

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>17 Martin Street MALLACOOTA VIC 3892 Lot: A PS: 528610</b>
<b>The application is for a permit to:</b>	<b>Three Lot Subdivision</b>
<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 GRZ	To subdivide land
43.02-3 DDO	To subdivide land
<b>The applicant for the permit is:</b>	<b>Crowther &amp; Sadler Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2025.417.1</b>

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**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Sunday, 21 December 2025 11:27 AM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 21405 Design Response V1.pdf; 21405 Prop V1.pdf; 21405 Report.pdf; 21405 CoT Vol\_11174\_Fol\_434.pdf; Planning\_Permit\_Application\_2025-12-21T11-27-20\_29800347\_0.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:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale VIC 3875

**Preferred phone number:** 0351525011

**Owner's name:**

**Owner's postal address:**

**Street number:** 17

**Street name:** Martin Street

**Town:** Mallacoota

**Post code:** 3892

**Lot number:** A

**Plan number:** PS528610D

**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, associated outbuilding and vacant residential land

**Description of proposal :** Three Lot Subdivision

**Estimated cost of development:** 0

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

**Officer's name:** Martin Richardson

**Your reference number:** 21405

**ExtraFile:** 1

**Invoice Payer:**

**Address for Invoice:**

**Invoice Email:**

**Primary Phone Invoice:**

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

**1. Supporting information/reports:** [21405 Design Response V1.pdf](#)

**Plans:** [21405 Prop V1.pdf](#)

**Planning report:** [21405 Report.pdf](#)

**Full copy of Title:** [21405 CoT Vol\\_11174\\_FoL\\_434.pdf](#)

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

Page 1 of 3

VOLUME 11174 FOLIO 434

Security no : 124130749876X  
Produced 15/12/2025 10:36 AM

**LAND DESCRIPTION**

Lot A on Plan of Subdivision 528610D.

PARENT TITLES :

Volume 09564 Folio 547 to Volume 09564 Folio 548

Volume 10433 Folio 112

Created by instrument PS528610D 01/12/2009

**REGISTERED 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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS528610D 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: 17 MARTIN STREET MALLACOOTA VIC 3892

DOCUMENT END



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PS528610D



# PLAN OF SUBDIVISION

## LOCATION OF LAND

PARISH: MALLACOOTA  
TOWNSHIP: —  
SECTION: —  
CROWN ALLOTMENT: 4 (PART)  
CROWN PORTION: —

TITLE REFERENCES: VOL 9564 FOL 547  
VOL 9564 FOL 548  
VOL 10433 FOL 112  
LAST PLAN REFERENCE: LOTS 6 & 7 ON LPI45520

POSTAL ADDRESS: MARTIN STREET,  
(At time of subdivision) MALLACOOTA, 3892

AMG CO-ORDINATES: E 743 150  
(Of approx. centre of land in plan) N 5840 870 ZONE: 55

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER

COUNCIL/BODY/PERSON

NIL.

NIL.

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 90/2004/CRT

1. ~~This plan is certified under Section 6 of the Subdivision Act 1988.~~
2. This plan is certified under Section 11(7) of the Subdivision Act 1988.  
Date of original certification under Section 6 09/12/2004
3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

## OPEN SPACE

- (i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has~~ has not been made.
- (ii) ~~The requirement has been satisfied.~~
- (iii) ~~The requirement is to be satisfied in stage~~  
~~Council Delegate~~  
~~Council seat~~

Date: / /

Re-certified under Section 11(7) of the Subdivision Act 1988

Council Delegate

~~Council seat~~

Date 17/11/2009

## NOTATIONS

STAGING This is / is not a staged subdivision  
Planning Permit No DP/537/2003/P

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 54 & 55

## 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 & E-2	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY & LAND IN THIS PLAN
E-1	POWERLINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD.

## LTO USE ONLY

STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT

RECEIVED



DATE 20/11/2009

## LTO USE ONLY

PLAN REGISTERED

TIME 9:10 AM

DATE 1/12/2009

Christopher Nicholson  
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

Crowthier & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
TELEPHONE (03) 5162 5011

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

SIGNATURE

REF 10479

VERSION 2

DATE 9/11/2009

DATE 17/11/2009

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Printed 7/01/2026

Page 5 of 29

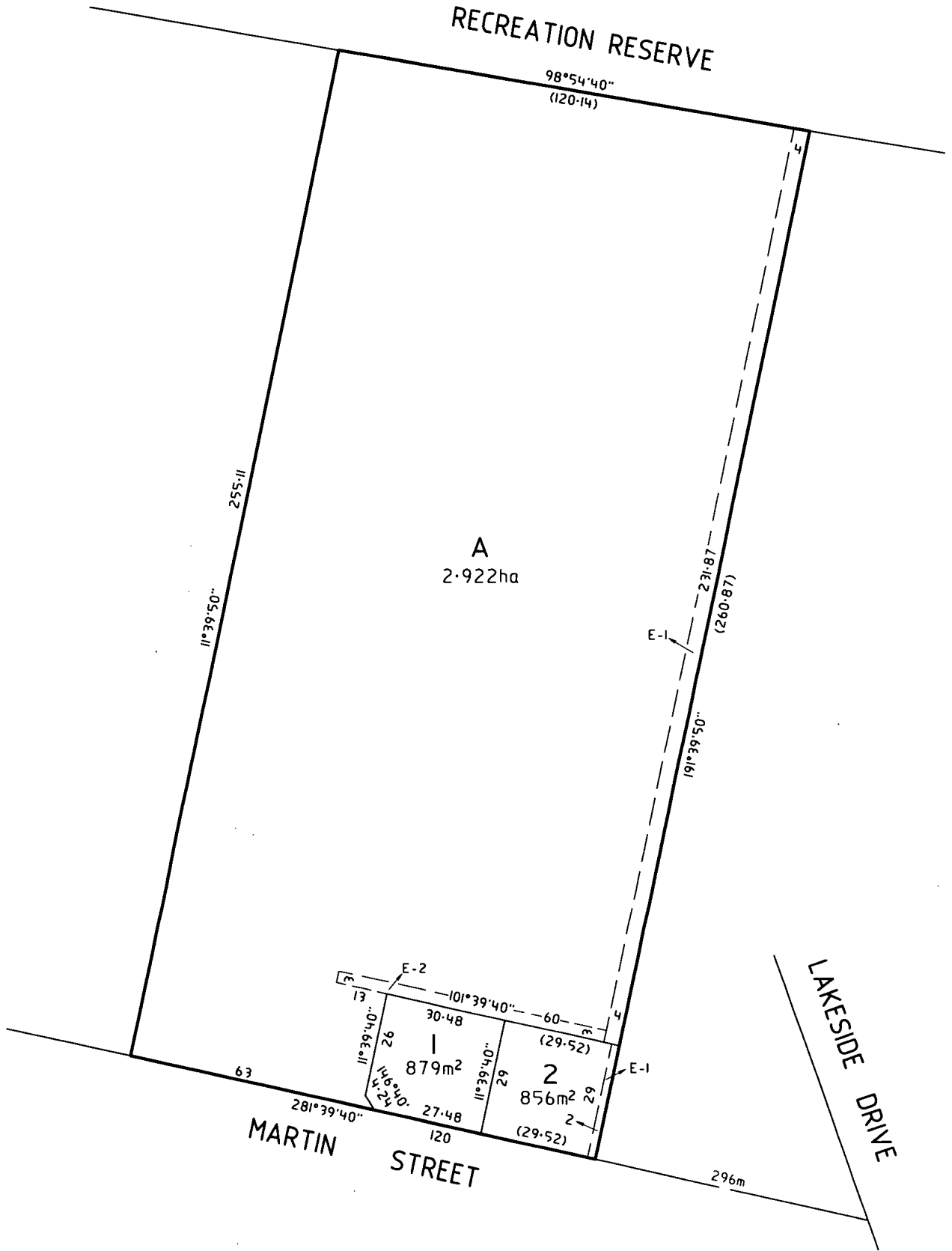
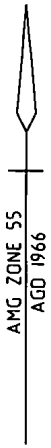
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PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

PS 528610D



Crowthier & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
TELEPHONE (03) 5162 6011

ORIGINAL		SCALE				
SHEET SIZE	SCALE	10	0	10	20	30 40
A3	1:1000	LENGTHS ARE IN METRES				

LICENSED SURVEYOR

SIGNATURE

REF 10479

MICHAEL JOSEPH SADLER

DATE 9 / 11 / 2009

VERSION 2

SHEET 2 OF 2 SHEETS

SIGNATURE

DATE 17 / 11 / 2009

COUNCIL DELEGATE SIGNATURE

Printed 7/01/2026

## Planning Report

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Three Lot Subdivision  
17 Martin Street, Mallacoota

Our reference – 21405

21 December 2025



FS 520900



## Contents

<b>1.</b>	<b>Introduction</b>	<b>3</b>
<b>2.</b>	<b>Subject Land &amp; Surrounding Context</b>	<b>4</b>
<b>3.</b>	<b>The Application &amp; Proposal</b>	<b>9</b>
<b>4.</b>	<b>Cultural Heritage</b>	<b>12</b>
<b>5.</b>	<b>Planning Policy</b>	<b>13</b>
5.1	Planning Policy Framework	13
5.2	Municipal Planning Strategy	14
<b>6.</b>	<b>Planning Elements</b>	<b>15</b>
6.1	General Residential Zone	15
6.2	Design and Development Overlay 12	20
<b>7.</b>	<b>Conclusion</b>	<b>21</b>
<b>8.</b>	<b>Attachments</b>	
	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Design Response (Version 1)	
	Copy of Title (Lot A on PS 528610D)	

*Note: Planning Application fee has been waived in accordance with ongoing discussions with the Manager Planning*



## 1. Introduction

This Planning Report is prepared in support of a proposed three lot subdivision at 17 Martin Street, Mallacoota. The Report addresses the provisions of the General Residential Zone and Design and Development Overlay 12 as contained within the East Gippsland Planning Scheme.



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



## 2. Subject Land & Surrounding Context

Formally known as Lot A on PS 528610D or more commonly known as 17 Martin Street, Mallacoota, the subject land is a large residential zoned parcel of land.

The land parcel is 29,210.86 square metres or 2.92 hectares and is developed by a large dwelling located in the south-eastern part of the land. The dwelling enjoys vehicle access to Martin Street.



*Existing access looking north from Martin Street*

Native vegetation and some planted vegetation are located on the property. The planted vegetation is located around the dwelling with the native vegetation scattered around the property particularly along the western and northern boundaries.



*Looking south towards Martin Street across subject land*





*Looking towards Martin Street across subject land*

The subject land has a gentle slope from the western side of the property to the eastern side of the site.

To the south of the subject land is a single storey weatherboard dwelling and a double storey dwelling both which obtain access from the northern side of Martin Street.



*Neighbour to the south of the existing dwelling on the subject land (21 Martin Street)*

Across Martin Street to the south are detached dwellings of various styles and building form within a residential context.





*Looking west along Martin Street demonstrating the residential context of the area*



*Looking east along Martin Street showing the residential context of the area*



To the east are two larger land parcels both developed with a dwelling. Both properties have substantial and developed gardens.

West of the subject land is a large property developed by a dwelling, which obtains access from Martin Street.



*Western neighbour's dwelling from the subject land*

North of the subject land is a densely vegetated public reserve.

The subject land is located within the central part of the Mallacoota township, not distant from the Mallacoota Activity Area and the facilities and services the town provides.

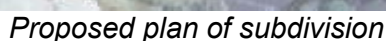


Planning scheme zone mapping and locality map showing the subject site's distance from the Mallacoota Activity Area (Source: VicPlan)



It is proposed to subdivide the subject land into three lots with lots 1 and 2 fronting Martin Street and proposed lot 3 to incorporate the balance of the property including the existing dwelling.

Proposed lot 1 will be 704 square metres and proposed lot 2 will have an area of 700 square metres. The balance of the land being lot 3 will have an area of 2.78 hectares.





All proposed lots will obtain access from Martin Street which is a sealed urban road with kerb and channel gutters. Vehicle crossovers will be constructed in accordance with the standard Infrastructure Design Manual requirements, without the need to remove roadside vegetation.



*Image of Martin Street streetscape*



*Image of Martin Street streetscape*

The proposed subdivision has been designed to allow for the development of dwellings setback from lot boundaries allowing for the spacing of built form.

The large vacant allotments have the ability to incorporate energy efficient dwellings given the northern exposure and provision of meaningful secluded private open space and landscaping opportunities.

The subdivision layout has been designed to retain the ability for further subdivision of the large balance allotment. The frontage of Proposed Lot 3 to Martin Street has been designed to ensure future capacity for a 16.0 metre wide road designed to Access Street - Level 2 standards, in accordance with the Infrastructure Design Manual standard drawing SD605.





*Looking north along existing driveway to Proposed Lot 3*

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 12	Subdivide land

In accordance with section 55 of the *Planning and Environment Act 1987* the application is required to be referred to the relevant water authority and electricity supplier.

The land is contained within the Vegetation Protection Overlay 8. No vegetation will be removed as a result of the subdivision; therefore, the Application does not require consideration of the Overlay.

#### 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)

Although a three lot subdivision is a high impact activity, the subject land is not located within an area of cultural heritage sensitivity and as such, there is no requirement to provide a CHMP in support of the application.

## 5. Planning Policy

### 5.1 Planning Policy Framework

Clause 11.01-1S Settlement provides the proposed subdivision with planning policy support. The proposal within the Mallacoota settlement boundary will achieve infill development of a large appropriately zoned and serviced property, allows for population growth and assists to limit urban sprawl.

Consistent with Clause 11.03-4L-10 Mallacoota, the proposed subdivision will complement the coastal character through the creation of two serviced residential sized allotments fronting Martin Street, consistent with surrounding development.

The proposed subdivision will not result in detrimental environmental impacts as all proposed lots will be connected to reticulated sewerage, and there is no need to remove native vegetation as part of the development as encouraged by Clause 12 Environmental and landscape values.

The subject land is within a designated bushfire prone area and as such Clause 13.02-1S is relevant to the application. The proposed subdivision is well placed to mitigate risks associated with a bushfire event. The two vacant lots fronting Martin Street are well separated from the northern reserve vegetation, access to the lots are readily available to emergency services and defensible space can be provided within allotment boundaries.

Clause 15.01-3S Subdivision design seeks to achieve safe, accessible and sustainable neighbourhoods. The proposed subdivision will provide for residential vacant allotments fronting Martin Street and will be connected to all available services and are able to be developed by energy efficient dwellings given the northern exposure of the lots.

The neighbourhood character of the area varies with more conventional residential development to the south of Martin Street with larger residential lots to the north of Martin Street. The proposed two vacant allotments will replicate the residential character of the township and provides a subdivision pattern and density reflective of the residential zoning of the property as sought within Clause 15.01-5S Neighbourhood character.

Consistent with Clause 16.01-1S Housing supply, the creation of two additional lots on the subject land increases the proportion of housing in an existing residential area and reduces the share of dwellings in greenfield areas, consolidates an urban area and allows for lots that can be developed with various dwelling types and styles.

Martin Street is a constructed urban road with significant capacity to accommodate an additional twenty vehicle movements per day ensuring the efficiency of the local street network is not compromised (Clause 18.02-4S Roads).

## 5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Coastal settlements identifies Mallacoota as a popular retirement area. The further development of the subject land will meet Council's strategic direction for Mallacoota providing for infill development of the township within a well serviced location.

Importantly, the proposed subdivision provides for increased density within the town's settlement boundary without detrimentally impacting the environment as sought within Clause 02.03-2 Environmental and landscape values.

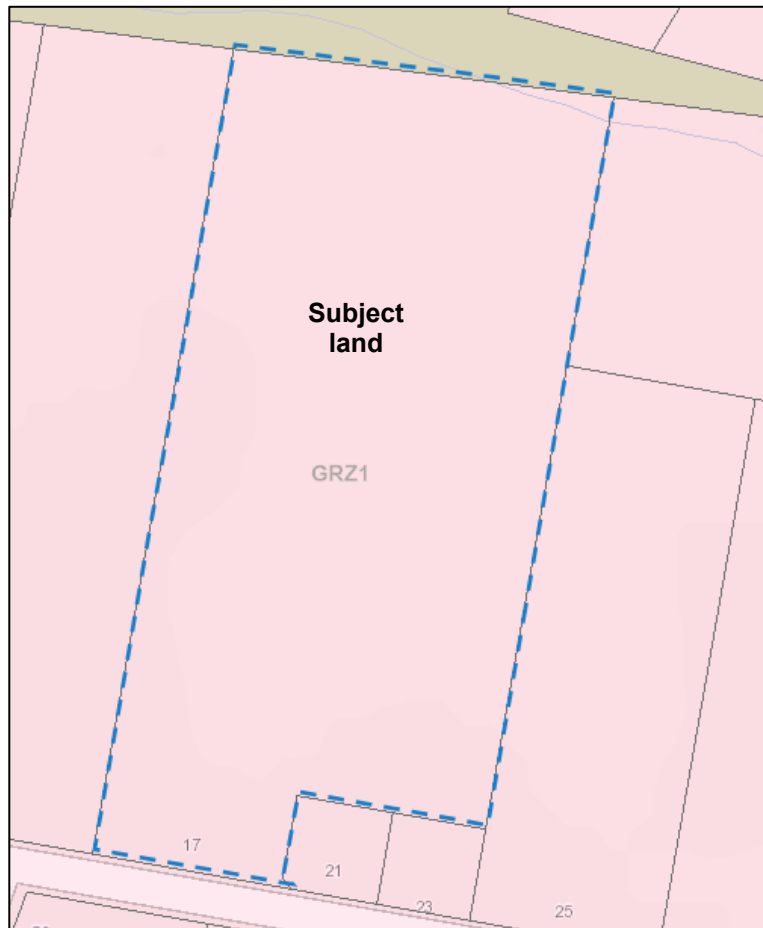
Being well setback from Mallacoota Inlet and on an elevated property reduces the impact from predicted sea level rise. Creation of two lots setback from the northern Council reserve vegetation allows for the potential impacts from a bushfire event to be mitigated (Clause 02.03-3 Environmental risks and amenity).



## 6. Planning Elements

### 6.1 General Residential Zone 1

The subject land is zoned General Residential Zone 1 in accordance with the East Gippsland Planning Scheme.



*Extract from Zone mapping (Source: VicPlan)*

The proposed subdivision meets the purposes of the General Residential Zone. The subdivision will respect the neighbourhood character of the area through creating lots that front Martin Street, the lots can be easily developed with detached dwellings and have the ability to be developed with a diversity of housing types.

In accordance with Clause 32.08-3 Subdivision, an application to subdivide land must meet the objective and should meet the standards associated with the class of subdivision in accordance with the table of the clause.

Comment as to the proposal's compliance with the relevant clauses of Clause 56 is provided in the following table.

Objective	Design Response
<b>56.01-1</b> <b>Subdivision Site &amp; Context Description</b>	<b>Complies</b> <p>See attached Design Response Plan and above comments on the subject land and surrounding precinct in Section 2 of this Report.</p>
<b>56.01-2</b> <b>Subdivision Design Response</b>	<b>Complies</b> <p>The proposed subdivision creating two vacant allotments has been designed to reflect residential development within the Mallacoota township. Lot dimensions have been proposed to allow for the construction of either a volume builder home or a more bespoke design.</p> <p>The subject land is well orientated to provide for energy efficient dwellings on the proposed vacant lots. Lot areas are generous allowing for future dwelling development to have north facing living rooms and private open space.</p> <p>Proposed lot 3 easily accommodates the existing dwelling and provides the ability for further development options into the future.</p>
<b>56.03-5</b> <b>Neighbourhood Character Objective</b>	<b>Complies</b> <p>The precinct surrounding the subject land is varied with a range of lot sizes and lot dimensions. There are a number of vacant lots yet to see development, and those lots that have been developed generally contain detached dwellings.</p> <p>The proposed lots have been designed to front Martin Street, allowing for future dwelling development to present to the street with a positive streetscape interface.</p> <p>The proposed lot areas and dimensions will allow for the future spacing of dwellings, vehicle accommodation on the lots, provision of private open space and meaningful landscaping opportunities.</p> <p>Although there is no defined neighbourhood character for the precinct, Council policy clearly seeks infill development within the existing urban area of the town. The proposed subdivision has been designed to be respectful of surrounding development by nominating allotments for residential use which will each have access to Martin Street.</p> <p>The proposed vacant lots will provide for additional housing opportunities and provides for a denser urban form as encouraged by planning policy.</p>
<b>56.04-1</b> <b>Lot Diversity &amp; Distribution Objectives</b>	<b>Complies</b> <p>The proposed subdivision will result in infill residential development in an existing residential precinct in close proximity to the Mallacoota Activity Area and services the town has to offer.</p>

Objective	Design Response
<b>56.04-2</b> <b>Lot Area &amp; Building Envelopes Objective</b>	<b>Complies</b> The proposed vacant lots can easily accommodate a rectangle of 10m by 15m. The proposed lots allow for future dwellings to be orientated to face Martin Street and will have independent access, provision for private open space and landscaping opportunities.
<b>56.04-3</b> <b>Solar Orientation of Lots Objective</b>	<b>Complies</b> All allotments can easily achieve good solar access. There are no steep slopes or adverse landforms provided on the property and adjoining development is setback appropriately.
<b>56.04-4</b> <b>Street Orientation Objective</b>	<b>Complies</b> The subdivision has been designed to provide each of the proposed vacant allotments with direct access from Martin Street. Proposed individual access to the lots is considered to be practical, safe and convenient.
<b>56.04-5</b> <b>Common Area Objectives</b>	<b>N/A</b> The subdivision will not require common property to service the proposed lots.
<b>56.05-1</b> <b>Integrated Urban Landscape Objectives</b>	<b>N/A</b> The application does not seek to provide any new lengths of road as each of the proposed lots will obtain access directly from Martin Street.  With existing roadside vegetation retained, it is considered there are no requirements for the provision of street tree planting.
<b>56.06-2</b> <b>Walking &amp; Cycling Network Objectives</b>	<b>N/A</b> There are no new roads proposed as part of the subdivision.
<b>56.06-4</b> <b>Neighbourhood Street Network Objective</b>	<b>N/A</b> There are no new streets being established as part of the subdivision. Each of the proposed lots will be accessed from Martin Street.
<b>56.06-5</b> <b>Walking &amp; Cycling Network Detail Objectives</b>	<b>N/A</b> The subdivision is able to make use of existing generous road reserves as already provided within the precinct.
<b>56.06-7</b> <b>Neighbourhood Street Network Detail Objective</b>	<b>N/A</b> There are no new sections of road being created as part of the subdivision.

Objective	Design Response
<b>56.06-8</b> <b>Lot Access Objective</b>	<b>Complies</b> <p>Access to lots 1 and 2 will be provided from Martin Street and lot 3 will continue to take access from the established driveway.</p> <p>Vehicle crossovers to be established will be constructed to the satisfaction of the Responsible Authority.</p> <p>Separate access for the proposed three lots will continue to provide a safe road environment in Martin Street.</p>
<b>56.07-1</b> <b>Drinking Water Supply Objectives</b>	<b>Complies</b> <p>Reticulated drinking water is available to each vacant proposed lot. It is expected that a condition of permit will require the owner of the land to enter into an agreement with East Gippsland Water for the supply of reticulated water to each lot as proposed.</p>
<b>56.07-2</b> <b>Reused &amp; recycled Water Objective</b>	<b>Complies</b> <p>East Gippsland Water, the relevant local authority does not have any requirements for the installation of re-used and recycled water supply in this precinct.</p> <p>The proposed lots have generous areas allowing for future occupants the potential to install rainwater tanks.</p>
<b>56.07-3</b> <b>Wastewater Management Objective</b>	<b>Complies</b> <p>It is expected that a condition of permit will require the owner of the land to enter into an agreement with East Gippsland Water for the supply of reticulated sewerage to each vacant allotment.</p>
<b>56.07-4</b> <b>Stormwater Management Objectives</b>	<b>Complies</b> <p>The subject land will be drained to the satisfaction of the Responsible Authority.</p> <p>Martin Street contains kerb and channel with underground drainage allowing the proposed vacant lots to drain to the road.</p> <p>The size of the vacant allotments are generous allowing for future landowners to install rainwater tanks.</p>
<b>56.08-1</b> <b>Site Management Objectives</b>	<b>Complies</b> <p>The site will be managed to the satisfaction of the Responsible Authority. The connection and construction of vehicle crossovers will involve limited works.</p>
<b>56.09-1</b> <b>Shared Trenching Objectives</b>	<b>Complies</b> <p>Shared trenching for reticulated services will be undertaken where possible in accordance with the standards of the relevant supply agency.</p>
<b>56.09-2</b> <b>Electricity &amp; telecommunications Objectives</b>	<b>Complies</b> <p>Electricity and telecommunications are available to the site. The installation of services must be provided in accordance with the standards set out by service providers.</p>

Objective	Design Response
<b>56.09-3 Fire Hydrants Objective</b>	<b>Complies</b> Fire hydrants are available within Martin Street.
<b>56.09-4 Public Lighting Objective</b>	<b>Complies</b> Street lighting is already provided within the precinct. As there are no new sections of road nominated there will be no need to provide any public lighting.

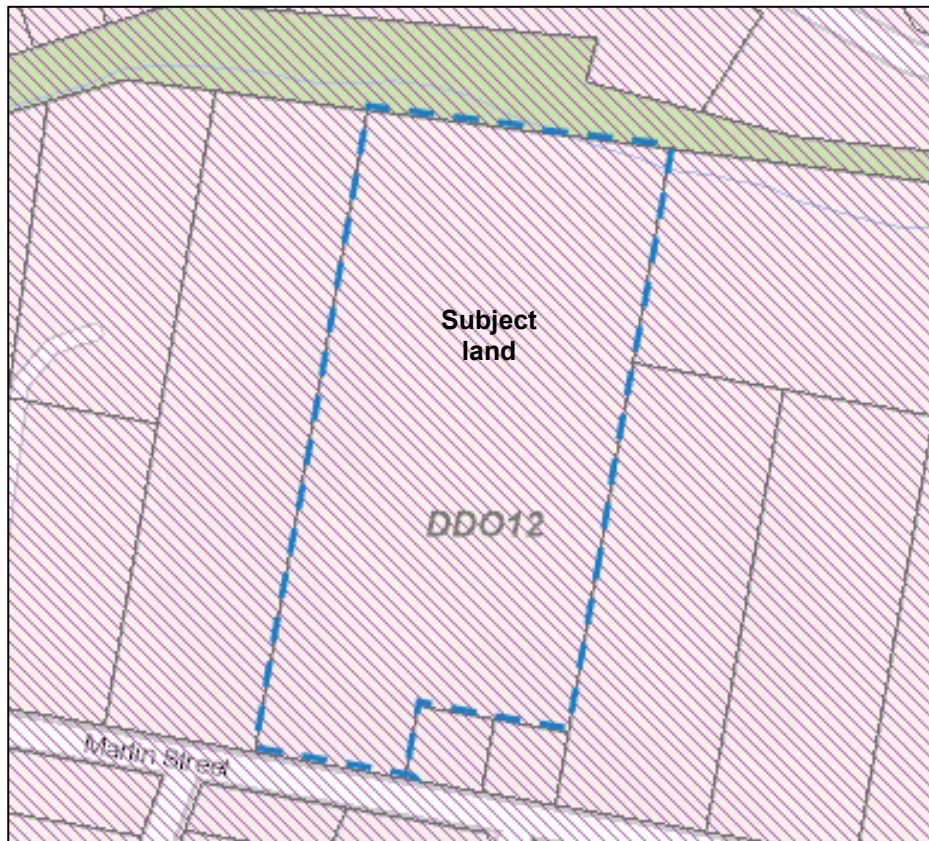
### Decision Guidelines

The proposed subdivision responds positively to the decision guidelines through the following:

- Good planning policy support for the proposal is contained within the Planning Policy Framework and Municipal Planning Strategy.
- The subdivision will provide additional zoned and serviced residential lots within the Mallacoota settlement boundary.
- Provision of two vacant and zoned lots will provide for infill housing opportunities within the town.
- Development of the vacant serviced lots will allow for the construction of dwellings setback from lot boundaries and thereby allowing for the spacing of built form.
- The vacant lot layout is well separated from adjoining development avoiding any overshadowing of neighbouring properties.
- A high level of compliance with Clause 56 is achieved.

## 6.2 Design and Development Overlay 12

The subject land is contained within a Design and Development Overlay. Schedule 12 to the Overlay relates to *Residential Development in Coastal Settlements: Mallacoota*. The property is located with Character area 3 - Stingray Point.



Extract from DDO mapping (Source: VicPlan)

The objectives and decision guidelines of Schedule 12 to the Overlay are addressed by the proposed subdivision:

- Both proposed vacant lots are generous in area allowing the allotments to be developed with dwellings setback from lot boundaries. This ensures the spacing of buildings which is a common theme within Mallacoota.
- Provision of two vacant residential allotments fronting Martin Street will allow future built form to positively address the public realm and given the lot dimension allows for landscaping opportunities.
- No native vegetation is required to be removed to facilitate the development.
- South of the land where the proposed vacant lots will be created has no distinctive landscape values and the creation of lots comfortably allows the vacant lots to blend in with surrounding residential properties.
- The proposal will have no detrimental effects on streamlines, foreshores and areas of remnant vegetation.
- No wildlife corridors will be interrupted by the proposed subdivision.



- No wetlands or waterways will be detrimentally impacted by the proposed subdivision.
- Allotment widths are commensurate with urban residential properties to the east and south of the site.
- The topography of the land where the vacant lots will be created falls gently from west to east allowing future development of the lots to minimise slope cut and fill.
- The location of the proposed subdivision is within an elevated part of the township and well setback from the Inlet, resulting in little risk from coastal processes on the allotments.

In regard to the objectives and decision guidelines for Area 3 – Stingray Point it is noted that the focus is on built form rather than subdivision. The proposal addresses the relevant objectives and decision guidelines:

- The vacant lots are 704 and 700 square metres which will allow for planting opportunities adding to the landscape values of the area.
- The landscape setting of the subject land will not be diminished as the vacant allotments to be created are within a clear area of the property.
- Both vacant lots will be located on sloping land providing an opportunity for built form to be designed sympathetically with the land topography.
- Creation of two lots of generous dimensions and area promotes sympathetic front setbacks of future dwellings.
- Both lot areas and dimensions are commensurate with properties to the south of Martin Street.
- Planted and native vegetation within the area will soften the visual appearance of future built form.

## 7. Conclusion

The proposed three lot subdivision at 17 Martin Street, Mallacoota is considered to accord with all relevant provisions of the General Residential Zone and Design and Development Overlay 12 of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and will provide for much needed residential infill opportunities within the Mallacoota settlement boundary.

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



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- Subject Land
- Proposed Boundary
- PARCEL\_VIEW
- EL\_CONTOUR
- HY\_WATERCOURSE
- Google Satellite

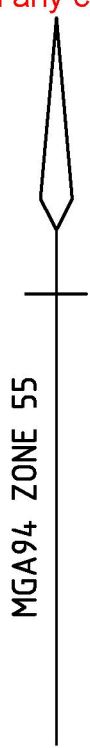
17 MARTIN STREET, MALLACOOTA		NOTATIONS	DESIGN RESPONSE
<div>Crowther &amp; Sadler Pty, Ltd.</div> <div>LICENSED SURVEYORS &amp; TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au</div>		AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
		SCALE (SHEET SIZE A3)	SURVEYORS REF.
		1:2,000	21405 VERSION 1 - DRAWN 12/12/2025
		PARISH OF MALLACOOTA CROWN ALLOTMENT 4 (PART)  LOT A ON PS528610D	



# PROPOSED SUBDIVISION

PARISH OF MALLACOOTA  
CROWN ALLOTMENT 4 (PART)  
  
LOT A ON PS528610D

E-1 & E-2 = EXISTING POWERLINE, DRAINAGE  
& SEWERAGE EASEMENT



**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5162 5011 E. contact@crowthersadler.com.au

17 MARTIN STREET, MALLACOOTA

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 1000

21405

VERSION 1 - DRAWN 12/12/2025

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