

Proposed Permit Conditions

Planning Application 187/2019/P – Use and development of a dwelling and alteration of access to a Road Zone, Category 1 at 515 Lindenow-Glenaladale Road, Lindenow South

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Before the building is occupied, all stormwater runoff from the roofed and paved areas must be discharged to an approved point of discharge (i.e. a Rubble Pit) to the satisfaction of the Relevant Building Surveyor.
3. During construction and maintenance activities, adequate steps must be taken to stop soil erosion and the movement of sediment off site and into drainage lines, watercourses and onto adjoining land to the satisfaction of the Responsible Authority. Methods include but are not limited to:
 - a) Control of on-site drainage by intercepting and redirecting runoff in a controlled manner to stabilised vegetated areas on site.
 - b) Installation of sediment control structures such as sediment basins, sediment fences and sediment traps when construction commences and maintaining them until the site is stabilised.
 - c) Re-vegetating all disturbed areas as quickly as possible or within 14 days after construction works are completed.
4. At all times, the permitted dwelling must be used in association with the agricultural use on the subject land and must be managed in accordance with the endorsed Farm Management Plan prepared by Development Solutions Victoria dated October 2019, or an alternative plan approved to the satisfaction of the Responsible Authority.
5. This permit will expire if any of the following circumstances applies:
 - The development is not started within two years of the issue date of this permit.
 - The development is not completed within four years of the issue date of this permit.
 - The use has not commenced within four years of the issue date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

VicRoads Conditions

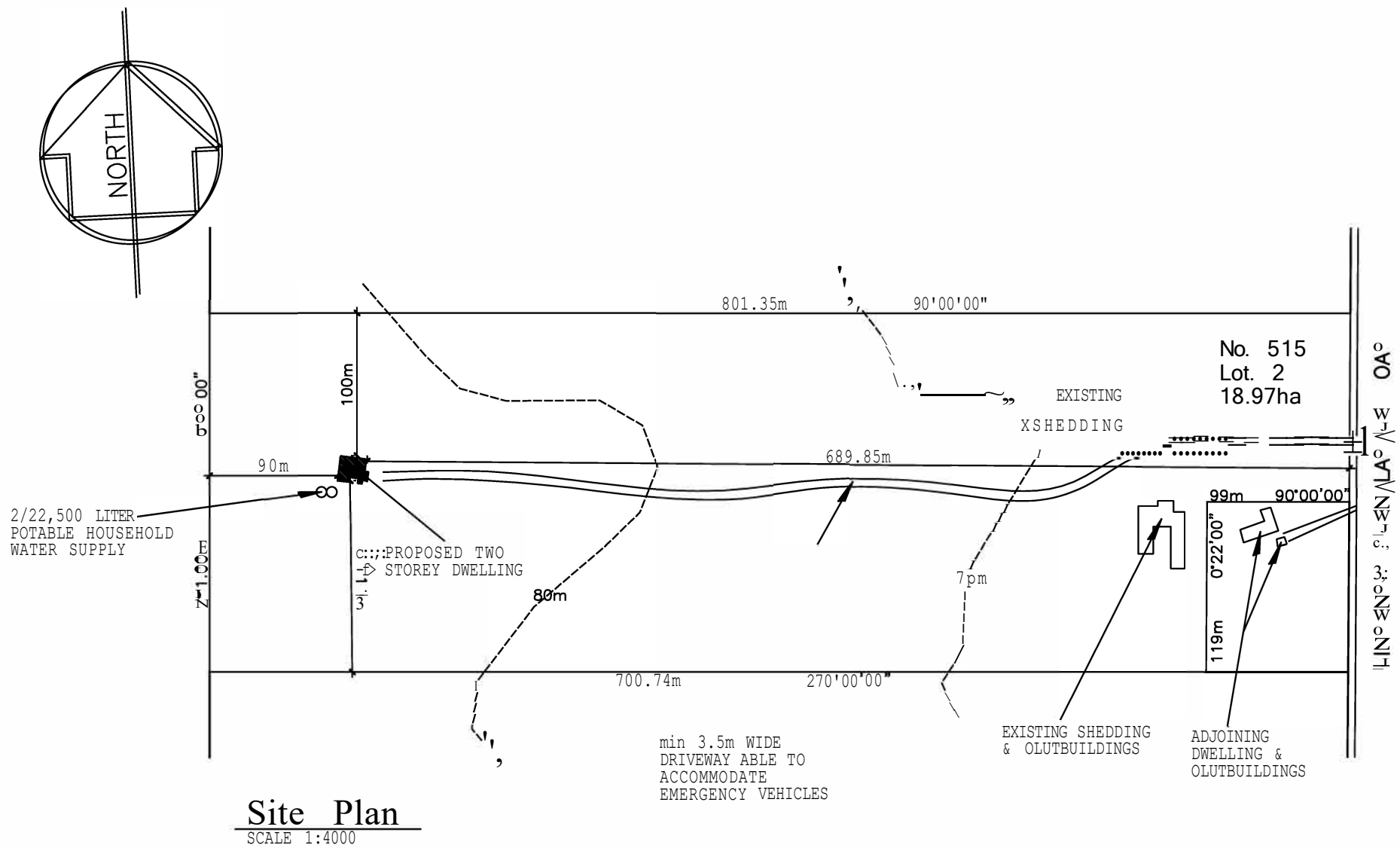
6. Only one point of access to the Lindenow-Glenaladale Road will be permitted. This must be generally in the location as shown on Damian Anderson Plan 722018 Site Plan.
7. The access must be constructed to VicRoads standard drawing SD2064, which includes a 375 RC culvert and VicRoads standard driveable endwalls SD1990, at no cost and to the satisfaction of VicRoads.

8. The location of the culvert must be within the existing table drain unless agreed to by VicRoads.
9. Prior to the occupation of the dwelling, the access must be completed.
10. Any gate installed must be set back a minimum of 19 metres from the road reserve boundary.

Notes

1. All wastewater from the proposed development must be disposed of in accordance with the provisions of the Environment Protection Act 1970. A permit to install a septic tank system' is required from the *Environmental Health* unit of Council.
2. Please be informed that you are required to check with a Private Building Surveyor if a Building Permit is required for the building works relating to this planning permit.

Building works on this site must comply with the requirements of the Victorian Building Act and Building Regulations, the National Construction Code (NCC) and relevant Council Local Laws.



GENERAL NOTES:

- CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS OR THE PREPARATION OF ANY SHOP DRAWINGS.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARD CODES & ALL LOCAL COUNCIL BY-LAWS.
- TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (AS 1684).
- ALL ROOF & WALL BRACING TO BE PROVIDED IN ACCORDANCE WITH AS 1684.
- ALL GLASS & GLAZING TO BE SELECTED, SUPPLIED & FITTED IN ACCORDANCE WITH AS 1288.
- ALL BRICKWORK TO BE IN ACCORDANCE WITH AS 3700.
- SMOKE DETECTORS TO BE PROVIDED IN ACCORDANCE WITH AS 3786. ALL NEW DETECTORS TO BE MAINS POWER SUPPLIED WITH BATTERY BACK UP. LOCATIONS AS DESIGNATED ON FLOOR PLANS.
- ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS, CONSULTANTS COMPUTATIONS & DRAWINGS & ALL OTHER RELEVANT DOCUMENTATION AS APPLICABLE.
- WINDOW SIZES SHOWN ARE NOMINAL & SHALL BE CONFIRMED PRIOR TO THE CONSTRUCTION OF OPENINGS. SIZES MAY VARY marginally dependent on MANUFACTURER.
- STAIRS/STEPS - RISER 190MM MAX. TREADS 240MM MIN. LANDINGS SHALL BE PROVIDED TO DOORS WHERE STEP EXCEEDS 190MM OVER N.G.L. IF DOOR SWINGS OVER THE SAID STEP. HANDRAILS & BALUSTRADING TO BE AT 1000MM MIN. ABOVE LANDINGS & FLOOR LEVELS, 865MM MIN. ABOVE NOSING OF STAIRS. CLEAR SPACE SHALL NOT EXCEED 125MM BETWEEN MEMBERS FORMING PART OF THE STAIRS, STEPS OR BALUSTRADING. BALUSTRADING SHALL BE PROVIDED WHERE STEPS, LANDINGS OR DECKS EXCEED 1000MM ABOVE NATURAL GROUND SURFACE.
- ALL WET AREAS ARE TO BE CONSTRUCTED AS REQUIRED & WATERPROOFING PROVIDED AS SETOUT IN AUST. STANDARD 3740-2004.

IMPORTANT NOTES:

- REMOVEABLE HINGES TO BE PROVIDED TO ALL SANITARY COMPARTMENTS WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200MM.
- FOOTINGS - PRIOR TO LOCATION OF FOOTINGS THE BUILDER SHALL CONFIRM LOCATIONS OF ALL UNDER GROUND SERVICES.
- SEWER CONNECTION - ALLOW TO CONNECT ALL PLUMBING FIXTURES TO APPROVED SEPTIC SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITIES.
- STORM WATER CONNECTION - ALLOW TO CONNECT ALL DOWNPIPES TO RAIN WATER TANK VIA 90mm UPVC STORM WATER PIPE.
- NOTE: STORMWATER DRAINAGE LAYOUT IS INDICATIVE ONLY. ACTUAL DRAINAGE PIPE LOCATION MAY VARY FROM THE SITE PLAN LAYOUT.

NOTE:

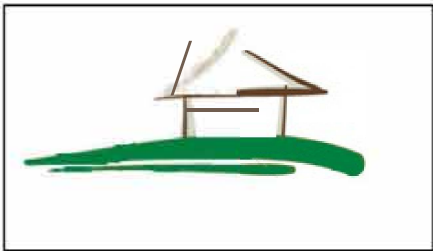
1. CONNECT DOWNPIPES TO RAIN WATER TANK VIA 90mm PVC PIPE, MIN 1 IN 100 FALL & 250mm COVER TO NON VEHICULAR TRAFFIC AREAS.
2. RAINWATER TANK OVERFLOW TO CONNECT TO SOAK PIT VIA 90mm UPVC PIPE.
3. DRAINAGE PIT TO BE LOCATED MIN 6m FROM ANY STRUCTURE.
4. ROOF DRAINAGE (SOAK) PIT CONNECTED TO RAIN WATER TANK OVERFLOW TO COMPLY WITH A.S.3500.3.

SITE PLAN

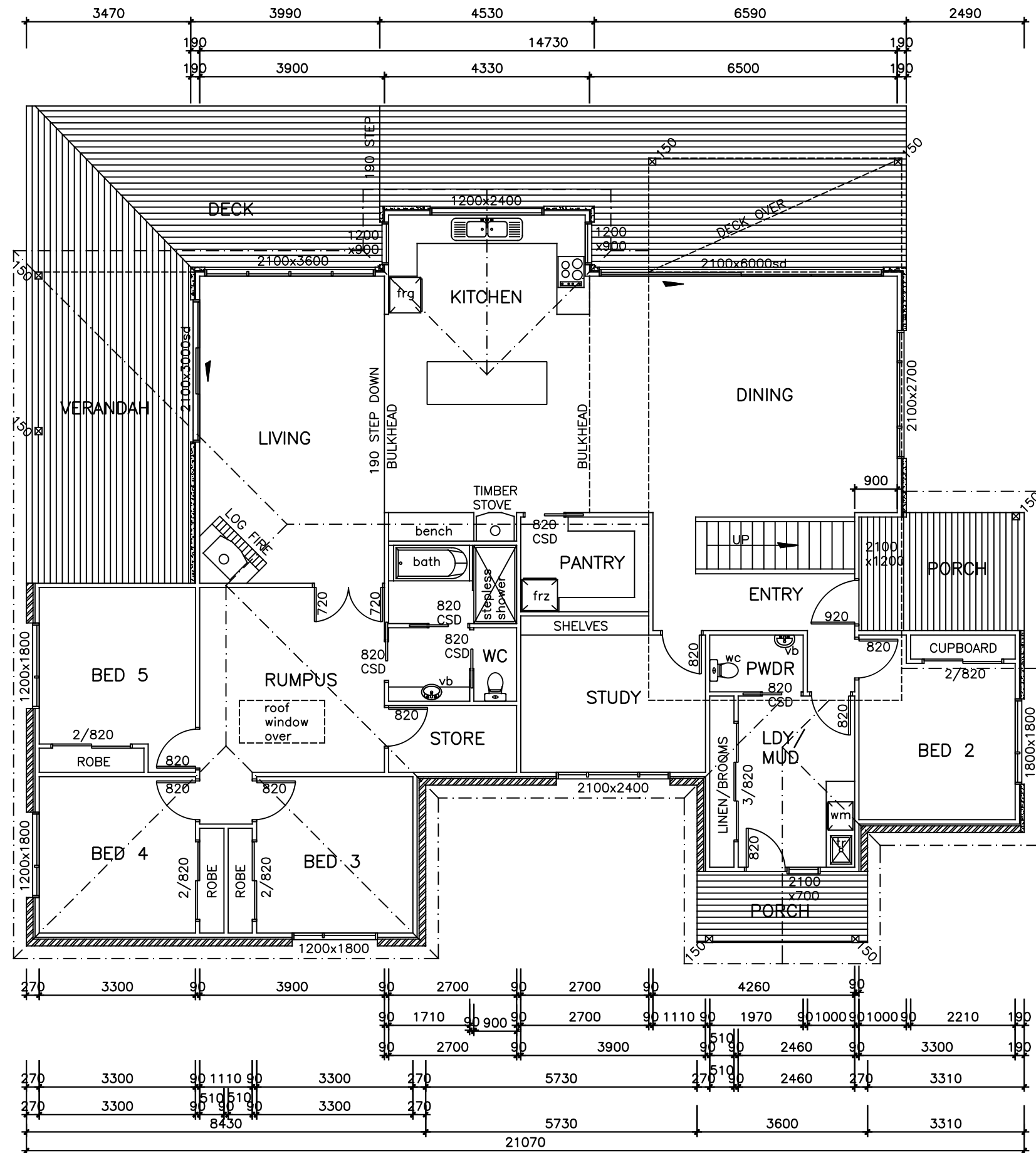
JOB NO: 722018

DATE: 10/01/2018

PROPOSED DWELLING
FOR: J & K Mullett
AT: 515 Lindenow Glenaladale Road,
Lindenow South 3875



Damian Anderson
Drafting & Design
684 Metung Road,
Metung Vic 3904
DP-AD 38411
M 0417 835 812
E damian.anderson@hotmail.com



AREAS		
LOWER DWELLING	220.94	sqm
ENTRY PORCH	8.66	sqm
MUD PORCH	4.86	sqm
DECK	58.46	sqm
VERANDA	22.27	sqm
UPPER DWELLING	48.27	sqm
UPPER DECK	13.35	sqm

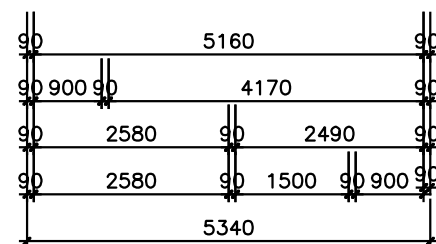
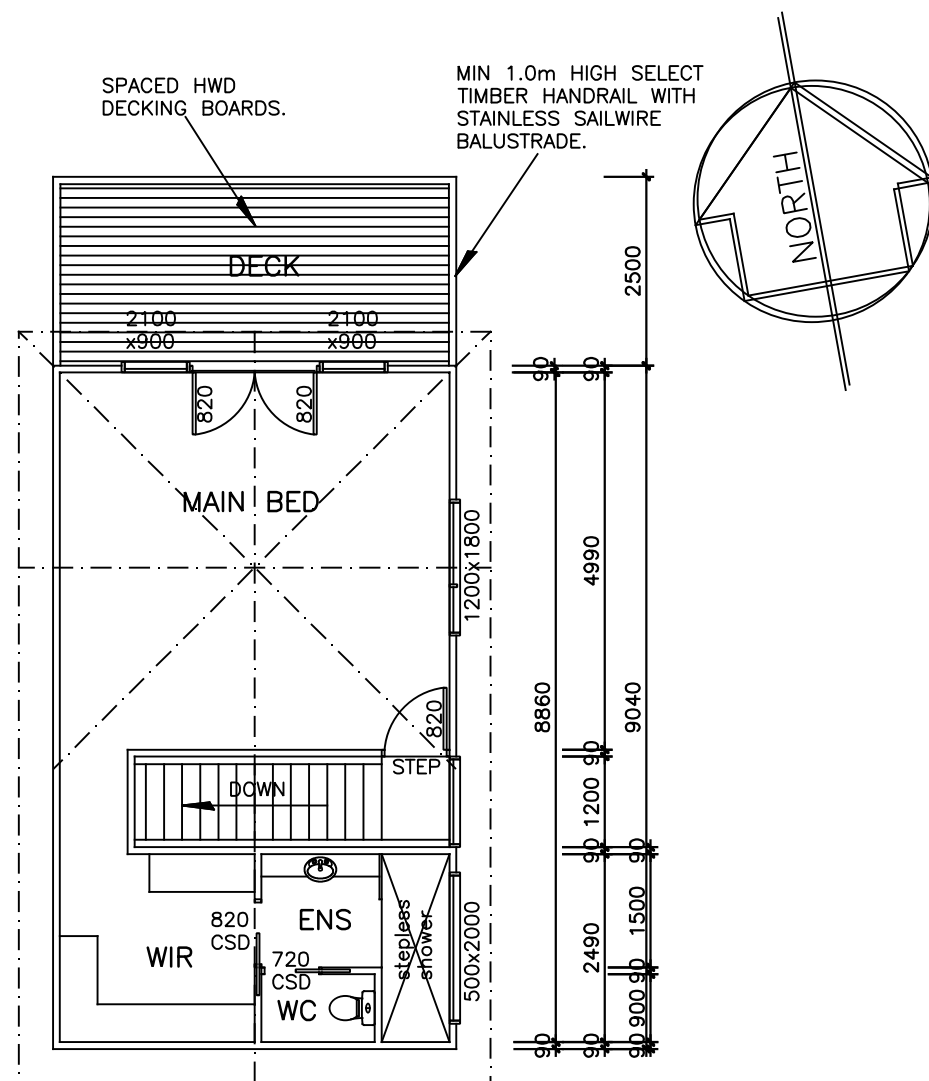


Damian Anderson
Drafting & Design
684 Metung Road,
Metung Vic 3904
DP-AD 38411
M: 0417 835 812
E: damian.anderson@hotmail.com

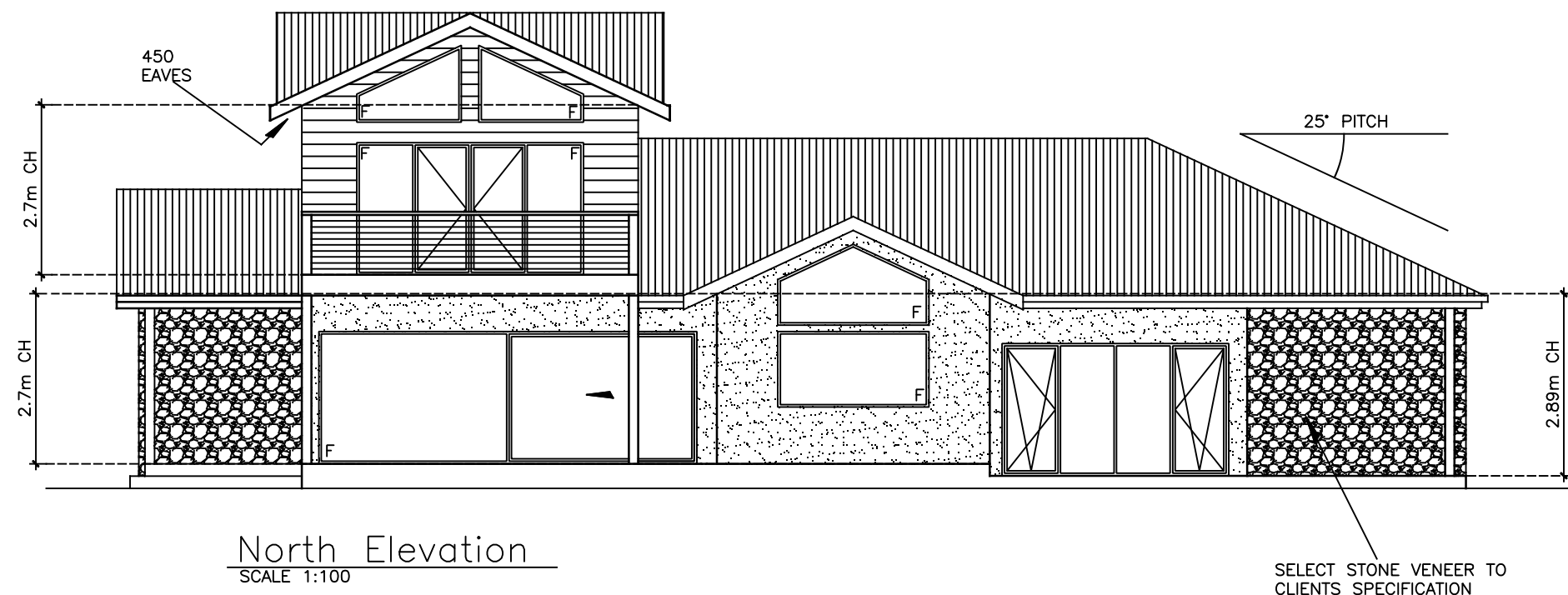
JOB NO: 722018

DATE: 10/01/2018

PROPOSED DWELLING
FOR: J & K Mullett
AT: 515 Lindenow Glenaladale Road,
Lindenow South 3875



Upper Floor Plan
SCALE 1:100

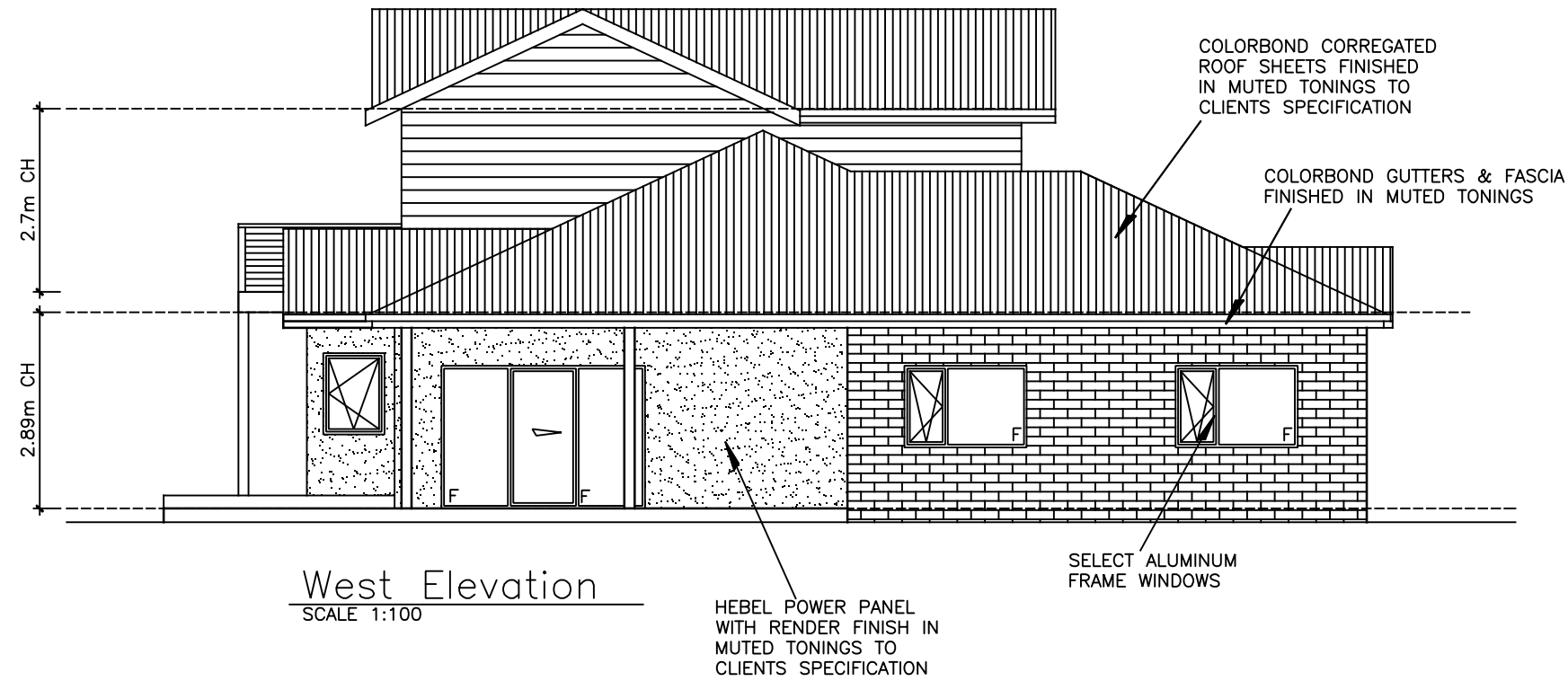


Damian Anderson
Drafting & Design
684 Metung Road,
Metung Vic 3904
DP-AD 38411
M: 0417 835 812
E: damian.anderson@hotmail.com

UPPER FLOOR PLAN, NORTH & EAST ELEVATIONS

JOB NO: 722018
DATE: 10/01/2018

PROPOSED DWELLING
FOR: J & K Mullett
AT: 515 Lindenow Glenaladale Road,
Lindenow South 3875



Damian Anderson
Drafting & Design
684 Metung Road,
Metung Vic 3904
DP-AD 38411
M: 0417 835 812
E: damian.anderson@hotmail.com

SOUTH & WEST ELEVATIONS

JOB NO: 722018
DATE: 10/01/2018

PROPOSED DWELLING
FOR: J & K Mullett
AT: 515 Lindenow Glenaladale Road,
Lindenow South 3875

Kerry Stow

From: Admin - Development Solutions Victoria <admin@devsolvic.com.au>
Sent: Wednesday, 10 July 2019 12:28 PM
To: Planning Department
Subject: Application for planning permit - 515 Lindenow-Glenaladale, Lindenow South
Attachments: APPENDIX B J & K Mullett Drawings.pdf; APPENDIX C 7118 - LCA Mullett.pdf; Planning Permit Application Form.pdf; 19047 Letter to Council.pdf; 19047 Planning Application Submission.pdf; APPENDIX A Copy of plan.pdf; APPENDIX A Copy of title.pdf

Good afternoon,

**Re: Application for planning permit
515 Lindenow-Glenaladale, Lindenow South
Development of a dwelling**

Please find attached application for planning permit and supporting documentation.

Kind regards



Lauren Matthews
Office Administration
118 Macleod Street Bairnsdale Vic 3875
admin@devsolvic.com.au

"PLANNING FOR APPROVAL"

www.devsolvic.com.au

10th July, 2019

Martin Ireland
Senior Statutory Planner
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Dear Martin,

**RE: APPLICATION FOR PLANNING PERMIT
515 LINDENOW-GLENALADALE ROAD, LINDENOW SOUTH
DEVELOPMENT OF A DWELLING**

Please find attached an application for planning permit with the following:

- Application for Planning Permit Form
- Planning Submission
- Proposed Plans
- Current copy of title

Should you require any further information, please do not hesitate to contact me on 0409 575 506.

Regards



Courtney Campbell

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

Page 1 of 1

VOLUME 09170 FOLIO 964

Security no : 124077951922D
Produced 17/06/2019 11:58 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 119434.
PARENT TITLE Volume 05876 Folio 188
Created by instrument LP119434 26/10/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN CHRISTOPHER JAMES WHITE
LEANNE MARGARET WHITE both of 155 RESIDES LANE BAIRNSDALE VIC 3875
AE721771T 11/11/2006

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 LP119434 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: 515 LINDENOW-GLENALADALE ROAD LINDENOW SOUTH VIC 3875

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

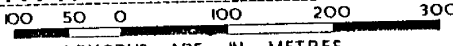
Document Type	Plan
Document Identification	LP119434
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/06/2019 12:02

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

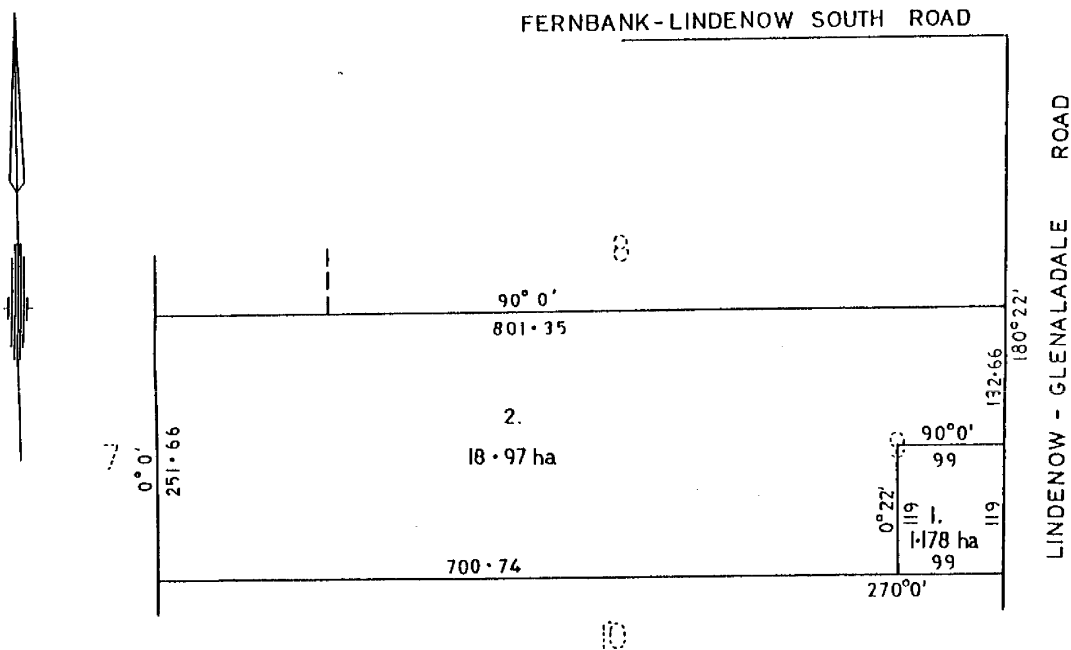
The document is invalid if this cover sheet is removed or altered.

LP119434
EDITION 1
 APPROVED 18/8/76

<p>PLAN OF SUBDIVISION OF:</p> <p>CROWN ALLOTMENT 9</p> <p>SECTION B</p> <p>PARISH: COONGULMERANG</p> <p>COUNTY: TANJIL</p> <p>SCALE  100 50 0 100 200 300</p> <p>LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>
---	------------------------------

V. 5876 F. 188

DEPTH LIMITATION: 15.24m



<p>CONSENT OF COUNCIL</p>	<p>SURVEYORS CERTIFICATION</p> <p><i>I certify that this plan has been made by me, and agrees with Title and is mathematically correct.</i></p> <p>Qualified Surveyor</p> <p><i>Michael Padd</i></p> <p>23/4/76</p>
----------------------------------	--

119434

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF A DWELLING

**515 LINDENOW-GLENALADALE ROAD, LINDENOW
SOUTH**

JOHN WHITE

REF: 19047

JULY 2019



CONTENTS

1. INTRODUCTION	3
2. SITE AND SURROUNDS	3
3. PROPOSAL	10
4. PLANNING PROVISIONS	12
4.1 PLANNING POLICY FRAMEWORK	12
4.2 MUNICIPAL PLANNING STRATEGY	16
4.3 ZONE AND OVERLAYS	19
4.4 OTHER PLANNING CONSIDERATIONS	23
5. PLANNING ASSESSMENT	24
5.1 DECISION GUIDELINES OF THE FARMING ZONE	24
5.3 DECISION GUIDELINES OF CLAUSE 65	30
6. CONCLUSION	32

APPENDIX A	COPY OF TITLE
APPENDIX B	PROPOSED DEVELOPMENT PLANS
APPENDIX C	LAND CAPABILITY ASSESSMENT

Version	Initials	Date	Comments
1.0	CMC	01/07/2019	Draft for review
1.1	SFW	03/07/2019	Reviewed
2.0	CMC	03/07/2019	Final for Submission

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without the prior written consent of Development Solutions Victoria Pty Ltd.

July 2019

Ref 19047



**APPLICATION FOR PLANNING PERMIT
515 LINDENOW-GLENALADALE ROAD, LINDENOW SOUTH
DEVELOPMENT OF A DWELLING**

1. INTRODUCTION:

We act on behalf of John White the owner of land at 515 Lindenow-Glenaladale Road, Lindenow South being the subject of this planning application.

This planning submission has been prepared in support of an application for planning permit for the development of a dwelling on land at 515 Lindenow-Glenaladale Road, Lindenow South.

This submission and supporting documentation addresses relevant provisions of the East Gippsland Planning Scheme to assist Council planning officers in considering the merit of the proposed development.

2. SITE AND SURROUNDS

The subject site is located at 515 Lindenow-Glenaladale Road, Lindenow South identified as Lot 2 on LP 119434 contained in Certificate of Title Vol 09710 Fol 964 . It is noted that there are no restrictive covenants or agreements registered on the title. A copy of the title and relevant plan is contained in **Appendix A**.

The site is located in the area of Lindenow South. Lindenow South is a small rural community located approximately 4 kilometres south of Lindenow and 16 kilometres west of Bairnsdale. The subject site and surrounding areas are shown in the locality plans below in **Figure 1** and **Figure 2**.

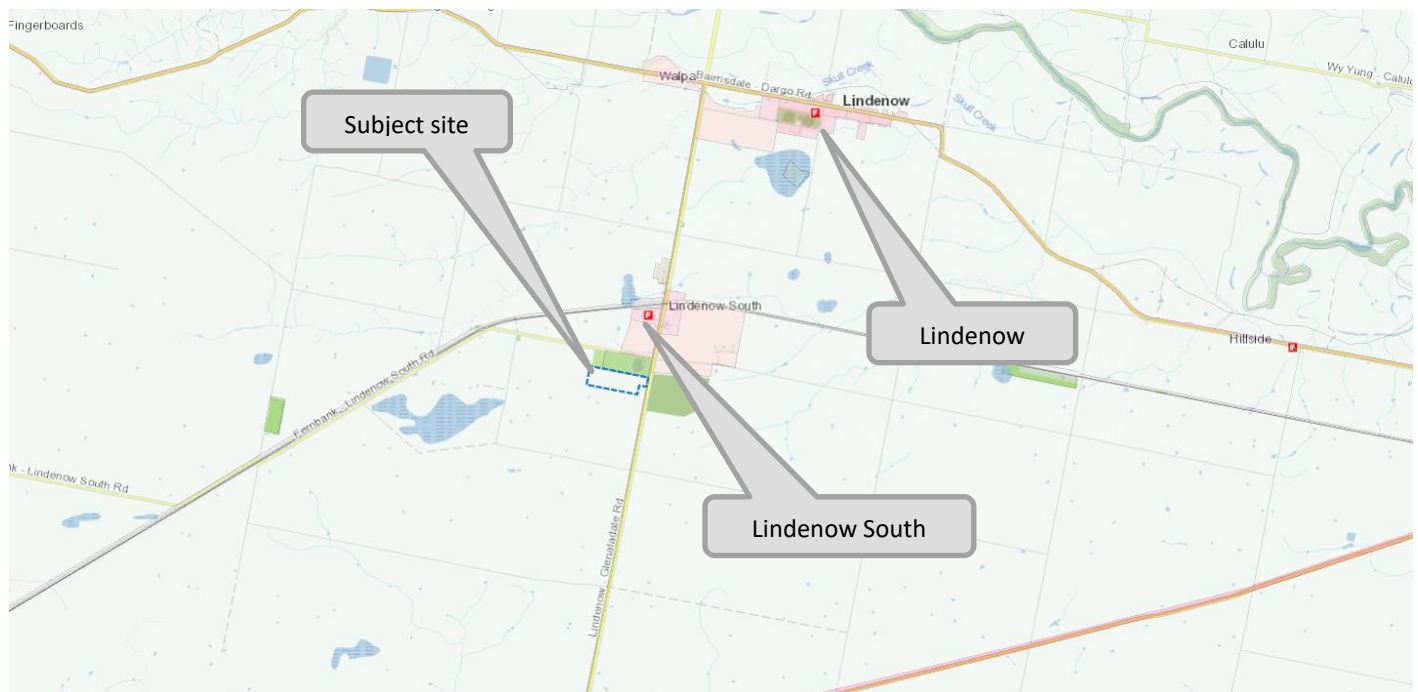


Figure 1 – Locality Plan – 515 Lindenow-Glenaladale Road, Lindenow South (source: mapshare.vic.gov.au/vicplan)



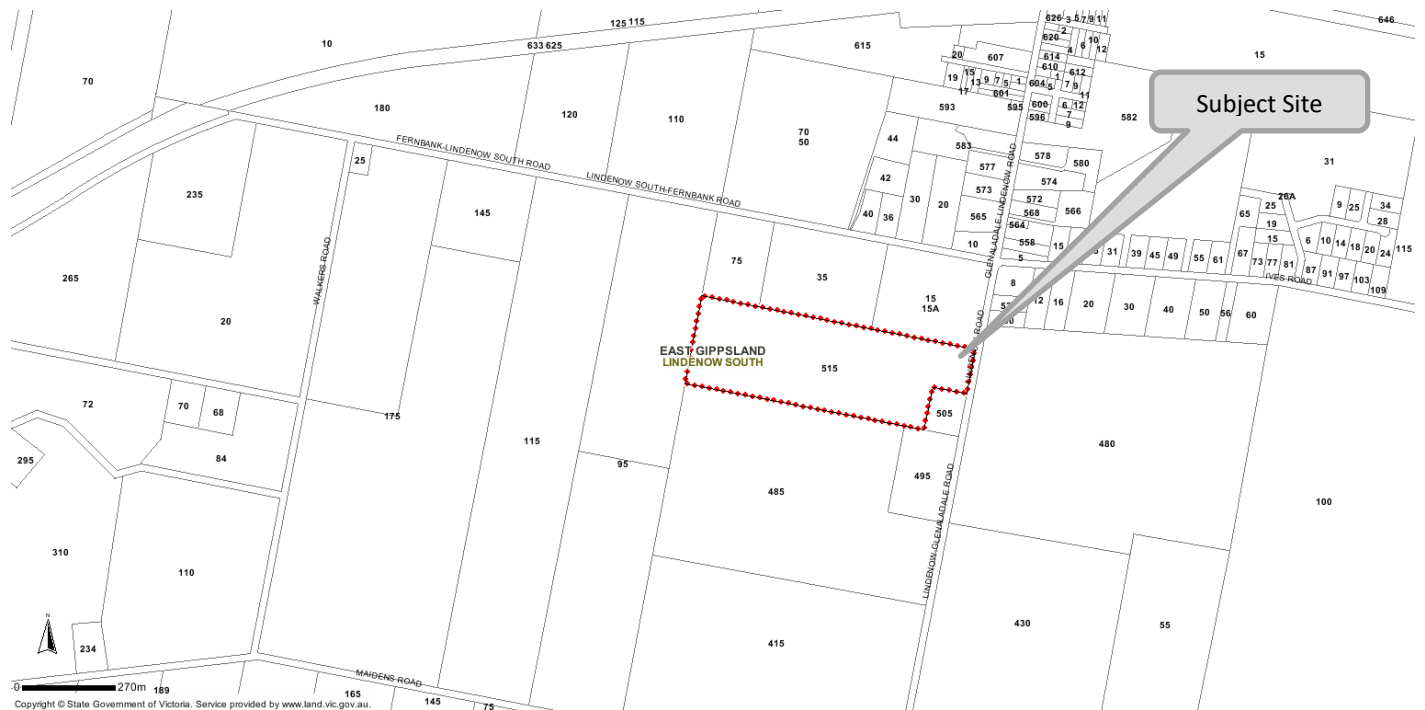


Figure 2 – Site Plan – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)

Lindenow South is a farming locality on the western side of Bairnsdale. There are minimal community or commercial facilities and services, being a milkbar / shop and recreation facilities. More basic facilities and services are located within Lindenow, being approximately 4 kilometres north. A full suite of services and facilities are located in Bairnsdale being only a short vehicle distance.

The subject site is 18.97 hectares in area and contains an existing dwelling, associated outbuildings, horse shelters, dams, water tanks and internal fencing. The site includes extensive shelterbelt vegetation and scattered trees and shrubs surrounding the dwelling.

The site has a frontage of 442.97 metres adjoining the Bairnsdale – Dargo Road along the northern boundary.

Access to the site is directly to the Bairnsdale – Dargo Road via a formed gravel driveway. Bairnsdale – Dargo Road provides a vehicle connection to Bairnsdale and surrounds.

The subject site is relatively flat and contains scattered vegetation throughout. The site is not affected by any existing water courses.

The allotments immediately adjoining the subject site to the west and south all contain existing dwellings and associated facilities and are predominantly used for farming activities such as grazing. The land immediately north of the subject site is the Lindenow South recreation reserve on Crown Land. This is the home of the Lindenow South Football Netball Club. The recreation reserve contains extensive vegetation.

To the east of the subject site on the opposite side of the Lindenow-Glenaladale Road is the South Pines Golf Course.

A visual description of the subject site and surrounding land is outlined in the photographs below.





Photograph 1 – Aerial Photograph of the subject site and surrounding land – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)



Photograph 1 – Aerial Photograph of the subject site – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)



Photograph 3 – Subject site at 515 Lindenow-Glenaladale Road, Lindenow South. Eastern portion of the site facing west.



Photograph 4 – Entrance to the subject site facing west from the eastern boundary adjoining Lindenow-Glenaladale Road.



Photograph 5 – Entrance to the subject site from Lindenow-Glenaladale Road facing west.



Photograph 6 – Lindenow-Glenaladale Road facing north adjoining the eastern boundary of the subject site.



Photograph 7 – Lindenow-Glenaladale Road facing north adjoining the eastern boundary of the subject site.



Photograph 8 – Existing dwelling on adjoining property at 505 Lindenow-Glenaladale Road.



Photograph 9 – Land immediately opposite the subject site to the east – South Pines Golf Course.

3. PROPOSAL:

This application seeks approval for the use and development of a dwelling. The proposed development plans are contained in **Appendix B**.

The proposed dwelling will be in the western portion of the site with a long access driveway from Lindenow-Glenaladale Road. The existing entrance from Lindenow-Glenaladale Road will be utilised. The existing driveway from the entrance to the site, will be ungraded to an appropriate all-weather condition and to extend to the proposed location of the dwelling.

The proposed dwelling is to be double storey and includes:

- Open plan kitchen, with pantry, dining and living area;
- Laundry / mud room;
- Four additional bedrooms with separate bathroom and toilet;
- Study;
- Rumpus area;
- Large verandahs and multiple smaller porches; and
- Main bedroom with ensuite, walk in robe and deck located on the first floor;

The proposed dwelling will be constructed of various external materials including weatherboard cladding, stone veneer, brick and Hebel power panel with render finish. The roof will be of colorbond material. It is noted that the final colours of the dwelling have not yet been confirmed, however will be in muted tonings to complement the amenity of the area. It is requested that the final colour scheme be controlled by a condition on any planning permit to be issued.

The proposed dwelling will require a septic tank system. A Land Capability Assessment prepared by Gamcorp is provided at **Appendix C**.

No earthworks or excavations will be required and no vegetation will be removed.

Farm Management Plan:

The applicant provides the following farming activities will be undertaken on the land (including but not limited to):

- Grazing sheep
- Grazing cattle
- Storage of farm machinery
- Repair and maintenance of farm machinery

The natural soils across the subject site consist of light sandy loam topsoil. The existing pasture species include Kikuyu grass, various annual rye grass, native grasses and sub clover.



The lot boundary has existing post and wire rural style fencing in fair condition. One additional internal fence exists. Future plan of the site includes internal fencing to segment the driveway and proposed house and sheds from stock and to create several separate paddocks to support future rotational grazing.

The proposal includes multiple water tanks which will provide suitable potable water supply from the runoff from the proposed dwelling and the existing sheds. This will include a 10,000 litre provision of water for fire fighting purposes. Additionally, water supply is available in the north eastern corner of the subject site.

Grazing and basic farming measures such as spreading the manure on the land will significantly improve the pasture. Additional fertilization requirements will be investigated over time if deemed necessary.

Weed and Vermin Control:

The site currently has evidence of rabbits, deer, foxes and hares. Existing weeds include blackberries, thistles and box thorn. A weed and vermin eradication program over a period of time which includes (but not limited to):

- Goats to eradicate blackberries.
- Box thorn will be cut and stumps painted, then removed after a period of twelve months for the herbicide to be effective.
- Thistles will be turned over by family pigs.

Additional weed control measures will be discussed with DELWP as required.



4. PLANNING PROVISIONS

4.1 PLANNING POLICY FRAMEWORK

Clause 11 – Settlement provides the following:

- *Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*
- *Planning is to recognise the need for, and as far as practicable contribute towards:*
 - o *Health, wellbeing and safety.*
 - o *Diversity of choice.*
 - o *Adaptation in response to changing technology.*
 - o *Economic viability.*
 - o *A high standard of urban design and amenity.*
 - o *Energy efficiency.*
 - o *Prevention of pollution to land, water and air.*
 - o *Protection of environmentally sensitive areas and natural resources.*
 - o *Accessibility.*
 - o *Land use and transport integration.*
- *Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.*
- *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.*

Clause 11.01-1R Settlement – Gippsland provides the following relevant strategies:

- *Support urban growth in Latrobe City as Gippslands regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.*
- *Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.*
- *Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.*

Clause 12 – Environmental and Landscape values provides:

“Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.”



Clause 13 – Environmental Risks and Amenity contain the following:

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

Clause 14.01-1S - Protection of agricultural land contains the following objective:

“To protect the states agricultural base by preserving productive farmland.”

The following strategies are applicable:

- *Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*
- *Consider state, regional and local issues and characteristics when assessing agricultural quality and productivity.*
- *Avoid permanent removal of productive agricultural land from the states agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*
- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*



- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*
- *Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*
- *Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.*

Clause 14.01-2S - Sustainable agricultural land use contains the following objective:

“To encourage sustainable agricultural land use.”

The following strategies are identified:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*
- *Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.*
- *Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*
- *Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*
- *Support agricultural investment through the protection and enhancement of appropriate infrastructure.*
- *Facilitate ongoing productivity and investment in high value agriculture.*
- *Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*
- *Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

Clause 15 – Built Environment and Heritage provides:

“Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.



Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.”

Planning should achieve high quality urban design and architecture that:

- *Contributes positively to local urban character and sense of place.*
- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances livability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*
- *Minimises detrimental impact on neighbouring properties.*

Clause 15.02 – Sustainable development

Clause 15.02-1 – Energy and resource efficiency contains the objective:

“To encourage land use and development that is consistent with the efficient use of energy and the minimisations of greenhouse gas emission.”

The strategies identified are:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*



4.2 MUNICIPAL PLANNING STRATEGY

Clause 21.02-2 provides the long-term vision for East Gippsland is:

“East Gippsland Shire Council will work with the community to ensure a sustainable future through livable and productive communities supported by a healthy environment.

This vision is supported with the four principles:

Livability

Strong and vibrant communities create healthy, productive and fulfilling places to live.

Sustainability

Pro-active leadership and strategic partnerships protect and enhance our quality environment.

Productivity

Investment and visitation develop a sustainable and prosperous economy.

Governance

Strong leadership and prudent management of democratic and legislative requirements deliver good governance outcomes.”

Clause 21.03 – Settlement provides:

“Within any local government area there is a finely balanced interplay between people, business and environment. The Council will continue to invest wisely in urban infrastructure to create vibrant urban centres while maintaining our natural assets – balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape. The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities in East Gippsland. We will further a broad range of developments but will carefully manage them to protect natural assets and threatened communities.”

Clause 21.05 – Environmental Risk provides:

“The Council plays an important role in managing the environmental risks associated with flood plains, erosion, bushfire (a particular risk in our heavily forested region) and salinity. As well, the Council must act to mitigate risks to reduce the vulnerability of people, businesses and property. In this section, our risk management strategies are wide-ranging; encouraging strong planning and assessment to minimize development in high risk areas; managing development to minimize environmental degradation; ensuring compliance with relevant planning conditions and overlays; and introducing a range of preventative measures.”

Clause 21.06 – Natural Resource Management provides:

“The Council plays an important role in managing the region’s considerable natural resources, which include agricultural, forestry and timber, water and minerals. Many of the strategies outlined in this section take the form of encouraging: encouraging the use and development of rural land to support agriculture; identifying suitable plantation sites and encouraging commercial forestry within them; encouraging better management of our water supply and improving the water quality of our rivers, coastal estuaries and lakes; encouraging exploration for (and development of) mineral resources in appropriate areas.”



Clause 21.06-1 – Protection of Agricultural Land contains the following objectives and strategies:

Objective 1 To ensure that rural land is used and developed in a way that will support efficient agricultural production.

Strategy 1.1 Avoid subdivisions outside areas defined as being suitable for rural residential development to the lot sizes shown in the schedule to the Farming Zone.

Strategy 1.2 Discourage subdivisions for smaller lots in agricultural areas except where the subdivision will facilitate more effective use of the land for agricultural or related purposes. Conditions may be applied to subdivisions prohibiting or limiting development of dwellings.

Strategy 1.3 Encourage landowners in the Farming Zone to restructure their enterprises to increase flexibility and productivity.

Strategy 1.4 Encourage proponents of subdivisions in rural areas to adopt cluster housing arrangements where the balance of the land is under unified management for agricultural, pastoral or conservation purposes.

Strategy 1.5 Support appropriate tourist – related or other economic development in non-urban areas, where this is consistent with maintaining the generally rural character of the area and with environmental protection.

Objective 2 To protect and increase the sustainable productivity of soils in East Gippsland.

Strategy 2.1 Protect high quality agricultural land (map 4) from fragmentation and from development which may reduce its productive potential.

Clause 21.07 – Built Environment and Heritage provides:

“East Gippsland is renowned for its natural beauty. We will link this to the built environment through encouraging high standards of design across the Shire, ensuring that developments are in keeping with the character of the natural landscape and supports the social and economic wellbeing of our many towns. Where developments may impact on local Indigenous culture, we will always consult with the relevant Aboriginal communities.”

Clause 21.07-3 – Sustainable Development contains the following objective and strategies:

Objective 1 – To ensure that future development contributes to the achievement of livable, productive and sustainable communities in East Gippsland.



Strategy 1.1 – Ensure new development and land use applications consider potential positive and negative social impacts on the community.

Strategy 1.2 – Require proposal for new development, land use, infrastructure and changes in policy to consider social impact through the preparation of social impact comments and/or assessments as identified in the East Gippsland Shire Council Social Impact Assessment.

PROJECT PLANNING RESPONSE

The Planning Policy Framework and the Municipal Planning Strategy provide objectives and strategies for consideration in planning permit applications. Many of the components of these elements of the East Gippsland Planning Scheme are in relation to the environmental constraints and potential hazards pertaining to land as well as ensuring farming land is retained for agricultural uses. The subject site is affected by the Erosion Management Overlay and the Environmental Significance Overlay. These overlays have been addressed throughout this submission and the potential risk considered to be reduced to an acceptable level. The application does not require the removal of any vegetation.

The land is zoned farming and the proposed dwelling is considered justified given the proposed agricultural activities. The development of a dwelling in this location will not remove any land from agriculture, rather will enable intensification of agricultural activities and improvement of the current site conditions, particularly by weed and vermin control. Details of the proposed use of the land are outlined above in the Farm Management Plan.

The entire site is affected by the Erosion Management Overlay. A permit is not required for the proposed dwelling under these provisions as aside from the basic site scraping for the dwelling, there are no earthworks or excavations required.

Access to the site is existing from the Lindenow – Glenaladale Road. The existing driveway will need to be extended to provide a connection to the proposed dwelling site. This will act as a divider for future smaller paddocks that will support rotational grazing as proposed by the applicant.

The proposed development is located in the western portion of the subject site a suitable distance from all boundaries and not in proximity to any other dwelling, and therefore the proposal is not expected to detrimentally affect the amenity of the area. There are not likely to be any offsite impacts or emissions as a result of the proposed development.

There are no physical or environmental constraints that make this site unsuitable for the proposed development.

The proposal is considered to be consistent with the objectives of both the Planning Policy Frameworks and the Municipal Planning Strategy.



4.3 ZONE AND OVERLAYS:

The site is zoned Farming Zone – Schedule 1 (FZ1) and is affected by the following overlays:

- Environmental Significance Overlay – Schedule 1-51 (ESO1-51)
- Erosion Management Overlay (EMO)

The provisions of the Zone and Overlays are addressed below.

Farming Zone:

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

An extract of the Farming Zone Map is provided below in **Figure 3**:



Figure 3 - Zoning Map (source – www.land.vic.gov.au)



Clause 35.07-1, being the table of uses of the Farming Zone provides a permit is not required for a dwelling if compliant with the following:

- *Must be the only dwelling on the lot.*
- *The lot must be at least the area specified in the schedule to this zone. If no area is specified, the lot must be at least 40 hectares.*
- *Must meet the requirements of Clause 35.07-2.*

Clause 35.07-2 provides a lot used for a dwelling must meet the following requirements:

- *Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling must be connected to a reticulated sewerage system or if not available, the wastewater must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.*
- *The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

The subject site is less than 40 hectares and therefore a permit is required for the development of a dwelling as buildings and works associated with a section 2 – permit required use. The proposed dwelling will have suitable access, will be connected to a septic tank system, will have an alternative potable water supply and will be connected to the reticulated electricity supply.

The decision guidelines of the Farming Zone are provided in Section 5.1 of this submission.

Environmental Significance Overlay:

The purpose of the Environmental Significance Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

An extract of the Environmental Significance Overlay map is provided below in **Figure 4**.





Figure 4: Environmental Significance Overlay Map (source – www.land.vic.gov.au)

The table below in **Figure 5** outlines the statement of environmental significance and the management practices recommended by the schedule to the Environmental Significance Overlay.

PS Map Ref	Site Ref No.	Site Name	Statement of Environmental Significance	Management Practices
ESO1-51	16A01164	Lindenow	<ul style="list-style-type: none"> - Austral Moonwort (Botrychium australe) - Dwarf Kerrawang (Rulingia prostrata) - Gaping Leek-orchid (Prasophyllum correctum) - Purple Diuris (Diuris punctate) - Woolly Waterlily (Philydrum lanuginosum) - Gippsland Plains Grassy Woodland. - Gippsland Plains Grassland - Wildlife Corridor 	<ul style="list-style-type: none"> - Encourage landholders to exclude stock from wetlands and to fence vegetation remnants. - Develop and encourage application of an appropriate weed control program. - Encourage application of appropriate fire regime. - Design a road maintenance strategy which avoids damage to roadside vegetation. - Encourage parallel plantings on freehold land to widen vegetation corridor. - Encourage revegetation of any vegetation gaps along the corridor.

**Figure 5: Extract of Schedule 1- 51 to the Environmental Significance Overlay
(source – East Gippsland Planning Scheme)**



The proposed dwelling is not within the area affected by the Environmental Significance Overlay and therefore these provisions are not addressed further.

Erosion Management Overlay:

The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

An extract of the Erosion Management Overlay map is provided below in **Figure 6**.



Figure 6: Erosion Management Overlay Map (source – www.land.vic.gov.au)

Under the provisions of Clause 44.01-1 of the Erosion Management Overlay, a permit is required to construct a building or to construct or carry out works. A dwelling is exempt under the schedule to the overlay. It is noted that there are no earthworks required and therefore no approval is required under the provisions of the Erosion Management Overlay. These provisions are not addressed further.

4.4 OTHER PLANNING CONSIDERATIONS

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. The development of a single dwelling and associated outbuildings is an exempt activity under the provisions of the *Aboriginal Heritage Act 2006* and as such a Cultural Heritage Management Plan is not required.



5. PLANNING ASSESSMENT

5.1 DECISION GUIDELINES OF THE FARMING ZONE

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines of clause 65, the responsible authority must consider, as appropriate:

General Issues

The Planning Policy Framework and the Municipal Planning Strategy.

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards.

Farming zoned land is important in the Gippsland region and development of land must be considered against the zone requirements as well as the role the farming land plays to the specific area. This region relies on much of the agricultural activities for its economy and protection of viable agricultural land is important. The proposal seeks to provide for development of a dwelling on a parcel of land that can adequately support a small scale agricultural activity. The site is currently in an undesirable state due to the inability for the current owner to manage without being onsite. The proposal will ensure additional agricultural activities and significant improvements are made to the land which will increase the viability of the land to provide for agricultural uses.

There are no significant environmental concerns that make this site unsuitable for the use and development of a dwelling.

The application does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development.

The proposal does not contravene any of the objectives outlined for the area and adequately responds to the policies outlined in the Planning Policy Framework and the Municipal Planning Strategy.

Any Regional Catchment Strategy and associated plan applying to the land.

The East Gippsland Regional Catchment Strategy 2013-2019 is applicable to this area and is a planning framework that sets strategic direction and broad priorities in relation to maintaining and using our regions assets. The subject site is within the Gippsland Lakes and Hinterland Catchment area, more particularly the hinterland section, which feeds into the Gippsland Lakes.

“The hinterland supports a diverse range of important flora and fauna, including many rare and threatened species. Habitat for these species is often limited to remnant areas of native vegetation, including the threatened Gippsland Red Gum Grassy Woodland and Associated Native Grassland ecological community, which is listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).”



The Gippsland Lakes and Hinterland landscape area is the most modified part of the East Gippsland region, and is the centre of development and tourism. It includes the urban centres of Bairnsdale, Lakes Entrance and Paynesville. The anticipated growth in population has the potential to affect significant natural values, including threatened species and communities, water regimes and water quality. Increased development also has the potential to adversely affect the productive capacity of agricultural land in the area.”

The East Gippsland Catchment Management Authority coordinate the program. It is noted that the subject site is not within any of the areas identified as being a priority area within the strategy.

The site does not contain any watercourses. The proposed dwelling will not have a detrimental impact on the landscape, native vegetation or ecosystems.

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

The proposed dwelling will be located in the western portion of the site. The site has access to a suitable level of services and facilities. The Land Capability Assessment provided concludes that the site can adequately treat and retain waste within the boundaries of the site. Additional water tanks are proposed.

How the use or development relates to sustainable land management.

The proposal seeks approval for a dwelling in the western portion of the land to support future agricultural uses on the 18.97 hectare allotment. Details of the proposed uses are provided in section 3, however are primarily grazing of sheep and cattle. Weed eradication and maintenance measures are proposed to improve the current conditions of the land. Using the existing infrastructure and services provides the most sustainable outcome with no agricultural land being removed from farming as there are currently no agricultural activities being undertaken on the land.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

The use of the land for a dwelling in association with the agricultural activities as proposed will be consistent with surrounding land uses and development. Immediately surrounding the site to the west and south are used for agricultural activities such as grazing. The land to the north is crown land which accommodates the recreation reserve for the Lindenow South Football Netball Club. Immediately adjoining the south eastern corner is a small allotment containing an existing dwelling. The land immediately opposite the site, on the eastern side of the Lindenow-Glenaladale Road, is the South Pines Golf Course. The site is surrounded by various uses on allotments of various sizes. The development of a dwelling in this location will not be detrimental to any of the surrounding land uses and development.

How the use and development makes use of existing infrastructure and services.

The subject site has access to standard infrastructure and services and the proposed dwelling will be connected to all services. The proposal is not considered likely to create unreasonable pressure on existing services. The existing road network is appropriate to support the development.



Agricultural issues and the impacts from non-agricultural uses

Whether the use or development will support and enhance agricultural production.

As previously provided, the proposed dwelling will provide the ability to use the land for agricultural purposes. The land is currently in a run-down state with weeds and vermin issues. The development of a dwelling will enable the owners to graze cattle, manage the weeds and vermin and to undertake significant improvements.

The applicant has provided a Farm Management Plan (Section 3 of this submission) outlining the proposed agricultural uses which is predominantly grazing of cattle and sheep. The significant improvement works proposed is also outlined in the plan. Overall, the proposed dwelling is considered to support and enhance agricultural production on the land.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

The proposed dwelling will be located in the far western portion of the land, which will be fenced off from grazing areas. Only a small portion of the land will not be able to be used for agricultural production. The dwelling will provide for suitable surveillance of the subject site and surrounding area. The area of the proposed dwelling and immediately surrounding is a small area that will no longer be able to be used for agriculture, however the significant level of improvement of the balance of the land is considered to be an appropriate balance. The area of the waste disposal will be contained in proximity to the dwelling and will not be detrimental to the overall productivity of the subject site.

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

The proposed development of a dwelling on the subject site is not expected to limit the operation or expansion of adjoining and nearby agricultural uses. The proposed location is well setback from any boundary to land not in the same ownership. The proposed improvement works and increase in agricultural activity on the subject site will not impact on the adjoining land other than to reduce potential risk of spread of weeds. The size and location of the subject site ensures that the agricultural uses can occur without detrimentally affecting the surrounding land uses and development, or the ability of adjoining land to continue to be used for agricultural purposes.

The capacity of the site to sustain the agricultural use.

The subject site is 18.97 hectares in area and will predominantly be used for grazing cattle and sheep. The number of cattle and sheep will depend on the quality and availability of pasture. It is expected overtime, given the proposed improvement works and management activities, the quality of the pasture will improve enabling increased numbers. The land is capable of sustaining some agricultural activities that will provide a basic income that is likely to be supplemented by additional outside income. The proposed dwelling will not limit the ability of the subject site to sustain the agricultural activities.



The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

The subject site is located west of the city of Bairnsdale within an area with access to a range of services and facilities. The soil quality is suitable for the grazing and cropping activities and the proposed dwelling will ensure use of the land for these agricultural activities. The site contains large agricultural sheds, suitable access, electricity and water. These services will support the proposed agricultural uses on the land.

Any integrated land management plan prepared for the site.

No integrated land management plan has been prepared for the site, nor is considered necessary in this particular instance.

Dwelling Issues

Whether the dwelling will result in the loss or fragmentation of productive agricultural land

This application is seeking approval for a dwelling. The proposed dwelling will be in the western portion of the site, well setback from the Lindenow-Glenaladale Road. The smaller agricultural lot is surrounded by various uses and development on various sized allotments. The proposed dwelling will not result in the loss or fragmentation of productive agricultural land.

Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

The location of the proposed dwelling will be well setback from the boundaries of the site that adjoin land not in the same ownership and therefore it is not expected that the dwelling will be adversely affected by any agricultural activities other than those undertaken on the subject site. Additionally, the dwelling will be occupied by the owners of the land who run the agricultural activities. The dwelling is not expected to be adversely affected by agricultural activities on either the subject site or surrounding property.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

This application is seeking approval for a dwelling on an 18.97 hectare allotment that is surrounded by various uses and developments. The proposed dwelling is well setback from the boundaries adjoining land in separate ownership. The proposed dwelling will not adversely affect the operation and expansion of adjoining and nearby agricultural uses.

The potential for the proposal to lead to a concentration or proliferation of dwelling in the area and the impact of this on the use of the land for agriculture.

The subject site is surrounded by various uses on various sized allotments. Each lot adjoining the subject site or in the immediate vicinity contains an existing dwelling or alternative use such as the public recreation area or the South Pines Golf Course. The proposal is not expected to lead to a concentration or proliferation of dwellings in the area and will not result in any detrimental impact to the use of the land for agriculture.



Environmental Issues

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

As the proposed dwelling is to be in the western portion of the site and will not be in proximity to any other dwellings. The area has been deemed appropriate for waste disposal and does not require the removal of any vegetation. There is not likely to be any adverse impact on the natural physical features and resources of the area.

There are no watercourses or gullies on the site that will be impacted by the proposed development.

The impact of the use or development on the flora and fauna on the site and its surrounds.

As provided above, it is not expected that the proposed dwelling will have an impact on the flora and fauna of the site and its surrounds. No vegetation removal, earthworks or excavations are required.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.

As the proposed dwelling is to be to support agricultural activities on the land such as grazing, revegetation of the subject site is not considered appropriate. All existing vegetation will be retained and is not expected to be impacted by the proposed dwelling. There is not likely to be any adverse impact on the biodiversity of the area.

There are no watercourses or gullies on the site that will be impacted by the proposed development.

The location of on-site effluent disposal areas to minimize the impact of nutrient loads on waterways and native vegetation.

The proposed location of the dwelling has been deemed appropriate for wastewater disposal as provided in the Land Capability Assessment contained in **Appendix C**. The proposed septic tank will be installed under approval from the East Gippsland Shire Council. The effluent disposal areas will not impact any of the existing vegetation and is not in proximity to any waterways.

Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimize the loss of productive agricultural land.

The proposed dwelling is to be located in the western area of the subject site primarily for surveillance and to provide additional resources at the western end of the property. It would not be desirable to locate the proposed dwelling in proximity to the dwelling on the adjoining property. The proposed dwelling will be fenced off from the agricultural uses on the land. The proposed dwelling will not result in any adverse impact on the surrounding agricultural land and will not result in the loss of any productive agricultural land.



The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measure to be undertaken to minimize any adverse impacts.

The proposed dwelling will be a double storey, ranch style dwelling with large verandahs surrounding. The proposed external finishes will be muted in toning and of various materials. The existing vegetation on the site and within the road reserve will remain and ensure the visual amenity of the area is not affected by the proposed dwelling. Additionally, the subject site is not visible from any significant vistas or viewpoints.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

As previously provided the subject site is located within an area comprising both agricultural and other various uses. The proposed dwelling will be well setback from the road and is not considered likely to impact the character and appearance of the area. The proposal will not require the removal of any vegetation and the site is not considered to be within an area of architectural, historic or scientific significance.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

All existing facilities and services will be utilised. These services are currently available at the entrance to the subject site. Any services will be installed within the driveway to minimise disturbance to the grazing areas. The drainage of the proposed dwelling will be retained within the immediate area of the dwelling and will be utilised as a resource as much as practicable.

Whether the use and development will require traffic management measures.

The proposal will not require any traffic management measures.



5.2 DECISION GUIDELINES OF CLAUSE 65:

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

The matters set out in Section 60 of the Act.

These are the matters which must be considered by the responsible authority.

The Planning Policy Framework and the Municipal Planning Strategy.

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards. These provisions are addressed above in Sections 4.1, 4.2 and 5.1.

The application does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development.

The subject site is located within a short distance to the city of Bairnsdale which offers a full range of services and facilities.

The site has access to a suitable level of infrastructure and services. It is proposed that waste will be treated by a new septic tank system, water supply will be by water tanks onsite along with reticulated water and reticulated electricity is available.

This development has been designed to respect the existing uses and development surrounding the site, ensuring that the natural landscape qualities of the area are not detrimentally impacted and the setbacks from the boundaries appropriate to the area.

The proposal is consistent with the overall objectives of the Planning Policy Framework and the Municipal Planning Strategy.

The purpose of the zone, overlay or other provision.

The land is zoned Farming Zone – Schedule 1. The purpose of the Farming Zone is to provide for the use of land for agriculture and to ensure that non-agricultural uses do not adversely affect the use of land for agriculture. The subject site and surrounding land are used for agricultural uses. The proposed dwelling is to increase the agricultural activities on the land as well as maintain and manage weeds and vermin. The proposed development of a dwelling on this site is consistent with surrounding land uses and development and will not be out of character for the area.

The proposed development has adequately responded to the requirements of the Overlays applying to the site.



Any matter required to be considered in the zone, overlay or other provision.

This submission addresses other elements identified in the East Gippsland Planning Scheme as relevant including Aboriginal Cultural Heritage provisions. These provisions are all addressed above and throughout this submission, and the proposed development is considered to adequately respond and address the requirements as relevant.

The orderly planning of the area.

This application seeks approval for the development of a dwelling on an 18.97 hectare farming allotment that is within an area comprising various sized land holdings of which most contain a dwelling or alternative use associated with a small rural community like Lindenow South. The proposed development is consistent with the use and development on the adjoining allotments and similar to many others within the East Gippsland Shire Council. Granting approval for this dwelling will result in consistent and orderly planning of the area.

The effect on the amenity of the area.

The proposal will not result in a detrimental effect to the amenity of the area. The proposed dwelling will be located in the area well setback from any other dwelling not in the same ownership, is not expected to be visually obtrusive and will not limit the ability of surrounding land to be used for agricultural activities.

The proximity of the land to any public land.

The site adjoins a public road reserve along the eastern boundary being the Lindenow-Glenaladale Road. Access to the site is existing and therefore the proposed development is not expected to have any impact on the public road reserve. The site also adjoins crown land along the northern boundary being the Lindenow South recreation reserve which accommodates the Lindenow South Football Netball Club facilities. The crown reserve contains extensive vegetation between the football oval and netball facilities and the boundary of the subject site. The distance of the proposed dwelling from the adjoining crown land is considered appropriate. The proposed dwelling is not expected to have a detrimental impact on any of the surrounding public land.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

The proposed dwelling is to be located in the western area of the subject site, in an area that has been deemed appropriate by the Land Capability Assessment. No earthworks or excavations are required and therefore the proposal is not likely to contribute to any land degradation, salinity or reduce water quality. The site does not contain any watercourses or gullies. Stormwater runoff will be addressed in accordance with standard engineering requirements to the satisfaction of the responsible authority.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

All stormwater runoff from the proposed buildings will be directed to the water tanks in the first instance. Any overflow will be directed to a rock beaching area and managed in accordance with the requirements identified by the East Gippsland Shire Council.



The extent and character of native vegetation and the likelihood of its destruction.

The proposed development does not require the removal of any vegetation.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

All existing vegetation on the site will continue to be protected and retained as it is currently. No new planting or regeneration is considered appropriate on this site at this time.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimize any such hazard.

The site is not within an area affected by potential flooding or bushfire. The site is identified as being susceptible to erosion. The site is flat and there is no evidence of any existing erosion. The proposed development does not require any earthworks or excavations. The potential erosion hazard has been considered and addressed within this submission and is considered to be reduced to an acceptable level.

6. CONCLUSION

This submission is in support of a planning permit application for the development of a replacement dwelling at 515 Lindenow-Glenaladale Road, Lindenow South.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and the proposed development is appropriate in this location.

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

Development Solutions Victoria



APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF A DWELLING

515 LINDENOW-GLENALADALE ROAD, LINDENOW
SOUTH

JOHN WHITE

REF: 19047

JULY 2019



CONTENTS

1. INTRODUCTION	3
2. SITE AND SURROUNDS	3
3. PROPOSAL	10
4. PLANNING PROVISIONS	12
4.1 PLANNING POLICY FRAMEWORK	12
4.2 MUNICIPAL PLANNING STRATEGY	16
4.3 ZONE AND OVERLAYS	19
4.4 OTHER PLANNING CONSIDERATIONS	23
5. PLANNING ASSESSMENT	24
5.1 DECISION GUIDELINES OF THE FARMING ZONE	24
5.2 DECISION GUIDELINES OF CLAUSE 65	30
6. CONCLUSION	32

APPENDIX A	COPY OF TITLE
APPENDIX B	PROPOSED DEVELOPMENT PLANS
APPENDIX C	LAND CAPABILITY ASSESSMENT
APPENDIX D	FARM MANAGEMENT PLAN

Version	Initials	Date	Comments
1.0	CMC	01/07/2019	Draft for review
1.1	SFW	03/07/2019	Reviewed
2.0	CMC	03/07/2019	Final for Submission
3.0	CMC	04/11/2019	Revised to correct errors

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without the prior written consent of Development Solutions Victoria Pty Ltd.

July 2019

Ref 19047



APPLICATION FOR PLANNING PERMIT
515 LINDENOW-GLENALADALE ROAD, LINDENOW SOUTH
DEVELOPMENT OF A DWELLING

1. INTRODUCTION:

We act on behalf of John White the owner of land at 515 Lindenow-Glenaladale Road, Lindenow South being the subject of this planning application.

This planning submission has been prepared in support of an application for planning permit for the development of a dwelling on land at 515 Lindenow-Glenaladale Road, Lindenow South.

This submission and supporting documentation addresses relevant provisions of the East Gippsland Planning Scheme to assist Council planning officers in considering the merit of the proposed development.

2. SITE AND SURROUNDS

The subject site is located at 515 Lindenow-Glenaladale Road, Lindenow South identified as Lot 2 on LP 119434 contained in Certificate of Title Vol 09710 Fol 964 . It is noted that there are no restrictive covenants or agreements registered on the title. A copy of the title and relevant plan is contained in **Appendix A**.

The site is located in the area of Lindenow South. Lindenow South is a small rural community located approximately 4 kilometres south of Lindenow and 16 kilometres west of Bairnsdale. The subject site and surrounding areas are shown in the locality plans below in **Figure 1** and **Figure 2**.

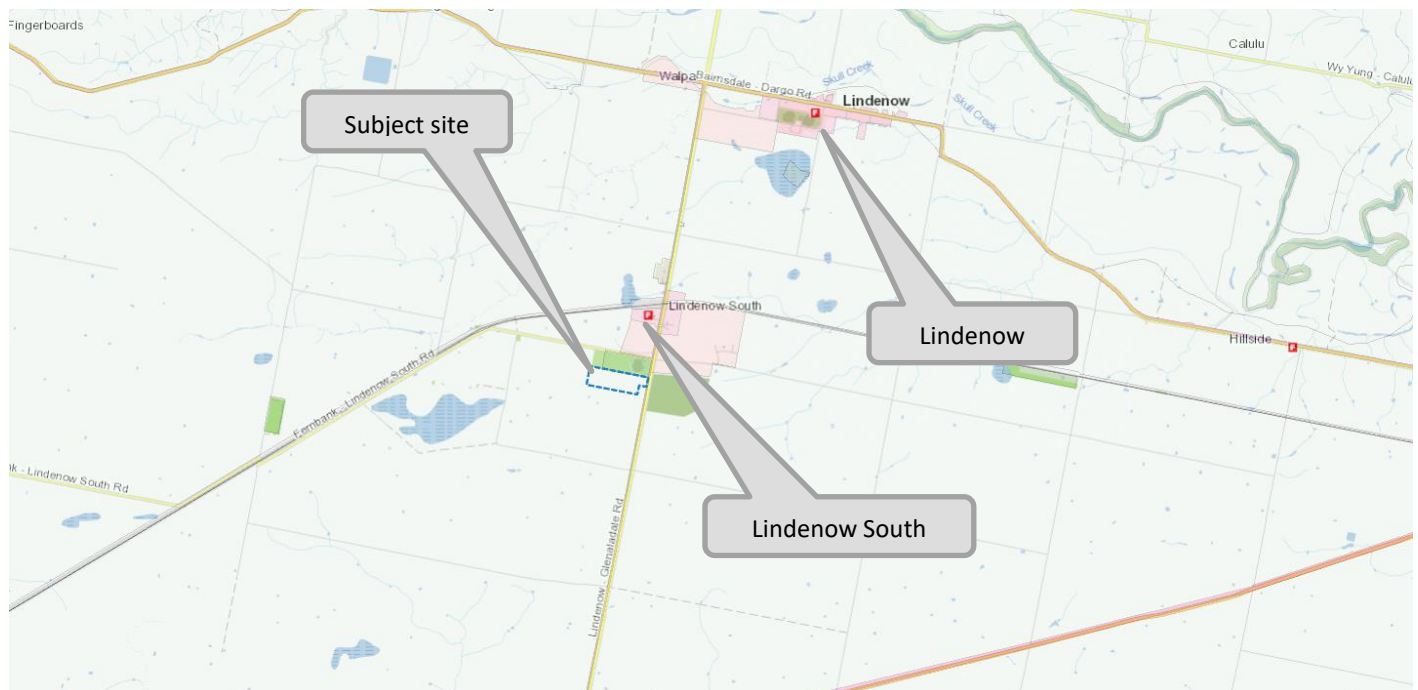


Figure 1 – Locality Plan – 515 Lindenow-Glenaladale Road, Lindenow South (source: mapshare.vic.gov.au/vicplan)



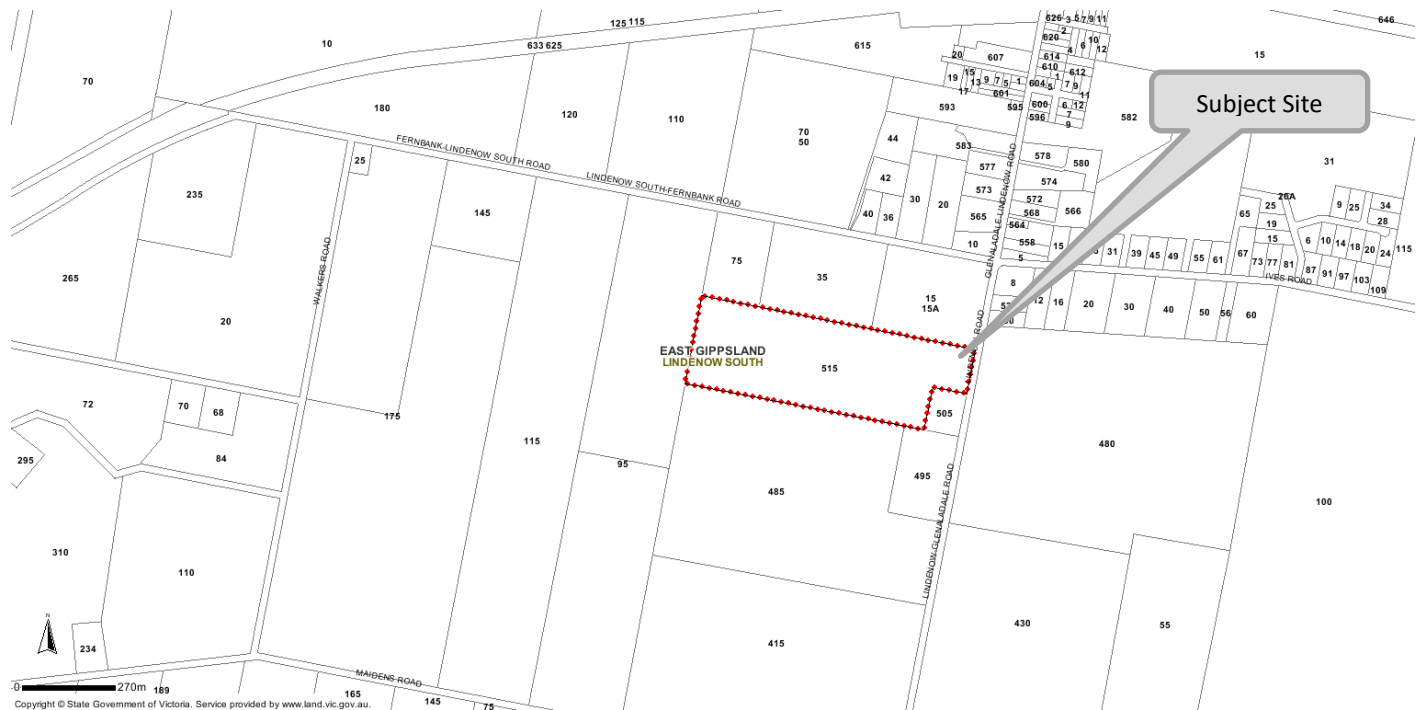


Figure 2 – Site Plan – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)

Lindenow South is a farming locality on the western side of Bairnsdale. There are minimal community or commercial facilities and services, being a milkbar / shop and recreation facilities. More basic facilities and services are located within Lindenow, being approximately 4 kilometres north. A full suite of services and facilities are located in Bairnsdale being only a short vehicle distance.

The subject site is 18.97 hectares in area and contains machinery and farm shedding with multiple smaller stable / outbuilding type structures. The site includes extensive regrowth and weeds. The existing fencing is in a state of disrepair and needs immediate attention.

The site has a frontage of 130 metres adjoining the Lindenow - Glenaladale Road along the eastern boundary.

Access to the site is directly to the Lindenow – Glenaladale Road via an informal gravel driveway. Lindenow – Glenaladale Road is a major road providing a connection from the Princes Highway to Lindenow and surrounding areas. The Lindenow – Glenaladale Road is a Road Zone and is managed by Vicroads.

The subject site is relatively flat and contains scattered vegetation throughout. The site is not affected by any existing water courses.

The allotments immediately adjoining the subject site to the west and south all contain existing dwellings and associated facilities and are predominantly used for farming activities such as grazing. The land immediately north of the subject site is the Lindenow South recreation reserve on Crown Land. This is the home of the Lindenow South Football Netball Club. The recreation reserve contains extensive vegetation.

To the east of the subject site on the opposite side of the Lindenow-Glenaladale Road is the South Pines Golf Course.

A visual description of the subject site and surrounding land is outlined in the photographs below.





Photograph 1 – Aerial Photograph of the subject site and surrounding land – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)



Photograph 1 – Aerial Photograph of the subject site – 515 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)



Photograph 3 – Subject site at 515 Lindenow-Glenaladale Road, Lindenow South. Eastern portion of the site facing west.



Photograph 4 – Entrance to the subject site facing west from the eastern boundary adjoining Lindenow-Glenaladale Road.



Photograph 5 – Entrance to the subject site from Lindenow-Glenaladale Road facing west.



Photograph 6 – Lindenow-Glenaladale Road facing north adjoining the eastern boundary of the subject site.



Photograph 7 – Lindenow-Glenaladale Road facing north adjoining the eastern boundary of the subject site.



Photograph 8 – Existing dwelling on adjoining property at 505 Lindenow-Glenaladale Road.



Photograph 9 – Land immediately opposite the subject site to the east – South Pines Golf Course.

3. PROPOSAL:

This application seeks approval for the use and development of a dwelling. The proposed development plans are contained in **Appendix B**.

The proposed dwelling will be in the western portion of the site with a long access driveway from Lindenow-Glenaladale Road. The existing entrance from Lindenow-Glenaladale Road will be utilised. The existing driveway from the entrance to the site, will be ungraded to an appropriate all-weather condition and to extend to the proposed location of the dwelling.

The proposed dwelling is to be double storey and includes:

- Open plan kitchen, with pantry, dining and living area;
- Laundry / mud room;
- Four additional bedrooms with separate bathroom and toilet;
- Study;
- Rumpus area;
- Large verandahs and multiple smaller porches; and
- Main bedroom with ensuite, walk in robe and deck located on the first floor;

The proposed dwelling will be constructed of various external materials including weatherboard cladding, stone veneer, brick and Hebel power panel with render finish. The roof will be of colorbond material. It is noted that the final colours of the dwelling have not yet been confirmed, however will be in muted tonings to complement the amenity of the area. It is requested that the final colour scheme be controlled by a condition on any planning permit to be issued.

The proposed dwelling will require a septic tank system. A Land Capability Assessment prepared by Gamcorp is provided at **Appendix C**.

No earthworks or excavations will be required.

A Farm Management Plan is provided in **Appendix D**.



4. PLANNING PROVISIONS

4.1 PLANNING POLICY FRAMEWORK

Clause 11 – Settlement provides the following:

- *Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*
- *Planning is to recognise the need for, and as far as practicable contribute towards:*
 - o *Health, wellbeing and safety.*
 - o *Diversity of choice.*
 - o *Adaptation in response to changing technology.*
 - o *Economic viability.*
 - o *A high standard of urban design and amenity.*
 - o *Energy efficiency.*
 - o *Prevention of pollution to land, water and air.*
 - o *Protection of environmentally sensitive areas and natural resources.*
 - o *Accessibility.*
 - o *Land use and transport integration.*
- *Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.*
- *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.*

Clause 11.01-1R Settlement – Gippsland provides the following relevant strategies:

- *Support urban growth in Latrobe City as Gippslands regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.*
- *Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.*
- *Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.*

Clause 12 – Environmental and Landscape values provides:

“Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.”



Clause 13 – Environmental Risks and Amenity contain the following:

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

Clause 14.01-1S - Protection of agricultural land contains the following objective:

“To protect the states agricultural base by preserving productive farmland.”

The following strategies are applicable:

- *Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*
- *Consider state, regional and local issues and characteristics when assessing agricultural quality and productivity.*
- *Avoid permanent removal of productive agricultural land from the states agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*
- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*



- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*
- *Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*
- *Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.*

Clause 14.01-2S - Sustainable agricultural land use contains the following objective:

“To encourage sustainable agricultural land use.”

The following strategies are identified:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*
- *Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.*
- *Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*
- *Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*
- *Support agricultural investment through the protection and enhancement of appropriate infrastructure.*
- *Facilitate ongoing productivity and investment in high value agriculture.*
- *Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*
- *Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

Clause 15 – Built Environment and Heritage provides:

“Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.



Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.”

Planning should achieve high quality urban design and architecture that:

- *Contributes positively to local urban character and sense of place.*
- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances livability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*
- *Minimises detrimental impact on neighbouring properties.*

Clause 15.02 – Sustainable development

Clause 15.02-1 – Energy and resource efficiency contains the objective:

“To encourage land use and development that is consistent with the efficient use of energy and the minimisations of greenhouse gas emission.”

The strategies identified are:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*



4.2 MUNICIPAL PLANNING STRATEGY

Clause 21.02-2 provides the long-term vision for East Gippsland is:

“East Gippsland Shire Council will work with the community to ensure a sustainable future through livable and productive communities supported by a healthy environment.

This vision is supported with the four principles:

Livability

Strong and vibrant communities create healthy, productive and fulfilling places to live.

Sustainability

Pro-active leadership and strategic partnerships protect and enhance our quality environment.

Productivity

Investment and visitation develop a sustainable and prosperous economy.

Governance

Strong leadership and prudent management of democratic and legislative requirements deliver good governance outcomes.”

Clause 21.03 – Settlement provides:

“Within any local government area there is a finely balanced interplay between people, business and environment. The Council will continue to invest wisely in urban infrastructure to create vibrant urban centres while maintaining our natural assets – balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape. The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities in East Gippsland. We will further a broad range of developments but will carefully manage them to protect natural assets and threatened communities.”

Clause 21.05 – Environmental Risk provides:

“The Council plays an important role in managing the environmental risks associated with flood plains, erosion, bushfire (a particular risk in our heavily forested region) and salinity. As well, the Council must act to mitigate risks to reduce the vulnerability of people, businesses and property. In this section, our risk management strategies are wide-ranging; encouraging strong planning and assessment to minimize development in high risk areas; managing development to minimize environmental degradation; ensuring compliance with relevant planning conditions and overlays; and introducing a range of preventative measures.”

Clause 21.06 – Natural Resource Management provides:

“The Council plays an important role in managing the region’s considerable natural resources, which include agricultural, forestry and timber, water and minerals. Many of the strategies outlined in this section take the form of encouraging: encouraging the use and development of rural land to support agriculture; identifying suitable plantation sites and encouraging commercial forestry within them; encouraging better management of our water supply and improving the water quality of our rivers, coastal estuaries and lakes; encouraging exploration for (and development of) mineral resources in appropriate areas.”



Clause 21.06-1 – Protection of Agricultural Land contains the following objectives and strategies:

Objective 1 To ensure that rural land is used and developed in a way that will support efficient agricultural production.

Strategy 1.1 Avoid subdivisions outside areas defined as being suitable for rural residential development to the lot sizes shown in the schedule to the Farming Zone.

Strategy 1.2 Discourage subdivisions for smaller lots in agricultural areas except where the subdivision will facilitate more effective use of the land for agricultural or related purposes. Conditions may be applied to subdivisions prohibiting or limiting development of dwellings.

Strategy 1.3 Encourage landowners in the Farming Zone to restructure their enterprises to increase flexibility and productivity.

Strategy 1.4 Encourage proponents of subdivisions in rural areas to adopt cluster housing arrangements where the balance of the land is under unified management for agricultural, pastoral or conservation purposes.

Strategy 1.5 Support appropriate tourist – related or other economic development in non-urban areas, where this is consistent with maintaining the generally rural character of the area and with environmental protection.

Objective 2 To protect and increase the sustainable productivity of soils in East Gippsland.

Strategy 2.1 Protect high quality agricultural land (map 4) from fragmentation and from development which may reduce its productive potential.

Clause 21.07 – Built Environment and Heritage provides:

“East Gippsland is renowned for its natural beauty. We will link this to the built environment through encouraging high standards of design across the Shire, ensuring that developments are in keeping with the character of the natural landscape and supports the social and economic wellbeing of our many towns. Where developments may impact on local Indigenous culture, we will always consult with the relevant Aboriginal communities.”

Clause 21.07-3 – Sustainable Development contains the following objective and strategies:

Objective 1 – To ensure that future development contributes to the achievement of livable, productive and sustainable communities in East Gippsland.



Strategy 1.1 – Ensure new development and land use applications consider potential positive and negative social impacts on the community.

Strategy 1.2 – Require proposal for new development, land use, infrastructure and changes in policy to consider social impact through the preparation of social impact comments and/or assessments as identified in the East Gippsland Shire Council Social Impact Assessment.

PROJECT PLANNING RESPONSE

The Planning Policy Framework and the Municipal Planning Strategy provide objectives and strategies for consideration in planning permit applications. Many of the components of these elements of the East Gippsland Planning Scheme are in relation to the environmental constraints and potential hazards pertaining to land as well as ensuring farming land is retained for agricultural uses. The subject site is affected by the Erosion Management Overlay and the Environmental Significance Overlay. These overlays have been addressed throughout this submission and the potential risk considered to be reduced to an acceptable level. The application does not require the removal of any vegetation.

The Planning Policy Framework and the Municipal Planning Strategy support maintaining quality agricultural land and minimising inappropriate development. The subject site, being 2.79 hectares is not quality farming land or of a size to be highly productive. The agricultural activities on the land are very small scale, however will provide additional income for the owners.

The land is zoned farming and the proposed dwelling is considered justified given the agricultural activities. The development of a dwelling in this location will not remove any land from agriculture, rather will enable intensification of agricultural activities and improvement of the current site conditions, particularly by weed and vermin control.

The entire site is affected by the Erosion Management Overlay. A permit is not required for the proposed dwelling under these provisions as aside from the basic site scraping for the dwelling, there are no earthworks or excavations required.

Access to the site is existing from the Lindenow – Glenaladale Road. The existing driveway will need to be extended to provide a connection to the proposed dwelling site. This will act as a divider for future smaller paddocks that will support rotational grazing as proposed by the applicant.

The proposed development is located in the western portion of the subject site a suitable distance from all boundaries and not in proximity to any other dwelling, and therefore the proposal is not expected to detrimentally affect the amenity of the area. There are not likely to be any offsite impacts or emissions as a result of the proposed development.

There are no physical or environmental constraints that make this site unsuitable for the proposed development.



The proposal is considered to be consistent with the objectives of both the Planning Policy Frameworks and the Municipal Planning Strategy.



4.3 ZONE AND OVERLAYS:

The site is zoned Farming Zone – Schedule 1 (FZ1) and is affected by the following overlays:

- Environmental Significance Overlay – Schedule 1-51 (ESO1-51)
- Erosion Management Overlay (EMO)

The provisions of the Zone and Overlays are addressed below.

Farming Zone:

The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

An extract of the Farming Zone Map is provided below in **Figure 3**:



Figure 3 - Zoning Map (source – www.land.vic.gov.au)



Clause 35.07-1, being the table of uses of the Farming Zone provides a permit is not required for a dwelling if compliant with the following:

- *Must be the only dwelling on the lot.*
- *The lot must be at least the area specified in the schedule to this zone. If no area is specified, the lot must be at least 40 hectares.*
- *Must meet the requirements of Clause 35.07-2.*

Clause 35.07-2 provides a lot used for a dwelling must meet the following requirements:

- *Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling must be connected to a reticulated sewerage system or if not available, the wastewater must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.*
- *The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

The subject site is less than 40 hectares and therefore a permit is required for the development of a dwelling as buildings and works associated with a section 2 – permit required use. The proposed dwelling will have suitable access, will be connected to a septic tank system, will have an alternative potable water supply and will be connected to the reticulated electricity supply.

The decision guidelines of the Farming Zone are provided in Section 5.1 of this submission.

Environmental Significance Overlay:

The purpose of the Environmental Significance Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

An extract of the Environmental Significance Overlay map is provided below in **Figure 4**.





Figure 4: Environmental Significance Overlay Map (source – www.land.vic.gov.au)

The table below in **Figure 5** outlines the statement of environmental significance and the management practices recommended by the schedule to the Environmental Significance Overlay.

PS Map Ref	Site Ref No.	Site Name	Statement of Environmental Significance	Management Practices
ESO1-51	16A01164	Lindenow	<ul style="list-style-type: none"> - Austral Moonwort (Botrychium australe) - Dwarf Kerrawang (Rulingia prostrata) - Gaping Leek-orchid (Prasophyllum correctum) - Purple Diuris (Diuris punctate) - Woolly Waterlily (Philydrum lanuginosum) - Gippsland Plains Grassy Woodland. - Gippsland Plains Grassland - Wildlife Corridor 	<ul style="list-style-type: none"> - Encourage landholders to exclude stock from wetlands and to fence vegetation remnants. - Develop and encourage application of an appropriate weed control program. - Encourage application of appropriate fire regime. - Design a road maintenance strategy which avoids damage to roadside vegetation. - Encourage parallel plantings on freehold land to widen vegetation corridor. - Encourage revegetation of any vegetation gaps along the corridor.

**Figure 5: Extract of Schedule 1- 51 to the Environmental Significance Overlay
(source – East Gippsland Planning Scheme)**



The proposed dwelling is not within the area affected by the Environmental Significance Overlay and therefore these provisions are not addressed further.

Erosion Management Overlay:

The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

An extract of the Erosion Management Overlay map is provided below in **Figure 6**.



Figure 6: Erosion Management Overlay Map (source – www.land.vic.gov.au)

Under the provisions of Clause 44.01-1 of the Erosion Management Overlay, a permit is required to construct a building or to construct or carry out works. A dwelling is exempt under the schedule to the overlay. It is noted that there are no earthworks required and therefore no approval is required under the provisions of the Erosion Management Overlay. These provisions are not addressed further.



4.4 OTHER PLANNING CONSIDERATIONS

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. The development of a single dwelling and associated outbuildings is an exempt activity under the provisions of the *Aboriginal Heritage Act 2006* and as such a Cultural Heritage Management Plan is not required.



5. PLANNING ASSESSMENT

5.1 DECISION GUIDELINES OF THE FARMING ZONE

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines of clause 65, the responsible authority must consider, as appropriate:

General Issues

The Planning Policy Framework and the Municipal Planning Strategy.

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards.

Farming zoned land is important in the Gippsland region and development of land must be considered against the zone requirements as well as the role the farming land plays to the specific area. This region relies on much of the agricultural activities for its economy and protection of viable agricultural land is important. The proposal seeks to provide for development of a dwelling on a parcel of land that can adequately support a small scale agricultural activity. The site is currently in an undesirable state due to the inability for the current owner to manage without being onsite. The proposal will ensure additional agricultural activities and significant improvements are made to the land which will increase the viability of the land to provide for agricultural uses.

There are no significant environmental concerns that make this site unsuitable for the use and development of a dwelling.

The application does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development.

The proposal does not contravene any of the objectives outlined for the area and adequately responds to the policies outlined in the Planning Policy Framework and the Municipal Planning Strategy.

Any Regional Catchment Strategy and associated plan applying to the land.

The East Gippsland Regional Catchment Strategy 2013-2019 is applicable to this area and is a planning framework that sets strategic direction and broad priorities in relation to maintaining and using our regions assets. The subject site is within the Gippsland Lakes and Hinterland Catchment area, more particularly the hinterland section, which feeds into the Gippsland Lakes.

“The hinterland supports a diverse range of important flora and fauna, including many rare and threatened species. Habitat for these species is often limited to remnant areas of native vegetation, including the threatened Gippsland Red Gum Grassy Woodland and Associated Native Grassland ecological community, which is listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).”



The Gippsland Lakes and Hinterland landscape area is the most modified part of the East Gippsland region, and is the centre of development and tourism. It includes the urban centres of Bairnsdale, Lakes Entrance and Paynesville. The anticipated growth in population has the potential to affect significant natural values, including threatened species and communities, water regimes and water quality. Increased development also has the potential to adversely affect the productive capacity of agricultural land in the area.”

The East Gippsland Catchment Management Authority coordinate the program. It is noted that the subject site is not within any of the areas identified as being a priority area within the strategy.

The site does not contain any watercourses. The proposed dwelling will not have a detrimental impact on the landscape, native vegetation or ecosystems.

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

The proposed dwelling will be located in the western portion of the site. The site has access to a suitable level of services and facilities. The Land Capability Assessment provided concludes that the site can adequately treat and retain waste within the boundaries of the site. Additional water tanks are proposed.

How the use or development relates to sustainable land management.

The proposal seeks approval for a dwelling in the western portion of the land to support future agricultural uses on the 18.97 hectare allotment. Details of the proposed uses are provided in section 3, however are primarily grazing of sheep and cattle. Weed eradication and maintenance measures are proposed to improve the current conditions of the land. Using the existing infrastructure and services provides the most sustainable outcome with no agricultural land being removed from farming as there are currently no agricultural activities being undertaken on the land.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

The use of the land for a dwelling in association with the agricultural activities as proposed will be consistent with surrounding land uses and development. Immediately surrounding the site to the west and south are used for agricultural activities such as grazing. The land to the north is crown land which accommodates the recreation reserve for the Lindenow South Football Netball Club. Immediately adjoining the south eastern corner is a small allotment containing an existing dwelling. The land immediately opposite the site, on the eastern side of the Lindenow-Glenaladale Road, is the South Pines Golf Course. The site is surrounded by various uses on allotments of various sizes. The development of a dwelling in this location will not be detrimental to any of the surrounding land uses and development.

How the use and development makes use of existing infrastructure and services.

The subject site has access to standard infrastructure and services and the proposed dwelling will be connected to all services. The proposal is not considered likely to create unreasonable pressure on existing services. The existing road network is appropriate to support the development.



Agricultural issues and the impacts from non-agricultural uses

Whether the use or development will support and enhance agricultural production.

As previously provided, the proposed dwelling will provide the ability to use the land for agricultural purposes. The land is currently in a run-down state with weeds and vermin issues. The development of a dwelling will enable the owners to graze cattle, manage the weeds and vermin and to undertake significant improvements.

The applicant has provided a Farm Management Plan (Section 3 of this submission) outlining the proposed agricultural uses which is predominantly grazing of cattle and sheep. The significant improvement works proposed is also outlined in the plan. Overall, the proposed dwelling is considered to support and enhance agricultural production on the land.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

The proposed dwelling will be located in the far western portion of the land, which will be fenced off from grazing areas. Only a small portion of the land will not be able to be used for agricultural production. The dwelling will provide for suitable surveillance of the subject site and surrounding area. The area of the proposed dwelling and immediately surrounding is a small area that will no longer be able to be used for agriculture, however the significant level of improvement of the balance of the land is considered to be an appropriate balance. The area of the waste disposal will be contained in proximity to the dwelling and will not be detrimental to the overall productivity of the subject site.

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

The proposed development of a dwelling on the subject site is not expected to limit the operation or expansion of adjoining and nearby agricultural uses. The proposed location is well setback from any boundary to land not in the same ownership. The proposed improvement works and increase in agricultural activity on the subject site will not impact on the adjoining land other than to reduce potential risk of spread of weeds. The size and location of the subject site ensures that the agricultural uses can occur without detrimentally affecting the surrounding land uses and development, or the ability of adjoining land to continue to be used for agricultural purposes.

The capacity of the site to sustain the agricultural use.

The subject site is 18.97 hectares in area and will predominantly be used for grazing cattle and sheep. The number of cattle and sheep will depend on the quality and availability of pasture. It is expected overtime, given the proposed improvement works and management activities, the quality of the pasture will improve enabling increased numbers. The land is capable of sustaining some agricultural activities that will provide a basic income that is likely to be supplemented by additional outside income. The proposed dwelling will not limit the ability of the subject site to sustain the agricultural activities.



The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

The subject site is located west of the city of Bairnsdale within an area with access to a range of services and facilities. The soil quality is suitable for the grazing and cropping activities and the proposed dwelling will ensure use of the land for these agricultural activities. The site contains large agricultural sheds, suitable access, electricity and water. These services will support the proposed agricultural uses on the land.

Any integrated land management plan prepared for the site.

No integrated land management plan has been prepared for the site, nor is considered necessary in this particular instance.

Dwelling Issues

Whether the dwelling will result in the loss or fragmentation of productive agricultural land

This application is seeking approval for a dwelling. The proposed dwelling will be in the western portion of the site, well setback from the Lindenow-Glenaladale Road. The smaller agricultural lot is surrounded by various uses and development on various sized allotments. The proposed dwelling will not result in the loss or fragmentation of productive agricultural land.

Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

The location of the proposed dwelling will be well setback from the boundaries of the site that adjoin land not in the same ownership and therefore it is not expected that the dwelling will be adversely affected by any agricultural activities other than those undertaken on the subject site. Additionally, the dwelling will be occupied by the owners of the land who run the agricultural activities. The dwelling is not expected to be adversely affected by agricultural activities on either the subject site or surrounding property.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

This application is seeking approval for a dwelling on an 18.97 hectare allotment that is surrounded by various uses and developments. The proposed dwelling is well setback from the boundaries adjoining land in separate ownership. The proposed dwelling will not adversely affect the operation and expansion of adjoining and nearby agricultural uses.

The potential for the proposal to lead to a concentration or proliferation of dwelling in the area and the impact of this on the use of the land for agriculture.

The subject site is surrounded by various uses on various sized allotments. Each lot adjoining the subject site or in the immediate vicinity contains an existing dwelling or alternative use such as the public recreation area or the South Pines Golf Course. The proposal is not expected to lead to a concentration or proliferation of dwellings in the area and will not result in any detrimental impact to the use of the land for agriculture.



Environmental Issues

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

As the proposed dwelling is to be in the western portion of the site and will not be in proximity to any other dwellings. The area has been deemed appropriate for waste disposal and does not require the removal of any vegetation. There is not likely to be any adverse impact on the natural physical features and resources of the area.

There are no watercourses or gullies on the site that will be impacted by the proposed development.

The impact of the use or development on the flora and fauna on the site and its surrounds.

As provided above, it is not expected that the proposed dwelling will have an impact on the flora and fauna of the site and its surrounds. No vegetation removal, earthworks or excavations are required.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.

As the proposed dwelling is to be to support agricultural activities on the land such as grazing, revegetation of the subject site is not considered appropriate. All existing vegetation will be retained and is not expected to be impacted by the proposed dwelling. There is not likely to be any adverse impact on the biodiversity of the area.

There are no watercourses or gullies on the site that will be impacted by the proposed development.

The location of on-site effluent disposal areas to minimize the impact of nutrient loads on waterways and native vegetation.

The proposed location of the dwelling has been deemed appropriate for wastewater disposal as provided in the Land Capability Assessment contained in **Appendix C**. The proposed septic tank will be installed under approval from the East Gippsland Shire Council. The effluent disposal areas will not impact any of the existing vegetation and is not in proximity to any waterways.

Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimize the loss of productive agricultural land.

The proposed dwelling is to be located in the western area of the subject site primarily for surveillance and to provide additional resources at the western end of the property. It would not be desirable to locate the proposed dwelling in proximity to the dwelling on the adjoining property. The proposed dwelling will be fenced off from the agricultural uses on the land. The proposed dwelling will not result in any adverse impact on the surrounding agricultural land and will not result in the loss of any productive agricultural land.



The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measure to be undertaken to minimize any adverse impacts.

The proposed dwelling will be a double storey, ranch style dwelling with large verandahs surrounding. The proposed external finishes will be muted in toning and of various materials. The existing vegetation on the site and within the road reserve will remain and ensure the visual amenity of the area is not affected by the proposed dwelling. Additionally, the subject site is not visible from any significant vistas or viewpoints.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

As previously provided the subject site is located within an area comprising both agricultural and other various uses. The proposed dwelling will be well setback from the road and is not considered likely to impact the character and appearance of the area. The proposal will not require the removal of any vegetation and the site is not considered to be within an area of architectural, historic or scientific significance.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

All existing facilities and services will be utilised. These services are currently available at the entrance to the subject site. Any services will be installed within the driveway to minimise disturbance to the grazing areas. The drainage of the proposed dwelling will be retained within the immediate area of the dwelling and will be utilised as a resource as much as practicable.

Whether the use and development will require traffic management measures.

The proposal will not require any traffic management measures.



5.2 DECISION GUIDELINES OF CLAUSE 65:

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

The matters set out in Section 60 of the Act.

These are the matters which must be considered by the responsible authority.

The Planning Policy Framework and the Municipal Planning Strategy.

The Planning Policy Framework and the Municipal Planning Strategy recognize the need to facilitate sustainable development that respects our natural environment and adequately responds to potential threats and hazards. These provisions are addressed above in Sections 4.1, 4.2 and 5.1.

The application does not require the removal of any vegetation and there are no immediate risks associated with the land that make it unsuitable for the proposed development.

The subject site is located within a short distance to the city of Bairnsdale which offers a full range of services and facilities.

The site has access to a suitable level of infrastructure and services. It is proposed that waste will be treated by a new septic tank system, water supply will be by water tanks onsite along with reticulated water and reticulated electricity is available.

This development has been designed to respect the existing uses and development surrounding the site, ensuring that the natural landscape qualities of the area are not detrimentally impacted and the setbacks from the boundaries appropriate to the area.

The proposal is consistent with the overall objectives of the Planning Policy Framework and the Municipal Planning Strategy.

The purpose of the zone, overlay or other provision.

The land is zoned Farming Zone – Schedule 1. The purpose of the Farming Zone is to provide for the use of land for agriculture and to ensure that non-agricultural uses do not adversely affect the use of land for agriculture. The subject site and surrounding land are used for agricultural uses. The proposed dwelling is to increase the agricultural activities on the land as well as maintain and manage weeds and vermin. The proposed development of a dwelling on this site is consistent with surrounding land uses and development and will not be out of character for the area.

The proposed development has adequately responded to the requirements of the Overlays applying to the site.



Any matter required to be considered in the zone, overlay or other provision.

This submission addresses other elements identified in the East Gippsland Planning Scheme as relevant including Aboriginal Cultural Heritage provisions. These provisions are all addressed above and throughout this submission, and the proposed development is considered to adequately respond and address the requirements as relevant.

The orderly planning of the area.

This application seeks approval for the development of a dwelling on an 18.97 hectare farming allotment that is within an area comprising various sized land holdings of which most contain a dwelling or alternative use associated with a small rural community like Lindenow South. The proposed development is consistent with the use and development on the adjoining allotments and similar to many others within the East Gippsland Shire Council. Granting approval for this dwelling will result in consistent and orderly planning of the area.

The effect on the amenity of the area.

The proposal will not result in a detrimental effect to the amenity of the area. The proposed dwelling will be located in the area well setback from any other dwelling not in the same ownership, is not expected to be visually obtrusive and will not limit the ability of surrounding land to be used for agricultural activities.

The proximity of the land to any public land.

The site adjoins a public road reserve along the eastern boundary being the Lindenow-Glenaladale Road. Access to the site is existing and therefore the proposed development is not expected to have any impact on the public road reserve. The site also adjoins crown land along the northern boundary being the Lindenow South recreation reserve which accommodates the Lindenow South Football Netball Club facilities. The crown reserve contains extensive vegetation between the football oval and netball facilities and the boundary of the subject site. The distance of the proposed dwelling from the adjoining crown land is considered appropriate. The proposed dwelling is not expected to have a detrimental impact on any of the surrounding public land.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

The proposed dwelling is to be located in the western area of the subject site, in an area that has been deemed appropriate by the Land Capability Assessment. No earthworks or excavations are required and therefore the proposal is not likely to contribute to any land degradation, salinity or reduce water quality. The site does not contain any watercourses or gullies. Stormwater runoff will be addressed in accordance with standard engineering requirements to the satisfaction of the responsible authority.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

All stormwater runoff from the proposed buildings will be directed to the water tanks in the first instance. Any overflow will be directed to a rock beaching area and managed in accordance with the requirements identified by the East Gippsland Shire Council.



The extent and character of native vegetation and the likelihood of its destruction.

The proposed development does not require the removal of any vegetation.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

All existing vegetation on the site will continue to be protected and retained as it is currently. No new planting or regeneration is considered appropriate on this site at this time.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimize any such hazard.

The site is not within an area affected by potential flooding or bushfire. The site is identified as being susceptible to erosion. The site is flat and there is no evidence of any existing erosion. The proposed development does not require any earthworks or excavations. The potential erosion hazard has been considered and addressed within this submission and is considered to be reduced to an acceptable level.

6. CONCLUSION

This submission is in support of a planning permit application for the development of a replacement dwelling at 515 Lindenow-Glenaladale Road, Lindenow South.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and the proposed development is appropriate in this location.

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

Development Solutions Victoria



FARM MANAGEMENT PLAN



515 LINDENOW – GLENALADALE ROAD
LINDENOW SOUTH

REF: 19047

OCTOBER 2019

CONTENTS

1. Executive Summary
2. Farm Management Objective
3. Subject Site
4. Agricultural Activities
5. Management of the property
6. Environmental Implications
7. Resources
8. Conclusion

REFERENCES

www.mla.com.au
www.agriculture.gov.au
www.australianagriculture.com.au
www.dpi.vic.gov.au
www.pestsmart.org.au
www.farmbiosecurity.com.au

Guard Animals for Livestock Protection: Existing and Potential Use in Australia.

DOCUMENT CONTROL

Version	Initials	Date	Comments
1.0	CMC	01/10/2019	Draft for review
1.1	SFW	03/10/2019	Reviewed
2.0	CMC	15/10/2019	Final for Submission to client
3.0	CMC	10/11/2019	Revision, corrections. Final for submission to Council

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without the prior written consent of Development Solutions Victoria Pty Ltd.

October 2019



1. EXECUTIVE SUMMARY

This Farm Management Plan seeks to outline the proposed improvement works to the site at 515 Lindenow-Glenaladale Road, Lindenow South to increase the agricultural productivity on the site.

The subject site was created as a result of a subdivision in 1976 which excised the dwelling from the land. These type of subdivisions are common within East Gippsland and in this area.

This plan outlines the capacity of the site to sustain a viable agricultural enterprise and the justification for a dwelling on the site.

East Gippsland is home to many smaller scale agricultural enterprises. There are many innovative farm practices which assist with the profitability and sustainability of parcels less than the zone minimum of 40 hectares. In many cases, the smaller operations are ran in conjunction with larger operations that are nearby and generally there are additional sources of income which creates the rural lifestyle whilst ensuring agricultural land is used for that purpose. This also ensures productivity of the land and the surrounding land is less likely to be detrimentally affected, particularly due to mismanagement.

The location of the site, investment, capacity and resources will ensure the land is improved to establish a viable agricultural enterprise, to contribute to this significant sector of East Gippsland and the overall economy, whilst ensuring there is no detrimental impact to the surrounding land uses and development.

This plan outlines the basic farming operations proposed to improve the quality of the land and identify the ability to generate an appropriate income for an overall maximum net benefit.

2. FARM MANAGEMENT PLAN OBJECTIVE

The objective of this plan is to outline the agricultural uses to be undertaken on the land, the operational logistics and the potential capacity of the land to generate an income.

The aim is to create a viable agricultural enterprise by improving the current site conditions in order to graze sheep.

This plan identifies the tools to assess the suitability of the subject site and provides an evaluation and analysis of the ability of this land to accommodate the proposed uses in accordance with the objectives of the Farming Zone of the East Gippsland Planning Scheme.

This plan will identify some of the uncertainties associated with farming as well as other relevant influences.

The plan will provide justification for the need to obtain planning approval for the use and development of a dwelling in association with the agricultural uses proposed on the land.



3. SUBJECT SITE

The subject site is located at 515 Lindenow-Glenaladale Road, Lindenow South and is approximately 18.97 hectares in area. The site is gently undulating in nature and contains existing machinery and farm shedding.

The site has access to a range of infrastructure including electricity, telecommunications and a good quality road network. The site is located adjoining the small township of Lindenow South and only a short driving distance to the township of Lindenow and to the city of Bairnsdale.

The site contains scattered vegetation throughout, and due to lack of management some regrowth. Managing regrowth will form part of this plan.

The aerial photograph provided below shows the subject site and surrounding land uses and development.



The subject site is within an area comprising various uses and development. It is located south of the small rural locality of Lindenow South. Immediately adjoining the northern boundary of the subject site is a recreation reserve containing extensive areas of vegetation as well as the Lindenow Football Netball Club facilities.

This area comprises various sized allotments used for various purposes. Aside from the low density residential development within the township area of Lindenow South, the area zoned for farming comprises a range of uses and lot sizes.

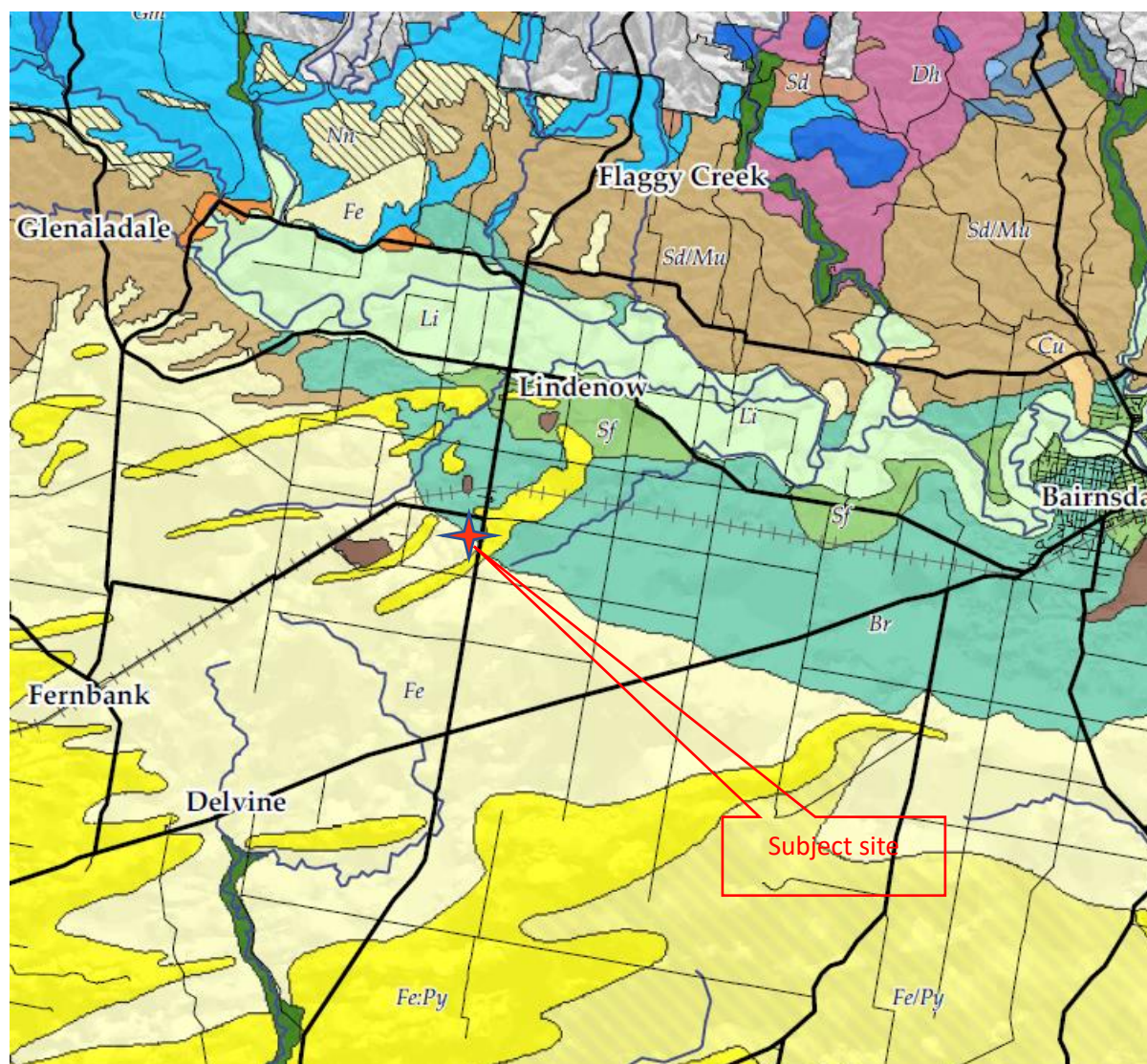
Immediately adjoining the subject site and the immediate surrounds, lots range in size from 1.2 hectares to 40 hectares, with many less than the zone minimum of 40 hectares. Many of these lots have existing houses in conjunction with agricultural uses of various scales and intensities.

On the eastern side of Lindenow-Glenaladale Road opposite the subject site is the South Pines Golf Course. In the south eastern corner of the site a dwelling has been excised from the subject site. To the south and west of the subject site are farming properties used for grazing.

Further north and north east of the subject site approximately 100 metres from the site is land zoned and developed for low density residential purposes.



The map below indicates the subject site has two main soil types. Briagolong (br) and Fernbank (Fe). Information on these soil types and appropriate land uses is identified below.



Briagolong (br)

“Alluvial sediments deposited in the Pleistocene period. Following the notation of [Vandenberg and O’Shea \(1981\)](#), these sediments are called Qp4 (refer to [Diagrammatic Representations](#)). These deposits often contain quartz stones up to 100 mm in diameter.

*The original vegetation was a grassy open forest of red gum (*Eucalyptus tereticornis*). It has now largely been cleared.*

Landform is generally level to very gently undulating plain.”

Fernbank (Fe)

Fernbank is identified as the most extensive landform along the Princes Highway between Stratford and Paynesville and may be described as a weakly dissected undulating plain.

“All the soils are texture contrast soils. The surface soils are strongly to moderately acidic and range from dark greyish brown clay loams to sands and invariably have a bleached subsurface soil. Many of the surface soils are stony. Sodic and coarsely structured medium to heavy clays occur at a variable depth, generally before 50cm, typically yellowish brown with grey or strong brown mottles.



Most of the land is cleared, mainly for grazing, but there are remnants of the original vegetation west of the Bairnsdale airport."

Most of the soils on this map unit are texture contrast soils. This means that they have light textured surface soils (loamy sands to sandy loams) abruptly overlying the clay subsoil. Stones throughout the profile (up to 100 mm in diameter) are a common feature of many of the soils, particularly on hill slopes and the flanks of drainage lines.

Most of the soils are cleared and used for grazing. Some cropping is carried out near Briagolong. During wetter periods of the year, the surface soils may become saturated as the subsoil clay restricts the downward movement of water.

The land uses identified for this soil type are either cleared for grazing or covered by lowland forest. Both of these characteristics are evident on the subject site. There are areas of regrowth and bracken due to lack of management which will be eradicated upon living on the land.

It is proposed to locate a dwelling in the western portion of the site. This will allow for visual surveillance and ease of access to each of the paddocks proposed. Additionally, this will ensure the dwelling is located a suitable distance from any other dwellings.

The development of a dwelling will require a septic tank. Given the soil classification, the size of the subject site in addition to the proposed location of the dwelling it is expected that effluent disposal will not be an issue. The installation of a septic tank on the site is not expected to decrease the ability of the site to be used for the proposed agricultural activities. A Land Capability Assessment prepared by Gamcorp is provided to support this conclusion.

Access to the site is via an existing driveway from Lindenow-Glenaladale Road. This is not a well formed access driveway, however significant improvements will be made to better accommodate the daily traffic for the dwelling and any additional vehicles to be generated by the activities undertaken on the site. As a minimum, suitable drainage infrastructure will be installed and a formed gravel driveway and crossover will be constructed.

There will be internal farm gates providing access points to each of the paddocks and enable easy movement of stock.



4. AGRICULTURAL ACTIVITIES

The primary agricultural activities to be undertaken on the land are grazing sheep and associated activities to ensure a sustainable and viable agricultural enterprise. Details and supporting information on the activities are outlined below. All activities will be undertaken in consultation with the Department of Land Water and Planning, Agriculture Victoria and other leading industry bodies as appropriate.

Sheep

The predominant agricultural activity to be undertaken on the land is the grazing of sheep. The number of sheep that can be accommodated will be limited initially given the extensive improvement works required. The proposed improvement works will be undertaken in stages to enable increased agricultural activities to be implemented as soon as practicable. The proposed improvement works are outlined in the table below.

The goal is to stock the paddocks to balance the long-term productivity and the environmental sustainability. Investigations into the appropriate stocking rate to ensure optimal production will be undertaken regularly and the stock adjusted accordingly, which will assist in weed management, stable pastures, erosion prevention, water and soil quality, animal health and long-term viability.

The calculation for the number of sheep is 10 DSE (Dry Sheep Equivalent) per hectare. In this instance, the site is divided into 6 paddocks for grazing. Overtime the DSE per hectare will increase given the proposed improvements. During times of drought and to improve pastures paddocks may be used as stock containment areas or rotational paddocks.

All stock will be registered and will comply with the National Livestock Identification System. A Property Identification Code will be obtained to ensure compliance with all relevant legislation.

The use of the sheep will predominantly be wool or meat, however milk products may be considered.

Sheep are considered to be relatively easy to care for and spend around 7 hours per day grazing. Shelters are encouraged, particularly in the warmer and wetter climates. Small shelters are proposed in some paddocks and will be used as necessary.

The diet of the sheep will be predominantly pasture and hay, however if deemed necessary for health reasons additional supplements such as grains will be introduced following consultation with appropriate qualified professionals. All food will be stored appropriately to ensure quality and reduce negative impacts.

All water provided will be fresh and clean.

The health of the sheep will be an integral part of the operations of the site and justify the need for a dwelling on the property. The following procedures will be adopted:

- Trimming hooves every 6-8 weeks.
- Shearing once or twice a year (or more frequent if necessary)
- Preventative care – Crutching and dagging.
- Monitoring general health continuously in consultation with Veterinarian.
- De-worming program.



Pest Management

The most common issue for sheep graziers is the loss of stock to wild dogs, foxes and domestic dogs. These cause major losses to the Australian livestock industry each year. Effective fox control is best achieved using a combination of control measures, not just one and by working across a landscape, involving the whole community, rather than just on individual properties. Upon living on the property, investigations will be undertaken into any existing pest control measures established within the area as well as the ability to introduce any additional measures.

Alpacas are commonly used in Australia to protect sheep from wild dogs, foxes and domestic dogs. Whilst not guaranteed to protect, the loss of stock is dramatically reduced. The training time for Alpacas is significantly less than for dogs.

It is proposed to have between 3-5 Alpacas onsite at any one time to prevent loss of sheep to wild dogs, foxes and domestic dogs.

Additional measures such as electric fencing and mesh fencing may also be installed depending on the risk.

The property will be maintained in a neat and tidy manner and any animal carcasses will be removed immediately, as this is considered an attraction to foxes.

Sheep body lice (*Bovicola ovis*) are biting insects that cause affected animals to itch. Prevention of lice is the best way to control the disease and to minimise the impact. Lice is predominantly spread between sheep by direct contact. Ensuring sheep are retained within the property is important. Additional prevention methods include ensuring sheep are checked regularly, review of shearing teams, biosecurity between properties and managing the introduction of new sheep with careful planning and checking.

If lice is discovered an appropriate eradication program needs to be undertaken. This may include shearing as well as the use of appropriate chemicals.

Fly strike is a significant health and welfare risk to Australian Sheep. Management of risk of fly strike is an important role in caring for sheep. Fleece rotting is attractive to flies and therefore during wetter periods sheep are more susceptible. Sheep need to be continually monitored and inspected for fly strike. Preventative treatments can be applied, however it is still recommended that sheep are closely monitored and inspected at high risk periods. The proposed management techniques outlined to monitor health and provide for the sheep will assist in preventing fly strike.



Weed Management

Weeds, or invasive plants, pose a serious threat to primary production and biodiversity in Victoria. Many species have the potential to reduce agricultural productivity, displace native species, threaten social values and contribute significantly to land and water degradation.

Weed eradication is essential to ensure productivity and to reduce risk to surrounding properties. The following principles provide a basis for managing weeds:

- Awareness – be aware of existing and potential weed problems.
- Detection – be on the lookout for new weed infestations before they become too large and difficult to contain.
- Planning – prioritise efforts and plan a strategy for successful control.
- Prevention – is better than a cure, so preventing new weed infestations and containing spread of existing weeds will make life easier.
- Intervention – and do it early. Controlling weeds now rather than later will prevent them spreading out of control.
- Control and monitor – monitoring is a critical component in weed management. Managers need to gauge how well they are controlling weeds and re-plan for future measures.

Blackberries can be a problem in this location given the lack of management of the vegetation on the adjoining reserve. Continuous monitoring and removal will ensure these do not become a problem.

Sheep are considered to substantially assist in weed control.

There are no noxious weed issues currently evident on the subject site.



Proposed Improvements

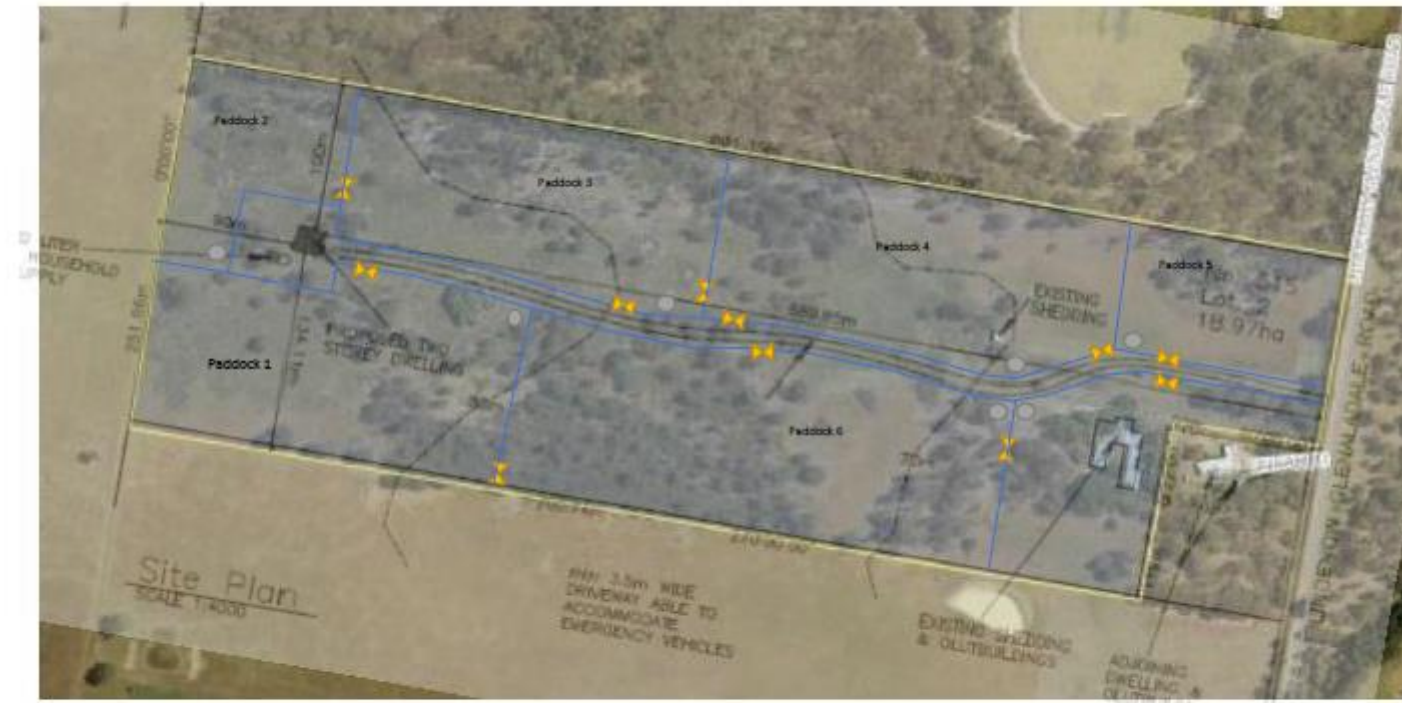
The following is a list of physical improvements either already undertaken or proposed to be undertaken to support the use of the land with an estimated timeframe and a priority level.

	Timeframe	Priority	Notes
Fencing and internal gates	Year 1 and 2	1	All fences will be replaced overtime and new internal fencing will commence immediately.
Water troughs	Year 1	1	New troughs will be installed in locations that are most efficient
Cattle yards	Year 1	1	Existing yards adequate however improvements proposed. Temporary yards are also an option for intermittent use.
Dwellling (STCA)	Year 1 and 2	1	Two new sheds are in the Farm Management Plan. A new shed is already constructed in the eastern portion adjoining the former shearing shed. An additional shed will be required in proximity to the house and the horses.
Weed control	Ongoing	1	Most of the weed control program has commenced with ongoing management required.
Water tanks	Year 3	2	Additional water tanks for additional water storage for domestic and agricultural uses. Tanks to be connected to dwelling and existing sheds.
Shelters	Year 3	3	Protective shelters for the sheep for shade and protection from the elements will be constructed.
Vegetation planting	Year 3	2	New planting of vegetation for shade



PROPERTY IMPROVEMENT LAYOUT PLAN

Farm Management Plan – 515 Lindenow – Glenaladale Road, Lindenow South



- Internal fencing
- ✕ Internal gates
- Water trough

5. MANAGEMENT OF THE PROPERTY

The subject site is approximately 18.97 hectares in area. The capacity of the site to sustain a viable agricultural enterprise is dependent upon the management of the property. All livestock enterprises require an ongoing investment of time and energy which will be best managed by living on the property. This property will require significant financial investment also.

This Farm Management Plan outlines the proposed use of the land for grazing sheep along with a list of improvements that will be undertaken to improve the current site conditions and to ensure the productivity of the land is at the optimum level and therefore will accommodate a sustainable operation that will complement the other agricultural activities in the area and will provide an income and home for the owners of the land.

All sheep grazing activities will be in accordance with the national standards, having a Property Identification Code (PIC) and having all sheep with an Electronic Identification (EIC). These are essential to ensure the biosecurity of the area, the state and the nation are protected.

Many of the improvement works proposed will commence immediately to enable the first mob to be purchased. It is proposed to initially commence with 20 sheep and 1 alpaca and as pasture and site conditions improve additional sheep and alpacas will be added.

The proposed improvement works are over a long period of time and will be a continuing and evolving process. The timing and order of the works will be dependent upon the resources available and other contributing factors like the livestock market, weather, seasons and other relevant influences. During the current drought, only minimal stock will ensure the ability to feed continuously with minimal financial input. Planning for difficult periods like droughts and floods is the key to survival.

Standard farming practices have identified the importance of working with neighbouring properties. Not only is working with neighbours important it is also beneficial particularly with weed and vermin control, stock management, sharing of contractors to reduce costs and to explore potential joint activities.

Additional labour resources will be obtained when required either by employment, contractors or family and friends. This is common practice in farming activities.

The agricultural operation will be planned grazing with either one or two mobs that are frequently moved around the property. This makes for easy and effective management. Livestock prefer to move in certain patterns and understanding these patterns will ensure less handling and a content mob.

Initial investigations ascertain that the quality of the pasture is between average and poor. Implementation of grazing activities are likely to increase the quality of the pasture, particularly in the rotational pattern as proposed. Upon improvement of the pasture the number of livestock that can be accommodated will be increased.



6. ENVIRONMENTAL IMPLICATIONS

The proposed farming operations will be undertaken in accordance with all relevant best management practice guidelines.

Vegetation will be protected where possible and scattered trees retained for shade. The adjoining recreation reserve will not be impacted by the proposed use of the land. Management of the land will reduce potential weed and vermin issues spreading.

Utilising the land for the proposed agricultural activities, and living on the site, will enable pest management activities to be undertaken.

Weeds will be removed in an environmentally friendly manner.

All works will be undertaken onsite in a manner to ensure that there are no negative offsite impacts.

The site does not contain any natural water courses or significant ecosystems that will be affected by the proposed grazing operation.

A grazing plan will be created to ensure that over grazing does not result in negative environmental implications. Overgrazing can result in land degradation, depletion of nutrients, sedimentation and erosion. The grazing plan will be site responsive and will be continually reviewed in order to respond to the conditions. Differed and rotational grazing will be methods adopted to ensure minimal environmental impacts.

The scale of the proposed operation is not expected to result in any negative offsite impacts such as noise, odour, contamination, dust and flies.



7. RESOURCES

The resources required to establish this agricultural enterprise have been identified throughout this plan. All livestock enterprises will require investment of a significant amount of resources. The size and location of the site enable the creation of a relatively small operation that can be supplemented by alternative income sources.

The owners will invest significant time, money, effort and dedication to create an easily maintainable and sustainable agricultural enterprise. Sheep are considered to be one of the easier livestock operations to manage, however onsite residence is recommended due to the risk of predators, such as foxes and to monitor health and wellbeing.

The required resources include adequate infrastructure such as fencing, access, stock yards. Other resources include suitable soil and water, labour and machinery and equipment. Machinery and equipment will be hired initially and purchased at a time when financial investment is available.

Significant information and intellectual resources are available through the Department of Primary Industries (DPI), Meat and Livestock Australia (MLA) and Department of Agriculture and Water Resources.

Whilst a component of the objectives is to have an adequate financial income from the property, it is acknowledged that this may not occur for some time. Initially, all income from the property will be re-invested. Significant time and financial investment is required in order to gain any return and it is recognised that this will be a long term venture.



8. CONCLUSION

This plan outlines the objective to create a sustainable agricultural operation by grazing sheep. The objective is to create a farm with dense pastures, no weeds and requiring minimal fertilisation that can accommodate a suitable number of sheep to provide a supplementary income to the owners of the land, whilst ensuring there is no detrimental impact to surrounding land uses and development.

The subject site is considered suitable for the proposed uses outlined within the plan. The resources available are appropriate to support the proposed operation.

This plan recognises the importance of remaining flexible and having alternative plans given the uncertainty with farming. Much of farming is dependent upon the weather and climatic conditions, which is often unstable and challenging.

This plan identifies that this smaller farming allotment, with the necessary attention can become a viable operation that is consistent with the objectives of the East Gippsland Planning Scheme and the surrounding land uses and development.

This plan is intended to provide the necessary justification to the East Gippsland Shire Council to enable consideration of the planning permit application and should be considered in conjunction with the planning permit application submission.





Relationships built on trust

76 Dalmahoy Street
Bairnsdale VIC 3875

Ph: (03) 95432211

Fax: (03) 95434046

bairnsdale@gamcorp.com.au

LAND CAPABILITY ASSESSMENT FOR ONSITE DOMESTIC WASTEWATER MANAGEMENT



PROPOSED RESIDENCE
515 LINDENOW GLENALADALE ROAD
LINDENOW SOUTH
FOR J & K MULLET
Report No.7118

1.Introduction

Gamcorp (Melbourne) Pty Ltd were engaged to undertake a Land Capability Assessment (LCA) for a 18.97 hectare site at 515 Lindenow Glenaladale Road, Lindenow South. The field investigation and report have been undertaken and prepared by suitably experienced staff.

The report is to determine the suitability of the site for waste water disposal. The proposed residence on the site is to be a 5 bedroom house. This document provides information about the site and soil conditions. It also provides a detailed LCA for the 18.97 hectare lot and includes a conceptual design for a suitable on-site waste water management system, including recommendations for monitoring and management requirements.

The site is located to the south of Lindenow South opposite the South Pines golf course and south of the Lindenow South Recreation Reserve. The site has reasonable falls with the land falling mainly from west to east. A natural water course occurs around the south side of the recreation reserve with dams to neighbouring properties not considered to effect this proposal. Catchments from this area drain to the Three Mile Creek which drains to the Mitchell River. Soil conditions found are silty loam with some stones overlying silty sand with some stones then a clayey sandy silt with minor clay content at depth which are suitable for on-site disposal of waste water.

We provide a couple of options for waste water disposal, but generally the site is suitable for the use of a septic tank and sub-soil irrigation lines.

2.Description of the Development

Table 1 Site Description

Site Address:	515 Lindenow Glenaladale Road, Lindenow South
Owner/Developer:	J & K Mullet
Postal Address:	C/O Development Solutions
Contact:	Andrew Powell 51530477
Council Area:	East Gippsland Shire Council
Zoning:	Farming Zone fZ1 with an Environmental Significance Overlay ESO and Erosion Management Overlay EMO.
Allotment Size:	18.97 Hectares
Domestic Water supply:	The site has no reticulated water available with water supply to be from tanks.
Anticipated wastewater load:	One 5 bedroom residence, allowing for 5+1 we get a total of 6 persons for the proposed residence. Design waste water load is 150L/person/day, therefore total design load = 900L/day. Refer table 4 EPA Publication 891.4 2016 using residence with full water reduction fixtures.
Availability of Sewer:	The area is unsewered and unlikely to be sewerred in the short to medium term future.

3.Site Key Features

Andrew Powell undertook site investigation on the 28th June 2019. A range of site features were assessed in terms of the degree of limitation they present for a range of onsite management systems. Reference is made to the rating scale described in Table 1 of EPA (2003a). As a guide, remedial measures should be considered whenever ratings 3, 4, or 5 occur and this might involve land improvement works, soil amelioration or simply adoption of higher-level technologies to ensure environmental protection. Table 3 summarises the key features in relation to effluent management at the site. The site is not in a special water supply catchment area. The site experiences negligible storm water run-on from existing allotments to the south and east. There is no evidence of a shallow water table or other significant constraints and the risk of effluent transport off site is low.

Figure 1 provides a site plan describing the location of the proposed development works, waste water management system components and physical site features.

Land Capability Features

Climate	The site has a Mediterranean climate with maximum temperatures and minimum rainfall in summer. Information from the Department of Primary Industries website (www.dpi.vic.gov.au , Victorian Resources Online East Gippsland homepage, indicates that rainfall can be variable throughout the year. The site experiences an average annual rainfall of 643.6mm/yr (Bairnsdale Airport Station – site No. 085279) and an average of 41 rain days per year. Average annual pan evaporation is taken as 1400mm
Exposure	The site has minimal vegetation, but clear were residence to be located. The site has an northerly aspect and has high sun and wind exposure.
Vegetation	The site has reasonable grass cover with some trees placed on the allotment.
Landform	The site is located on rolling hills with resonable grass cover.
Slope	Maximum fall on the site are about 1 in 20 with the land falling to the natural water course around the recreation reserve. Falls are reasonably consistent throughout the entire site.
Fill	Natural soil profiles were observed throughout the site
Rocks and Rock Outcrops	No surface rocks or outcrop evident at the site.
Erosion Potential	No evidence of sheet or rill erosion. The erosion hazard is low.
Surface Water	The site has good falls away from proposed treatment areas with no surface water issues.
Flood Potential	Information from the East Gippsland Shire Council indicates that the house site and area available for application of treated effluent lies above the 1:100 year flood level.
Stormwater Run on and Upslope Seepage	The house site and proposed effluent management area are expected to receive only minor stormwater run-on. There is no evidence of groundwater seepage, soaks or springs nearby.
Groundwater	There are no signs of shallow groundwater tables above 1.5m depth. There is no use of groundwater for domestic purposes within 250m of the proposed effluent management area.
Site Drainage and Subsurface Drainage	The site experiences negligible stormwater run-on and has a minor runoff hazard. There are no visible signs of surface dampness, spring activity or hydrophilic vegetation in the preferred effluent management area, or elsewhere nearby. Seasonable water logging may occur as soils where damp at around 1m in depth. This seasonal water logging could limit percolation of effluent through the soil profile.
Recommended Buffer Distances	All buffer distances recommended in Table 4.6 of EPA (2003b) are achievable and do not significantly limit siting of the LAA in this case.
Available Land Application Area	Considering all site constraints and the buffers mentioned above the site has ample land that is suitable and available for land application of treated effluent.

4. Soil Assessment and Constraints

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

Published Soils Information

Natural Resources and Environment produce geological maps scale 1:250,000. From the Bairnsdale map we find that the natural soils are from the Quaternary Derivation and they should consist of sand, silt, gravel and minor clays.

Soil Survey and Analysis

A soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, these locations are shown on figure 1. The bore logs of these are shown in appendix 1. The soil types in both bores were very consistent and minimal variation would be expected on the site.

Soils encountered were fine silty loam topsoil with some stones to about 200mm in depth overlying a silty sand with some small stones then clayey sandy silt to depth. The soil conditions were slightly damp at top becoming dry at depth.

Soils have been classified as category 4a refer (AS/NZ1547:2012).
Design irrigation rate (DIR mm/day) : 10

5. Land Capability Assessment Matrix

The land Capability Assessment Matrix has been developed for the whole site, but using soils in the vicinity of the building envelope.

Table 5.1 Land Capability Assessment Matrix

Land Features	Land Capability Class Rating					
	Very Good(1)	Good(2)	Fair(3)	Poor(4)	Very Poor(5)	
General Characteristics						
Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	1
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	2
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to watercourses	>60m				<60m	1
Slope%	0-2	2-8	8-12	12-20	>20	2
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	1
Groundwater (seasonal watertable)	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	1

depth(m))						
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	1
Vegetation type	Turf or pasture				Dense forest with little undergrowth	1
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	3
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	2

Soil profile characteristics

Soil permeability category	2 and 3	4		5	1 and 6	2
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	2
Presence of mottling	None				Extensive	1
Coarse fragments (%)	<10	10-20	20-40		>40	2
pH	6-8		4.5-6		<4.5, >8	Not measured
Emerson aggregate	4, 6, 8	5	7	2, 3	1	1
Electrical conductivity (ECe) (dS/m)	<0.3	0.3-0.8	0.8-2	2-4	>4	Not measured
Sodicity ESP%	<3		6-8	8-14	>14	3

6.Total Volume & Restrictions

Total wastewater volume from Proposed Residence.

Total wastewater from the proposed residence is considered low. With a lot size of 18.97 hectares and similar lot sizes surrounding with favourable soil conditions it is considered that the site is suitable for on-site wastewater disposal and not be detrimental to the surrounding area.

It is proposed to construct a 5 bedroom residence on the site. Allowing for 6 persons at 150L/day we get a total wastewater volume of 900L/day.

Buffer Distances

Buffer distances from LAAs are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers, described in EPA Vic (2003b):

20 metres from potable and non-potable groundwater bores; Category (2b – 6 soils)

60 metres from watercourses that are non-potable; and

100 metres from watercourses in a potable water supply catchment.

6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings.

All nominal buffers are achievable.

7. Discussion

Suitable & Limiting Factors for On-site Wastewater Disposal

Whilst the physical, geomorphological and hydrological aspects of the subject land are favourable for on-site management of domestic wastewater, the closeness of the existing water course around the recreation reserve presents a limitation in terms of the capacity to comply with AS/NZS 1547:2012 On-site Domestic Wastewater management in relation to potential detrimental environmental or human health impacts.

The appropriateness of disposing domestic wastewater on-site should therefore be determined based on these limiting factors.

Limiting Factors	Discussion	Options for Overcoming Limitations
Location of a proposed residence in relation to the existing water course.	Proposed residence is to be located to the western end of the allotment, well away from the water course. All setbacks and buffer distances are achievable.	Locating LAA relatively close to the proposed residence ensures all setbacks are achieved.

Options for Effluent Disposal

Although the existing water course is relatively close to the proposed residence, all buffer distances and setbacks are achievable, suitable site and soil conditions allow for treatment via standard septic tank and absorption trenches.

Septic Tank and Absorption Trenches

Refer to septic tank certificate of approval size of septic tank required is to be a minimum of 4000L

Based on the loading of 900l/day length of 1000mm wide absorption trench required is 90m.

8. Conclusions & Recommendations

Land at 515 Lindenow Glenaladale Road, Lindenow South complies with suggested EPA criteria for on-site disposal of domestic wastewater from a land system, land form and hydrological perspective. The LAA is to be located with achievable buffers and setbacks from existing water course. Suitable soil conditions allow for treatment via standard septic tank and subsoil absorption trenches.

Effluent should be evenly disposed to land via subsoil absorption trenches. Based on a hydraulic loading of 900L/day, the length and width of the subsoil absorption trenches sized conservatively shall be 90m length of 1000mm wide trenches.

It is recommended, based on land capability assessment and soil percolation testing undertaken by Gamcorp Pty Ltd, that domestic effluent from the proposed residence:

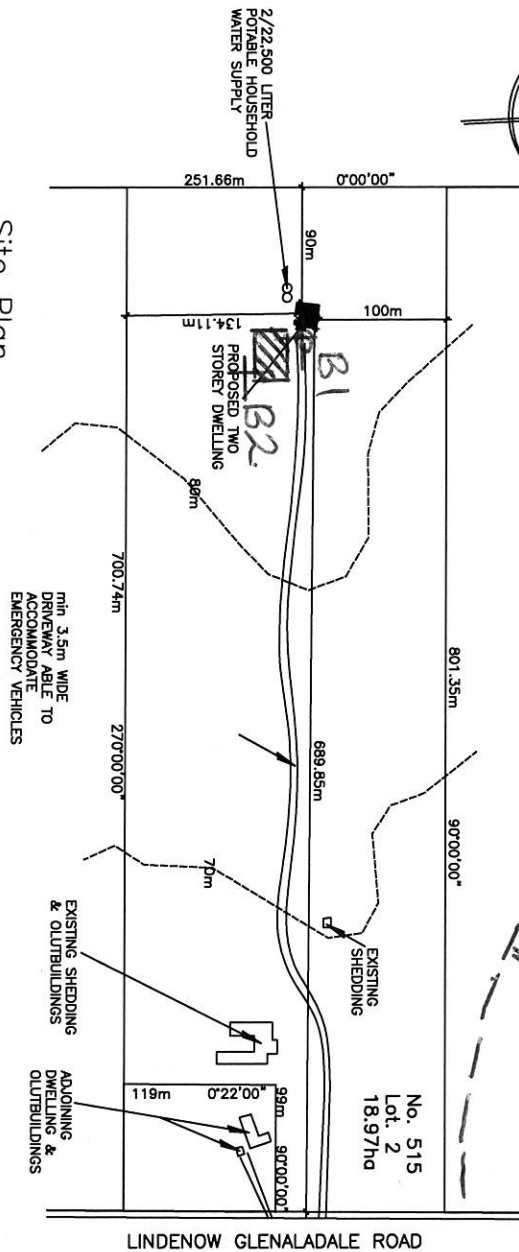
- Can be treated via conventional septic tank treatment;
- Can be disposed of on-site via conventional subsoil absorption trenches;
- Based on DLR and hydraulic loading the septic tank size should be 4000L
- Be disposed of to land via subsoil absorption trenches. Based on a DLR of 10mm/day and a hydraulic loading of 900L/day, 90m of 1000mm wide trenches are required.

An appropriate servicing and monitoring program should be implemented to ensure ongoing compliance with EPA standards.

Note: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing. This is usually done by the plumber.

APPENDIX 1: Land Capability Classes

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The effluent is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	<p>The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialised design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing.</p> <p>It is recommended that, in order to achieve BPEM, wastewater processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.</p>
Rating 4	High	<p>Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimise the environmental impact.</p> <p>Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.</p>
Rating 5	Severe	<p>Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome.</p> <p>Reticulated sewerage is usually the only acceptable option.</p>



EXISTING
WATER
COURSE

Site Plan
SCALE 1:4000

SCALE 1:4000

 PREFERRED LOCATION
OF LAA.

NOTE:

1. CONNECT DOWNPIPES TO RAIN WATER TANK. VA 90mm PVC PIPE, MIN 1 IN 100 FALL & 250mm COVER TO NON VEHICULAR TRAFFIC AREAS.
2. RAINWATER TANK OVERFLOW TO CONNECT TO SOAK PIT VIA 90mm UPVC PIPE.
3. DRAINAGE PIT TO BE LOCATED MIN 6m FROM ANY STRUCTURE.
4. ROOF DRAINAGE (SOAK) PIT CONNECTED TO RAIN WATER TANK OVERFLOW TO COMPLY WITH A.S.3500.3.

IMPORTANT NOTES:

- REMOVE/CEASE HINGES TO BE PROVIDED TO ALL SANITARY COMPARTMENTS WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200MM.
- FOOTINGS – PRIOR TO LOCATION OF FOOTINGS, THE BUILDER SHALL CONFER LOCATIONS OF ALL UNDER GROUND SERVICES.
- GENDER CONNECTION – ALLOW TO CONNECT ALL PLUMBING FIXTURES TO THE PLUMBING SERVICE SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- SITTING WATER CONNECTION – ALLOW TO CONNECT ALL DOWNPIPES TO SITTING WATER TANK VIA 90mm UP/SPW STOPH WATER PIPE.
- NOTE: STAIRWAY DRAINAGE LAYOUT IS INDICATIVE, ONLY ACTUAL DRAINAGE PIPE LOCATION MAY VARY FROM THE SITE PLAN LAYOUT.
- STAIRS/STEPS – RISER 180MM MAX, TREADS 240MM MIN.
- LANDINGS SHALL BE PROVIDED TO DECKS WHERE STEP EXCEEDS 180MM OVER RELL. IF DOOR SWINGS OVER THE SLOID STEP, LANDINGS SHALL BE PROVIDED TO BE AT 1000MM MIN. ABOVE OF THE STAIRS. STAIRS SHALL BE AT 125MM BETWEEN ANY STAIRS. CLEAR SPACE SHALL NOT EXCEED 125MM BETWEEN ANY MEMBERS FORMING PART OF THE STAIRS, STEPS OR BALUSTRAING. BALUSTRAING SHALL BE PROVIDED WHERE STAIRS, LANDINGS OR DECKS EXCEED 1000MM ABOVE NATURAL GROUND SURFACE.
- ALL WET AREAS ARE TO BE CONSTRUCTED AS REQUIRED AND WATERPROOFING PROVIDED AS SETOUT IN AUST. STANDARD AS 3740-2004.

GENERAL NOTES:

- CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS OR THE PREPARATION OF ANY SHOT DRAMINGS.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARD CODES & ALL LOCAL COUNCIL BY-LAWS.
- THIER CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (AS 1684).
- ALL ROOF & WALL BRACING TO BE PROVIDED IN ACCORDANCE WITH AS 1684.
- ALL JOISTS, RAILING TO BE SELECTED, SUPPLIED & FITTED IN ACCORDANCE WITH AS 1684.
- ALL BRACKETS TO BE PROVIDED IN ACCORDANCE WITH AS 1700.
- STAKE DETECTORS TO BE PROVIDED IN POWERED STEERING AND STAKE DETECTORS TO BE PLAINS POWERED STEERING AND

SITE PLAN

Damian Anderson
Drafting & Design
684 Metung Road,
Metung Vic 3904
DP-AD 38411
M: 0417 835 812
E: damian.anderson@hotmail.com

JOB NO: 722018

DATE: 10/01/2018

PROPOSED DWELLING
FOR: J & K Mullett



AT: 515 Lindenow Glengalldale Road,
Lindenow South 3875

SHEET
01

BORE ANALYSIS

CLIENT: Development Solutions
JOB: 515 Lindenow Glenaladale Road Lindenow South

PAGE No: Appendix 1
JOB No: 7118

DESCRIPTION	DEPTH		SAMPLE	REMARKS
BORE B1 Grass Cover				
0-250 Fine silty loam topsoil with some stones			0	Firm & dry
			200	
250-850 fawn & orange sandy silt with some small stones			400	hard & dry
			600	
			800	
850-1500 Fawn & grey clayey sandy silt			1000	hard & dry
			1200	
			1400	
BORE B2 grass cover				
0-200 fine silty loam topsoil with some stones			0	firm & dry
			200	
200-900 fawn & orange sandy silt with some small stones			400	hard & dry
			600	
			800	
900-1500 Fawn & grey clayey sandy silt			1000	hard & dry
			1200	
			1400	

TEST BY: Andrew Powell

DATE: 28/06/2019

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Alice Deacon</u>								
Postal address: <u>DOCKLANDS</u>			Postcode: <table border="1" style="display: inline-table; width: 100px; height: 20px;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>					
Phone number: Home:	Work:	Mobile:						
Email address:	Fax:							

Permit Details:

Planning permit number: <u>187/2019/P</u>
What has been proposed? <u>DWELLING ON FARMLAND.</u>
What is the address to be used or developed? <u>515 LINDENWOOD GLENDALE RD.</u> <u>LINDENWOOD SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit? <u>JOHN WHITE & LIA WHITE.</u>

Objection Details:

What are the reasons for your objection? <u>I AM TOTALLY SUPPORTIVE OF MY FATHER'S OBJECTIONS</u> <u>(SEE MUAH DEACON OBJECTION)</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

REFER TO HIS REASONS AND HOW HE IS AFFECTED.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: ALICE DEACON

Date: 6/10/19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>X Dominic Deaton</u>	
Postal address: <u>1000 - - - - - Dorklands</u>	
Postcode <u>3008</u>	
Phone number: Home:	Work:
Email address:	Mobile: <u>011 234 5678</u>
Fax:	

Permit Details:

Planning permit number: 187/2019/P

What has been proposed? DWELLING ON FARM LAND.

What is the address to be used or developed? 515 UNDERWOOD - CLARENDON RD
UNDERWOOD SOUTH
LOT 2 CP 119434.

Who has applied for the permit? JOHN WHITE & LM WHITE.

Objection Details:

What are the reasons for your objection? _____

EGSC

16 OCT 2019

INFORMATION
MANAGEMENT

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

Everyone is affected by the loss of farming land
For a councillor to flout planning rules for his
own benefit is a flagrant abuse of his position as
councillor

If this permit is granted it will create a precedent
for other development, affecting wild life and tourism.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: X Dominic Deacon

X Date: 12/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

EGSC

Your Details:

15 OCT 2019

Name: <u>Elvira Deacon</u>	INFORMATION				
Postal address: <u>Daylesford</u>	MANAGEMENT				
	Postcode	<u>3</u>	<u>4</u>	<u>6</u>	<u>0</u>
Phone number: Home: <u>03 5153 9500</u>	Work:	Mobile:			
Email address: <u>elvira.deacon@gmail.com</u>	Fax:				

Permit Details:

Planning permit number: <u>187/2019/P.</u>
What has been proposed? <u>DWELLING ON FARMLAND</u>
What is the address to be used or developed? <u>515 LINDENOW-CECILIADALE RD</u> <u>LINDENOW SOUTH.</u> <u>LOT 2 CP 119434</u>
Who has applied for the permit? <u>JOE WHITE & LM WHITE.</u>

Objection Details:

What are the reasons for your objection? <u>The shire has a responsibility to all residents of the Shire to maintain planning standards so not only residents but visitors to the shire, for which it is heavily dependent upon for its financial well being and continued development can continue to enjoy all the Shire offers in terms of environment, lifestyle etc. The standard applying to this application is that 40ha is required to build a house on the land in question is 19ha. It does not meet the standard.</u>

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? The failure to maintain
planning standards would lead to a gradual decline
of all the natural assets of the Shire - the very
reason people choose to live and visit the Shire.
A councillor applying for a use that is not
permitted does not bode well for the maintenance
of planning standards

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Elvira Deacon

Date: 11 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

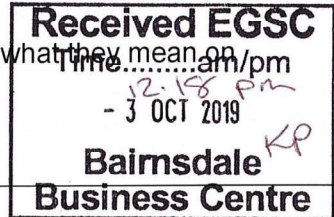
Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>HUGH DEACON.</u>		
Postal address: <u>BAIRNSDALE</u>		
Postcode <u>3875</u>		
Phone number: Home:	Work:	Mobile:
Email address:	Fax:	



Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DRAWING & ACCESS TO VIC ROADS ROAD.</u>
What is the address to be used or developed?	<u>515 LINDENOW GLENVADE ROAD, LINDENOW SOUTH LOT 2 LD 119434</u>
Who has applied for the permit?	<u>JOE WHITE & LU WHITE.</u>

Objection Details:

What are the reasons for your objection?
<ul style="list-style-type: none">• INAPPROPRIATE DEVELOPMENT IN FARMING ZONE 1.• FURTHER DETAILS TO FOLLOW ON EXAMINATION OF DOCUMENT SUBMITTED.— LAND CAPABILITY ETC.— ROAD ACCESS ETC.

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

• LOSS OF RURAL LAND & ITS IMPACT ON
THE WIFEI COMMUNITY & ENVIRONMENT.
• FURTHER DETAILS TO FOLLOW.

If you need more space for any part of this form please attach another sheet. *DETAILS TO FOLLOW.*

Signature: _____

Name: *HELEN DEACON*

Date: *3 / 10 / 19*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>HUGH DEACON</u>		
Postal address: <u>BAIRNSDALE</u>		Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile:
Email address:	Fax:	

Permit Details:

Planning permit number:
What has been proposed? <u>DWELLING ON FARMLAND</u>
What is the address to be used or developed? <u>515 WILDERON - ELEANORDALE RD</u> <u>WILDERON SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit? <u>VON WHITE & CA WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>1. THE APPLICATION IS FOR A NON-PERMITTED</u> <u>USE IN FARMING ZONE 1. THE MIN AREA FOR</u> <u>A DWELLING IN FARMING ZONE 1 IS 40HA.</u> <u>THE PROPERTY IN QUESTION IS 19 HA.</u>
<u>2. IT IS THE SHIRE'S RESPONSIBILITY TO MAINTAIN</u> <u>PLANNING STANDARDS WITHIN THE SHIRE - IT IS</u> <u>THE EXPECTATION OF ALL RESIDENTS & VISITORS</u> <u>TO OUR REGION.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

3. IF STANDARDS ARE NOT MAINTAINED IT WILL
LEAD TO A GENERAL, GRADUAL DECLINE IN THE
VERY REASON RESIDENTS & VISITORS ARE
ENJOY THE REGION.

4. THIS COULD HAVE AN ADVERSE IMPACT ON
TOURISM CENTRED TO THE AREAS DEVELOPMENT.

5. OF CONCERN WITH THIS PARTICULAR APPLICATION
ARE THE FOLLOWING:

- THE APPLICANT IS A CORRECT COORDINATOR
TO APPLY FOR A DOO-PERMITTED USE DOES

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

HUGH DEACON.

Date: 6 / 10 / 19

DOE WELL FOR THE MAINTENANCE OF
STANDARDS & SUPPORTS MANY ASPECTS OF A
CULTURE OF COUNTRY WITHIN THE SHIRE

- IMPACT OF CONSIDERABLE AMOUNT OF TRAFFIC
GENERATED BY THE DWELLING - EFFECTIVELY
6 B.R. - ON THE LOCAL VIC ROAD ROAD
(THE APPLICANT IS A FARM CONTRACTOR WITH
A LARGE AMOUNT OF HEAVY MACHINERY.)
- IMPACT ON FARMING SOIL FOR FUTURE
GENERATIONS - 6 B/R + WASH DOWN AREA
FOR HEAVY MACHINERY ETC.

SEE ATTACHED.

Office Use Only:

Objection Received by: _____ Date Received: ____ / ____ / ____

Planning officer responsible: _____ Date Received: ____ / ____ / ____

Privacy Statement

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

When 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

(2)

IT IS SIGNIFICANT TO RECORD THE APPLICANTS OBJECTIONS TO A SIMILAR REFUSED APPLICATION.

- (i) "THE BUILDING.. IN A FARM ZONE DOES NOT FOLLOW COUNCIL POLICY"
- (ii) "THE RURAL ASPECT OF THE LAND WOULD BE ALTERED"
- (iii) "MORE TRAFFIC ONLY INCREASES THE RISK OF ACCIDENTS IN THE FUTURE."
- (iv) "IF WE WANTED BUILDING WE WOULD HAVE STAYED IN BAIRDSDALE"
HYPOCRITICAL??

FURTHER THE APPLICANT MADE A FALSE STATEMENT.

"THERE HAVE BEEN MANY ACCIDENTS ON THIS ROAD."

AMBULANCE VICTORIA PROVIDED A WRITTEN STATEMENT ADVISING THIS WAS A FALSE STATEMENT.

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: Mrs Pamela Deacon			
Postal address:			
Melbourne			Postcode 3000
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	187/2019/P.
What has been proposed?	DEVELOPING ON FARM LAND.
What is the address to be used or developed?	515 LINDENWOOD-CLENDON RD LINDENWOOD SOUTH LOT 2 CP 119434
Who has applied for the permit?	JOHN WHITE & LYN WHITE

Objection Details:

What are the reasons for your objection?
Against planning regulations
Affects Tourism
Contributes to the destruction of the rural character.
EGSC
16 OCT 2019
INFORMATION
MANAGEMENT

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?

• Ignoring planning regulations and overdevelopment of farm land is detrimental to the environment and will destroy the rural character of the area.

• Allowing this project to proceed will lead to further development, or does this disregard for planning regulations only apply to council members.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Pamela Deacon

X Date: 13/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: John Field			
Postal address:			
MELBOURNE, 3000			Postcode
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	187/2019/P.
What has been proposed?	DWELLING ON FARM LAND
What is the address to be used or developed?	515 LINDENOW GLENALADELPHIA RD LINDENOW SOUTH LOT 2 CP 119434.
Who has applied for the permit?	JOE WHITE & LM WHITE

Objection Details:

What are the reasons for your objection?
1) I visit this region on a regular basis because of its natural beauty -
2) I object to land designated as farm land being approved for use that does not comply with the planning controls
3) I have travelled extensively and seen beautiful areas such as this destroyed by inappropriate development

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?

This impacts me in that it is a beautiful area to visit.
I don't want to see it destroyed as I have witnessed
in other areas of the world - not quickly but gradually
as applies here - This is a designated area for
international tourist. If this sort of development
is approved and continues I doubt if this will
continue.

If you need more space for any part of this form please attach another sheet.

Signature:

Name: JOHN FIELD

Date: 6 / 10 / 19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Wenque Gu</u>								
Postal address: <u>300 Victoria St Melbourne</u>								
			X	Postcode	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>
Phone number: Home:		Work:		Mobile:				
Email address:				Fax:				

Permit Details:

Planning permit number:	<u>187/2019/P</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENW - GLENALADE RD.</u> <u>LINDENW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit?	<u>JOHN WHITE & L M WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>As per attached for Zhenlin Liang I am in full</u>
<u>agreement</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

As per attached for Zhenlin Liang I am full agreement

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Wongye Gm

Date: 4 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Emma Greenaway</u>		
Postal address: <u>Raymond Island</u>		Postcode: <u>3880</u>
Phone number: Home: <u>1</u>	Work:	Mobile: (
Email address:		Fax:

Permit Details:

Planning permit number: <u>181/2019/P</u>
What has been proposed? <u>DWELLING ON FARMLAND.</u>
What is the address to be used or developed? <u>515 LINDENOW - GLENALADELPHI</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119934</u>
Who has applied for the permit? <u>JOJO WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection? <u>I am a resident of the shire. I choose to live here because of its natural beauty. I object to the use of land that could lead to the reduction of the natural beauty of the area being reduced. The land in question is designated farmland with no dwelling permitted. The rules are the rules to ensure the maintenance of the natural beauty of the region.</u>
--

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

Although not directly affected I see the potential for the gradual erosion of the natural beauty of the area.

Further I note the application is by a ~~local~~ councillor. I question if he taking advantage of his position and influence with other councillors to gain approval whilst a councillor to be granted a permit for a non-permitted use. I ~~was~~ just raised a question mark.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Emma Greenaway

Date: 8/10/19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Do Huang</u>			
Postal address: <u>Southbank, VIC</u>		Postcode <u>3006</u>	
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENOW - GLENVALE RD.</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit?	<u>JOHN WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>As per attached for Zhenlin Huang I am in full agreement</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

As per attached Zhenlin Huang I am in full agreement

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Da Huang

Date: *3 Oct 2019*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>KATHY HUBBARD</u>			
Postal address: <u>Lake Entrance</u>		Postcode: <u> </u> <u> </u> <u> </u> <u> </u>	
Phone number: Home: <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Work: <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Mobile: <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
Email address: <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		Fax: <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	

Permit Details:

Planning permit number: <u>187/2019/P</u>
What has been proposed? <u>DWELLING ON FARMLAND</u>
What is the address to be used or developed? <u>515 LINDENOW ELEVATOR RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit? <u>JON WHITE & M WHITE</u>

Objection Details:

What are the reasons for your objection? <u>I am in full agreement w objection of Pam Swire.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

I am in full agreement w affect on me of Pam Swire.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Kathleen Hubbard

Date: 7/10/2014

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Pianyi Jin</u>		
Postal address: <u>Southbank, VIC 3006</u>		Postcode: <u>3006</u>
Phone number: Home:	Work:	Mobile:
Email address:		Fax:

Permit Details:

Planning permit number: <u>181/2019/P</u>
What has been proposed? <u>DWELLING ON FARMHAND</u>
What is the address to be used or developed? <u>515 LINDENOW GLENDALE DR</u> <u>LINDENOW SOUTH</u> <u>LOT 2 CP 11934</u>
Who has applied for the permit? <u>JOHN WHITE & LIA WHITE</u>

Objection Details:

What are the reasons for your objection? <u>As per attached for Zhenlin Liang I am in full agreement</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

3

How would you be affected by the granting of this permit? _____

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Tianyi Jin

Date: 4/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Zhenlin Lian</u>		
Postal address: <u>Traralgon VIC</u>		
Phone number: Home:		Postcode: <u>3032</u>
Work:	Mobile:	
Email address:		Fax:

Permit Details:

Planning permit number:	<u>181/2019/P</u>
What has been proposed?	<u>DWELLING ON FARM ROAD</u>
What is the address to be used or developed?	<u>515 LINDELOW-GLENVALE RD</u> <u>LINDELOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit?	<u>JOE WHITE & L M WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>We are chinese visitors to this region of Victoria. We were</u> <u>advised by tourism agents that east Gippsland is a region to visit</u> <u>as it is a designated area of tourism with a tranquil rural</u> <u>aspect and beautiful waterways. Upon visiting we agree and would</u> <u>object to any changes to the rural aspect if only by small</u> <u>increments as apparently in this application. It happened in our country</u> <u>by small increments by corrupt officers of the state with the</u> <u>result you now see in China.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

2

How would you be affected by the granting of this permit?

We have enjoyed the privacy tranquility and general serenity of our stay in the region. A granting of the permit would indicate to us just a small step in the gradual erosion of the very aspects of the area that tourism agents advise us to expect. We have learnt in our country that gradual erosion leads to total change and tourism in this region could be affected similarly. We have learnt in China to be wary of corrupt officers.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Zhaolin Chang

Date: 4/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Frank Lin</u>		
Postal address: <u>Tasmania</u>		
Phone number: Home:		Postcode: <u>3032</u>
Work:	Mobile:	
Email address:	Fax:	

Permit Details:

Planning permit number:	<u>187/2019/P</u>
What has been proposed?	<u>DRAINING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENOW GLEDALADNE RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit?	<u>JON WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>As per attached for 'Zhenlu Wang' I am in full</u>
<u>agreement.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

As per attached for 'Zhulin Liang' - I am in full
agreement.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

[Handwritten signature]

Date: 4 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>ANTON MAZAR</u>		
Postal address: <u>HOPPERS CROSSING VCC</u>		
Postcode: <u>3029</u>		
Phone number: Home: <u>X</u>	Work: <u></u>	Mobile: <u>0420 547 020</u>
Email address: <u></u>		Fax: <u></u>

Permit Details:

Planning permit number: <u>187/2019/P</u>
What has been proposed? <u>DWELLING ON FARMLAND</u>
What is the address to be used or developed? <u>515 LINDENOW - GLEADOLINE RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119439</u>
Who has applied for the permit? <u>JOE WHITE & CM WHITE</u>

Objection Details:

What are the reasons for your objection? <u>My wife and friends Mark and Handele Truman and I visit</u> <u>this region on a regular basis.</u> <u>We visit because of the natural beauty of the area.</u> <u>We object to the use of land for use that diminishes</u> <u>the rural aspect and natural beauty of the area.</u>
--

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

If the natural beauty of the area continues to be affected in this way we would not visit.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

ANTON MAZAR

Date: *6/10/19*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Janice Mazar</u>			
Postal address:			
<u>Hoppers Crossing VIC</u>			Postcode <u>3029</u>
Phone number: Home:		Work:	Mobile:
Email address:			Fax:

Permit Details:

Planning permit number:	<u>181/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENWOOD - GLENAVA DALE RD</u> <u>LINDENWOOD SOUTH</u> <u>LOT 8 LP 119434.</u>
Who has applied for the permit?	<u>JOE WHITE & AM WHITE.</u>

Objection Details:

What are the reasons for your objection?
<u>We ^{visit} with and are in full agreement with comments of Anton Mazar.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

We visit with and are in full agreement with
comments of Aton Mazar

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Jaxice Mazar

Date: 6/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Glenda Piesone</u>			
Postal address: <u>Swan Reach</u>			
		Postcode	<u>3875</u>
Phone number: Home:	Work:	Mobile: <u>0409 095 866</u>	
Email address:		Fax:	

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENOW-GLENATHA RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 CP 11943A</u>
Who has applied for the permit?	<u>JON WHITE & LM WHITE.</u>

Objection Details:

What are the reasons for your objection?
<u>My husband and I moved to East Gippsland about 5 years ago. My sister had moved here also from Melbourne and recommended the area - natural beauty and lifestyle.</u>
<u>We have in 5 yrs seen a general erosion of the rural landscape.</u>
<u>This application seems to contribute to this.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? There are 2 areas of concern.

- 1) The application for a dwelling on a property in the farming zone that does not comply with the requirements of the farming zone and
- 2) The application is from a councillor. Call us cynical but we question if he is applying for this now - permitted use whilst a councillor with support from other friendly councillors to achieve a personal objective, contrary to the planning controls.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: Glennda Piroane

Date: 6/10/19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Joe Pisonae</u>			
Postal address:			
<u>Suan Reach</u>			Postcode: <u> </u>
Phone number: Home: <u> </u>	Work: <u> </u>	Mobile: <u> </u>	
Email address: <u> </u>		Fax: <u> </u>	

Permit Details:

Planning permit number: <u>187/2019/P</u>
What has been proposed? <u>DWELLING ON FARMLAND.</u>
What is the address to be used or developed? <u>515 LINDENWOOD - CLEATHRE RD.</u> <u>LINDENWOOD SOUTH,</u> <u>LOT 2 CP 118434</u>
Who has applied for the permit? <u>JOHN WHITE & L.M. WHITE.</u>

Objection Details:

What are the reasons for your objection?
<u>I am in agreement with that of</u>
<u>Chenler Pisonae.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

As per Glendas Promana objections.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Joe Piacane

Date: *6/10/19*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Yihan Shi</u>			
Postal address: <u>Southbank, Melbourne, Vic</u>			Postcode: <u>3006</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>555 LINDEN - GLENALADELPHI</u> <u>LINDEN SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit?	<u>JOE WHITE & KM WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>As per attached for Zhenlin Liang I am in full</u> <u>agreement</u>

Privacy Statement

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



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

As per attached for Zhenlin Wang I am in full agreement

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Yihua Shi

Date: _____

24/10/2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Ram Swire</u>			
Postal address: <u>Laes Entrance</u>			
			Postcode: <u> </u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>187/2019/P</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENKOP CLEVELAND RD</u> <u>LINDENKOP SOUTH,</u> <u>LOT 2 CP 119434</u>
Who has applied for the permit?	<u>JOHN WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>1) The farming zone states that 40HA is the minimum area that allows a house to be built on. The application is for a house on 19HA. Why have a planning scheme if you don't take any notice of the standards.</u>
<u>2) The application is a current councillor. It is possible he thought he could take advantage of his position as a councillor and get other councillors to support him.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

1) Don't like councillors taking advantage of their position

2) If the councillor gets away with this it seems open slather on farming land in the shire and probably other land if developers see what he has got away with.

3) I work ~~with~~ in the hospitality industry. These sort of things worry me about the impact on tourism and as such my employment.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Paul Smith

Date: 7/10/19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Shelley Thom</u>		
Postal address: <u>X 308/171 Inkerman st, St Kilda</u>		
<u>VIC</u>		Postcode <u>3182</u>
Phone number: Home:	Work:	Mobile: <u>0450 076 531</u>
Email address: <u>shelleystephen@icloud.com</u>		Fax:

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARM LAND</u>
What is the address to be used or developed?	<u>515 LINDENOW-GLENDARE RD</u> <u>LINDENOW SOUTH</u> <u>LOT 3 CP 119934</u>
Who has applied for the permit?	<u>JOHN WHITE & LIA WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>1) Loss of agricultural land for housing.</u>
<u>2) Disruption to the natural beauty of</u>
<u>East Gippsland and the negative</u>
<u>affect of this upon the tourism</u>
<u>industry.</u>

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

East Gippsland is a tourist area. This is dependant
on its rural character. Erosion of farm land and the
environmental impact of inappropriate development is a loss
to all Victorians.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Date: 17 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____ / ____ / ____

Planning officer responsible: _____ Date Received: ____ / ____ / ____

Privacy Statement

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

JUL 15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Hannele Truman</u>			
Postal address: <u>HOPPERS CROSSING</u>			
		Postcode	<u>3029</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARMLAND</u>
What is the address to be used or developed?	<u>515 LINDENOW CLEMMATINE RD.</u> <u>LINDENOW SOUTH.</u> <u>LOT 2 CP 119434.</u>
Who has applied for the permit?	<u>JOS WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection?
<u>We visit with and are in full agreement with</u>
<u>comments of ANTON MAZAR</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

We visit with and are in full agreement with comments
of ANTON MAZURE

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: H. TRUHAN.

Date: 6 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>MARK TRUMAN</u>		
Postal address: <u>HOPPERS CROSSING</u>		
Postcode: <u>3029</u>		
Phone number: Home: <u>03 5153 9500</u>	Work: <u></u>	Mobile: <u></u>
Email address: <u></u>		Fax: <u></u>

Permit Details:

Planning permit number: <u>187/2019/P.</u>
What has been proposed? <u>DWELLING ON FARMLAND.</u>
What is the address to be used or developed? <u>515 LINDENOW ELEVATOR RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit? <u>JOE WHITE & LM WHITE</u>

Objection Details:

What are the reasons for your objection? <u>WE VISIT WITH AND ARE IN FULL AGREEMENT WITH</u> <u>COMMENTS OF ANTON MAZAR</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

We visit with and are in full agreement with
comments of ANTON MAYER

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

MARK TRUMAN

Date: 6 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____ / ____ / ____

Planning officer responsible: _____ Date Received: ____ / ____ / ____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: GARETH WILLYS		
Postal address: [redacted], DAYLESFORD, VIC		Postcode: 3460
Phone number: Home:	Work:	Mobile: [redacted]
Email address: [redacted]		Fax: [redacted]

Permit Details:

EGSC

Planning permit number:	187/2019/P.	15 OCT 2019
What has been proposed?	DWELLING ON FARMLAND	INFORMATION MANAGEMENT
What is the address to be used or developed?	515 LINDENOW-CREVALADE RD LINDENOW SOUTH. LOT 2 LP 119434	
Who has applied for the permit?	JOE WHITE & LM WHITE.	

Objection Details:

What are the reasons for your objection?
1. I object to the use of farmland for housing.
2. This could lead to the gradual decline of the rural aspect, one of the reasons we visit the area.
3. Could lead to a general decline in tourism.

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?

1. If this indicates a general decline in the maintaining planning standards and continues to adversely affect the region we would probably not visit the region.

2. We note the applicant is a current councillor. There are rumours of a culture of corruption within the shire, is this an example?

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

CAROL WILKES

Date: 11/10/19

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>SHIRLEY WILKS</u>		
Postal address: <u>1111111111111111, BORONIA</u>		Postcode: <u>3155</u>
Phone number: Home:	Work:	Mobile:
Email address:	Fax:	

Permit Details:

Planning permit number:	<u>187/2019/P.</u>
What has been proposed?	<u>DWELLING ON FARM LAND</u>
What is the address to be used or developed?	<u>515 LINDENOW-CLENDARE RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 CP 119434</u>
Who has applied for the permit?	<u>JOHN WHITE & LIA WHITE.</u>

Objection Details:

What are the reasons for your objection?
<u>THE PROPOSED DWELLING IS TO BE BUILT ON</u> <u>FARM LAND, WHICH WILL BE AN OVER-DEVELOPMENT</u> <u>OF A SMALL BLOCK OF LAND, AND AGAINST ITS</u> <u>STATE USE. BOTH THE LAND AND THE LOCAL</u> <u>DOCS ARE UNABLE TO SUPPORT THIS DEVELOPMENT.</u>

Privacy Statement

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



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

We do not support this application. We enjoy holidays at Mtung and would prefer the area to maintain its rural aspect.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: *X SMIRREY WILLIS*

Date: *17/10/17*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Mingi Wu</u>		
Postal address: <u>Melburne</u>		Postcode: <u>3000</u>
Phone number: Home:	Work:	Mobile:
Email address:	Fax:	

Permit Details:

Planning permit number: <u>187/2019/P</u>
What has been proposed? <u>DWELLING ON FARMROAD</u>
What is the address to be used or developed? <u>515 LINDENOW GLENHAYNE RD</u> <u>LINDENOW SOUTH</u> <u>LOT 2 LP 119434</u>
Who has applied for the permit? <u>JOHN WHITE & LYN WHITE</u>

Objection Details:

What are the reasons for your objection? <u>As per attached for 'Zhenlin Huang' I am in full agreement.</u>

Privacy Statement

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

When 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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?

As per attached for 'Zhenlin Wang' I am in
full agreement

If you need more space for any part of this form please attach another sheet.

Signature:

Name:

Wang Zhenlin

Date: 09/10/2018

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

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

When 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

JUL15

Telephone: (03) 5153 8500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Planning and Environment Act 1987

Your Details:

Name: X Anna Young	
Postal address: X 100 Main Street	
Postcode: 3000	
Phone number: Home: 01234 567890	Work: 01234 567890
Email address: anna.young@email.com	Fax: 01234 567890

Permit Details:

Planning permit number: 18T/2019/P

What has been proposed? DRAINAGE ON FARM LAND

What is the address to be used or developed? 515 LINDEN - CLENDINE RD
LINDEN SOUTH
LOT 2 CP 119434

Who has applied for the permit? ICW WHITE & LN WHITE.

Objection Details:

What are the reasons for your objection? _____

EGSC

16 OCT 2019

INFORMATION
MANAGEMENT

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
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

Losses of farm land can never be replaced
Council should not allow councillors to flout planning
regulations

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

Anna Young

Date: 13 / 10 / 2019

Office Use Only:

Objection Received by: _____ Date Received: ____ / ____ / ____

Planning officer responsible: _____ Date Received: ____ / ____ / ____

Privacy Statement

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

When 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
PLANNING CONSULTATION MEETING
Planning Permit application 187/2019/P
515 Lindenow-Glenaladale Road LINDENOW
SOUTH
Use and development of land for a dwelling and
creation of access to a road in Road Zone,
Category 1**

**Minutes
Tuesday, 26 November 2019**

**COUNCIL CHAMBERS, CORPORATE CENTRE
273 MAIN STREET, BAIRNSDALE**

COMMENCING AT 6:12 P.M.

1. Procedural

1.1 APOLOGIES

Councillors

Cr Mark Reeves

Objectors

Hugh Deacon
Pamela Deacon
Alice Deacon

Applicant

J White (Owner)

1.2 IN ATTENDANCE

Councillors

Cr Ben Buckley
Cr Natalie O'Connell (via Skype)
Cr Joe Rettino
Cr Maryanne Pelz
Cr Colin Toohey
Cr Jackson Roberts
Cr Richard Ellis

Applicant

Courtney Campbell, Managing Director – Development Solutions Victoria

Objectors

Nil in attendance

Officers

Stuart McConnell, General Manager Place and Community
Aaron Hollow, Manager Planning
Robert Pringle, Land Use Planning Officer

1.3 DECLARATIONS OF CONFLICT OF INTERESTS

Cr. John White declared a conflict of interest and did not attend the meeting.

2. Reports/Presentations

2.1 PLANNERS REPORT

Robert Pringle, Land Use Planning Officer presented the application and summarised considerations that are made for assessment of the application.

Mr. Pringle outlined the application triggers under the Farming Zone 1 and Clause 52.29 of the East Gippsland Planning Scheme, and outlined what consideration would be given in accordance with Planning Policy Framework, Purpose of the Zone, and application requirements.

A brief summary of the concerns raised by the objectors was presented.

Questions:

2.2 APPLICANT PRESENTATION

The applicant was represented by Courtney Campbell of Development Solutions Victoria. Ms Campbell presented the applicant's perspective of the application.

Questions:

2.3 OBJECTOR PRESENTATIONS

Nil present. Councillors were directed to the written objections.

2.4 FUTURE ACTIONS SUMMARY

Robert Pringle, Land Use Planning Officer presented that the application was in a position to be determined and would be reported to an Ordinary Meeting of Council as soon as practical in early 2020.

3. MEETING CLOSE

The meeting closed at 6:36 PM

East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875
Attention: robert pringle

Dear Sir/Madam

PLANNING APPLICATION No.: 187/2019/P
VICROADS REFERENCE NO: PPR 30149/19
PROPERTY ADDRESS: 515 LINDENOW-GLENADALE ROAD, LINDENOW
SOUTH VIC 3875

Section 55 – No objection subject to conditions

Thank you for your letter dated 18 July 2019 referring details of the above application to the Roads Corporation (VicRoads) pursuant to Section 55 of the Planning and Environment Act 1987.

The application is for Use and development of land for a dwelling and creation of access to a road in RDZ1.

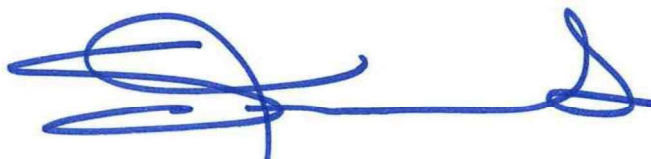
If Council regards the proposed development favourably, VicRoads would require that the following conditions be included in any Notice of Decision to issue a Planning Permit or Planning Permit:

- 1. Only one point of access to the Lindenow – Glenadale Road will be permitted. This must be generally in the location as shown on Damian Anderson Plan 722018 Site plan.***
- 2. The access must be constructed to VicRoads standard drawing SD2064, which includes a 375 RC culvert and VicRoads standard driveable enwalls SD1990, at no cost and to the satisfaction of VicRoads.***
- 3. The location of the culvert must be within the existing table drain unless agreed to by VicRoads.***
- 4. Prior to the occupation of the dwelling, the access must be completed.***
- 5. Any gate installed must be set back a minimum of 19m from the road reserve boundary.***

Once Council makes its decision, please forward a copy of the decision to VicRoads as required under Section 66 of the Planning and Environment Act 1987.

Should you have any enquiries regarding this matter, please contact Stuart Fenech on 5172-2693 or Stuart.Fenech@roads.vic.gov.au.

Yours sincerely

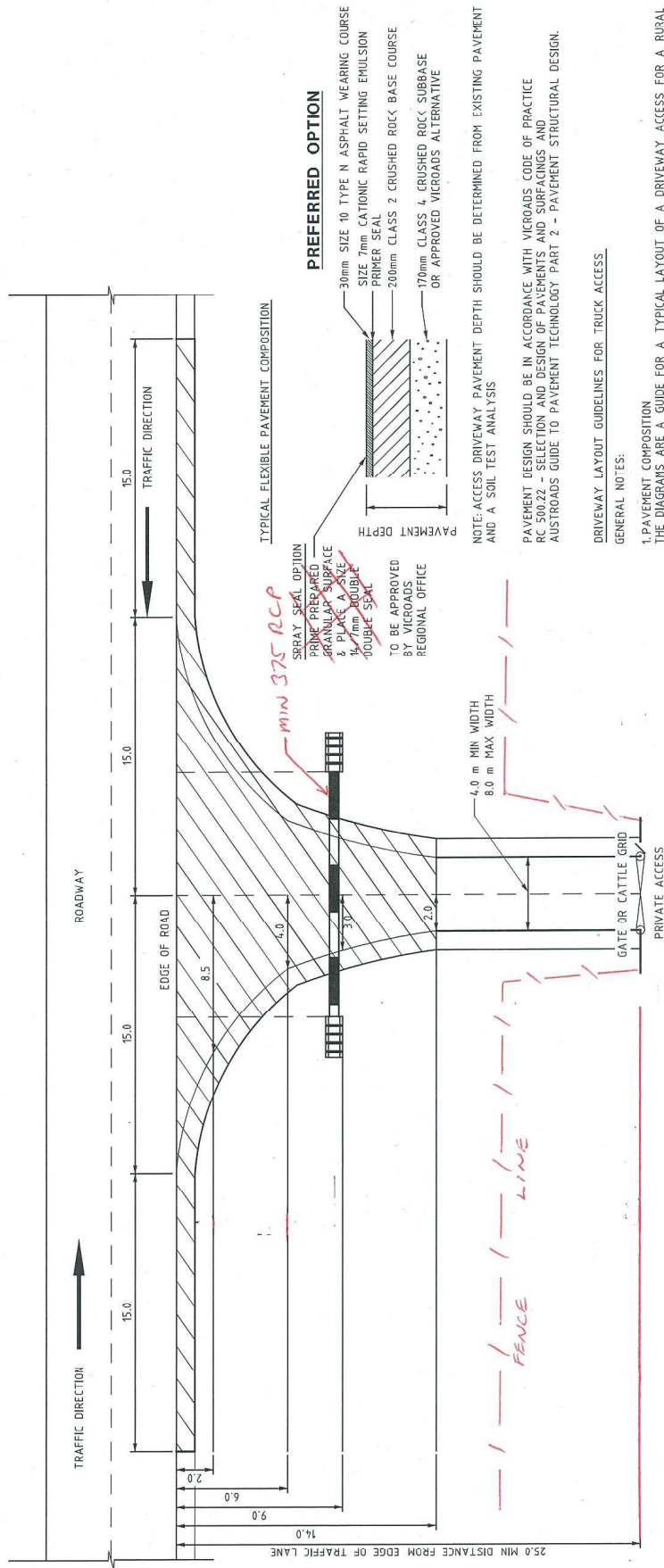


Stuart Fenech
SENIOR PLANNING ENGINEER/OFFICER

Cc courtney@devsolvic.com.au

5/8/2019

SY/003/EGD/5560



PREFERRED OPTION

NOTE: ACCESS DRIVEWAY PAVEMENT DEPTH SHOULD BE DETERMINED FROM EXISTING PAVEMENT AND A SOIL TEST ANALYSIS

PAVEMENT DESIGN SHOULD BE IN ACCORDANCE WITH VICROADS CODE OF PRACTICE RC 500.22. SELECTION AND DESIGN OF PAVEMENTS AND SURFACINGS AND VICROADS GUIDE TO PAVEMENT TECHNOLOGY PART 2 - PAVEMENT STRUCTURAL DESIGN.

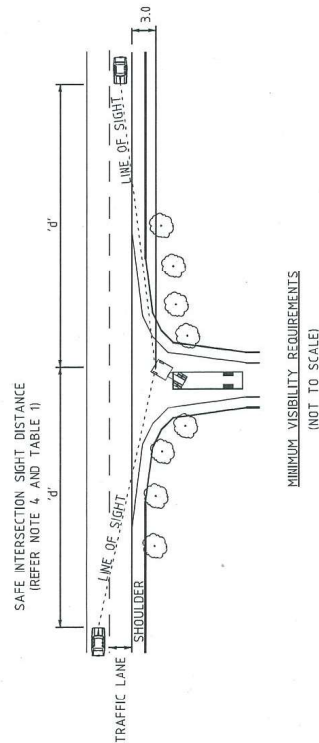
DRIVEWAY LAYOUT GUIDELINES FOR TRUCK ACCESS

GENERAL NOTES:

1. PAVEMENT COMPOSITION
THE DIAGRAMS ARE A GUIDE FOR A TYPICAL LAYOUT OF A DRIVEWAY ACCESS FOR A RURAL PROPERTY FOR THE DESIGN VEHICLE LISTED THIS GUIDE WAS DEVELOPED IN THE INTEREST OF ROAD SAFETY AND TO PROTECT THE ROAD PAVEMENT AT THE ACCESS LOCATION. FINAL PAVEMENT COMPOSITION SHOULD BE DETERMINED BY EXISTING PAVEMENT AND SOIL TESTS, AND APPROVED BY VICROADS REGIONAL OFFICE.
 2. A. PLANNING PERMIT IS REQUIRED FOR A NEW ACCESS OR ALTERATION TO AN EXISTING DRIVEWAY AND MAY BE REQUIRED FOR THE REMOVAL OF NATIVE VEGETATION.
 3. A. TRAFFIC MANAGEMENT PLAN MUST COMPLY WITH THE RMA 2004 CODE OF PRACTICE FOR WORKSITE SAFETY TRAFFIC MANAGEMENT IN RELATION TO ANY WORKS UNDERTAKEN WITHIN THE ROAD RESERVE.
 4. TRUCK WARNING SIGNS & GUIDE POSTS SHOULD BE INSTALLED IN ACCORDANCE WITH VICROADS TRAFFIC ENGINEERING MANUAL VOLUME 2 CHAPTER 9.
 5. THE DRIVEWAY ACCESS CONSTRUCTION AND MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE ALSO INCLUDES ASSOCIATED DRAINAGE WORKS.
- SIGHT DISTANCE**
- THE TRUCK DRIVER WHEN LOCATED 3m FROM THE EDGE OF THE TRAFFIC LANE NEEDS TO BE ABLE TO SEE A VEHICLE APPROACHING IN EITHER DIRECTION WHEN EXITING FROM A DRIVEWAY. REFER TO TABLE 1 FOR APPROPRIATE SIGHT DISTANCES. TREE CANOPIES, BUSHES OR OTHER OBJECTS SHALL BE REMOVED TO PROVIDE GOOD VISIBILITY AND TO PREVENT TRUCK DAMAGE. ANY TREE CANOPIES OVERHANGING THE PATH OF A TRUCK SHALL BE A MINIMUM OF 5m ABOVE THE GROUND SURFACE.

TABLE 1

DESIGN SPEED (Kp/h)	SAFE INTERSECTION SIGHT DISTANCE (m)
60	123
70	151
80	181
90	226
100	262
110	300



vicroads
STANDARD DRAWING

TECHNICAL CONSULTING
3 PROSPECT HILL ROAD
CANNIBRELL
VICTORIA 3124
PHONE 03 9318 5555
FAX 03 9318 0329

ACCESS & STOPPING BAYS SD2064
TRUCK ACCESS TO RURAL PROPERTIES
TYPE A

vicroads
STANDARD DRAWING

REFERENCES AND NOTES:
1. ALL DIMENSIONS ARE IN METRES
2. DESIGNED FOR 19m LONG MINI-B-Doubles, 12.5m LONG RIGID TRUCKS AND TRUCK AND TRAILER COMBINATIONS
3. AGPD PART 4 AND VR SUPPLEMENT TO AGPD PART 4 (PROPERTY ACCESS AND MEDIAN OPENINGS)
4. AGPD PART 4A AND VR SUPPLEMENT TO AGPD PART 4A (SECTION 3 SIGHT DISTANCE AND TABLE 3.2)

VICROADS GUIDELINES FOR ACCESS TO RURAL PROPERTIES
AGPD PART 5
AGPD PART 2
VICROADS TEM VOL 2
VICROADS RC 500.22
SD 1991 DRIVEABLE CULVERT ENDWALLS - TYPE 1

ISSUE

SD NO.

ISSUE

A

SD2064

A

APPROVED

DANIEL CASSAR (PROJ) 13-8-12

SD NO.

SD2064

ISSUE

A



Department of Environment, Land, Water & Planning

25 Jul 2019

Robert Pringle
Planning Officer
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

71 Hotham Street
Traralgon Victoria 3844
Australia
Telephone: +61 3 5172 2111
Facsimile: +61 3 5172 2100
www.delwp.vic.gov.au
DX 219284

Our ref: SP468613

Dear Robert

**PLANNING PERMIT APPLICATION 187/2019/P
USE AND DEVELOPMENT OF LAND FOR A DWELLING AND CREATION OF ACCESS TO A ROAD IN
RDZ1
515 LINDENOW-GLENALADALE ROAD , LINDENOW SOUTH VIC 3875
LOT 2 ON PLAN OF SUBDIVISION PS119434**

Thank you for your correspondence dated 18 July 2018 in respect of the above-described application. The correspondence was received on 18 July 2018.

The Department of Environment, Land, Water and Planning (DELWP) has considered the above application in accordance with section 52 of the *Planning and Environment Act 1987*.

The application seeks to develop and use land for a dwelling and create an access to a road on land within the Farming Zone and affected in part by Schedule 1-51 of the Environmental Significance Overlay and the Erosion Management Overlay.

I wish to advise that the department has no objection to the granting of a permit for the above application.

Please provide a copy of the permit, if one is granted, or any notice to grant or refusal to grant a permit to the above address.

All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Planning Approvals Gippsland
Department of Environment, Land, Water & Planning
71 Hotham Street
TRARALGON VIC 3844

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



If you have any queries regarding this matter, please contact Planning Approvals - Gippsland at the department's Traralgon office on (03) 5172 2111.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ian Morland', with a stylized, cursive script.

Ian Morland

Program Officer Planning Approvals