

**250/2019/P - 275 Hardys Road METUNG
Lot 1 PS 536781 - Dwelling extension**

1. Before the development starts, an amended site 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 then form part of the permit. The plans must be drawn to scale with dimensions. The plans must generally be in accordance with the plans submitted with the application but modified to show:
 - a) All dimensions and setbacks between the extension, the existing dwelling and the property boundaries.
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The extension approved under this permit, must not include its own self contained food preparation facility to the satisfaction of the Responsible Authority.
4. During construction and maintenance activities, adequate steps must be taken to stop soil erosion and the movement of sediment off site and into drainage lines, watercourses and onto adjoining land to the satisfaction of the Responsible Authority. Methods include but are not limited to:
 - a) Control of on-site drainage by intercepting and redirecting run-off in a controlled manner to stabilised vegetated areas on site.
 - b) Installation of sediment control structures such as sediment basins, sediment fences and sediment traps when construction commences and maintaining them until the site is stabilised.
 - c) Re-vegetating all disturbed areas as quickly as possible or within 14 days after construction works are completed.
5. Upon completion of the extension, the land must be cleared of all excess and unused building materials and debris to the satisfaction of the Responsible Authority.
6. 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

APPENDIX 1

7. Please be aware 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.

8. All wastewater from the ensuite of the extension must be disposed of in accordance with the provisions of the Environment Protection Act 1970. A permit to install/alter a septic tank system' is required from the *Environmental Health* unit of Council.

HUGH DEACON
ARCHITECT

MR. MARTIN IRELAND,
TOWN PLANNING DEPT.,
EAST GIFFSHAWD SHIRE,

23 AUG. '19

RE. TOWN PLANNING PERMIT.

EXTENSION TO RESIDENCE AT 215 HARDY'S ROAD,
METONG.

DEAR MARTIN,

PLEASE FIND ENCLOSED THE FOLLOWING
DOCUMENTATION:

- AN APPLICATION FORM.
- 3 COPIES OF DRGS. NUMBERED A1-A4.
- 1 COPY OF AERIAL PHOTO OF SITE.
- A CHEQUE FOR \$629.40.
- A COPY OF TITLE WILL BE FORWARDED VIA E. MAIL.

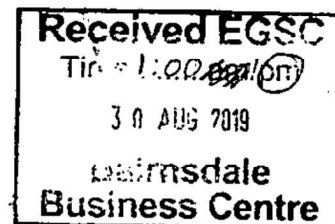
I NOTE I HAVE PREVIOUSLY ON THE 20 AUG. '19
SUBMITTED AT OUR MEETING 3 PAGES OF A
WRITTEN SUBMISSION.

PLEASE ADVISE IF ANYTHING FURTHER IS REQUIRED.

YOURS FAITHFULLY,

Hugh Deacon

HUGH DEACON
ARCHITECT.



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: 81 957 967 755

Planning Permit Application

Applicant Details:

Name: <i>HUGH DEACON.</i>		EGSC	
Business trading name: (if applicable)		- 2 SEP 2019	
Email address:		INFORMATION MANAGEMENT	
Postal address:			
<i>BAIRNSDALE VIC</i>		Postcode	<i>3875</i>
Phone number: Home:	Work:	Mobile:	

Owners Details: (if not the applicant)

Name: <i>PTD NOMINEES</i>	
Business trading name: (if applicable)	
Email address:	
Postal address:	
Postcode <i>3000</i>	
Phone number: Home:	Work: Mobile:

Description of the Land:

Street number: <i>275</i>	Street name: <i>HARDYS RD. 1</i>
Town: <i>METUNG.</i>	Postcode <i>3909</i>
Legal Description:	
Lot No:	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision No: <i>P.S. 526781D</i>
Crown Allotment No: <i>82A.</i>	Section No:
Parish/Township Name: <i>BUMBERBAH</i>	

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.

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

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Residents' Information Line: 1300 555 886
ABN: 61 957 967 765

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

*EXTENSION TO RESIDENCE.
(SEE ATTACHED DREG. & WRITTEN SUBMISSIONS.)*

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

HOUSE ON GRAZING LAND.

Estimated cost of development:

Note: You may be required to verify this estimate

\$ 95,000.00

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
- **Required** - Title (must have been generated within the past 30 days)
- Covenants or Section 173 agreements
- Site plan/floor - plan/elevations
- Planning report
- Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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ABN: 81 957 967 765

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:	<i>Hugh Deacon</i>
Name:	<i>HUGH DEACON</i>
Date:	<i>28/8/19</i>

Office Use Only:

Reference Number: AP/D/PP/12827 Method of Payment: ☐ Cash ☒ Cheque ☐ Credit Card ☐ Eftpos

Amount Paid: \$629.40 Receipt Number: 2417112 Receipt Date: 30/08/19

Submitting your application:

Electronic

Fax to 03 5153 9576

Email to planning@egipps.vic.gov.au

Mail

Post the signed, completed form together with any applicable fees or copies of any documentation to:
PO Box 1618
BAIRNSDALE VIC 3875.

In Person

Bring the completed form and supporting documents to any of the following locations:

Service Centre Opening Hours:
8:30am to 5:00pm.
Monday to Friday.

Bairnsdale Corporate Centre: 273 Main Street.
Bairnsdale Service Centre: 24 Service Street.
Bairnsdale Business Centre: 34 Pyke Street.
Lakes Entrance Service Centre: 18 Mechanics Street.
Omeo Service Centre: 179 Day Avenue.
Orbost Service Centre: 1 Ruskin Street.
Paynesville Service Centre: 55 The Esplanade.

Mallacoota Service Centre Opening Hours:
Monday and Tuesday 10.00am to 2.00pm
Wednesday, Thursday, Friday 2.00pm to 5.00pm

Mallacoota Service Centre: 70 Maurice Avenue

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

Page 1 of 1

VOLUME 10962 FOLIO 608

Security no : 124079057339N
Produced 29/08/2019 11:12 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 536781D.
PARENT TITLE Volume 04396 Folio 142
Created by instrument PS536781D 17/08/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PTD NOMINEES PTY LTD of
PS536781D 17/08/2006

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS536781D 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: 275 HARDYS ROAD METUNG VIC 3904

DOCUMENT END

Imaged Document Cover Sheet

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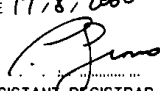
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Document Identification	PS536781D
Number of Pages (excluding this cover sheet)	1
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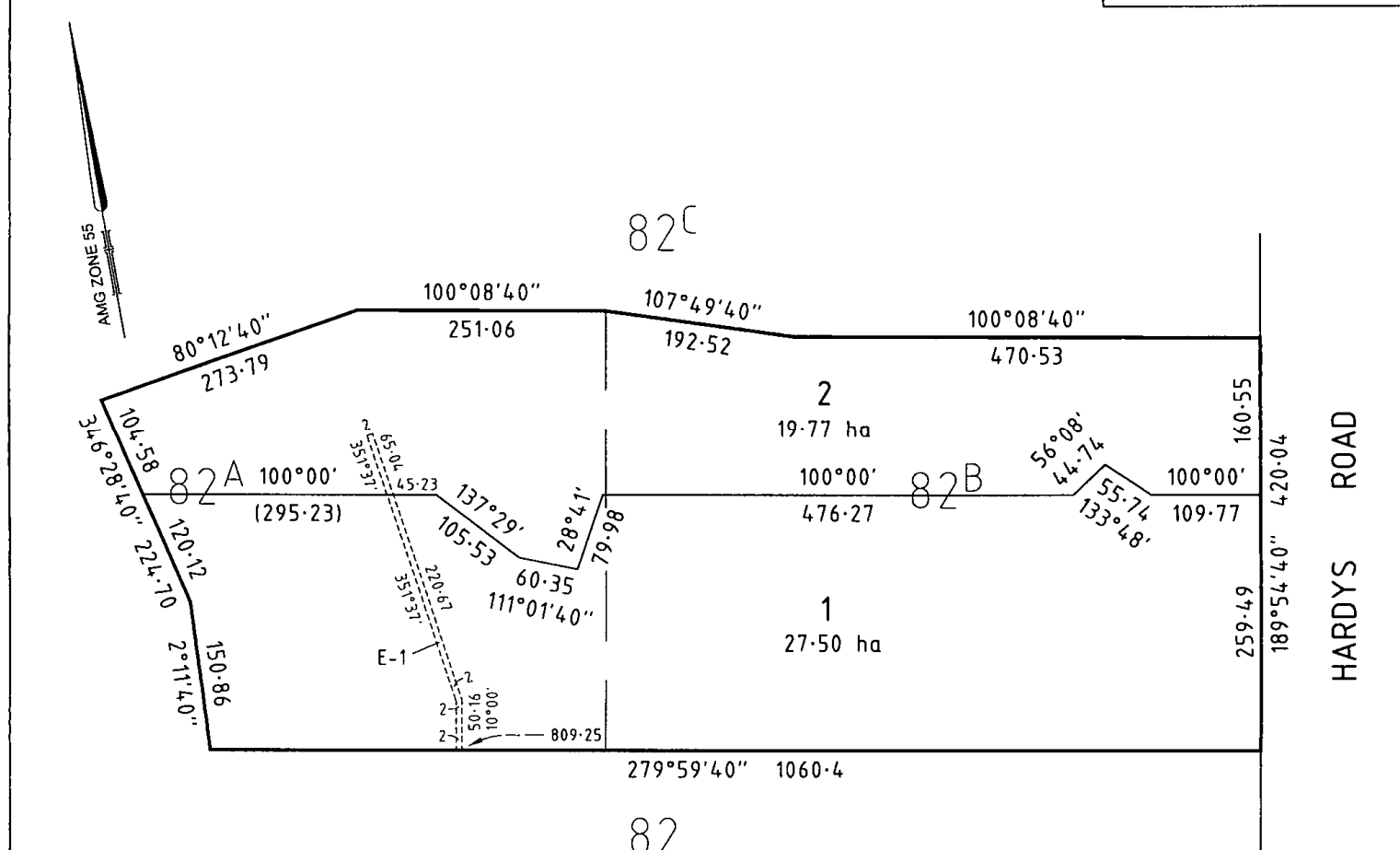
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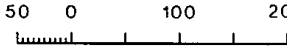
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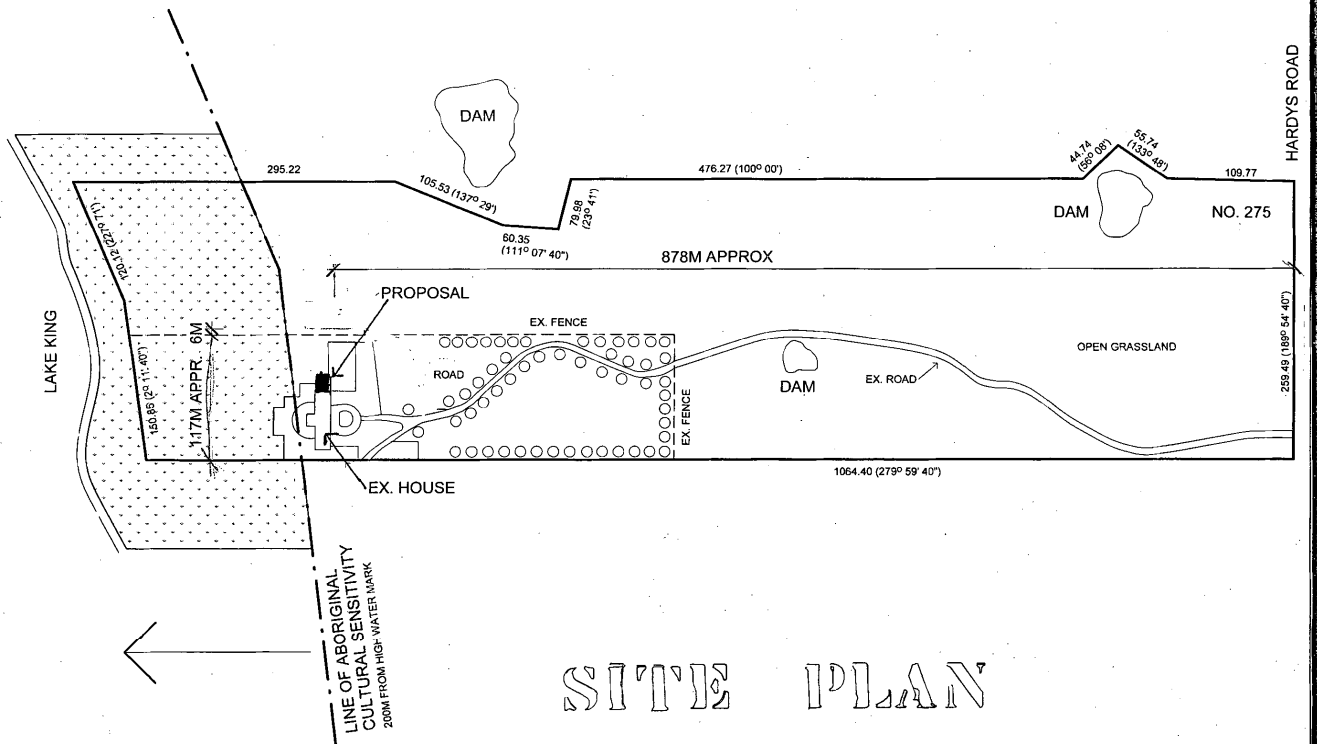
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PLAN OF SUBDIVISION		Stage No. —	LR USE ONLY EDITION 1	Plan Number PS 536781 D
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LOCATION OF LAND PARISH : BUMBERRAH TOWNSHIP : - SECTION : - CROWN ALLOTMENTS : 82A & 82B CROWN PORTION : - LTO BASE RECORD D C.M.B TITLE REFERENCE : VOL.4396 FOL 142 LAST PLAN REFERENCE: - TP280761U. POSTAL ADDRESS: 275 HARDYS ROAD (at time of subdivision) METUNG 3904 AMG CO-ORDINATES E 572 555 ZONE 55 (of approx. centre of land in plan) N 5 808 915 VESTING OF ROADS AND/OR RESERVES <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:30%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME : EAST GIPPSLAND SHIRE COUNCIL REF : 55/2006/CRT 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 12/07/2006 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988 OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS/HAS NOT BEEN MADE (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE / / RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE 4 / 8 / 2006	LR USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 21 / 7 / 06 LR USE ONLY PLAN REGISTERED TIME 11:44 DATE 17 / 8 / 2006  ASSISTANT REGISTRAR OF TITLES NOTATIONS DEPTH LIMITATION. Does not apply STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. 584/2004/P SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. (s) - IN PROCLAIMED SURVEY AREA No -
IDENTIFIER	COUNCIL/BODY/PERSON					
NIL	NIL					



 BARGE & MILLER SURVEYS 6 FERGUSON STREET, ABBOTSFORD, VICTORIA 3067 PHONE. 03 9417 5935 FACSIMILE. 03 9417 5934		SHEET 1 OF 1 SHEETS
ORIGINAL SCALE 1:5000	SCALE 50 0 100 200  LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ROWLAND D. JUBB SIGNATURE DATE / / REF. BM5705 VERSION 4 2/8/06
SHEET SIZE A3	DATE 4 / 8 / 06 COUNCIL DELEGATE SIGNATURE	

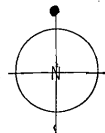


SITE PLAN

HUGH DEACON

ARCHITECT

275 HARDYS RD
METUNG 3904



PROJECT :

EXTENSION TO RESIDENCE
AT 275 HARDYS RD.
METUNG 3904 FOR
PTD NOMINEES P/L

DRAWING:

SITE PLAN

DRAWING NO :

A.1.

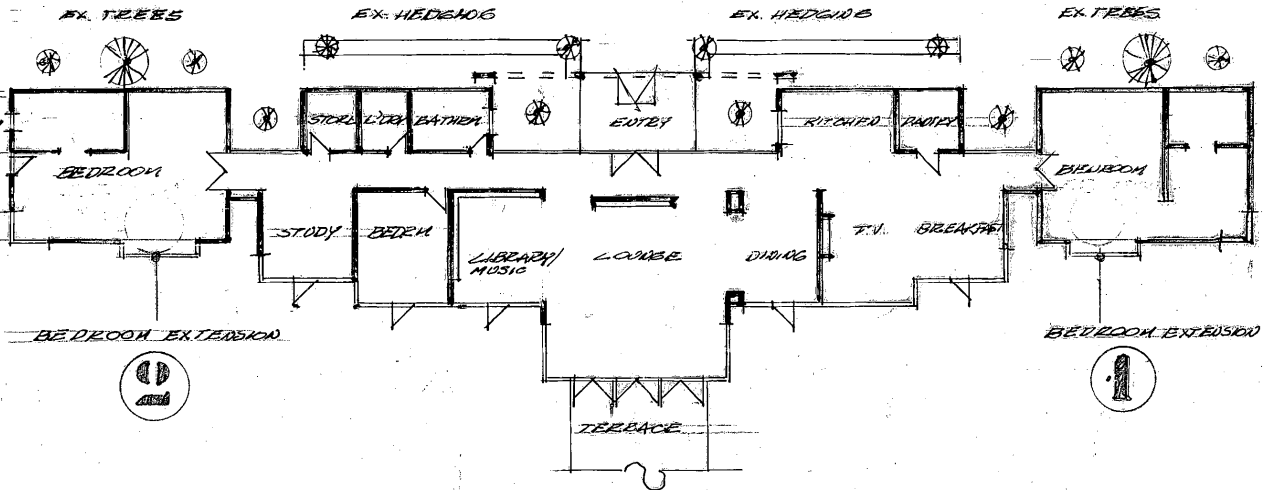
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DATE :

NOV. '19

Proposed

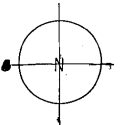


EXISTING CONDITIONS

HUGH DEACON

ARCHITECT

275 HARDYS RD
METUNG 3904



PROJECT :

EXTENSION TO RESIDENCE
AT 275 HARDYS RD.
METUNG 3904 FOR
PTD NOMINEES P/L

DRAWING:

EXISTING CONDITION

DRAWING NO :

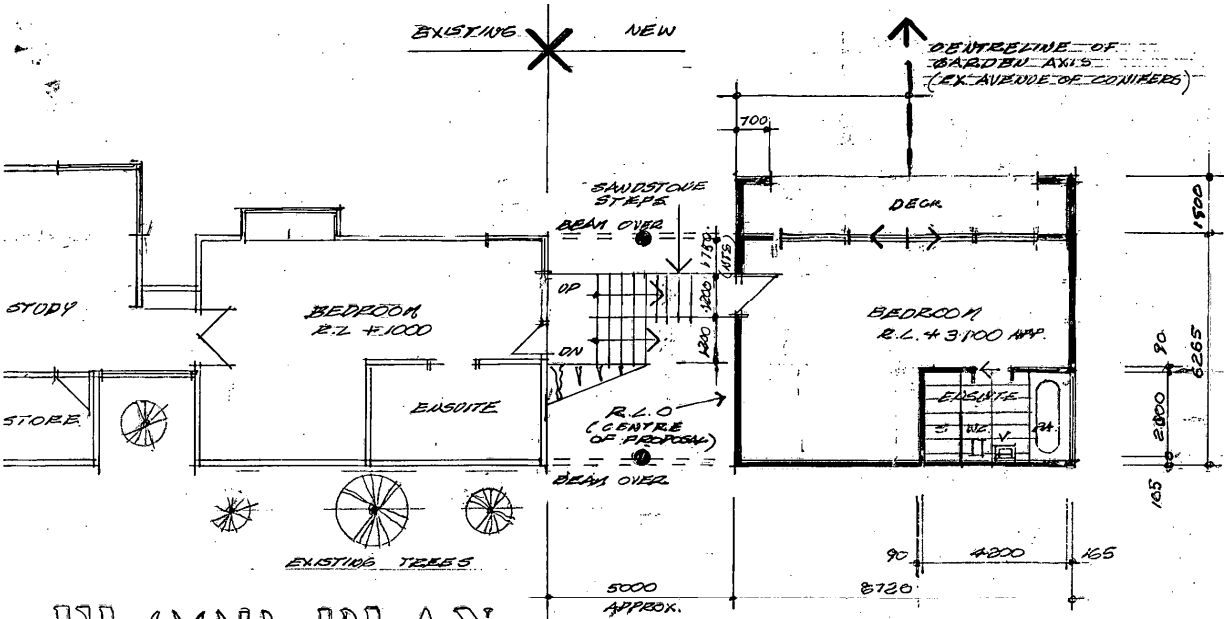
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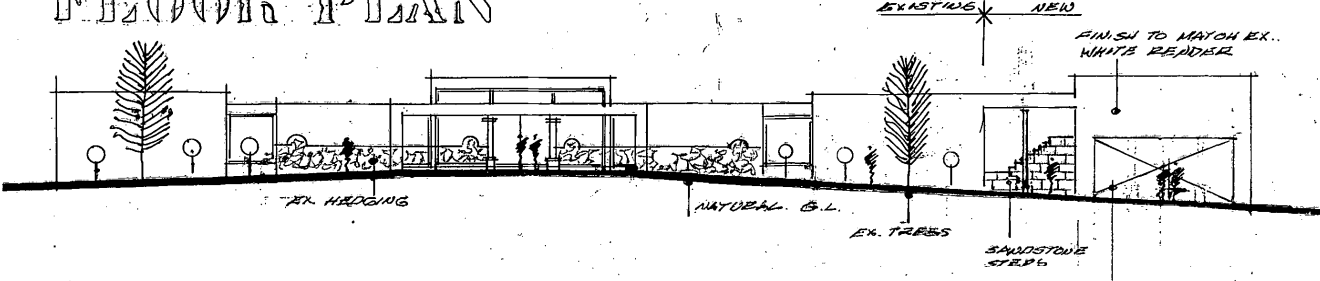
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AUG. '19



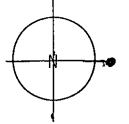
FLOOR PLAN



EAST ELEVATION

HUGH DEACON

ARCHITECT
275 HARDYS RD
METUNG 3904



PROJECT:
EXTENSION TO RESIDENCE
AT 275 HARDYS RD.
METUNG 3904 FOR
PTD NOMINEES P/L

DRAWING:
FLOOR PLAN

DRAWING NO:

A. 3.

SCALE:

1 : 100

1 : 200

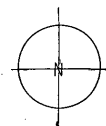
DATE:

AUG. '19

HUGH DEACON

ARCHITECT

275 HARDYS RD
METUNG 3904



PROJECT :

EXTENSION TO RESIDENCE
AT 275 HARDYS RD.
METUNG 3904 FOR
PTD NOMINEES P/L

DRAWING:

ELEVATIONS

DRAWING NO :

A.4

SCALE :

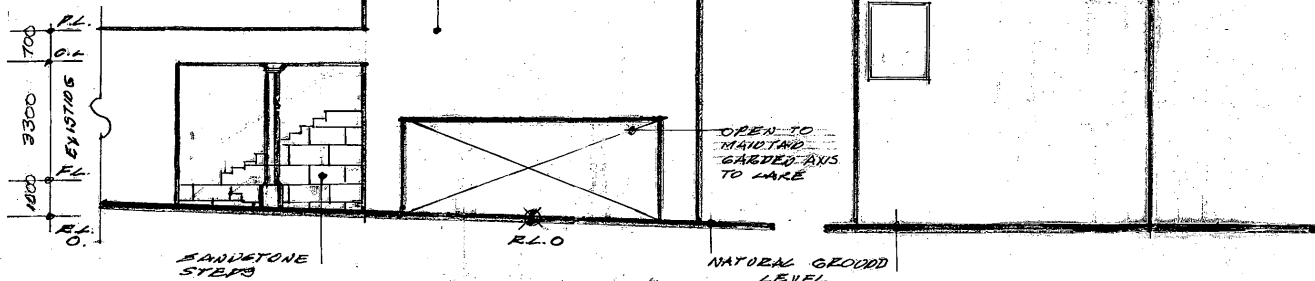
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DATE :

AUG. 19

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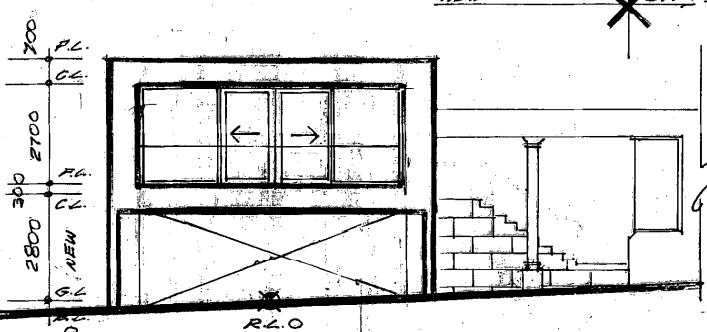
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WHITE FENCER



EAST

NORTH

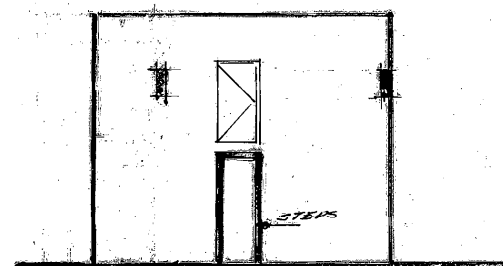
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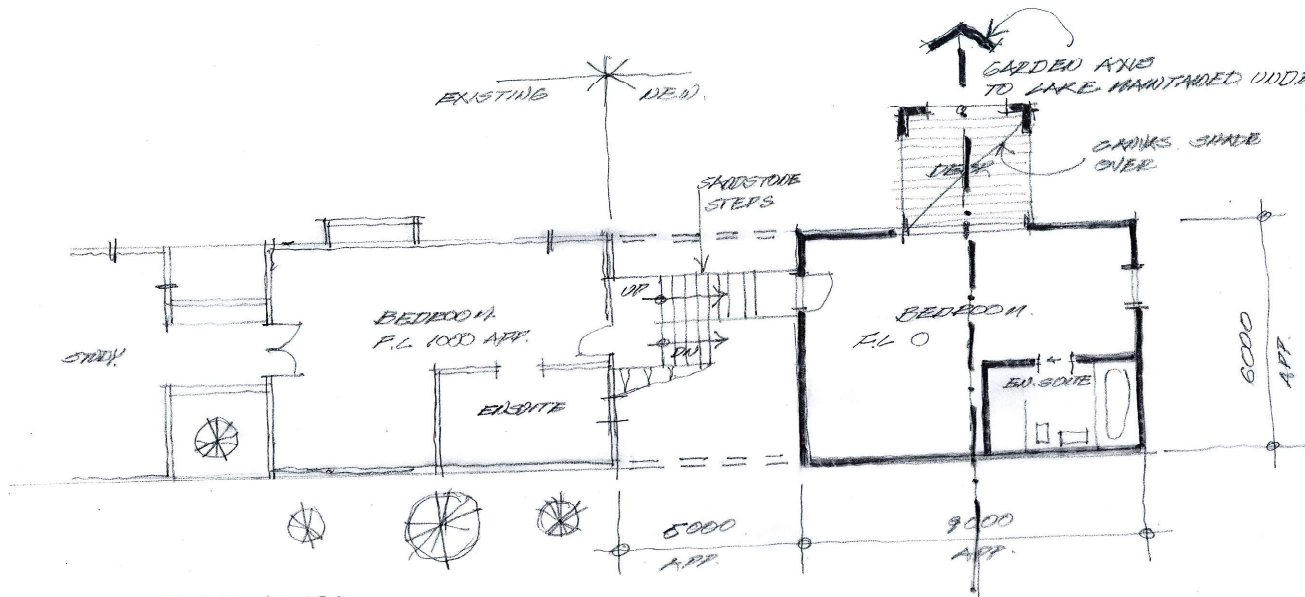


WEST

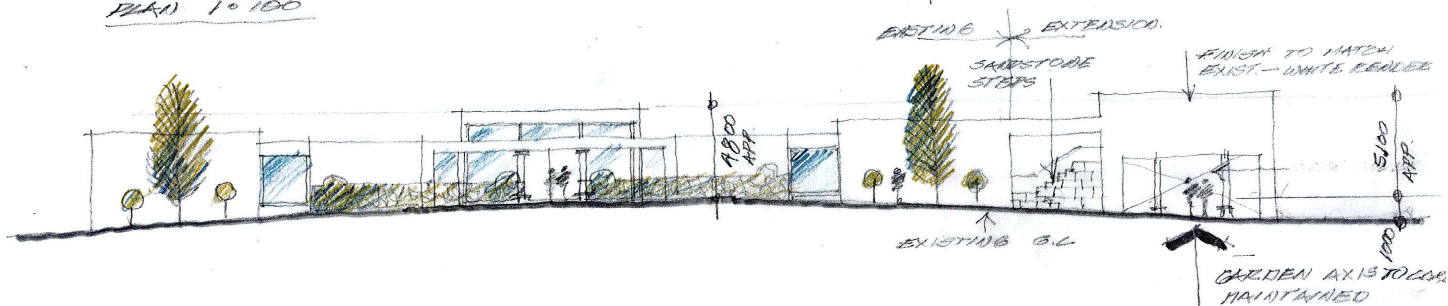
SOUTH

OPEN TO MAINTAIN
GARDEN AXIS TO
LAKE





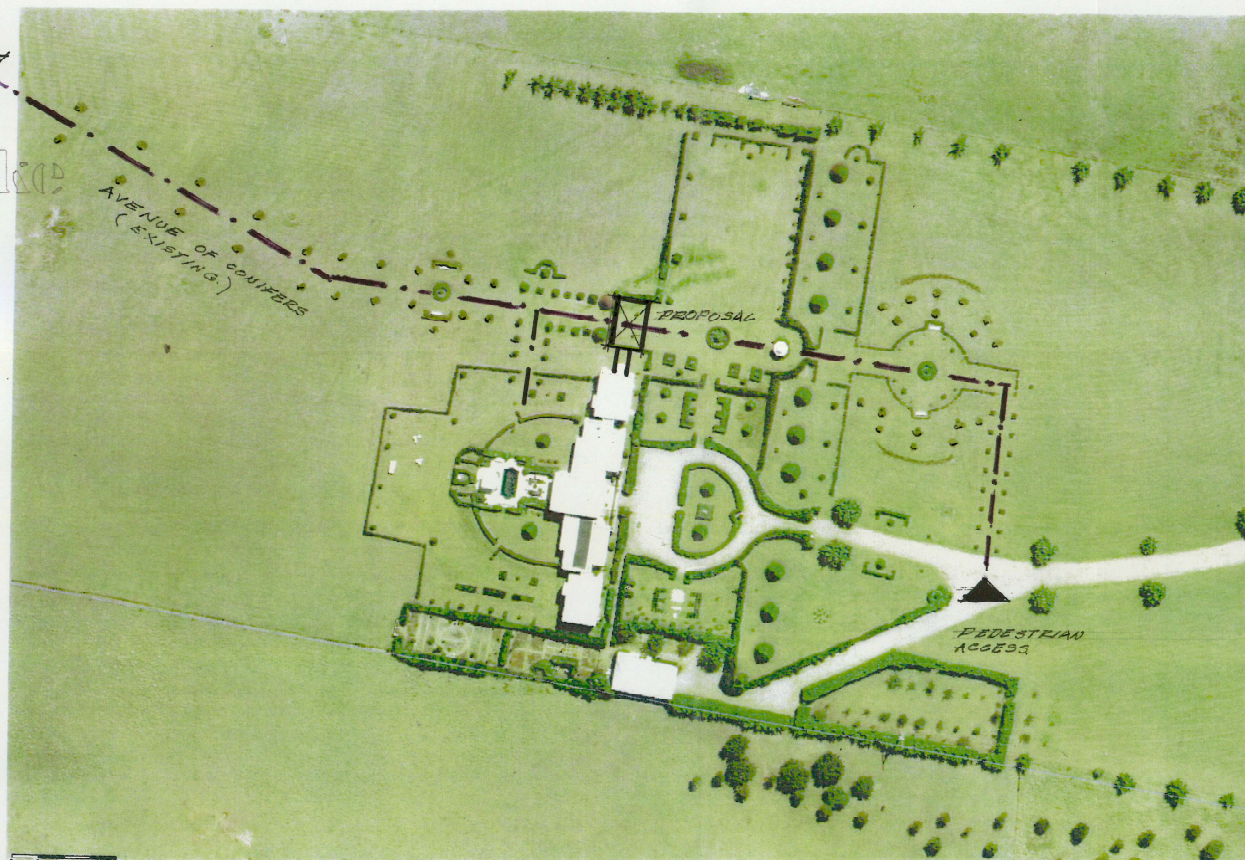
PLAN 10100



ELEVATION 10200

PROPOSAL FOR BEDROOM
EXTENSION AT 275 HARVARD
METUNG AUG. 19.
HOCH DEBROU ARCHITECT.

lake



GARDEN AXIS TO LAKE

HUGH DEACON

ARCHITECT

275 HARDYS RD
METUNG 3904



PROJECT :

EXTENSION TO RESIDENCE
AT 275 HARDYS RD.
METUNG 3904 FOR
PTD NOMINEES P/L

DRAWING:

GARDEN AXIS
TO LAKE

DRAWING NO :

A. 5

SCALE :

DATE :

AUG. '19

ADDITION OF BEDROOM & GARAGE

275 HADDYS RD. NIETUNG.

RE. ADVERTISING OF PROPOSAL.

1. THE REASON IS TO MEET OUR CHANGING FAMILY REQUIREMENTS. THE GARAGE IS TO MEET OUR EXPANDING NEEDS.
2. APART FROM THE HOME, WE HAVE PREVIOUSLY APPLIED FOR & BEEN GRANTED PLANNING PERMITS FOR:
 - 2 ADDITIONAL BEDROOMS ON 2 SEPARATE OCCASIONS &
 - A GARAGE.ON ALL 3 OCCASIONS THE APPLICATIONS WERE ASSESSED & PERMITS GRANTED AT OFFICER LEVEL WITHOUT THE REQUIREMENT TO ADVERTISE THE APPLICATION.
3. THE PROPOSAL FOR THE BEDROOM EXTENSION IS IDENTICAL TO THAT APPLIED FOR ON THE 2 PREVIOUS OCCASIONS IN TERMS OF SIZE, COLOUR, FINISHES ETC.
4. THE PROPOSAL IS LOCATED 230M. FROM THE NEAREST NEIGHBOUR & CANNOT BE VIEWED FROM THIS NEIGHBOUR OR IN FACT ANY NEIGHBOUR.
5. THE PROVISIONS OF THE RELEVANT PLANNING SCHEME EXEMPT BOTH USES FROM ^{PLANNING} EVEN APPLYING FOR A PERMIT EXCEPT THE SIGNIFICANT SITE OVERLAY:
 - THE PROVISIONS OF THE FARMING ZONE ALLOWS FOR AN EXTENSION TO AN EXISTING HOME OF 250M² WITHOUT A PLANNING PERMIT & A GARAGE WITHOUT A PERMIT.
 - THE PROVISIONS OF THE PROXIMITY OVERLAY ALLOW FOR BOTH PROPOSED USES WITHOUT A PERMIT.
 - THE SIGNIFICANT SITE OVERLAY STATES THAT A PERMIT IS REQUIRED BUT, HOWEVER, DOES NOT STATE THAT ADVERTISING OF THE APPLICATION IS NECESSARY OR REQUIRED & HAS NOT PREVIOUSLY BEEN DEEMED NECESSARY.

6. THE PROPOSAL HAS NO IMPACT ON ANY NEIGHBOURS, THE ROAD SYSTEM, FARMING OR THE NEIGHBOURHOOD GENERALLY
7. THE RELEVANT ACT MAKES PROVISIONS FOR COMMUNITY MEMBERS WHO ARE NOT DIRECTLY IMPACTED BY AN APPLICATION TO LODGE OBJECTIONS. THIS, CLEARLY, IS TO ALLOW COMMUNITY MEMBERS TO OBJECT TO A PROPOSAL THAT AFFECTS THE WIDER COMMUNITY & AS SUCH THEY ARE INDIRECTLY AFFECTED. THIS DOES NOT APPLY TO OUR APPLICATION. THE PROVISIONS OF THE ACT WERE NOT INTENDED TO BE USED BY A DISGRUNTLED NEIGHBOUR TO ALLOW THE MANIPULATION OF THE PLANNING SYSTEM TO SATISFY GRIEVANCES AGAINST A NEIGHBOUR.
8. TO SUMMARISE WE BELIEVE THERE IS LITTLE JUSTIFICATION FOR COUNCIL TO REQUEST THAT THE APPLICATION BE ADVERTISED FOR THE FOLLOWING REASONS:

- (1) ON THE 2 PREVIOUS OCCASIONS WHERE WE APPLIED FOR & BEEN GRANTED PERMITS TO EXTEND OUR HOME THERE HAS BEEN NO REQUEST TO ADVERTISE THE APPLICATION
- (2) THE BEDROOM PROPOSED IS IDENTICAL IN SIZE ETC TO THAT APPLIED FOR ON THE 2 PREVIOUS OCCASIONS
- (3) THERE IS NO IMPACT ON ANY NEIGHBOUR, ROAD SYSTEM, FARMING, THE NEIGHBOURHOOD, THE GENERAL COMMUNITY ETC
- (4) THE PROPOSAL IS APP. 230M. FROM THE CLOSEST NEIGHBOUR & CANNOT BE SEEN BY ANY NEIGHBOUR
- (5) THE RELEVANT PLANNING SCHEME EXEMPTS THE PROPOSAL FOR EVEN APPLYING FOR A PERMIT EXCEPT THE SIGNIFICANT SITE OVERLAY & IT DOES NOT STATE IT IS NECESSARY OR REQUIRED TO ADVERTISE THE PROPOSAL, HENCE ANY SUCH DIRECTION WOULD BE PURELY A COUNCIL DIRECTIVE.

(3)

(6) SINCE THE 2 PREVIOUS APPLICATIONS TO
EXTEND OUR HOME WERE GRANTED, WITHOUT
THE REQUEST FROM COUNCIL TO ADVERTISE,
THERE HAS BEEN NO CHANGE IN TERMS
OF THE PROVISIONS OF THE RELEVANT
PLANNING SCHEMES, THE PROPERTY
GENERALLY ETC. I.E. NO CHANGE RELATED
TO ANY PLANNING MATTER. THE ONLY
THING THAT HAS CHANGED IS THAT THERE
NOW IS A DISGUSTED NEIGHBOUR WHO
WILL TAKE THE OPPORTUNITY, IF COUNCIL
PROVIDES HIM THE OPPORTUNITY, TO NOT
ONLY LODGE A VINDICTIVE OBJECTION BUT
ENCOURAGE HIS FRIENDS TO DO THE SAME
TO MANIPULATE THE PLANNING PROVISIONS
TO SATISFY HIS OWN PERSONAL GRIEVANCES
HE HAS WITH HIS FAMILY. WE BELIEVE
THIS WOULD CONSTITUTE AN UNFAIR BREACH
OF OUR BASIC HUMAN RIGHTS TO EXTEND OUR HOME &
COUNCIL SHOULD NOT PROVIDE HIM WITH THIS
OPPORTUNITY GIVEN IT IS NOT A REQUIREMENT
OF THE PLANNING SCHEME TO DO SO.

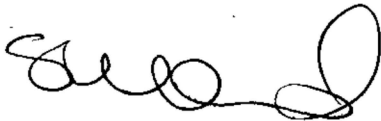
HUGH DEACON,
ARCHITECT
METUNG.
18 AUG. 19

ATTACHMENT 2

Re: Application 250/2019P, 275 Hardy's Road, Metung.

26.9.19

I wish to object to this application because the application for extra accommodation (see Tintagel Metung's website advertising hotel accommodation) is not acceptable in an area zoned Rural A (farm pursuits only).



Shelley Ward

EGS8

- 1 OCT 2019

INFORMATION
MANAGEMENT

7
OBJECTION TO PLANNING APPLICATION 250/2019P

This Application is a revamp of two previous Applications by the same Applicant to build free standing motel style units on this property. Both previous applications were rejected by Council and Council's decision was endorsed when appealed to VCAT

In this application the structure has simply been moved closer to the existing building and incorporates decorative exposed beams in an attempt to qualify as an extension of the existing building. But the proposed structure is free standing with no common walls to the existing building and the connecting beams are not structural just decorative.

Whilst only one unit is applied for in this Application, the proposed unit is to be built at a sufficient height off the ground to provide for a possible second unit under in the future. Thus the two free standing motel style units previously applied for and twice rejected would be obtained by use of a simple technicality – claiming the new and separate building as an extension.

The building and operation of this type of free standing motel style units is an inappropriate development in this area which is zoned for Farm use.

Further, the proposed development does not address any of the matters raised by VCAT in support of its endorsement of Council's decision refusing the previous Application.



N Hopkins

26 September 2019

EGSO

1 OCT 2019

INFORMATION
MANAGEMENT

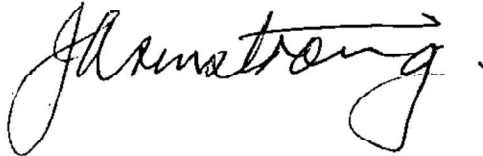
OBJECTION TO PLANNING APPLICATION 250/22019P

This Application is for construction of another free-standing building for residential accommodation.

It is not an extension of an existing building, and is only attached to the existing main house by two decorative beams. There are already two residential dwellings on the property so this will be the third. The main dwelling is currently running and advertised as a Hotel/lease out holiday home with accommodation for eight. The new building being applied for would presumably be used to increase the accommodation available for rent.

This is not an appropriate development in an area zoned for Farm Use.

The proposed development would further affect me in that the enterprise is advertised as "dog friendly". As my occupation in this Farm Zone is Stud Sheep breeding, the encouragement of people to bring dogs to the adjoining property is an on going worry, particularly as the visitors are often city people with dogs that are not accustomed to being in farmland! The sheep I have are the result of 35 years of breeding and are at the top of there breed in Australia with breeders from Queensland, NSW, Victoria, S A, and Tasmania as repeat buyers of the stock we breed and rear on our property in Hardys Road.



J Armstrong

26 September 2019

EG99

- 1 OCT 2019

INFORMATION
MANAGEMENT

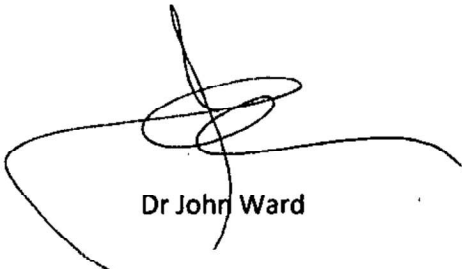
27/09/19

I wish to lodge an objection to planning permit application

250/2019p hardys rd Metung.

This is another attempt to extend the applicants motel business which is already in defiance of this councils zoning laws.

This is an unacceptable undertaking in an area zoned for farming only ie Rural A
yours faithfully



Dr John Ward

Metung 3904

EG36

- 1 OCT 2019

INFORMATION
MANAGEMENT

1
I am writing to object to the following building application:

Application 250/2019P, 275 Hardy's Road, Metung.

The proposal is unsuitable for an area zoned for farming only. Hotel accommodation in this area will alter the entire personality of the district.

There is also the consideration of increased fire risk and most concerning, the increased traffic from people unfamiliar with the area on a minor, rural, unsealed road.



Samantha Ward

27-9-19

EGS8

- 1 OCT 2019

INFORMATION
MANAGEMENT

I'm a frequent visitor to this area and the prospect of this commercial development in this beautiful countryside is troubling. I would like to object to application number 250/2019P proposed for 275 Hardy's Road, Metung.

I believe a development of this nature is not acceptable in a section of land that is used for farming. This type of structure is completely out of character and is plainly visible from both Lake King and Hardy's road.



Richard Osellame

27-9-19

EGS8

1 OCT 2019

INFORMATION
MANAGEMENT

27TH September 2019

PLANNING APPLICATION 250/2019

I wish to object to the Application to extend the premises advertised as "Tintagel Hotel" in Hardys Road.

This is not an appropriate form of development in a Farm Zone, and is completely out of character with its rural setting and will if repeated lead to the ruining of the natural beauty of the lakes environment - which would be a loss to us locals and to the tourist trade.

Christine Hoerning



EG30

1 OCT 2019

INFORMATION
MANAGEMENT

27TH September 2019

I wish to lodge an Objection to Planning Application 250/2019P

This Application is to build a free standing accommodation unit adjacent to the residence now advertised on the internet as "Tintagel Hotel"

This would be an entirely inappropriate form of development in an area zoned for Farm Use.

If developments such as this are allowed to be done around the lakes they will eventually ruin the natural beauty of the area and destroy its attraction to tourists as well as us locals.



Adrian J Fletcher Duffy Street, Swan Reach.

EGS8

1 OCT 2019

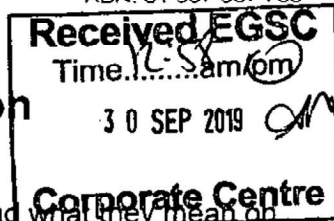
INFORMATION
MANAGEMENT

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



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>Ryan Halford</u>		
Postal address:		
		Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile:
Email address:	Fax:	

Permit Details:

Planning permit number: <u>250/2019/P</u>
What has been proposed? <u>Dwelling Extension</u>
What is the address to be used or developed? <u>EGSC</u>
<u>1 OCT 2019</u>
Who has applied for the permit? <u>Hugh Deacon</u>
<u>INFORMATION</u>
<u>MANAGEMENT</u>

Objection Details:

What are the reasons for your objection? <u>The property is currently being used for accommodation purposes and the addition of another bedroom would only mean more people could stay. This is being done illegally as it is in a farming zone.</u>

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

This isn't fair on the people paying the correct rates
for accommodation purposes.

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

Signature: _____

Name: Ryan Halford

Date: 29 / 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

Received EGSC

Time 12:58 pm

30 SEP 2019

Corporate 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>Tamara White</u>		
Postal address:		
		Postcode <u>3875</u>
Phone number: Home: <u>-</u>	Work: <u>-</u>	Mobile: <u>-</u>
Email address:		Fax: <u>-</u>

Permit Details:

Planning permit number: <u>250/2019/P</u>
What has been proposed? <u>Dwelling Extension</u>
What is the address to be used or developed? <u>EGSC</u> <u>1 OCT 2019</u> <u>INFORMATION</u> <u>MANAGEMENT</u>
Who has applied for the permit? <u>Hugh Deacon</u>

Objection Details:

What are the reasons for your objection? <u>• unfair use of accommodation on a farming rate payment</u> <u>• Extra room means extra income on group stays on a farming lot.</u> <u>• Income being taken from local hotels/motels.</u>
--

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

• Being a local small business owner myself
I feel very upset for locals trying to support
their families and community.

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

Signature: _____

Name: TAMARA WHITE

Date: 29/9/19

Office Use Only:

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

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

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Received EGSC
Time 12:58 am/pm
30 SEP 2019
Corporate Centre

OFFICE USE ONLY
Application Number

Date Received

OBJECTION TO PLANNING PERMIT APPLICATION

Planning and Environment Act 1987

OBJECTOR DETAILS:

Name: John White

Address:

Postal Address (if different to above):

Telephone Number:

PERMIT APPLICATION DETAILS:

What is the permit application number? 250/2019/p

What is proposed? Dwelling Extension

What land is proposed to be used or developed?

Who has applied for the permit? Hugh Deacon

EGSC

1 OCT 2019

INFORMATION
MANAGEMENT

OBJECTION DETAILS:

What are the reasons for your objection? The area is zoned farming not for tourist accommodation. Which is the case with Hughes property. He is developing his house by stealth to take in visitors under his Air B & B banner as can be found on his web site. This means under cashiers rating strategy he has an advantage over those paying commercial rates.

How will you be affected by the grant of a permit? Visitor's to his accommodation facility will be in our face as our house is extremely close to Hugh's boundary fence (305 Hardy's Rd), and we operate exclusively as a farm and farm residence.

(If there is not enough space, attach a separate page)

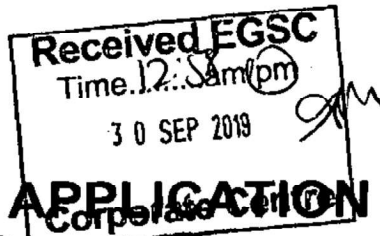
Signature: John White

Date: 29/09/2019

1/

OBJECTION TO PLANNING PERMIT APPLICATION

Planning and Environment Act 1987



OFFICE USE ONLY
Application Number

Date Received

OBJECTOR DETAILS:

Name: LEANNE WHITE

Address:

Postal Address (if different to above):

Telephone Number:

PERMIT APPLICATION DETAILS:

What is the permit application number? 250/2019/P

EGSC

What is proposed? DWELLING EXTENSION

1 OCT 2019

What land is proposed to be used or developed?

INFORMATION
MANAGEMENT

Who has applied for the permit? HUGH DEACON

OBJECTION DETAILS:

What are the reasons for your objection? ZONED FARMING. WE PURCHASED OUR PROPERTY FOR THAT REASON. THE APPLICANT HAS HIS DWELLING ON ARL B+B. HOW IS HE ABLE TO PAY FARM RATES, BUT OPERATE AS A BUSINESS? ROAD ACCESS IS POOR FROM NORMANS ROAD WHEN MEETING ANOTHER CAR, FROM HARDY'S NOT A LOT BETTER.

How will you be affected by the grant of a permit? NOISE WILL FILTER OVER + DOWN THE VALLEY NOT ONLY AFFECT US BUT THE TAMBO BAY RESIDENTS ALSO

(If there is not enough space, attach a separate page)

Signature: [Signature]

Date: 29.9.2019

To the East Gippsland Shire.

I am objecting to planning permit 250/2019 P of 275 Hardy's Rd Metung. This area is zoned a Rural A area. This application is already being advertised as accommodation holiday motel. This will also be seen from the Lakes and takes away the rural atmosphere from the area.

MEUNG 3904



EGSS

1 OCT 2019

INFORMATION
MANAGEMENT

27TH September 2019

PLANNING APPLICATION 250/2019

I wish to object to the Application to extend the premises advertised as "Tintagel Hotel" in Hardys Road.

This is not an appropriate form of development in a Farm Zone, and is completely out of character with its rural setting and will if repeated lead to the ruining of the natural beauty of the lakes environment – which would be a loss to us locals and to the tourist trade.

MARTIN HOERNING.



EGS8

1 OCT 2019

INFORMATION
MANAGEMENT

To the East Gippsland Shire.

I would like to object to the planning permit. 250/2019 A.

275 HARDYS RD METUNG.

This is classed as a "RURAL A" AREA. AND THIS PROPERTY IS ALREADY ADVERTISING IT AS A MOTEL & ACCOMODATION. THERE IS ALREADY PLENTY OF ACCOMODATION IN THE AREA FOR OUR VISITORS.



EGS6

1 OCT 2019

INFORMATION
MANAGEMENT

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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: GREGORY WILLIAM COOPER & AILEEN ELIZABETH COOPER			
Postal address:			
			Postcode 3903
Phone number: Home:	Work:	Mobile:	
Email address:			Fax:

Permit Details:

Planning permit number: 250 - 2019 P
What has been proposed? DWELLING EXTENSION
What is the address to be used or developed? 275 HARDYS ROAD METUNG
Who has applied for the permit?

Objection Details:

What are the reasons for your objection?
• Any expansion of this already large establishment will further impact on the rural aspect of the neighbourhood.
• Potential to cause environmental damage to the Gippsland Lakes due to storm water run off and/or possible septic or sewerage leakage or run off.
• Potential of increased traffic on narrow country roads.
• Potential of future impact on existing farming/rural activities and livelihoods.
• Concern about the adequacy of services eg Electricity, Sewerage, Water, Fire fighting

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ABN: 81 957 967 765

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

- Grave concern for the future environmental health of the Gippsland Lakes, with further development and related runoff leaching into the Lake, impacting the health of the fish and the iconic Burranan Dolphin Population.
- Grave concern that housing and development along the Lake Shores will eventually lead to impact and/or conflict with the rural activity which already exists.

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

Signature: _____

Greg & Aileen Cooper

Name: Greg and Aileen Cooper

Date: 27 / 9 / 2019

Office Use Only:

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

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

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From: SeamlessCMS@seamless.com.au
Sent: Friday, 27 September 2019 8:13:11 AM
To: Planning Department
Subject: Objection to Planning Permit Submitted

Online Form Submitted

Date Submitted: 27 Sep 2019 08:13 AM

Name Lynden McCooey

Email address

Postal address

Home

Work

Mobile

Fax

Planning permit number 250/2019P

What has been proposed? A two-storey extension to the existing premises for motel accommodation

What is the address to be used or developed? 275 Hardys Road, Metung

Who has applied for the permit? Hugh Deacon

What are the reasons for your [objection](#)? Area is zoned rural A and is a farming area. The applicant has already had two applications denied by Council and VCAT and this application should be looked at with that in mind. Motel accommodation is not a suitable use for land in a farming area.

How would you be affected by the granting of this permit? I submit motel accommodation is not a suitable use for farm land in a farming area

Additional information No file attached

From: SeamlessCMS@seamless.com.au
Sent: Friday, 27 September 2019 10:46:07 AM
To: Planning Department
Subject: Objection to Planning Permit Submitted

Online Form Submitted

Date Submitted: 27 Sep 2019 10:46 AM

Name	D Sullivan
Email address	
Postal address	
Home	
Work	
Mobile	
Fax	
Planning permit number	250-2019P
What has been proposed?	Building extension for hotel purposes
What is the address to be used or developed?	275 hardys rd, metung
Who has applied for the permit?	H Deacon
What are the reasons for your objection ?	Hotel accomodation not suitable in a rural zoned area!
How would you be affected by the granting of this permit?	Interefers with farming practises and invasive predator control programs imperative to protecting livestock
Additional information	No file attached

From: SeamlessCMS@seamless.com.au
Sent: Friday, 27 September 2019 11:59:25 AM
To: Planning Department
Subject: Objection to Planning Permit Submitted

Online Form Submitted

Date Submitted: 27 Sep 2019 11:59 AM

Name	Rachael Ward
Email address	
Postal address	
Home	
Work	
Mobile	
Fax	
Planning permit number	250/2019P
What has been proposed?	Building an 'attached' premises on property located at 275 Hardys rd Metung. Plans show what appears to be a motel unit style accommodation
What is the address to be used or developed?	275 Hardys Rd Metung VIC 3904
Who has applied for the permit?	Hugh Deacon
What are the reasons for your objection ?	Inappropriate use of land zoned for strictly farming use only.
How would you be affected by the granting of this permit?	My family farm (260 Hardys Rd Metung) that I stand to inherit is directly opposite and full view of the applicants property. The proposed construction and use of the property for commercial purposes will disrupt the ambiance of the farming area and the view from my families farm. I am also concerned about tourists driving unsafely on the unsealed road and around livestock.
Additional information	No file attached



**EAST GIPPSLAND SHIRE COUNCIL
PLANNING CONSULTATION MEETING
Planning Permit application 250/2019/P
275 Hardy's Road Metung
Dwelling extension**

**Minutes of PCM
Monday 21 October 2019**

BAIRNSDALE CORPORATE CENTRE

COMMENCING AT 6:00 P.M.

1. Procedural

1.1 APOLOGIES

None received

1.2 IN ATTENDANCE

Councillors

Cr Natalie O'Connell (Mayor) (Via skype)
Cr Joe Rettino (Chaired the meeting)
Cr Ben Buckley
Cr Colin Toohey
Cr Jackson Roberts
Cr Dick Ellis

Applicant

Hugh Deacon (represented by his daughter Alice Deacon).

Objectors

Neil Hopkins

John Ward

Officers

Stuart McConnell – General Manager Place & Community

Aaron Hollow – Manager Planning

Martin Ireland – Senior Land Use Planner

1.3 DECLARATIONS OF CONFLICT OF INTERESTS

None

2. Reports/Presentations

2.1 PLANNERS REPORT

Martin Ireland – Senior Land Use Planner

2.2 APPLICANT PRESENTATION

The applicant was represented by Alice Deacon

2.3 OBJECTOR PRESENTATIONS

Neil Hopkins

John Ward

2.4 FUTURE ACTIONS SUMMARY

Martin Ireland presented the likely next steps for the application.

3. MEETING CLOSE

The meeting closed at 6.43 PM
