

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	14 Lanes Road LUCKNOW 3875 Lot: 3 PS: 808287
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.21.1

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

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

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

An objection must

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 31 January 2025 2:24 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: CoT Vol 11969 Fol 481.pdf; 21078 Prop V1.pdf; 21078 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:

Applicant name: Crowther & Sadler Pty Ltd

Email address: conact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale

Work phone number: 51525011

Owner's name: Jack Riley Betts

Owner's email address:

Owner's postal address:

Owner's work number:

Street number: 14

Street name: Lanes Road

Town: Bairnsdale

Lot number: 3

Plan number: PS808287X

Plan type: Plan of subdivision

Has there been a pre-application meeting: Yes

Your reference number: 21078

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

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Description of proposal - Describe the use, development or other matter which requires a permit: Two Lot Subdivision

Existing conditions - Describe how the land is used and developed now: Existing Dwelling

Estimated cost of development. Note: You may be required to verify this estimate: 0

Title (must have been generated within the past 30 days: [CoT Vol 11969 Fol 481.pdf](#)

Site plan/floor - plan/elevations: [21078 Prop V1.pdf](#)

Planning report: [21078 Report.pdf](#)

Declaration: Yes

Privacy Statement: Yes

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

VOLUME 11969 FOLIO 481

Security no : 124121293507K
Produced 17/01/2025 01:47 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 808287X.
PARENT TITLE Volume 11493 Folio 019
Created by instrument PS808287X 22/03/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JACK RILEY BETTS
AX260209X 15/09/2023

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 PS808287X 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 LANES ROAD LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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PLAN OF SUBDIVISION	EDITION 1 PS808287X
LOCATION OF LAND PARISH: WY YUNG TOWNSHIP: LUCKNOW SECTION: - CROWN ALLOTMENT: 44A (PART) CROWN PORTION: - TITLE REFERENCE: Vol 11493 Fol 019 LAST PLAN REFERENCE: Lot 3 on PS719244N POSTAL ADDRESS: 711 LANES ROAD, (at time of subdivision) LUCKNOW, 3875 MGA94 Co-ordinates (of approx. centre of land in plan) E 557 230 ZONE 55 N 5815 110	Council Name: East Gippsland Shire Council Council Reference Number: PS808287X Planning Permit Reference: 186/2017/P SPEAR Reference Number: S108668J Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Martin T Ireland for East Gippsland Shire Council on 19/02/2018 Statement Of Compliance issued: 05/03/2018

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD - R1	EAST GIPPSLAND SHIRE COUNCIL	
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. 186/2017/P This survey has been connected to permanent marks No(s). 12 & 43 In Proclaimed Survey Area No. 19		

EASEMENT INFORMATION

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

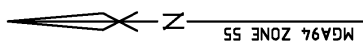
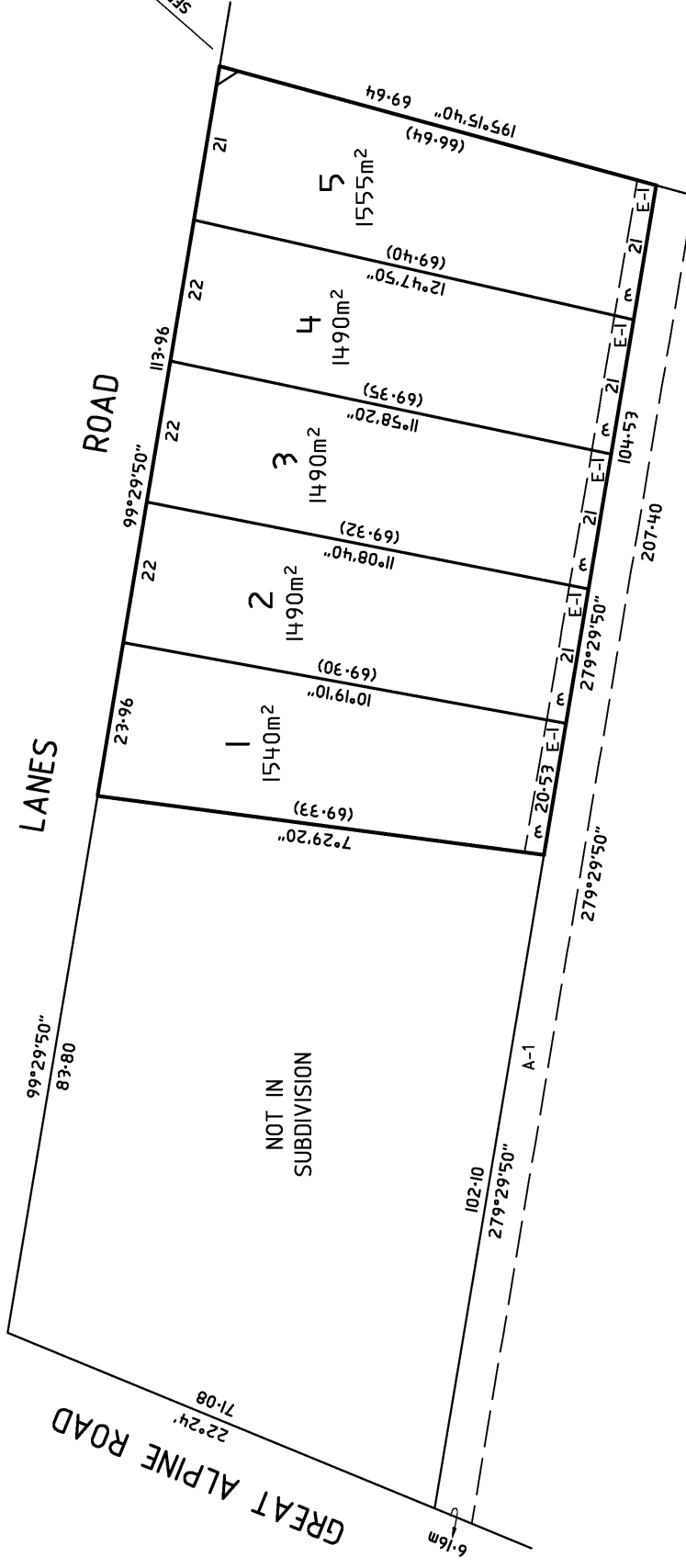
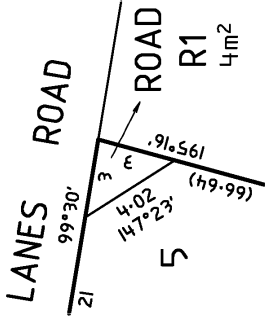
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
A-1	Carriageway	6m	PS616260P	Land in this Plan
E-1	Drainage	3	This plan	East Gippsland Shire Council & land in this plan
E-1	Sewerage	3	This plan	East Gippsland Region Water Corporation & land in this plan

 <p>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</p>	SURVEYORS FILE REF: 17639 PS-1	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS
	Digitally signed by: Scott Charles Kimm (SK Spatial), Surveyor's Plan Version (2), 19/10/2017, SPEAR Ref: S108668J	PLAN REGISTERED TIME: 12.19 DATE: 22/03/2018 Ian R Meleod Assistant Registrar

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PS808287X



SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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Digitally signed by: Scott Charles Kimm (SK Spatial),
Surveyor's Plan Version (2),
19/10/2017, SPEAR Ref: S108668J

Digitally signed by:
East Gippsland Shire Council,
19/02/2018,
SPEAR Ref: S108668J

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

Planning Report

Two Lot Subdivision
14 Lanes Road, Bairnsdale

Our reference – 21078

January 2025



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Copy of Title (Lot 3 on PS808287)	

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 14 Lanes Road, Lucknow. The Report addresses the provisions of the General Residential Zone 1 as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

Formally known as Lot 3 on PS808287 or more commonly known as 14 Lanes Road, Lucknow the subject land is a regular shaped allotment with an area of 1,489 square metres. The property has a frontage to Lanes Road of 22 metres and a depth of 69.35 metres.

A recently constructed single storey contemporary style dwelling has been developed within the northern (front) portion of the subject land with access to Lanes Road at the north-west corner. The property is clear of vegetation having an open rear yard. A coloured steel fences surrounds the dwelling with timber paling fences established on the east and west boundaries.

The rear boundary adjoins an unconstructed road reserve with a width of approximately 6.0 metres. The rear boundary is not currently fenced.



Image of the subject land looking south from Lanes Road



Image of the subject land looking north towards Lanes Road

Adjoining the eastern boundary of the subject land are two residential properties known as 16A and 16B Lanes Road, Lucknow. This property was originally a single lot created in the same subdivision as the subject land. The property has since been subdivided into two lots, in similar configuration as the proposed subdivision for the subject land. The front lot at 16B lanes Road, Lucknow contains an established single storey contemporary style dwelling.



View footage of 16A and 16B Lanes Road, Lucknow

To the west of the subject land is a similar sized lot developed recently with a new dwelling.



Image of the western neighbouring property looking south from Lanes Road

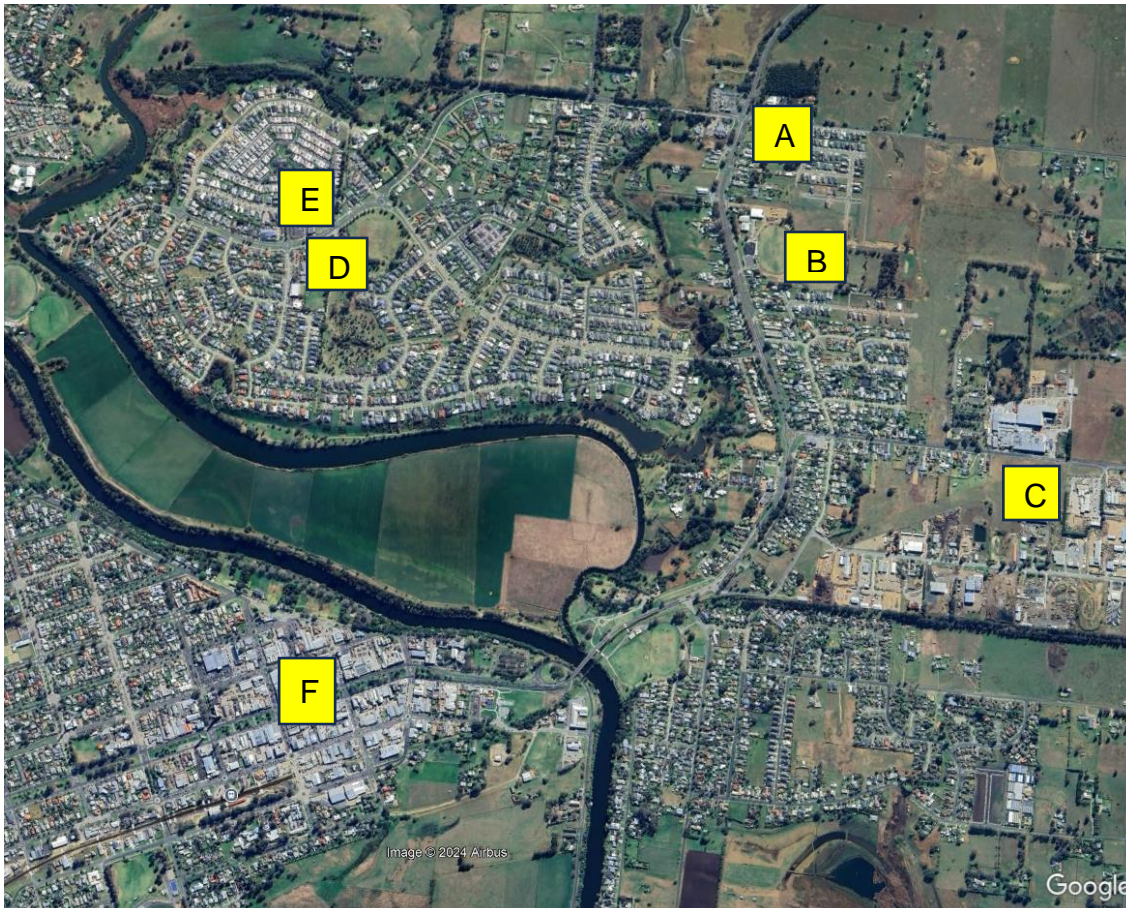
To the north of the subject land across Lanes Road is a place of worship (Bairnsdale Uniting Church).



View of the adjacent place of worship looking north from Lanes Road

Located within a developing area of Lucknow the subject land is close to established residential neighbourhoods and the Lucknow Recreation Reserve. A short distance from the property is the Lucknow Primary School, Eastwood Neighbourhood Activity Area and the East Bairnsdale Industrial Employment Node. Approximately 2.5 kilometres from the site is the Bairnsdale Activity Area.

Site Context Plan



- A – Subject land
- B – Lucknow Recreation Reserve
- C – East Bairnsdale Industrial Employment Node
- D – Lucknow Primary School
- E – Eastwood Neighbourhood Activity Area
- F – Bairnsdale Activity Area

3. The Application & Proposal

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

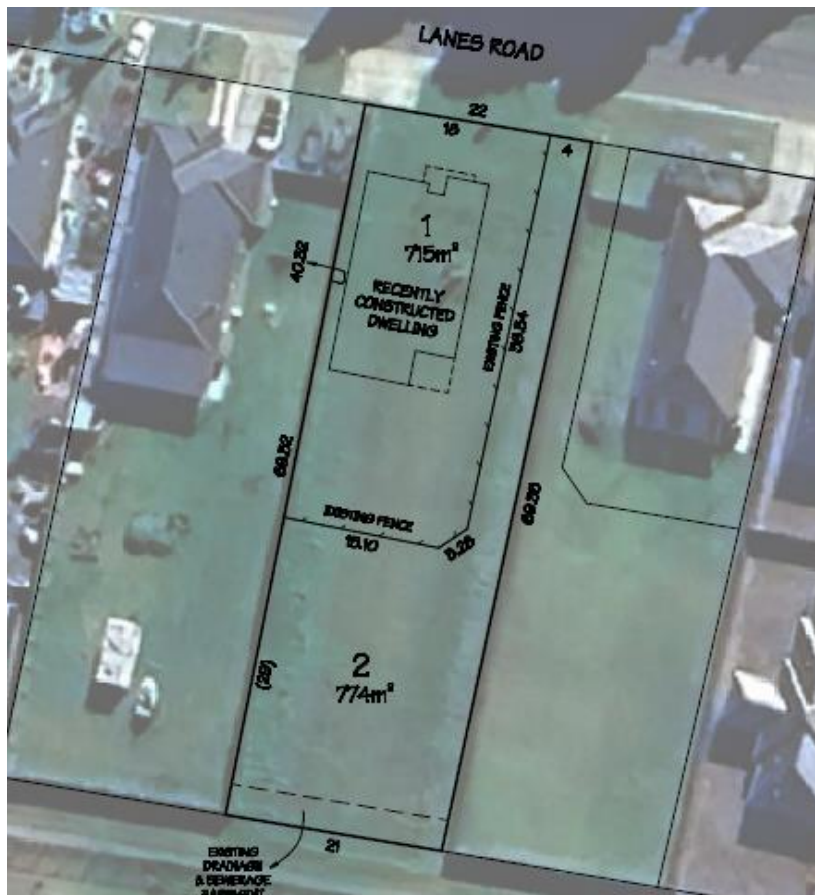
Lot 1 is proposed to have an area of 715 square metres with a frontage to Lanes Road of 18 metres and retaining the existing dwelling.

Lot 2 will have an area of 774 square metres with a frontage of four metres to Lanes Road.

The proposed subdivision has been designed to allow for this large residential zoned property within the Bairnsdale settlement boundary abutting urban development to achieve a more appropriate density.

Providing two good sized lots will allow for the existing dwelling to be provided with meaningful and useable private open space and the proposed vacant allotment will allow for a dwelling to be developed with setbacks from boundaries and appropriately sized private open space.

Lot sizes and boundary positions will ensure spacing of buildings on the land and will maintain the suburban character of the area.



Proposed plan of subdivision

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

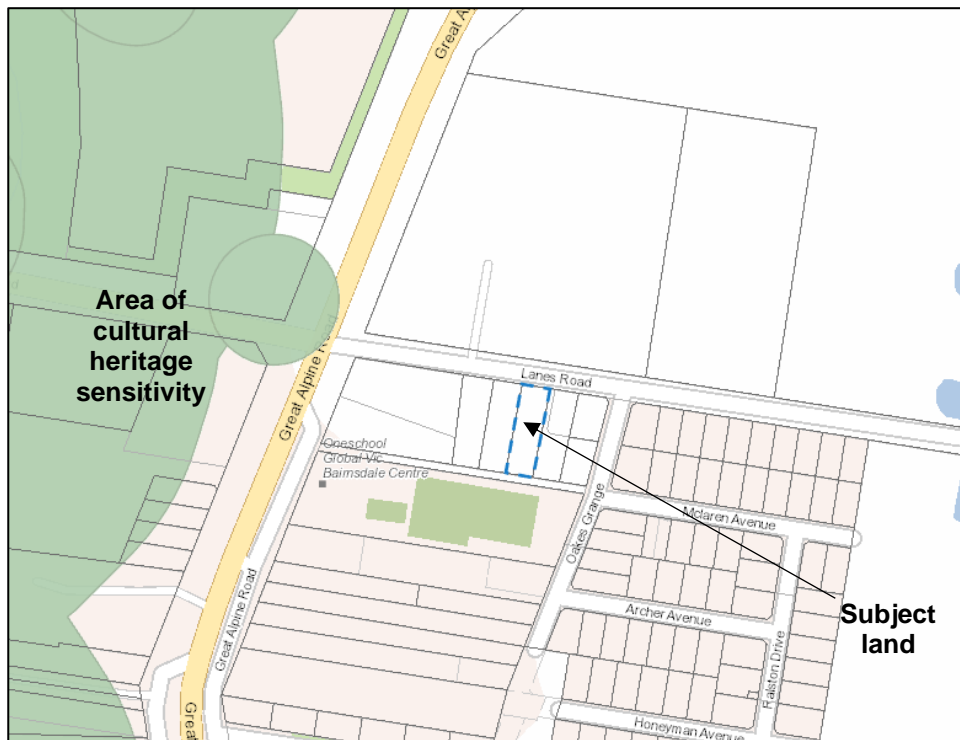
Planning Scheme Clause	Matter for which a Permit is required
32.08-3 General Residential Zone	Subdivision

The application does not require referral pursuant to 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*



Cultural Heritage Sensitivity Mapping (Source: VicPlan)

The subject land is not contained within an area of cultural heritage sensitivity and a two lot subdivision is not considered a high impact activity. As such a CHMP is not required for the proposed subdivision.

5. Planning Policy

5.1 Planning Policy Framework

Clause 11.01-1S Settlement provides strong support for the proposed subdivision. The creation of two lots on this property assists to support the sustainable development of East Gippsland's regional centre of Bairnsdale, will contribute to the supply of residential land to cater for for expected population growth, reduces pressure on urban sprawl and provides an infill development opportunity.

Bairnsdale has been identified as a growth area town within Clause 11.01-1L-02 where infill medium density is supported. The subject land is located within the East Bairnsdale – Lucknow precinct where urban growth including residential development is promoted.

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods is the objective of Clause 15.01-3S Subdivision design. The proposed subdivision is consistent with the strategies that underpin this objective as it will assist to create a more compact neighbourhood and the proposed vacant allotment is of a size and shape that suits a variety of dwelling types.

As sought within Clause 16.01-1S Housing the proposal increases housing in an established urban area reducing the share of new dwellings in greenfield areas, the land is located close to an employment node and the subdivision assists to consolidate an urban area.

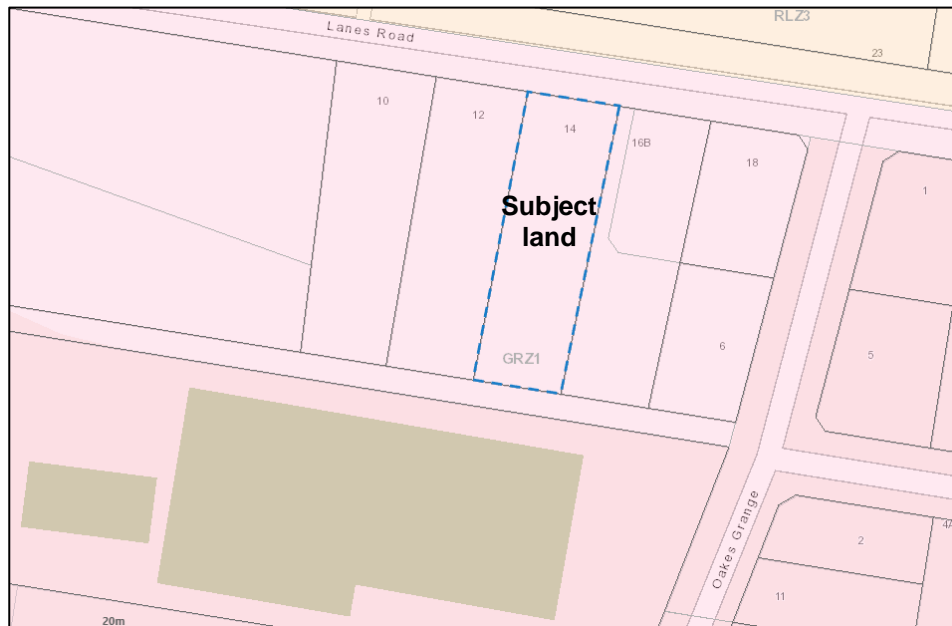
5.2 Municipal Planning Strategy

Subdividing the subject land will meet Council's strategic directions within Clause 02.03-1 Settlement and housing. It will provide for population growth and development on fully serviced residential land within a growth town and provides a vacant lot that can be developed with a range of housing types and styles.

6. Planning Elements

6.1 General Residential Zone 1

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



Planning scheme zone mapping (Source: VicPlan)

The proposed two lot subdivision is considered to respond positively to the purposes of the General Residential Zone as it will provide opportunity for future infill development into an area which is serviced with a full range of reticulated services.

The proposed subdivision is considered to comply with the relevant provisions of Clause 56. The following table provides comment against the relevant objectives and standards of Clause 56 relevant to a two lot subdivision.

Objective	Comment
<p>56.03-5 Neighbourhood Character</p>	<p>Complies</p> <p>The area has an emerging neighbourhood character as the residential estate close to the subject land rapidly develops and re-subdivision of existing larger allotments is taking place. The emerging neighbourhood character sees conventional single storey dwelling constructed of modern materials.</p> <p>The proposal is in keeping with the neighbourhood character as the eventual future dwelling on the vacant lot to be created will blend with the emerging built form character of the area and the proposed lots will be of a similar size as the emerging new lots in the area.</p>

<p>56.04-2 Lot area and building envelopes</p>	<p>Complies Proposed lot 2 can easily accommodate a 10x15 metre rectangle. The subdivision layout provides area for anticipated future development on the lot to benefit from solar access, provision of private open space and safe vehicle movements within allotment boundaries.</p>
<p>56.04-3 Solar orientation of lots</p>	<p>Complies Lot 1 is of a sufficient size to allow for solar access to be provided to the existing dwelling's private open space. Lot 2 contains sufficient area to provide appropriate solar orientation for the establishment of a future dwelling and location of private open space to take advantage of the proposed lot's orientation with good northern solar access.</p>
<p>56.04-5 Common Areas</p>	<p>N/A There are no areas of Common Property proposed.</p>
<p>56.06-8 Lot access</p>	<p>Complies Access to both lots will be provided from Lanes Road via two separate crossovers. Each lot has a frontage to Lanes Road providing individual points of access that are safe, convenient and practical.</p>
<p>56.07-1 Drinking water supply</p>	<p>Complies Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.</p>
<p>56.07-2 Reused and recycled water</p>	<p>Complies East Gippsland Water does not provide connections to reused and recycled water.</p>
<p>56.07-3 Wastewater management</p>	<p>Complies Reticulated sewer is already established within the precinct. The vacant lot will be connected to sewer as part of the subdivision consistent with Standard C24.</p>
<p>56.07-4 Urban run-off management</p>	<p>Complies Drainage will be dealt with to the satisfaction of the Responsible Authority. An existing drainage easement to the south of the land is established.</p>
<p>56.08-1 Site management</p>	<p>Complies The site will be managed to the satisfaction of the Responsible Authority. The proposed subdivision will require the construction of a vehicle crossover and connection to services and will not require extensive subdivision works.</p>
<p>56.09-1 Shared trenching</p>	<p>Complies All utility service connections will be undertaken in accordance with service provider requirements.</p>

56.09-2 Electricity and telecommunications	Complies The proposal will make good use of a full range of existing services as available within the precinct. The vacant proposed allotments will be connected to reticulated power, water, sewer and telecommunications.
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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 in planning policy contained within the Municipal Planning Strategy and Planning Policy Framework.
- The proposed two lot subdivision provides for infill residential opportunities 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 well established residential precinct which is close to the educational facilities, an active recreational node and the Bairnsdale Activity Area.
- The size and configuration of the lots allow for the spacing of dwellings on the site.
- Neighbouring property landowners will have their amenity maintained as proposed lot 2 is relatively large allowing for dwelling setbacks from boundaries.
- There will be no adverse environmental issues arising from this subdivision as the land contains no native vegetation or a waterway.
- A high level of compliance with the objections and standards Clause 56 is achieved.

7. Conclusion

The proposed two lot subdivision at 14 Lanes Road, Bairnsdale is considered to accord with all relevant provisions of the General Residential Zone 1 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.

PROPOSED SUBDIVISION

PARISH OF WY-YUNG
TOWNSHIP OF LUCKNOW
CROWN ALLOTMENT 44A (PART)

LOT 3 ON PS808287

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MGA2020 ZONE 55



JACK BETTS

14 LANES ROAD, LUCKNOW

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\21000-21099\21078 Betts\21078 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 400

SURVEYORS REF.

21078

VERSION 1 - DRAWN 15/01/2025