

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	16 Reynolds Street PAYNESVILLE VIC 3880 PC: 361450
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land.
43.02-3 (DDO)	Subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.329.1

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 1 October 2025 3:00 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21320 CoT Vol_10400_Fol_539.pdf; 21320 Report.pdf; 21320 Prop V1.pdf; Planning_Permit_Application_2025-10-01T15-00-09_28090168_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 VIC 3875

Preferred phone number: 0351525011

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 16

Street name: Reynolds Street

Town: Paynesville

Post code: 3880

Plan number: PC361450Q

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 Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale VIC 3875

Invoice Email: 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

Full copy of Title: [21320 CoT Vol_10400_Fol_539.pdf](#)

Planning report: [21320 Report.pdf](#)

Plans: [21320 Prop V1.pdf](#)

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

Page 1 of 3

VOLUME 10400 FOLIO 539

Security no : 124128082044Q
Produced 15/09/2025 12:56 PM

LAND DESCRIPTION

Land in Plan of Consolidation 361450Q.

PARENT TITLES :

Volume 07082 Folio 221 Volume 07681 Folio 079

Created by instrument PC361450Q 28/09/1998

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC361450Q 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: 16 REYNOLDS STREET PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 19010Q SULLIVAN BRAHAM PTY LTD
Effective from 11/11/2024

DOCUMENT END

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PLAN OF CONSOLIDATION

LTO use only

EDITION 1

Plan Number

PC 3614500

LOCATION OF LAND

Parish: BAIRNSDALE

Township: —

Section: —

Crown Allotment: 141 (PART)

Crown Portion: —

LTO Base Record:

Title Reference/s: VOL 7681 FOL 079 &

(TR.V419825P) VOL 7082 FOL 221

Last Plan Reference: LP 19958 LOT 20

Postal Address:

(at time of consolidation) 6 REYNOLDS STREET,
PAYNESVILLE, 3880

AMG Co-ordinates
(of approx. centre of land in plan)
E 562 800
N 5802 920
Zone: 55

Council Certification and Endorsement

Council Name: EAST GIPPSLAND SHIRE Ref: 97/00353/PP

1. This plan is certified under section 6 of the Subdivision Act 1988.

2. This plan is certified under section 11(7) of the

Subdivision Act 1988.

Date of original certification under section 6

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Council Delegate

Council Seal

Date 30/ 7 / 97

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Council Seal

Date / /

LTO use only

Statement of Compliance/

Exemption Statement

Received

Date 13/ 5 / 98

LTO use only

PLAN REGISTERED

TIME

1.30 pm

DATE

28/ 9 / 98

Assistant Registrar of Titles

Notations

Depth Limitation: DOES NOT APPLY

Survey

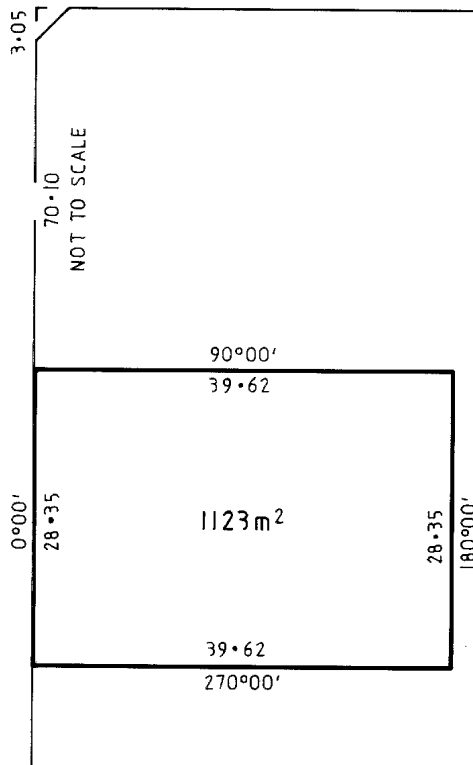
This plan is not based on survey

This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No

Easement Information				
Legend	A - Appurtenant Easement		E - Encumbering Easement	
			R - Encumbering Easement (Road)	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

MANOORA AVENUE

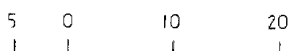
REYNOLDS STREET



Crowther & Sadler Pty Ltd

CONSULTING SURVEYORS
152 MACLEOD STREET, BAIRNSDALE, 3875
TELEPHONE (03) 5152 5011

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE

1:500

SHEET
SIZE
A3

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER

SIGNATURE DATE 16 / 7 / 97

REF 8493-A

VERSION 1

Sheet 1 of 1 sheets

DATE 30 / 7 / 97

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

Planning Report

Two Lot Subdivision
16 Reynolds Street, Paynesville

Our reference – 21320

September 2025



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Copy of Title (Land in Plan of Consolidation 361450)	

Note: Applicable Planning Application fee is \$1,496.10

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 16 Reynolds Street, Paynesville. The Report addresses the provisions of the General Residential Zone 1 and Design and Development Overlay 14 as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

Formally known as land in Plan of Consolidation 361450 or more commonly known as 16 Reynolds Street, Paynesville, the subject land is regular in shape and it is a larger allotment within the context of the area being 1,123 square metres with a width of 28.35 metres and a length of 39.62 metres.

The property is developed with a detached weatherboard dwelling with a tiled hipped roof located within the northern area of the land. Vehicle access is provided via an existing vehicle crossover from Reynold Street at the south-west corner of the property leading to informal onsite car parking. and the southern area of the property contains an existing stormwater drain.



View from north-east corner of subject from Reynolds Street



View southern part of the subject land from Reynolds Street

The neighbouring property on the north side of the subject land is 18 Reynolds Street and contains two single storey brick dwellings within garden settings. The dwellings are setback approximately 3 metres from the common boundary with the subject land.



Front 18 Reynolds Street, Paynesville

Two residential properties a 17 Toonalook Parade and 7/19 Toonalook Parade adjoin the rear boundary of the subject land. Each property contains a single storey detached dwelling.



17 & 7/19 Toonalook parade, Paynesville (Source: Google Earth)

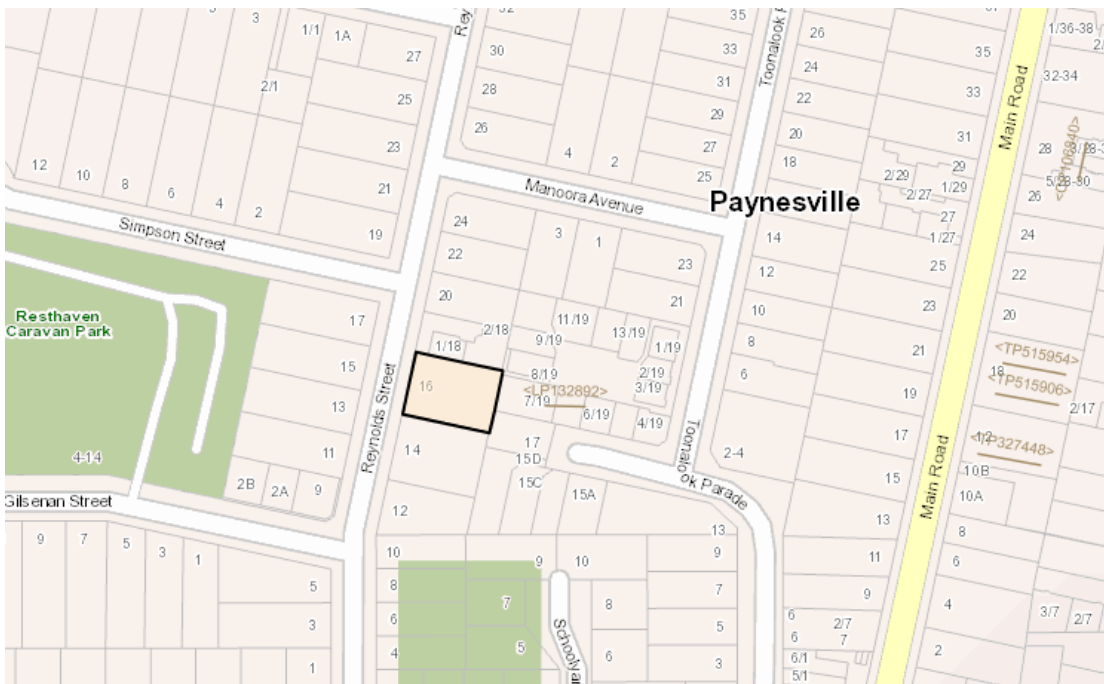
To the south of the subject land is the property at 14 Reynolds Street, Paynesville. The property is a comparable size to the subject land and contains a detached single storey weatherboard dwelling with a pitched metal roof and an associated outbuilding within a garden setting.



14 Reynolds Street, Paynesville (Source: Google Earth)

West of the site across from Reynolds Street is a detached single storey brick dwelling with a hipped roof.

The subject land is located in an older, well established part of Paynesville that was originally subdivided in the early 1950s. The subdivision pattern stems from a regular grid pattern with consistent lot widths of 20m and depths of 50m. The neighbourhood has seen the development of some smaller lots with a variety of infill residential developments including dual occupancy and multi-unit developments from 1970' to the current time.



Existing subdivision pattern surrounding the subject land (Source: LASSI SPEAR)

The subject land is well located within walking distance of the Paynesville Activity Area and the active recreation area being the A.J.Freeman reserve. The central location of the property within Paynesville is close to passive recreation being the foreshore reserve and is within a short distance of the Paynesville Primary School, residential growth area and marine employment area.

Site Context Plan



A – Subject land

B – Paynesville Activity Area

C – Paynesville Recreation Reserve

D - Paynesville Primary School

E – Marine Employment Precinct

F – Residential Growth Area

3. The Application & Proposal

It is proposed to subdivide the subject land into two lots.

Proposed lot 1 to incorporate the existing dwelling and associated outbuildings is proposed at 604 square metres and will necessitate a new vehicle crossover to be constructed to Reynolds Street.

Proposed lot 2 will be a vacant lot of 519 square metres. To ensure the allotment can be developed with a dwelling it is proposed to relocate the existing stormwater drain along the northern side of the lot.

The proposed subdivision provides an excellent opportunity to create an “in town” vacant allotment to provide for infill residential development close to the services and facilities Paynesville offers.



Proposed plan of subdivision

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

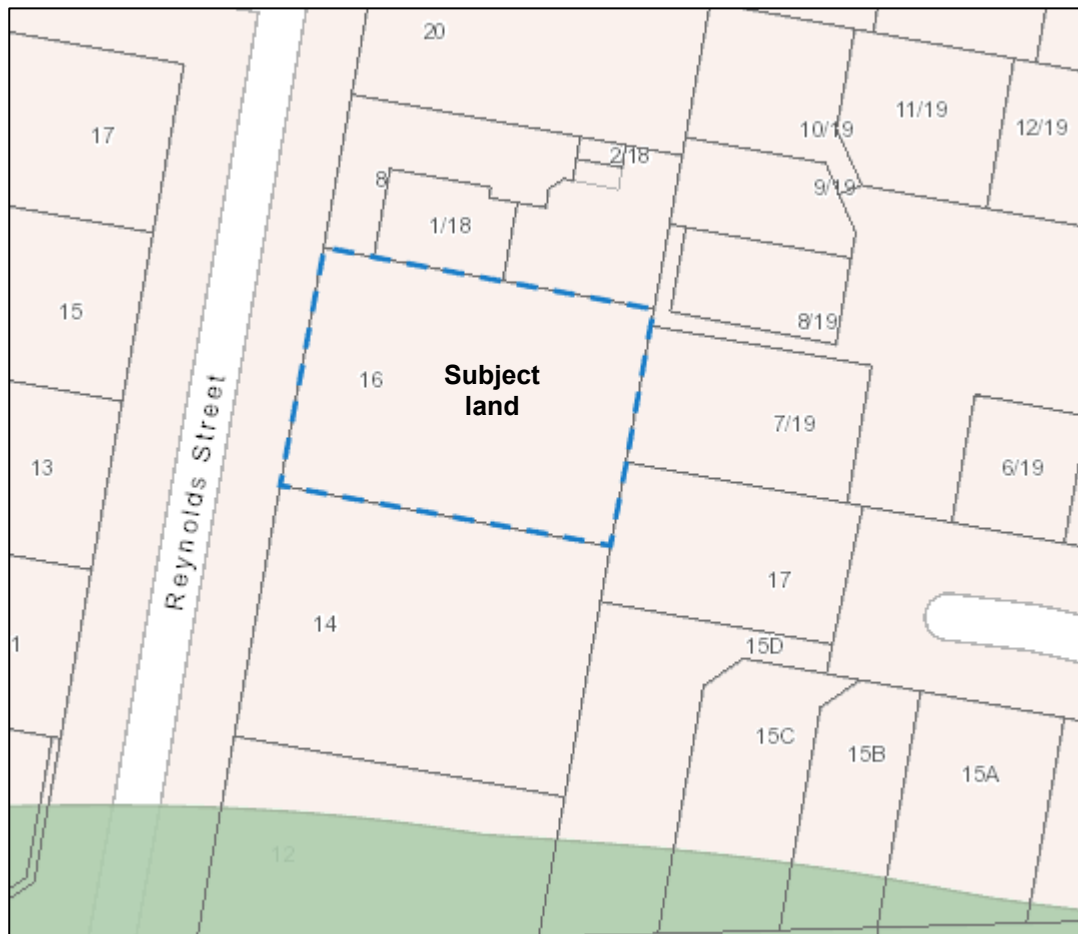
Planning Scheme Clause	Matter for which a Permit is required
32.08-3 General Residential Zone	Subdivide land
43.02-3 Design and Development Overlay 14	Subdivide land

The application for a two lot subdivision does not require referral 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 the subdivision of land into two lots is not considered a high impact activity. As such, there is no requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Clause 11.01-1S Settlement provides strong support for the subdivision as it will assist to deliver homes, is within a well serviced area of the township, provides for an infill redevelopment opportunity, limits urban sprawl and provides for population growth.

The proposed subdivision will provide for an infill redevelopment opportunity and in turn assists to support the continuing role of Paynesville consistent with Clause 11.01-1R Settlement – Gippsland.

Paynesville has been identified as a growth area town at Clause 11.01-1L-02. The subdivision of the subject land will achieve relevant strategies for the town through the provision of a vacant serviced lot that that will suit a variety of housing types and styles, it is located within the settlement boundary and provides higher densities in the redevelopment of an existing area.

The subject land is well located with respect to Clause 13.01-2S Coastal inundation and erosion. The property is well setback from the lake frontages and is located within an elevated part of the town.

Subdividing the site into two lots will meet numerous strategies within Clause 15.01-3S it will assist to create a compact neighbourhood, provides for a vacant lot suitable for a variety of dwelling and household types and is located within a walkable distance of many of the services and facilities of Paynesville.

The neighbourhood character of the area is varied with significant difference in lot sizes and shapes within the locality of the subject land. The proposed subdivision will provide for two lots similar to the original lot sizes prior to consolidation of the property occurred. The subdivision will be sympathetic with the varied neighbourhood character of the area as it allows for lots to front Renolds Street, has an area that allows for the spacing of dwellings and landscaping opportunities as sought within Clause 15.01-5S Neighbourhood character.

Subdividing the property will increase the proportion of housing within an urban area with good access to opportunities and services and assists to reduce the share of new dwellings within greenfield areas consistent with Clause 16.01-1S Housing supply.

Subdivision of the land will play a role in achieving housing targets within Table 2 – Regional Victoria Housing Target which sees East Gippsland having to provide for an additional 11,000 houses.

Relocation of the stormwater drain within proposed lot 2 will ensure the development is integrated with existing infrastructure in the town as sought within Clause 19.03-2S Infrastructure design and provision.

5.2 Municipal Planning Strategy

Council has identified Paynesville as a growth town and the proposed subdivision will encourage population growth and development on a fully serviced residential property and creates a vacant lot that can be developed with a range of housing types and styles as sought within Clause 02.03-1 Settlement and housing.

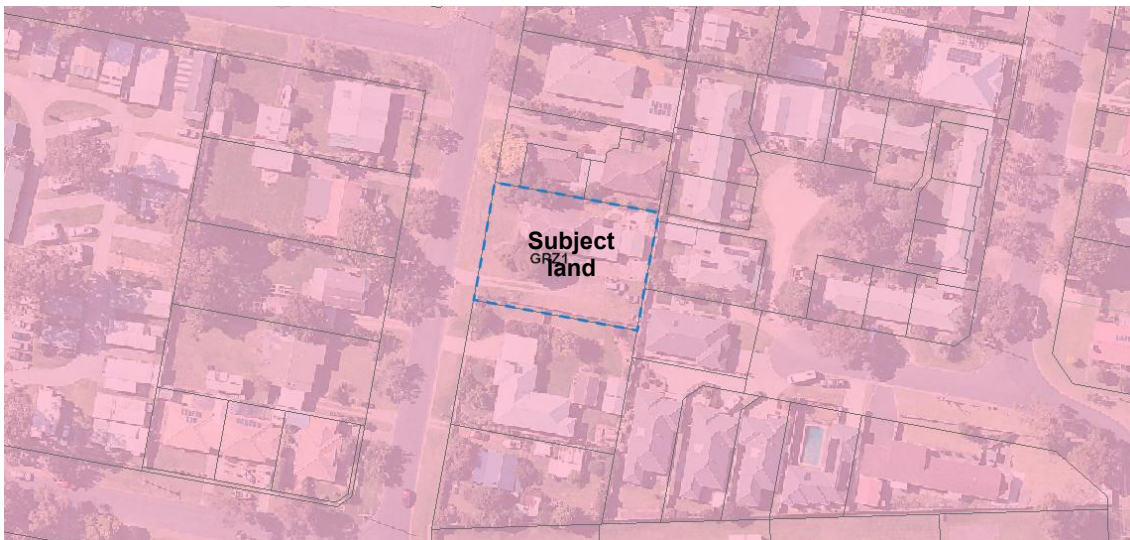
The subject land is well placed for subdivision as it is not subject to environmental and landscape values identified in Clause 02.03-2 Environmental and landscape values.

Clause 02.03-3 Environmental risks and amenity seeks to manage the development of land within towns subject to future coastal inundation and erosion. The site is well located being setback from the Lake edge and is within an elevated part of Paynesville.

6. Planning Elements

6.1 General Residential Zone 1

The subject land is contained within General Residential Zone 1 under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The purposes of the General Residential Zone are met by the proposed subdivision as it will positively implement the Municipal Planning Strategy and Planning Policy Framework, is responsive to the neighbourhood character of the area allowing for a vacant lot that will front Reynolds Street and will provide for the spacing of buildings and will provide for housing growth in a location offering good access to services.

In accordance with Clause 32.08-3 an application to subdivide land must meet the objectives and should meet the standards of Clause 56 as outlined in the table of this clause.

Objective	Response
56.03-5 Neighbourhood Character	Complies 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. 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. The proposed subdivision will be respectful of the existing streetscape and will provide for two lots that have direct street interfaces. Lot 2 will have an area that can accommodate a dwelling, private open space, car parking areas and landscaping similar to nearby properties.
56.04-2 Lot area and building envelopes	Complies Proposed lot 1 will contain the existing dwelling it will respect the orientation of the dwelling and maintains the Reynolds Street road frontage. Secluded private open space is provided at the rear of the dwelling. Lot 2 can accommodate a 10x15 metre rectangle and is easily developed by a volume builder, is provided with direct access to Reynolds Street, obtains northern solar access allowing for an energy efficient future dwelling to be constructed and has sufficient area for meaningful private open space.
56.04-3 Solar orientation of lots	Complies 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.
56.04-5 Common Areas	N/A There are no areas of Common Property proposed.
56.06-8 Lot access	Complies The subject land has direct frontage to Reynolds Street and has a wide lot frontage. Proposed lot 1 will require the provision of a new vehicle crossover to service the lot. The crossover will be distant from the Reynolds and Simpson Street intersection without creating detrimental impacts to traffic movements and car parking Proposed access to lot 2 is existing and is proposed to remain to allow for vehicle access to the new vacant lot. The use of individual points of access will be safe, convenient and practical.

Objective	Response
56.07-1 Drinking water supply	Complies Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.
56.07-2 Reused and recycled water	Complies Both proposed lots are sufficient in size for landowners to provide for rainwater harvesting via the installation of rainwater tanks.
56.07-3 Wastewater management	Complies 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.
56.07-4 Urban run-off management	Complies With the proposed relocation of the existing stormwater drain on the subject land this provides the opportunity for proposed lot 2 to undertake a connection directly into the drainage infrastructure.
56.08-1 Site management	Complies Given the subdivision is a two lot subdivision that will only require services rearrangement and vehicle crossings there is little need for site management.
56.09-1 Shared trenching	Complies All utility service connections will be undertaken in accordance with service provider requirements
56.09-2 Electricity and telecommunications	Complies 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

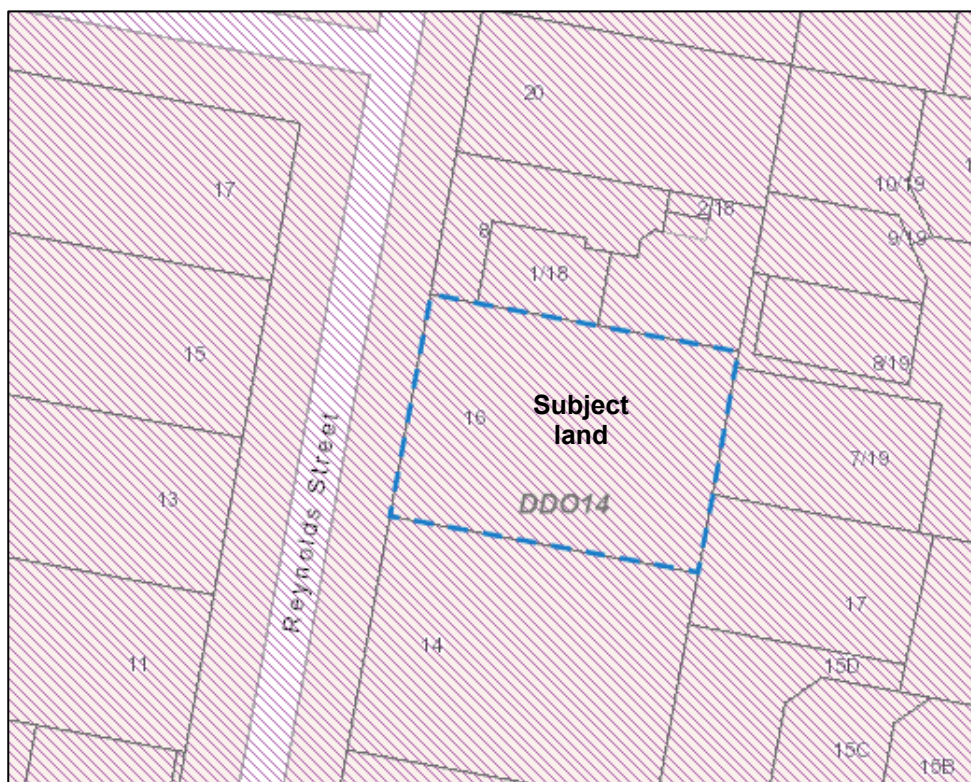
The following dot points provide some comment against the key elements of the project in response to the Decision Guidelines.

- 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 and the Paynesville Activity Area.
- 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 and provision of landscaping within the immediate area.
- A high level of compliance with Clause 56 is achieved by the proposed subdivision.

6.2 Design and Development Overlay 14

The subject land is contained within the Design and Development Overlay 14.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 14 to the Overlay is Residential Development in Coastal Settlements: Paynesville. The subject land is located within character area 3 Suburban.

It is considered that the proposed subdivision responds well to the design objectives and decision guidelines of the Overlay schedule:

- The proposed vacant lot 2 is of an area and dimensions that will allow a future dwelling to be constructed that is compatible with the coastal neighbourhood setting.
- The subject land is within a part of Paynesville that has little natural landscape qualities and has been heavily modified. A future dwelling developed on lot 2 will have minimal visual impacts on the natural landscape.
- Surrounding the subject land is residential built form allowing a future dwelling on proposed lot 2 to blend in with surrounding development.
- Proposed lot 2 has been designed so that a meaningful landscaped front setback can be achieved.
- Proposed lot 2 at 519 square metres allows for the establishment of a new dwelling that can provide for setbacks from property boundaries, allowing for the spacing of buildings that will assist to limit the visual bulk from future development.
- Being 519 square metres the vacant lot to be created has the ability to provide for landscaping opportunities around the perimeter of the allotment.
- No vegetation requires removal to facilitate the subdivision.
- No environmental or landscape values will be detrimentally impacted by the proposed subdivision.
- The resultant lot frontage widths are generally consistent with typical lot widths in Reynolds Street.

7. Conclusion

The proposed two lot subdivision at 19 Reynolds Street, Paynesville is considered to accord with all relevant provisions of the General Residential Zone 1 and Design and Development Overlay 14 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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

MGA2020 ZONE 55

PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE
CROWN ALLOTMENT 141 (PART)

PC361450Q



16 REYNOLDS STREET, PAYNESVILLE		NOTATIONS	
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5162 5011 E. contact@crowthersadler.com.au		AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
		SCALE (SHEET SIZE A3)	SURVEYORS REF.
		1 : 250	21320 VERSION 1 - DRAWN 10/09/2025

VERSION 1 - DRAWN 10/09/2025