

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

The land affected by the application is located at:	80 Main Road PAYNESVILLE VIC 3880 Lot: 4 LP: 25498
The application is for a permit to:	Two Lot Subdivision
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
32.08-3 (GRZ1)	Subdivide land.
43.02-3 (DDO)	Subdivide land.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.200.1

You may look at the application and any documents that support the application free of charge at:  
<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

**An objection must** ♦ **be made to the Responsible Authority in writing,**  
 ♦ **include the reasons for the objection, and**  
 ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

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

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Thursday, 19 June 2025 3:38 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** Planning\_Permit\_Application\_2025-06-19T15-38-18\_25987107\_0.pdf; 21180 CoT Vol\_8081\_Fol\_702.pdf; 21180 Design Response V2.pdf; 21180 Prop V2.pdf; 21180 Report.pdf

## Planning Permit Application

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

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

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

**Postal address :** PO Box 722 Bairnsdale

**Preferred phone number:** 0351525011

**Owner's name:**

**Owner's postal address:**

**Street number:** 80

**Street name:** Main Street

**Town:** Paynesville

**Post code:** 3880

**Lot number:** 4

**Plan number:** PS025498

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

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

**Existing conditions :** Existing Dwelling

**Description of proposal :** Two Lot Subdivision

**Estimated cost of development:** 0

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

**Your reference number:** 21180

**Full copy of Title:** [21180 CoT Vol\\_8081\\_FoL\\_702.pdf](#)

**Plans:** [21180 Design Response V2.pdf](#), [21180 Prop V2.pdf](#)

**Planning report:** [21180 Report.pdf](#)

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

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

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

**Primary Phone Invoice:** 0351525011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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

Page 1 of 3

VOLUME 08081 FOLIO 702

Security no : 124125471534C

Produced 19/06/2025 09:25 AM

### LAND DESCRIPTION

Lot 4 on Plan of Subdivision 025498.  
PARENT TITLE Volume 04773 Folio 479  
Created by instrument 2712771 08/03/1955

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

### ENCUMBRANCES, CAVEATS AND NOTICES

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

### DIAGRAM LOCATION

SEE LP025498 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: 80 MAIN ROAD PAYNESVILLE VIC 3880

### ADMINISTRATIVE NOTICES

NIL

eCT Control  
Effective from

DOCUMENT END



LP 25498

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EDITION 1

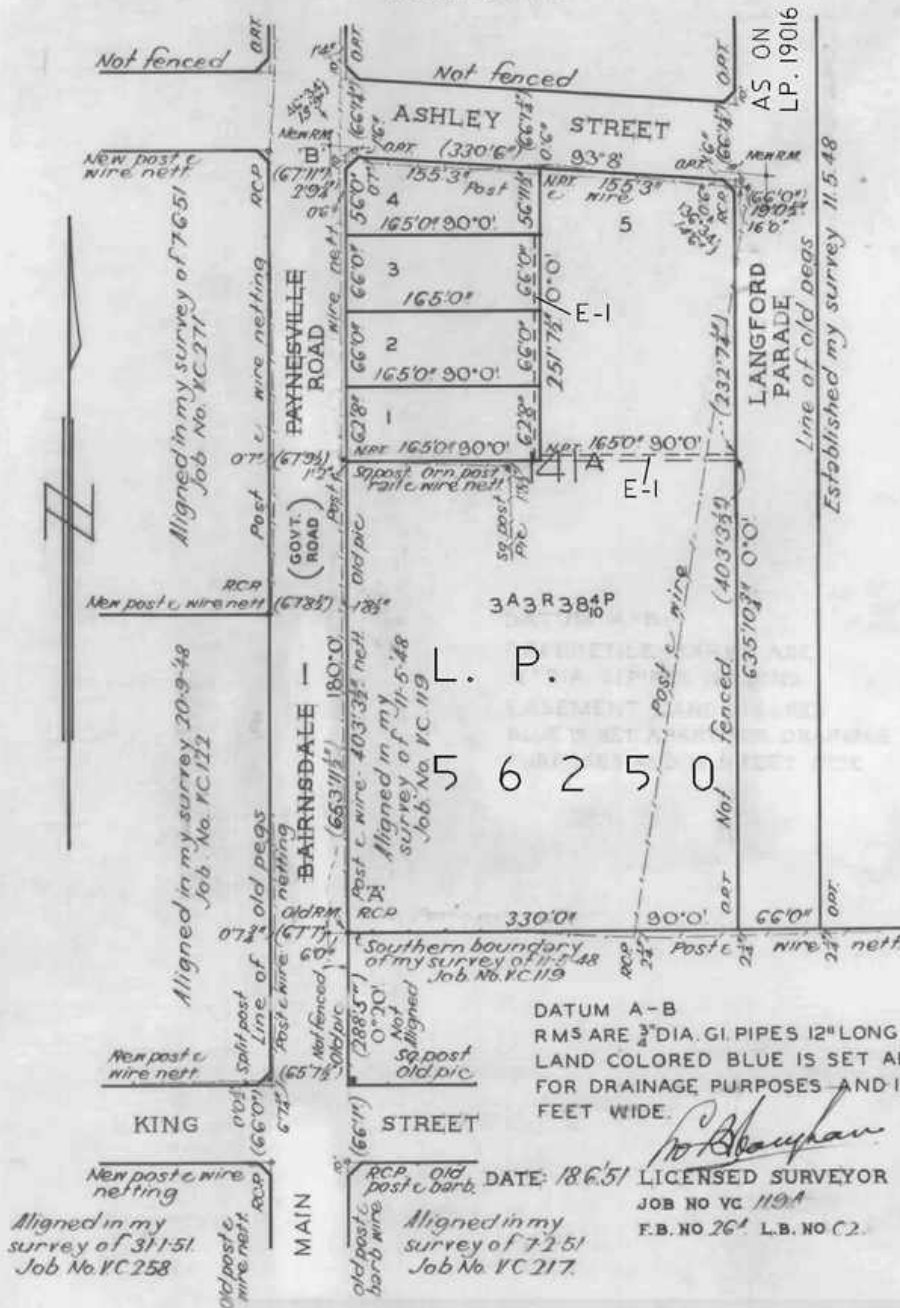
PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENT 147<sup>A</sup>  
PARISH OF BAIRNSDALE  
COUNTY OF TANJIL

SCALE: 100 FEET TO AN INCH



COLOUR CODE

E-I= BLUE



LP 25498

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25498

SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 4773 F. 479  
5906-081

FOR TITLE REFERENCES TO LOTS  
SEE PARCELS INDEX

LODGED BY J. Lanfranchi ✓  
DEALING No. 5138142 ✓ DATE 15/10/51 ✓  
DECLARED BY C W B Vaughan ✓  
ON 18/6/51 ✓

COUNCIL SHIRE OF  
BAIRNSDALE ✓

DATE OF CONSENT 12/9/51 ✓

PLAN MAY BE LODGED 20/4/53 ✓

PLAN APPROVED. DATE / / TIME a.m.  
p.m.

THE LAND COLOURED blue ✓  
APPROPRIATED OR SET APART  
FOR EASEMENTS OF drainage. ✓

THIS IS THE BACK OF LP 25498

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE DATE

COLOURED connie CHECKED BS

POSTED connie CHECKED BS

8507/75

25498

Printed 1/07/2025

Page 6 of 25

## Planning Report

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Two Lot Subdivision  
80 Main Road, Paynesville

Our reference – 21180

June 2025



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 2)	
	Design Response (Version 2)	
	Copy of Title (Lot 4 on PS25498)	

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



## 1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision at 80 Main Road, Paynesville. The Report addresses the provisions of the General Residential Zone and Design and Development Overlay 14 as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land (Source: Intramaps)*

## 2. Subject Land & Surrounding Context

Formally known as lot 4 on PS25498 or more commonly known as 80 Main Road, Paynesville the subject land is regular in shape, the landform falls towards the eastern boundary and is located on the south-eastern corner of Main Road and Ashley Street.



*View subject land at the corner of Main Road and Ashley Street*

*Image of the Main Road and Ashley Street intersection looking south*

The property is developed by a single storey, weatherboard dwelling in the front of the property addressing Main Road. mature trees within the front yard obscure views of the dwelling from main Road.



*View north side of existing dwelling from Ashley Street*





*View north side of subject land from Ashley Street.*

Vehicle access to the subject land is obtained from Ashley Street which is a sealed urban road with barrier kerb.



*Image of the existing vehicle access obtained from Ashley Street*

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

It is noted the property at 82 Main Road Paynesville, opposite the subject land on the north side of Ashley Street was subdivided into two lots, similar to that proposed with the subject land, in 2009. The subdivision retained double storey dwelling in the front of the property. The rear lot at 4 Ashley Street has a frontage to Ashley Street of approximately 23m but has not been developed.





*View 82 Main Road*



*View 4 Ashley Street*

Adjoining the eastern boundary of the subject land is the property at 75 Langford Parade which is a vacant lot but contains established gardens and lawn forming part of a contiguous property with 73 Langford Parade. The property at 73 Langford Parade contains an established double storey dwelling.



*Image of the eastern dwelling at 75 Langford Parade looking south from Ashley Street*



Adjoining the southern boundary of the subject land is 78 main Road, Paynesville. South of the subject land is a detached single storey dwelling. The property is a regular shaped lot with a frontage of approximately 20m and a depth of 50 metres.

The property contains a modest older single storey weatherboard dwelling located in the middle of the property. Vehicle access is provided from Main Road to the south-west corner of the property with a driveway extending along the southern side boundary

The property contains a number of outbuildings in the rear including what appears to be a second dwelling or habitable outbuildings (bungalow).



*78 Main Road, Paynesville*

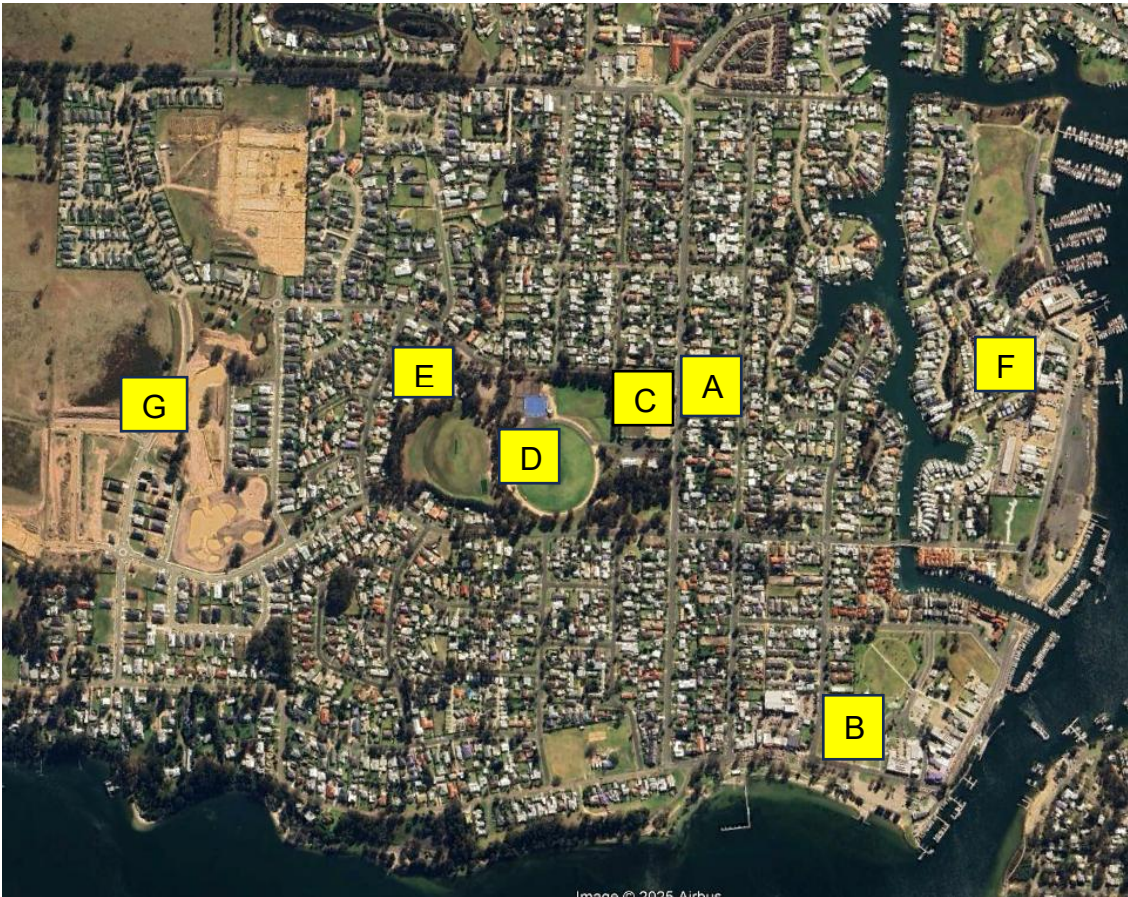


*View from subject land of habitable outbuilding in rear of 78 main Road*



### Site Context Plan

Being centrally located within the town the subject land is within close proximity to the Paynesville Activity Area, the primary school, active recreational area being the A.J.Freeman Reserve and passive recreation areas along the Gippsland Lakes foreshore.



A – Subject land

B – Paynesville Activity Area

C – Paynesville Bowling Club

D – Paynesville Recreation Reserve

E – Paynesville Primary School

F – Marine Employment Precinct

G – Residential Growth Area

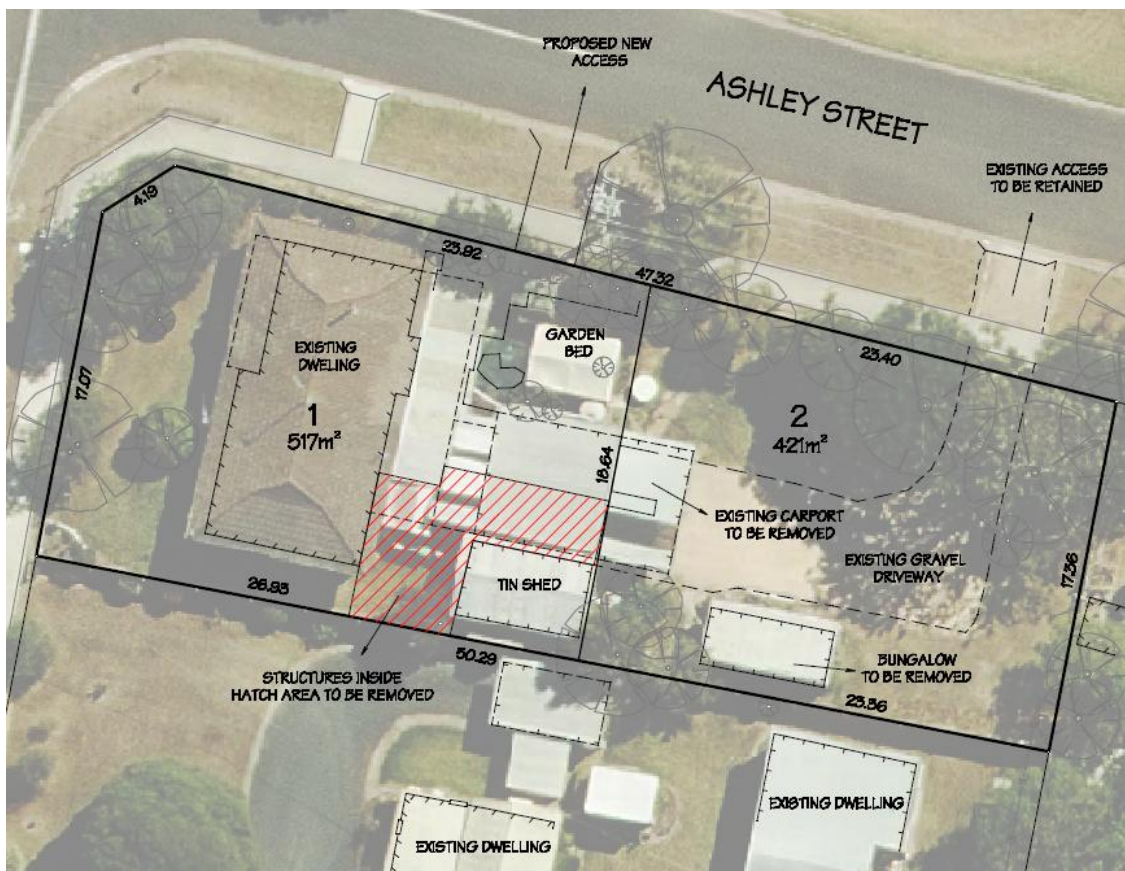
### 3. The Application & Proposal

The application seeks approval for subdivision of the subject land into two lots.

Lot 1 will retain the existing dwelling with an area of 517m<sup>2</sup>. Retaining the dwelling will maintain the continuity of dwellings addressing Main Road. The existing carport and smaller outbuilding will be removed to provide for on-site car parking in the rear of the dwelling taking access from Ashley Street. Secluded private open space is also provided at the rear of the dwelling.

Lot 2 has an area of 421m<sup>2</sup> with a frontage to Ashley Street of 23.4m. The existing vehicle crossing can continue to service Lot 2 the existing outbuilding in Lot 2 will be removed..

The proposed subdivision design takes advantage of the orientation and location. Being a corner property, it provides an opportunity to create two allotments that respect both Main Road and Ashley Street, allows for the existing dwelling's orientation to be retained, allows for separate vehicle access and will provide a vacant lot within a well located part of the town that can be developed with a dwelling which will front Ashley Street.



*Proposed subdivision plan*



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

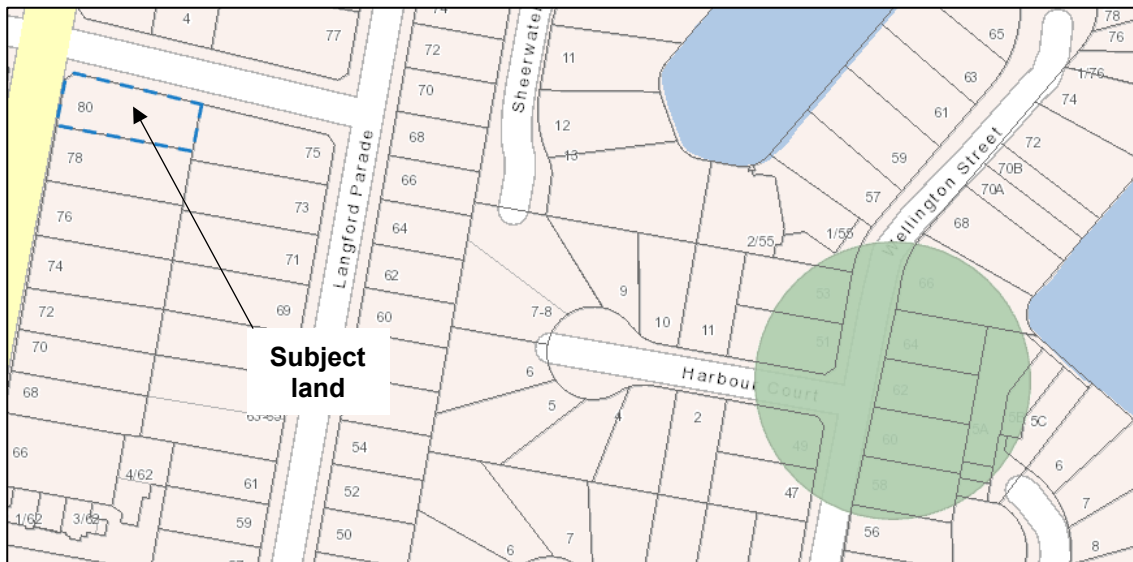
Planning Scheme Clause	Matter for which a Permit is required
32.08-3 General Residential Zone	Subdivide land
43.02-3 Design and Development Overlay 14	Subdivide land

The application is not required to be referred in accordance with Section 55 of the *Planning and Environment Act 1987*.

#### 4. Cultural Heritage

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

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



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

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

## 5. Planning Policy

### 5.1 Planning Policy Framework

Good planning policy support for the proposed subdivision of the subject land is contained within Clause 11.01-1S Settlement. The proposal will provide for the growth in population, it encourages a form and density of settlements that support healthy, active and sustainable transport, assists to limit urban sprawl and provides an infill redevelopment opportunity.

The Gippsland Regional Growth Plan has Bairnsdale and Paynesville forming a sub-regional network where urban growth is promoted, which the proposed subdivision will assist to achieve at Clause 11.01-1R Settlement – Gippsland.

Clause 11.01-1L-02 Growth area towns – Paynesville supports the subdivision of the site. It provides a vacant allotment that can accommodate a variety of housing types and styles, will contain urban development within the area to the east of Grandview Road and promotes higher densities within the existing urban area.

Being an elevated property and well setback from the coastal foreshore areas the subject land is unlikely to be impacted by coastal inundation and erosion as identified within Clause 13.01-2S Coastal inundation and erosion.

The proposed infill subdivision will assist to create a compact neighbourhood, provides for a vacant lot that can suit a variety of dwellings types, creates a lot within walking distance of many of the services and facilities within Paynesville thereby reducing car dependency and provides a vacant lot that can be developed with an energy efficient dwelling as encouraged within Clause 15.01-3S Subdivision design.

The neighbourhood character of the area is mixed with different forms of housing that spans over a number of decades and the resulting subdivision pattern is varied. The proposal will be consistent with the neighbourhood character of the area and as the “in town” area redevelops the character of the area will see smaller allotments consistent with Council’s urban consolidation planning policies (Clause 15.01-5S).

The proposed subdivision will create a vacant allotment for housing within an existing urban area and will assist to reduce the share of housing in greenfield areas, increase residential densities to consolidate urban areas and provides a lot that can be used for a diversity of housing types as sought within Clause 16.01-1S Housing.

## 5.2 Municipal Planning Strategy

Subdividing the subject land into two lots is consistent with Clause 02.03-1 Settlement and housing – Growth Area Towns. The proposal will encourage population growth and development on fully serviced residential land within Paynesville, it provides for a vacant lot which can be developed by a range of housing types and styles and assists to expand Paynesville.

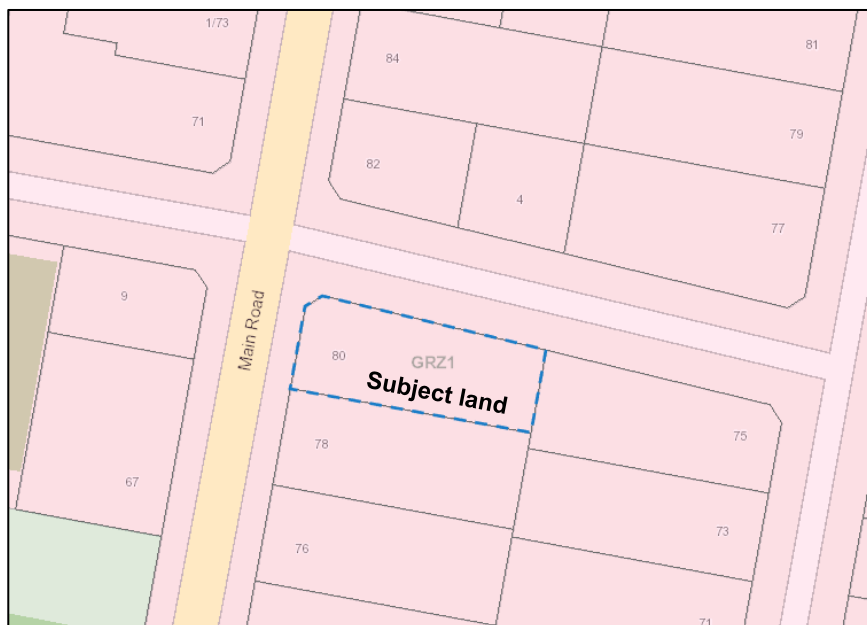
Clause 02.03-3 Environmental risks and amenity strategic directions in relation to sea level rise are met by the proposed subdivision. The subject land is located within an elevated area of the town and is well setback from foreshore areas reducing the likelihood of the property being impacted into the future by sea level rise.

The vacant lot to be created has the ability to be developed by a dwelling that maintains the human scale of the town as sought within Clause 02.03-5 Built environment and heritage.

## 6. Planning Elements

### 6.1 General Residential Zone

The property is subject to the General Residential Zone.



Planning scheme mapping (Source: VicPlan)

Pursuant to Clause 32.08-3 Subdivision an application must meet the objectives and should meet the standards of Clause 56 for the class of subdivision proposed.

In this case the class of subdivision is a 2 lot subdivision. An assessment against the objectives and standards of Clause 56 has been undertaken and the following table includes the findings:

Objective	Response
<b>56.03-5</b> <b>Neighbourhood Character</b>	<b>Complies</b> <p>The neighbourhood character of the area is varied in terms of lot sizes and shapes and reflects development that has occurred over a number of decades.</p> <p>The proposed neighbourhood character will continue to evolve within this “in town” location which is seeing a more compact urban form consistent with Council’s planning policies.</p> <p>The proposed subdivision will be respectful of the existing streetscape and will provide for two lots that have direct street interfaces. Lot 2 will have an area that can accommodate a dwelling, private open space, car parking areas and landscaping similar to nearby properties.</p>
Objective	Response

<b>56.04-2</b> <b>Lot area and building envelopes</b>	<b>Complies</b>  Proposed lot 1 will contain the existing dwelling it will respect the orientation of the dwelling and maintains the Main Road frontage. Secluded private open space and car parking are provided at the rear of the dwelling.  Lot 2 can accommodate a 10x15 metre rectangle, is provided with direct access to Ashley Street, is northern facing allowing for an energy efficient future dwelling to be constructed and has sufficient area for meaningful private open space.
<b>56.04-3</b> <b>Solar orientation of lots</b>	<b>Complies</b>  The lots are orientated east 10 degrees to south well within the allowance of east 30 degrees south. Lot 2 contains sufficient area to provide appropriate solar orientation for the establishment of a future dwelling and location of private open space, taking advantage of the proposed lot's orientation with good northern solar exposure.
<b>56.04-5</b> <b>Common Areas</b>	<b>N/A</b>  There are no areas of Common Property proposed.
<b>56.06-8</b> <b>Lot access</b>	<b>Complies</b>  The subject land is located on the corner of Main Road and Ashley Street, allowing for two separate access points within Ashley Street. Ashley Street between Langford Parade and Main Road is an access street which can accommodate two separate crossovers without detrimental impacts to traffic movements and car parking.  The use of individual points of access will be safe, convenient and practical.
<b>56.07-1</b> <b>Drinking water supply</b>	<b>Complies</b>  Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.
<b>56.07-2</b> <b>Reused and recycled water</b>	<b>Complies</b>  Both proposed lots are sufficient in size for landowners to provide for rainwater harvesting via the installation of rainwater tanks.
<b>56.07-3</b> <b>Wastewater management</b>	<b>Complies</b>  Reticulated sewer is already established within the precinct. The vacant lot will be connected to sewer as part of the subdivision consistent with Standard C24.
<b>56.07-4</b> <b>Urban run-off management</b>	<b>Complies</b>  The existing dwelling currently discharges stormwater to Ashley Street (to back of kerb). Underground drainage is located on the north side of Ashley Street. Underground drainage is also located up to the north-east corner of 78 Main Road immediately opposite the south-east corner of the subject land. A drainage easement across the rear of 78 Main Street benefits the subject land.
<b>Objective</b>	<b>Comment</b>
<b>56.08-1</b>	<b>Complies</b>



<b>Site management</b>	Given the subdivision is a two lot subdivision that will only require services rearrangement and vehicle crossings there is little need for site management.
<b>56.09-1 Shared trenching</b>	<b>Complies</b> All utility service connections will be undertaken in accordance with service provider requirements
<b>56.09-2 Electricity and telecommunications</b>	<b>Complies</b> The proposal will make good use of a full range of existing services as available within the precinct. The vacant proposed allotment will be connected to reticulated power and telecommunications.

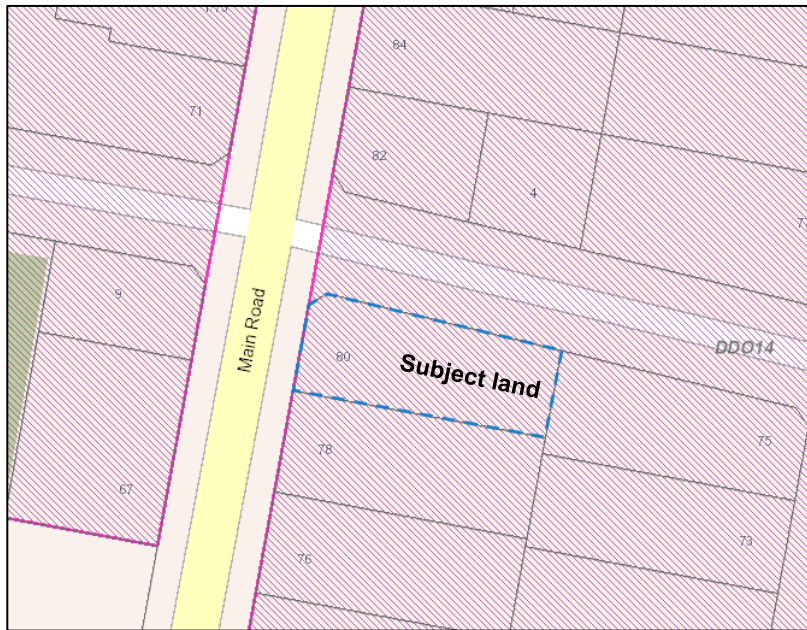
### Decision Guidelines

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

- Positive support for the subdivision is provided by planning policy contained within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are met having a design that is sympathetic with the neighbourhood character, provides a vacant lot which will support housing growth in a location offering good access to services.
- The proposed two lot subdivision provides an opportunity for infill residential development into the precinct which is capable of sustaining further residential style development and is zoned appropriately.
- The subdivision will make good use of existing services and the site is already connected to a full range of reticulated services.
- The site is well located being within an existing established residential precinct which is close to educational facilities, recreational areas and the Paynesville Activity Area.
- There will be no adverse environmental issues arising from the subdivision.
- There are no areas of Common Property proposed and no Owners Corporation will be required as a result of the subdivision design.
- The proposed subdivision design and lot areas will allow for the spacing of buildings within the immediate area.
- A high level of compliance with Clause 56 is achieved by the proposed subdivision.

## **6.2 Design and Development Overlay 14**

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



Planning scheme overlay mapping (Source: VicPlan)

Schedule 14 of the Overlay is Residential Development in Coastal Settlements: Paynesville. The property is located within character area suburban (area 3).

Consideration of the proposal against the design objectives and decision guidelines of Schedule 14 the following commentary is offered:

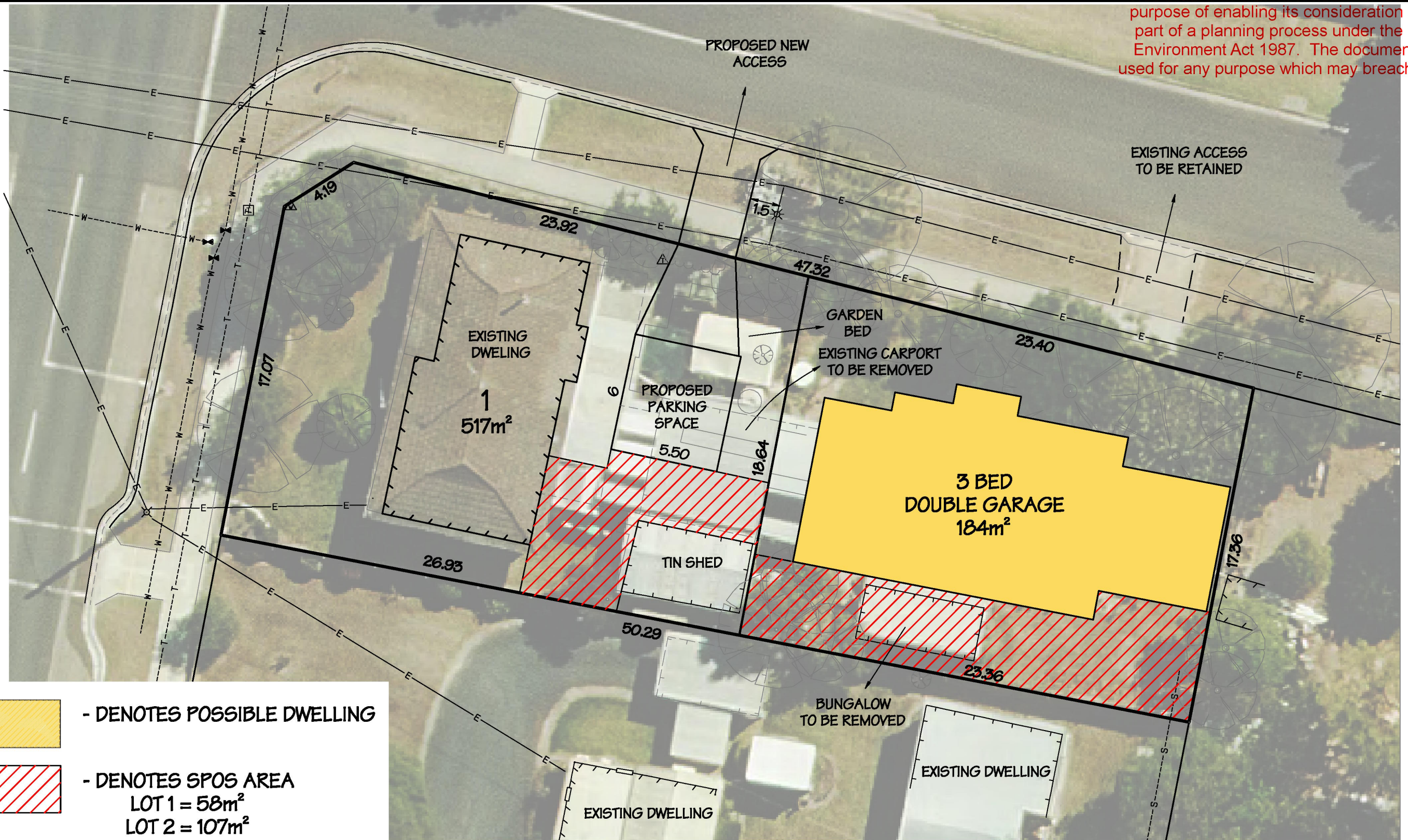
- The natural landscape within this part of Paynesville is not a dominant visual element and the subdivision will not result in the loss of native vegetation.
- The front garden of Lot 1 facing Main Road will be maintained by the subdivision. Lot 2 has the ability to be developed with a dwelling that can incorporate a front garden thereby maintaining the consistency of front gardens which is a character element of the area.
- There are no sensitive environmental features that will be impacted by the proposal (i.e waterways or wildlife corridor).
- Being within an elevated part of Paynesville and well setback from the Gippsland Lakes foreshore the proposed subdivision is unlikely to be impacted by coastal processes.
- The allotment width of lot 1 in Main Road remains consistent with other Main Road properties and the allotment width in Ashley Street is consistent with the neighbouring northern property.

## 7. Conclusion

The proposed two lot subdivision at 80 Main Road, Paynesville is considered to accord with all relevant provisions of the General Residential Zone and Design and Development Overlay 14 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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





80 MAIN ROAD, PAYNESVILLE

**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21180 Irish\21180 Design Response V2.pro

### NOTATIONS

AREAS ARE APPROXIMATE ONLY  
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 200

SURVEYORS REF.

21180

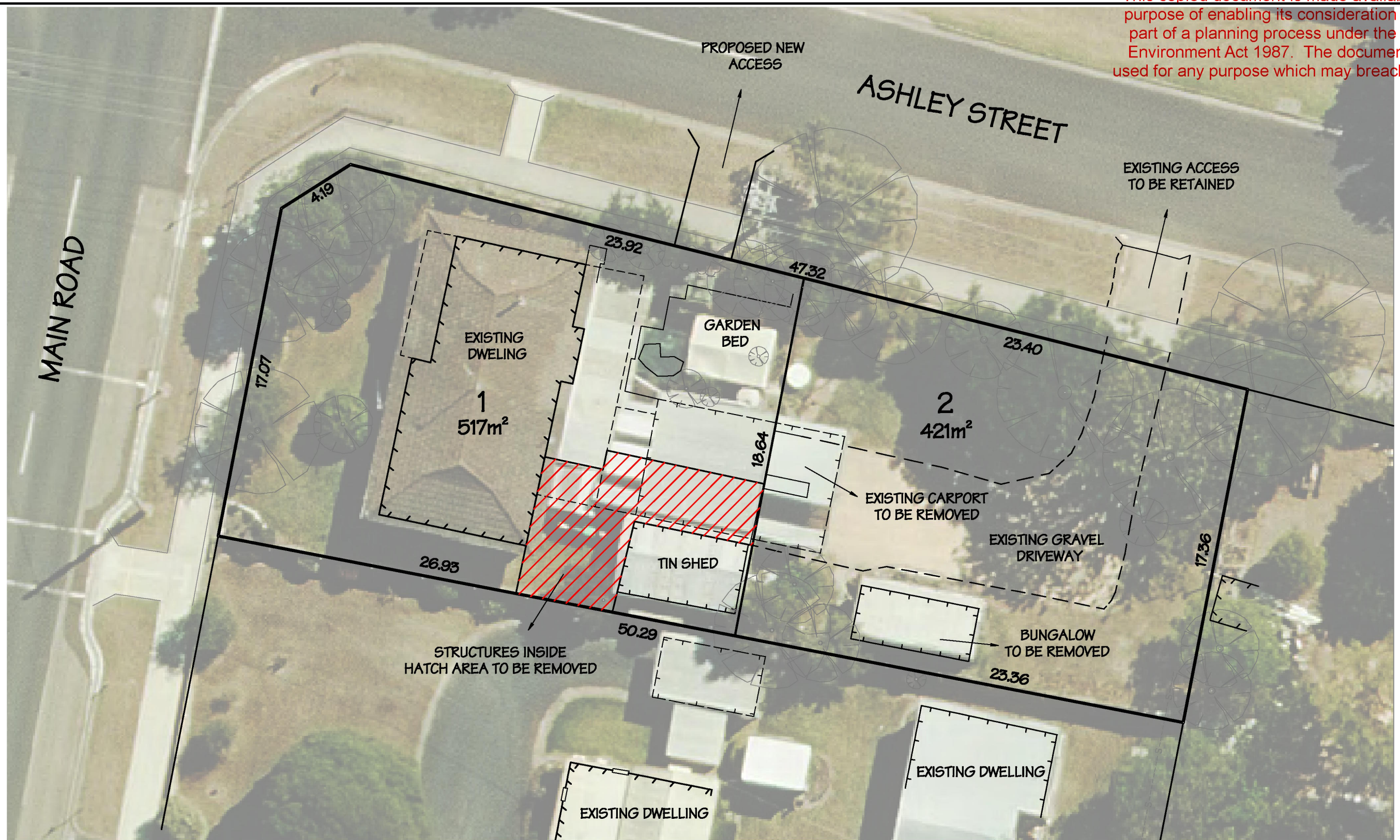
VERSION 2 - DRAWN 17/6/2025

### DESIGN RESPONSE PLAN

PARISH OF BAIRNSDALE  
CROWN ALLOTMENT 147A (PART)

LOT 4 - LP25498





80 MAIN ROAD, PAYNESVILLE	NOTATIONS		PROPOSED SUBDIVISION
	AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY		
	SCALE (SHEET SIZE A3)	SURVEYORS REF.	
	1 : 200	21180 VERSION 2 - DRAWN 13/6/2025	
<div>Crowther &amp; Sadler Pty. Ltd.</div> <div>LICENSED SURVEYORS &amp; TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div> <div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div>			PARISH OF BAIRNSDALE CROWN ALLOTMENT 147A (PART)  LOT 4 - LP25498
FILENAME: Y:\21000-21999\21100-21199\21180 Irish\21180 Prop V2.pro			