

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

The land affected by the application is located at:	230 Macleod Street BAIRNSDALE VIC 3875 Lot: 90 LP: 17834
The application is for a permit to:	Two Lot Subdivision
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
32.08-3 (GRZ1)	Subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.211.1

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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Friday, 27 June 2025 3:57 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 21208 Vol 11398 Fol 899.pdf; 21208 Prop V1.pdf; 21208 Design Response V1.pdf; 21208 Report.pdf; Planning\_Permit\_Application\_2025-06-27T15-56-39\_26116330\_0.pdf

## Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

**Business trading name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale

**Preferred phone number:** 0351525011

**Street number:** 230

**Street name:** Macleod Street

**Town:** Bairnsdale

**Post code:** 3875

**Lot number:** 90

**Plan number:** PS017834

**Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?:** No

**Will the proposal result in a breach of a registered covenant restriction or agreement?:** No

**Existing conditions :** Existing Dwelling

**Description of proposal :** Two Lot Subdivison

**Estimated cost of development:** 0

**Has there been a pre-application meeting:** Yes

**Your reference number:** 21208

**Full copy of Title:** [21208 Vol 11398 Fol 899.pdf](#)

**Plans:** [21208 Prop V1.pdf](#), [21208 Design Response V1.pdf](#)

**Planning report:** [21208 Report.pdf](#)

**Invoice Payer:** Crowther & Sadler Pty Ltd

**Address for Invoice:** PO Box 722, Bairnsdale

**Invoice Email:** [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

**Primary Phone Invoice:** 0351525011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 3

VOLUME 11398 FOLIO 899

Security no : 124125138428X

Produced 06/06/2025 02:00 PM

### LAND DESCRIPTION

Lot 90 on Plan of Subdivision 017834.  
PARENT TITLE Volume 08446 Folio 063  
Created by instrument AK089617X 19/12/2012

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

### 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 LP017834 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ242743L (E)	TRANSFER	Registered	06/06/2025

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

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

Street Address: 230 MACLEOD STREET BAIRNSDALE VIC 3875

### ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING  
Effective from 06/06/2025

DOCUMENT END

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PLAN OF RESUBDIVISION OF  
PART OF PRE-EMPTIVE RIGHT CROWN LAND SECTION A  
TOWNSHIP & PARISH OF BAIRNSDALE  
COUNTY OF TANJIL

THE LAND COLOURED BLUE & GREEN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE

SCALE 80 FEET TO AN INCH

V 6123 · F 411

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
WAY AND DRAINAGE

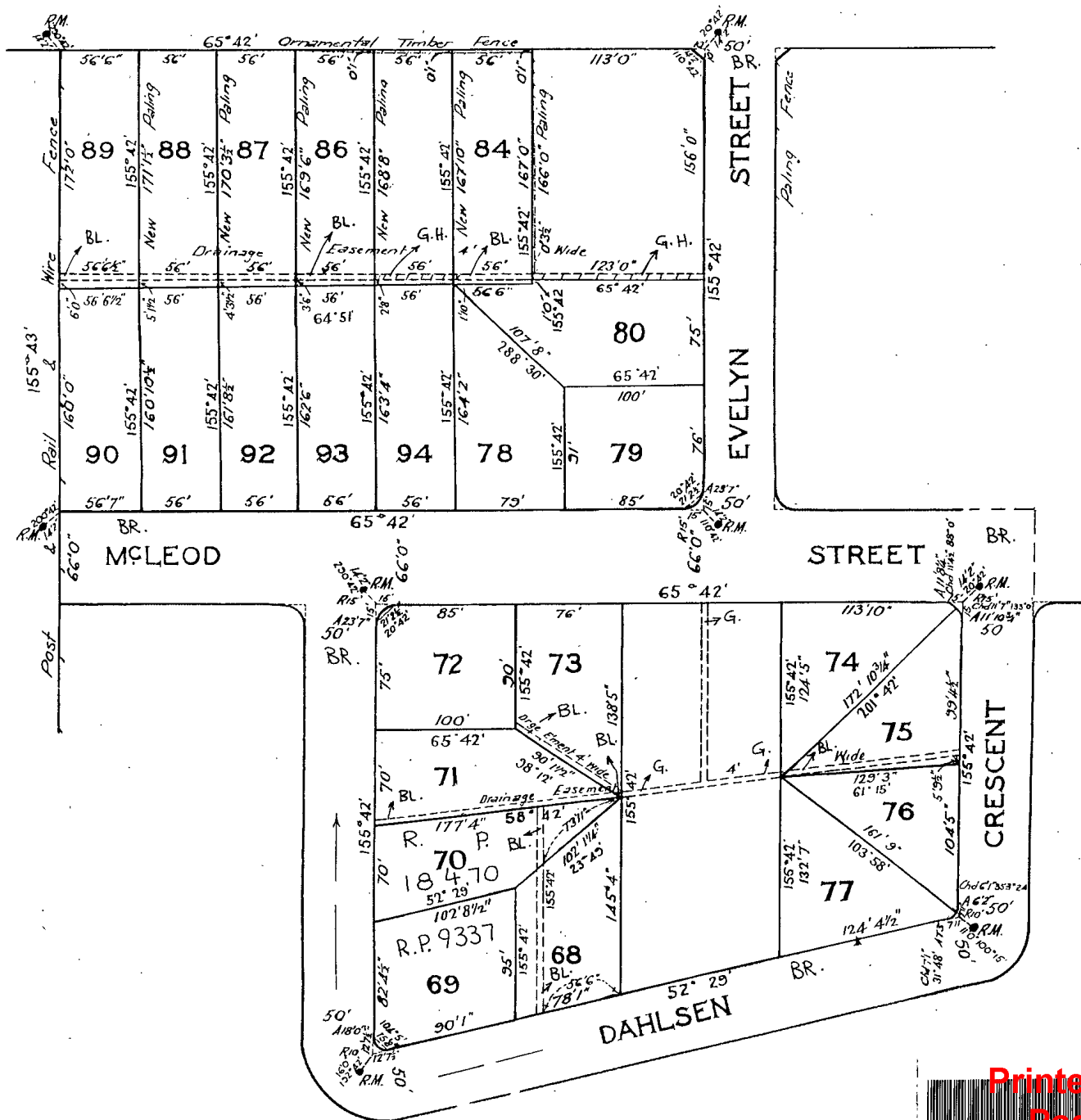
THE LAND GREEN HATCH IS SET  
APART FOR EASEMENTS OF  
DRAINAGE ON L.P. 12632

## COLOUR CODE

BL=BLUE      G=GREEN  
BR=BROWN    P=PURPLE  
Y=YELLOW     R=RED  
H=HATCH      CH=CROSS HATCH

## MAIN

STREET



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SPL P017834-1-2

## Planning Report

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Two Lot Subdivision  
230 Macleod Street, Bairnsdale

Our reference – 21208

June 2025



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Design Response (Version 1)	
	Copy of Title (Lot 90 on PS017834)	

*Note: Applicable Planning Application fee is \$1,453.40*



## 1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 230 Macleod Street, Bairnsdale. The Report addresses the provisions of the General Residential Zone as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land and surrounds (Source: Google Earth)*

## 2. Subject Land & Surrounding Context

Formally known as Lot 90 on PS017834 or more commonly known as 230 Macleod Street, Bairnsdale the subject land is of a regular shape with a frontage to Macleod Street of 17.25 metres and a depth of 48.77 metres resulting in an area of 843 square metres.

The property contains an older detached, single storey dwelling setback approximately 14 metres from Macleod Street. Low front fencing provides for a front yard open to the street. The front of the property contains minimal landscaping. The rear of the property is enclosed by 1.5m high timber paling fences. The rear yard contains a number of modest sized outbuildings.

A vehicle crossing at the south-east corner of the property provides access from from Macleod Street with a driveway extending along the eastern side of the subject land to the rear of the dwelling.



*Image of the subject land looking north from Macleod Street*



*View westside boundary of subject land from adjoining reserve*



The subject land is situated in an established residential neighbourhood, just one block south of Main Street. Properties on the north side of Macleod Street between Evelyn Street and the drainage reserve were subdivided in 1948 and are set out on a regular grid pattern. Lots are a consistent with in size and shape all have the same original dimensions as the subject land.

Properties on the south side of Macleod Street were subdivided through separate subdivisions between the late 1920s and late 1960's. properties on the south side of Macleod Street are setout on an irregular grid patter with varying lots sizes and dimensions. Lots range in size between 560m<sup>2</sup> to 680m<sup>2</sup>.



*Subdivision layout surrounding the subject land (Source: LASSI SPEAR)*

The adjoining property at 228 Macleod Street on the east side of the subject land is an established residential property with a single detached weatherboard dwelling. The dwelling is setback approximately 8 metres from Macleod Street and is setback approximately 6 metres from the common boundary with the subject land. The front boundary is not fences and the front yard contains an unstructured garden with a variety of plant species.

Vehicle access is provided at the south-west corner of the property forming a double width vehicle crossing with the vehicle crossing to the subject land.

The rear yards offers seclude private open space with a number of established ornamental trees.



*View of 228 Macleod Street*

The property at 375 Main Street abuts the rear boundary of the subject land. This property contains an established triple fronted weatherboard dwelling. The dwelling is generously setback from Main Street (approximately 13 metres) and is setback approximately 22 metres from the rear boundary. The rear yard includes an outbuilding situated against the eastern side boundary. The rear of the property does not contain any significant landscaping.



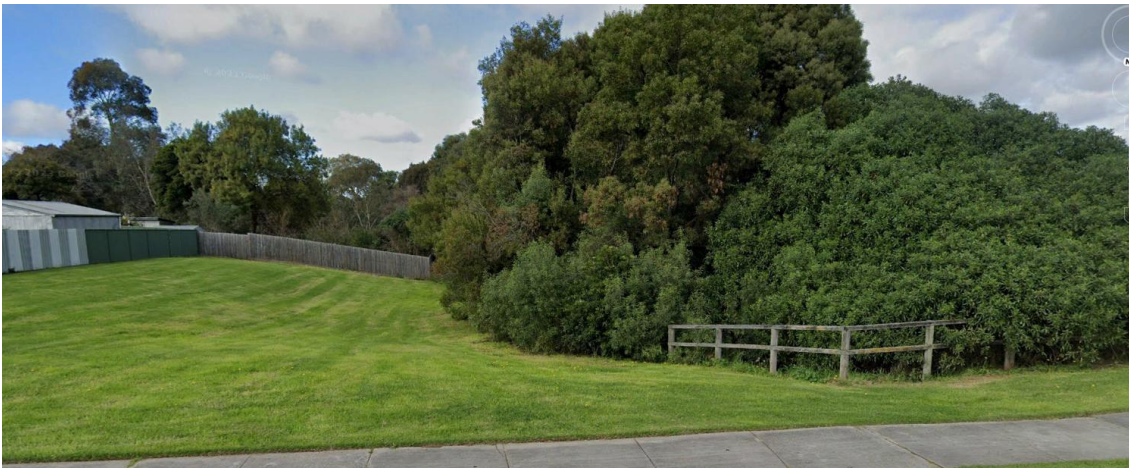
*View of 375 Main Street*



West of the subject land is a drainage reserve containing a waterway which extend south continuing through Davies Street Reserve and under the Bairnsdale railway line.



*View of the western neighbouring drainage reserve*



*View Davis Street Reserve south side of Macleod Street opposite the subject land*

### 3. The Application & Proposal

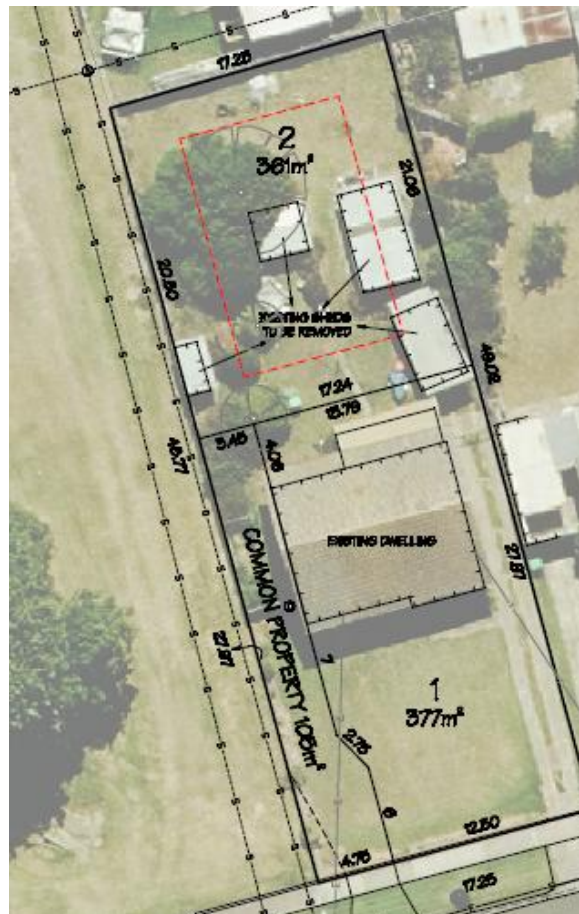
It is proposed to subdivide the subject land into two lots including an area of Common Property of 105 square metres along the western side of the subject land.

The subdivision design has been carefully considered to ensure the orientation of the existing dwelling is respected and the Macleod Street streetscape is maintained.

Proposed Lot 1 to contain the existing dwelling is to have an area of 377 square metres and lot 2 is to have an area of 361 square metres. Common property will have an area of 105 square metres.

Common Property is proposed along the western side of the subject land and will provide access to Lot 2. The proposed Common Property is to have a width of 4.75 metres for a length of 6.0 metres to enable the construction of a vehicle crossing that is offset from the electricity pole by 1.0 metre.

As depicted in the design response submitted with the application proposed Lot 2 has the ability to accommodate a 10 metre by 15 metre rectangle demonstrating that the lot is easily able to accommodate a dwelling and provide for spacing of built form.



Extract from Design Response plan

Planning approval is required pursuant to the following Clause of the East Gippsland Planning Scheme:

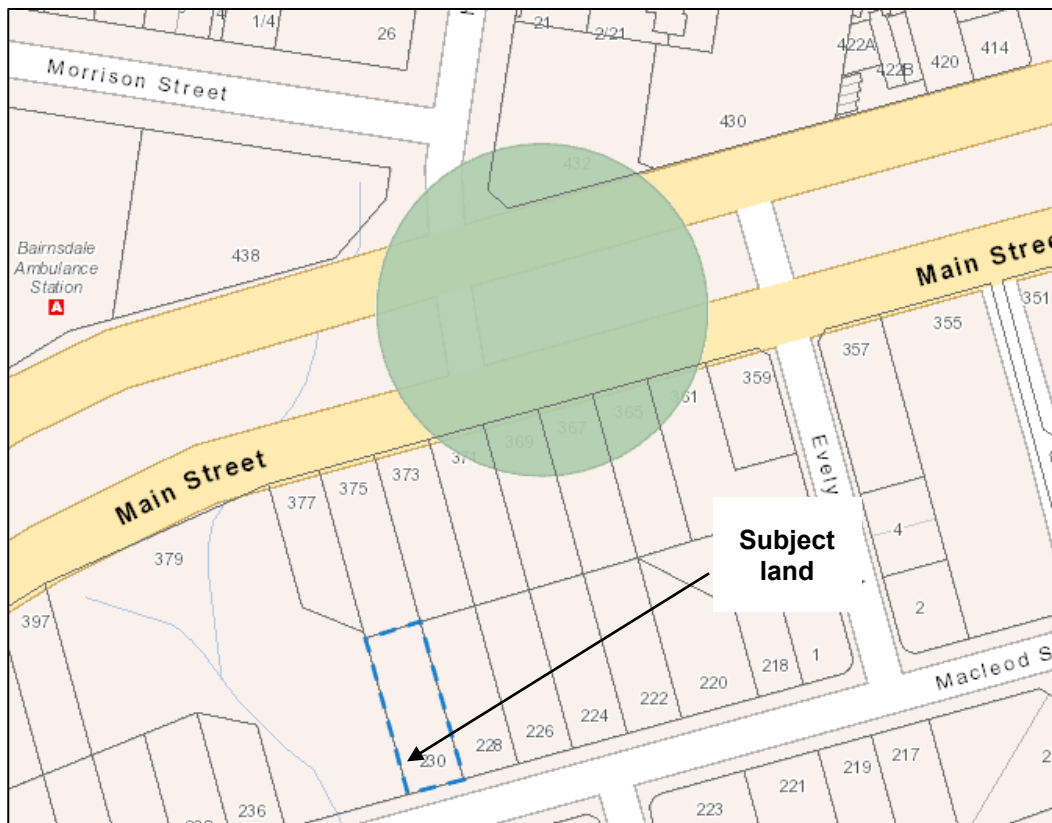
Planning Scheme Clause	Matter for which a Permit is required
32.08-3 General Residential Zone	Subdivide land

No referral is required to be undertaken in accordance with Section 55 of the *Planning and Environment Act 1987*.

#### 4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping, showing culturally sensitivity areas in dark green (Source: VicPlan)

The subject land is not within an area of cultural heritage sensitivity and a two lot subdivision is not a high impact activity and therefore a CHMP is not required for the proposed subdivision.



## 5. Planning Policy

### 5.1 Planning Policy Framework

Planning policy support for the proposed subdivision is contained within Clause 11.01-1S Settlement. The proposal will support the sustainable development of Bairnsdale, the land is within the settlement boundary, it will assist with population growth, provides for a form and density of development that supports healthy, active and sustainable transport, assists to limit urban sprawl and provides for an infill redevelopment opportunity.

Located a short distance to the Bairnsdale Activity Area the proposed subdivision will provide for medium density housing close to the town's services and facilities as sought within Clause 11.01-1L-02 Growth area towns – Bairnsdale.

The subject land is well placed for further development as it contains no environmental values identified in Clause 12 nor is the land subject to environmental risks within Clause 13.

The objective and strategies of Clause 15.01-3S Subdivision design are positively advanced by the proposed subdivision. It will provide for a compact neighbourhood, provide for a vacant lot that can be developed by a variety of dwelling types and with good solar access the vacant lot can be developed by an energy efficient dwelling.

The neighbourhood character of the area is varied with lots of different areas and shapes. The built form responds to the differing lot layout which sees dwellings fronting streets and outbuildings located to the rear of dwellings. The subdivision will result in a lot layout and future development that will maintain the common character elements of the area, where built form to the rear of properties is commonplace (Clause 15.01-5S Neighbourhood character).

Creation of a vacant lot for future dwelling development will increase the proportion of housing in an established urban area and reduces the share of dwellings in greenfield locations. The subject land is well located in relation to jobs being close to the Bairnsdale South Industrial Area, the hospital and the central business area as sought within Clause 16.01-1 Housing supply.

### 5.2 Municipal Planning Strategy

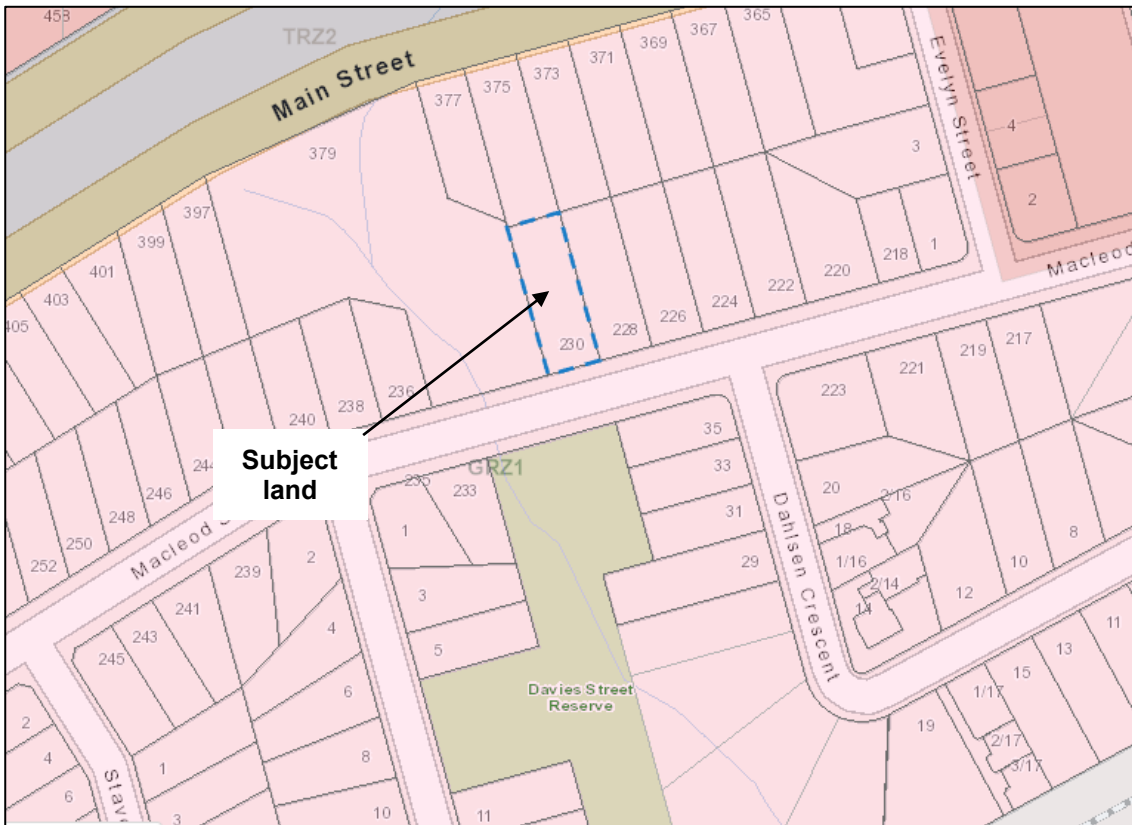
Subdividing the subject land encourages population growth on fully serviced urban land in a growth area town and creates a vacant lot that is suitable for different housing types and styles consistent with Clause 02.03-1 Settlement and housing – Growth area towns.



## 6. Planning Elements

### 6.1 General Residential Zone

The subject land is contained within the General Residential Zone under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

Relevant purposes of the General Residential Zone are met by the proposed subdivision as it enjoys positive planning policy support contained within the Planning Policy Framework and Municipal Planning Strategy, the lot layout and future development of the vacant lot will be sympathetic with the character of the area and the subdivision will promote a diversity of housing types and housing growth within a location close to services.

In accordance with Clause 32.08-3 Subdivision, an application that creates a vacant lot less than 400 square metres and capable of development for a dwelling must ensure that the lot contains 25 percent as garden area. As demonstrated by the design response submitted with the application, in the event that a dwelling was to occupy the whole of the 10 metre by 15 metre rectangle there is adequate garden area that will be achieved. Furthermore, a building permit can not be issued if the required garden area can not be met.

An application to subdivide land must meet the objectives and should meet the standards of Clause 56 relevant to the class of subdivision. The class of subdivision is a two lot subdivision.

Objective	Response
<b>56.03-5</b> <b>Neighbourhood Character</b>	<p><b>Complies</b></p> <p>The neighbourhood character of the area is varied in terms of lot sizes and shapes and reflects development that has occurred over a number of decades.</p> <p>The proposed neighbourhood character will continue to evolve within this “in town” location which is seeing a more compact urban form consistent with Council’s planning policies.</p> <p>Proposed lot 1 to contain the existing dwelling will maintain the streetscape appearance of the area, while lot 2 will provide for a future development opportunity. The creation of a lot and future dwelling development within the rear of the subject land will continue the theme of built form to the rear of properties. Construction of a second vehicle crossover adjoining the drainage reserve will not disrupt the streetscape and remains consistent with the neighbourhood character.</p>
<b>56.04-2</b> <b>Lot area and building envelopes</b>	<p><b>Complies</b></p> <p>Proposed lot 1 will contain the existing dwelling it will respect the orientation of the dwelling and maintains the Macleod Street streetscape. Secluded private open space will be provided to the rear of the dwelling. The existing driveway on against the eastern side boundary will provide suitable car parking for residents of the dwelling.</p> <p>Lot 2 can accommodate a 10x15 metre rectangle, is provided with direct access to Macleod Street, is northern facing allowing for an energy efficient future dwelling to be constructed and has sufficient area for meaningful private open space.</p>
<b>56.04-3</b> <b>Solar orientation of lots</b>	<p><b>Complies</b></p> <p>Lot 2 contains sufficient area to provide appropriate solar orientation for the establishment of a future dwelling and location of private open space, taking advantage of the proposed lot’s orientation with good northern solar exposure.</p>
<b>56.04-5</b> <b>Common Areas</b>	<p><b>Complies</b></p> <p>The proposed Common Property will require an Owners Corporation involving both lots. The Common Property allows for direct street access for lot 2 while ensuring the internal amenity of the dwelling on lot 1 is not compromised by future development.</p>
<b>56.06-8</b> <b>Lot access</b>	<p><b>Complies</b></p> <p>Both proposed lots will have separate access to Macleod Street. Individual access can be accommodated without vehicle conflict within Macleod Street which is an access street that has sufficient capability to accommodate another vehicle crossover.</p> <p>The use of individual points of access will be safe, convenient and practical.</p>
Objective	Response

<b>56.07-1</b> <b>Drinking water supply</b>	<b>Complies</b> Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.
<b>56.07-2</b> <b>Reused and recycled water</b>	<b>Complies</b> Both proposed lots are sufficient in size for landowners to provide for rainwater harvesting via the installation of rainwater tanks.
<b>56.07-3</b> <b>Wastewater management</b>	<b>Complies</b> Reticulated sewer is already established within the precinct. The vacant lot will be connected to sewer as part of the subdivision consistent with Standard C24.
<b>56.07-4</b> <b>Urban run-off management</b>	<b>Complies</b> The slope of the land dictates that stormwater for the vacant allotment will need to be directed to Macleod Street or directly connected into Council's drainage infrastructure within the western drainage reserve.
<b>56.08-1</b> <b>Site management</b>	<b>Complies</b> Given the subdivision is a two lot subdivision that will only require services rearrangement and a vehicle crossing there is little need for site management.
<b>56.09-1</b> <b>Shared trenching</b>	<b>Complies</b> All utility service connections will be undertaken in accordance with service provider requirements
<b>56.09-2</b> <b>Electricity and telecommunications</b>	<b>Complies</b> The proposal will make good use of a full range of existing services as available within the precinct. The vacant proposed allotment will be connected to reticulated power and telecommunications.

### Decision Guidelines

The following dot points provide some comment against the key elements of the project in response to the Decision Guidelines.

- Positive support for the subdivision is provided by planning policy contained within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are met having a design that is sympathetic with the neighbourhood character, provides a vacant lot which will support housing growth in a location offering good access to services.
- The proposed two lot subdivision provides an opportunity for infill residential development into the precinct which is capable of sustaining further residential style development and is zoned appropriately.
- The subdivision will make good use of existing services and the site is already connected to a full range of reticulated services.

- The site is well located being within an existing established residential precinct which is close to educational facilities, recreational areas, the Bairnsdale Activity Area and employment nodes.
- There will be no adverse environmental issues arising from the subdivision.
- The proposed subdivision design and lot areas will allow for the spacing of buildings within the immediate area.
- A high level of compliance with Clause 56 is achieved by the proposed subdivision.

## 7. Conclusion

The proposed two lot subdivision at 230 Macleod Street, Bairnsdale is considered to accord with all relevant provisions of the General Residential Zone of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and will create a vacant allotment in a well located area close to services, facilities and employment nodes of Bairnsdale.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

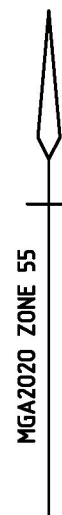


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## DESIGN RESPONSE

PARISH OF BAIRNSDALE  
TOWNSHIP OF BAIRNSDALE  
SECTION A  
CROWN PRE-EMPTIVE RIGHT

LOT 90 - LP17834  
C/T VOL 11398 FOL 899



- DENOTES 10 x 15  
RECTANGLE

230 MACLEOD STREET, BAIRNSDALE

**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: Y:\21000-21999\21200-21299\21208 NB & L Cox Pty Ltd\21208 Design Response V1.pro

### NOTATIONS

AREAS ARE APPROXIMATE ONLY  
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

21208

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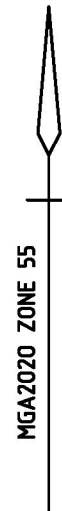


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# PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE  
TOWNSHIP OF BAIRNSDALE  
SECTION A  
CROWN PRE-EMPTIVE RIGHT

C/T VOL 11398 FOL 899



230 MACLEOD STREET, BAIRNSDALE

**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: Y:\21000-21999\21200-21299\21208 NB & L Cox Pty Ltd\21208 Prop V1.pro

## NOTATIONS

AREAS ARE APPROXIMATE ONLY  
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SCALE (SHEET SIZE A3)

1 : 250

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