

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	14 Centre Way NEWLANDS ARM 3875, 16 Centre Way NEWLANDS ARM 3875 Lot: 461 LP: 66970, Lot: 460 LP: 66970
The application is for a permit to:	Development of Two Shops, Two Dwellings and Carparking Dispensation
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
34.01-4 (C1Z)	Construct a building or construct or carry out works
52.06-3 (Car Parking)	Reduce the number of car parking spaces
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.429.1

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.



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:		TTA PROJECTS PTY LTD		TTAA INVESTMENTS PTY LTD				
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:				

Description of the Land:

Street number: 14 & 16		Street name: CENTRE WAY						
Town: NEWLANDS ARM				Postcode	3	8	7	5
Legal Description:								
Lot Number: 461 & 460		<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision			Number: 066970			
Crown Allotment Number:				Section Number:				
Parish/Township Name:								
Has there been a pre-application meeting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Officers name:				
Your reference number: 24154								

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

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

East Gippsland Shire Council

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: 133 677
 ABN: 81 953 967 768

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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: DEVELOPMENT OF TWO SHOPS, TWO DWELLINGS AND A CARPARKING DISPENSATION		
Existing conditions: Describe how the land is used and developed currently: VACANT LAND		
Estimated cost of development: Note: You may be required to verify this estimate	\$ 1,100,000	

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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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
ABN: 81 195 967 165

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.	Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade.
	Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Mallacoota Service Centre: 70 Maurice Avenue

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

VOLUME 08580 FOLIO 159

Security no : 124120238870E
Produced 28/11/2024 04:44 PM

LAND DESCRIPTION

Lot 461 on Plan of Subdivision 066970.
PARENT TITLES :
Volume 04502 Folio 295 to Volume 04502 Folio 296
Created by instrument LP066970 01/10/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TTA PROJECTS PTY LTD
AV429419Q 16/03/2022

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 TP648138S 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: 14 CENTRE WAY NEWLANDS ARM VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 16/03/2022

DOCUMENT END



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Document Type	Plan
Document Identification	TP648138S
Number of Pages (excluding this cover sheet)	1
Document Assembled	28/11/2024 16:44

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TITLE PLAN		EDITION 1	TP 648138S
Location of Land		Notations	
Parish:	BAIRNSDALE		
Township:			
Section:			
Crown Allotment:			
Crown Portion:			
Last Plan Reference: LP 66970			
Derived From:	VOL 8580 FOL 159		
Depth Limitation:	NIL	ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to any land shown marked E-1

ANY EASEMENTS implied under Section 98 of the Transfer of Land Act.

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 11/10/2000

VERIFIED: GB

E-1 & E-2 = WATER SUPPLY EASEMENT TO MITCHELL WATER BOARD CREATED BY C/E P883742F



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

VOLUME 08580 FOLIO 158

Security no : 124120238998Q
Produced 28/11/2024 04:47 PM

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Lot 460 on Plan of Subdivision 066970.
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Volume 04502 Folio 295 to Volume 04502 Folio 296
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DIAGRAM LOCATION

SEE TP648137U 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 CENTRE WAY NEWLANDS ARM VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 16/03/2022

DOCUMENT END



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Document Type	Plan
Document Identification	TP648137U
Number of Pages (excluding this cover sheet)	1
Document Assembled	28/11/2024 16:47

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Last Plan Reference: LP 66970			
Derived From:	VOL 8580 FOL 158		
Depth Limitation:	NIL	ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

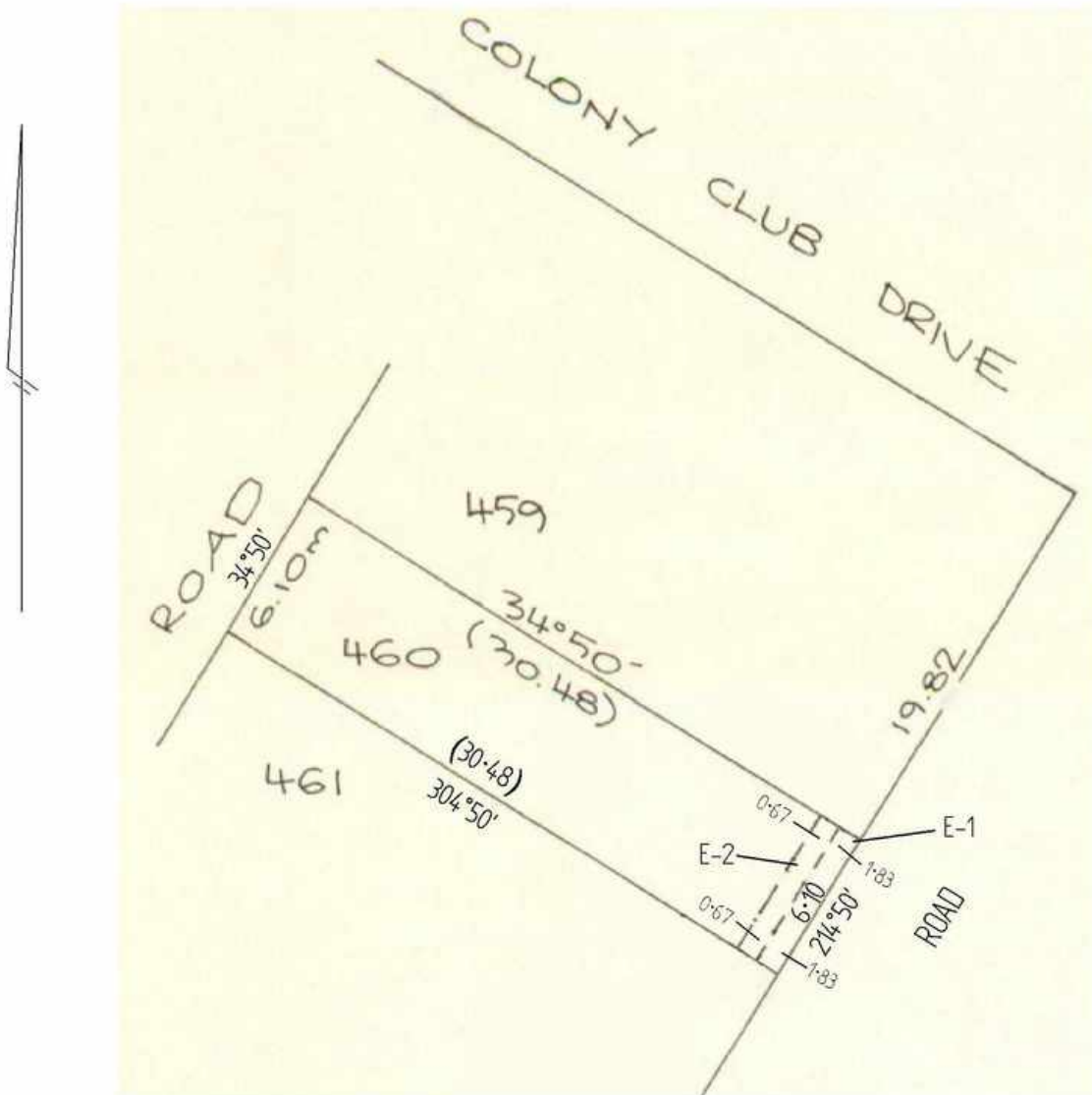
ENCUMBRANCES REFERRED TO
As to any land shown marked E-1

ANY EASEMENTS implied under
Section 98 of the Transfer of Land Act.

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 11/10/2000
VERIFIED: GB

E-1 & E-2 = WATER SUPPLY EASEMENT TO MITCHELL WATER BOARD CREATED BY C/E P952963D



LENGTHS ARE IN METRES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 1 of 1 sheets



APPENDIX C

Clause 54 Assessment

CLAUSE 54 ASSESSMENT

Clause 54 – Residential Development

Under the provisions of Clause 34.01-4 of the Commercial 1 Zone, the following provisions of Clause 54 must be addressed as appropriate.

The purpose of Clause 54 is:

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

To achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.”

Clause 54 provides the following requirements:

“A development:

- *Must meet all of the objectives of this clause.*
- *Should meet all of the standards of this clause.*

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.”

The table below addresses the relevant requirements of Clause 54.

<p>Clause 54.01-1</p>	<p>Neighbourhood and site description</p>
<p>Response:</p>	<p>There is no specific defined character in this location. Adjoining the site to the southwest contains an existing commercial building which is occupied by the Newland Arm General Store. There is residential development in the surrounding area that is varied and contains dwellings at various heights, styles and setbacks.</p> <p>The proposed mixed use development respects the existing neighbourhood character by designing the proposed shops and dwellings to be of a height and scale consistent with other development surrounding and nearby. The subject site does not currently have formal access however access is proposed directly from an access lane along the southeastern boundary that connects to Colony Club Drive to the northeast and Village Fair Drive to the southwest.</p> <p>Given the Commercial Zoning and commercial use proposed on the ground floor, there is limited ability to include any landscaping. This is not uncommon in commercial areas. Planter boxes are proposed to complement the development. There is no vegetation on the subject site. The residential component will have suitable balcony areas that can include pots and planter boxes also.</p> <p>The specifics of the subject site and surrounding area are addressed within the submission including photographs, as well as the proposed development plans contained in Appendix B. The neighbourhood and site description, along with a design response, is contained in the development plans provided in Appendix B.</p> <p>Overall, the proposed development of two shops and two dwellings will result in a positive contribution to the neighbourhood character and economic component of this locality.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.02-1 Neighbourhood character objective:</p>	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.</p>
<p>Response:</p>	<p>The proposal will ensure minimal disturbance to the existing neighbourhood character, particularly given the design of the proposal being of a high quality development and maximising the use of the existing vacant land. Given the land surrounding is predominantly vacant, consideration has been given to the existing commercial building adjoining the southwestern boundary located at 10-12 Centre Way.</p> <p>There are no special features of the site or immediate surrounds that require incorporation into the development.</p>

	<p>The views of the site to and from the water are a consideration. Given the extent of vacant land as well as developed land, the buildings are not considered likely to be visible or visually obtrusive when viewed from the water.</p> <p>The proposed development is considered to be respectful of the surrounding properties and will not restrict any future development occurring similar to that proposed by this application. The proposed setbacks are considered appropriate for a commercial area and the proposed dwellings will have suitable private open space by way of balconies.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.02-2 Intergration with the street objective</p>	<p>To integrate the layout of development with the street.</p>
<p>Response:</p>	<p>The proposed development has been designed to be site responsive and to integrate with the surrounding development. The proposed building will be double storey and will be orientated to provide integration to Centre Way which will only have pedestrian access. The proposed shops and dwellings will include an identifiable entrance. Vehicle access to the site will be provided via a rear access lane that connects to both Colony Club Drive and Village Fair Drive.</p> <p>Commercial development should have active street frontages and residential development in commercial areas should have limited street frontage. This application has adequately addressed the objective of providing for appropriate residential in a commercial area giving the two distinct uses individual frontage from the street.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.03-1 Street setback objective:</p>	<p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>
<p>Response:</p>	<p>Table A1 provides that the proposed development needs to be setback at the same distance as any building on the adjoining allotment facing the front street or 9 metres, whichever is lesser. The existing development to the south of the subject site is constructed on the northwestern boundary being the frontage to Centre Way. There are no other buildings constructed in proximity to the site. The proposed buildings will be constructed on the northwestern boundary as indicated on the proposed development plans. Given the Commercial zoning, this setback is considered appropriate in this location.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 54.03-2 Building height objective:</p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>
<p>Response:</p>	<p>The height of dwellings in the area are varied with both single and double storey dwellings. The proposed building will be double storey, with shops on the ground floor and dwellings on the top floor. The overall height of the buildings will be 8.21 metres high. The proposed height is considered suitable and appropriate in this location. The proposed development will not be visually obtrusive or impede in any views from surrounding areas.</p> <p>There are several double storey dwellings throughout Newlands Arm, therefore making this a suitable building height. The commercial nature of the site and land immediately surrounding will create its own distinct neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.03-3 Site coverage objective:</p>	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>
<p>Response:</p>	<p>The subject sites are relatively small being a total of 186m² each and as such the proposed development has been designed to meet the constraints of the site to provide a functional, modern and attractive multi use development. The total site coverage will exceed the maximum 60% site coverage as set out for Standard A5. The total site coverage will be 91% per lot. Given the total area of the sites there is no ability to provide a functional building that meets the requirements set out in this Clause. The front and back balconies are considered to adequately offset this requirement and will provide suitable outdoor areas for the occupants. Given the limited buildings and development immediately adjoining, this is deemed reasonable in this instance.</p> <p>The proposal does not meet the objectives and standards of this clause.</p>
<p>Clause 54.03-4 Permeability objectives:</p>	<p>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>
<p>Response:</p>	<p>The total pervious surfaces area is 30.5m² being 8.2%.</p> <p>This does not meet the minimum 20%. The area limitations of the subject site require the buildings to occupy most of the sites in order to ensure the buildings are functional and usable. Drainage from the proposed buildings will be directed to the legal point of discharge to the satisfaction of the responsible authority.</p> <p>The proposal does not meet the objectives and standards of this clause.</p>

<p>Clause 54.03- 5 Energy efficiency protection objective:</p>	<p>To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>
<p>Response:</p>	<p>The proposed buildings have been designed to ensure suitable energy efficiency is achieved and they have adequate solar access. The proposed shops and dwellings will obtain suitable natural light from the north.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.03-6 Significant trees objectives:</p>	<p>To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.</p>
<p>Response:</p>	<p>The subject site does not contain any vegetation nor is there any ability for additional planting given the size of the site.</p> <p>The proposal meets the objectives and standards of this clause</p>
<p>Clause 54.04- 1 Side and rear setbacks objective:</p>	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>
<p>Response:</p>	<p>The proposal will be constructed on the boundaries of the sites as indicated in the proposed development plans. The proposed development is unlikely to impact the amenity of existing commercial development to the south or surrounding dwellings particularly given the variation in dwelling heights within the area and other development constructed on boundaries.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.04- 2 Walls on boundaries objectives:</p>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>
<p>Response:</p>	<p>The proposal includes walls on boundaries. This is inevitable given the area limitations associated with the site. The proposal has been designed to be site responsive with consideration given for the site area and surrounding development. Existing commercial development to the south also has been built to the boundaries of the site. The design of the proposed buildings will not be detrimental to any existing dwellings or commercial building in proximity to the subject site.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 54.04- 3 Daylight to existing windows objectives:</p>	<p>To allow adequate daylight into existing habitable room windows.</p>
<p>Response:</p>	<p>There are no habitable room windows within close proximity that will be affected by the proposed development.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.04- 4 North facing windows objective:</p>	<p>To allow adequate solar access to existing north-facing habitable room windows.</p>
<p>Response:</p>	<p>There are no north-facing habitable room windows of existing dwellings immediately adjoining the subject site that will be detrimentally impacted by the proposed development.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.04- 5 Overshadowing open space objectives:</p>	<p>To ensure buildings do not unreasonably overshadow existing secluded private open space.</p>
<p>Response:</p>	<p>A commercial building adjoins the southwestern boundary of the subject site however the proposed development will not overshadow this building in order to be detrimental. There is no other development within proximity to the subject site. A series of shadow diagrams are contained in the proposed development plans on pages 11,12 and 13.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.04- 6 Overlooking objective:</p>	<p>To limit views into existing secluded private open space and habitable room windows.</p>
<p>Response:</p>	<p>The proposed buildings have been designed to ensure overlooking into any existing secluded private open space and habitable windows will not occur. The proposal will be double storey and will occupy the majority of this site. There are no existing dwellings adjoining the subject site that may be impacted. No frosting or obscuring of windows is considered necessary.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 54.05- 1 Daylight to new windows objective:</p>	<p>To allow adequate daylight into new habitable room windows.</p>
<p>Response:</p>	<p>The proposal has been designed to ensure suitable day light to all habitable room windows. Each of the minimum areas are complied with. The proposed design of the dwellings on the first floor will ensure adequate daylight to new habitable room windows.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.05- 2 Private open space objective:</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>
<p>Response:</p>	<p>The proposed dwellings will have appropriate private open space areas located on the front and rear balcony as indicated on the proposed development plans. Each of the proposed dwellings will have approximately 33.43m² private open space.</p> <p>The private open space areas all have a greater dimension than 3 metres and are easily accessible from the living areas.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.05- 3 Walls on boundaries objective:</p>	<p>To allow solar access into the secluded private open space of a new dwelling.</p>
<p>Response:</p>	<p>The open space available to the proposed dwellings meets the requirements and will be adequately screened as indicated on the development plans. The proposed dwelling private open space areas will have adequate solar access and will be located on the first floor.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.06-1 Design detail objectives:</p>	<p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>
<p>Response:</p>	<p>There is no existing neighbourhood character design in this area. The dwellings in the area are of various heights, styles and setbacks. There is limited commercial zoned land and as such there is one other commercial building adjoining the southwestern boundary of the site.</p>

	<p>The proposal has been designed to respect the existing development surrounding the site as well as to provide for a multi use development that meets the constraints of the site. The proposed buildings will be constructed of materials that are not inconsistent with the adjoining commercial development. A colour and material schedule is provided within the development plans. Window and door proportions are considered adequate and appropriate.</p> <p>There are no elements of the proposed development that are considered to be out of character with the existing development surrounding the site, particularly given the commercial development adjoining the site to the south. There is only a small area of commercially zoned land in this locality. Maximising the commercial opportunities whilst providing for an alternative residential design is considered a positive planning outcome in this location.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 54.06- 2 Front fence objectives:</p>	<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>
<p>Response:</p>	<p>Table A2 provides that the maximum front fence height applicable to this development is 1.5 metres. No front fence is proposed.</p> <p>The proposal meets the objectives and standards of this clause.</p>



APPENDIX D

Car Parking Demand Assessment

CAR PARKING DEMAND ASSESSMENT

Clause 52.06-7 – Application requirements and decision guidelines for permit applications:

For applications to reduce the car parking requirement:

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a Schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- New use; or
- Increase in the floor area or site area of the existing use; or
- Increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trips facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

The requirements of the car parking demand assessment are addressed below.

The East Gippsland Planning Scheme provisions at Clause 52.06 outlines the number of car parking spaces that must be provided when a new use commences.

The application is seeking approval for the development of two shops, two dwellings and a car parking dispensation. The proposal includes provisions for 2 car parking spaces being one for each shop and each dwelling includes a single car garage. There is adequate area within the garage for bicycle parking as identified on the proposed development plans.

Allowing a reduction of 6 car parking spaces in response to this proposal is not expected to have a negative impact on the amenity of the area.

Centre Way is a suitably wide road reserve that can accommodate on street parking if required. Pedestrian access will be provided along the northwestern boundary directly from Centre Way and vehicle access will be provided along the southeastern boundary directly from an access lane that connects to Colony Club Drive and Village Fair Drive.

The application requirements to be addressed as required by 52.06 are addressed below:

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

The proposal may result in multi-purpose trips particularly given there is a retail premises in proximity to the site being a commercial building occupied by the Newlands Arm General Store. Newlands Arm does not contain any other commercial development.

The variation of car parking demand likely to be generated by the proposed use over time.

Given the exact use of the proposed shops cannot be established until time of leasing, there is no ability to foresee the variation in car parking demand likely to be generated overtime. There is sufficient space along Centre Way for on street parking. Any alternate future use would need to further consider any car parking requirement as set out in Clause 52.06. Given the small size of the shops, it is not anticipated that there will be a significant car park demand. It is also considered highly likely that an occupant of the dwelling may also occupy the shop.

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

Given the exact use is unknown, short and long stay car parking demand can not be established at this time. However, it is anticipated the proposed shops will result in predominantly short stay car parking demand. It is also anticipated that many of the visitors to the site will use alternative modes of transport such as walking or cycling.

It is considered highly likely that the shops will seek to service the local resident population.

The availability of public transport in the locality of the land.

There is no public transport available within Newlands Arm.

The convenience of pedestrian and cyclist access to the land.

The number of cyclists riding to their place of employment is ever increasing. There is a dedicated area within the garage as well as adjoining the rear of the shop for provision of bicycle parking on the subject site for employees and residents if the need arises. The road network to Centre Way is suitable to accommodate an increase in cyclist or pedestrian traffic. The area does not contain any footpaths.

The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

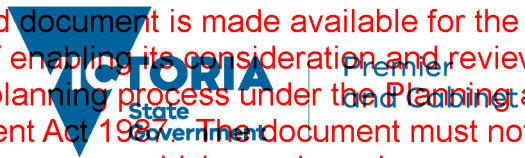
There is a suitable amount of space on the subject site and within the garage to provide for bicycle parking however, the proposed shop does not include end of trip facilities.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

The proposal is seeking approval for the development of two shops, two dwellings and a car parking dispensation. The size of the proposed shops is unlikely to require large amounts of staff. Employees will be encouraged to use bicycles, ride share and seek alternative modes of transport. It is considered likely that a resident of the dwelling would also be involved in the shops either as an owner or employee.

Any empirical assessment or case study.

Given the exact use is unable to be established until the buildings are leased, no empirical assessment has been undertaken. The existing commercial building southwest of the site is occupied by the Newlands Arm General Store, there are no known car parking deficiencies. Centre Way contains a suitably wide road reserve that is considered suitable for on street parking.



Notice of Intent to prepare a Cultural Heritage Management Plan for the purposes of the *Aboriginal Heritage Act 2006*

This form can be used by the Sponsor of a Cultural Heritage Management Plan to complete the notification provisions pursuant to s.54 of the *Aboriginal Heritage Act 2006* (the "Act").

For clarification on any of the following please contact Victorian Aboriginal Heritage Register (VAHR) enquiries on 1800-726-003.

SECTION 1 - Sponsor information

Sponsor: TTA Projects Pty Ltd
 ABN/ACN: 657 354 339
 Contact Name: _____
 Postal Address: _____
 Business Number: _____ Mobile: _____
 Email Address: _____

Sponsor's agent (if relevant)

Company: _____
 Contact Name: _____
 Postal Address: _____
 Business Number: _____ Mobile: _____
 Email Address: _____

SECTION 2 - Description of proposed activity and location

Project Name: Commercial Development 14 & 16 Centre Way Newlands Arm
 Municipal district: East Gippsland Shire Council

Clearly identify the proposed activity for which the cultural heritage management plan is to be prepared (ie. Mining, road construction, housing subdivision)

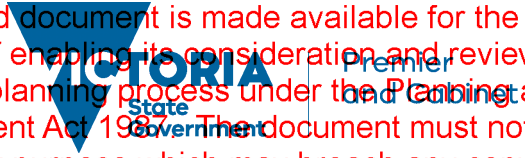
Retail premises

SECTION 3 - Cultural Heritage Advisor

<u>Anita Barker</u>	<u>Anita Barker</u>	<u>anita@aarch.com.au</u>
<i>Name</i>	<i>Company</i>	<i>Email address</i>

SECTION 4 - Expected start and finish date for the cultural heritage management plan

Start Date: 28-Oct-2024 Finish Date: 31-Oct-2025



SECTION 5 - Why are you preparing this cultural heritage management plan?

A cultural heritage management plan is required by the Aboriginal Heritage Regulations 2007
What is the high Impact Activity as it is listed in the regulations?

Is any part of the activity an area of cultural heritage sensitivity, as listed in the regulations? 1

- Other Reasons (Voluntary)
- An Environment Effects Statement is required
- A Cultural Heritage Management Plan is required by the Minister for Aboriginal Affairs.
- An Impact Management Plan or Comprehensive Impact Statement is required for the activity

SECTION 6 - List the relevant registered Aboriginal parties (if any)

This section is to be completed where there are registered Aboriginal parties in relation to the management plan.
 GUNAIKURNAI Land and Waters Aboriginal Corporation

SECTION 7A - List the relevant Aboriginal groups or Aboriginal people with whom the Sponsor intends to consult (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party**.*

SECTION 7B - Describe the intended consultation process (if any)

*This section is to be completed only if the proposed activity in the management plan is to be carried out in an area where there is **no Registered Aboriginal Party**.*

SECTION 8 – State who will be evaluating this plan (mandatory)

The plan is to be evaluated by:

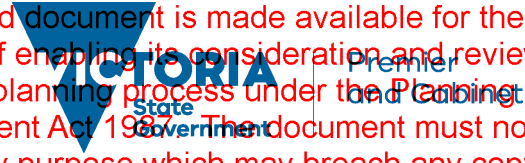
- Joint - Registered Aboriginal Party AND The Secretary
- A Registered Aboriginal Party
 If checked, list the relevant Registered Aboriginal Party Evaluating:
- The Secretary
- Victorian Aboriginal Heritage Council

SECTION 9 – Preliminary Aboriginal Heritage Tests (PAHTs)

List the Reference Number(s) of any PAHTs conducted in relation to the proposed activity:

SECTION 10 - Notification checklist

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Ensure that any relevant registered Aboriginal party/ies is also notified. A copy of this notice with a map attached may be used for this purpose.
(A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.)

In addition to notifying the Deputy Director and any relevant registered Aboriginal party/ies, a Sponsor must also notify any owner and/or occupier of any land within the area to which the management plan relates. A copy of this notice with a map attached may be used for this purpose.

Ensure any municipal council, whose municipal district includes an area to which the cultural heritage management plan relates, is also notified. A copy of this notice, with a map attached, may also be used for this purpose.

DEC
20
24

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APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF TWO SHOPS, TWO DWELLINGS AND A CARPARKING DISPENSATION

14 & 16 CENTRE WAY, NEWLANDS ARM
DANE COLEMAN
REF: 24154

CONTENTS

1	Introduction	4
2	Site Context	5
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4	Zones and Overlays	12
5	Other Planning Provisions	14
6	Planning Assessment	15
7	Conclusion	17

DOCUMENT REVISION

1	Draft Report	DAC	04/12/2024
2	Final Report	CMC	11/12/2024

APPENDIX

- A** Copy of Title and Plan of Subdivision
- B** Proposed Development Plans
- C** Clause 54 Assessment
- D** Car Parking Demand Assessment
- E** CHMP notice of intent

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Dane Coleman, the owner of land and the applicant for the planning permit application for the development of two shops, two dwellings and a carparking dispensation at 14 & 16 Centre Way, Newlands Arm.

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

The objective of this development is to construct two modern commercial shops with two residential dwellings above. This mixed-use design aims to support local economic growth by providing quality retail spaces while also addressing housing needs for the community.

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

Address	14 & 16 Centre Way, Newlands Arm
Site Description	Lot 461 and 460 on Plan of Subdivision 066970
Title Particulars	Vol 08580 Fol 159 and Vol 08580 Fol 158
Site Area	186m ² each
Proposal	Development of two Shops, two Dwellings and a Carparking Dispensation
Planning Scheme	East Gippsland Planning Scheme
Zone	Commercial 1 Zone
Overlays	None affecting the sites
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 34.01-4 Commercial 1 Zone – Building and Works Clause 52.06-3 Car Parking – Permit Requirement
Notice	No Exemptions available
Referrals	No referrals required
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlements – 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 13.04-25 Built environment and heritage – Clause 15 Housing – Clause 16 Economic Development – Clause 17 Commercial 1 Zone – 34.01 Car Parking – 52.06 Residential Assessment – Clause 54 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 14 & 16 Centre Way, Newlands Arm. A copy of the Titles and Plans of Subdivision are contained in **Appendix A**. The titles are not affected by any restrictive covenants or agreements. There is a water supply easement located along the southeastern boundary of both sites.

The subject sites are rectangular in shape, both have a total area of approximately 186m² and are currently vacant commercial land.

The sites are relatively flat in nature and do not contain any vegetation. There are no fences defining the boundaries of the lots. Details of the sites are depicted in the photographs provided below.

There is currently no formal vehicle access to the sites. Pedestrian access is available via Centre Way along the northwestern boundary. There is an unconstructed access lane along the southeastern boundary connecting directly to Colony Club Drive and Village Fair Drive. Centre Way is a bitumen sealed road traversing in a northeast to southwest direction. Colony Club Drive is a bitumen sealed road traversing in a northwest to southeast direction.

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

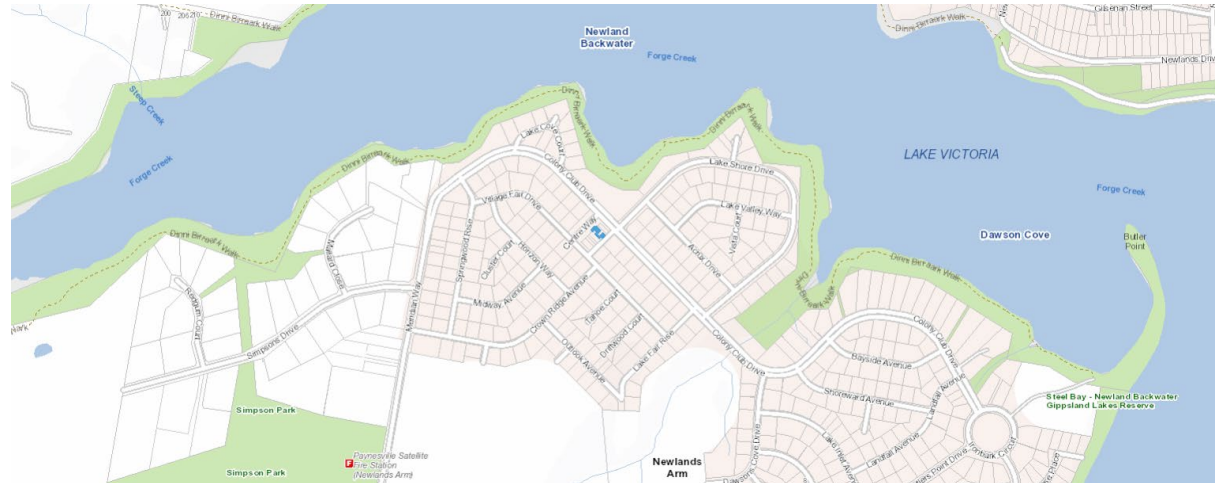


Figure 1 – Locality Plan – 14 & 16 Centre Way, Newlands Arm (source: mapshare.vic.gov.au)

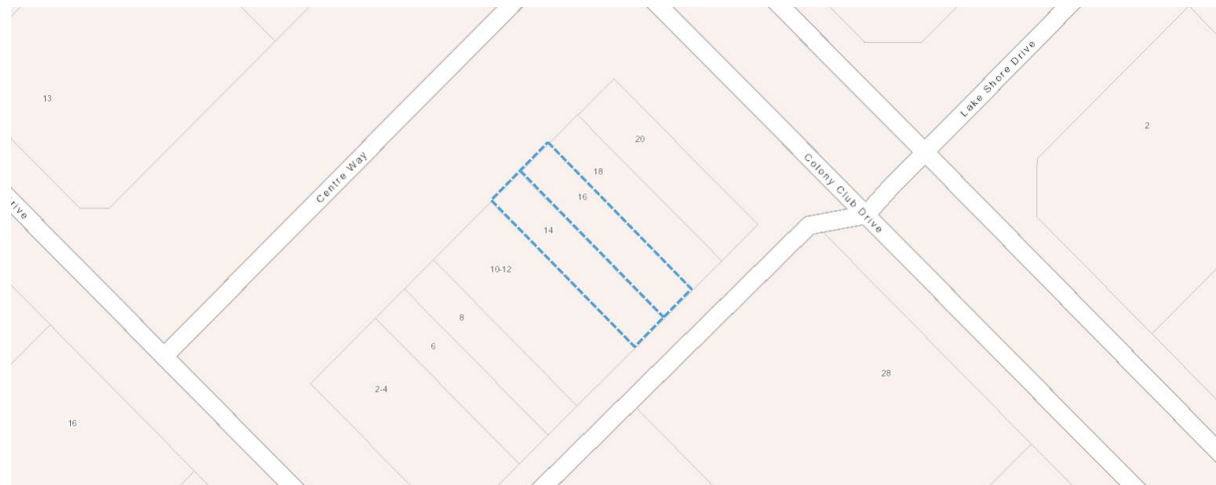


Figure 2 – Locality Plan – 14 & 16 Centre Way, Newlands Arm (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is predominately residential and commercial land.

Adjoining the northeastern boundary of the subject site is vacant commercial land. Adjoining the southeastern boundary is the unmade access road and further residential development. Adjoining the southwestern boundary is land containing an existing commercial building occupied by the Newlands Arm General Store. Adjoining the northwestern boundary of the subject site is Centre Way and further residential development.

Newlands Arm is located approximately 19.4 kilometres southeast of Bairnsdale and approximately 12.3 kilometres southwest of Paynesville and is a small community town on the Gippsland Lakes. Newlands Arm has no services or facilities; however, a large suite of services and facilities is available further afield in Bairnsdale.

This precinct is a historic commercial area with limited development having occurred.

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



Photograph 1 - Aerial Photograph of the subject site and surrounding land
- 14 & 16 Centre Way, Newlands Arm (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 14 & 16 Centre Way, Newlands Arm.



Photograph 4 – Subject site facing north.



Photograph 6 – Subject site facing south.



Photograph 3 – Existing unconstructed access laneway to subject site adjoining the southeastern boundary.



Photograph 5 – Subject site facing northeast.



Photograph 7 – Subject site facing southwest.



Photograph 8 – Subject site facing west.



Photograph 10 – Neighbouring property opposite the subject site to the southeast at 28 Colony Club Drive, Bairnsdale.



Photograph 12 – Centre Way facing northeast.



Photograph 9 – Subject site facing northwest.



Photograph 11 – Neighbouring property adjoining the southwestern boundary at 10-12 Centre Way, Newlands Arm.



Photograph 13 – Centre Way facing southwest.



Photograph 14 – Colony Club Drive facing northwest.



Photograph 16 – Entry to access laneway facing northeast.



Photograph 15 – Colony Club Drive facing southeast.



Photograph 17 – Entry to access laneway facing southwest.

3. THE PROPOSAL

This application seeks approval for development of two shops, two dwellings and a carparking dispensation. The proposed development plans are contained in **Appendix B**.

The proposal will result in two identical shops located on the ground floor and two identical dwellings located on the first floor. The proposed double storey buildings will occupy the entire sites and will be constructed on the boundaries, save for the water supply easement along the southeastern boundaries.

The total building footprint of each of the proposed dwellings will be approximately 155.63m² and the total building footprint of each of the shops will be approximately 111m². The overall proposed height of the buildings will be 8.26 metres high.

The finished materials and colours of the proposed buildings will include a combination of James Hardie Axon Cladding in a painted finish of "Windspray", concrete panels with a painted finish in the colour "Surfmist". The roof of the two buildings will be Colorbond metal sheeting in the Colorbond colour "Shale Grey". The building's façade will comprise a feature of Cypress timber. An extract of the proposed

ground floor and first floor plan is provided below and in **Appendix B**.

The proposed buildings will connect to all available services including electricity, telecommunications, reticulated water, sewerage and the existing road network.

Drainage from the proposed development will be directed to the legal point of discharge to the satisfaction of the responsible authority.

Access

Pedestrian access will be provided via Centre Way along the northwestern boundary. Vehicle access will be provided via the existing lane way along the southeastern boundary connecting directly to Colony Club Drive to the north and Village Fair Drive to the south.

The subject does not require the removal of any vegetation, and no earthworks will be required beyond foundations for the building.



Figure 3 – Artist impression 3D Model – A1 Design & Drafting

Carparking

The proposed ground floor of the two buildings will be used as a shop. One car parking space will be provided for each shop, in the southeastern portion of the site. Each dwelling will also have one car parking space. A calculation of car parking is provided in Section 4 of this submission.

Aboriginal Cultural Heritage

The subject site is within an area identified as being of Aboriginal Cultural Heritage Sensitivity. The proposed use and development is a high impact activity. A notice of intent to prepare a Cultural Heritage Management Plan is contained in **Appendix E**.

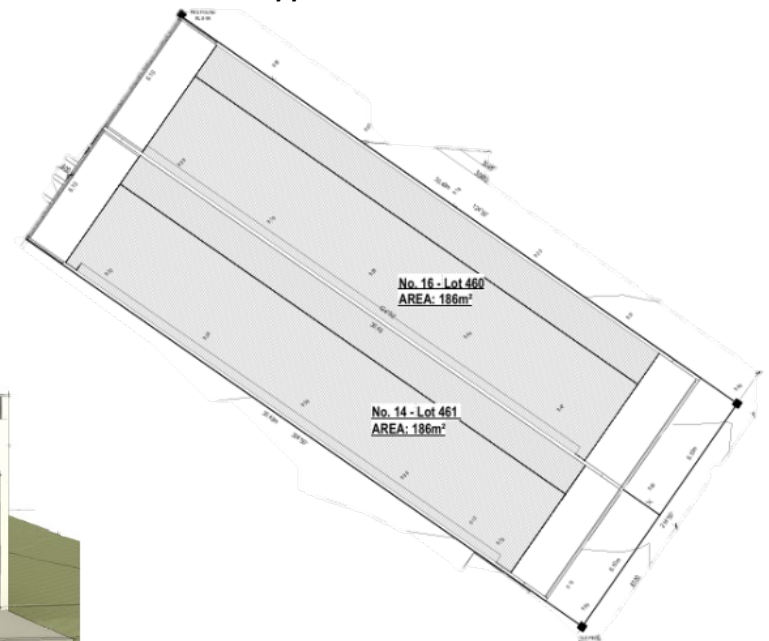


Figure 4 – Site Plan – A1 Design & Drafting

4. ZONES AND OVERLAYS

Commercial 1 Zone

The purpose of the Commercial 1 Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

An extract of the Commercial 1 Zone Map is provided in **Figure 5**.

Clause 34.01-4 of the Commercial 1 Zone provides a permit is required to construct a building or construct or carry out works. The Schedule does not provide any exemptions and as such a permit is required for the proposal, the relevant decision guidelines are addressed below in Section 5.

Clause 34.01-5 provides an application for the development of a dwelling on a lot less than 300m² must include an assessment of Clause 54. Clause 54 is contained in **Appendix C**.

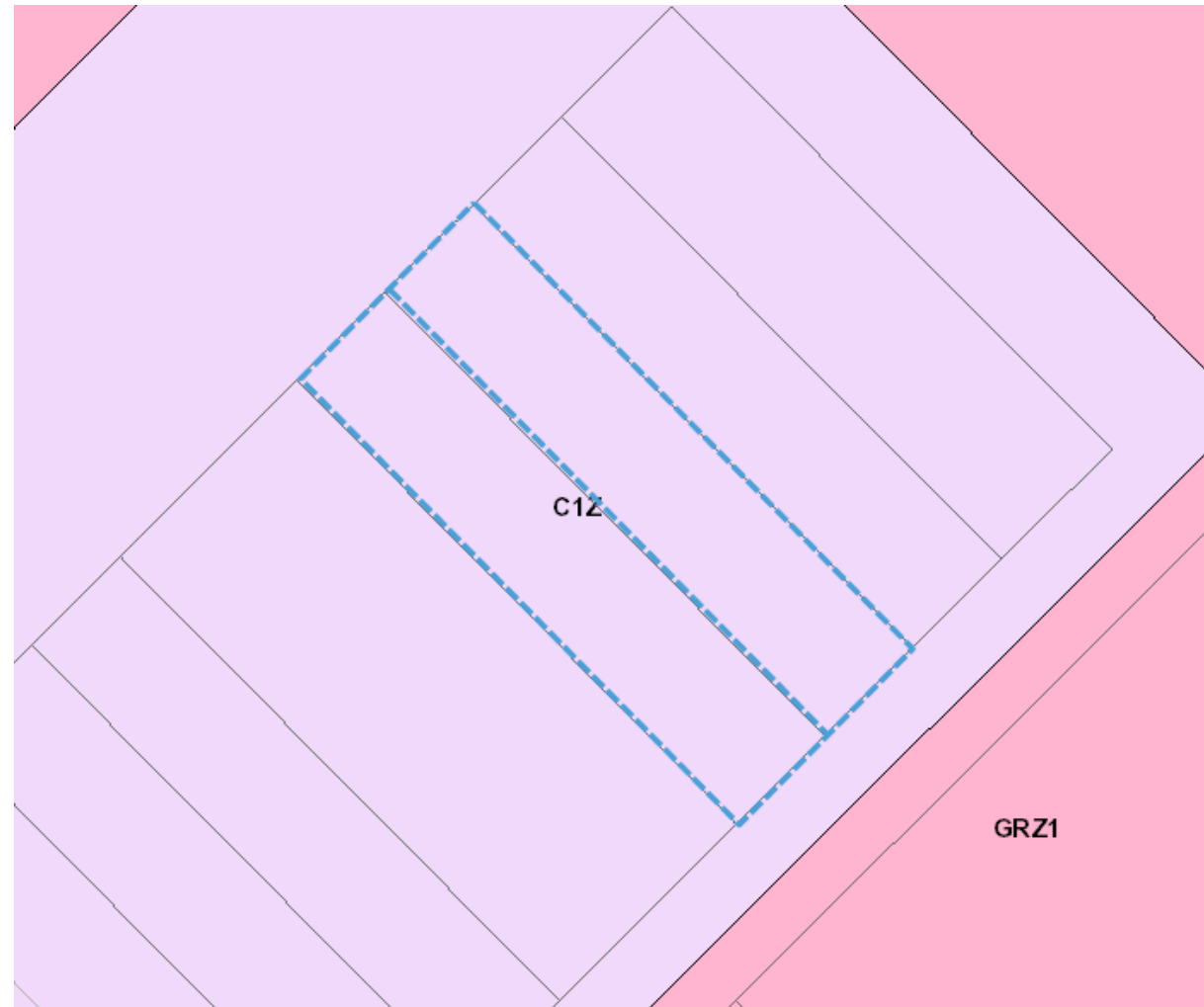


Figure 5 – Commercial 1 Zone – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The proposed development of two shops is considered a high impact activity and as such will require the development of a Cultural Heritage Management Plan. A notice of intent to prepare a CHMP is contained in **Appendix E**.

An extract of the Aboriginal Cultural Heritage Map is provided to the right in **Figure 6**.

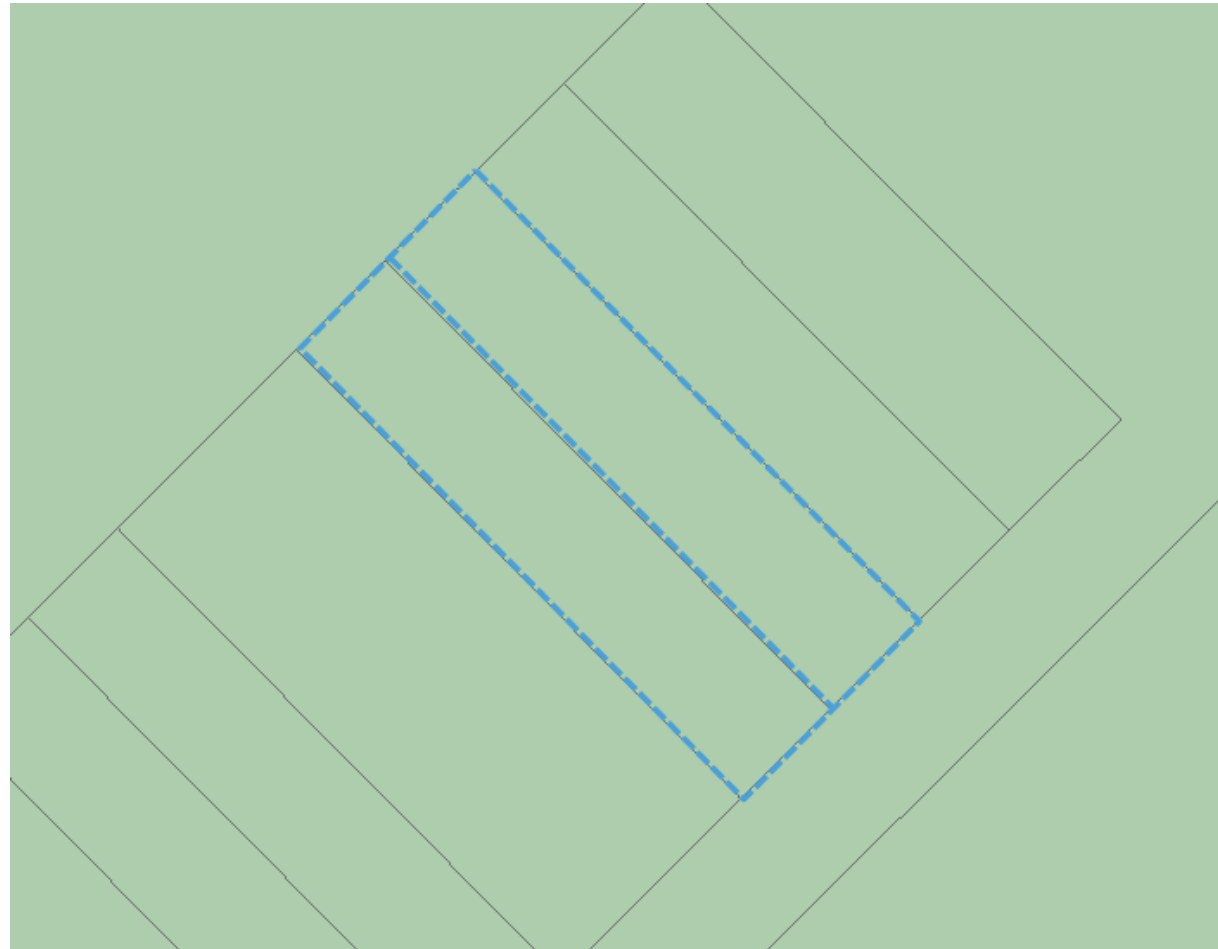


Figure 6 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. OTHER PLANNING PROVISIONS

CLAUSE 52.06 – CAR PARKING

The purpose of the Car parking provisions at Clause 52.06 are:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car use.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 applies to:

- A new use;
- An increase in the floor area or site area of an existing use; or

- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06-3 provides a permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This application is seeking approval for the development of two shops, two dwellings and a car parking dispensation. The car parking calculations for shop are provided below in Table 1:

Use	Rate Column A	Rate Column B	Car parking measure Column C
Shop other than listed in this table	4	3.5	To each 100 sq m of leasable floor area

Table 1 – Car parking provisions

The proposal includes one car parking space for each dwelling, this meets the car parking requirement for a dwelling.

The proposed shops will have a leasable floor area of $111\text{m}^2 / 100 \times 4 = 4.44$ rounded down to a requirement of 4 car parking spaces per shop.

The proposal includes 1 car parking space for each of the shops and as such requires a total dispensation of 6 car parking spaces for the shops only.

There is adequate space along Centre Way if additional parking is required.

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a Schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

A Car Parking Demand Assessment is contained in **Appendix D**.

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 development 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 for an appropriate mixed-use development 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 buildings 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 Newlands Arm as a coastal area. Newlands Arm is a small, compact township that functions as a distinct community while relying on Paynesville and Bairnsdale for most local services. It serves as a settlement for permanent residents and as a popular destination for holiday and recreational activities.
- The proposed commercial and residential development will provide an alternative style of residential development than currently exists in Newlands Arm and will encourage a suitable scale of commercial development that will complement the existing residential base of Newlands Arm. The East Gippsland Planning Scheme encourages a range of residential development to meet the community needs and aspirations.
- The proposed buildings will connect to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- **Clause 17** considers all sectors to be critical in achieving economic prosperity. The proposed development will result in two new shops that will be leased out, providing the community with business opportunities. It is anticipated that the small shops will be suitable for small businesses such as hairdressers, health professionals or retail.
- The proposal is generally consistent with the decision guidelines of the Commercial 1 Zone at **Clause 34.01-4** which seeks to develop dynamic mixed-use commercial hubs that accommodate retail, office, business, entertainment, and community activities and to support residential development at densities that align with and enhance the function and scale of the commercial centre.
- The proposed development of two shops, two dwelling and a carparking dispensation has been designed to be respectful of the existing neighbourhood character of the area as much as possible. Newland Arm is predominantly residential in nature with a small area of commercial zoned land.
- The relevant provisions of Clause 54 have been addressed and are contained in **Appendix C**.
- Vehicle access to the sites is proposed along the southeastern boundary directly from an unconstructed access lane. The access lane connects directly to Colony Club Drive to the northeast and Village Fair Drive to the southwest. Pedestrian access will be provided along the northwestern boundary being Centre Way. The proposal includes 2 car parking spaces, being one for each proposed shop.
- The proposed double storey development is appropriate for the area and will maximise the use of the land whilst providing for a high-quality development.
- A notice of intent to prepare a Cultural Heritage Management Plan is contained in **Appendix E**.

- This submission has addressed **Clause 52.06** Car Parking which seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- This application is seeking a car parking dispensation of 6 car parking spaces. A Car Parking Demand Assessment is contained in **Appendix D**.
- The proposal will include 1 car parking space for each shop and 1 car parking space for each dwelling. Centre Way is a suitably wide road reserve which can support additional on street parking if additional parking is required.
- There are no existing footpaths in this location.
- Pedestrian access to the site will be provided along the northwestern boundary directly from Centre Way. Vehicle access will be provided via the access lane along the southeastern boundary.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed development supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- There will be no negative impact on the existing road network as a result of the proposal. The increased development is unlikely to generate any negative impact on the existing road network.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

7. CONCLUSION

This submission is in support of a planning permit application for the development of two shops, two dwellings and a car parking dispensation at 14 and 16 Centre Way, Newlands Arm.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development 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 Commercial 1 Zone.
- The design of the buildings are complementary to the existing surrounding development and is consistent with the character of the area.
- The proposal is a significant investment in Newlands Arm that will support economic growth of East Gippsland in both commercial and residential sectors.

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

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.

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 WIND CLASSIFICATION: N*
 IN ACCORDANCE WITH AS4055-2012

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PROPOSED NEW COMMERCIAL DEVELOPMENT

14 CENTRE WAY NEWLANDS ARM

TTA Projects Pty Ltd ATF TTA Trust

16 CENTRE WAY NEWLANDS ARM

TTA Investments Pty Ltd ATF The TTA Superfund

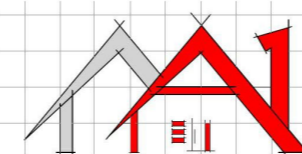


SHEET SIZE : A2

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-



A1 BUILDING DESIGN AND DRAFTING
 P.O. Box 529 Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:06 PM
Client Approval Signature:	
Date:	

Title:	COVER
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM
Job No:	18015
Revised:	
Drawing No:	OFS

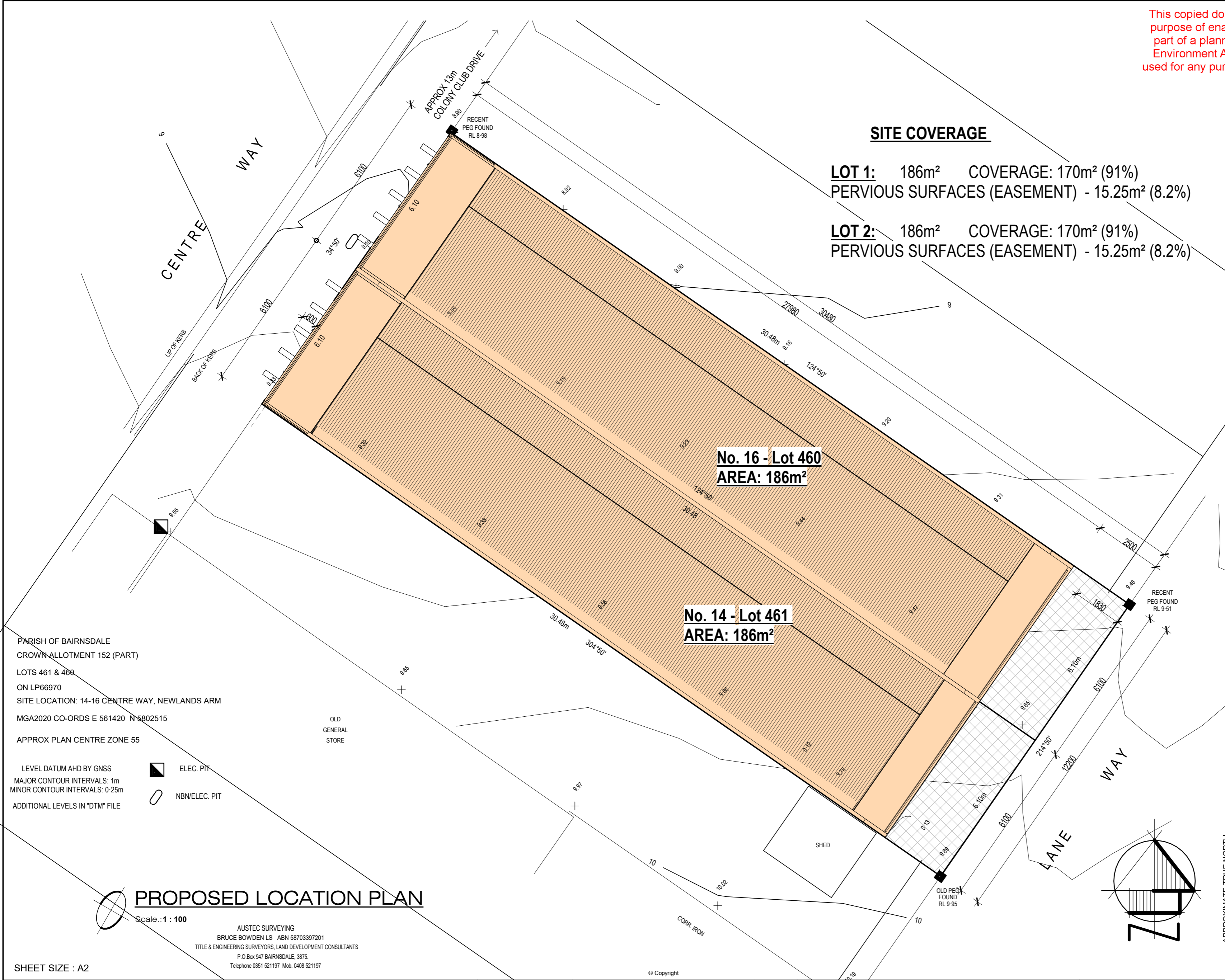
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PROPERTY REPORT:

ADDRESS: 14 & 16 CENTRE WAY, NEWLANDS ARM
LOT: LOTS 461 & 460 - LP66970
COUNCIL: EAST GIPPSLAND
COUNCIL PROPERTY No.: 3210 & 3211
ZONES AND OVERLAYS
ZONE:
COMMERCIAL 1 ZONE (C1Z)
OVERLAYS: NONE AFFECTING THIS LAND

SITE COVERAGE

LOT 1: 186m² COVERAGE: 170m² (91%)
 PERVIOUS SURFACES (EASEMENT) - 15.25m² (8.2%)
LOT 2: 186m² COVERAGE: 170m² (91%)
 PERVIOUS SURFACES (EASEMENT) - 15.25m² (8.2%)



DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.

SITE LEVELS BY : AUSTEC SURVEYING

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
2. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
3. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
4. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

NOTE:

- ALL DOWN PIPES TO BE CONNECTED FROM GUTTERS TO LEGAL POINT OF DISCHARGE
- ALL NEW FRAMING TO COMPLY WITH AS 1684 AND THE BUILDING CODE OF AUSTRALIA 2016(CLASS 1-10 BUILDINGS)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, SETBACK, LEVELS AND SPECIFICATIONS AND ALL RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE BUILDER FOR CLARIFICATION. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW / AND OR EXISTING STRUCTURES DURING THE WORKS.
- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.

PARISH OF BAIRNSDALE
 CROWN ALLOTMENT 152 (PART)
 LOTS 461 & 460
 ON LP66970
 SITE LOCATION: 14-16 CENTRE WAY, NEWLANDS ARM
 MGA2020 CO-ORDS E 561420 N 5802515
 APPROX PLAN CENTRE ZONE 55

LEVEL DATUM AHD BY GNSS
 MAJOR CONTOUR INTERVALS: 1m
 MINOR CONTOUR INTERVALS: 0.25m
 ADDITIONAL LEVELS IN "DTM" FILE

ELEC. PIT
 NBN/ELEC. PIT

PROPOSED LOCATION PLAN

Scale: 1 : 100

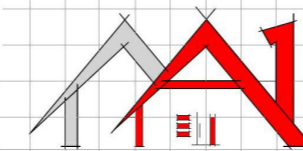
AUSTEC SURVEYING
 BRUCE BOWDEN LS ABN 58703397201
 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
 P.O. Box 947 BAIRNSDALE, 3875.
 Telephone 0351 521197 Mob. 0408 521197

SHEET SIZE : A2

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-

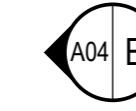
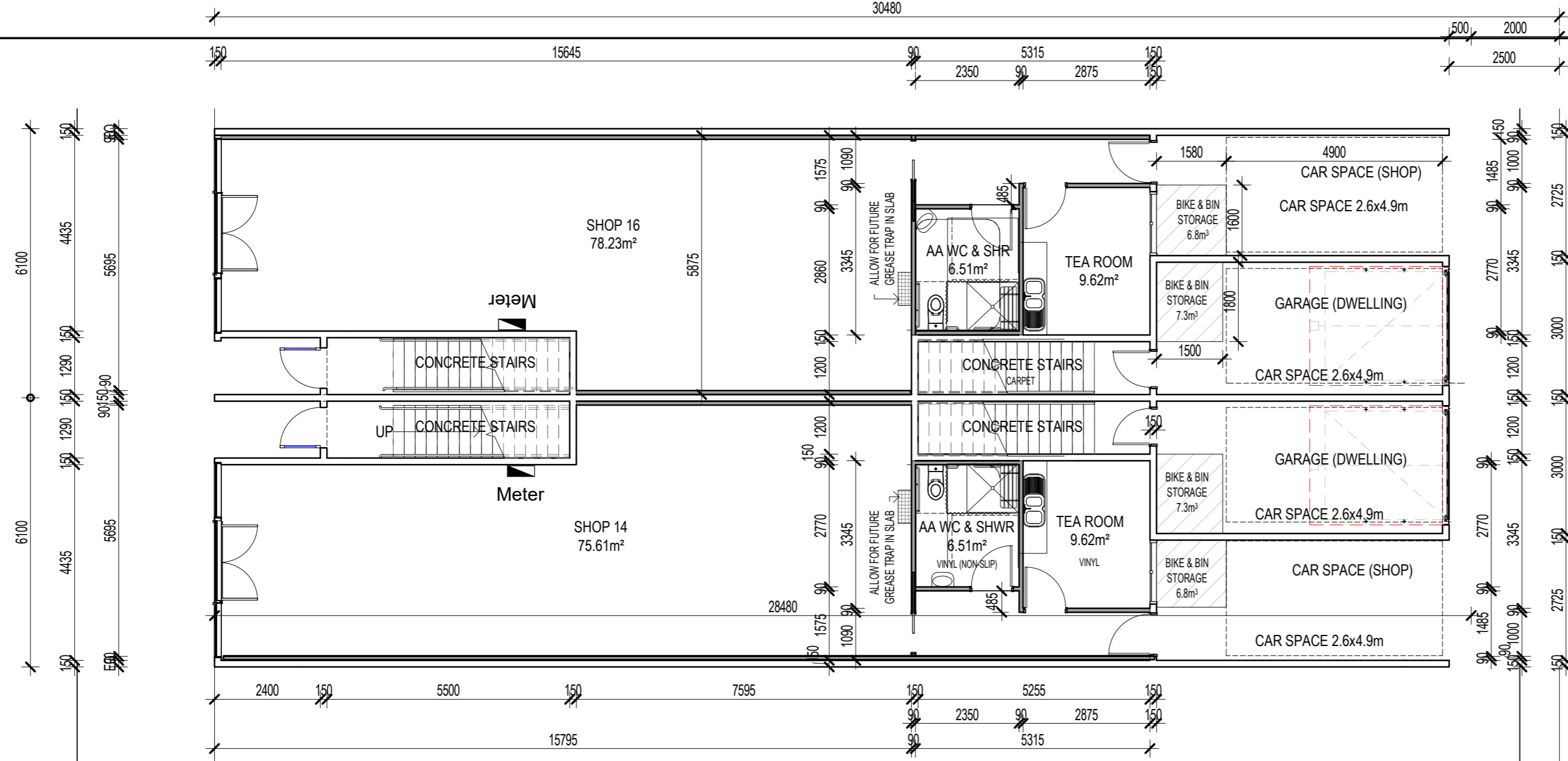


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 Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:08 PM
Client Approval Signature:	
Date:	

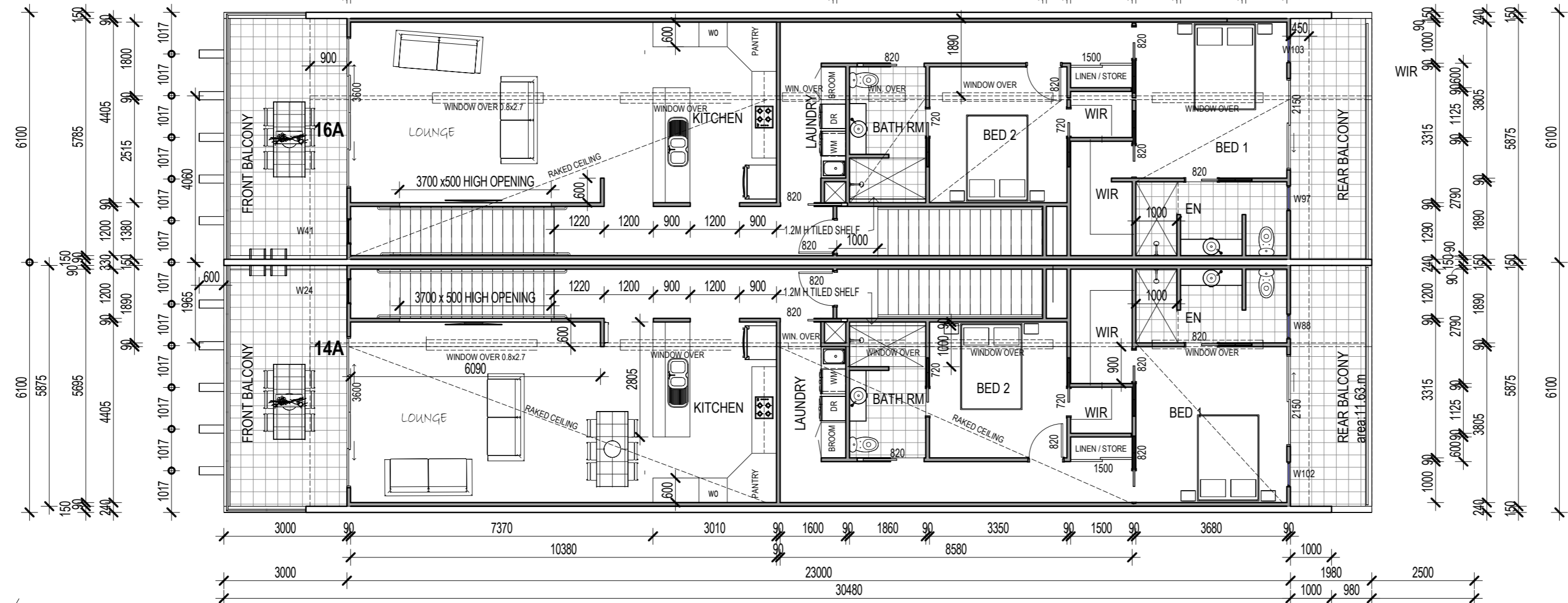
Title:	SITE PLAN	
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund	
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM	
Job No:	18015	Revised:
Drawing No:	A01	

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GROUND FLOOR PLAN - SHOP

Scale: 1 : 100



FIRST FLOOR - DWELLING

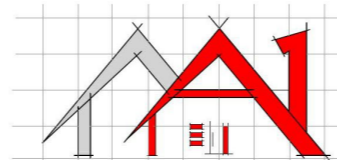
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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-



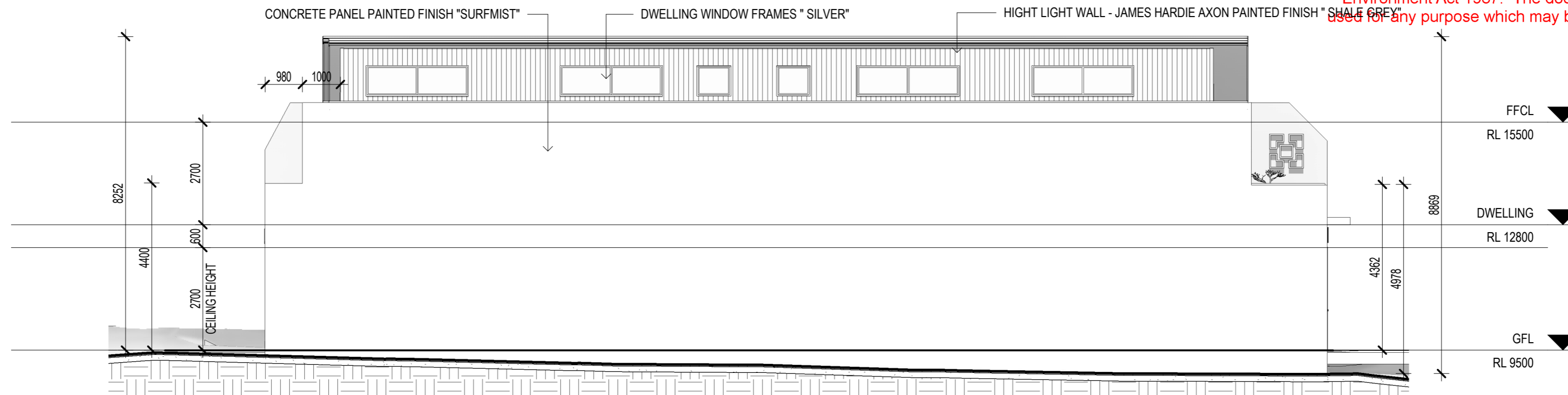
A1 BUILDING DESIGN AND DRAFTING
 P.O. Box 529 Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	MJG
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:11 PM
Client Approval Signature:	

Title:	FLOOR PLANS
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM
Job No:	18015
Revision:	
Drawing No:	A02

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NORTH ELEVATION
 Scale: 1 : 100

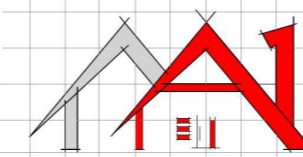


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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-

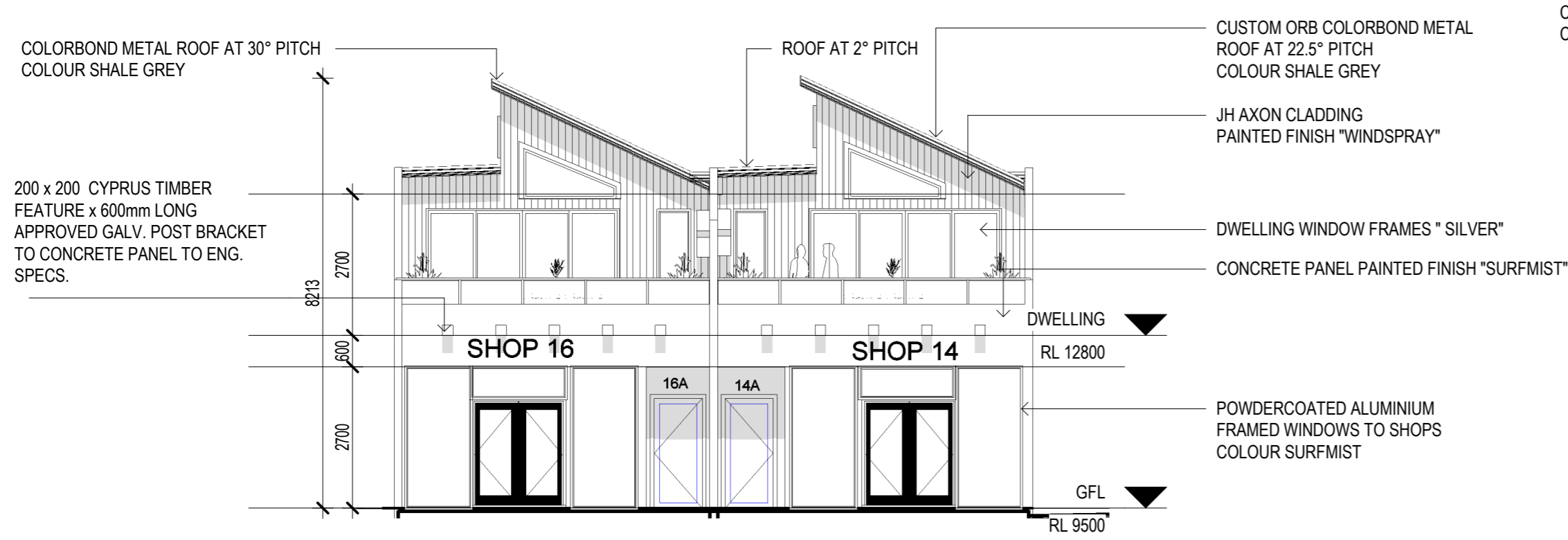


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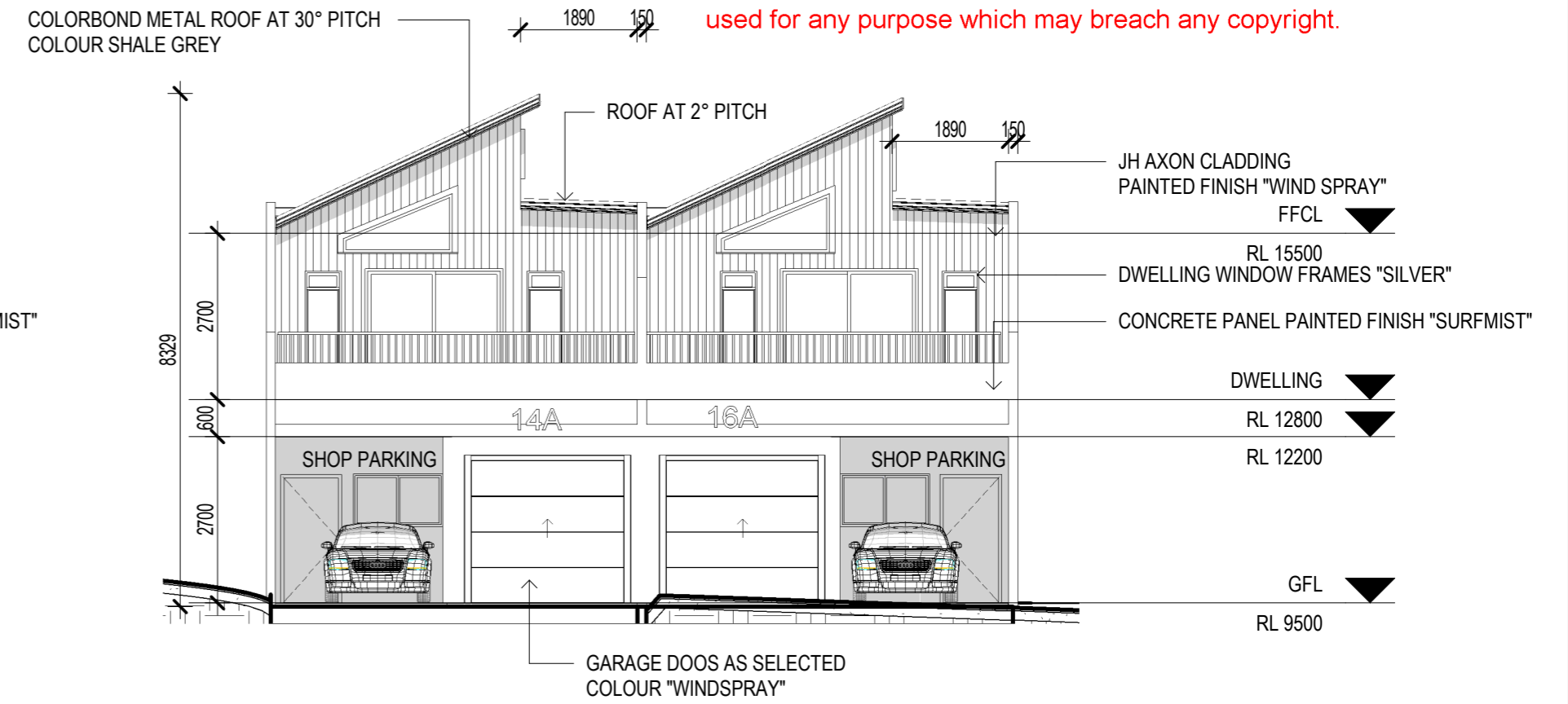
Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:20 PM
Client Approval Signature:	
Date:	

Title:	ELEVATIONS
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM
Job No:	18015
Revised:	
Drawing No:	A03

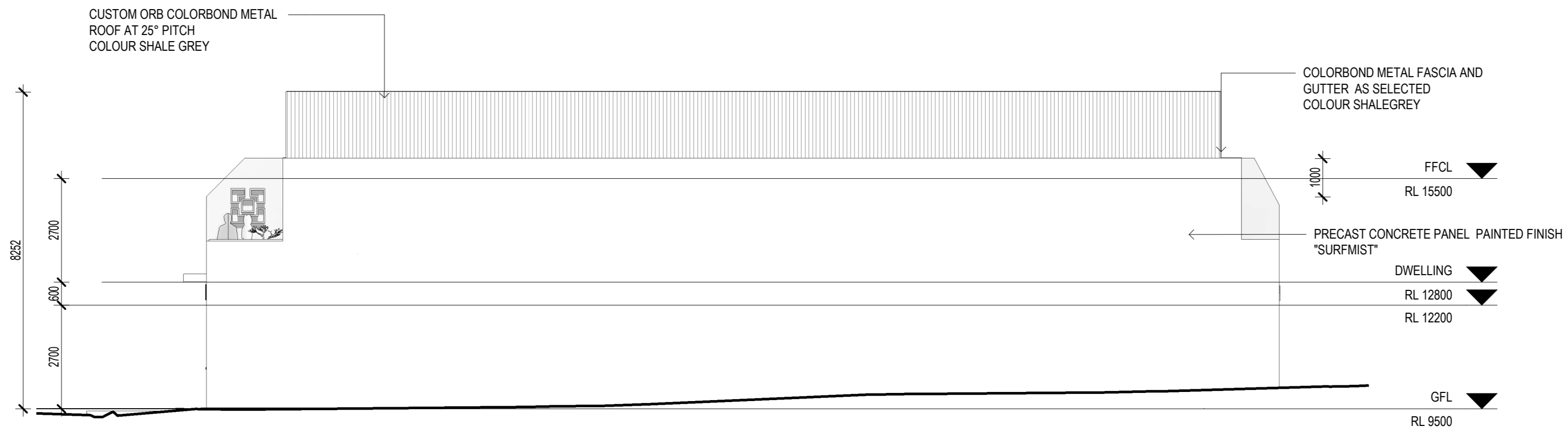
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WEST - ELEVATION
Scale: 1 : 100



EAST - ELEVATION
Scale: 1 : 100



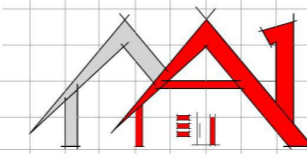
SOUTH ELEVATION
Scale: 1 : 100

SHEET SIZE : A2

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-



A1 BUILDING DESIGN AND DRAFTING

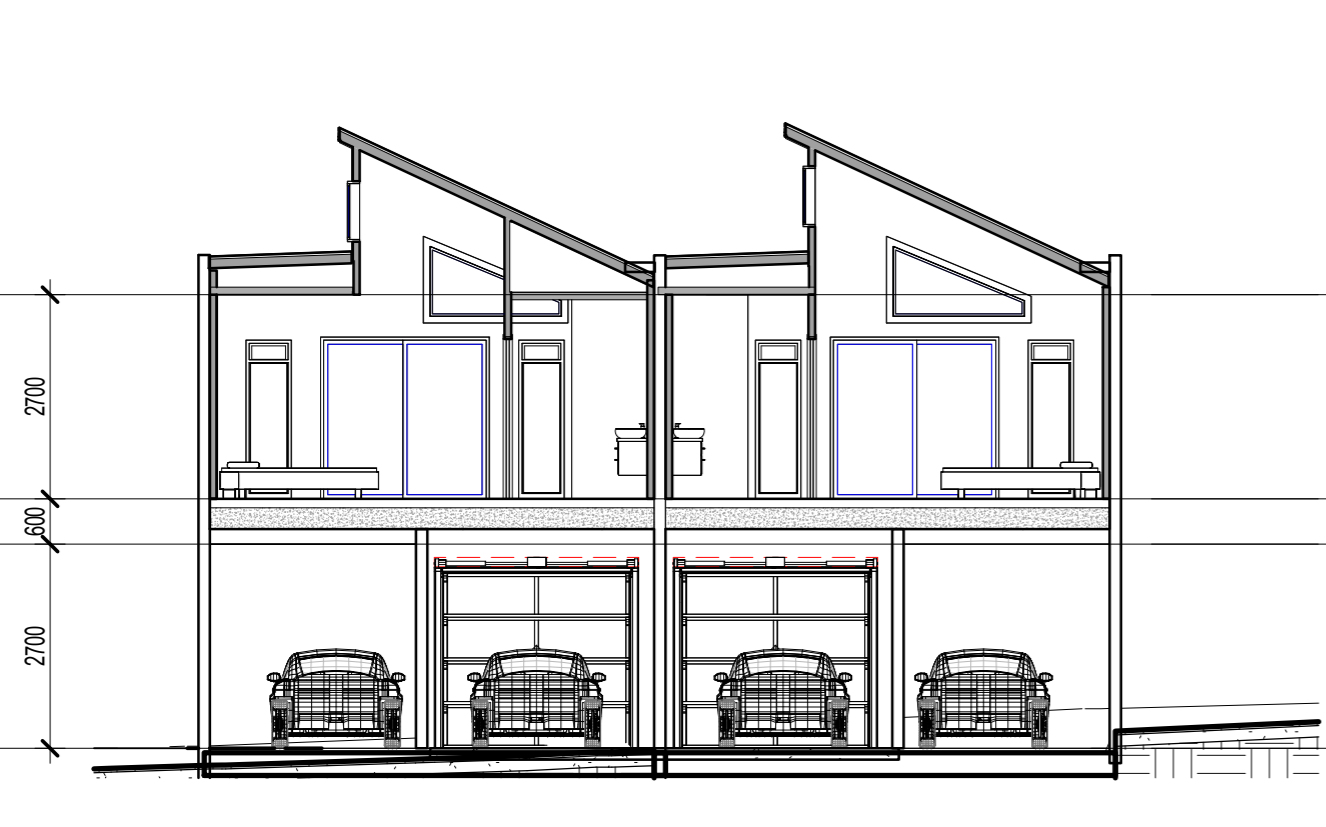
P.O. Box 529 Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:24 PM
Client Approval Signature:	
Date:	

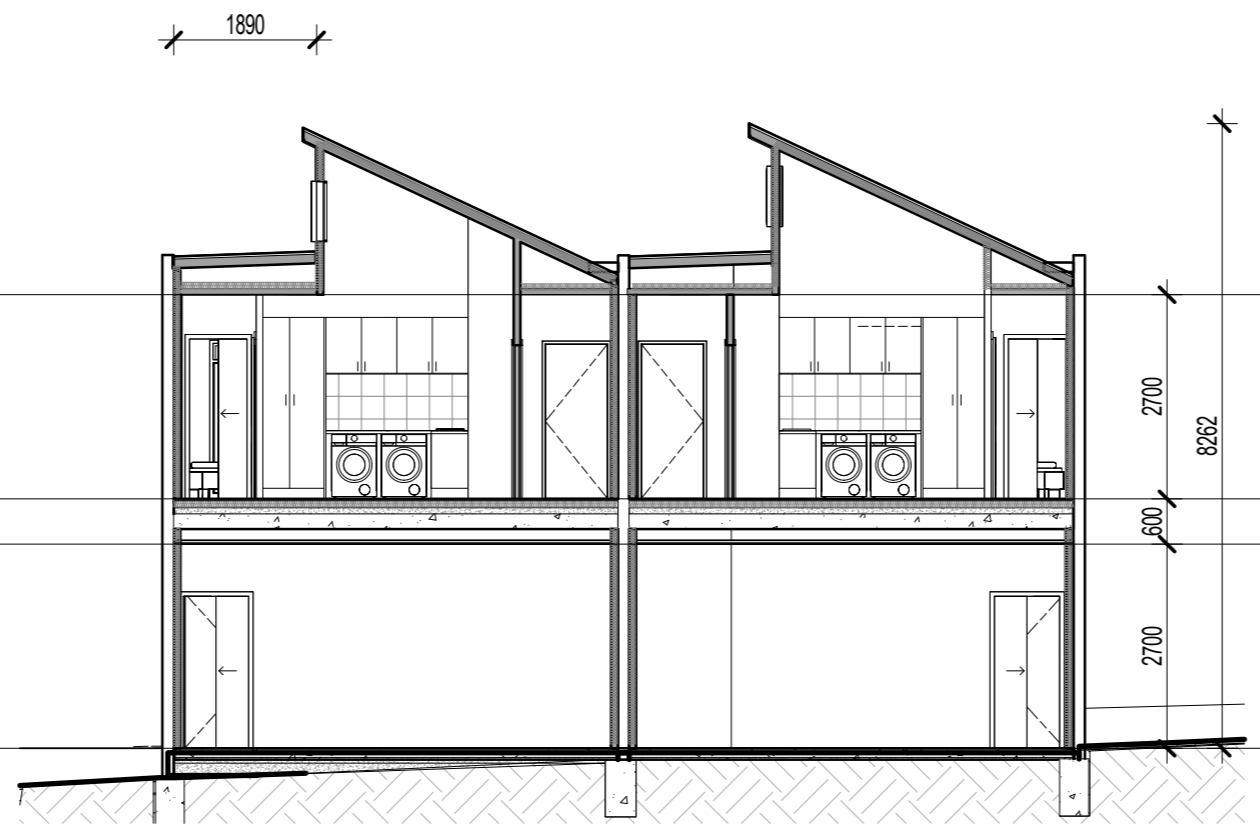
Title:	ELEVATIONS		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
Job No:	18015	Revision:	
Drawing No:			A04

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Page 48 of 55

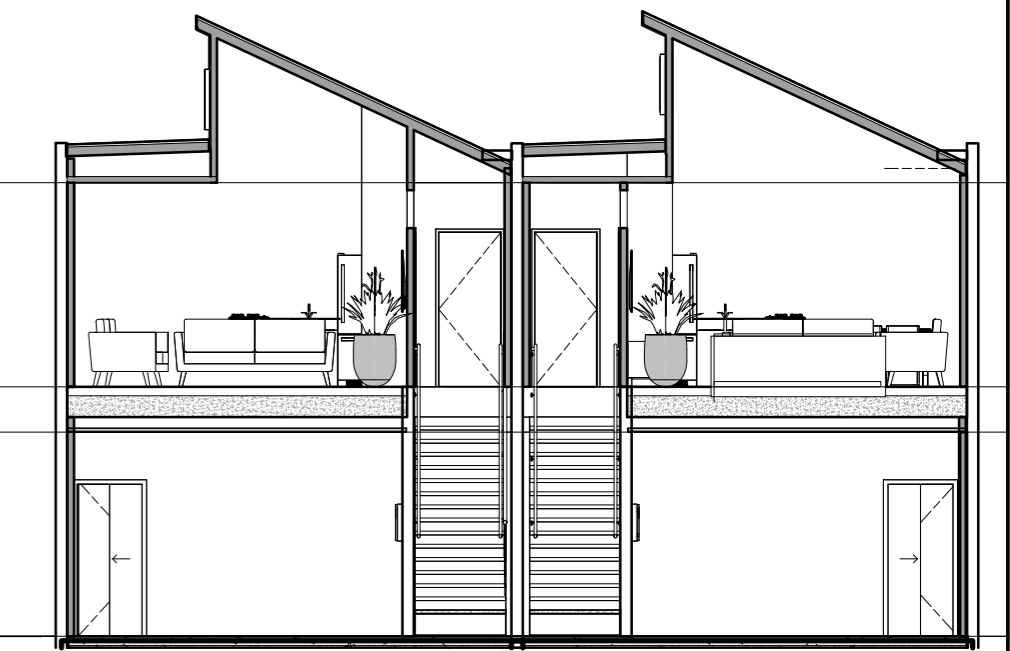
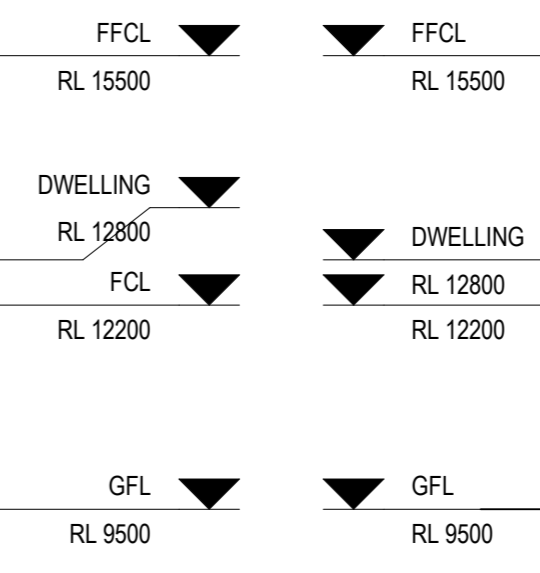
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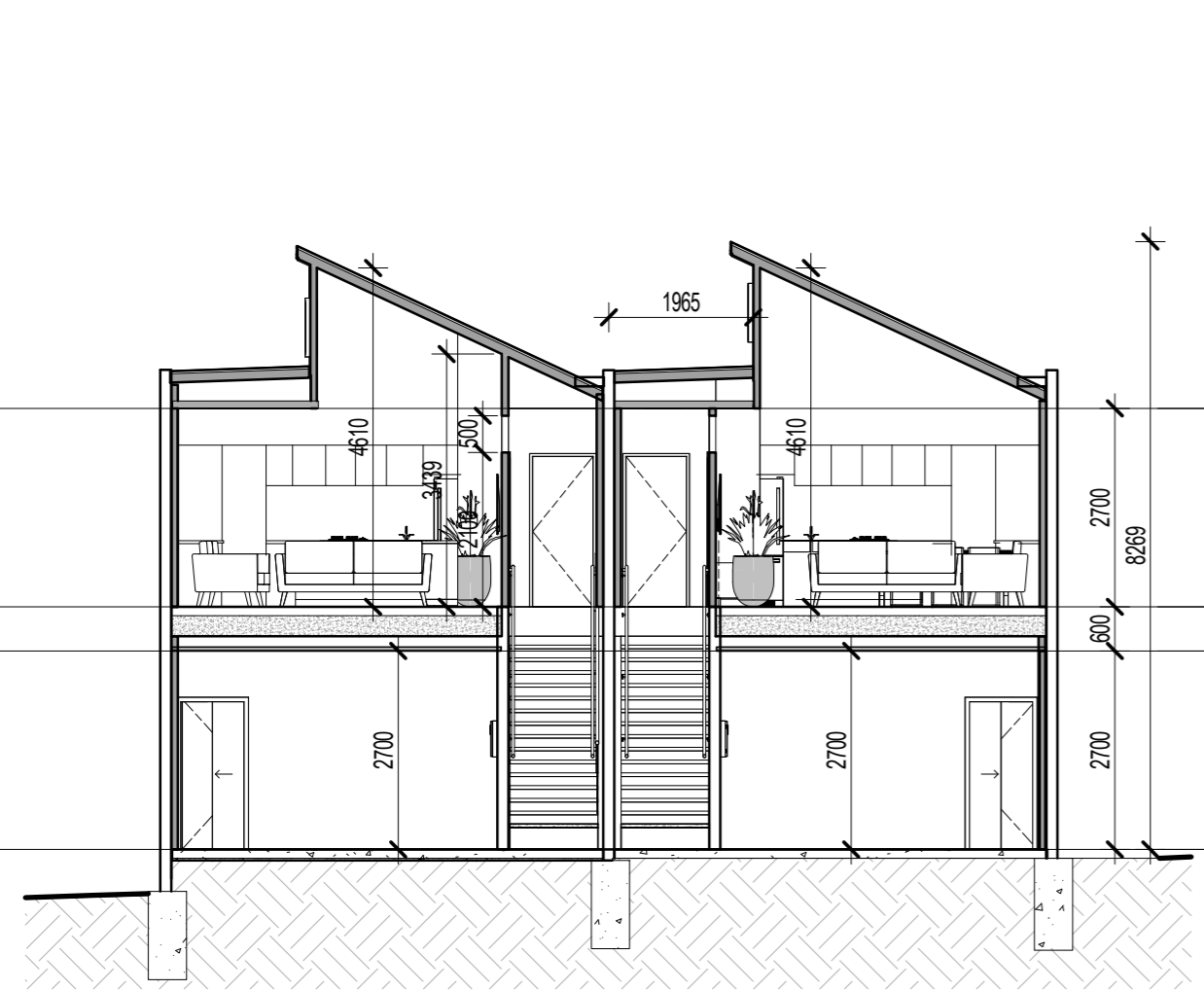
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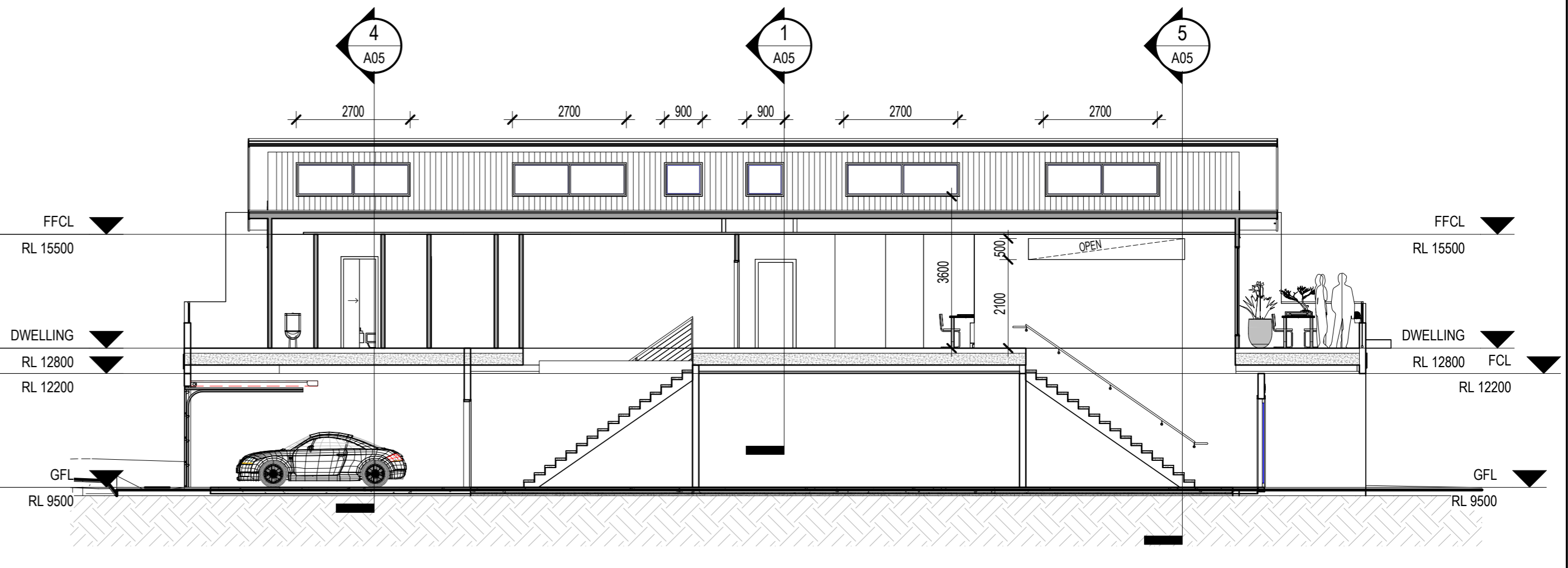
Section 1
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Section 2
Scale: 1 : 100



Section 5
Scale: 1 : 100



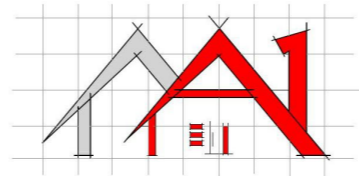
Section 3
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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-



A1 BUILDING DESIGN AND DRAFTING
P.O. Box 529 Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:34 PM
Client Approval Signature:	
Date:	

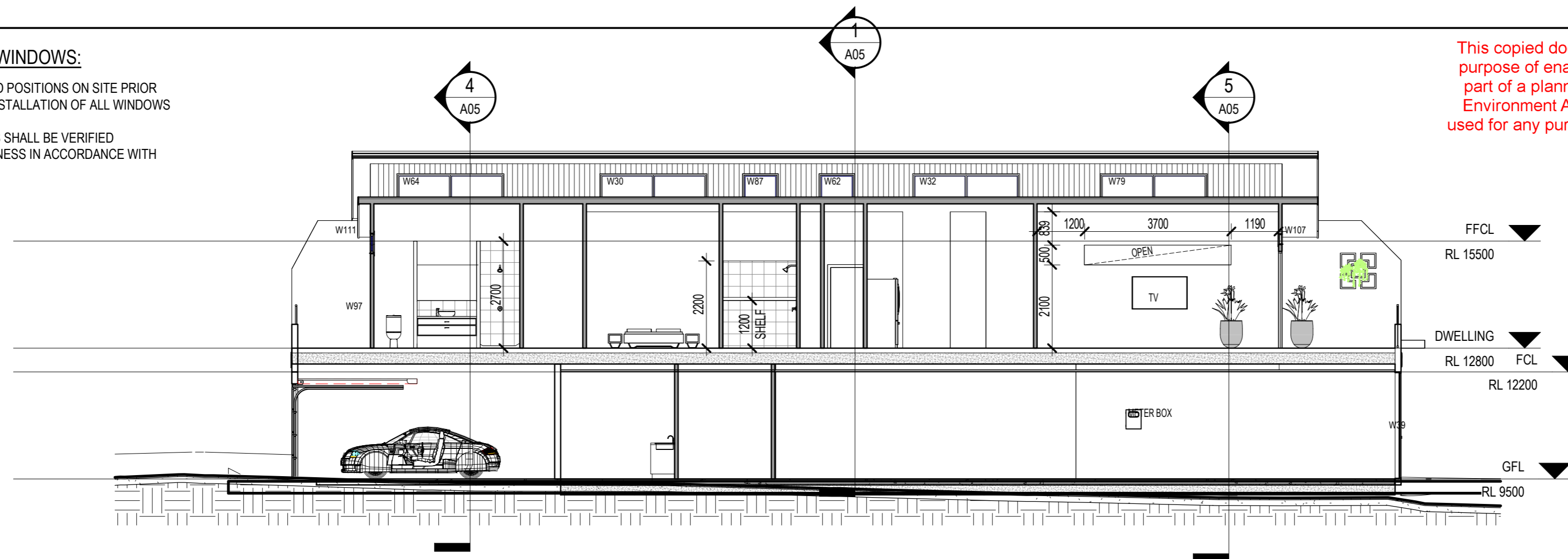
Title:	SECTIONS
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM
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DOORS AND WINDOWS:

- VERIFY ALL SIZES AND POSITIONS ON SITE PRIOR TO ORDERING AND INSTALLATION OF ALL WINDOWS AND DOORS.
- SIZES OF ALL LINTELS SHALL BE VERIFIED
- ALL GASS AND THICKNESS IN ACCORDANCE WITH AS1288



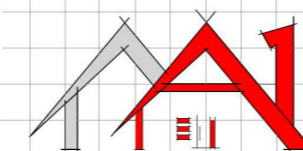
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AREA:	m ²	Issue	Amendment	Date
SITE AREA:	-	-	-	-
HOUSE AREA:	-	-	-	-
GARAGE AREA:	-	-	-	-
ALFRESCO / VERANDA:	-	-	-	-
PORCH AREA:	-	-	-	-
OTHER AREA:	-	-	-	-

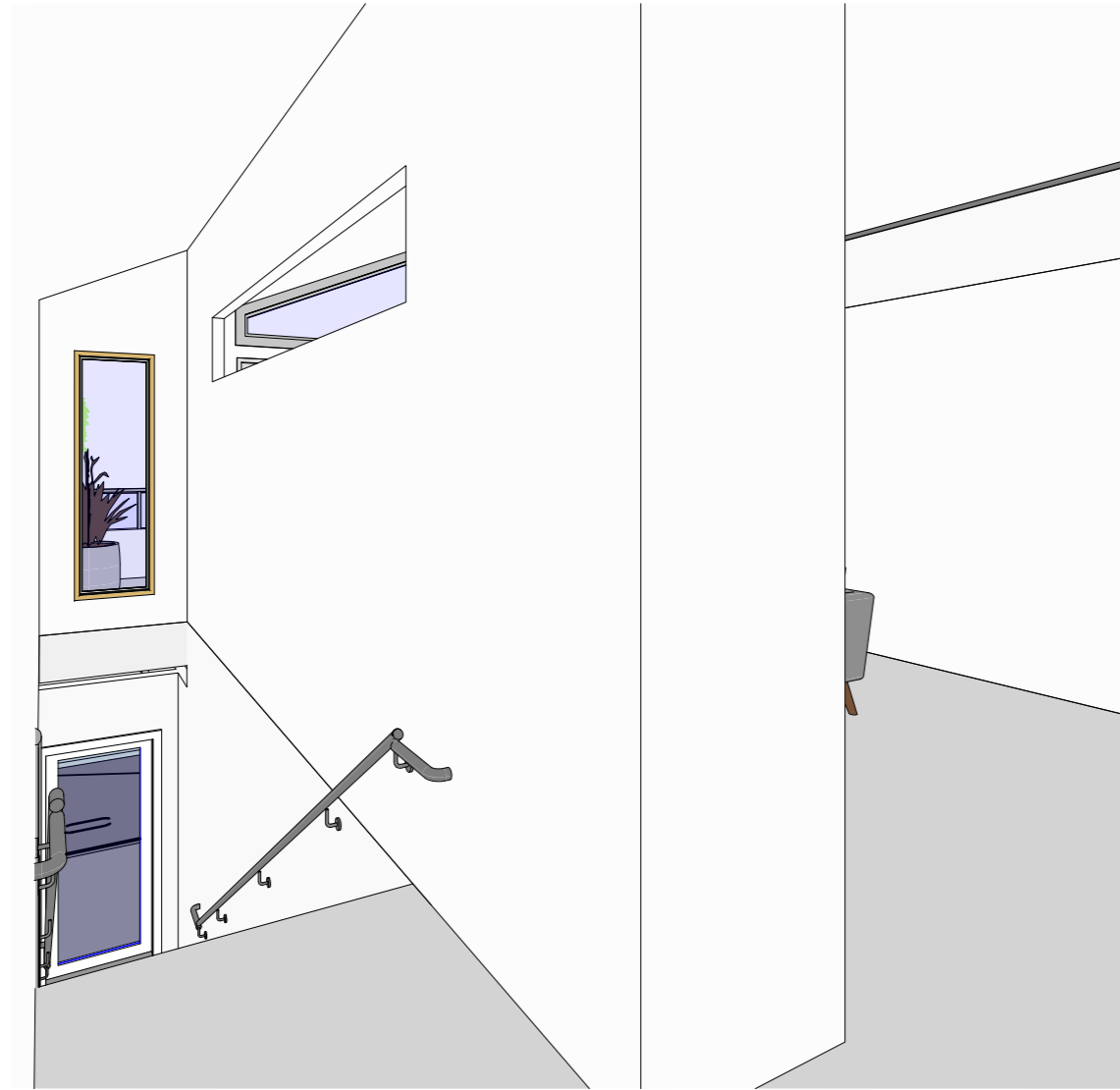


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Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:08:54 PM
Client Approval Signature:	
Date:	

Title:	SECTION & 3D VIEWS		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
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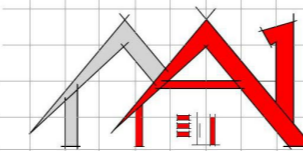
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HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



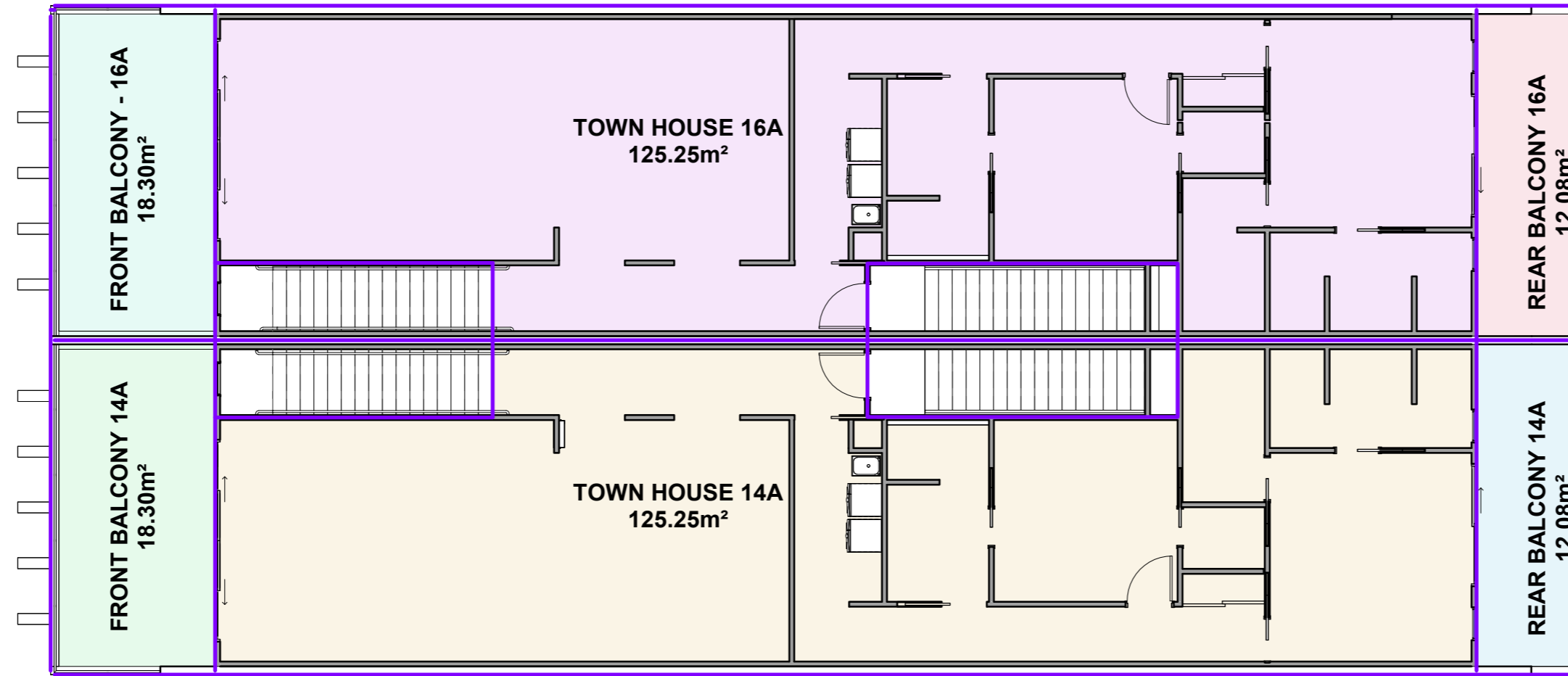
A1 BUILDING DESIGN AND DRAFTING

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 Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:09:08 PM
Client Approval Signature:	
Date:	

Title:	3D VIEWS
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM
Job No:	18015
Revised:	
Drawing No:	A07

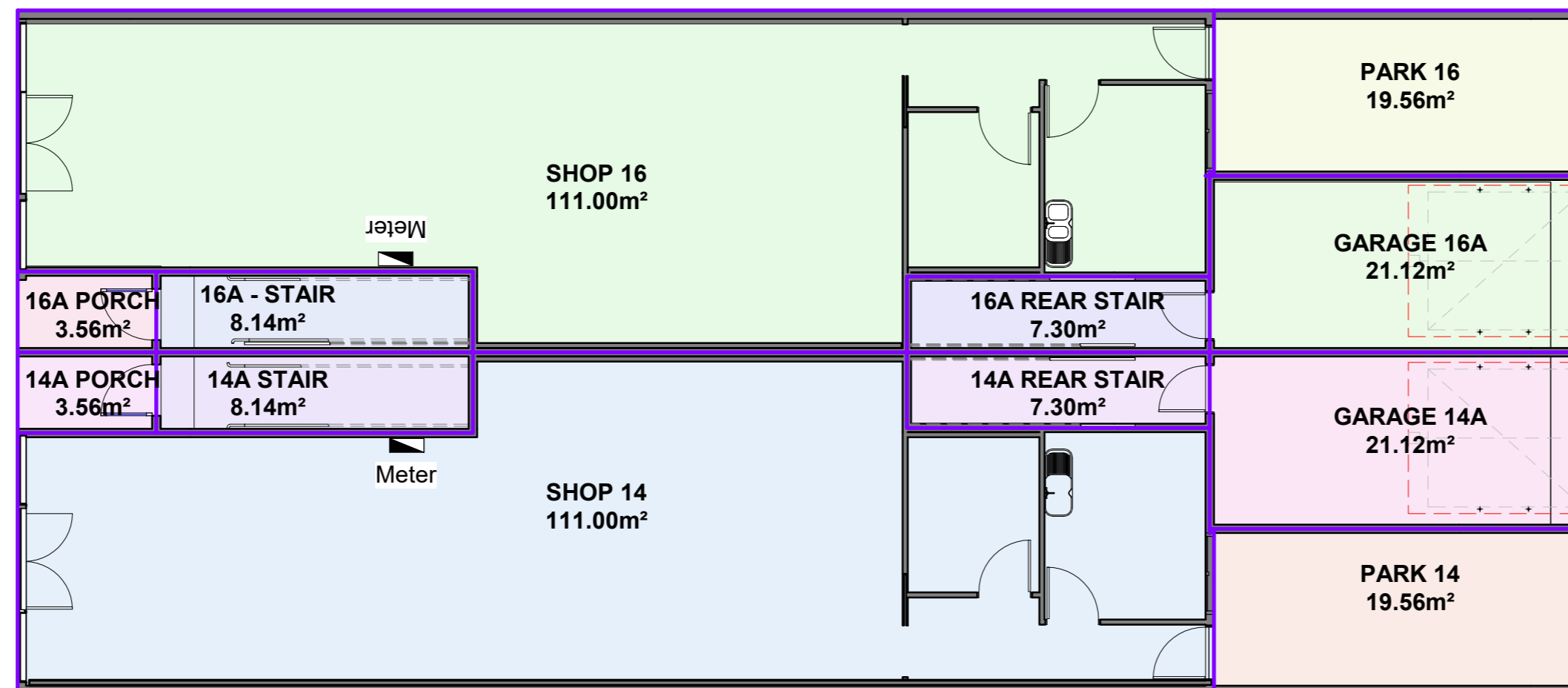
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TOWNHOUSE AREA PLAN
 Scale: 1 : 100

PRIVATE OPEN SPACE

DWELLING 14A	
TOTAL AREA:	125.25m ²
POS (FRONT VERANDAH)	18.3m ² (15%)
DWELLING 16A	
TOTAL AREA:	125.25m ²
POS (FRONT VERANDAH)	18.3m ² (15%)



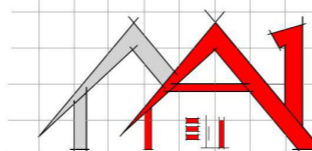
SHOP AREA PLAN
 Scale: 1 : 100

SHEET SIZE : A2

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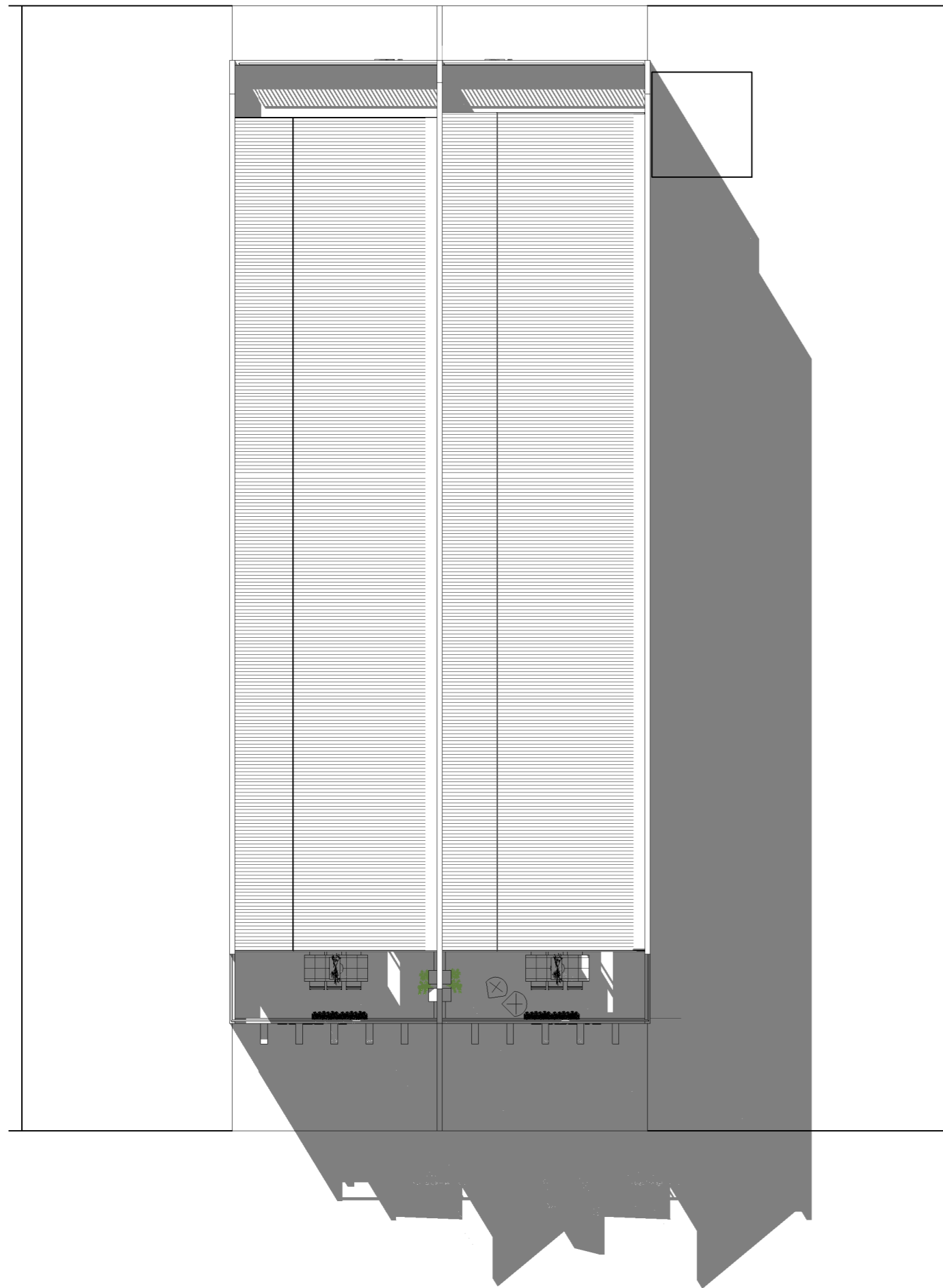
AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



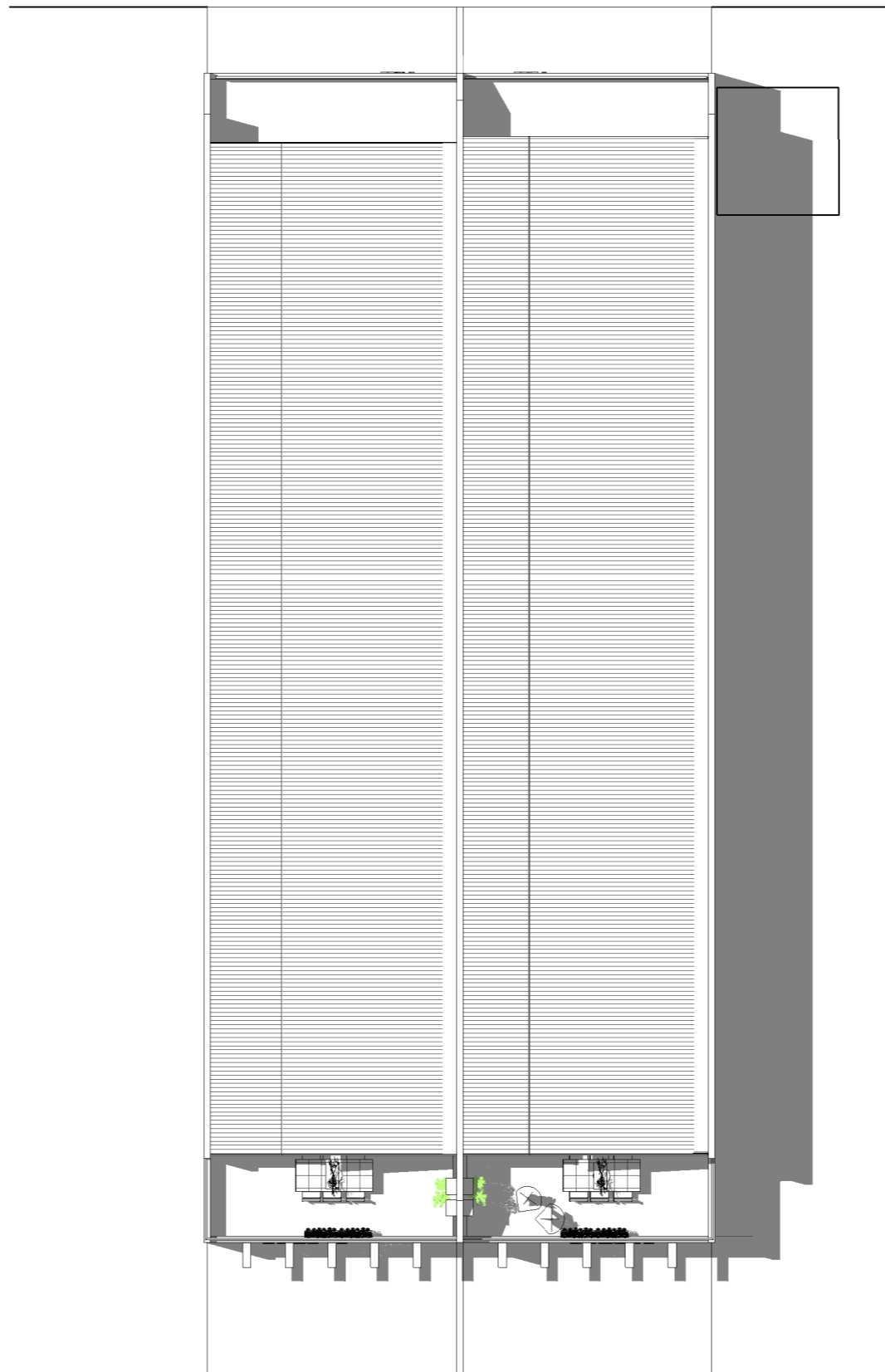
A1 BUILDING DESIGN AND DRAFTING
 P.O. Box 529 Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	JULY 2024
A2 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	17/12/2024 1:09:10 PM
Client Approval Signature:	

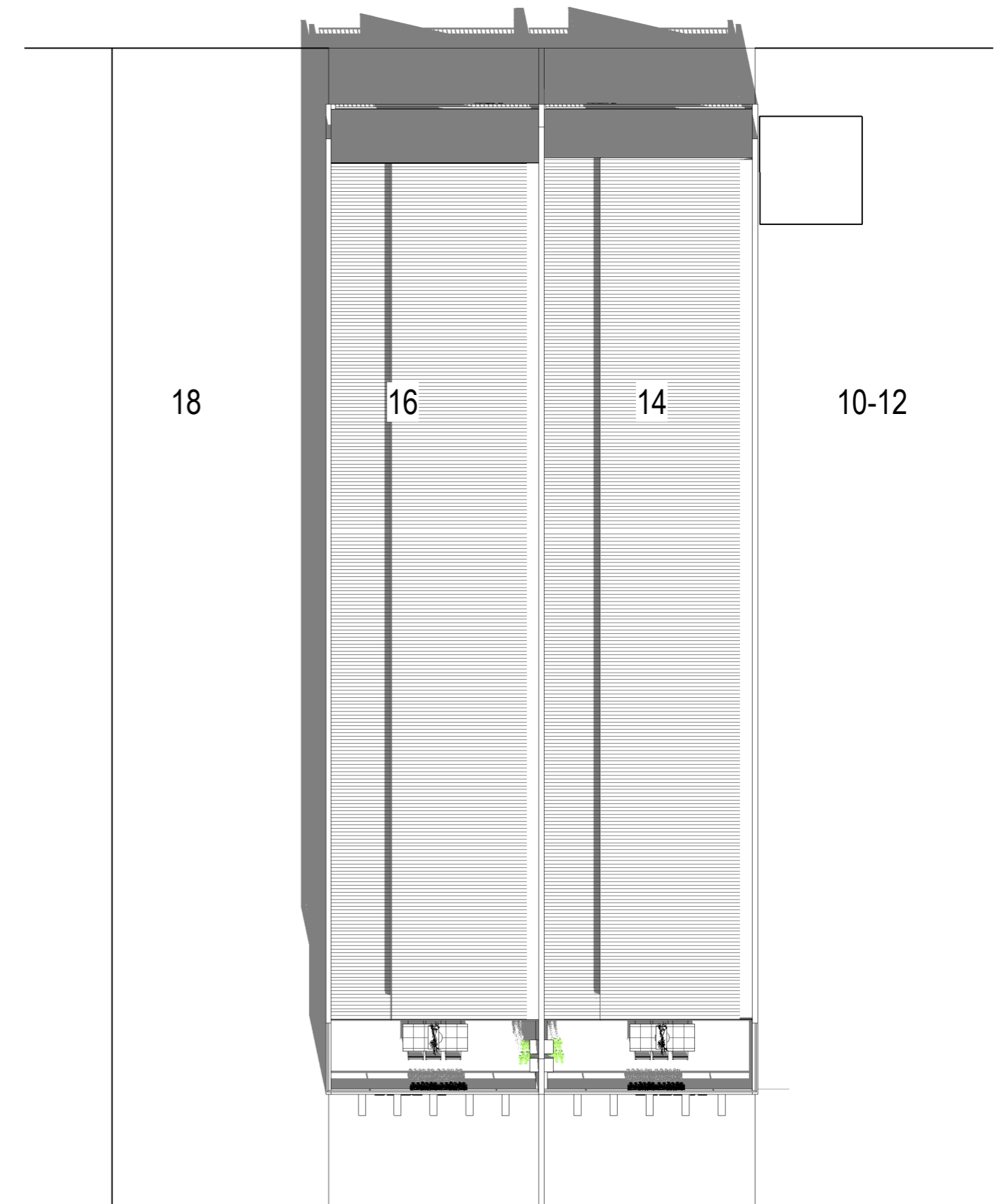
Title:	AREA PLAN		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
Job No:	18015	Revised:	Drawing No: A09.



Shadow December 22 9am
Scale: 1:100



Shadow December 22 12 Noon
Scale: 1:100



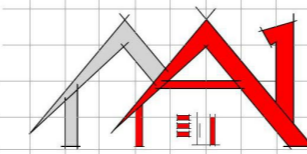
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Scale: 1:100

SHEET SIZE : A2

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



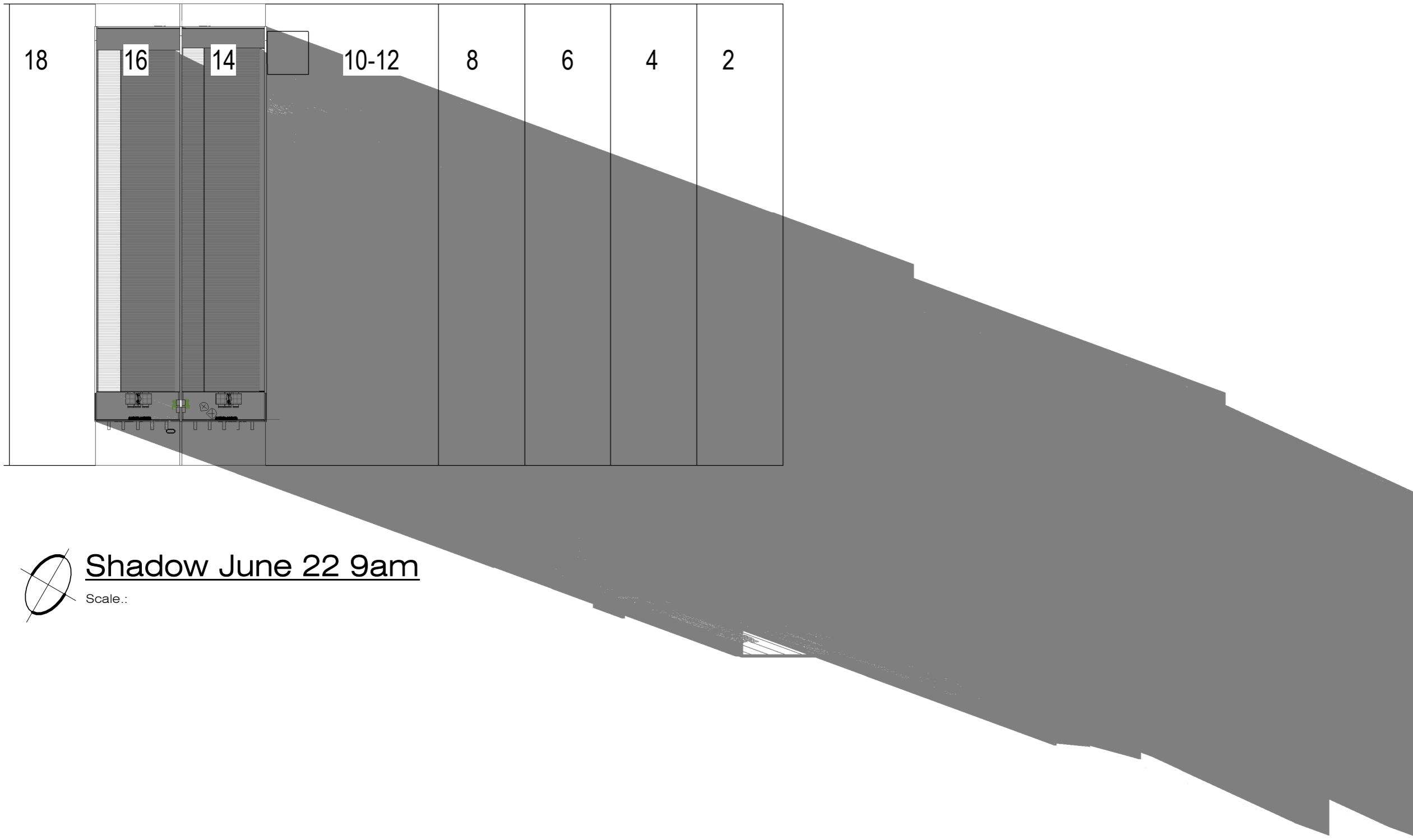
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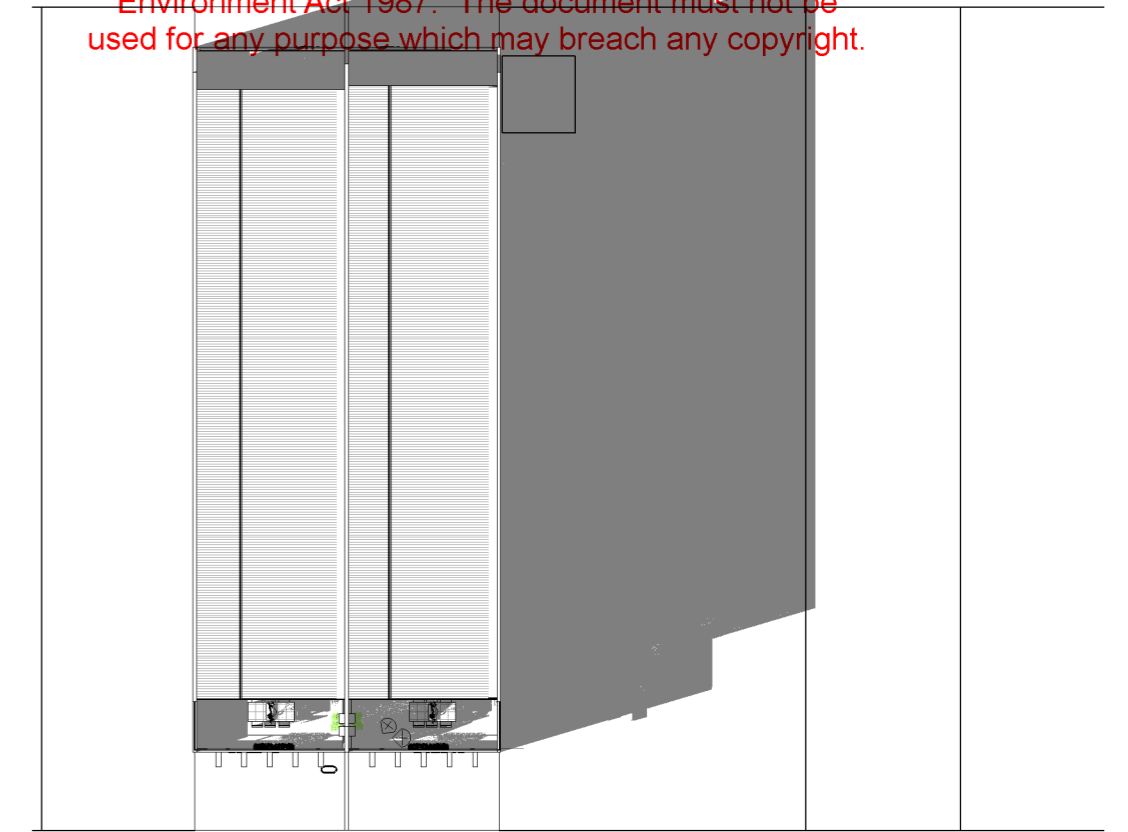
Date:	JULY 2024
A2 Scale:	
Designed:	Designer
Drawn:	Author
Plot Date:	17/12/2024 1:09:14 PM
Client Approval Signature:	
Date:	

Title:	SHADOW PLAN - DECEMBER		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
Job No:	18015	Revision:	1
Drawing No:	A11.		

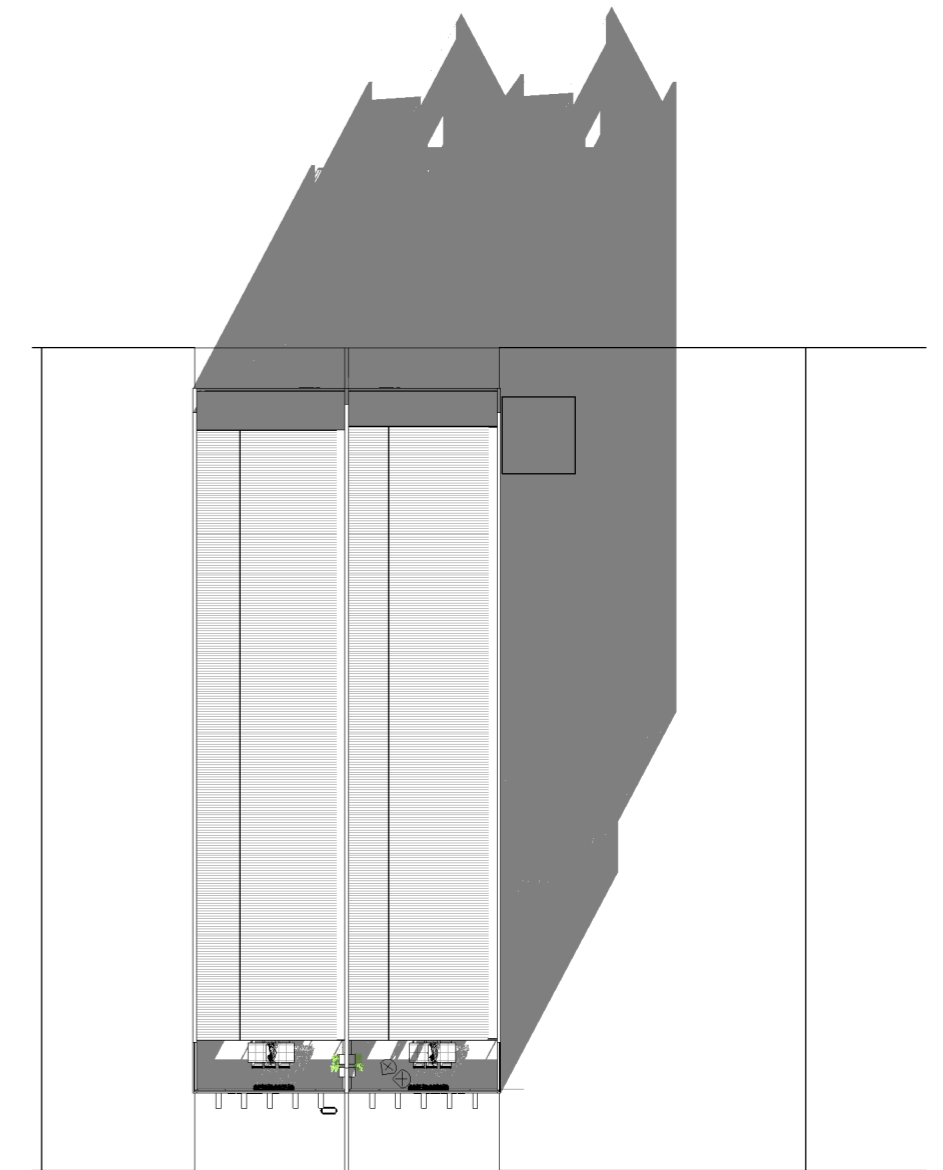
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 **Shadow June 22 9am**
 Scale: .:



 **Shadow June 22 12 noon**
 Scale: .:



 **Shadow June 22 3pm**
 Scale: .:

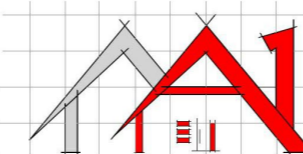
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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



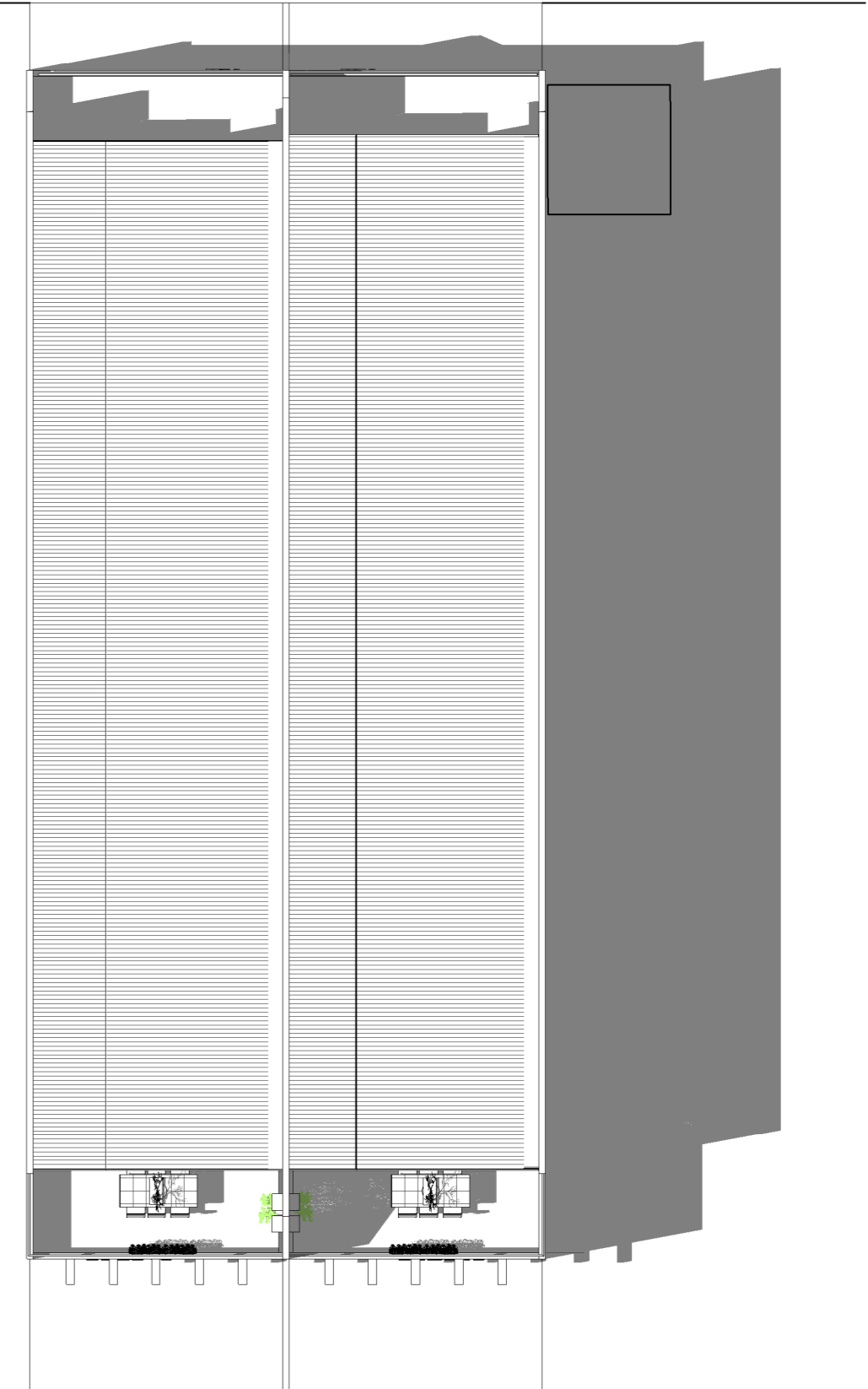
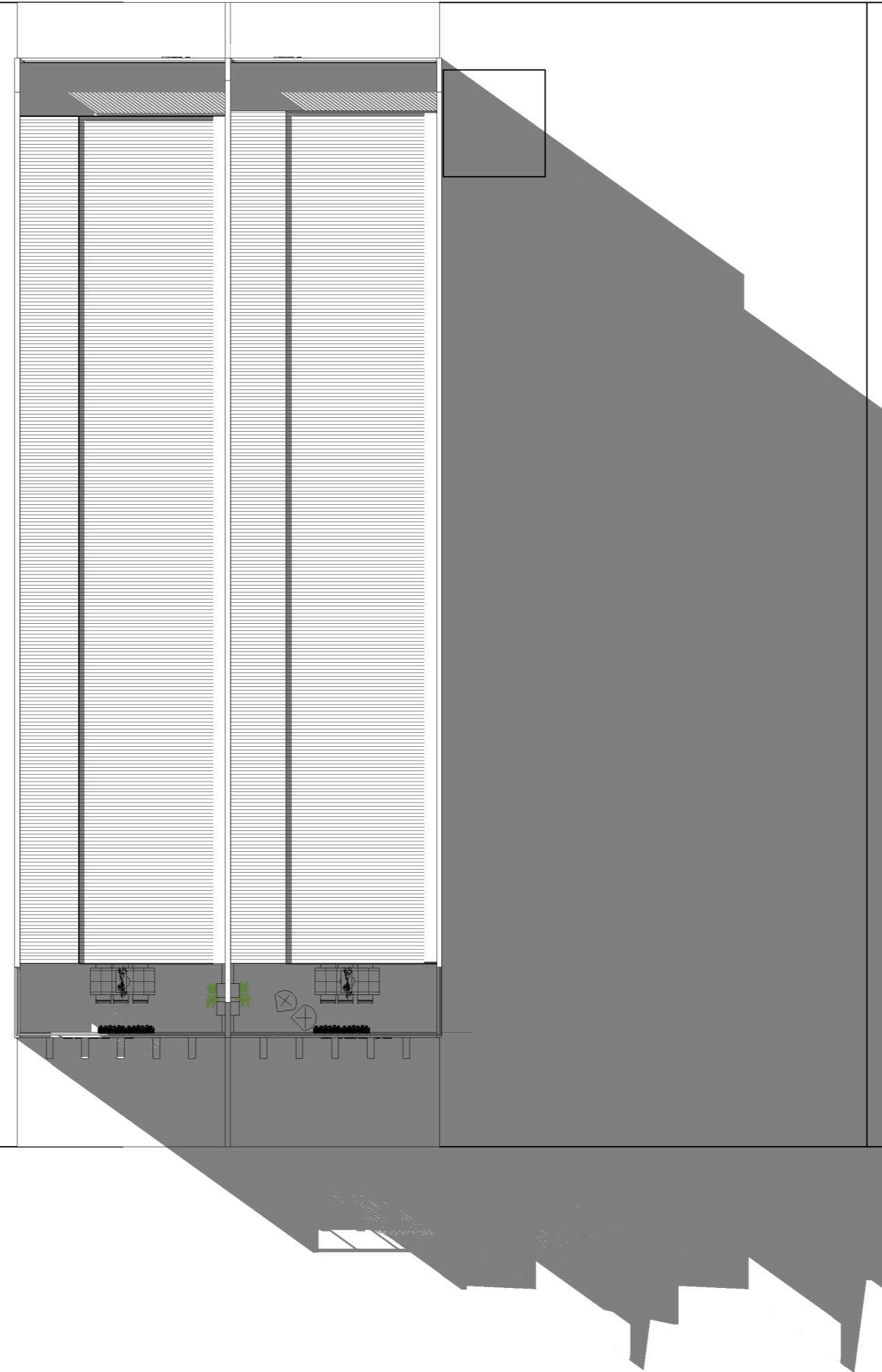
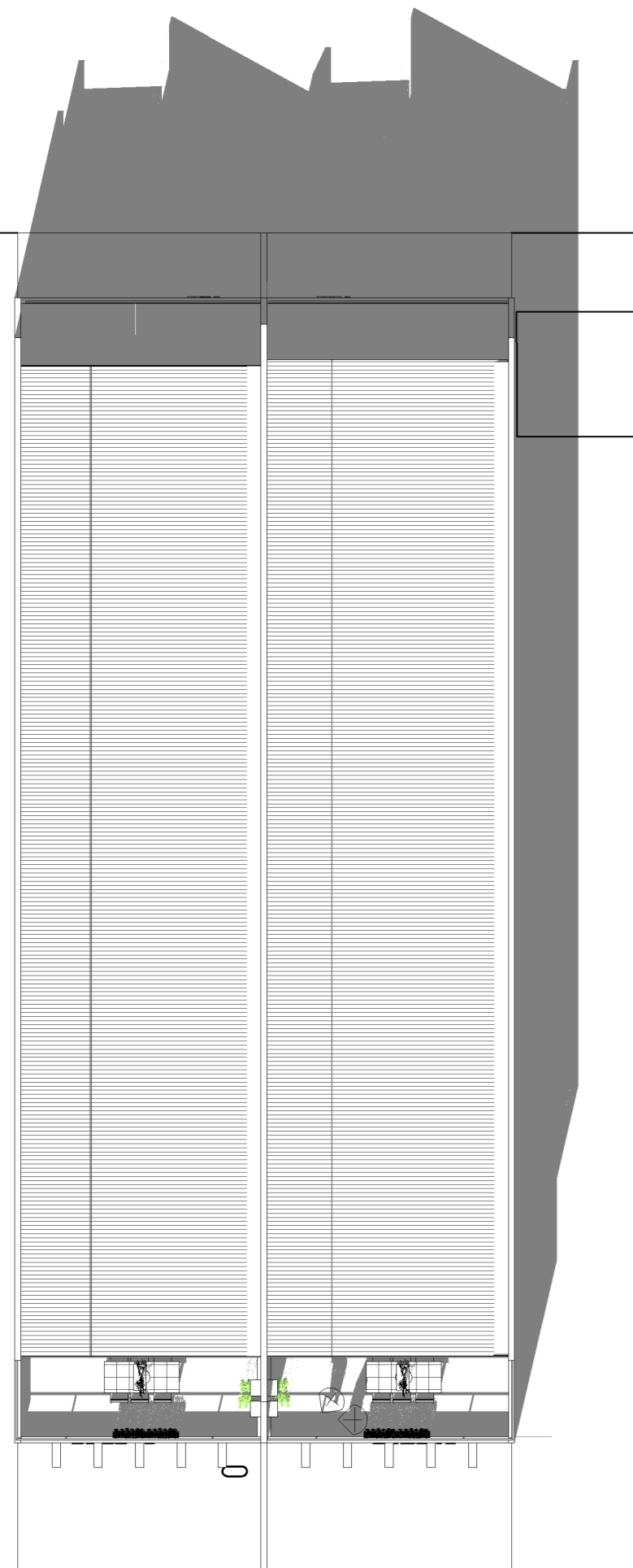
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A2 Scale:	
Designed:	Designer
Drawn:	Author
Plot Date:	17/12/2024 1:09:18 PM
Client Approval Signature:	
Date:	

Title:	SHADOW PLAN JUNE		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
Job No:	18015	Revision:	Drawing No: A12

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Scale.:

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Scale.:

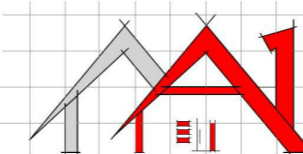
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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



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A2 Scale:	
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Plot Date:	17/12/2024 1:09:22 PM
Client Approval Signature:	
Date:	

Title:	SHADOW PLAN SEPTEMBER		
Client:	No. 14 - TTA Projects Pty Ltd ATF TTA Trust No. 16 - TTA Investments Pty Ltd ATF The TTA Superfund		
Project:	PROPOSED NEW COMMERCIAL DEVELOPMENT, AT 14 & 16 CENTRE WAY NEWLANDS ARM		
Job No:	18015	Revision:	Drawing No: A13