

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	85 Stirling Road METUNG 3904 Lot: 2 LP: 87074
The application is for a permit to:	Two Lot Subdivision
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.252.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 09062 FOLIO 053

Security no : 124116767410F
Produced 19/07/2024 03:54 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 087074.
PARENT TITLES :
Volume 08130 Folio 726 to Volume 08130 Folio 727
Created by instrument F454631 11/09/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JANETTE RAE LEWIS
AV679766U 30/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP087074 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 85 STIRLING ROAD METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a public inquiry process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP087074
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/07/2024 15:54

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1997. The document must not be used for any purpose which may breach any copyright.

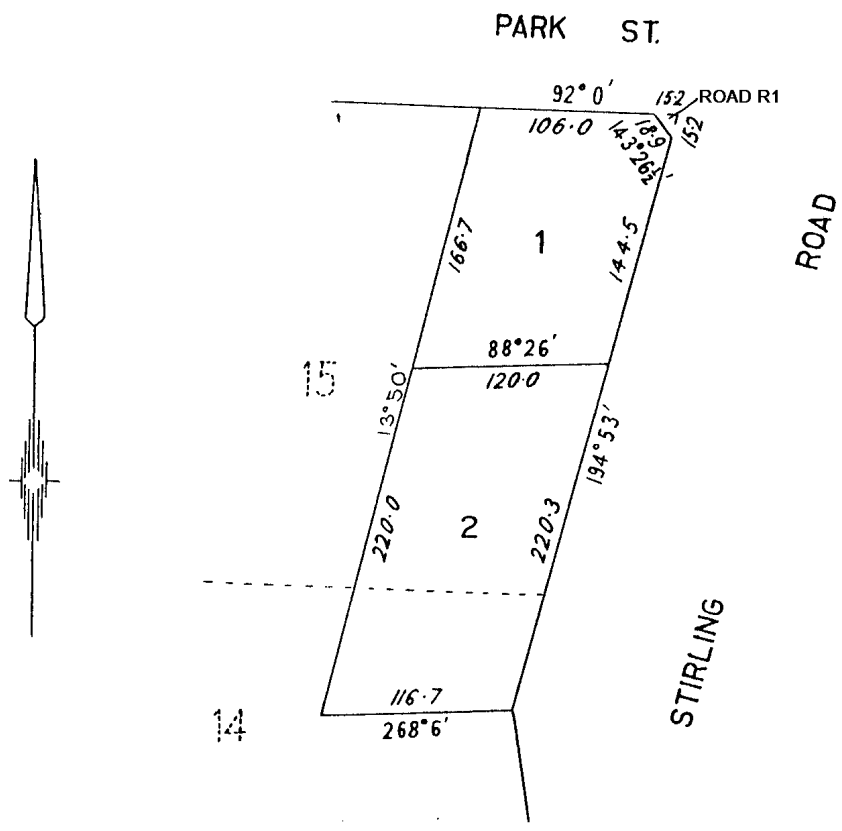
LP87074
EDITION 1

N°1597

<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENTS 14 AND 15. SECTION F TOWNSHIP OF METUNG PARISH: BUMBERRAH COUNTY: TAMBO VOL. 8130 FOL. 727 VOL. 8130 FOL. 726</p>	<p>APPROPRIATIONS</p> <p>WAY AND DRAINAGE — BROWN.</p>
--	--

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

COLOUR CONVERSION
FOR EASEMENTS
R1 = BROWN



JUL
20
24

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION

85 STIRLING ROAD, METUNG

JANETTE LEWIS

REF: 24057

Printed 26/09/2024

Page 5 of 37

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	11
4	Zones and Overlays	12
5	Planning Assessment	18
6	Conclusion	20

APPENDIX

A	Copy of Title and Title Plan
B	Proposed Plan of Subdivision
C	Clause 56 Assessment
D	Geotechnical Risk Assessment waiver

DOCUMENT REVISION

1	Draft Report	DAC	23/07/2024
2	Final Report	CMC	28/07/2024

This copied document is made available, for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Janette Lewis, the owner and applicant for this planning permit application for a two lot subdivision at 85 Stirling Road, Metung.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in an appropriate planning outcome.

Address	85 STIRLING ROAD, METUNG
Site Description	Lot 2 on Plan of Subdivision 087074
Title Particulars	Vol 09062 Fol 053
Site Area	1,014m ²
Proposal	Two Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 11 Erosion Management Overlay Vegetation Protection Overlay – Schedule 3
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone – Subdivision Clause 43.02-3 Design and Development Overlay – Subdivision Clause 44.01-5 Erosion Management Overlay – Subdivision
Notice	Exemption available under Clause 44.01-7
Referrals	No mandatory referrals
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 General Residential Zone – Clause 32.08 Design and Development Overlay – Clause 43.02 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 85 Stirling Road, Metung. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is an irregular shaped allotment with a total area of approximately 1,014m² and contains an existing dwelling and outbuilding.

The site is undulating in nature and contains scattered vegetation throughout. The site is currently used for residential purposes. Details of the site are depicted in the photographs provided below.

Access to the site is existing via two informal gravel crossovers directly from Stirling Road along the eastern boundary. Stirling Road in this location is a sealed bitumen road with grassed shoulders and swale drains, traversing in a north to south direction.

The subject site in relation to Metung as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 85 Stirling Road, Metung (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 85 Stirling Road, Metung (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises predominantly residential development.

Adjoining the northern and western boundaries of the subject site comprises existing dwellings and associated facilities. Adjoining the eastern boundary is Stirling Road, further residential development and the Metung Primary School. Adjoining the southern boundary is residential development and Mairburn Road.

The eastern, southern and western boundaries are defined with rural post and wire fencing and the northern boundary is defined with a timber paling fence.

Metung is a small village located on the Gippsland Lakes, centrally between Bairnsdale and Lakes Entrance. Metung is a significant fishing village with a focus on tourism and water sports. Metung has a suitable level of community and commercial services and facilities to support the existing residential component.

The subject site in relation to Metung is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 85 Stirling Road, Metung (source: dpi.vic.gov.au)
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





Photograph 2 – Subject site at 85 Stirling Road, Metung.



Photograph 4 – Existing dwelling on proposed Lot 1 facing northwest.



Photograph 6 – Proposed Lot 1 facing north along the western boundary.



Photograph 3 – Existing driveway entrance to the subject site and proposed Lot 1.



Photograph 5 – Proposed Lot 1 facing north along the eastern boundary.



Photograph 7 – Proposed Lot 1 facing east.



Photograph 8 – Proposed Lot 1 facing south.



Photograph 10 – Existing outbuilding on subject site facing southwest.



Photograph 12 – Proposed Lot 2 facing north.



Photograph 9 – Existing driveway entrance to the subject site and proposed Lot 2.



Photograph 11 – Proposed Lot 2 facing northeast.



Photograph 13 – Proposed Lot 2 facing south.



Photograph 14 – Proposed Lot 2 facing west.



Photograph 16 – Neighbouring property adjoining the northern boundary of the subject site at 2 Mairburn Road, Metung .



Photograph 18 – Stirling Road facing north.



Photograph 15 – Neighbouring property adjoining the northern boundary of the subject site at 65 Stirling Road, Metung.



Photograph 17 – Property directly opposite the subject site at 82 Stirling Road, Metung.



Photograph 19 – Stirling Road facing south.

3. THE PROPOSAL

This application seeks approval for the subdivision of the land into two lots. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 510m² in area. This lot comprises the northern portion of the site and will contain the existing dwelling. Access to this lot will be via the existing gravel crossover along the eastern boundary directly from Stirling Road.

Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 504m². This lot will comprise the southern portion of the site and will be vacant land. Access to this lot will be via the existing gravel crossover in the southern portion of the eastern boundary directly from Stirling Road.

Services

The subject site is connected to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network.

Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted.

The proposal does not require the removal of any vegetation to facilitate the proposed subdivision and no earthworks are required.

A copy of the proposed subdivision is provided below and in **Appendix B**.



Figure 3 – Proposed Plan of Subdivision – One Plan

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 4**.

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

The decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 6 of this submission.

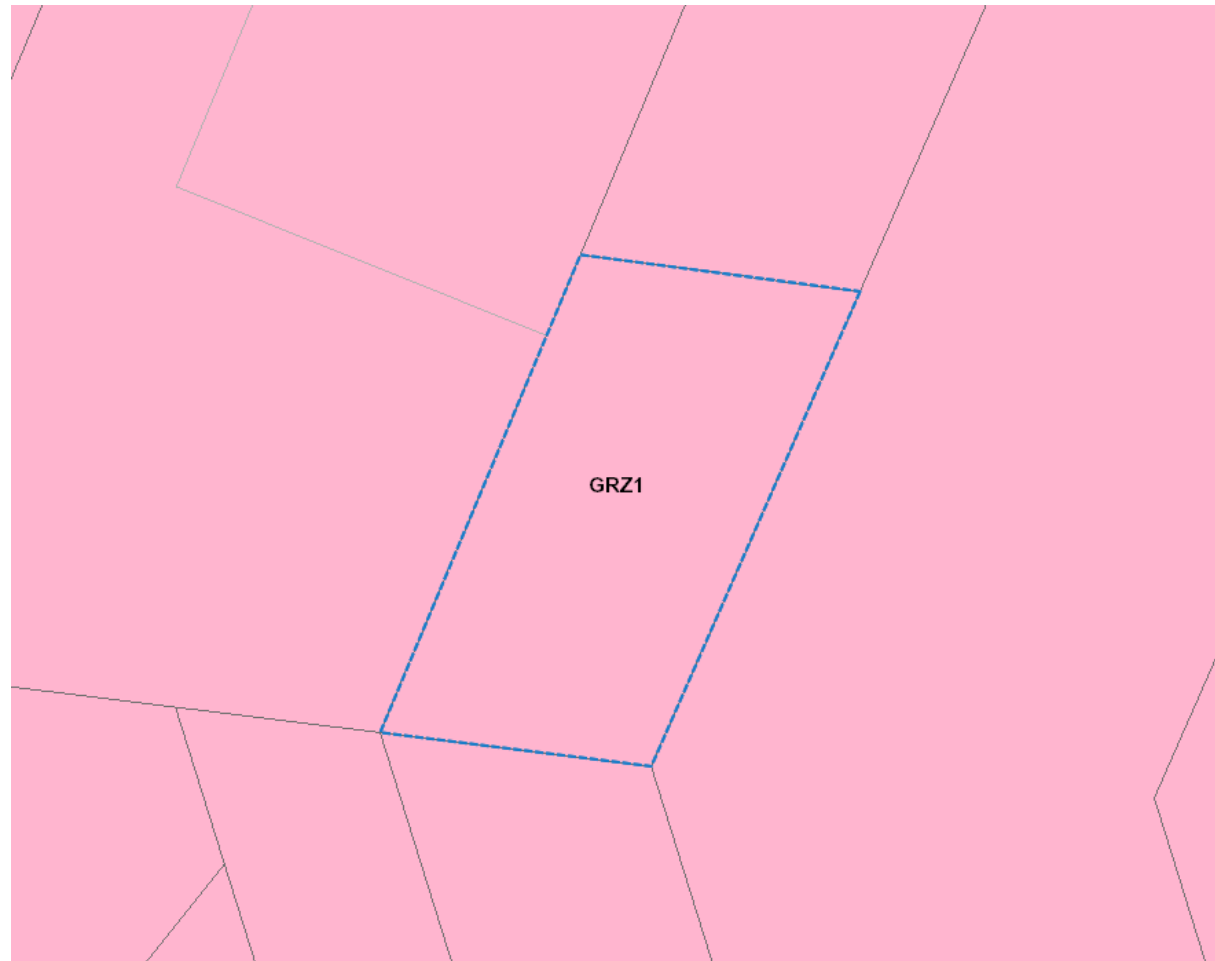


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 5**.

Clause 43.02-3 – Provides a permit is required to subdivide land.

The decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 6 of this submission.

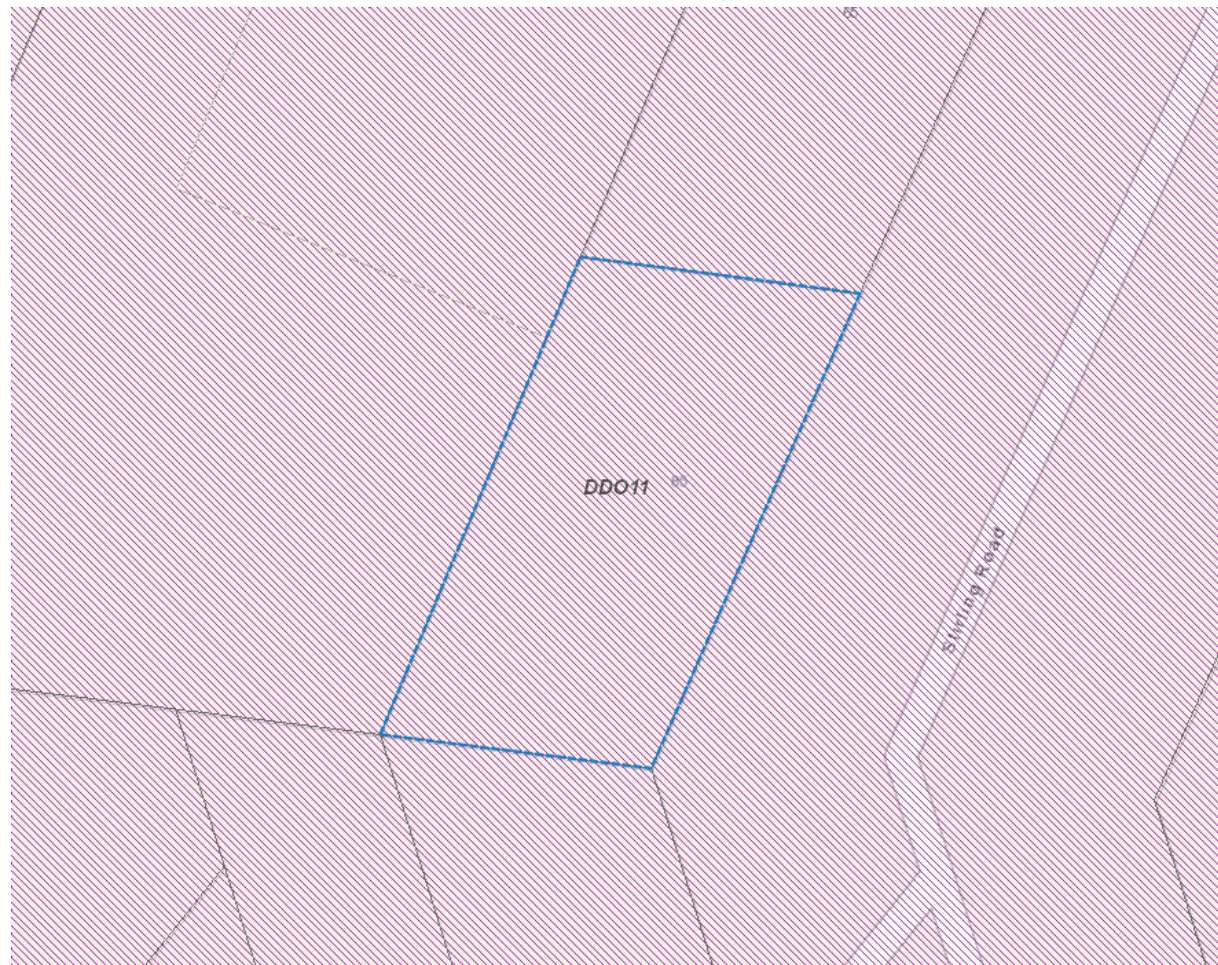


Figure 5 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development*

An extract of the Erosion Management Overlay Map is provided in **Figure 6**.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land, as such the decision guidelines are addressed in Section 6 of this submission.

The Schedule to the Erosion Management Overlay requires a Geotechnical Risk Assessment or waiver be provided.

A Geotechnical Risk Assessment waiver is provided in **Appendix D**. The waiver provides that the erosion hazard is low and with appropriate measures the risk can be managed.



Figure 6 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 3

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided in **Figure 7**.

The proposal is not seeking to remove, destroy or lop any vegetation. As such a permit is not required under the provisions of the Vegetation Protection Overlay. This is not addressed further.

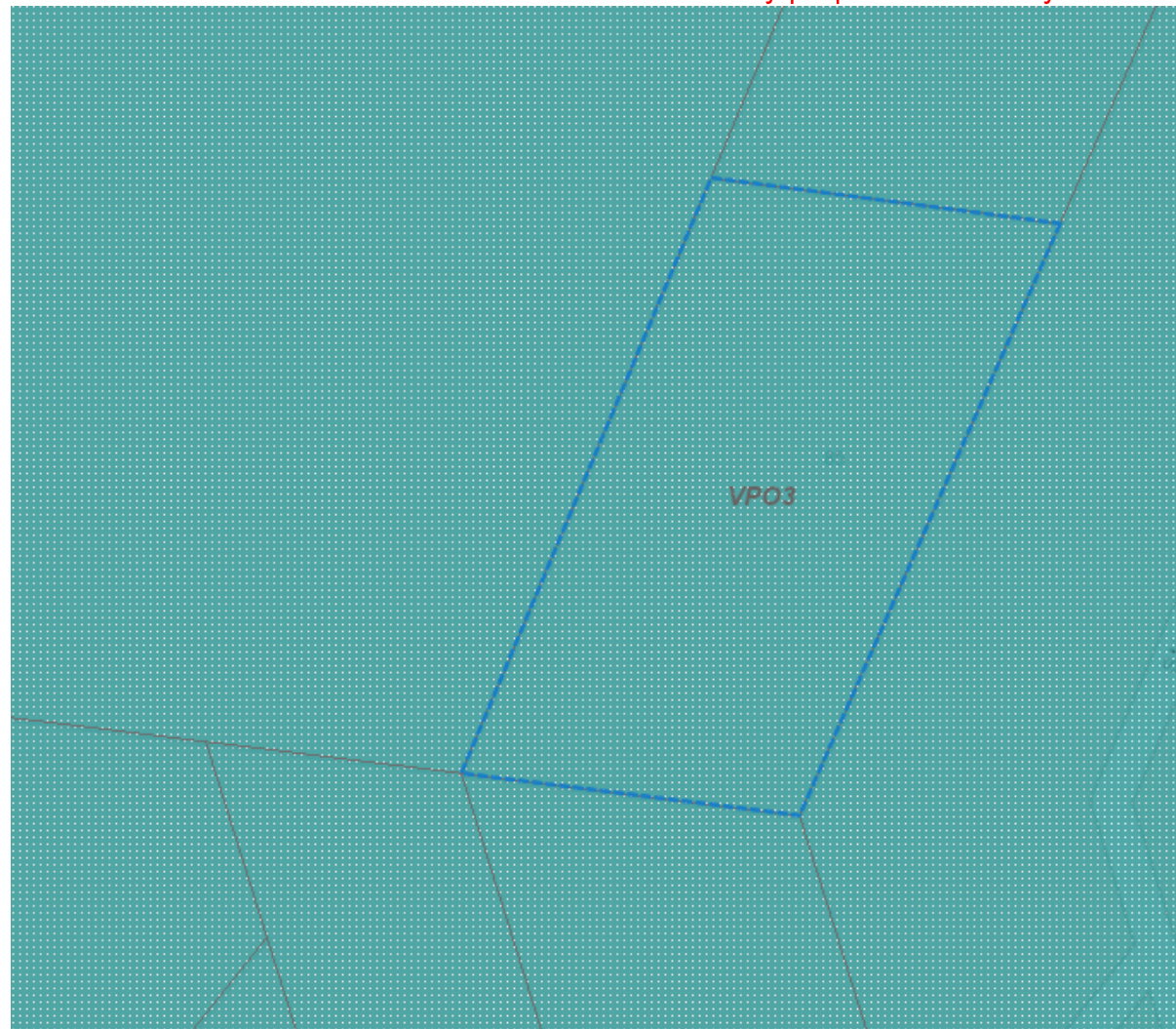


Figure 7 – Vegetation Protection Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. As such, a Cultural Heritage Management Plan is not required.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing an additional vacant parcel of land that can be developed in the future with a residential dwelling and be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Metung as a coastal settlement. Metung is identified as a key destination for visitors and has a strong residential community. The proposed subdivision will result in one vacant allotment that can adequately accommodate a residential dwelling in the future. The subject site is connected to all

available services and the proposed vacant lot will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and the existing road network.

- **Clause 13.04-2S** requires consideration of erosion and landslip. The subject site is within an area identified as being susceptible to erosion. A Geotechnical Risk Assessment waiver is contained in **Appendix D**.
- The proposal meets the objectives of **Clause 16** by providing a vacant allotment that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create one additional vacant lot within an existing residential area of Metung.
- The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed subdivision creates one additional vacant allotment that can be developed in the future with a residential dwelling that can be in keeping with the neighbourhood character of the area.

Proposed Lot 1 will contain the existing dwelling.

- The proposed subdivision has addressed the relevant standards as set out in Clause 56 and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes.
- Access to the proposed lots will be provided via the existing gravel crossovers directly from Stirling Road along the eastern boundary.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
- The proposed subdivision will result in one additional vacant allotment that can be developed with a dwelling in the future. Any future dwelling to be constructed would be subject to the requirements of the Design and Development Overlay including height controls and as such there is not expected to be any detrimental impact to the amenity of the area or neighbourhood character. The area does contain dwellings of various styles, heights and setbacks partially given the topography of the area being undulating in nature.

- No vegetation removal is required to facilitate the proposed subdivision. The proposed subdivision boundary has been located to ensure no vegetation removal is required. The proposed Lot 2 has a suitable area of cleared land for future residential development as such there is no 'presumed' loss of vegetation in this instance. Any future vegetation removal would require approval as a result of the Vegetation Protection Overlay applicable to the site.
 - The proposed subdivision has been designed to be site responsive.
 - **Schedule 11** refers to residential development in coastal settlements.
 - The proposed Two Lot Subdivision will result one vacant allotment being created that can be developed with a residential dwelling in the future. Any future dwelling would be subject to the requirements of the Design and Development Overlay.
 - No vegetation is required to be removed and no additional planting is proposed particularly given the bushfire prone nature of the area.
 - The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01-8** which seeks to protect areas prone to erosion, landslip, other land degradation.
 - No earthworks are required to facilitate the proposed subdivision beyond installation of services for proposed Lot 2.
 - Access to both proposed allotments is existing via gravel crossovers directly from Stirling Road along the eastern boundary.
 - The subject site does contain scattered vegetation however no vegetation is required to be removed to facilitate the proposed subdivision.
 - A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed subdivision is unlikely to contribute or cause additional erosion hazards.
 - This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposed subdivision and development is not considered likely to result in a negative impact on the existing road network.
 - The site is not identified as being susceptible to flooding or bushfire hazards however is susceptible to erosion hazards. A Geotechnical Risk assessment waiver is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and future development.
- Standard erosion prevention measures will be adopted during the provision of services to the proposed Lot 2.
 - There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
 - This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate a residential dwelling in the future that will in turn support the community by providing for additional housing.
 - The subject site is currently connected to all available services and the proposed Lot 2 will be connected to all available services. The additional lot is not expected to exceed the capacity of the services in this location. Proposed Lot 1 will contain the existing dwelling.
 - The proposed vacant allotment will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply whilst reducing pressure on surrounding farming land.

6. CONCLUSION

This submission is in support of a planning permit application for a Two Lot Subdivision at 85 Stirling Road, Metung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone, Design and Development Overlay and Erosion Management Overlay.
- The proposed subdivision will provide for an appropriate allotment that can be developed with residential dwelling in the future.
- The pattern of subdivision is site responsive and appropriate for the location.

It is requested that a planning permit be granted for this subdivision.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without prior written consent of Development Solutions Victoria Pty Ltd.



APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

“To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

“An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

The table below addresses the relevant requirements of Clause 56.

Clause 56.03-5 Neighbourhood Character Objective:	To design subdivisions that respond to neighbourhood character.
Response:	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area is predominantly residential in nature containing single, double storey and split-level dwellings. All development is on lots ranging in shapes and sizes, there are similar style allotments within the broader area containing various degrees of landscape gardening and vegetation along with varied setbacks and visibility from Stirling Road.</p> <p>The proposed lot layout is responsive to the site, will support the existing use and development on the site, whilst providing for future residential development that can be consistent with the existing surrounding development.</p> <p>The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for the existing development and for future residential development.</p> <p>Both allotments will have suitable driveway access. Access will be provided to both allotments via the existing gravel crossovers along the eastern boundary, directly from Stirling Road. The access driveways will not impact any existing habitable windows. Given the access points are existing, there is unlikely to be a detrimental impact to the flow of traffic in this location.</p> <p>There is no vegetation on the subject site that requires removal to facilitate the proposed subdivision. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and potential future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-2 Lot area and building envelopes objective:</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>
<p>Response:</p>	<p>This application seeks approval for the creation of two allotments each greater than 500m² in area to accommodate the existing dwelling on the site and to create a vacant allotment for future infill residential development. The proposed Lot 1 will be 510m² in area and will contain the existing dwelling. The proposed Lot 2 will be 504m² in area and will be vacant land.</p> <p>Each Lot will have an individual access point via the existing gravel crossovers along the eastern boundary directly from Stirling Road.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for the existing dwelling and any future development on the vacant lot being created. The subject site does contain scattered vegetation throughout however, the proposed subdivision does not require the removal of any vegetation. It is expected that the vacant allotment can be developed in the future without the need to remove any vegetation. Any future vegetation removal would require planning approval under the provisions of the Vegetation Protection Overlay.</p> <p>The size and configuration of the proposed lots are considered more than adequate to accommodate the existing development on the site and accommodate future development if desired whilst respecting surrounding lot configurations for future uses and development surrounding the site.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-3 Solar orientation of lots objective</p>	<p>To provide good solar orientation of lots and solar access for future dwellings.</p>
<p>Response:</p>	<p>The proposed subdivision creates two allotments of north south orientation with the long axis of the lot within the range east 20 degrees north to east 30 degrees south.</p> <p>Each of the lots will have appropriate solar access and any future development on the vacant lot being created will not impact the solar access of surrounding properties.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-5 Common area objectives</p>	<p>To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p>
<p>Response:</p>	<p>The proposal does not include any common property area. This clause is not relevant to the proposal.</p>
<p>Clause 56.06-8 Lot access objective:</p>	<p>To provide for safe vehicles access between roads and lots.</p>
<p>Response:</p>	<p>The subject site contains two existing informal access points along the eastern boundary that will be used for access to the proposed lots. The existing gravel crossover in the northern portion of the eastern boundary will provide access to proposed Lot 1 and the existing gravel crossover in the southern portion of the eastern boundary will provide access for proposed Lot 2. Both access points will connect directly to Stirling Road. The proposed access is considered suitable to support the existing dwelling on proposed Lot 1 and any future dwelling on the vacant lot being created and will provide for safe vehicle access between the roads and the dwellings. The proposed lot layout in addition to the wide road reserve in this location will enable vehicles to exit the site in a forward motion increasing the safety of vehicle movement in this location. The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
<p>Response:</p>	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water supply. The existing reticulated water system is considered to be suitable to supply the existing dwelling and any future dwelling on the vacant lot being created with drinking water. The proposed additional lot and potential future residential development is not anticipated to exceed the capacity of the existing reticulated water network. The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
<p>Response:</p>	<p>A reuse and recycle water supply is not available to this site at this time. Water supply to both allotments will be via the existing reticulated water system. It is anticipated that any new dwelling to be constructed on the vacant lot would include provision of a water tank in accordance with water sensitive urban design principles. The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>
<p>Response:</p>	<p>Both allotments will be connected to the existing reticulated sewer network. The proposed additional lot is not expected to exceed the capacity of the network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>Site runoff will be directed to the legal point of discharge to the satisfaction of the responsible authority. The subject site is not liable to flooding and no flood mitigation works are considered necessary. The existing drainage network is considered to be of a suitable standard to accommodate the proposed subdivision and any future development on the vacant lot being created. Each of the proposed lots contain adequate area to implement water sensitive urban design principles to manage stormwater runoff.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.08-1 Site Management objectives</p>	<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>
<p>Response:</p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. A Geotechnical Risk Assessment waiver is contained in Appendix D that concludes the proposed subdivision is unlikely to cause or contribute to erosion hazards. The subject site does contain some scattered vegetation however, no vegetation is required to be removed to facilitate the proposed subdivision.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.09-1 Shared Trenching objectives:</p>	<p>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within the street reserves.</p>
<p>Response:</p>	<p>Given the proposal is seeking a two lot subdivision with one lot containing an existing dwelling there is unlikely to be any ability for shared trenching beyond the new services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-2 Electricity, telecommunications and gas objectives:</p>	<p>To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>
<p>Response:</p>	<p>Both lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed subdivision is not expected to affect the existing service arrangements nor exceed their capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision.</p> <p>The proposal meets the objectives and standards of this clause.</p>



24 June 2024

24147

Development Solutions Victoria
Bairnsdale, VIC, 3875

GEOTECHNICAL WAIVER – EROSION MANAGEMENT OVERLAY 85 STIRLING ROAD, METUNG

Introduction

Development Solutions Victoria has engaged DBM Geotech to undertake a geotechnical assessment for the proposed subdivision at 85 Stirling Road, Metung.

The site is within the East Gippsland Shire Council Erosion Management Overlay. This geotechnical assessment has been conducted to identify any areas prone to erosion or land instability.

Site conditions and proposed redevelopment

The site is a residential allotment with an area of 1000m² located on west side of Stirling Road. We understand that the allotment will be subdivided into two 500m² lots.

Site Geology

The 1:250,000 Geological survey map on GeoVic indicates that the site is underlain by the Hunted Hills Formation.

Geotechnical Waiver

An engineer from DBM Geotech visited the site on 21 June 2024 and observed the following:

- The site and surrounds area gently to moderately sloping with a slope angle of about 5 to 10 degrees.
- No evidence of erosion or landslip was observed at the site or within the immediate surrounds.
- A 3-4m high cutting in the roadway at a cut angle of about 50 degrees was observed on the east side of Stirling Road. No evidence of instability was observed in this cutting.

Based on our site assessment we consider that the landslide risk at the site is low. Therefore, in accordance with Section 4 of the East Gippsland Shire Council Erosion management overlay we consider that a full geotechnical assessment is not necessary for the proposed development.

24 June 2024

Although a full geotechnical assessment is not necessary, the soils at the site are likely susceptible to erosion when exposed during site works. Therefore, we recommend that the best practice erosion protections measures and earthworks construction methods are implemented and maintained for the proposed development.

Erosion Protection Measures

We recommend that vegetation is left in place as long as possible. The removal of vegetation at the site should be kept to a minimum and any vegetation removal shall only be undertaken where it is necessary to construct driveways and building platforms. Furthermore, where stripping is undertaken across earthworks areas, re-vegetation and/or batter protection should be implemented as soon as possible to reduce the effects of erosion.

We recommend that adequate erosion control measures (i.e. silt fences, diversion banks) be implement during construction and be maintained until vegetation has been established across cleared areas. In addition, we recommend good drainage protection be implemented on batter slopes, roadways and behind retaining walls.

Earthworks

We recommend that all earthworks are undertaken in accordance with the following:

- Unretained cut faces are limited to heights of 2.0m and are battered back at a maximum gradient of 1V:2H in soils.
- Unretained fill batters are kept to a maximum of 1.0m in height and are battered at a maximum gradient of 1V:2H.
- Adequate drainage measures are provided at the crest and toe of all batter slopes to prevent water ponding or flowing down the batter slope which can lead to erosion and affect slope stability.

Batter slopes exceeding the heights mentioned above should be retained with engineered designed retaining walls or be reviewed by DBM Geotech.

Limitations

Your attention is drawn to the document – ‘Limitations’ which is attached to this letter report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

Yours sincerely,

DBM Geotech Consulting Pty Ltd



David Barry – Macaulay
BEng (Hons), MEngSc (Res), MIEAust CPEng
EA Membership number: 3308334
ABN 69 666 900 643

Attachments: Limitations



LIMITATIONS

This Document has been provided by DBM Geotech Consulting Pty Ltd (DBM Geotech) subject to the following limitations:

This Document has been prepared for the particular purpose outlined in DBM Geotech's proposal and no responsibility is accepted for the use of this document, in whole or in part, in other contexts for any other purpose.

This Document is provided for use solely by DBM Geotech's Client and persons acting on the Client's behalf, such as its professional advisers. No responsibility whatsoever for the contents of this Document will be accepted to any person other than the Client. Any use which a third party makes of this Document, or any reliance on or decisions to be made on it, is the responsibility of such third parties. DBM Geotech accepts no responsibility for damages, if any, suffered by any third party as a result of decision made or actions based on this Document.

The scope and the period of DBM Geotech's Services are as described in DBM Geotech's proposal and are subject to restrictions and limitations. DBM Geotech did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by DBM Geotech in regards to it.

Conditions may exist which were undetectable given the limited nature of the enquiry DBM Geotech was retained to undertake. Variations in conditions may occur between investigation locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.

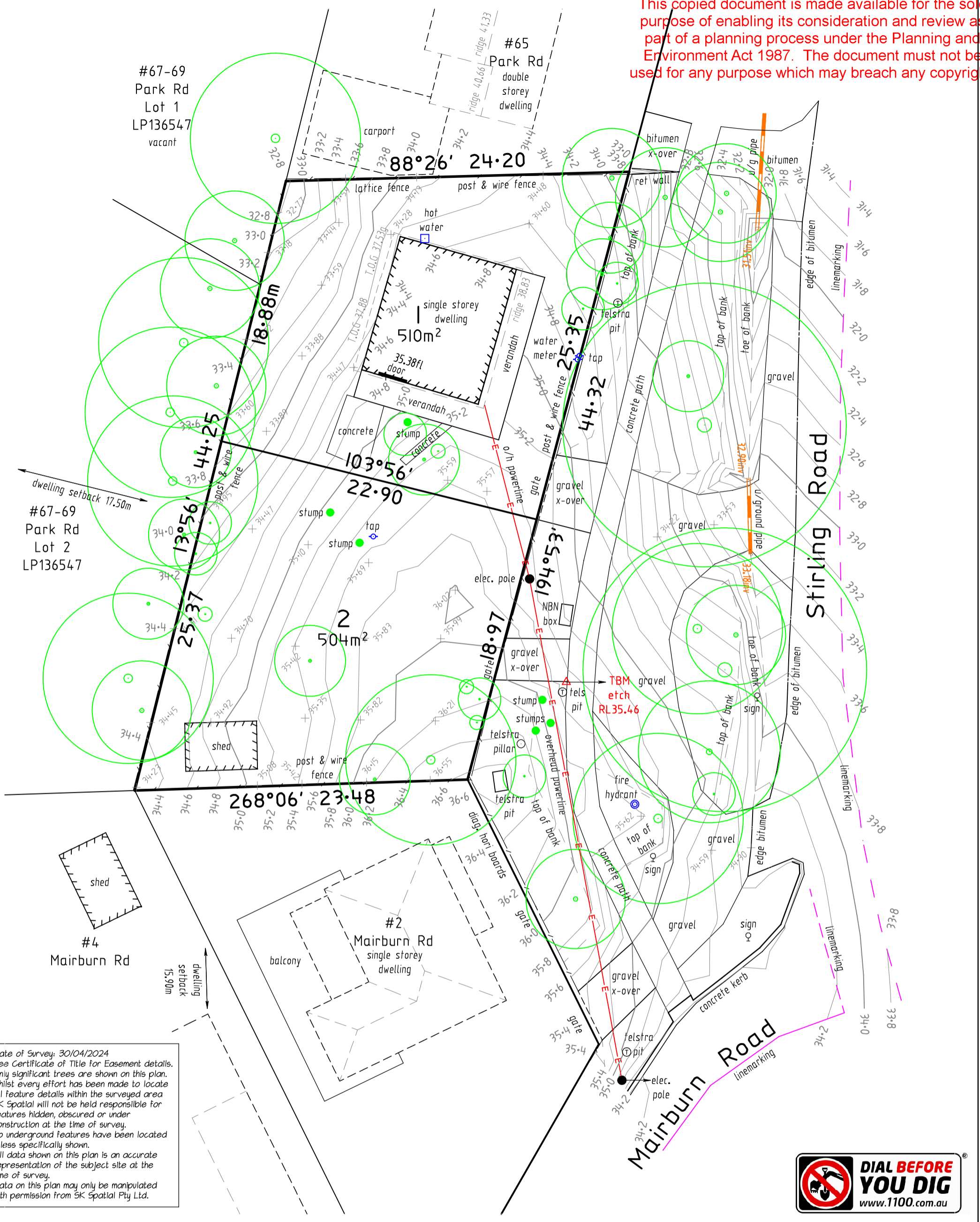
DBM Geotech accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. DBM Geotech has assumed that such information is correct unless otherwise stated and no responsibility is accepted by DBM Geotech for incomplete or inaccurate data supplied by its Client or any other person for whom DBM Geotech is not responsible. DBM Geotech has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to DBM Geotech.

Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

MGA2020 ZONE 55



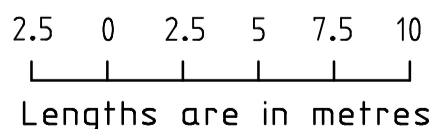
- Date of Survey: 30/04/2024
- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all feature details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Sheet 1 of 1

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

P:1300 853 157
M:0400 543 157
sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE



Site Context & Proposed Subdivision Plan

Notations
Re-establishment datum vide PS831228J
Levels are to the Australian Height Datum (AHD) vide METUNG PM 24 - RL 1.486m
Contour interval: 0.2m
Total site area: 1014m²

DEVELOPMENT SOLUTIONS
VICTORIA
85 Stirling Road, Metung, 3904
East Gippsland Shire

Plan No.	Scale	Drawn
242496 SCLR-1	1:250 - A3	14/05/2024

County of Tambo
Parish of Bumberrah
Township of Metung
Section: F
Crown Allotments: 14 (part) & 15 (part)
Lot 2 on LP87074
Paracentroid (MGA2020) : E 57° 33' 00" S 106° 37' 50" E

Printed 26/09/2024
Page 36 of 37

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

MGA2020 ZONE 55



#67-69
Park Rd
Lot 1
LP136547

#65
Park Rd

88°26' 24.20

bitumen
x-over

18.88m

1
510m²

25.35

44.32

44.25

103°56'
22.90

gravel
x-over

#67-69
Park Rd
Lot 2
LP136547

13°56'

25.37

2
504m²

194°53'

18.97

gravel
x-over

Stirling Road

268°06' 23.48

#4
Mairburn Rd

#2
Mairburn Rd

gravel
x-over

Mairburn Road

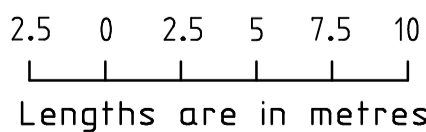
- Date of Survey: 30/04/2024
- See Certificate of Title for Easement details.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Sheet 1 of 1

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

P:1300 853 157
M:0400 543 157
sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE



Proposed Subdivision Plan

Notations
Re-establishment datum vide PS831228J



85 Stirling Road, Metung, 3904
East Gippsland Shire

County of Tambo
Parish of Bumberrah
Township of Metung
Section: F
Crown Allotments: 14 (part) & 15 (part)
Lot 2 on LP87074

Total site area: 1014m²

Plan No. 242496 PR-1	Scale 1:250 - A3	Drawn 14/05/2024
-------------------------	---------------------	---------------------

Paracentroid (MGA2020) : E 57 33 30 N 53 06 75 0

Printed 26/09/2024
Page 37 of 37