

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	29 Drevermann Street BAIRNSDALE 3875 Lot: 24 LP: 18249
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
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.424.1

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.

273 Main Street (PO Box 1618)
 Bairnsdale VIC 3875
 Website www.eastgippsland.vic.gov.au
 Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
 Fax: (03) 5153 9576
 National Relay Service: 193 8777
 TDD: 01 957 947 765

Planning Permit Application

Applicant Details:

Applicant name:			
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD			
Email address: ADMIN@DEVSOLVIC.COM.AU			
Postal address: 48 BAILEY STREET, BAIRNSDALE			
			Postcode
			3 8 7 5
Phone number: Home:	Work: 03 5152 4858	Mobile:	

Owners Details: (if not the applicant)

Name: STRAIGHT DRAW PTY LTD			
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD			
Email address:			
Postal address:			
			Postcode
Phone number: Home:	Work:	Mobile:	

Description of the Land:

Street number: 29		Street name: DREVERMANN STREET	
Town: BAIRNSDALE			Postcode
			3 8 7 5
Legal Description:			
Lot Number: 24	<input type="checkbox"/> Lodged plan	<input type="checkbox"/> Title plan	<input checked="" type="checkbox"/> Plan of Subdivision
		Number: 018249	
Crown Allotment Number:		Section Number:	
Parish/Township Name:			
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Officers name:	
Your reference number: 24105			

Privacy Statement

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When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au



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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: TWO LOT SUBDIVISION <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Existing conditions: Describe how the land is used and developed currently: CONTAINS AN EXISTING DWELLNIG AND ASSOCIATED FACILITIES <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Estimated cost of development: Note: You may be required to verify this estimate	\$ NA	

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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National Relay Service: 193 8777
AFL: 81 957 987 765

This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to? _____

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature: _____

Name: DEVELOPMENT SOLUTIONS VICTORIA PTY LTD

Date: 17 / 12 / 2024

Submitting your application:

Electronic	Fax to 03 5153 9576 Email to planning@egipps.vic.gov.au
Mail	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.
In Person	Bring the completed form and supporting documents to any of the following locations; Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday. Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm

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

VOLUME 08856 FOLIO 081

Security no : 124120459959Q
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LAND DESCRIPTION

Lot 24 on Plan of Subdivision 018249.
PARENT TITLE Volume 07992 Folio 032
Created by instrument D840144 25/09/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
STRAIGHT DRAW PTY LTD
AY131523E 24/06/2024

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 LP018249 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY307323K (E)	CONV PCT & NOM ECT TO LC	Completed	15/08/2024

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

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

Street Address: 29 DREVERMANN STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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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.
<p>Response:</p>	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area is predominantly residential in nature containing both single and double storey dwellings. All developments are on lots ranging in shapes and sizes, there are similar style allotments within the area.</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 and adequate street frontage. Access to both proposed allotments will be provided via shared concrete crossover along the northern boundary directly from Drevermann Street. The proposed new shared access is unlikely to result in a detrimental impact to the flow of traffic in this location.</p> <p>There is no vegetation on the subject site that requires removal. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and likely 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 300m² 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 442m² in area and will contain the existing dwelling. The proposed Lot 2 will be 599m² in area and will be vacant land.</p> <p>Access to both allotments will be provided via a shared crossover along the northern boundary, directly from Drevermann Street.</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 landscaped gardens however, there is no native vegetation on the subject site that requires removal.</p> <p>The size and configuration of the proposed lots are considered more than adequate to accommodate the existing development on the site and could 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 north 20 degrees west to north 30 degrees east.</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.</p> <p>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>Access to both proposed lots will be provided via a shared crossover along the northern boundary directly from Drevermann Street as indicated on the proposed development plans.</p> <p>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.</p> <p>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 likely future residential development is not anticipated to exceed the capacity of the existing reticulated water network.</p> <p>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.</p> <p>Water supply to both allotments will be via the existing reticulated water system.</p> <p>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 existing sewerage 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. The subject site does not contain any native vegetation.</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>

DEC
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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION

29 DREVERMANN STREET, BAIRNSDALE
SAM RICHARDS
REF: 24105

CONTENTS

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6	Planning Assessment	15
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APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Plan of Subdivision
- C Clause 56 Assessment

DOCUMENT REVISION

1	Draft Report	DAC	10/12/2024
2	Final Report	CMC	17/12/2024

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Sam Richards as the Director of Straight Draw Pty Ltd, the owner of the land and applicant for this planning permit application for a Two Lot Subdivision at 29 Drevermann Street, Bairnsdale.

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 proposed two lot subdivision promotes efficient land use and supports future infill residential development. The additional allotment will increase land supply and support much needed housing for the community. Given the growth and ongoing demand for housing in the East Gippsland region, it is essential to ensure that land supply aligns with this growing need.

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

Address	29 Drevermann Street, Bairnsdale
Site Description	Lot 24 on Plan of Subdivision 018249
Title Particulars	Vol 08856 Fol 081
Site Area	1041m ²
Proposal	Two Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	None Applicable
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone - Subdivision
Notice	No exemption available
Referrals	No mandatory referrals
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – 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 Built environment and heritage – Clause 15 Housing – Clause 16 General Residential Zone – Clause 32.08 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 29 Drevermann Street, Bairnsdale. 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. There is an existing 1.52 metre wide drainage and sewerage easement located the entire distance of the southern boundary.

The site is a rectangular shaped allotment with a total area of approximately 1041m² and currently contains an existing dwelling and associated facilities.

The site is relatively level and contains areas of landscaped gardens. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a concrete crossover with a bitumen sealed and concrete driveway directly from Drevermann Street along the northern boundary. Drevermann Street is a bitumen sealed road with a grass median strip traversing in an east to west direction.

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



Figure 1 – Locality Plan – 29 Drevermann Street, Bairnsdale (source: mapshare.vic.gov.au)



Surrounds

The land in this area is predominantly developed residential land.

The boundaries of the site are delineated with timber paling fencing.

Adjoining the northern boundary of the subject site is Drevermann Street and further residential development. Adjoining the eastern, southern and western boundaries contains existing dwellings and associated facilities.

The site is located to the northwest of the central business district of Bairnsdale.

Bairnsdale, the primary commercial centre of East Gippsland, is nestled along the Mitchell River. The Princes Highway runs through the heart of the city as a broad boulevard. This stretch of the highway is lined with trees, garden spaces, a rotunda, and various public amenities, creating a welcoming and scenic environment in the city's main area.

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



Photograph 1 - Aerial Photograph of the subject site and surrounding land
- 29 Drevermann Street, Bairnsdale (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 29 Drevermann Street, Bairnsdale.



Photograph 4 – Existing driveway access to rear of subject site and proposed Lot 2.



Photograph 6 – Existing outbuilding to be removed on subject site.



Photograph 3 – Existing access to subject site.



Photograph 5 – Existing dwelling on subject site.



Photograph 7 – Proposed Lot 1 facing northeast.



Photograph 8 – Proposed Lot 1 facing east.



Photograph 10 – Proposed Lot 1 facing west.



Photograph 12 – Proposed Lot 2 facing southeast.



Photograph 9 – Proposed Lot 1 facing south.



Photograph 11 – Proposed Lot 2 facing north.



Photograph 13 – Proposed Lot 2 facing south.



Photograph 14 – Proposed Lot 2 facing west.



Photograph 16 – Neighbouring property adjoining the western boundary at 31 Drevermann Street, Bairnsdale.



Photograph 16 – Drevermann Street facing east.



Photograph 15 – Neighbouring property adjoining the eastern boundary at 27 Drevermann Street, Bairnsdale.



Photograph 17 – Neighbouring property opposite the subject site to the north at 28 Drevermann Street, Bairnsdale.



Photograph 16 – Drevermann Street facing west.

3. THE PROPOSAL

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

Lot 1

The proposed Lot 1 will be rectangle in shape and will be approximately 442m² in area. This lot comprises the northern portion of the site and will contain the existing dwelling and a proposed carport in the northwest corner. Access to this lot will be provided via a shared crossover along the northern boundary, directly from Drevermann Street. Report and consent will be applied for separately to address the proposed carport setbacks.

Lot 2

The proposed Lot 2 will be battle axe in shape and will be approximately 599m² in area. This lot comprises the southern portion of the site and will be vacant land. Access to this lot will be provided along the northern boundary directly from Drevermann Street via a shared concrete crossover. This lot will contain the existing 1.52 metre wide drainage and sewerage easement along the southern boundary.

The dimensions of this lot will facilitate the provision of a 10 metre by 15 metre rectangular building envelope with adequate setbacks, providing evidence that the lot can be developed for residential in the future.

Services

The subject site has access 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 proposed subdivision does not require the removal of any native vegetation, and no earthworks will be required beyond provision of access and services.

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

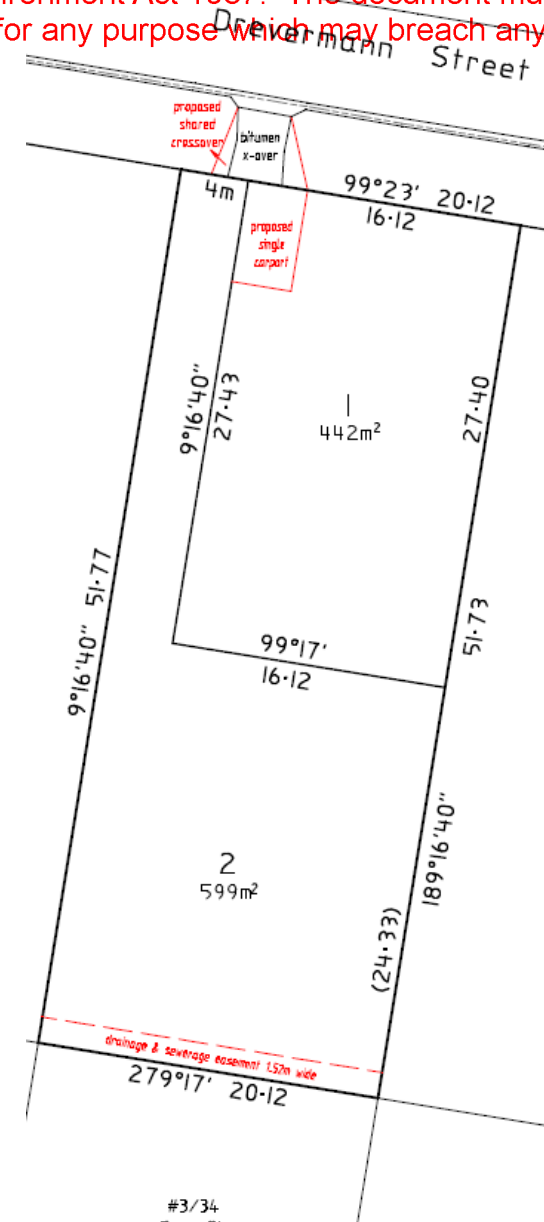
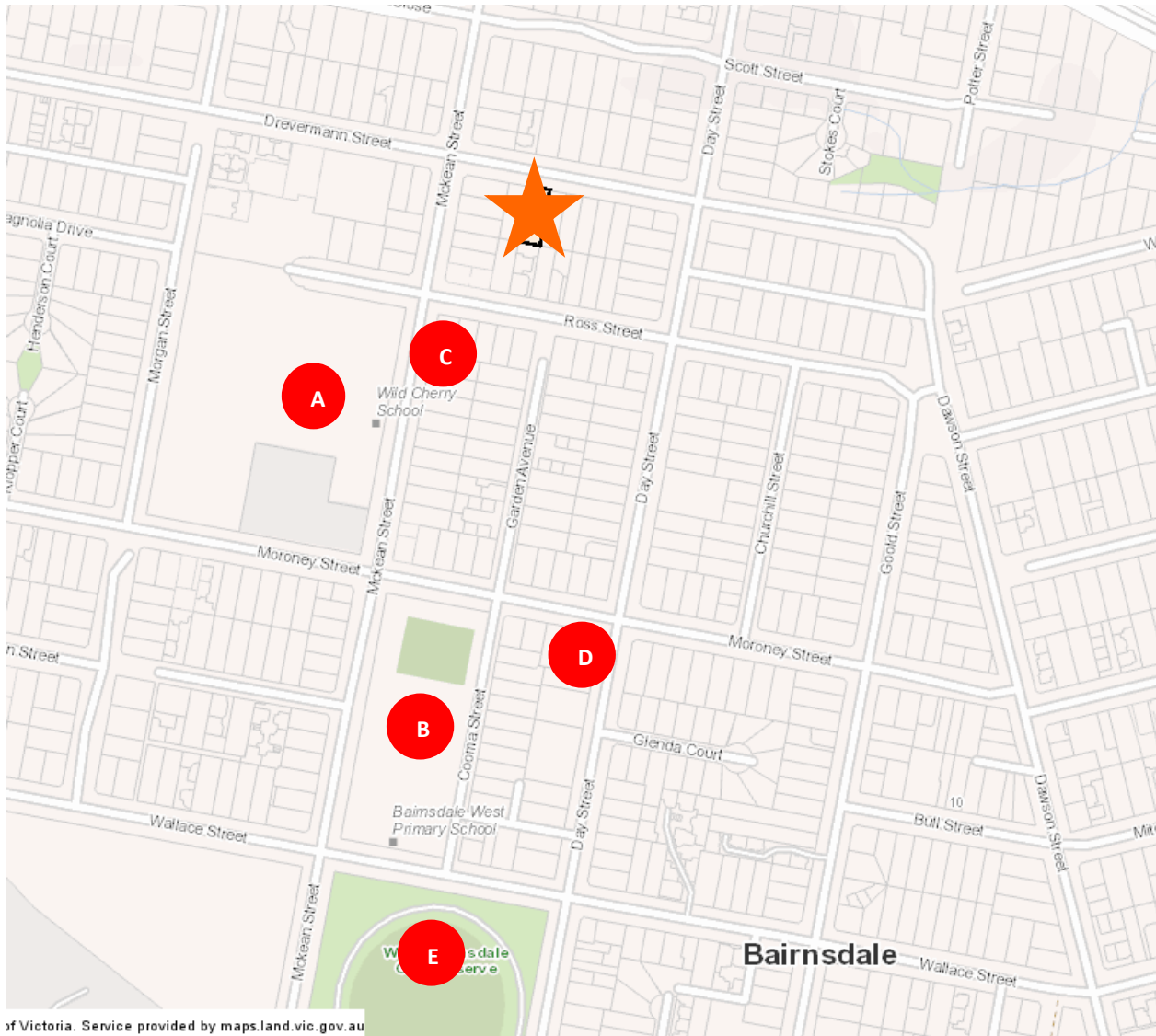


Figure 3 – Proposed Plan of Subdivision – One Plan

4. SITE CONTEXT

★ Subject Site



of Victoria. Service provided by maps.land.vic.gov.au

Site Context	Facility
A	Wild Cherry Primary School
B	Bairnsdale West Primary School
C	Bus stop (Bairnsdale Regional Health Service/ McKean Street)
D	Milestones Early Learning Centre
E	Bairnsdale Recreation Reserve

Bairnsdale CBD Facilities	Distance from subject site
Australia Post	3.5 km
Bairnsdale Train station	2.5 km
Bairnsdale Hospital	1.5 km
Bairnsdale Tennis Club	1.3 km
Bairnsdale Aquatic and Recreation Centre	1.5 km

5. 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.

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 5 of this submission.

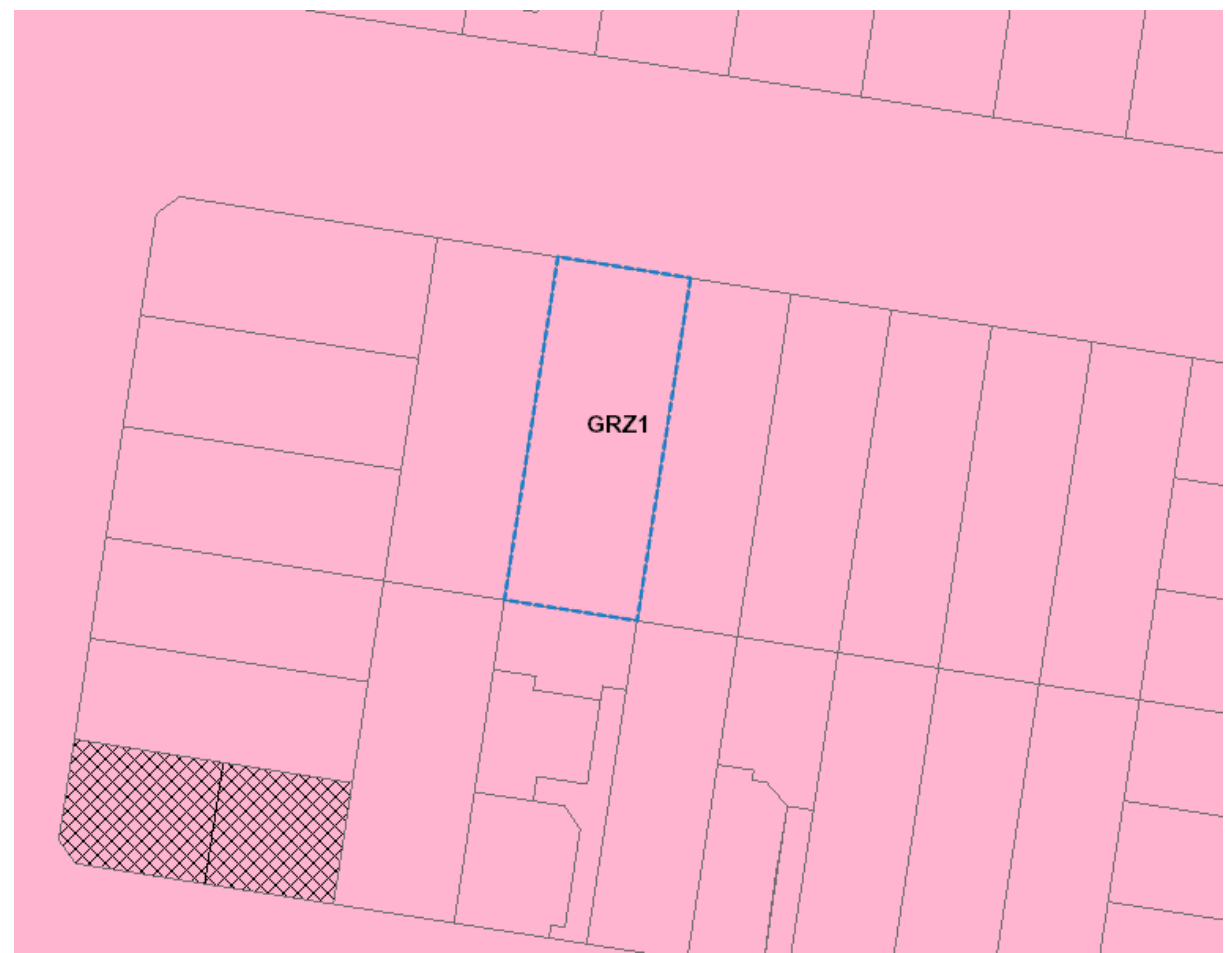


Figure 4 – General Residential Zone Map – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not identified as being within an area of Aboriginal Cultural Heritage Sensitivity.

Additionally, a two lot residential subdivision is an exempt activity under the provisions of the *Aboriginal Heritage Act 2006*.

As such a Cultural Heritage Management Plan is not required. This is not further addressed.

6. 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 that can 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 Bairnsdale as a growth area town and encourages development on fully serviced residential land. The proposed subdivision will result in one vacant allotment that can adequately accommodate a residential dwelling in the future. The subject site is currently connected to all available services the

proposed vacant lot being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.

- The proposal meets the objectives of **Clause 16** by providing an additional 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 Bairnsdale.
- 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 and proposed carport. Report and consent will be applied for separately for the proposed carport. The proposed Lot 2 will be battleaxe shaped allotment and will

be suitable for future residential development.

- Proposed Lot 2 will contain the existing drainage and sewerage easement along the southern boundary.
- 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. There are other similar or smaller sized allotments within the area including one adjoining the southern boundary containing a multi dwelling development.
- Access to both proposed allotments will be provided along the northern boundary directly from Drevermann Street via a shared crossover and individual driveways.
- 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 proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
- The site is not identified as being susceptible to bushfire, erosion or flooding hazards. All preventative measures will be

implemented during the construction phase of the proposed new shared access crossover and provision of services to ensure no erosion occurs and no detrimental impact to surrounding properties.

- 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.
- 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.

7. CONCLUSION

This submission is in support of a planning permit application for a two lot subdivision at 29 Drevermann Street, Bairnsdale.

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.
- The proposed subdivision will provide for an additional allotment that can be developed with a dwelling in the future.
- The pattern of subdivision is site responsive and consistent with the surrounding lot layout.

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

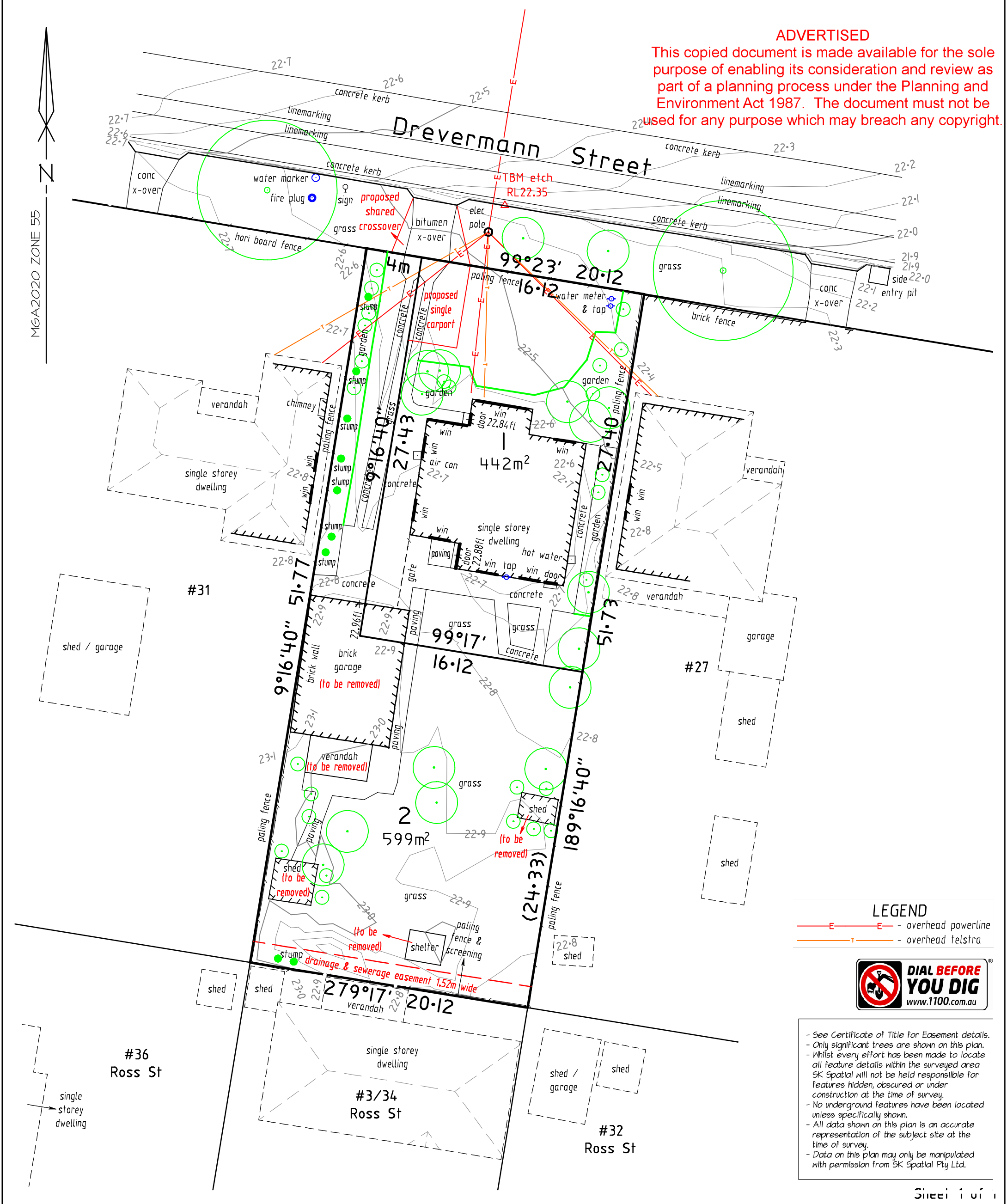
Development Solutions Victoria

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LEGEND

- E - overhead powerline
- T - overhead telstra



- 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.
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2.5 0 2.5 5 7.5 10
Lengths are in metres

Site Context & Proposed Subdivision Plan

Notations
Date of Survey: 12/07/2024
Re-establishment datum vide PS534540N
Levels are to the Australian Height Datum (AHD) vide BAIRNSDALE PM 262 - RL 23.346m
Contour interval: 0.1m
Total site area: 1041m²

DEVELOPMENT SOLUTIONS
VICTORIA
29 Drevermann, Street, Bairnsdale, 3875
East Gippsland Shire

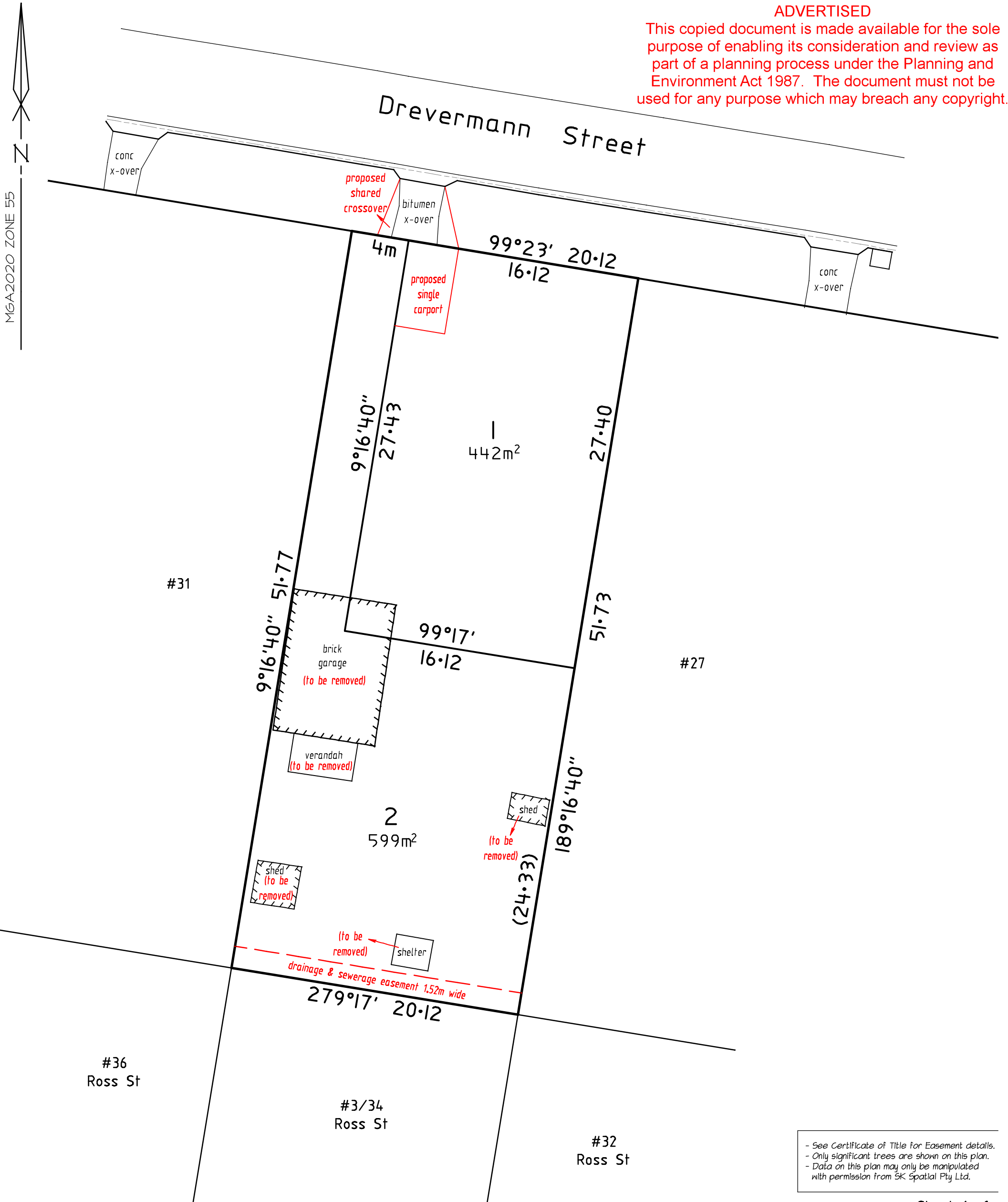
Plan No. 242543 SCPR-5	Scale 1:250 - A3	Drawn 5/12/2024
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County of Tanjil
Parish & Township of Bairnsdale
Section: 75
Crown Allotment: A (part)
Lot 24 on LP18249
Paracentroid (MGA2020) : E 553 640, N 5814 060

Printed 31/12/2024
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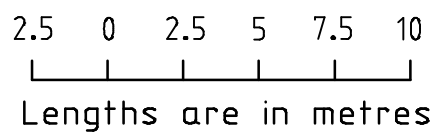


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Proposed Subdivision Plan

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 vide BAIRNSDALE PM 262 - RL 23.346m
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29 Drevermann, Street, Bairnsdale, 3875
 East Gippsland Shire

Plan No. 242543 PR-5	Scale 1:250 - A3	Drawn 5/12/2024
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County of Tanjil
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 Section: 75
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Lot 24 on LP18249

Paracentroid (MGA2020) : E 553 640, N 5814 060

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