

Application 125/2019/P – Development of four Dwellings at 35 Pinnock Street, Bairnsdale

Proposed Planning Permit Conditions

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) All walls on boundaries to be reduced to an average height of 3.2 metres in accordance with Clause 55.04-2.
 - b) The removal of the existing street tree and location and species of two replacement trees on either side of the proposed crossover.
 - c) The removal of the existing kerb layback and its reinstatement with kerb and channel.
 - d) The removal of the 'Turfstone' along the frontage of dwellings 3 and 4 and its replacement with a landscape buffer.
 - e) Height of all boundary fences to be shown on plans, and to demonstrate compliance with a minimum height of 1.8 metres.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale. The plans must show:
 - A schedule of all proposed vegetation (trees, shrubs and ground covers) which includes botanical names, common names, mature size and total quantities of each plant.
 - Pot sizes and specific location of the plants to be planted.
 - Buildings, outbuildings and other structural features on the land that influence the landscape design.
 - Natural features that influence the landscape design.
 - Proposed irrigation methods.
 - Planting within and around the perimeter of the site comprising trees and shrubs.
 - A minimum of 2 canopy trees with a minimum mature height of 3 metres.
 - The removal of the 'Turfstone' along the frontage of dwellings 3 and 4 and its replacement with a landscape buffer.

- Two street trees of the same species and of a mature pot size to replace the street tree removed to facilitate the proposed crossover and driveway.
- The proposed design features such as paths, paving, lawn, finished surfaces and outdoor lighting

Landscaping in accordance with this approved plan and schedule must be completed before the last dwelling is occupied.

4. Before any works associated with the development starts, detailed drainage construction plans to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans will then form part of the permit. The design and documentation for the drainage works must be prepared in line with standard engineering practice to provide for the collection, control and disposal of all stormwater runoff, and show:
 - a) Drainage infrastructure, including pipes/drains and pits (where required).
 - b) Any modification to the terrain, such as filling and excavation.
 - c) Easements and legal points of discharge.
 - d) Methods of on-site detention to limit the rate of discharge of stormwater runoff from the development.
 - e) Documentation detailing stormwater treatment methods, including location and size of water tanks, rain gardens or other detention and water quality features and how detained storm water may be used on site. Any assumptions or requirements used within any supporting stormwater report must also be reflected on the plans, including areas of roof connected to tanks, any impervious areas draining to raingardens, and any tanks plumbed to toilets.

The works must be subject to a twelve-month defects liability period.

5. Before each dwelling is occupied, all drainage works and requirements must be undertaken and completed to the satisfaction of the Responsible Authority. All earthworks associated with the construction of the drainage must be stabilised to protect against erosion and failure, and must not encroach onto other properties.
6. Before the dwellings are occupied all stormwater runoff from the roofed and paved areas must be discharged to an approved point of discharge to the satisfaction of the responsible authority.
7. Before any dwelling is occupied, areas set aside for parked vehicles and access lanes, as shown on the approved plans must be:
 - a) Constructed to the satisfaction of the Responsible Authority.
 - b) Properly formed to appropriate levels to the satisfaction of the Responsible Authority.
 - c) Drained and maintained to the satisfaction of the Responsible Authority.
8. Parking areas and access lanes must be kept available for these purposes at all times.

9. Before any dwelling is occupied, a residential concrete crossover must be constructed at right angles to Pinnock Street to suit the proposed driveway, in accordance with the approved design to the satisfaction of the Responsible Authority.
10. Before any dwelling is occupied, any redundant kerb layback or crossover must be removed and the kerb and the channel and Road Reserve must be reinstated to the satisfaction of the Responsible Authority
11. Before the final dwelling is occupied any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the responsible authority.
12. 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.

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.

NOTES

1. 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.
2. Before undertaking works within a Council road reserve, a non-utility – minor works consent of works within road reserve application must be lodged with the *Roads and Traffic* unit of Council. Refer to the Infrastructure Design Manual (IDM) for crossover designs

Trudi Stubbs

From: Penny Kronk <kronkp@bevwill.com.au>
Sent: Monday, 24 February 2020 1:22 PM
To: Planning Department
Cc: Chris Curnow
Subject: Application to Amend Planning Permit Application 125/2019/P - 35 Pinnock Street Bairnsdale
Attachments: Signed permit application amendment form.pdf; 1800785 - Planning & ResCode Submission.pdf; 18027_tp2_01_final_RevB.pdf; 18027_tp2_02_final_RevB.pdf; Volume_8673_Folio_865_1582507926.pdf; LP73806.pdf

Attn: Martin Ireland

Hi Martin,

Please find attached:

1. Application to Amend Planning Permit Application 125/2019/P;
2. Amended Submission;
3. Amended Development Plans;
4. Updated Title Search with LP73806.

A cheque in the amount of \$556.84 will be presented to Council's Pyke Street offices later today.

Regards,



PENNY KRONK

Planning Assistant and Administrator

A 7 Nicholson Street, Bairnsdale, VIC. 3875

W beveridgewilliams.com.au

P 03 5152 4708 **M** 0466 048 444



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East Gippsland Shire Council

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

Amend a Planning Permit Application

Applicant details:

Name: ETHAN LOH		
Business trading name (if applicable):		
Email address: curnowc@bevwill.com.au		
Postal address: C/- BEVERIDGE WILLIAMS & CO., PO Box 1799		
BAIRNSDALE VIC		Postcode 3875
Phone number: Home:	Work: 5152 4708	Mobile:

Owners details (if not the applicant):

Name: YI SIN LOH		
Business trading name (if applicable):		
Email address:		
Postal address: 2 WARDE STREET, BAIRNSDALE VIC		
		Postcode 3875
Phone number: Home:	Work:	Mobile:

Property details:

Street number: 35	Street name: PINNOCK STREET	
Town: BAIRNSDALE VIC	Postcode 3875	
Lot Number: 1	<input checked="" type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision	Number: 73806
Crown allotment number:		Section number:
Parish/Township name:		
Planning permit number to be amended:		
Your reference number:		

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Privacy Statement

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

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ABN: 81 957 967 765

Description of amendment: Describe the amendment being applied for (i.e. change to conditions, change to development):

THE PROPOSED AMENDMENT:

- REDUCES THE NUMBER OF DWELLINGS TO FOUR;
- COMPRISES ONLY SINGLE-STOREY DWELLINGS;
- PROVIDES AN ADEQUATE NUMBER OF CARPARKING SPACES ON SITE TO MEET THE REQUIREMENTS OF CLAUSE 52.06-5

Estimated difference in cost of development because of the amendment.
Note: You may need to verify this estimate

THE AMENDED
\$ - DESIGN WILL
COST LESS TO BUILD

If you need more space or have more information, please attach with this form.

Please make sure that:

- ☒ Form is filled in fully and signed
- ☒ The correct fee is paid or payment enclosed
- ☒ Attached any supporting information or documents
 - Covenants/agreements
 - Site Plan - floor plan/elevations
 - Planning report
 - Supporting information/reports (e.g. - Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Applicant signature:

Name:

Yi Sin Lok

Date: 10/2/20

Office Use Only:

Reference Number: AP/D/PP/____ Method of Payment: ☐ Cash ☐ Cheque ☐ Credit Card ☐ Eftpos

Amount Paid: \$_____ Receipt Number: _____ Receipt Date: ____/____/____

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State & Local Planning Policies

The proposed development involves construction of 4 dwellings on a fully-serviced, parcel of infill residential land that is earmarked as appropriate for medium density development through the East Gippsland Planning Scheme due to its located within easy walking distance of Bairnsdale's central activity district and an intra-town bus stop. The development provides healthy spaces between the proposed double-storey built forms and uses interesting contemporary architectural materials and treatments to soften the appearance of visual bulk and provides all required carparking on site.

This outcome will satisfy the State and Local Planning Policies of the East Gippsland Planning Scheme by:

- Improving accommodation options in a regional centre that can accommodate change and is expected to grow, as required through the policy objectives of **Clauses 11.01-1R**;
- Intensifying the density of serviced infill land within easy walking distance of an intra-town bus stop and Bairnsdale's central activity district, as recommended through the policy objectives of **Clauses 15.01-5S & 21.08-1**;

- Allowing infill development and increasing the variety of dwelling sizes and household options in a fully serviced residential section of Bairnsdale to support permanent residential accommodation growth, as required through the policy objectives of **Clauses 21.02-1, 21.03-1 & 21.12-2**.

The purpose of the zone and overlays

The proposed development has been designed to satisfy the purpose of the General Residential Zone by providing an outcome that:

- Meets the objectives and strategies set out for this part of Bairnsdale through State and Local Planning Policies;
- Respects the prevailing character and pattern of development in the neighbourhood; and,
- Diversifying the housing type in a street that is less than 15 minutes walk from Bairnsdale's central activity district and public transport that provides access to the balance of facility's across the township.

Any other matters required to be considered under the zone, overlays or other provisions:

The proposal is designed to respond to the decision guidelines at **Clause 32.08-12** by:

- Matching the development pattern, street setbacks and spacing of buildings prevalent across this part of Bairnsdale;
- Retaining adequate garden area; and,
- Providing an outcome that complies with **Clause 55**.

Orderly Planning

The proposal has been designed to meet the objectives for medium density development and housing in this part of Bairnsdale, taking into account its location with respect to public transport and services. Hence, its approval will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area

The proposal has been designed to limit the impacts of the design on the streetscape through appropriate positioning of buildings and articulating architectural treatments. Hence, the proposal will not lead to overlooking or overshadowing issues and will not create unreasonable impacts upon the amenity of adjoining owners.

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

The proposal will be drained to Council's reticulated drainage system in accordance with the drainage strategy prepared as part of this application to avoid land degradation, salinity and water quality reduction.

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

Both proposed lots will be drained in accordance with the drainage strategy prepared as part of this submission.

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

No native vegetation will be impacted by the proposal.

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

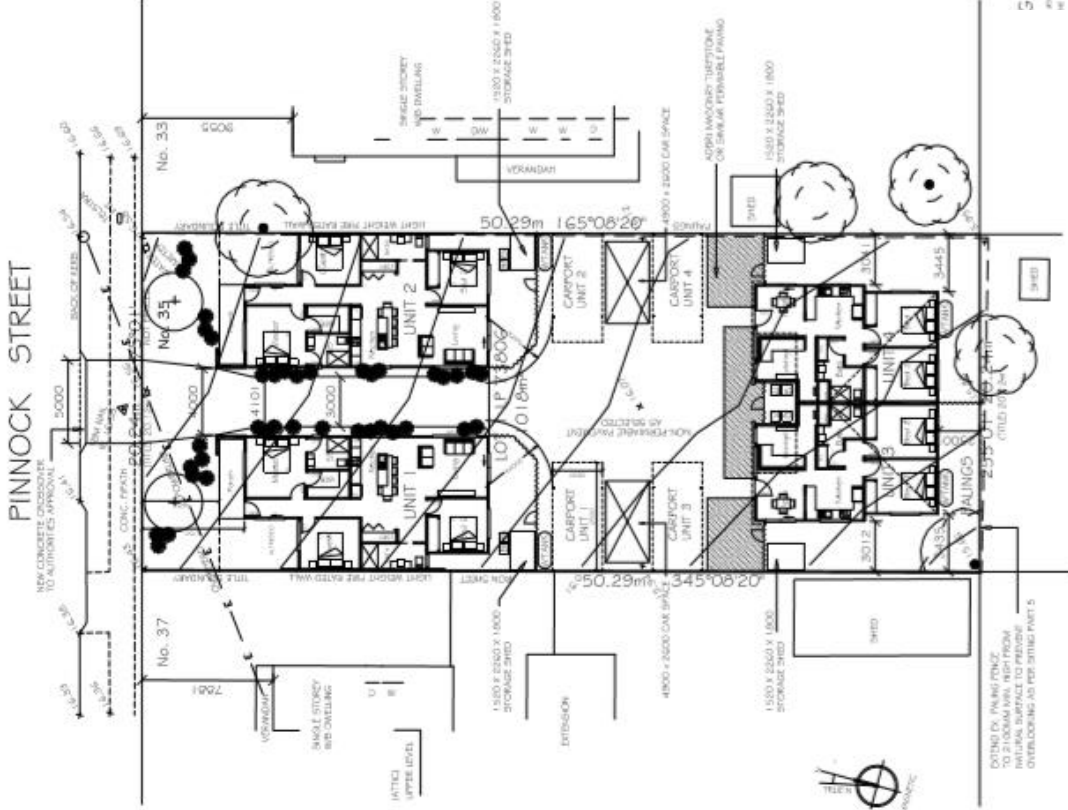
No native vegetation will be impacted by the proposal.

Flood, erosion or bushfire risk.

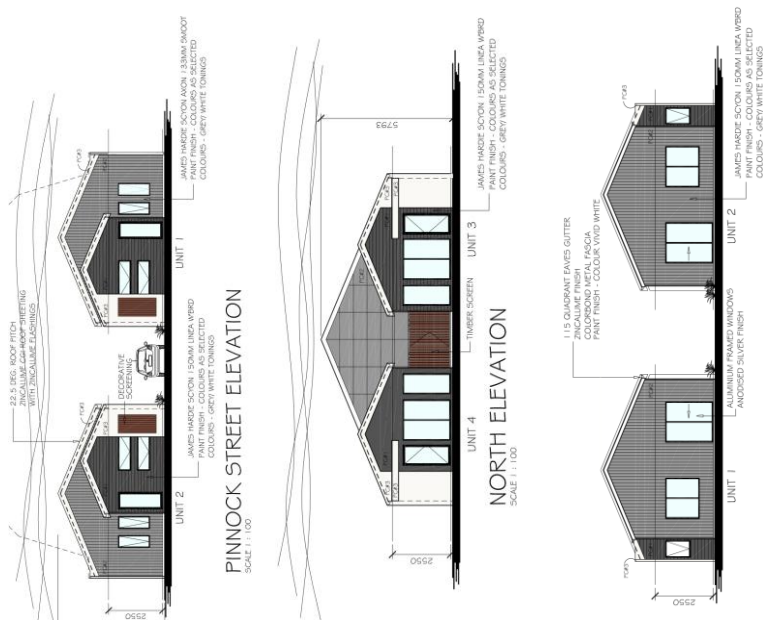
The site is not recognised as being susceptible to flood, erosion or bushfire risk.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The proposed development allows for loading and unloading of vehicles in line with the use of the land for residential purposes.

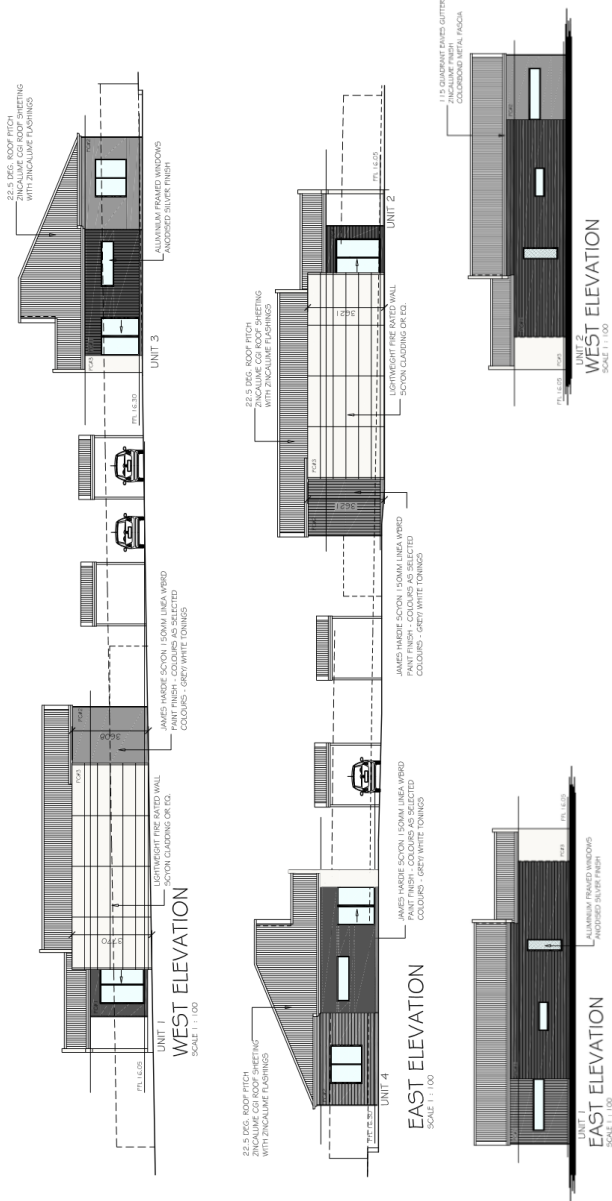


SITE/LAYOUT PLAN
SCALE 1:1200




PINNOCK STREET ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100



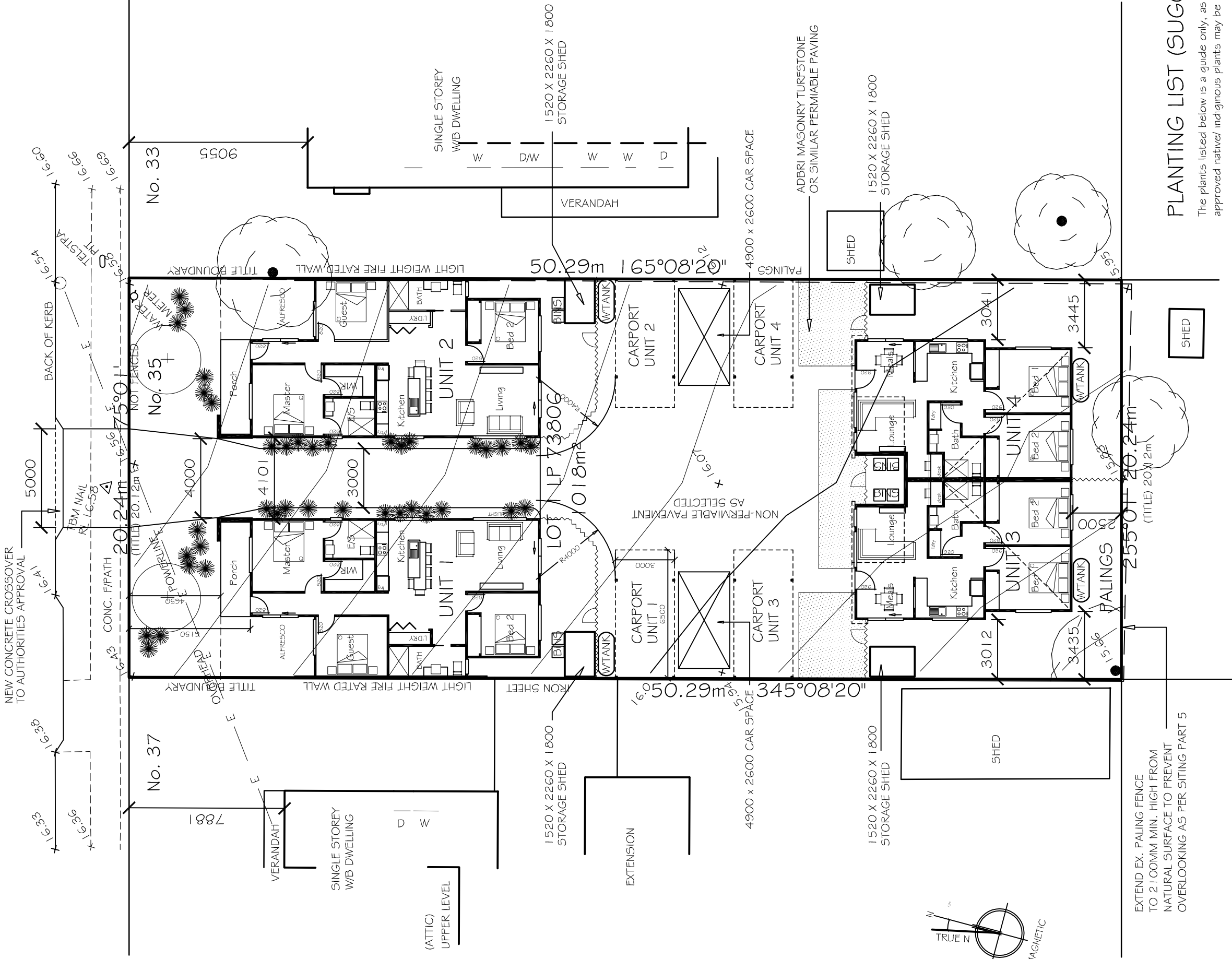
The proposed development seeks to intensify the residential use of a site that is proximal to a nominated activity centre and within a neighbourhood that already includes housing that includes a mix of materials architectural styles and densities. The proposal uses a single-storey built forms that will present articulated facades across modest widths behind canopy trees to maintain spacing between built forms. This will limit the overall visual bulk of the development when viewed from the streetscape. Sufficient carparking is provided on site, with two available spaces remaining on Pinnock Street after crossover construction.

**Beveridge Williams**

ResCode assessment

Construction of four dwellings

PINNOCK STREET



SITE/ LAYOUT PLAN

SCALE 1 : 200

CLAU5E 55 requirements
55.03.3 - Site Coverage - Compiles - Refer Site Plan
Site Area: 1018 sqm
Building Area : 391,33 sqm
(incl. Storage Sheds not incl. carports)
Site coverage - 38% - less than 60% allowed
55.03.4 - Permeability - Compiles - Refer Site Plan
Site Area: 1018 sqm
Building Area (incl driveway, carports, porches etc): 699.62 sqm
Permeability area (remaining exceeds 20% (31%)

PLANTING LIST (SUGGESTED)

The plants listed below is a guide only, as other approved native indigenous plants may be used.

Small Shrubs

- Correa Reflexa (Native Fuchsia)
- Correa "Dusky Belle"
- Crowea Ficoides "Ezra's"
- Leucophaea "Pink Fringe"
- Calyx "Tetragnatha Pink Fringe Myrtle"

Medium Shrubs

- Grevillea Langera (Woody Grevillea)
- Oleia Lenta (Shrub Daisy Bush)
- Prostanthera Rotundifolia (Round Leaf Mint Bush)
- Leucophaea "Pink Fringe"
- Westringia Frutescens (Coast Westringia)

Ground Cover & Grasses

- Poa Labillarderi (Common Tussock Grass)
- Acacia Ambigua (Prostrate Wattle)
- Correa Alba (Prostrate White)
- Correa Torosa (Prostrate Red)
- Leucophaea "Pink Fringe"
- Westringia "White Rambler"

Notes:
All suggested shrubs listed above are native and most are indigenous to East Gippsland with some introduced species.
In order to reduce water usage, maintenance and weeding a layer of mulch a minimum of 100mm be placed around planted areas.
Grasses and natives should be planted no more than 1 per sqm. It is recommended that planting density be averaged out to 2-3 plants per sqm to reduce weed growth.

loh development

bairnsdale

3875

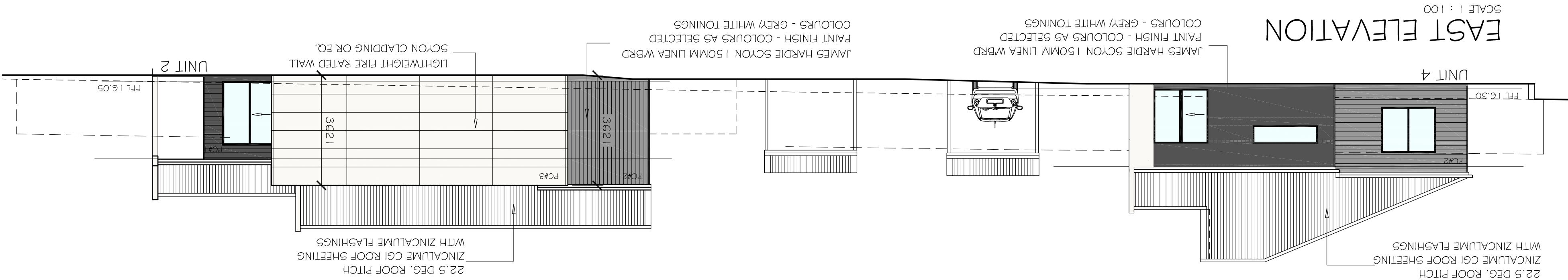
design & drafting

loh development
bairnsdale

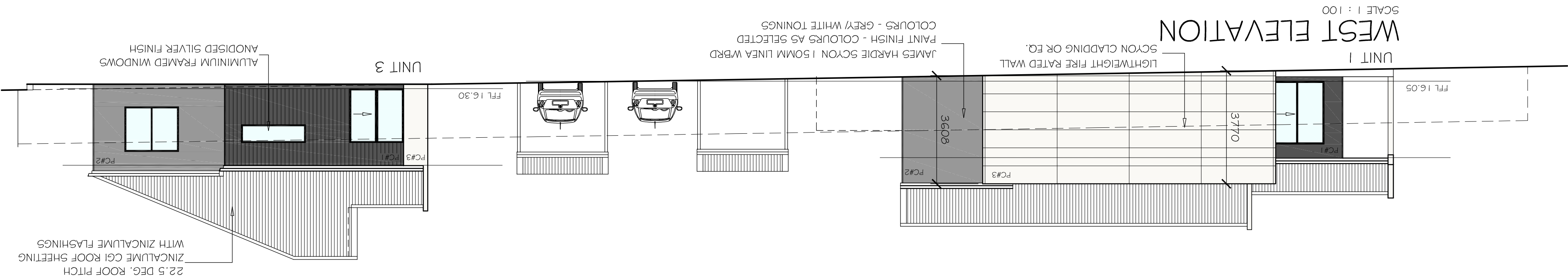
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design & drafting

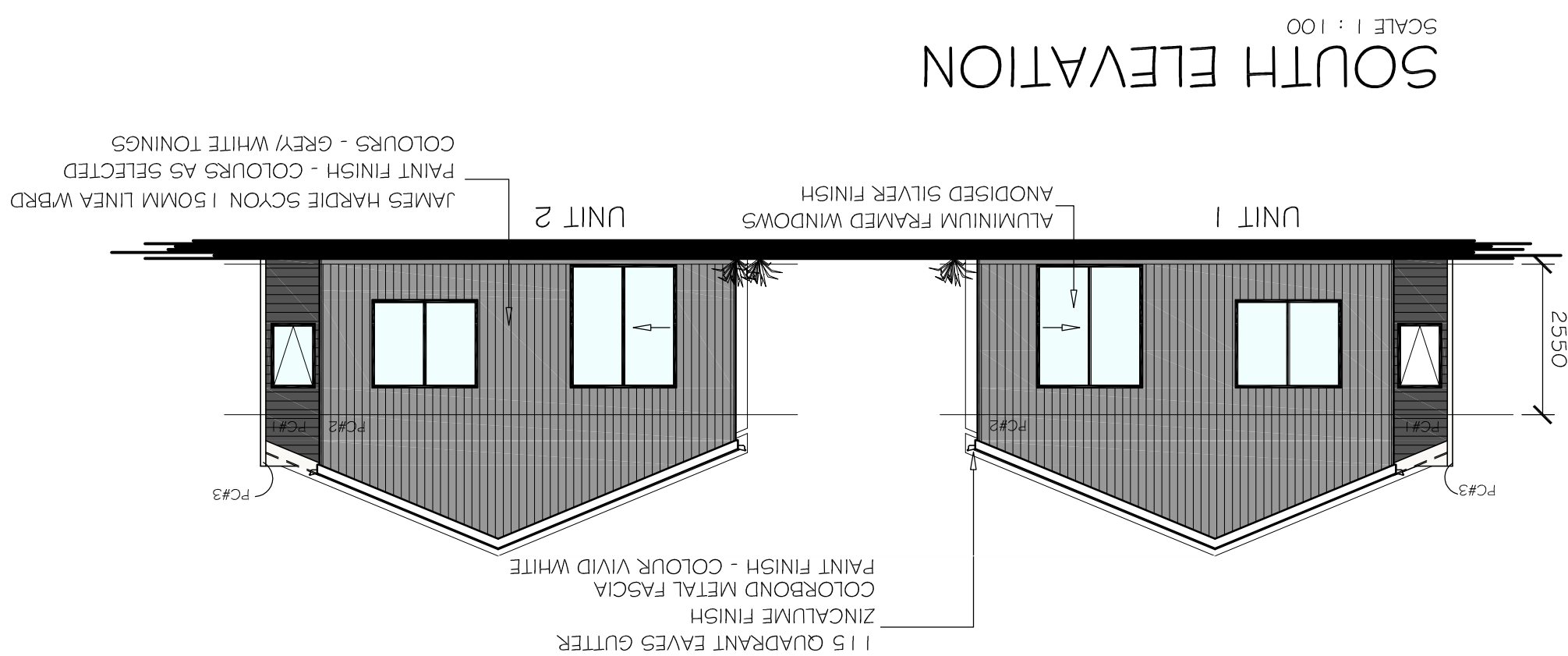
EAST ELEVATION
SCALE 1 : 100



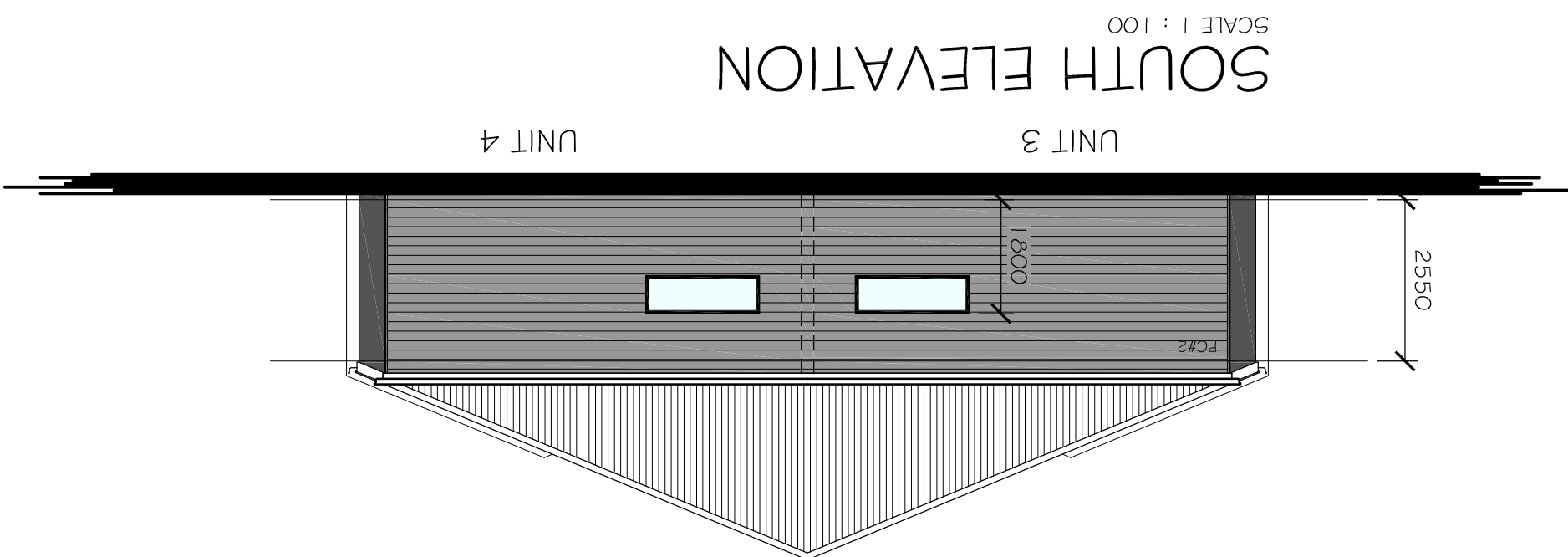
WEST ELEVATION
SCALE 1 : 100



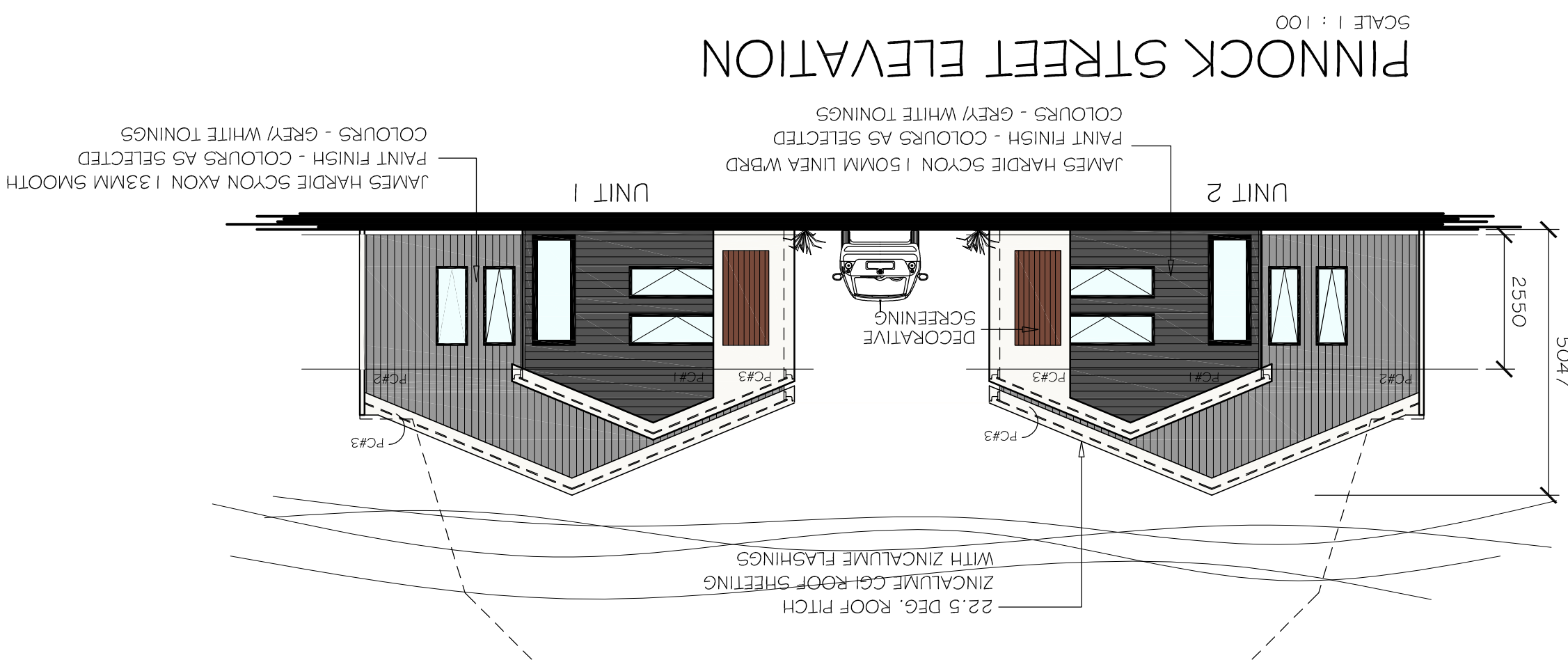
SOUTH ELEVATION
SCALE 1 : 100



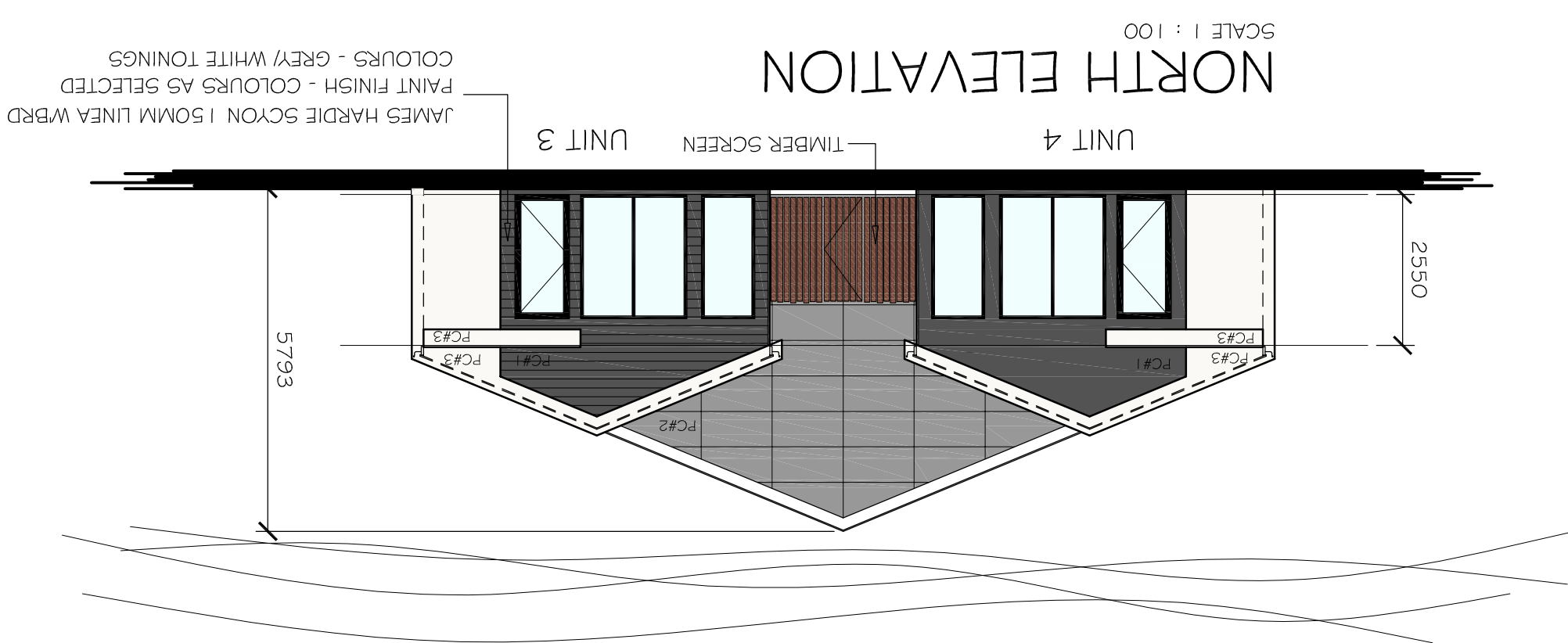
SOUTH ELEVATION
SCALE 1 : 100



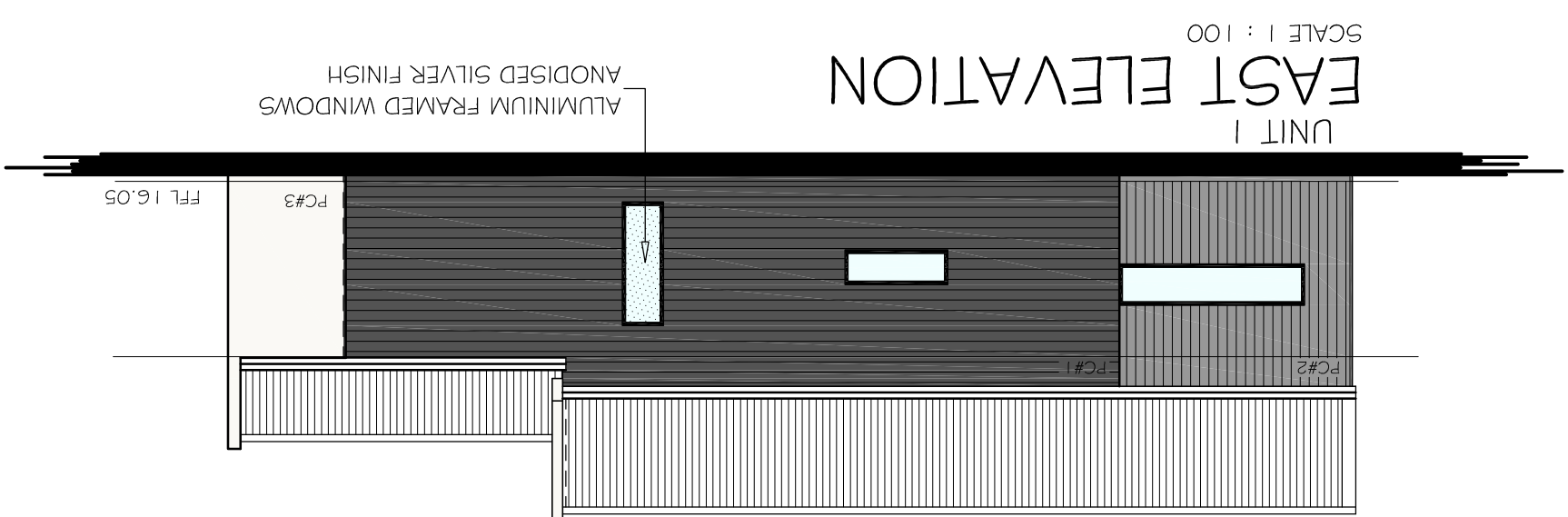
PINNOCK STREET ELEVATION
SCALE 1 : 100



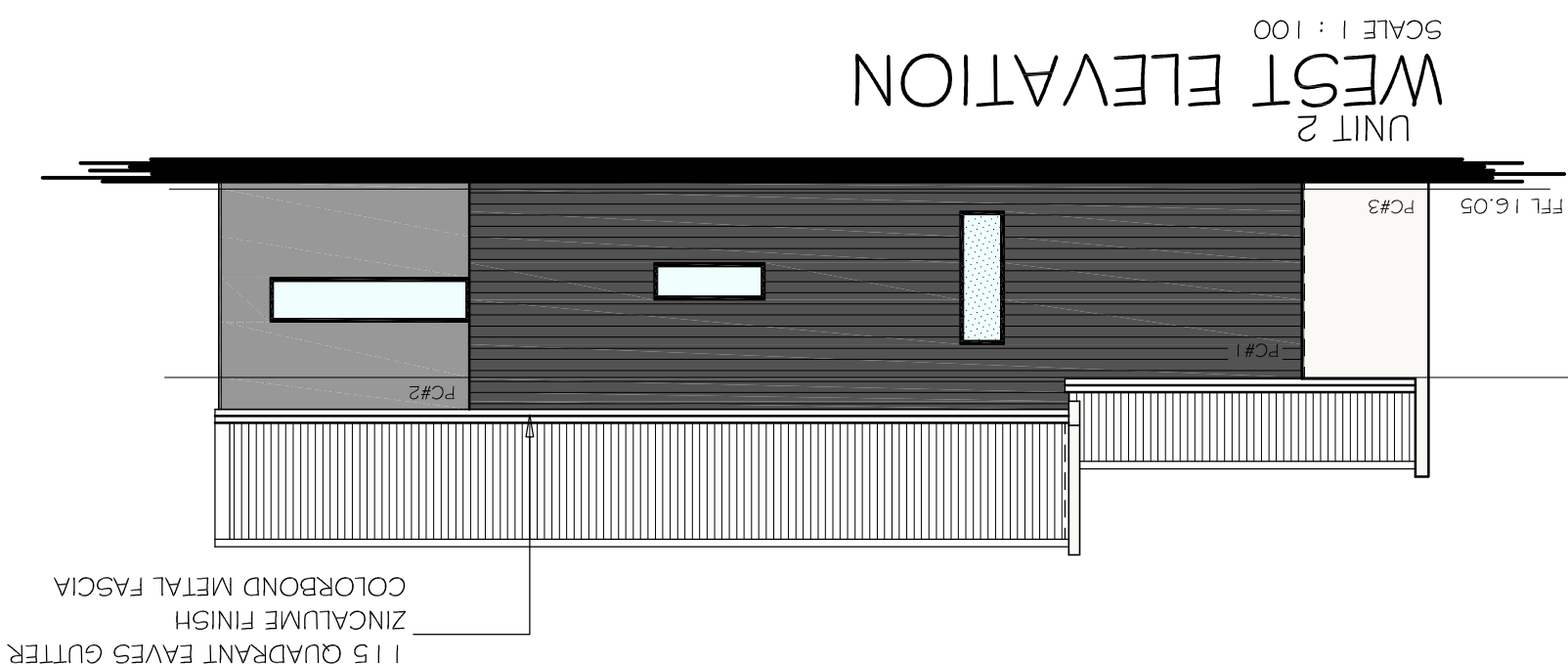
NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



VOLUME 08673 FOLIO 865

Security no : 124081804248S
Produced 24/02/2020 12:29 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 073806.

PARENT TITLES :

Volume 04125 Folio 897 Volume 05906 Folio 091

Created by instrument C757766 24/04/1967

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YI SIN LOH of 2 WARDE STREET BAIRNSDALE VIC 3875
AR079887M 31/05/2018

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 LP073806 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: 35 PINNOCK STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 22692Q EASTCOAST CONVEYANCING
Effective from 07/01/2019

DOCUMENT END


73806

H

LP73806

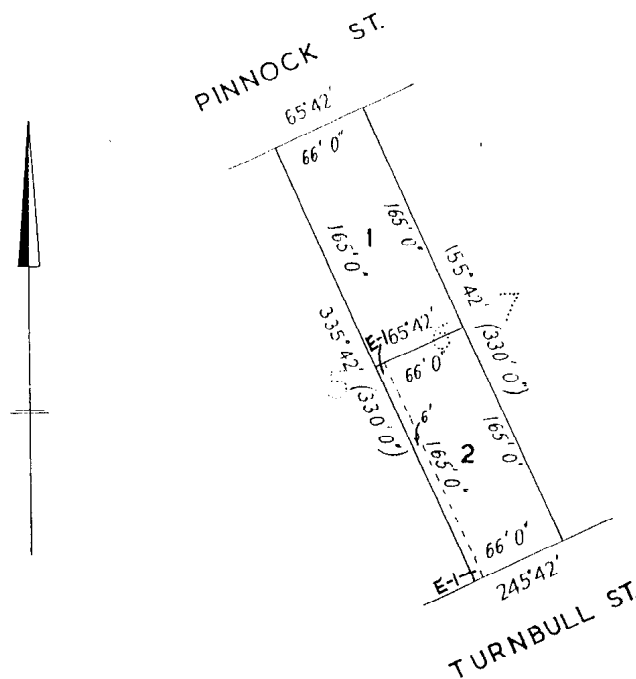
EDITION 1

APPROVED 9 18 66

<p>PLAN OF SUBDIVISION OF:</p> <p>CROWN ALLOTMENT 6, SECTION 29 TOWNSHIP & PARISH OF BAIRNSDALE COUNTY OF TANJIL</p> <p>SCALE OF FEET </p>	<p>APPROPRIATIONS</p> <p>THE LAND COLOURED BLUE IS DRAINAGE EASEMENT.</p>
--	--

4125 - 897
5906 - 091

COLOUR CONVERSION
FOR EASEMENTS
E-1 = BLUE



<p>CONSENT OF COUNCIL</p> <p><i>Stratford 1.7.66</i></p>	<p>SURVEYOR'S CERTIFICATION</p> <p>I certify that this plan has been made by <i>me</i> and accords with title and is mathematically correct.</p> <p><i>Alfred H. ...</i> Licensed Surveyor. 19th day of Oct 1965</p>
---	--

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

CERTIFICATE OF TITLE ⁴¹²⁵ V. 5906 ^{897'} F. 091'

LODGED BY A. P. AGG & ENGEL

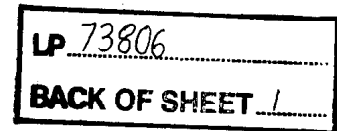
DATE 22.6.66

DECLARED BY J. R. CROWTHER 19.10.65

CONSENT OF COUNCIL SHIRE OF BAIRNSDALE

8.6.66

PLAN APPROVED DATE 9.8.66 TIME 4.31



THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF DRAINAGE

East Gippsland Shire Council

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ABN: 81 957 967 765

EGSC

Objection to Planning Permit Application

Planning and Environment Act 1987

13 SEP 2019

Received EGSC

12 SEP 2019

Corp Centre

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

Your Details:

Name: <u>Frank Gianfriddo</u>			
Postal address:			
			Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>1125/2019/P.</u>
What has been proposed?	<u>6 dwellings + reduction of 1 car space</u>
What is the address to be used or developed?	<u>35 Pinnock Str Bairnsdale</u>
Who has applied for the permit?	<u>E Loh</u>

Received EGSC

Time: 1:50 am/pm

12 SEP 2019

Corporate Centre

Objection Details:

What are the reasons for your objection?	<u>Double-storey buildings with little to no backyards is not in keeping with our street.</u>
	<u>There are no eves on the plan + there are insufficient parking provided for Units 1 + 2. + I don't agree that Council should allow limited parking spaces</u>

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JUL15

East Gippsland Shire Council

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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 have lived in this street most of our lives, we want the street to remain safe for families, we want the look of the homes to remain in keeping with the history of the street. We have grandchildren + nephews who are always playing at our homes enjoy kicking the footy in the median street with us + we all love walking up + down our footpaths into town + local bowl club this will be jeopardised by the possibility of - 6 to 12 extra vehicles in our streets.

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

Signature: _____

Name: Frank Gianfriddo

Date: 6 / 9 / 19

Office Use Only:

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

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

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12 SEP 2019

Corp Centre

13 SEP 2019 Objection to Planning Permit Application

Planning and Environment Act 1987

INFORMATION

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>Joseph Chila</u>		
Postal address: _____		
_____		Postcode <u>3875</u>
Phone number: Home: _____	Work: _____	Mobile: _____
Email address: _____		Fax: _____

Permit Details:

Planning permit number: <u>125/2019/P</u>
What has been proposed? <u>6 dwellings proposed + reduction of one car space</u>
What is the address to be used or developed? <u>35 Pennock St Bairnsdale</u>
Who has applied for the permit? <u>E Loh</u>

Received EGSC

Time: 10:30 am

12 SEP 2019

Corporate Centre

Objection Details:

What are the reasons for your objection? <u>The street is filled with single story homes + putting double story units will not suit our neighbour. The proposition of 6 dwellings on one site may decrease value of other homes. The reliance on on-street parking for visitor parking is not acceptable.</u>

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East Gippsland Shire Council

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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 have my 2 young
nieces who live with me 4 days a week, their
safety will be compromised having so much extra traffic
on the road - we have family living in the same
street so are constantly using footpath to walk Pinnock
St as well as nature strip to play.

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

Signature: [Signature]

Name: Joseph Chila

Date: 7/9/19

Office Use Only:

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

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

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13 SEP 2019

INFORMATION
MANAGEMENT

Objection to Planning Permit Application

Planning and Environment Act 1987

Received EGSC

12 SEP 2019

Corp Centre

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>GLEN + DIANNE GARDAM</u>			
Postal address:			
<u>BAIRNSDALE</u>			Postcode <u>3875</u>
Phone number: Home:		Work:	Mobile:
Email address:			Fax:

Permit Details:

Planning permit number: <u>125/2019/P</u>
What has been proposed? <u>Development of 6 dwellings + reduction of 1 car space to be provided</u>
What is the address to be used or developed? <u>35 Pinnock St</u> <u>Bairnsdale</u>
Who has applied for the permit? <u>E LOH</u>

Objection Details:

What are the reasons for your objection? <u>The site will be overdeveloped + the two-storey design is not in keeping with the neighbourhood. We chose to buy in 'the golden triangle' in Pinnock St because this is a lovely neighbourhood filled with families. My 3 young children love walking to the park in Grant Street as well as scooting up + down the street - the thought of having the possibility of 6-10 extra cars on our street is quite scary + only several houses away</u>

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ABN: 81 957 967 765

How would you be affected by the granting of this permit? We would be more
worried about our childrens safety with so
many proposed dwellings means 6-10 extra
vehicles, putting my family of 3 young boys
at risk when riding or walking up our street.

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

Signature: _____

Name: Dianne Gardam

Date: 8/9/19

Office Use Only:

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

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

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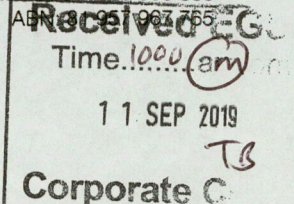
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Objection to Planning Permit Application

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>BRETT WALKER</u>		
Postal address: <u></u>		
		Postcode <u>3875</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>125/2019/P</u>	
What has been proposed? <u>6 DWELLINGS / DOUBLE STOREY</u>	
What is the address to be used or developed? <u>35 PINNOCK ST. BAIRNSDALE</u>	
Who has applied for the permit? <u>E VOH.</u> <u>EGSC</u>	
<u>12 SEP 2019</u>	

Objection Details:

INFORMATION
MANAGEMENT

What are the reasons for your objection? <u>THE PROPOSED DEVELOPMENT SHOWS TOTAL DISREGARD FOR THE CURRENT FABRIC OF HOUSING CHARACTER WITHIN PINNOCK ST. AT PRESENT THE SINGLE STOREY STREET SCAPE IS DOMINATED BY TASTEFUL PERIOD HOMES WHICH REFLECT BAIRNSDALE'S HISTORIC PAST. IT IS IMPORTANT FOR BAIRNSDALE TO MAINTAIN THIS INTEGRITY ESPECIALLY SO CLOSE TO THE TOWN CENTRE. THIS PROPOSAL IS A MAJOR OVERDEVELOPMENT OF THE SITE. AT PRESENT THERE ARE A NUMBER OF</u>
--

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PTO

- OTHER UNIT DEVELOPMENTS THAT HAVE MAINTAINED AND BLENDED IN WITH THE EXISTING CHARACTER OF PINNOCK ST. ALL HAVE THERE OWN PARKING ON SITE, UNLIKE THE PROPOSED DEVELOPMENT WHICH WILL RELY ON ON-STREET PARKING FOR BOTH VISITORS AND PROPOSED RESIDENTS.

THE PROPOSED DEVELOPMENT SHOWS NO REGARD FOR FORM OR STRUCTURE. DEVELOPMENTS LIKE THIS TAKE SHORT CUTS IN MATERIALS PURELY TO LINE INVESTORS POCKETS. THE DEVELOPMENT LACKS EAVES, LANDSCAPING OF SCALE, HARDSTAND WATER FLOW AND WILL CREATE LARGE SCALE OVERSHADOWING TO NEIGHBOURS.

COUNCIL SHOULD STRONGLY REJECT THIS PROPOSAL! ©

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ABN: 81 957 967 765

How would you be affected by the granting of this permit? INTEGRITY OF FAMILY LIFE.
MR KOH PLANS TO RENT OUT THESE PROPERTIES TO
TRAINING STUDENTS. TYPICALLY THESE ARE SHORT TERM
CONTRACTS. HIGH ROTATION OF RESIDENTS IS FAR FROM
DESIRABLE. AT CURRENT PINNOCK ST. IS A WELL BALANCED
MIX OF YOUNG FAMILIES, MATURE AND AGED
RESIDENTS, ALL OF WHICH INTERACT FACE TO FACE
WITH RESPECT AND WARMTH. PROPOSED TRAINING
RESIDENTS WILL ONLY INCREASE TRAFFIC FLOW, REDUCE
PARKING CREATING A UNSAFE ENVIRONMENT FOR MY
YOUNG CHILDREN TO PLAY WITHIN.

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

Signature: _____

Name: BRETT WALKER

Date: 9/9/2019

Office Use Only:

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

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

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Objection to Planning Permit Application

Planning and Environment Act 1987

Received EGSC
Time 10:00am/pm
10 SEP 2019 S.A.
**Bairnsdale
Business Centre**

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>GLENN JOHNSON & KERRIE YEATES</u>			
Postal address: <u>BAIRNSDALE</u>			
Postcode			<u>3875</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>125/2019/P</u>
What has been proposed?	<u>6 UNIT DEVELOPMENT & REDUCTION OF ONE CAR PARKING SPACE</u>
What is the address to be used or developed?	<u>35 PINNOCK ST BAIRNSDALE</u>
Who has applied for the permit?	<u>E LOH</u>

Objection Details:

What are the reasons for your objection?
<u>SEE ATTACHED SHEETS</u>
EGSC
12 SEP 2019
INFORMATION MANAGEMENT

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

SEE ATTACHMENT

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

Signature:

Name:

GLENN JOHNSON

KERRIE YEATES

Date:

9 / 9 / 19

Office Use Only:

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

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

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Planning Officer
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

Dear Sir / Madam,

We write to voice our objection to the proposed 6 unit development at 35 Pinnock Street Bairnsdale. Our objection is based on the following grounds:

1. Character and liveability of Pinnock Street.

We believe density of the development with 6 units on a ¼ acre block is too high and inconsistent with other unit developments and housing in Pinnock Street and the City of Bairnsdale in general. As lifelong residents of Bairnsdale we are concerned that by approving this development Council would be setting a precedent for these type of developments in established neighbourhoods which would have implications on the character and liveability of not only Pinnock Street in this instance, but the future character of the neighbourhood and entire City of Bairnsdale.

More specifically existing dwellings in Pinnock Street are generally single storey with unit developments consisting of two or three dwellings. The proposed development has imposing 2 storey dwellings with the units fronting Pinnock Street having a reduced set back from the street and side boundaries than neighbouring properties which will reduce the visual amenity of the street.

2. Parking.

We believe the proposed development does not provide adequate off street parking and that the street will become a pseudo private parking lot for tenants vehicles that cannot be housed within the development. We base this belief on the fact that the 2016 ABS census data that confirms the average vehicles per three bedroom dwelling is 1.8. Therefore it can be reasonably deduced that there may be up to 5 vehicles that will need to be parked on Pinnock Street. Given we directly neighbour the development we can only assume that we will have cars parked permanently out the front of our house. We find this unacceptable from not only the visual and noise impacts but it will reduce access for visitors to our home. Given my wife and I both have elderly parents who regularly come to visit their grandchildren we do not think it is fair and reasonable to expect them to walk to our place from the end of the street, especially at night.

In addition, as the proponent is focusing on a rental market to medical practitioners and staff attached to the Bairnsdale Hospital we can only assume that the nature of on call and shift work associated with these professions will result in vehicles parking at and alighting from the front of our house at all hours of the night. Given two of our three bedrooms are situated at the front of our house we don't believe this is a fair and reasonable outcome given the disturbance to us if this were allowed to occur.

If young trainee professionals decided to share a 3 bedroom apartment there could potentially be up to three vehicles per apartment which could further exacerbate the parking situation in the street.

Further to the above we have received advice that units 1 & 2 of the development should have two car parks allocated to them which if correct further confirms that the proposed development is unacceptable. We request Council confirm if this a requirement under current planning regulations.

If Council approves the development as currently proposed we request that existing landholders rights to reasonably expect their visitors or own vehicles be parked out the front of their properties be protected by Council instigating some type of parking permit system for this section of Pinnock Street. The street has already seen an increase in parking volumes since the home for disabled people was opened at 39 Pinnock Street.

3. Increased traffic in the street.

With such a development we can expect the volume of traffic to increase considerably in this section of Pinnock Street which can only increase the risk to pedestrians and cyclists. I am particularly concerned as I have preteen children who regularly walk and cycle along the street. There are many other young families in the street who I am sure would have the same concerns.

We have also witnessed numerous collisions and near misses at the intersection with Grant Street. The risk of future collisions will only be increased due to increased traffic due to the development.

4. Loss of privacy.

We strongly object to the 1st floor units having a direct visual aspect into the rear and western side of our property, especially the ones at the rear of the proposed development. We choose to live in this area of Bairnsdale due to its quarter acre block sizes which allows us a large area to enjoy quality family time in the privacy of our own backyard. Whether this be playing a game of cricket or footy with the kids or our children running naked under the sprinkler and us parents enjoying an intimate glass of wine on our deck we would not be comfortable with prying eyes from overlooking dwellings. We will lose this quality of life if this development is approved in its current form.

5. Shading.

We strongly object to shading that will result from the front two dwellings of the proposed development. Whilst the planning application indicated shading at three pm on the September equinox in reality the reduced setback at the front and the eastern side boundaries of the proposed units will result is the western side of our house receiving no or very little natural sunlight for up to 8 months of the year. The liveability of our place will be greatly reduced due the lack of natural sunlight we receive through windows on the western side of our house. We are also concerned with our health and wellbeing due to increased mould and mildew that will flourish due to reduction in natural sunlight.


6. Drainage.

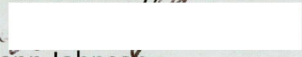

We object to the proposed drainage design for the development. The drainage option provided calls for permeable paving to be constructed up to our common boundary

with no consideration for overflows during heavy rainfall or storm events. We believe that this will result in overflows to our property. Given the nature of the underlying clays in this area, in the longer term this will also result in saturation of a zone of influence of underlying clays into our property that would result in additional costs for building foundations of any future development we may wish to undertake. We also believe that the proposed alternate to pump the stormwater to Pinnock Street is unacceptable due to the reliability of such systems. Whilst these type of pumped systems may seem good in theory the fact is the maintenance of such systems can fall into disrepair and faults with the system only become apparent during a storm event when it is too late and flooding of neighbouring properties has already occurred. We believe that a gravity pipeline to Turnbull Street utilising the existing easement would be the most practical solution and protect the interests of all neighbouring properties.

In addition to the above we have had advice that the drainage report submitted with the planning application is unacceptable under current planning regulations. We have submitted a copy of this advice with our objection.

Any queries please contact me.

Yours faithfully, 


Glenn Johnson




STORM Rating Report

TransactionID: 828812
Municipality: EAST GIPPSLAND
Rainfall Station: BAIRNSDALE
Address: 35 Pinnock Street

Bairnsdale
VIC 3875

Assessor: Objector
Development Type: Residential - Multiunit
Allotment Site (m2): 1,018.00
STORM Rating %: 62

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 & Carport 1	127.40	Rainwater Tank	1,000.00	3	75.40	73.40
Unit 1 & Carport 2	127.30	Rainwater Tank	1,000.00	3	75.40	73.40
Unit 3 & 5 (inclusive)	68.50	Rainwater Tank	1,000.00	4	129.20	68.00
Driveway	202.00	None	0.00	0	0.00	0.00
Unit 4 & 6	68.50	Rainwater Tank	1,000.00	4	129.20	68.00

Date Generated: 02-Sep-2019

Program Version: 1.0.0

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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>Denise Eastham</u>			
Postal address: <u>Bairnsdale</u>			
Postcode			<u>3875</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>125/2019/P</u>
What has been proposed?	<u>Development of six dwelling</u>
What is the address to be used or developed?	<u>35 Pinnock Street</u> <u>Bairnsdale</u> <u>EGSC</u> <u>17 SEP 2019</u>
Who has applied for the permit?	<u>E Loh</u> <u>INFORMATION</u> <u>MANAGEMENT</u>

Objection Details:

What are the reasons for your objection?	<u>Six dwellings is an overdevelopment in this residential street on a normal size parcel of land. It is not in keeping with existing single story period homes, this will have a detrimental impact on the street scape. Parking availability for the proposed site will impact on neighbouring residents along the street and there will be a marked increase in traffic flow decreasing safety in that section of the street and to intersections to the east and west of the site. Double story aspect is too close to the footpath and distance is less than neighbouring properties</u>
--	---

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ABN: 81 957 967 765

How would you be affected by the granting of this permit? Pinnock Street is primarily a residential street of single period homes and high density housing is detrimental to the streetscape with excessive use of the site.

There will be a noticeable increase in road traffic and curb parking will be reduced for residents on both sides of the street, this will likely impact residents most of the way along the southern side of the street.

Water runoff from the site & storm water system will have a negative effect along the street. The design is not in keeping with the area and could pose a negative impact on property values.

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

Signature: _____

Name: Denise Eastham

Date: 9 / 9 / 2019

Office Use Only:

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

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

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09 SEP 2019

Corp Centre

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: PAUL MILES		
Postal address:		
BAIRNSDALE		Postcode: 3875
Phone number: Home: N/A	Work: !	Mobile:
Email address:		Fax:

Permit Details:

Planning permit number:	125/2019/P
What has been proposed?	Development of 6 dwellings and a reduction of car parking spaces
What is the address to be used or developed?	35 Pinnock street, Bairnsdale VIC 3875
Who has applied for the permit?	E. Loh
	EGSC
	10 SEP 2019

Objection Details:

INFORMATION
MANAGEMENT

What are the reasons for your objection?
<ul style="list-style-type: none">I believe the development will have an unreasonable impact on the amenity of my family with increased traffic on the street.The development has no regard to the character of the streetI believe it is an inappropriate density of residential development on a 1/4 acre block. An overdevelopment of the siteCensus info suggest that regional VIC have 1.8 cars per household therefore approximately 11.5 (12) car spaces or cars will be parking on site - 6 extras will be a blight on the street as they will park on the street.

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JUL15

An unacceptable outcome based on the level of treatment proposed
I provide a storm rating report.

East Gippsland Shire Council

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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

- ⊗ Unlike Eastwood, Bairnsdale's downtown area has minimal amounts of recreational space for children to play. There are 15 children with pinocchio street in the same block that use the centre reserve for play. I believe the excess amount of increased vehicle activity especially parking will put all of those children at risk.
- ⊗ There is already a high density unit development at 8 Pinocchio street all of are rented. Police constantly called to attend issues. All neighbors have had to install CCTV due to property damage and car break ins. I would assume these properties are investment rentals and will possibly attract problematic tenants.
- ⊗ It will affect my family's safety

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

Signature: _____

Name: _____

Date: 9 / 9 / 19

- ⊗ A home proud street full of character weatherboard homes and I believe this overdevelopment of two storey brick, no eaves, will be detrimental to the ongoing value of these homes. There is no consideration for the character of the street.
- ⊗ There will be an increased level of noise and traffic which will affect my right to have quiet enjoyment of my premises.
- ⊗ I believe it sets an unreasonable precedent of "overdevelopment" in a regional town that this town prides itself on.

Office Use Only:

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

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

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JUL15

- ⊗ This will dramatically affect the safety of my children as I sit there on a weekend watching the idiots of N. Mor & use our street on a dragway.

This will be a disgrace if you allow this to happen.



**Melbourne
Water**

STORM Rating Report

TransactionID: 828812
Municipality: EAST GIPPSLAND
Rainfall Station: BAIRNSDALE
Address: 35 Pinnock Street

Bairnsdale
VIC 3875

Assessor: Objector
Development Type: Residential - Multiunit
Allotment Site (m2): 1,018.00
STORM Rating %: 62

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 & Carport 1	127.40	Rainwater Tank	1,000.00	3	75.40	73.40
Unit 1 & Carport 2	127.30	Rainwater Tank	1,000.00	3	75.40	73.40
Unit 3 & 5 (inclusive)	68.50	Rainwater Tank	1,000.00	4	129.20	68.00
Driveway	202.00	None	0.00	0	0.00	0.00
Unit 4 & 6	68.50	Rainwater Tank	1,000.00	4	129.20	68.00

Date Generated: 02-Sep-2019

Program Version: 1.0.0

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Received EGSC

11 SEP 2013

Corn Centre

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>Jane Miles</u>		
Postal address: <u>Bairnsdale</u>		
		Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile
Email address:	Fax:	

Permit Details:

Planning permit number: <u>125/2019/P</u>
What has been proposed? <u>Development of six dwelling and reduction of one car parking space to be provided</u>
What is the address to be used or developed? <u>35 Pinrock Street</u>
Who has applied for the permit? <u>E. Loh</u>
<u>EGSC</u>
<u>12 SEP 2013</u>

Objection Details:

What are the reasons for your objection? <u>There are too many units on one side - It doesn't fit into the character of our street. Our children play football on the nature strip in the middle of our street. Too much traffic will be detrimental to our nature strip & neighbourhood.</u>

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

Safety of our own children & my neighbouring children when playing on the nature strip. Car parking difficulties. We have a very friendly and neighbourly street at the moment. I am concerned about an influx of people residing over the road condensed in the place described. If all bedrooms were fully occupied there is a potential for another 24 people opposite my house.

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

Signature: _____

Name: Jane Elizabeth Miles

Date: 10/9/19

Office Use Only:

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

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

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Objection to Planning Permit Application

Planning and Environment Act 1987

13 SEP 2019

INFORMATION
MANAGEMENT

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>Lyle Cavanagh</u>			
Postal address:			
<u>Bairnsdale</u>		<u>Victoria</u>	Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>125/2019/P</u>
What has been proposed?	<u>Development of six dwellings and reduction of one car parking space to be provided</u>
What is the address to be used or developed?	<u>35 Pinnock Street Bairnsdale</u> <u>Lot 1 LP 73806</u>
Who has applied for the permit?	<u>E Loh</u>

Objection Details:

What are the reasons for your objection?	<u>I OBJECT WITH THE PROPOSED PLANNING Permit for these reasons: The increase in traffic congestion, it will have a mammoth effect on the neighbourhood and surrounding areas. Overdevelopment the six dwellings are not only inconsistent with established character, but show poor sense of address for surrounding neighbours and have no visible sense of residential amenity.</u> <u>Drainage concerns - It doesn't achieve 100% of requirements indicated on report.</u>
--	---

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

The Increased traffic will and Could be detrimental to the
Safety of my Section of Pinnock Street and my family.

And the proposal is simply an overdevelopment of the site.

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

Signature: _____

Name: Lyle Cavanagh

Date: 10/09/2019

Office Use Only:

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

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

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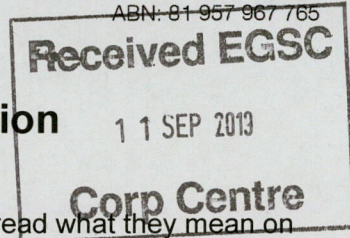
JUL15

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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>Kerry Rodd</u>		
Postal address: <u>[redacted]</u>		
		Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile: <u>[redacted]</u>
Email address: <u>[redacted]</u>	Fax: <u>[redacted]</u>	

Permit Details:

Planning permit number:	<u>125/2019/P.</u>
What has been proposed?	<u>6 dwellings / double storey</u>
What is the address to be used or developed?	<u>35 Pincock Street</u> <u>Bairnsdale</u>
Who has applied for the permit?	<u>E LOH.</u>

EGSC

Objection Details:

12 SEP 2019

What are the reasons for your objection ?	<u>The two storey development is totally out of character and shows no respect to adjoining neighbours. The visual impact and over shadowing out weighs the positives it could bring. These type of developments typically lack any further maintenance when completed and soon become drug dens and areas of anti social behaviour. Extremely worried!</u>
--	---

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How would you be affected by the granting of this permit? *Pinnock St will see an increase in traffic flow, decrease in parking, increase in storm water run off due to large areas of hard stand associated with this development. The visual eye sore created from such a project is terrifying. No clear skies or tree line beauty. Terribly worrying about the negative impacts this will have on my children. More traffic = unsafe areas for neighbourhood children to play.*

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

Signature: _____
Name: *Kerry Rudd* Date: *11, 9, 19.*

* Is the project 85 or 35 Pinnock Street.
conflicting addresses by Beveridge Williams.
* Not to mention the negative impacts
on property prices in Pinnock Street.
Would consider selling house and
leaving street if development was to go
ahead. Financial Stress!!!

Office Use Only:

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

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Ym

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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>JOHN MURRAY</u>			
Postal address: <u>BAIRNSDALE</u>			
Postcode			<u>3875</u>
Phone number: Home:	Work:	Mobile:	
Email address:	Fax:		

Permit Details:

Planning permit number:	<u>125/2019/P</u>
What has been proposed?	<u>DEVELOPMENT OF SIX DWELLINGS AND REDUCTION OF ONE CAR PARKING SPACE TO BE PROVIDED</u>
What is the address to be used or developed?	<u>35 PINNOCK ST BAIRNSDALE LOT 1 LP 73806</u>
Who has applied for the permit?	<u>E Loh</u> EGSC 17 SEP 2019

Objection Details:

INFORMATION
MANAGEMENT

What are the reasons for your objection?
<u>1. DEVELOPMENT DOES NOT SUIT THE CHARACTER OF THE NEIGHBOURHOOD</u>
<u>2. THERE ARE NOT ENOUGH CAR PARKING SPACES BEING PROVIDED</u>
<u>3. OTHER UNITS IN THE AREA ARE SINGLE STOREY AND ONLY HAS 3 OR 4 UNITS</u>
<u>4. RELY ON ON STREET PARKING FOR VISITOR PARKING IS IN APPROPRIATE</u>

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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? GRATING OF THIS PERMIT FOR
DEVELOPMENT WOULD HAVE A DOWNWARD ON PROPERTIES IN THE
IMMEDIATE VICINITY.

THE LACK OF PARKING RESIDENTS AND VISITORS WILL IMPACT ON
LOCAL PROPERTIES WITH NOISE AND TRAFFIC.

THE NUMBER OF UNITS ON THE BLOCK AND THEIR APPEARANCE,
HEIGHT AND THE ROOF LINE OF THE REAR UNITS WOULD BE
AN UNPLEASANT OUTLOOK FROM OUR PROPERTY

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

Signature: 

Name: U JOHN MURRAY

Date: 11/09/2019

Office Use Only:

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

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

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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: Kerrie Yeates.				
Postal address: [REDACTED]				
				Postcode
				3875
Phone number: Home:		Work:		Mobile:
[REDACTED]		[REDACTED]		[REDACTED]
Email address:			Fax:	
[REDACTED]			[REDACTED]	

Permit Details:

Planning permit number: 125/2019/P

What has been proposed? _____

What is the address to be used or developed? 6 dwellings and reduction of one carparking space.

Who has applied for the permit? E.LOH

Objection Details:

What are the reasons for your objection? Please see attached letter and supporting photos.

EGSO
12 SEP 2019
INFORMATION
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ABN: 81 957 967 765

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

See attached documentation.

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

Signature: _____

Name: *KERRIE YEATES.*

Date: *11 / 9 / 19.*

Office Use Only:

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

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

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JUL15

Planning Officer,
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

Dear Sir / Madam

I am writing to declare my objection to the planning proposal of 6 dwellings at 35 Pinnock Street, Bairnsdale.

My objection is regarding the following issues:

1. SHADING

The shading diagram in the plans show that Unit 2 will have a direct impact on the windows on our western side. These windows are our bathroom, kitchen and living areas. The lack of natural sunlight in these areas, I believe, would have a HUGE impact on the livability of our house, and our possible mental / physical health.

We spend the majority of our time in these areas (as most people do in their own houses), and the effect of a two-storey unit right on our fence line, right where we get afternoon sun, would be detrimental to not only the enjoyment of living in our own home, but also possible health concerns (mold from no sunlight); heating and lighting.

What happens when it is after the suggested '3pm' time? It would be even earlier in the middle of winter...

Are we expected to turn our lights on at this time (earlier in winter), even if it is a sunny day?

Electricity prices are already at their highest, and the overshadowing of this unit will definitely impact us even more – we need as much natural light coming into these areas as we can possibly get.

To place a two-storey unit right where our habitable kitchen / bathroom and living area windows are, is simply an unacceptable, detrimental to our general well being, and an unfair proposal.

*****See attached photographic evidence of lighting into these areas, taken on Monday, September 9, 2019.*****

2. PRIVACY

Our block is one of not too many 1/4 acre blocks in town. We enjoy having barbecues, backyard cricket, summer under the sprinklers, etc.

To have a rear two-storey block of units at the back of the block next door would greatly impact our privacy.

We would feel like we were being watched from the moment we walked out into our backyard. This is certainly a feeling nobody should have to put up with.

NOBODY should feel like they are being observed, when in the privacy of their own backyard.

The proposal mentions there will be some attempts to limit visibility into our backyard. Quote: '**LIMIT THE OPPORTUNITY FOR OVERLOOKING OF ADJOINING PROPERTIES**'.

Limit – **not diminish**. They will still be able to see into our backyard.

Certainly not an acceptable outcome.

3. CARPARKING / TRAFFIC

This proposed development would most certainly impact the traffic volume and adequacy of car parking in our street.

Pinnock Street (even being close to the centre of town), is still a quiet street. We enjoy doing all the family things – bike rides, walking the dog, visiting neighbours – the list goes on.

The increased traffic conditions which this development would create, is certainly not something we welcome, especially with the large amount of young children living in our part of the street.

The proposal stated that the development could be something that hospital workers could use...they work at all hours of the day and night. Our two front rooms are bedrooms, and an increase in cars coming and going would not go unnoticed. Our son's bedroom is also on the western side, and he would most certainly be disturbed by an increase in traffic.

With only 8 allocated car parking spaces (one will be removed from the front of the block due to a central driveway), where are these residents, and their visitors meant to park? What if three residents in the one unit all have their own car?

The plan **CLEARLY STATES** that **NO** visitor's space within the development occurs. It doesn't leave many other options for their visitors – they will obviously park in front of the neighbor's houses...

Where will the workmen park when constructing these units???

It's the same conclusion I suspect...

Some would, most certainly, have more than one car.

We have 4 elderly parents, who need to park outside the front of our house.

What are they meant to do when the neighbors have taken up our car parking spaces?

It is not only us, but also our elderly neighbor next door has a taxi bus come almost daily, and they need to temporarily use our space, so she can get into the taxi safely, from her scooter.

Our other neighbor works from home, and needs his front parking spaces for his client's cars.

It is a very real (or more likely a certainty), that both residents and visitors going to these proposed dwellings next door, would be using our car parking spaces.

Will they just park on the median strip?

This is, from what I understand, is not acceptable, as people in our street have received fines in the past for doing so, even it was to simply park their cars under a tree in extreme weather.

The lack of parking and increased traffic flow is simply not acceptable - the safety concerns are just too high, with such a large number of children in our street.

Where in town is such a high-residential area on a 1/4 acre block?

The apartments at 8 Pinnock Street were built many years ago, and would most certainly not pass planning conditions these days – so how can this, especially when it has units that WILL look directly into our premises?

4. EXTREME OVERDEVELOPMENT / STYLE NOT IN KEEPING WITH OTHER DWELLINGS IN THE STREET

This proposed development, most certainly, does not fit in with the style of the neighborhood. It seems to be in high contrast, compared to the street's older-style character.

We moved into this street because of the street appeal, and character, of the houses in it.

Many of our fellow Pinnock Street neighbors have renovated their houses, including ourselves.

Conservatively speaking, if every unit had three people living in it, that's 18 people residing on a 1/4 acre space.

This is absolutely ridiculous.

It seems their 'leisure spaces' will be extremely small to say the least.

5. STORMWATER

Storm water run-off would also certainly be a concern!

We have also had advice that the drainage report attached to the planning proposal is not acceptable under current regulations. This has been submitted in my husband's objection.

Yours sincerely,
Kerrie Yeates



Taken Sept. 9, 2019
at 5pm.

Kitchen area.
would be greatly impacted.



Taken Sept 9, 2019
at 5pm.

Living area.
Would be greatly impacted.



Taken Sept. 9, 2019
at 5pm.

living area.
Would be greatly impacted.



* I wish to object to Planning App #125/2019/

@ 35 Pinnoek St Burnisdale. Our concern

is based on the "reduction of carparking"
The applicant has requested/asked for
6 carparks for this large development
instead of 7 carparks.

We already have issues around street parking
in this area as EGSCouncil has approved
a development at 39 Pinnoek St - which is
a specialist disability accom unit that has
staff team that struggles to park out the
front of this residence particularly since
EGSC approved #37 to have a small
massage business in his back yard and
the customers are parking out the front of
#37 and #39.

We have no issue with a development on
#35 so long as there is adequate parking
we object to the application of a reduction
in ^{car} parks. Any development needs to be contained
on site.

16 SEP 2019

INFORMATION
MANAGEMENT

Vanessa Reed

(sorry about scrappy
writing)

Online Form Submitted

Date Submitted: 09 Sep 2019 03:52 PM

Name	Kaitlyn Jones
Email address	
Postal address	
Home	
Work	
Mobile	(
Fax	
Planning permit number	125/2019/P
What has been proposed?	Development of six dwelling and reduction of one car parking space to be provided
What is the address to be used or developed?	35 Pinnock Street, Bairnsdale
Who has applied for the permit?	E Loh
What are the reasons for your objection ?	<p>The existing properties in the area are single storey homes of a modest scale with open back yards - this new development is multiple dwellings of double stories with no eaves, with minimal landscaping and minimal back yards. There are other units in the area but these consist of 2 or 3 dwellings, not 6. This is a massive overdevelopment of the site compared to the existing properties in the area. There is also a significant reliance on on-street parking for visitors, which is inappropriate for the area. Council should not be approving parking reductions in a residential context. The STORM report indicates that there is an unacceptable outcome based on the level of treatment proposed - this only reaches 62% compliance and the required result is 100%. This does not seem to be a reasonable development in any way.</p>
How would you be affected by the granting of this permit?	<p>The proposed development will be a MASSIVE EYESORE on the area, considering the types of properties that are in the area currently. There are also numerous families in the area that have children that walk or ride to school and reducing parking and allowing 6 properties in this area will significantly increase traffic, thereby creating significantly more hazards and decreasing safety for the children in the area. I believe this development will also devalue all the properties in the area. I have grown up from a little girl to an adult in Pinnock Street, and a development like this will change the area massively.</p>
Additional information	No file attached

Online Form Submitted

Date Submitted: 09 Sep 2019 03:49 PM

Name Michelle Khoo

Email address

Postal address

Home

Work

Mobile

Fax

Planning permit number 125/2019/P

What has been proposed?

What is the address to be used or developed? 29 Pinnock Street

Who has applied for the permit? E Loh

What are the reasons for your [objection](#)?

The existing properties in the area are single storey homes of a modest scale with open back yards - this new development is multiple dwellings of double stories with no eaves, with minimal landscaping and minimal back yards. There are other units in the area but these consist of 2 or 3 dwellings, not 6. This is a massive overdevelopment of the site compared to the existing properties in the area. There is also a significant reliance on on-street parking for visitors, which is inappropriate for the area. Council should not be approving parking reductions in a residential context. The STORM report indicates that there is an unacceptable outcome based on the level of treatment proposed - this only reaches 62% compliance and the required result is 100%. This does not seem to be a reasonable development in any way.

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

The proposed development will be a MASSIVE EYESORE on the area, considering the types of properties that are in the area currently. There are also numerous families in the area that have children that walk or ride to school and reducing parking and allowing 6 properties in this area will significantly increase traffic, thereby creating significantly more hazards and decreasing safety for the children in the area. I believe this development will also devalue all the properties in the area.

Additional information No file attached

Online Form Submitted

Date Submitted: 09 Sep 2019 02:03 PM

Name Laurence Khoo

Email address

Postal address

Home

Work

Mobile

Fax

Planning permit number 125/2019/P

What has been proposed? Development of six dwelling and reduction of one car parking space to be provided

What is the address to be used or developed? 35 Pinnock Street, Bairnsdale

Who has applied for the permit? E Loh

What are the reasons for your [objection](#)?

The existing properties in the area are single storey homes of a modest scale with open back yards - this new development is multiple dwellings of double stories with no eaves, with minimal landscaping and minimal back yards. There are other units in the area but these consist of 2 or 3 dwellings, not 6. This is a massive overdevelopment of the site compared to the existing properties in the area. There is also a significant reliance on on-street parking for visitors, which is inappropriate for the area. Council should not be approving parking reductions in a residential context. The STORM report indicates that there is an unacceptable outcome based on the level of treatment proposed - this only reaches 62% compliance and the required result is 100%. This does not seem to be a reasonable development in any way.

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

The proposed development will be a MASSIVE EYESORE on the area, considering the types of properties that are in the area currently. There are also numerous families in the area that have children that walk or ride to school and reducing parking and allowing 6 properties in this area will significantly increase traffic, thereby creating significantly more hazards and decreasing safety for the children in the area. I believe this development will also devalue all the properties in

Additional information No file attached

Online Form Submitted

Date Submitted: 09 Sep 2019 09:51 AM

Name	Joy Clay
Email address	
Postal address	
Home	
Work	
Mobile	
Fax	
Planning permit number	125/2019/p
What has been proposed?	Development of six dwelling and reduction of one car parking space to be provided
What is the address to be used or developed?	35 Pinnock St Bairnsdale
Who has applied for the permit?	E Loh
What are the reasons for your objection ?	Proposed development being two storey where most of other houses in street are single storey. I feel six units would be overdevelopment of the site and would lead to parking problems in the street. This development has no regard for the existing character of this part of Bairnsdale
How would you be affected by the granting of this permit?	More traffic and less parking in my street. Living on the corner of Ligar and Pinnock streets I have lots of cars making a u-turn in front of my house because the street has a median strip. This traffic would increase with this development
Additional information	No file attached

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>LOUISE KELLY</u>		
Postal address: _____		
		Postcode <u>3875</u>
Phone number: Home: _____	Work: _____	Mobile: _____
Email address: _____		Fax: _____

Permit Details:

Planning permit number: <u>125/2019/p</u>
What has been proposed? <u>Development of six dwellings and reduction of one car parking space to be provided</u>
What is the address to be used or developed? <u>35 PINNOCK STREET</u> <u>BAIRNSDALE</u>
Who has applied for the permit? <u>E LOH</u>

Objection Details:

What are the reasons for your objection? _____
____ Although I'm not totally opposed to units being built on the site, I am against the size and scale of the development. _____
____ I feel that the parking allotted on the plans is inadequate for the size of the development. There are only 6 parking spaces for essentially a complex that could house 14 or more adults. In my experience, you could easily think 1 car per adult. If this is the case, where would 14+ cars park? _____
____ As residents are not allowed park on the middle grassed area of the road and the space on the kerbside on either side of the driveway is 7500mm and you state there is only 2 car parks available here. So where does council expect the other 6 or more cars would park? In our block, most houses have at least 2 cars and some have 3. Most people I work with also have 1 car per adult. _____

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East Gippsland Shire Council

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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 lack of parking spaces in the development, poses a big problem for me. We have elderly parents _____
_____ and relations with small children. If the excess resident's cars, let alone their visitors, park outside _____
_____ our house, then this would adversely affect my ability to have our family members visit and they _____
_____ would have to walk some distance to get to my house. It would also mean that when my daughter _____
_____ visited from Melbourne, she may not be able to park outside my house. If there was a guarantee the _____
_____ residents of the development would stick to spaces outside their house block, then that would be _____
_____ acceptable, however this is something neither the council nor the developer can promise or enforce. _____

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

Signature: _____

Name: LOUISE KELLY

Date: 17 / 9 / 2019

Office Use Only:

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

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

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When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au



**EAST GIPPSLAND SHIRE COUNCIL
PLANNING CONSULTATION MEETING
125/2019/P
Development of six dwellings and reduction of
three car parking spaces**

**Minutes
Monday, 30 September 2019**

**COUNCIL CHAMBERS
BAIRNSDALE CORPORATE CENTRE**

COMMENCING AT 6:00 P.M.

1. Procedural

1.1 APOLOGIES

Councillors

Cr Marianne Pelz
Cr Jackson Roberts
Cr Mark Reeves
Cr Richard Ellis

1.2 IN ATTENDANCE

Councillors

Cr Ben Buckley
Cr John White
Cr Joe Rettino
Cr Colin Toohey
Cr Natalie O'Connell (via skype)

Applicant

Chris Curnow of Beveridge Williams.

Objectors

Brett Walker
Glen Johnson
Paul Miles
Michelle Khoo
Lawrence Khoo

Officers

Stuart McConnell, General Manager Place and Community
Aaron Hollow, Manager Planning
Martin Ireland, Senior Land Use Planner

1.3 DECLARATIONS OF CONFLICT OF INTERESTS

Nil

2. Reports/Presentations

2.1 PLANNERS REPORT

Martin Ireland, Land Use Planning Officer
Stuart McConnell, General Manager Place and Community

Provided an overview of the application, locality, and content of the objections.

Q. Cr. Toohey – what is the standard setback or what is the standard meant to be? Is there a normal setback?

A: Mr. Ireland – In this case the setback standard is the average of the setbacks of the two neighbouring properties or 9 metres, whichever is the lesser.

Q. Cr. Toohey – Does the proposed setback meet the standard?

A. Mr. Ireland - It does not meet the standard, but it is generally considered to meet the Objectives of Clause 55. Overall, the objective must be met, and failing to meet the standard does not necessarily mean the objective is not met.

2.2 APPLICANT PRESENTATION

The applicant, Chris Curnow of Beveridge Williams, provided strategic justification for the proposal, and responses to the objections.

Statement: Cr. Rettino – Suggests that in the applicant presentation, reference to 8 Pinnock Street as a multi-dwelling development is not relevant due to the age.

Mr. Curnow – It is considered relevant as a part of the neighbourhood character.

2.3 OBJECTOR PRESENTATIONS

Brett Walker

- Resident in the street
- Bought for streetscape, atmosphere
- Concerns about drainage, overshadowing, safety
- Proposal inconsistent with the streetscape
- Two storey dwellings inconsistent with prevailing built form.

Q. Cr. Buckley – What is at 39 Pinnock Street? It appears larger, might also have units.

A: Mr. Walker – It is a disability support house with an unknown number of residents.

Glen Johnson

- Notes that tree at 33 Pinnock Street does allow sunlight/afternoon sun on his dwelling in winter.
- Does not want to remove the tree, concerned that the setback reduction would result in the tree being removed.
- Car parking an issue as neighbouring property.

Q. Cr. Toohey – In regards to building nextdoor, what would work as an amount of units to be constructed?

A: Mr Johnson – Neighbourhood has unit developments throughout the area that are up to 3 units. 6 is totally inconsistent. Only 8 Pinnock deviates, but this is much more historical.

Q. Cr. Buckley – In relation to the tree, is the tree on your property or on 35? Does it need to be removed?

A: Mr. Johnson – He seeks clarification, but suggests the plans show that the buildings would encroach into the tree canopy.

A: Mr. Curnow – *responses inaudible*

Paul Miles

- Resident of the street
- Lack of public open space available in Bairnsdale CBD – children play in the median, proposal will make the area unsafe from vehicle movement perspective
- Social issues from unit development in the area
- Proposal not consistent with the streetscape, design of buildings (eaves)
- There are no other proposals like this in Bairnsdale

Michelle Khoo

- Resident of the street
- Primarily traffic concerns

Q. Cr. Toohey – What is nutrient stripping and how is it managed in this development?

A. Mr. Ireland – Stormwater runoff and management is undertaken through alternatives to improve water quality and retain nutrients on site.

Q. Cr. Toohey – Good access to service and transport objectives.

A. Mr. Ireland – The site has good network connectivity and is excellent in comparison to other areas of Bairnsdale.

Q. Cr. Buckley – What type of tree is was under debate previously?

A. A lily pillly.

Q: Is it a native tree?

A: Yes.

Q. Cr. Rettino – What is done where the proposal is at odds with different parts of planning policy and requirements?

A. Mr. Ireland – no one is debating whether the proposal is a departure from prevailing neighbourhood character, but the question to be answered through the assessment of the proposal is whether the departure from neighbourhood character would be appropriate given other policy objectives such as dwelling diversity, provision of housing, and the like.

A question from the floor was not considered in the meeting.

2.4 SUPPORTER PRESENTATIONS

Nil

3. MEETING CLOSE

The meeting closed at 6:50 PM

Detailed Assessment EAST GIPPSLAND PLANNING SCHEME

Planning Policy Framework

The assessment of the application before Council requires assessment against Planning Policy Framework.

The clauses that have an influence upon the assessment of this application include:

- 11 Settlement
- 15 Built Environment and Heritage
- 16 Housing
- 19 Infrastructure

Assessment:

Clause 11.02-1S of the Planning Policy Framework (PPF) encourages opportunities for the consolidation, redevelopment and intensification of existing urban areas. Support sustainable development of the regional centres including Bairnsdale and guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

These objectives work in conjunction with encouraging a built form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Clause 15.01-2S – Building design strives to achieve built form outcomes that contribute positively to the local context and enhance the public realm and ensure development responds and contributes to the strategic and cultural context of its location. Minimising the detrimental impact of development on neighbouring properties, the public realm and the natural environment, and ensuring the form, scale, and appearance of development enhances the function and amenity of the public realm forms a core objective.

Clause 15.01-5S – Neighbourhood character seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Ensuring development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.

Clause 16.01-2S sets out the desire to provide housing in locations that offer good access to jobs, services and transport, whilst 16.01-3S seek to ensure a diverse supply of housing is provided, along with affordable stock, to ensure a range of accommodation types is provided for in the area.

Clause 16.01-4S has the objective to deliver more affordable housing closer to jobs, transport and services by ensuring increased choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities. Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community. Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Clause 16.01-5S – Rural residential development seeks to encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

The proposal to construct four additional dwellings on an existing, serviced lot within an established suburb of Bairnsdale, is considered entirely consistent with the PPF which seeks to make best use of existing infrastructure, provide housing options and increase density in appropriately serviced locations.

The mix of smaller two and three bedroom dwellings, will provide more affordable and lower maintenance accommodation, for a wider range of economic groups, or an aging population whom want to 'age in place' also in line with the objectives of the PPF.

Further discussion regarding neighbourhood character impacts will be discussed in the particular provisions section of this report as part of the Clause 55 assessment associated with building two or more dwellings on a lot.

Municipal Strategic Statement (MSS)

Council is required to consider Local Policy as a part of this assessment.

Local Policy clauses that are relevant include:

21.02 Municipal Overview

21.03 Settlement

21.07 Built Environment and Heritage

21.08 Housing

21.11 Infrastructure

21.12 Strategies for Sub-Regions, Towns and Localities

Assessment:

Clause 21.03-1 (Settlement) and 21-08-1 (Housing) both states the objectives to support medium density development for both tourist and permanent residential use in residential zones, to encourage infill or incremental development of existing towns in preference to dispersed development.

Clause 21.08-1 and Bairnsdale Growth Strategy

Strategy 1.7 - *Facilitate urban development for Bairnsdale within the existing town boundary identified in the Bairnsdale Growth Strategy, November (2009) and on Plan 3 Revitalisation and Growth Strategy.*

Strategy 1.8 - *Support infill medium density housing and a mix of housing types close to Bairnsdale CBD and key locations to provide greater housing choices identified in the Bairnsdale Growth Strategy, November (2009) and on Plan 1 Housing Diversity.*

The subject site is located within area '1 Established Bairnsdale' where the policy seeks 'Consolidated residential growth with supporting community recreation facilities. Provide for greater housing diversity for all household types.' Incremental Infill development is envisaged.

Bairnsdale acts as the main service centre and "civic heart" of East Gippsland while settlement and growth have evolved over time in a more informal manner in Bairnsdale, it is considered that an appropriate and sustainable land use future must be established based on clear directions that provide parameters for growth.

Section 7.1 of the Bairnsdale Growth Strategy objectives:

- *Encourage a mix of housing types and lot sizes near the CBD to meet the needs of the changing population.*
- *Encourage housing for older people and families with special needs close to services and core infrastructure.*
- *Encourage evolution of housing stock to meet the needs of a changing population.*

The proposal to construct four single storey dwellings is entirely consistent with the purpose of zone and the intent of local policy to encourage and constrain development within existing residential areas. The municipality provides a substantial percentage of larger properties, and is managing an aging population. There is a shortage of supply of smaller, lower-maintenance dwellings and this proposal is considered consistent with the need to respond to these characteristics. Residential areas within close proximity of the Bairnsdale CBD, are also singled out for an increase in density including more intensive higher rise residential developments up to 3 storeys.

Further discussion regarding neighbourhood character impacts will be discussed in the particular provisions section of this report as part of the Clause 55 assessment associated with building two or more dwellings on a lot.

General Residential Zone – Schedule 1 (GRZ1)

The purposes of the General Residential Zone (GRZ1) are, amongst other things, to encourage development that respects the neighbourhood character of the area whilst encouraging a diversity of housing types and housing growth, particularly in locations offering good access to services and transport. To demonstrate this, an application to construct more than one dwelling on a lot should meet the standards, and must meet the objectives, of Clause 55.

Pursuant to Clause 32.08-4, a lot with an area >650m² must provide a minimum garden area of 35%. Garden area is defined in the scheme as:

An uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre.

The proposal provides 35% garden area, which complies.

Pursuant to Clause 32.08-6, a permit is required to construct more than one dwelling on a lot. The proposal seeks to construct four dwellings on a lot.

Pursuant to Clause 32.08-10, the maximum building height for a dwelling or residential building is 3 storeys / 11 metres (Schedule 1 to the zone does not vary this). The proposal presents a maximum height of 1 storey / 5.8m and therefore complies.

Clause 32.08-13 sets out a range of decision guidelines the responsible authority must consider, including:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.

- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55 and the provision of carparking in accordance with Clause 52.06.

Overlays

No overlays affect the subject site.

An application for the construction of two or more dwellings on a lot should meet the standards and must meet the objectives of Clause 55. The following is an assessment of the proposal against those requirements:

Clause 55 – Two or More Dwellings on a Lot	Compliance
<p>Neighbourhood character (Clause 55.02-1)</p> <p><i>To ensure that the design respects the existing neighbourhood character or contributes to the preferred neighbourhood character</i></p> <p><i>To ensure that the development responds to the features of the site and the surrounding area.</i></p> <p>Standard B1</p>	<p>Complies</p> <p>There are only a modest number of multi-dwelling developments within the surrounding area. Bairnsdale's suburbs are closer to its CBD, are designated as an area suitable for increased density, as specified in state and local policy and therefore some level of intensification of density is appropriate.</p> <p>The single storey dwellings respect the height and scale of other built forms within the area and provide appropriate landscape areas to soften the building bulk. The side-by side layout of the development, whilst not the preferred layout, is required to address the constraints of the site and does not adversely impact the development pattern along the street.</p>
<p>Residential policy (Clause 55.02-2)</p> <p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure.</i></p> <p>Standard B2</p>	<p>Complies</p> <p>An adequate design response was provided.</p>

<p>Dwelling density (Clause 55.02-3)</p> <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p> <p>Standard B3</p>	<p>N/A</p> <p>The development is for only four dwellings on the lot.</p> <p>However, it should be noted that a mixture of two and three bedroom dwellings are proposed.</p>
<p>Infrastructure (Clause 55.02-4)</p> <p><i>To ensure development is provided with appropriate utility services and infrastructure.</i></p> <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p> <p>Standard B4</p>	<p>Variation Supported</p> <p>All dwellings have access to a registered road via a 3 metre wide access.</p> <p>There is no drainage infrastructure available to the subject land apart from Council's kerb and channel to the front of the site and so a "charged system" will be required.</p> <p>However, the property title shows the availability of a drainage easement (designated E1) from the south-western most corner of the subject site along the western boundary of 38 Turnbull Street to Turnbull Street.</p> <p>The development would not unreasonably exceed the capacity of local infrastructure and Council's Development Engineer has given consent for the proposal.</p>
<p>Integration with the street objective (Clause 55.02-5)</p> <p><i>To integrate the layout of development with the street.</i></p> <p>Standard B5</p>	<p>Complies</p> <p>The dwellings are suitably orientated towards the adjacent street and no front fences are proposed.</p>
<p>Street setback objective (Clause 55.03-1)</p> <p><i>To ensure the setbacks of buildings from the street respect the existing or preferred neighbourhood character and make efficient use of the site.</i></p> <p>Standard B6</p>	<p>Variation Supported</p> <p>Height of the veranda of dwellings 1 and 2 above 3.6 metres (3.8-3.9m).</p> <p>The setback of dwellings 1 and 2 proposed at 6.13 metres (excluding Verandas) fails to meet that required under the standard: 8.4</p>

	<p>metres. (Calculated as an average of the neighbouring property setbacks).</p> <p>However, an analysis of the street setbacks of the dwellings in the immediate area demonstrates that the setback of the two abutting properties are deeper than the norm for the area, therefore enforcing the standard without variation would be excessively onerous.</p> <p>The street setback analysis provided by the applicant demonstrates the average setback of the houses on Pinnock Street between Grant and Ligar Street is 6 metres (5.97 metres). Therefore, the proposed setback to the front wall of the dwelling of 6.13 metres can be supported in this instance.</p> <p>The amendment to the proposal also supports approval – by reducing the bulk and scale presenting to the street.</p>
<p>Building height objective (Clause 55.03-2)</p> <p><i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i></p> <p>Standard B7</p>	<p>Complies</p> <p>The maximum building height is 5.8 metres (one storey) at the roof pitch of the junction of dwelling 3 and 4. Which meets that allowed under the standard and GRZ1 of 11 metres (three storey).</p>
<p>Site coverage objective (Clause 55.03-3)</p> <p><i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i></p> <p>Standard B8</p>	<p>Complies</p> <p>The site coverage is stated as 38% by the applicant well below the allowed 60%.</p>
<p>Permeability objective (Clause 55.03-4)</p> <p><i>To reduce the impact of increased stormwater run-off on the drainage system.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p>Standard B9</p>	<p>Complies</p> <p>Permeability 31% provided by applicant, which exceeds the minimum requirement of 20%.</p> <p>However. Concerns were raised by Council's development engineer and will be discussed later in this assessment.</p>
<p>Energy efficiency objective (Clause 55.03-5)</p> <p><i>To achieve and protect energy efficient dwellings.</i></p>	<p>Complies</p> <p>Two of the dwellings would provide living areas with a direct northerly aspect (Dwellings 3 and 4).</p>

<p><i>To ensure the orientation and the layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p> <p>Standard B10</p>	<p>The remaining two have south facing living areas which have supporting east or west facing windows that would provide a suitable secondary source of light to mitigate the loss of the direct northerly aspect.</p> <p>The solar access to dwellings and solar panels on adjoining lots is not unreasonably reduced.</p>
<p>Open space objective (Clause 55.03-6)</p> <p><i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i></p> <p>Standard B11</p>	<p>N/A</p> <p>The site does not adjoin or provide any public or communal open space.</p>
<p>Safety objective (Clause 55.03-7)</p> <p><i>To ensure the layout of development provides for the safety and security of residents and property.</i></p> <p>Standard B12</p>	<p>Complies</p> <p>The front entrances of the dwellings are not obscured or isolated from the street</p> <p>Planting does not create unsafe spaces.</p> <p>There is passive surveillance of car parking areas.</p> <p>Private spaces are protected from inappropriate use as public thoroughfares.</p>
<p>Landscaping objectives (Clause 55.03-8)</p> <p><i>To encourage development that respects the landscape character of the neighbourhood.</i></p> <p><i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p> <p>Standard B13</p>	<p>Conditioned to comply</p> <p>Sufficient space is available for landscaping, within the front setback and SPOS provision for each dwelling. However, the landscape plan as proposed fails to provide any landscaping to soften the extent of hard surface forming the car parking and accessway within the centre of the site will be conditioned to comply (see Standard B33)</p> <p>Landscape plan will be addressed as permit condition.</p> <p>The proposed location of the crossover will result in the required removal of the existing street tree. Replacement planting will be required at the developers cost.</p>

	No mature vegetation exists on the subject site.
<p>Access objectives (Clause 55.03-9)</p> <p><i>To ensure vehicle access to and from a development is safe, manageable and convenient.</i></p> <p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p> <p>Standard B14</p>	<p>Complies</p> <p>Carports are provided to each dwelling, with entry and exit to the site which is safe and manageable.</p> <p>A number of objections have been received concerning the loss of on street parking and parking impacts from the increase in density.</p> <p>To ensure that on street parking is maintained and satisfy Council's Development Engineer requirements the existing kerb layback will be removed and returned to kerb and channel, freeing up 3 metres of road frontage for on-street parking.</p>
<p>Parking location objectives (Clause 55.03-10)</p> <p><i>To provide convenient parking for resident and visitor vehicles.</i></p> <p><i>To avoid parking and traffic difficulties in the development and the neighbourhood.</i></p> <p><i>To protect residents from vehicular noise within developments.</i></p> <p>Standard B15 – has now been deleted from the scheme.</p>	<p>Variation Supported</p> <p>Parking facilities are conveniently located to dwellings.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. In this instance the accessway to support the turning movements of the two rear dwellings will fall within this 1.5 metres. However, the accessway will only be shared by one other vehicle so the noise impact will be negligible and can be supported.</p>
<p>Parking provision objectives (Clause 55.03-11)</p> <p><i>To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.</i></p> <p><i>To ensure that the design of parking areas is practical and attractive and that these areas can be easily maintained.</i></p> <p>Standard B16</p>	<p>Standard Removed</p> <p>Refer to assessment on Clause 52.06 in report.</p>

<p>Side and rear setbacks objective (Clause 55.04-1)</p> <p><i>To ensure that the height and setback of a building from the boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p> <p>Standard B17</p>	<p>Complies</p> <p>All side and rear setbacks comply with the standard.</p>
<p>Walls on boundaries (Clause 55.04-2)</p> <p><i>To ensure the location, length and the height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p> <p>Standard B18</p>	<p>Fails to Comply</p> <p>Both dwellings 1 and 2 propose 7.7 metre long walls on side boundaries with average heights over 3.6 metres.</p> <p>Whilst it is understood that building regulation stipulate the necessity for a fire wall between lots given the floor to ceiling heights of the two dwellings are 2.55 metres, and the site is relatively flat, the 1.2 metre height difference between the internal ceiling height and boundary wall height is considered excessive. The heights will be conditioned to comply with the 3.2 metre average or to the satisfaction of council, to allow for variations to meet building regulations.</p>
<p>Daylight to existing windows objective (Clause 55.04-3)</p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p> <p>Standard B19</p>	<p>Complies</p> <p>Any existing windows are provided with at least 1 metre clear to sky.</p> <p>All walls are at least half their height away from any existing adjoining windows.</p>
<p>North-facing windows objective (Clause 55.04-4)</p> <p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p> <p>Standard B20</p>	<p>Complies</p> <p>There are no north facing boundary windows within 3 metres of the boundary.</p> <p>North facing habitable room windows on adjoining dwellings are not impacted by the proposal.</p>
<p>Overshadowing open space objective (Clause 55.04-5)</p> <p><i>To ensure buildings do not unreasonably overshadow existing secluded private open space.</i></p>	<p>Complies</p> <p>The north-south orientation of the lot coupled with the single-storey height of the dwellings results in minimal overshadowing falling onto adjoining dwellings or open space.</p>

Standard B21	Overshadowing diagrams submitted with the application indicate compliance with the standard.
Overlooking objective (Clause 55.04-6) <i>To limit views into existing secluded private open space and habitable room windows.</i> Standard B22	Complies The elevations confirm that at no point will any of the finished floor levels (FFL) for habitable rooms exceed 0.8m above natural ground level (NGL). Accordingly, as a 1.8m high fencing exists, the proposal meets B22. However, the fence heights have been removed from the latest plans and there for a condition will be added to the permit that these be reinstated on the plans
Internal views objective (Clause 55.04-7) <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i> Standard B23	Complies. No overlooking will result between dwellings habitable room windows or secluded private open spaces.
Noise impact objectives (Clause 55.04-8) <i>To contain noise sources in developments that may affect existing dwellings.</i> <i>To protect residents from external noise.</i> Standard B24	Complies The proposal does not include unreasonable noise sources or noise sources unusual to a dwelling. Mechanical plant is not proposed to be located near bedrooms or immediately adjacent existing dwellings.
Accessibility objective (Clause 55.05-1) <i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i> Standard B25	Complies The development provides reasonable access to people with limited mobility.
Dwelling entry objective (Clause 55.05-2) <i>To provide each dwelling or residential building with its own sense of identity.</i> Standard B26	Complies The front entrances are visible and easily identifiable from the street or common driveway Porches have been provided to all entranceways.

<p>Daylight to new windows objective (Clause 55.05-3)</p> <p><i>To allow adequate daylight into new habitable room windows.</i></p> <p>Standard B27</p>	<p>Complies</p> <p>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</p> <p>A veranda provided it is open for at least one third of its perimeter.</p>
<p>Private open space objective (Clause 55.05-4)</p> <p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p> <p>Standard B28</p>	<p>Complies.</p> <p>Each dwelling is provided with at least 40 square metres of private open space, including 25 square metres of secluded private open space with a minimum dimension of 3 metres.</p> <p>The secluded private open space would have convenient access from living areas.</p>
<p>Solar access to open space objective (Clause 55.05-5)</p> <p><i>To allow solar access into the secluded private open space of a new dwelling.</i></p> <p>Standard 29</p>	<p>Variation supported</p> <p>The secluded private open spaces of dwellings 3 and 4 have direct access to northern light and are located off a living areas.</p> <p>However, as a result of the north south orientation of the lot, the living areas and associated open spaces of the dwellings 1 and 2 face the south and are overshadowed by their own dwellings. The design compensates for this via the addition of a smaller secondary alfresco area with direct northern access accessible by the central hallway of each dwelling. Given the site constraints this variation can be supported.</p>
<p>Storage objective (Clause 55.05-6)</p> <p><i>To provide adequate storage facilities for each dwelling.</i></p> <p>Standard B30</p>	<p>Complies</p> <p>Each dwelling is provided with at least 6 cubic metres of conveniently accessible external storage space within POS areas.</p>
<p>Design detail objective (Clause 55.06-1)</p> <p><i>To encourage design detail that respects the existing or preferred neighbourhood character.</i></p>	<p>Complies</p> <p>Design elements incorporate the pitched roof form and linea cladding, found within</p>

Standard B31	the existing streetscape. These details incorporate neutral grey tones that do not conflict with the existing built form character of the area.
Front fences objective (Clause 55.06-2) <i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>	Complies No front fence proposed
Standard B32 Common property objective (Clause 55.06-3) <i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i> <i>To avoid future management difficulties in areas of common ownership.</i>	Conditioned to comply The proposed layout of the common carparking results in difficulty separating the ownership of common property and private land, The use of 'Turfstone' in front of the facades of dwellings 3 and 4 does not adequately delineate the private space of the dwellings from the common accessway amalgamating the common property with the private lots. To ensure a clear separation and help soften the extent of hard surface it is recommended garden beds be incorporated across the front of the dwelling's facades instead.
Standard B33 Site services objective (Clause 55.06-4) <i>To ensure that site services can be installed and easily maintained.</i> <i>To ensure that site facilities are accessible, adequate and attractive.</i>	Complies Sufficient space is provided for services to be installed and maintained efficiently and economically. Bins can be efficiently transported from the bin storage areas to the road reserve for collection. The rear areas of each dwelling can be efficiently accessed for garden maintenance.
Standard B34	

The proposal demonstrates or can be easily conditioned to ensure satisfactory compliance with relevant standards and objectives of Clause 55 of the East Gippsland Planning Scheme.

Officer Discussion, Zone, Clause 52.06, and Clause 55

Whilst the majority of the discussion will focus on the assessment of the latest set of plans before Council, it is important to understand the changes from the lodgement of the initial six (6) dwelling development and reduction of car parking proposal that have resulted as part of the community

consultation and officer discussions with the applicant. These changes have facilitated a marked improvement in the design detailing, visual bulk, dwelling density, and off-site amenity impacts, including parking impacts.

These changes can be clearly demonstrated by the comparison of the in the front elevation presentation to Pinnock Street and side Elevations to neighbouring properties between the original application (Figures 1 and 3) to that now proposed (Figures 2 and 4).



Figure 1 - Original Elevation to Pinnock Street

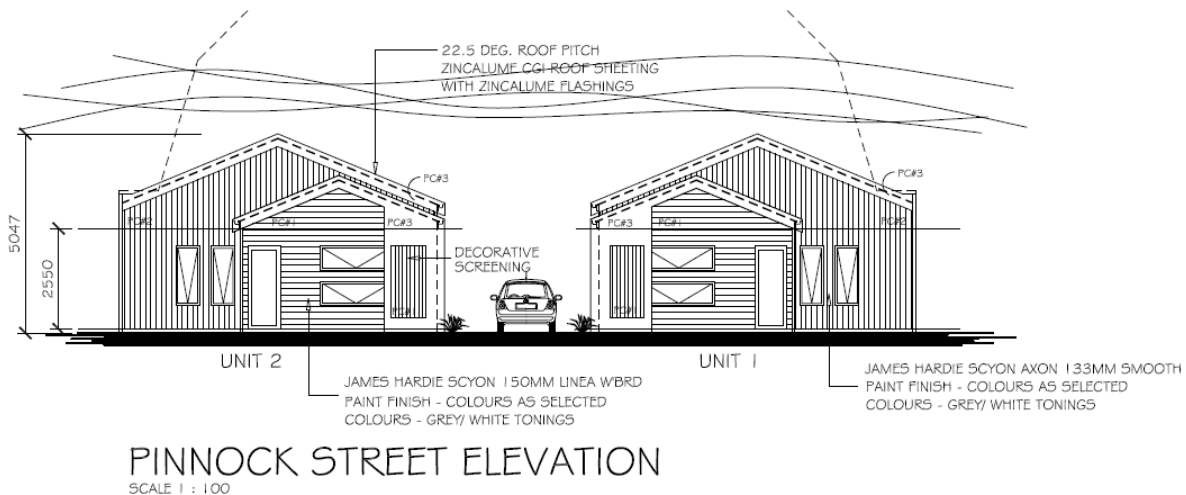


Figure 2 - Amended Elevation to Pinnock Street

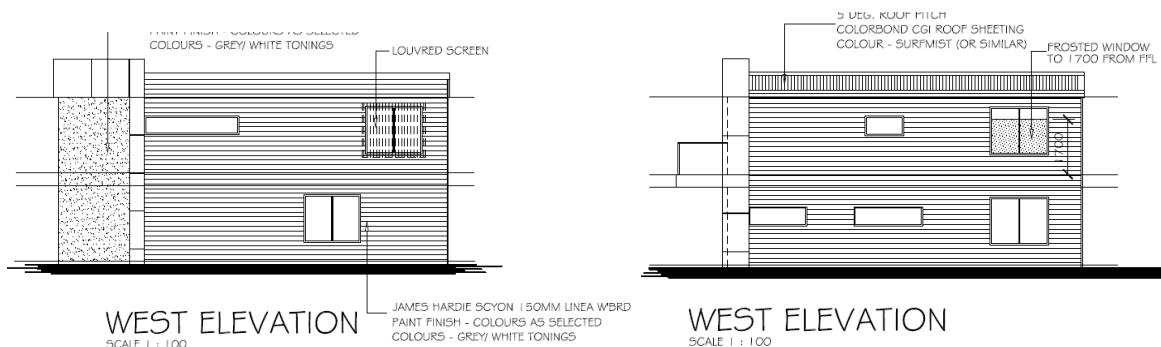


Figure 3 - Original West Elevation from 37 Pinnock Street



Figure 4 - Amended West Elevation from 37 Pinnock Street

Both the East Gippsland Planning Policy and Local Planning Policy Framework and Rescode Clause 55 seek to ensure that the design respects the existing neighbourhood character and contributes to the preferred neighbourhood character. This also formed a central theme of the objections received during the initial advertising period. In particular, the objectors highlighted the proposed built form impact on the prevailing neighbourhood character and streetscape appearance of the Pinnock Street.

Council must carefully balance the need to provide a range of housing options for a range of lifestyles against ensuring that development is appropriate in the prevailing and preferred neighbourhood character and usage pattern of the area.

The initial development was unlike the existing built character of the area. The area is defined by more modest single-story dwellings with medium setbacks, with predominantly one dwelling per a lot. The double storey, flat roof with box gutters proposed were too unlike the built form pattern of the area, which consists of a mixture of pre and inter war dwellings, through to more modern dwellings. Most of the neighbouring dwellings incorporate traditional hipped and gabled roof forms, with medium to large eave overhangs.

The revised design introduced these hipped and gable roofed elements, with more traditional guttering and eave integration which sits more sympathetically within the streetscape. The removal of the upper levels and more articulated elevations also reduces the building bulk and alleviates overlooking and overshadowing impacts. Given the revised built form, it is considered that, subject to conditions, the proposed development should be supported.

An application for the construction of two or more dwellings on a lot must demonstrate the provision of car parking, to satisfy Clause 52.06 (Car parking). The original application proposed six dwellings, which under Clause 52.06-5, required the provision of one visitor space in addition to spaces for each dwelling according to the number of bedrooms per dwelling. The visitor space was not provided in the application and a reduction in car parking was sought by the applicant.

The failure to provide all required car parking on the site was formed a common objection to the proposal, with objectors expressing concerns with impacts to on-street parking.

The revised design reduces the number of dwellings to four, thus removing the need for a visitor parking space, and therefore satisfies the requirements of Clause 52.06-5 by providing two parking spaces for each three bedroom dwelling with at least one under cover and one car space for each two bedroom dwelling. The layout of the development is generally compliant with the provisions of Clause 52.06-8 (design standards for car parking); driveway widths and passing bays are acceptable.

Design Standard 2 of Clause 52.06 requires that car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space. All four proposed carports fail to meet the minimum width of 3 metres required. However, this standard can be modified in given circumstances. The 3.5 metre width is preferred so that there is enough room around the vehicle for the vehicle doors to open and people to circulate around the vehicle.

In the proposed layout, the carports have no obstructions on either side, so whilst they are only 3 metres in width exiting and circulation around the vehicle will not be impeded and therefore can be supported.

Stormwater Management in Urban Development (clause 53.18) provides that new development must satisfactorily treat urban run-off. The policy aims to reduce the amount of suspended solids and chemicals such as phosphates that reach the stormwater system. The application was referred to Council's Developmental Engineer whom supports the proposal subject to conditions on the permit.

REFERRALS

Council's Development Engineer.

Vehicle Access

A 5m wide splayed concrete crossover proposed will provide access to the proposed development leading to a landscaped approx. 3.03m wide concrete entry (access lane) extending down between the first two units to the common carparking area in the centre of the four dwellings.

The existing kerb layback is to be removed and the kerb and channel and Road Reserve must be re-instated.

Drainage

As discussed with (and advised to) the Development Consultant prior to submission of the application, *there is no drainage infrastructure available to the subject land apart from Council's kerb and channel to the front of the site* and so a "charged system" may be required to be installed to the development unless the site can be filled to drain to the front of the site.

The drainage plans and computations, as submitted with the application, are acceptable to Engineering for a planned "charged" system.

The surface flows from the paved/car parking surfaces are an issue and have not been allowed for in the drainage design and should preferably be integrated with the landscaping design to take away this excess water unless it can be tapped into another or the same charged drainage system.

The drainage documentation provided with the planning application also does mention provision for surface flow treatments as follows "uncontrolled and (surface) flows towards the south-east. If this is not acceptable to Council (or the developer), the options are: fill the site to fall towards Pinnock Street, or provide an underground drainage system which includes a pump to direct flows to Pinnock Street."

Therefore, as Council does not generally support the installation of drainage or "sump pumps", filling the lot to drain towards the road is the best option from an engineering point of view for this development.

The developer may therefore provide these site fill levels conditionally along with revised drainage plans and computations, including the storm water treatment by a bioretention raingarden to reduce or control phosphorus and nitrogen content of the storm water as an alternative treatment for a “charged drainage system with integral landscaping.

Car Parking

The plans are considered acceptable to Engineering in respect to car parking.