

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	15 Ralston Drive LUCKNOW 3875 Lot: 43 PS: 818014
The application is for a permit to:	Two Lot Subdivision and Creation of an Easement
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
52.02	Proceeding under Section 23 of the Subdivision Act 1988 to create an easement
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.12.1

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:

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: KNOW BOUNDARIES PTY LTD								
Business trading name: (if applicable)								
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: 15		Street name: RALSTON DRIVE						
Town: LUCKNOW				Postcode	3	8	7	5
Legal Description:								
Lot Number: 43		<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision			Number: 818014E			
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: 24164								

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.

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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

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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 Fax: (03) 5153 9576
 National Relay Service: 133 677
 ABN: 81195796163

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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: TWO LOT SUBDIVISION <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Existing conditions: Describe how the land is used and developed currently: VACANT LAND <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Estimated cost of development: Note: You may be required to verify this estimate	\$ N/A	

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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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: 20 / 01 / 2025

Office Use Only:
Reference Number: AP/D/PP/_____ Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Credit Card <input type="checkbox"/> Eftpos
Amount Paid: \$_____ Receipt Number: _____ Receipt Date: ____/____/_____

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: 8:30am 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

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: 70 Maurice Avenue
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Printed 6/02/2025

June 22

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

VOLUME 12470 FOLIO 791

Security no : 124121340648U
Produced 20/01/2025 04:11 PM

LAND DESCRIPTION

Lot 43 on Plan of Subdivision 818014E.
PARENT TITLE Volume 12438 Folio 344
Created by instrument PS818014E 05/05/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KNOW BOUNDARIES PTY LTD
PS818014E 05/05/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS818014E 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: 15 RALSTON DRIVE LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 05/05/2023

DOCUMENT END



Imaged Document Cover Sheet

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PLAN OF SUBDIVISION

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LOCATION OF LAND

PARISH: WY YUNG
 TOWNSHIP: LUCKNOW
 SECTION: -
 CROWN ALLOTMENT: 44A (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL 12438 FOL 344

 LAST PLAN REFERENCE: Lot 2 on PS900513C
 POSTAL ADDRESS: 21 OAKES GRANGE,
 (at time of subdivision) LUCKNOW, 3875

MGA94 Co-ordinates
 (of approx. centre
 of land in plan) E 557 330 ZONE 55
 N 5814 830

Council Name: East Gippsland Shire Council
 Council Reference Number: PS818014E
 Planning Permit Reference: 320/2017/P
 SPEAR Reference Number: S181885M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 03/02/2023

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 28/02/2023

Statement of Compliance issued: 21/04/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road - R1	East Gippsland Shire Council

NOTATIONS

Number of lots in stage: 18
 Lot numbers A, B, C, 1 to 42 inclusive, 44 to 52 inclusive, 60 & 69 to 93 inclusive have been omitted from this plan.

Other Purpose of Plan

1. Removal of part of the Easement shown as E-2 on PS818011L, being a Sewerage Easement in favour of East Gippsland Water Corporation created in PS818011L.
2. Removal of part of the Easement shown as E-5 on PS818011L, being a Powerline Easement in favour of Ausnet Electricity Services Pty Ltd created in PS818011L.

NOTATIONS

DEPTH LIMITATION: Does not apply.

SURVEY:
 This plan is/is not based on survey.

STAGING:
 This is/is not a staged subdivision.

Planning Permit No. 320/2017/P

This survey has been connected to permanent marks No(s). 12, 43, 45 & 48

In Proclaimed Survey Area No. 19

Grounds for Removal

Schedule 5 Clause 14 of the Road Management Act 2004

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	PS818011L	EAST GIPPSLAND WATER CORPORATION
E-5	POWERLINE	SEE DIAG.	PS818011L	AUSNET ELECTRICITY SERVICES PTY LTD

OnePlan SK spatial
 Land Development Group Land Surveying Consultants
 P:1300 853 157 F:8456 5995 M:0400 543 157
 sks@oneplangroup.com.au www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

SURVEYORS FILE REF: KBI7646-ST4 PS-5

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 3 SHEETS

Digitally signed by: Scott Charles Kimm, Licensed Surveyor,
 Surveyor's Plan Version (5),
 09/02/2023, SPEAR Ref: S181885M

PLAN REGISTERED

TIME: 12:53PM DATE: 5/05/2023

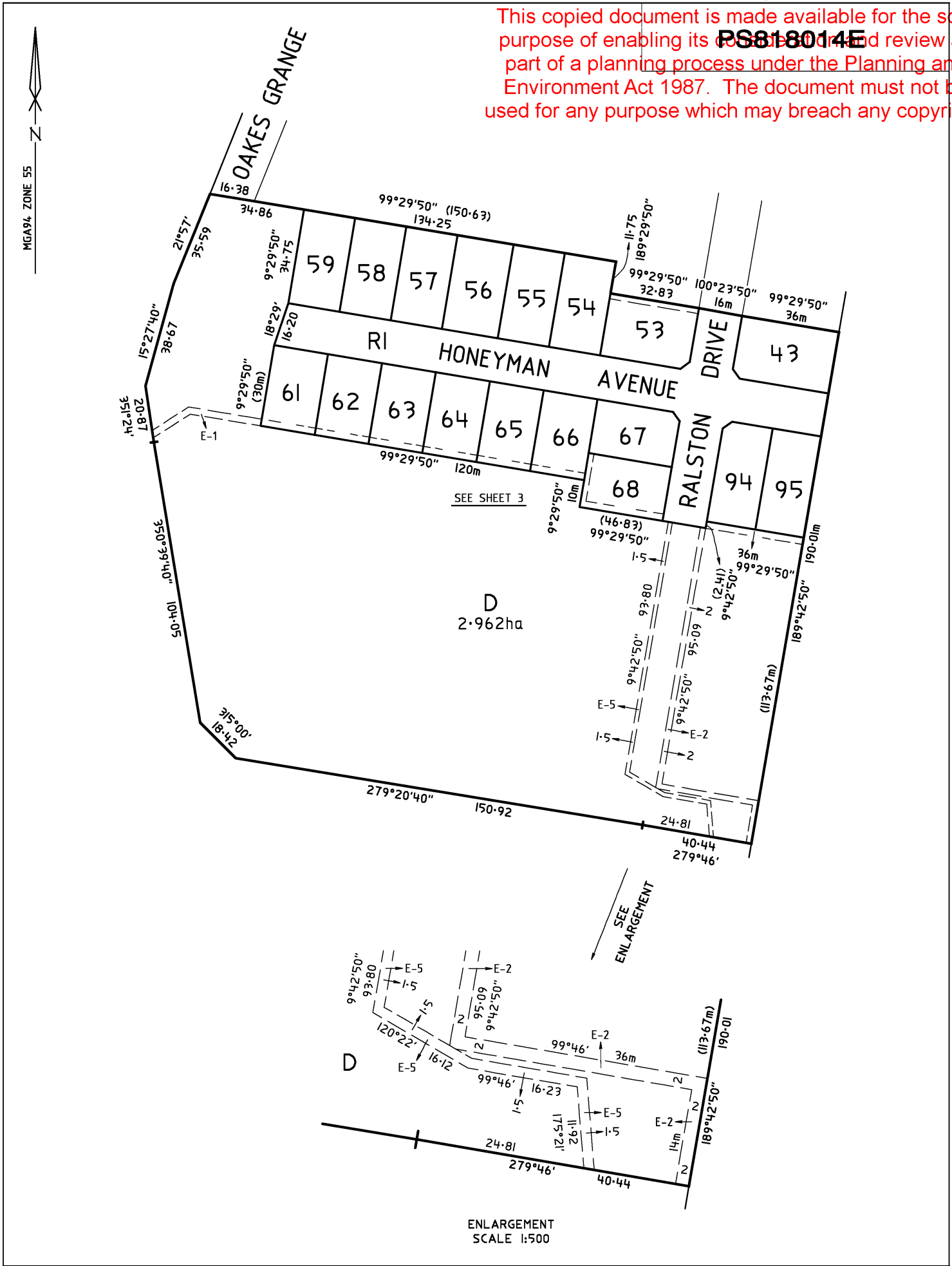
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PS818014E



ENLARGEMENT SCALE 1:500

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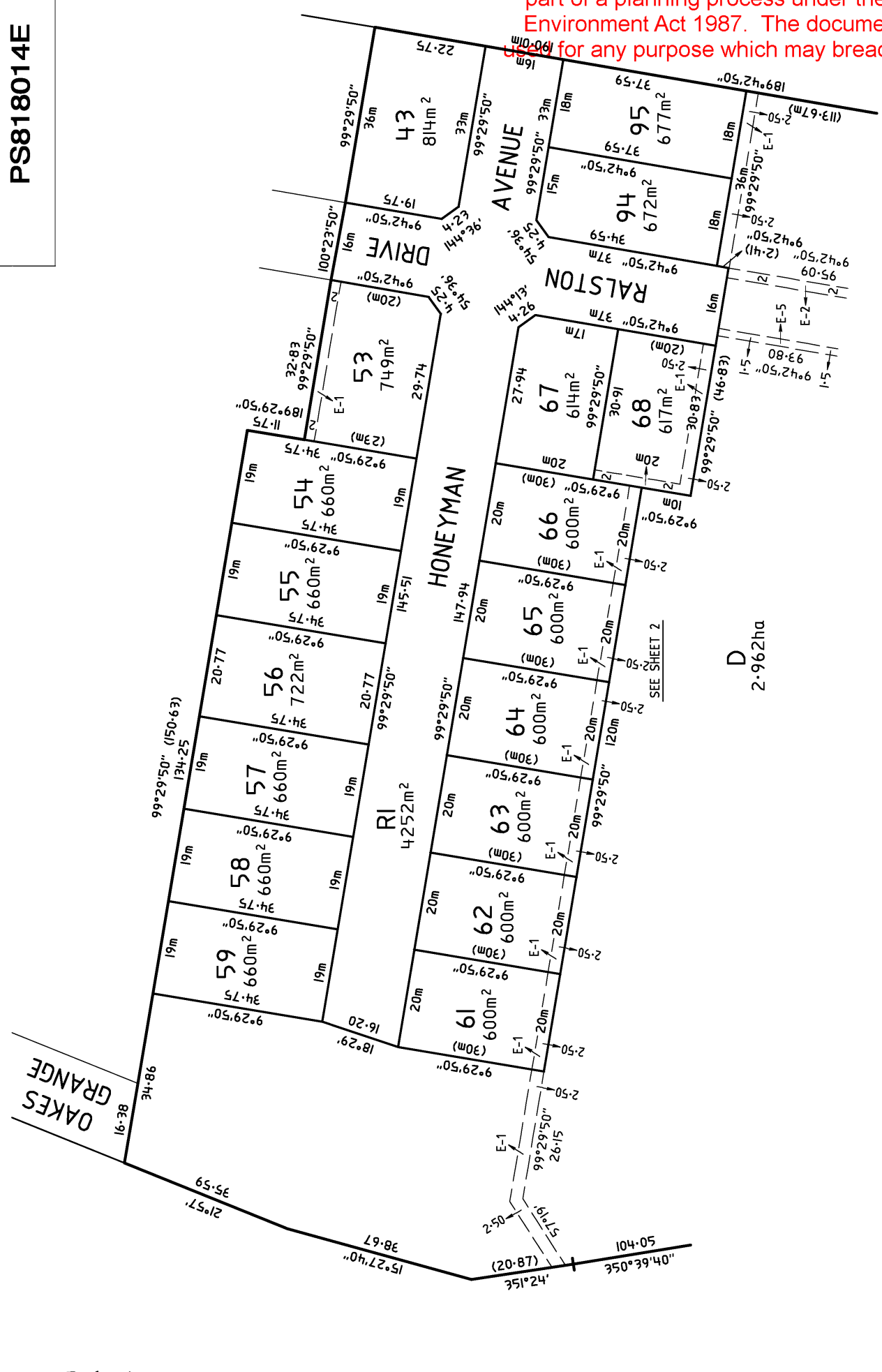
SCALE 1:1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES
 Digitally signed by: Scott Charles Kimm, Licensed Surveyor,
 Surveyor's Plan Version (5),
 09/02/2023, SPEAR Ref: S181885M

ORIGINAL SHEET SIZE: A3 SHEET 2
 Digitally signed by:
 East Gippsland Shire Council,
 28/02/2023,
 SPEAR Ref: S181885M

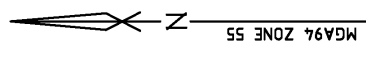
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PS818014E



D
2.962ha



OnePlan Spatial
 and Development Group
 Land Surveying Consultants
 P:1300 853 157 F:8456 5995 M:04.00 543 157
 s@oneplangroup.com.au www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

Amended by: Scott Charles Kimm, Licensed Surveyor 03/05/2023.

SCALE 1:750

LENGTHS ARE IN METRES

7.5 0 7.5 15 22.5 30

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 Surveyor's Plan Version (5),
 09/02/2023, SPEAR Ref: S181885M

ORIGINAL SHEET SIZE: A3

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 East Gippsland Shire Council,
 28/02/2023,
 SPEAR Ref: S181885M

SHEET 3



APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

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

The purpose of Clause 56 is:

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

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

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

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

To ensure residential subdivision design appropriately provides for:

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

Clause 56 provides the following requirements:

“An application to subdivide land:

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

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

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

The table below addresses the relevant requirements of Clause 56.

Clause 56.03-5 Neighbourhood Character Objective:	To design subdivisions that respond to neighbourhood character.
Response:	<p>There is no Neighbourhood Character Statement or specific character identified for this location, particularly given the new nature of the subdivision. This area is predominantly residential in nature comprising predominantly storey dwellings, particularly in the broader landscape. The subdivision pattern in this area is generally rectangular shaped allotments with similar sized street frontages. Whilst these lots a slightly smaller than average, the street frontage will ensure future residential development can be in keeping with surrounding development. There are similar size allotments within the area to the northwest of the subject site along McLaren Avenue.</p> <p>The proposed lot layout is responsive to the site and will result in two vacant lots, suitable for future residential development that can be consistent with the existing surrounding development. The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities 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 southern boundary directly from Honeyman Avenue. 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 future residential development. The proposed Lot 1 will be 450m² in area and proposed Lot 2 will be 364m² in area. Both allotments will be vacant land.</p> <p>Access to both allotments will be provided via a shared crossover along the southern boundary, directly from Honeyman Avenue as indicated on the proposed plan of subdivision.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for any future development on the allotments. The site does not contain any vegetation. The size and configuration of the proposed lots are considered more than adequate to 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 one additional allotment 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 lots have a suitable area to design development to ensure suitable solar access to all 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 southern boundary directly from Honeyman Avenue as indicated on the proposed development plans.</p> <p>The proposed access is considered suitable to support future residential development on the vacant lots and will provide for safe vehicle access between the roads and the dwellings. There are existing footpaths in this location which will provide for safe pedestrian access.</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 any future dwellings on the vacant lots 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 network.</p>

	<p>A 2 metre wide sewerage easement is proposed along the northern boundary of proposed Lot 1 as indicated on the proposed plan of subdivision.</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.</p> <p>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 lots.</p> <p>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.</p> <p>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 both lots being vacant land, there is ability for shared trenching of 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>

JAN
20
25

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VICTORIA

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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION AND CREATION OF AN EASEMENT

15 RALSTON DRIVE, LUCKNOW
KNOW BOUNDARIES PTY LTD
REF: 24164

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APPENDIX

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

DOCUMENT REVISION

1	Draft Report	DAC	13/01/2025
2	Final Report	CMC	14/01/2025

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Know Boundaries Pty Ltd, the applicant for this planning permit application for a two lot subdivision and creation of an easement at 15 Ralston Drive, Lucknow.

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. By creating an additional allotment, it helps to expand the land supply and address the ongoing housing crisis. As the East Gippsland region continues to grow and housing demand rises, maintaining a sufficient land supply to meet these needs is essential.

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

Address	15 Ralston Drive, Lucknow
Site Description	Lot 43 on Plan of Subdivision 818014E
Title Particulars	Vol 12470 Fol 791
Site Area	814m ²
Proposal	Two Lot Subdivision and Creation of an Easement
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone Subdivision Clause 52.02 Easements, Restrictions and Reserves
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 Easements, Restrictions and Reserves – Clause 52.02 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 15 Ralston Drive, Lucknow. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is a rectangular shaped allotment with a total area of approximately 814m² and is currently vacant land. The site is flat in nature and does not contain any vegetation. Details of the site are depicted in the photographs provided below.

There is no formal access to the site. Ralston Drive adjoins the western boundary and Honeyman Avenue adjoins the southern boundary of the site. Both roads are bitumen sealed roads. Honeyman Avenue traverses in an east to west direction and Ralson Drive traverses in a north to south direction.

The northern boundary of the site is delineated with timber paling fencing, the eastern boundary with rural post and wire fencing and the southern and western boundaries are undefined. The subject site in relation to Lucknow as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

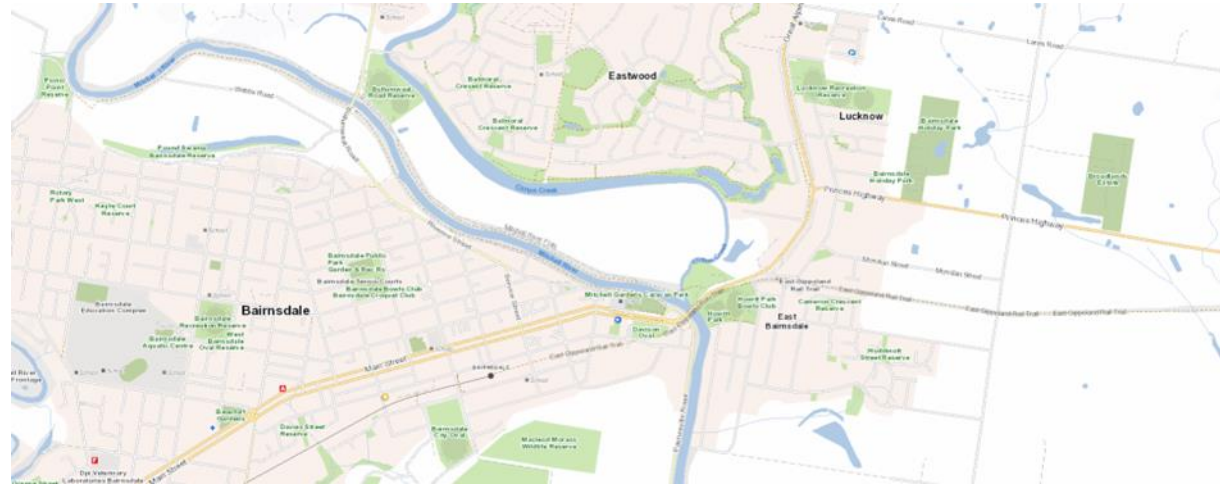


Figure 1 – Locality Plan – 15 Ralston Drive, Lucknow (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 15 Ralston Drive, Lucknow (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises of predominantly new residential development and vacant land.

Adjoining the northern boundary is land containing an existing dwelling and associated facilities. Adjoining the eastern boundary is vacant rural living land. Adjoining the southern boundary is Honeyman Avenue and further vacant residential land. Adjoining the western boundary is Ralston Drive and further vacant residential land.

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

Bairnsdale, the main commercial city of East Gippsland, is located on the Mitchell River and built around the Princes Highway. The highway through Bairnsdale's centre is a large boulevard with trees, garden areas, a rotunda, and various public amenities.

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
– 15 Ralston Drive, Lucknow (source: earth.google.com)
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Eastwood Early Learning Centre and Kindergarten

Opapa Aged Care Eastwood

15 Ralston Dr

Bairnsdale Squash & Table Tennis

Kingdom Hall of Jehovah's Witnesses

Bairnsdale Baptist Church

Clifton Creek



Photograph 2 – Subject site at 15 Ralston Drive, Lucknow.



Photograph 4 – Proposed Lot 1 facing east.



Photograph 6 – Proposed Lot 1 facing west.



Photograph 3 – Proposed Lot 1 facing north.



Photograph 5 – Proposed Lot 1 facing south.



Photograph 7 – Proposed Lot 2 facing north.



Photograph 8 – Proposed Lot 2 facing east.



Photograph 10 – Proposed Lot 2 facing west.



Photograph 12 – Neighbouring properties opposite the southern boundary at 22 Honeyman Avenue, Lucknow & 17 Ralston Drive, Lucknow.



Photograph 9 – Proposed Lot 2 facing south.



Photograph 11 – Neighbouring property adjoining the northern boundary at 13 Ralston Drive, Lucknow.



Photograph 13 – Neighbouring property opposite the western boundary at 15 Honeyman Avenue, Lucknow.



Photograph 14 – Ralston Drive facing north.



Photograph 16 – Honeyman Avenue facing east.



Photograph 15 – Ralston Drive facing south showing intersection between Ralston Drive and Honeyman Avenue.



Photograph 17 – Honeyman Avenue facing west.

3. THE PROPOSAL

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

Lot 1

The proposed Lot 1 will be rectangular in shape and will be approximately 450m² in area. This lot comprises the western portion of the site and will be vacant land. This lot will contain a proposed 2-metre-wide sewerage easement along the northern boundary.

Lot 2

The proposed Lot 2 will be rectangular in shape and will be approximately 364m². This lot will comprise the eastern portion of the site and will be vacant land.

Access

Access to both allotments is proposed along the southern boundary via shared concrete crossover connecting directly to Honeyman Avenue.

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 vegetation, and no earthworks will be required beyond provision of access and services.

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

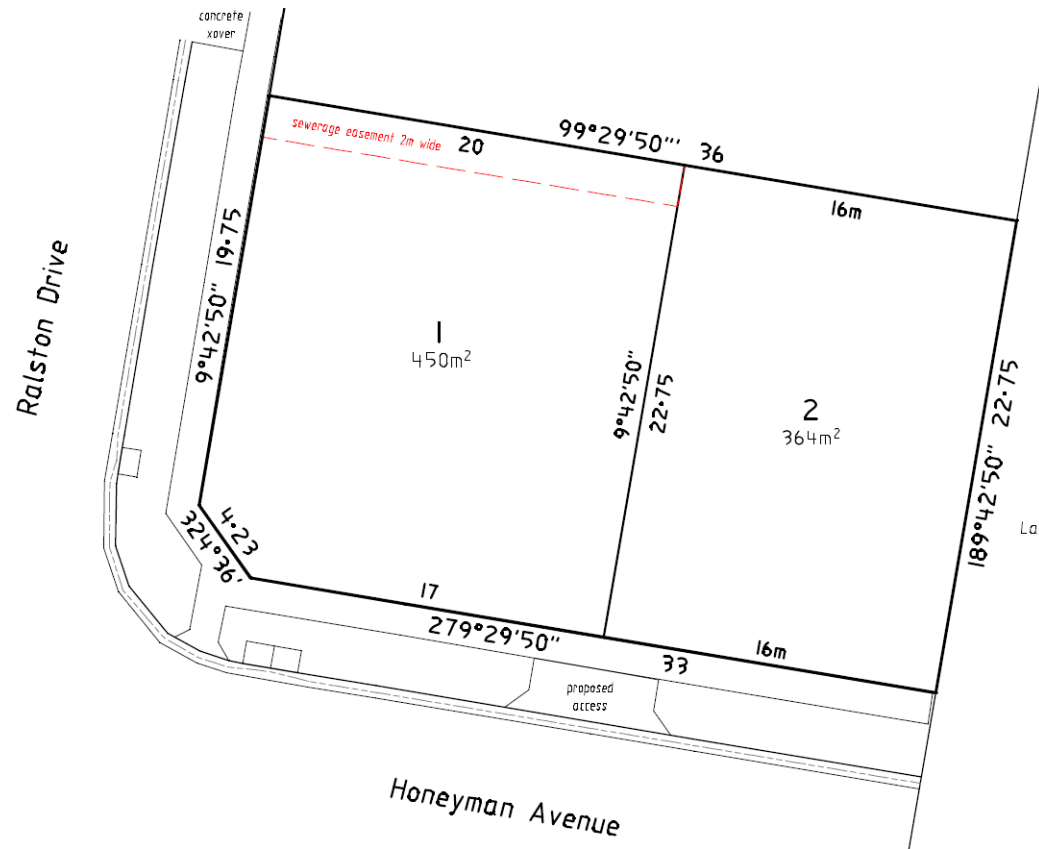
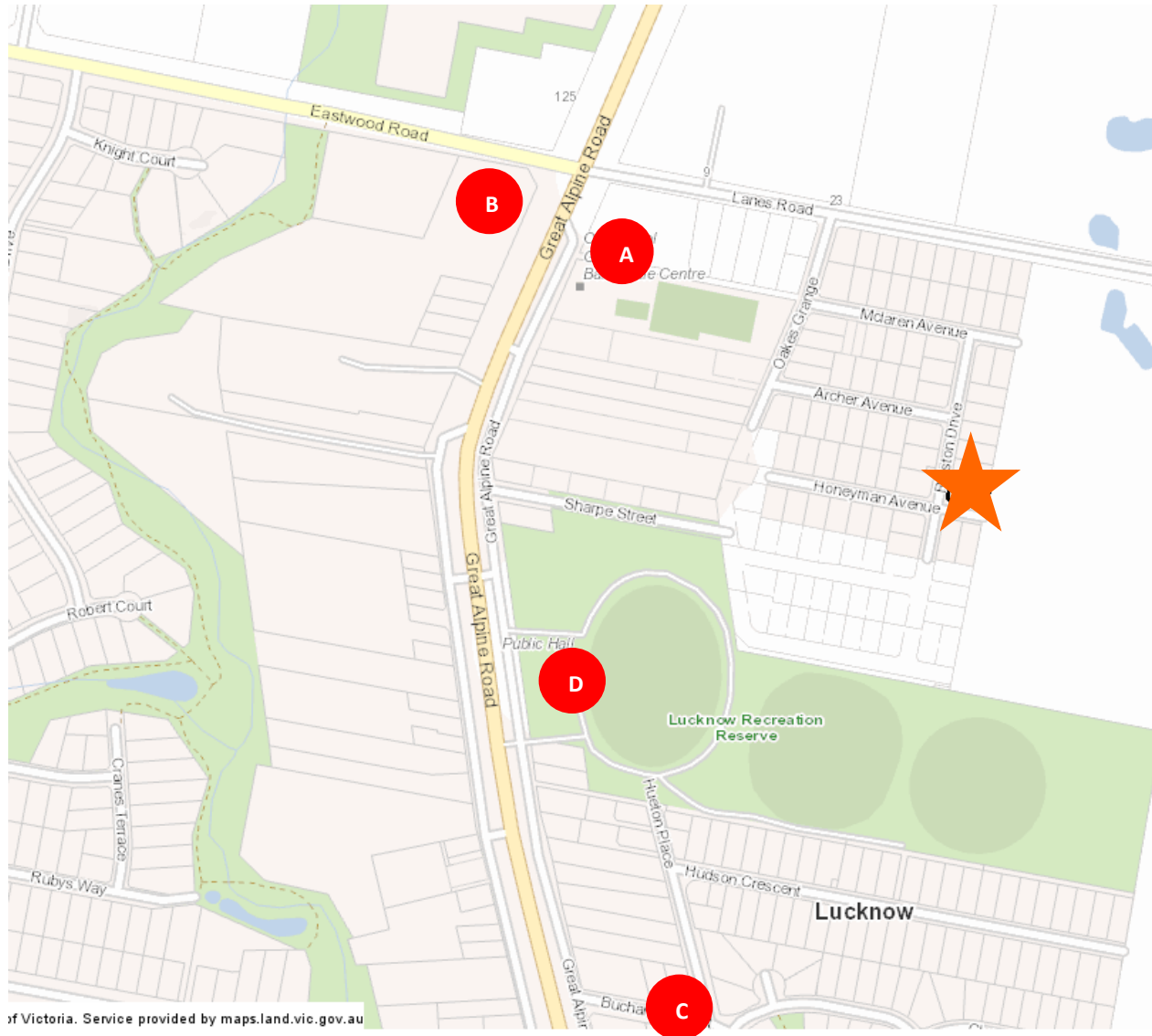


Figure 3 – Proposed Subdivision Plan – One Plan

4. SITE CONTEXT

★ Subject Site



Site Context	Facility
A	One School Global Bairnsdale Campus
B	Club Eastwood
C	Bus stop (Charles Street/ Buchanan Street)
D	Lucknow Recreation Reserve

Bairnsdale CBD Facilities	Distance from subject site
Australia Post	3.8 km Southwest
Bairnsdale Train station	6 km Southwest
Bairnsdale Regional Health Service	6.7 km Southwest
Lucknow Primary School	2.6 km West
Bairnsdale Aquatic and Recreation Centre	6.2 km Southwest
Eastwood Early Learning Centre	1.3 km West

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

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 6 of this submission.

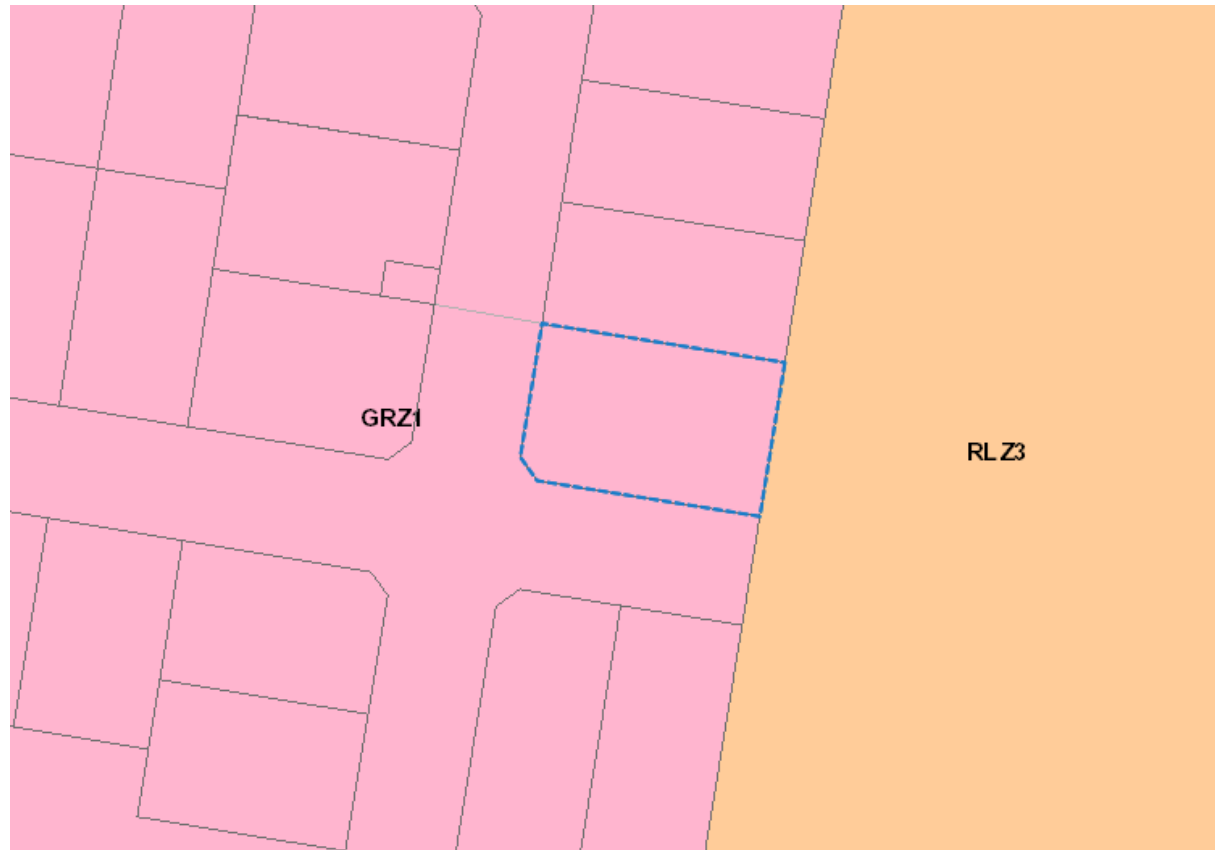


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

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.
- There are no environmental constraints associated with the subject site or surrounding land that will impact the proposed lot layout or future design of residential development. The lot layout has been designed to accommodate future residential development that respects and integrates with the surrounding environment. The proposal is not expected to result in any negative impacts therefore supporting the objectives of **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 additional vacant allotment that can adequately accommodate a residential dwelling in the future. The subject has access to a range of services and 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 newly subdivided residential area of Lucknow.
- 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 and can be in keeping with the neighbourhood character of the area. It is

noted the area is part of an expanding subdivision.

- 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 relatively standard with similar sized predominantly rectangular allotments with average street frontages. The area contains lots between approximately 316m² and 659m². There are other similar or smaller sized allotments within the area including two located to the northwest of the subject site along McLaren Avenue.
- Given the subject site is on a corner, future residential development can be designed to be in keeping with the neighbourhood character by each lot retaining a suitable street frontage.
- Access to both proposed allotments will be provided along the southern boundary directly from Honeyman Avenue via a shared crossover as indicated on the proposed plan of subdivision.
- The proposal is consistent with the requirements of **Clause 52.02** and is seeking to create an easement under section 24A of the *Subdivision Act 1988*. The proposed easement will be located along the northern boundary of proposed Lot 1, will be approximately 2 metres wide and will

- provide for the provision of sewerage to the additional allotment being created as indicated on the proposed plan of subdivision.
- 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 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 can adequately accommodate residential dwellings in the future that will in turn support the community by providing for additional housing.
 - The subject site has access to a suitable range of services and the proposed vacant lot being created 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 future residential development.

7. CONCLUSION

This submission is in support of a planning permit application for a Two Lot Subdivision and Creation of an Easement at 15 Ralston Drive, Lucknow

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 appropriate additional allotment that can be developed with a residential dwelling in the future.
- The design of the 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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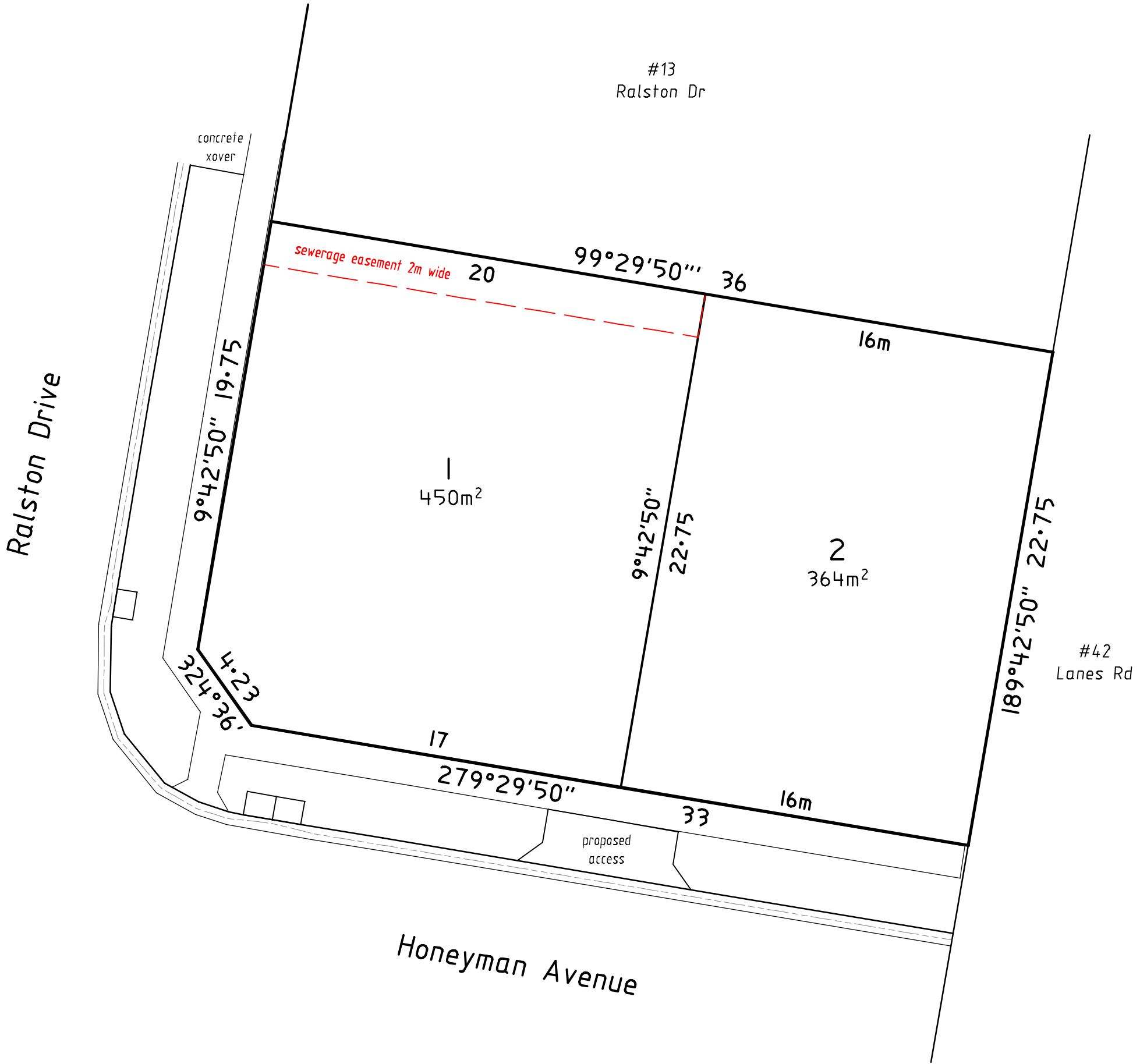
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 www.oneplangroup.com.au
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2 0 2 4 6 8
 Lengths are in metres

Proposed Subdivision Plan

Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.
 Total site area: 814m²

DEVELOPMENT SOLUTIONS
 VICTORIA
 15 Ralston Drive, Lucknow, 3875
 East Gippsland Shire

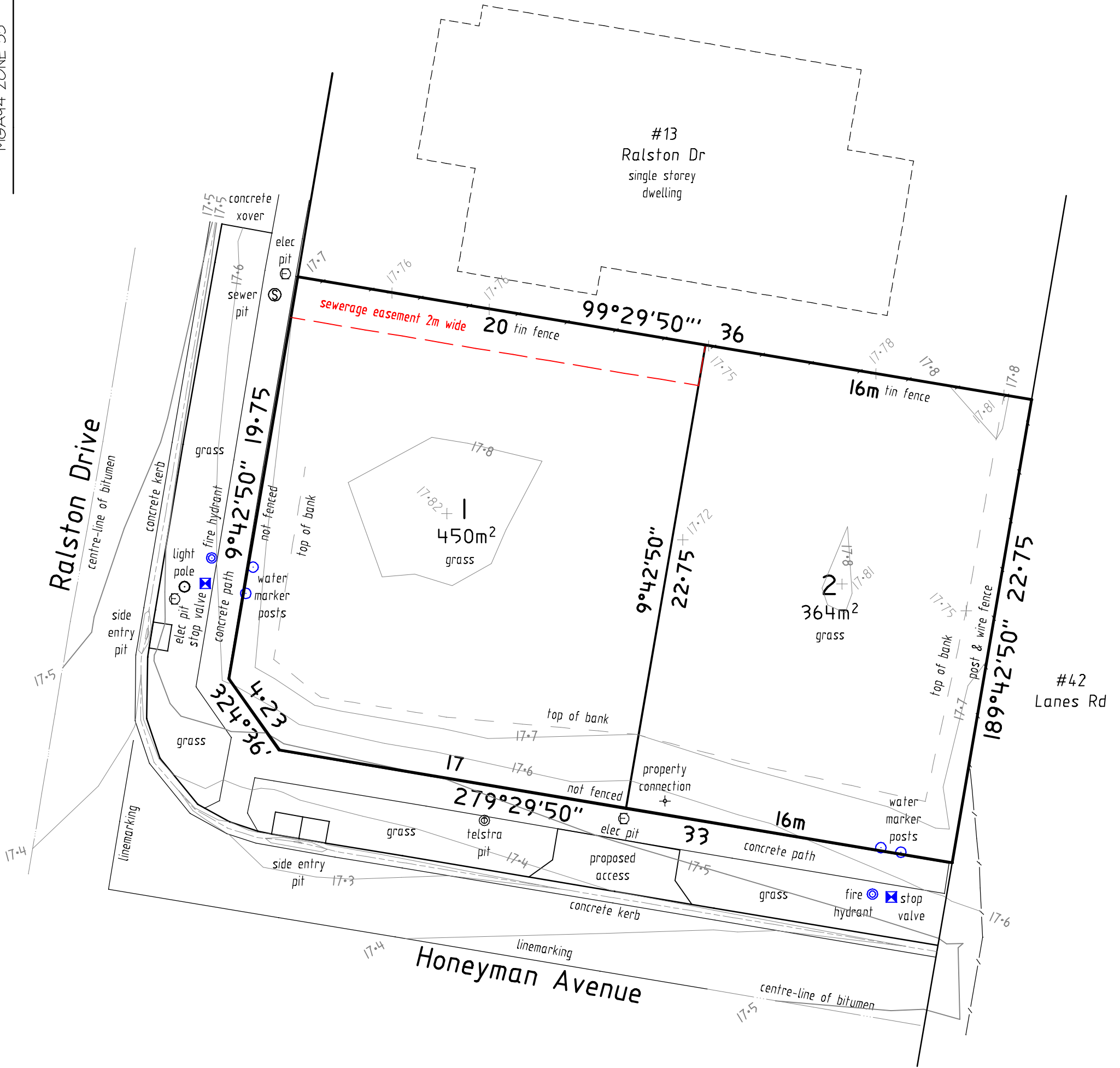
Plan No. HE17646 PR-1	Scale 1:200 - A3	Drawn 04/12/2024
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Parish of Wy-Yung
 Township of Lucknow
 Crown Allotment: 44A (part)
 Lot 43 on PS818014E
 Paracentroid (MGA2020) : E 557 440, N 5814 696

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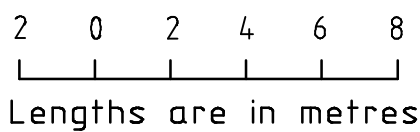


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Site Context & Proposed Subdivision Plan

Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.

Levels are to AHD (Australian Height Datum),
 vide WY-YUNG PM 12 - RL 22.298m

Total site area: 814m²



15 Ralston Drive, Lucknow, 3875
 East Gippsland Shire

Plan No. HE17646SCPR-1	Scale 1:200 - A3	Drawn 04/12/2024
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Parish of Wy-Yung
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