

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	71 Turnbull Street BAIRNSDALE VIC 3875 Lot: 1 TP: 116766, Lot: 1 TP: 360916
The application is for a permit to:	Use and development of five (5) new dwellings and demolition of existing buildings
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-2	To construct two or more dwellings on a lot
43.02-2	Buildings and works.
The applicant for the permit is:	Impact Design Consultants Pty Ltd
The application reference number is:	5.2026.78.1

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

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

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

An objection must

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 26 March 2026 9:48 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 25-1384_ TP_RevA.pdf; 00799844070012026031803210001.pdf; 00800646410012026032522360001.pdf; 71 Turnbull Street Bairnsdale - Titles .pdf; - Clause 55 Report NEW.pdf; Planning_Permit_Application_2026-03-26T09-47-43_32218161_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Darren Whelan

Business trading name: Impact Design Consultants

Email address: admin@impactdesign.com.au

Postal address : 1st Floor, Suite 2, 544 Micham Road

Preferred phone number: 0407551577

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 71

Street name: Turnbull Street

Town: Bairnsdale

Post code: 3875

Lot number: 1

Plan number: TP360916W & TP116766E

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Existing Single dwelling

Description of proposal : To construct 5 single story units and demolish existing dwelling

Estimated cost of development: 1150000

Has there been a pre-application meeting: No

Invoice Payer: Impact Design Consultants

Address for Invoice: 1st Floor, Suite 2, 544 Micham Road

Invoice Email: admin@impactdesign.com.au

Primary Phone Invoice: 0407551577

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [25-1384](#) [_TP_RevA.pdf](#)

Full copy of Title: [00799844070012026031803210001.pdf](#), [00800646410012026032522360001.pdf](#)

Addition owner/land description: [71 Turnbull Street Bairnsdale - Titles .pdf](#)

Planning report: [- Clause 55 Report NEW.pdf](#)

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

VOLUME 09761 FOLIO 525

Security no : 124133069920L
Produced 18/03/2026 02:21 PM

LAND DESCRIPTION

Lot 1 on Title Plan 116766E.
PARENT TITLE Volume 04488 Folio 436
Created by instrument M411360F 08/08/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP116766E 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: 71 TURNBULL STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



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Document Type	Plan
Document Identification	TP116766E
Number of Pages (excluding this cover sheet)	1
Document Assembled	18/03/2026 14:21

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TITLE PLAN		EDITION 1	TP 116766E
Location of Land Parish: BAIRNSDALE Township: BAIRNSDALE Section: 35 Crown Allotment: 5 (PT) Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference: Derived From: VOL 9761 FOL 525 Depth Limitation: NIL			

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 23/08/1999 VERIFIED: AA
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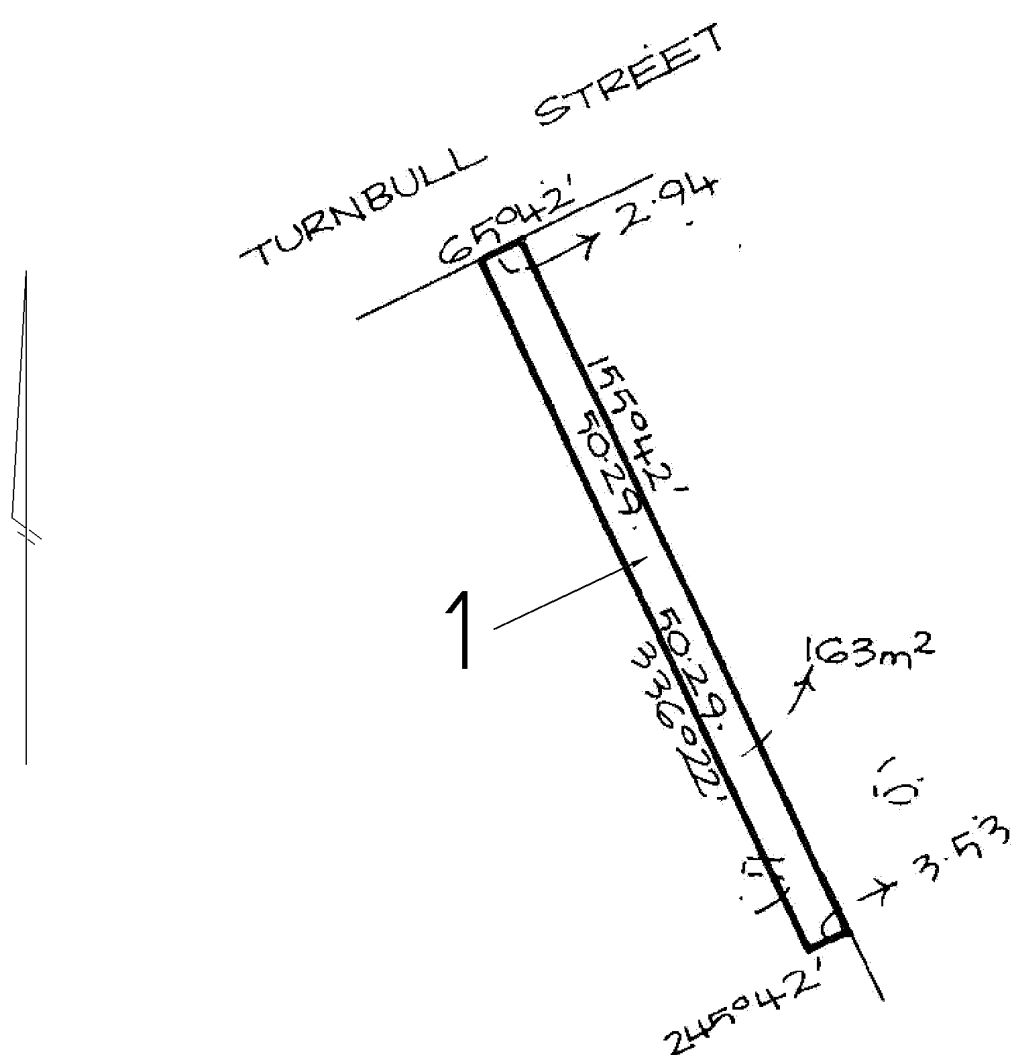


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 5 (PT)	

LENGTHS ARE IN METRES Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 05391 FOLIO 199

Security no : 124133292089X
Produced 26/03/2026 09:36 AM

LAND DESCRIPTION

Lot 1 on Title Plan 360916W.
PARENT TITLE Volume 01074 Folio 613
Created by instrument 1358451 15/03/1928

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP360916W 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: 71 TURNBULL STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



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Document Type	Plan
Document Identification	TP360916W
Number of Pages (excluding this cover sheet)	1
Document Assembled	18/03/2026 14:21

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TITLE PLAN		EDITION 1	TP 360916W
Location of Land		Notations	
Parish:	BAIRNSDALE		
Township:	BAIRNSDALE		
Section:	30		
Crown Allotment:	6 (PT)		
Crown Portion:			
Last Plan Reference:			
Derived From:	VOL 5391 FOL 199		
Depth Limitation:	NIL		
		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/03/2000 VERIFIED: BH
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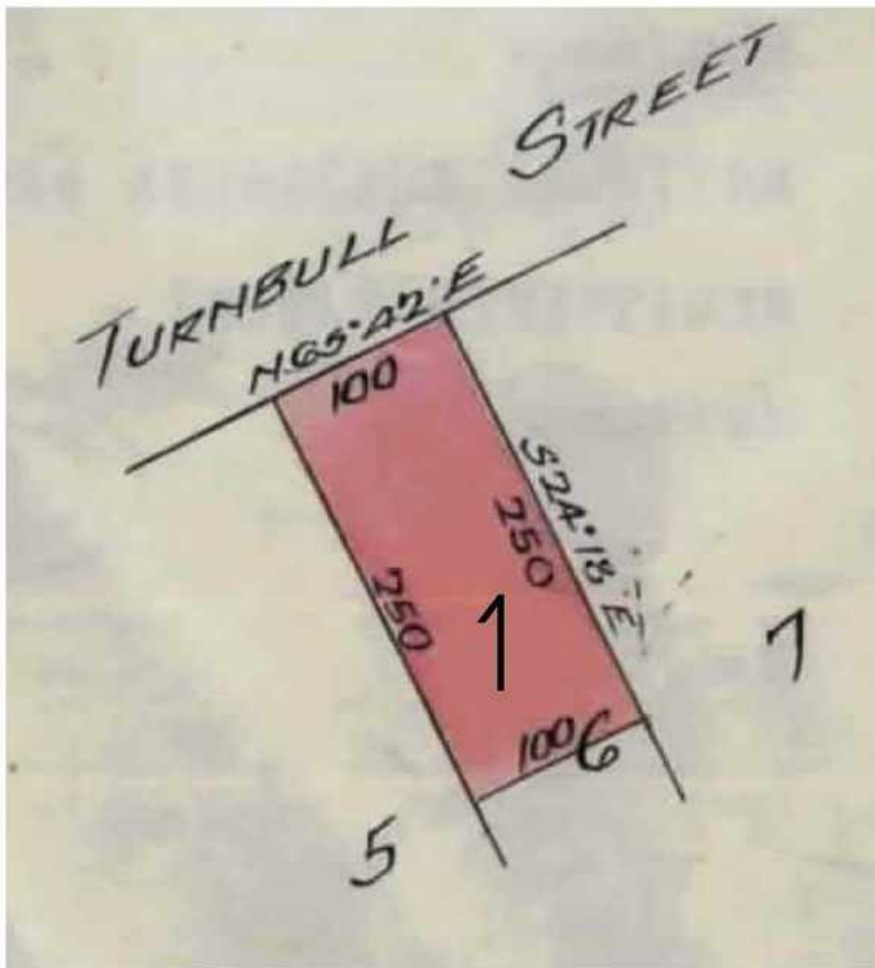


TABLE OF PARCEL IDENTIFIERS	
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PARCEL 1 = CA 6 (PT)	

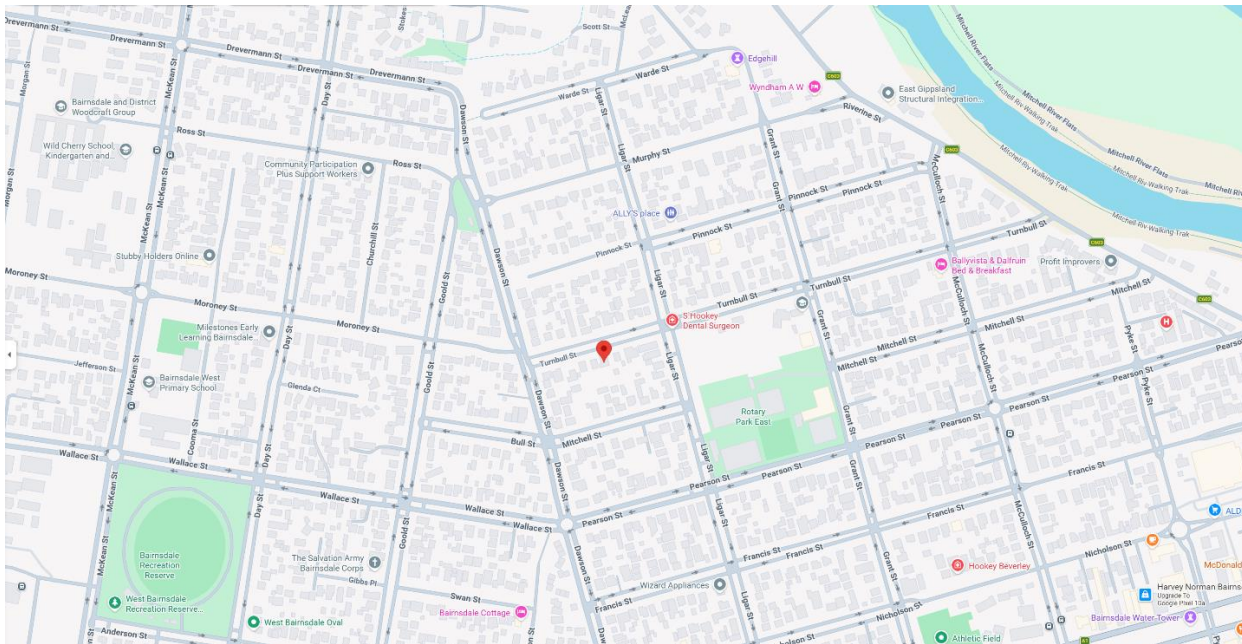
3rd March 2026

East Gippsland Shire Council
273 Main Street
Bairnsdale
Victoria 3875

Introduction:

Impact Design Consultants have been commissioned to prepare this documentation in support of the planning application for proposed five (5) unit development at 71 Turnbull Street, Bairnsdale.

55.01-1 Site Description:



The site is located at No.71 Turnbull Street, Bairnsdale, with a street frontage of 23.41m. The site has an overall area of 1193.42 SqM.

The subject site has very minimal fall, with the most variance in natural ground level being approximately 0.2m. The site contains some vegetation which is detailed on the plans and the attached arborist report. The street frontage is not fenced and has a single crossover facing Turnbull Street. The existing dwelling is single storey weatherboard dwelling with a tiled roof and detached garage. The existing setback to the street from the front wall of the dwelling is approximately 8.05m and approximately 6.26m from the existing porch/verandah. The existing dwelling and garage are proposed to be demolished to allow for the proposed 5 unit development.

The adjoining properties are both very similar, both being single storey weatherboard dwellings with a metal roof. The existing neighbourhood character consists of predominantly single storey dwellings and are all typically weatherboard or brick dwellings. The site is within an established residential area and is located in General Residential Zone – Schedule 1 (GRZ1).

55.01-2 Design Response:

Development Statistics:

Site Area	1193.41 SqM
Total Building Area	552.02 SqM
Site Coverage	46.11%
Hard Surface Area	237.55 SqM (19.90%)
Permeability	33.99%
Private Open Space (Unit 1)	30.54 SqM
Private Open Space (Unit 2)	30.05 SqM
Private Open Space (Unit 3)	33.80 SqM
Private Open Space (Unit 4)	34.11 SqM
Private Open Space (Unit 5)	36.99 SqM
Car Parking on Site	1 Covered car space for Unit 1 1 Covered car space for Unit 2 1 Covered car space for Unit 3 1 Covered car space for Unit 4 1 Covered car space for Unit 5
Number of Bedrooms per unit	Unit 1 – 1 Bedroom Unit 2 – 1 Bedroom Unit 3 – 1 Bedroom Unit 4 – 2 Bedrooms Unit 5 – 2 Bedrooms
Garden area	Unit 1 – 140.30 SqM Unit 2 – 40.20 SqM Unit 3 – 61.38 SqM Unit 4 – 63.84 SqM Unit 5 – 93.07 SqM

Proposed Layout:

It is proposed that five, single storey units are to be constructed at No. 71 Turnbull Street, Bairnsdale. New 1.8m high fences are proposed to segregate each unit. It is also proposed that a new crossover is created, and the existing crossover to be removed, to create a single driveway to service all five units.

Unit 1, Unit 2 and Unit 3 are proposed to be brick veneer with a concrete tiled roof, consisting of 1 bedroom and bathroom each. The bedrooms are located on the western side of the dwelling, with the living, dining and kitchen area being located to the east. The private open space is located to the east of the dwelling with convenient access from the living zones. Each unit has their own carport with individual 6m³ storage unit.

Unit 4 and Unit 5 are proposed to be brick veneer with a concrete tiled roof with 2 bedrooms and 1 bathroom. The bedrooms are located on the western side of the dwelling, with the living, dining and kitchen area being located to the east. The private open space is located to the east of the dwelling with convenient access from the living zones. Each unit has their own carport with individual 6m³ storage unit.

The maximum building height of the development is 4.53m. The materials have been selected to allow the new structure to complement the existing neighbourhood character and architectural styles.

Overlooking concerns are alleviated due to the floor levels not exceeding 800mm above natural ground level and fence/screen height being a minimum of 1.8m above natural ground level. Please refer to the Town Planning drawings documentation for details.

Clause 55.01: Application Requirements

Policy Objective	Notes/Discussion	Complies?
55.01-1 Site Description	A detailed neighbourhood and site description is included in the plans provided along with this application.	Yes
55.01-2 Design Response	The proposed development is outlined in the accompanying plans along with the description above.	Yes

Clause 55.02: Neighbourhood Character

Policy Objective	Notes/Discussion	Complies?
55.02-1 Street Setback Standard B2-1	The proposed development includes a street setback greater than 6m in accordance with this standard (proposed setback of 6.04m). The proposed street setback to the front porch of Unit 1 is also in accordance with this standard (proposed setback of 4.87m, required 3.5m). (See TP02).	Yes
55.02-2 Building Height Standard B2-2	The maximum building height of the proposed development is 4.53m (See TP06). This is in accordance with the maximum building height specified in the zone of 9m.	Yes
55.02-3 Side & Rear Setback Standard B2-3.1 or B2-3.2	The proposal is compliant with this standard and includes the following side and rear setbacks, in accordance with Standard B2-3.1. Unit 1 – Side setback: 3.53m. Max. wall height: 2.76m Unit 2 – Side setback: 3.53m. Max. wall height: 2.60m Unit 3 – Side setback: 3.53m. Max. wall height: 2.76m Unit 4 – Side setback: 3.03m. Max. wall height: 2.69m Unit 5 – Side setback: 3.03m. Max wall height: 2.86m Rear setback: 2.06m. Max wall height: 2.86m	Yes
55.02-4 Walls on Boundaries Standard B2-4	There are no proposed walls on boundaries. Standard is not applicable.	N/A
55.02-5 Site Coverage Standard B2-5	The site coverage of the proposed development is 46.11%, in accordance with the required maximum site coverage of 65% outlined in this Standard under the requirements of the GRZ.	Yes
55.02-6 Access Standard B2-6	The proposal includes a single crossover with a width of 3.5m (constituting <15% of the site's frontage) The proposed driveway has an incursion of 21.82% into Tree 5's NRZ.	No – Incursion into TPZ >10%
55.02-7 Tree Canopy Standard B2-7	A landscape plan accompanies this application and confirms compliance with this standard.	Yes
55.02-8 Front Fences Standard B2-8	There is no front fence proposed within 3m of the front boundary.	Yes

Clause 55.03: Liveability

Policy Objective	Notes/Discussion	Complies?
55.03-1 Dwelling Diversity Standard B3-1	<i>The proposal includes less than 10 dwellings, and therefore this standard does not apply.</i>	Yes
55.03-2 Parking Location Standard B3-2	<i>All habitable room windows are setback more than 1.5m from the accessway.</i>	Yes
55.03-3 Street Integration Standard B3-3	<i>Lighting is proposed to be provided to all external accessways, mailboxes are provided for each dwelling, services unreasonably impact views to and from the site and passive</i>	
55.03-4 Entry Standard B3-4	<i>All dwelling entries have direct line of sight to the internal access way. All entries have an external covered area at the entry with minimum dimensions in accordance with the standard.</i>	Yes
55.03-5 Private Open Space (POS) Standard B3-5	<i>Each dwelling is provided with the following POS provisions (all areas are calculated with minimum of 3m width): Unit 1 – 140.30 SqM Unit 2 – 40.20 SqM Unit 3 – 61.38 SqM Unit 4 – 66.16 SqM Unit 5 – 95.40 SqM</i>	Yes
55.03-6 Solar Access to Open Space Standard B3-6	<i>All units comply with the requirements of this standard. There is no north facing walls that impede the POS of any of the units.</i>	Yes
55.03-7 Functional Layout Standard B3-7	<i>The plans include room dimensions. The bedroom and living room dimensions proposed are as below: Unit 1 – Bed 1: 3.00m x 3.60m. Living: 3.81m x 3.60m Unit 2 – Bed 1: 3.00m x 3.60m. Living: 4.13m x 3.60m Unit 3 – Bed 1: 3.00m x 3.60m. Living: 4.13m x 3.60m Unit 4 – Bed 1: 3.00m x 3.40m. Living: 4.21m x 3.60m Unit 5 – Bed 1: 3.00m x 3.40m. Living: 4.21m x 3.60m</i>	Yes
55.03-8 Room Depth Standard B3-8	<i>The deepest single aspect rooms in each dwelling are as follows, noting that the floor to ceiling heights are consistent at 2.4m; Unit 1 – 4.80m (Kitchen & Meals) Unit 2 – 4.80m (Kitchen & Meals) Unit 3 – 4.80m (Kitchen & Meals) Unit 4 – 4.80m (Living) Unit 5 – 4.23m (Living)</i>	Yes
55.03-9 Daylight to New Windows Standard B3-9	<i>All new windows are provided with the minimum light courts and daylight specified within this standard.</i>	Yes
55.03-10 Natural Ventilation Standard B3-10	<i>No dwelling has a depth grater than 13m, ensuring breeze paths do not exceed 18m in length. Breeze path diagrams are included in the plans (TP05).</i>	Yes

55.03-11 Storage Standard B3-11	Each dwelling is provided with a storage shed of 6m ³ in accordance with this standard.	Yes
55.03-12 Accessibility for Apartment Developments Standard B3-12	The proposal does not include apartments and therefore this standard is not applicable.	N/A

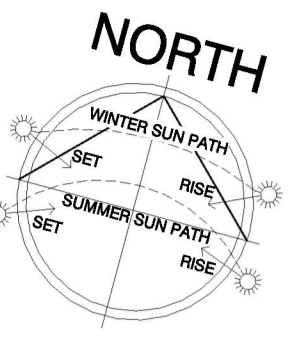
Clause 55.04: External Amenity

Policy Objective	Notes/Discussion	Complies?
55.04-1 Daylight to Existing Windows Standard B4-1	The proposal is consistent with the required setbacks to achieve the appropriate light courts outlined in this standard.	Yes
55.04-2 Existing North-Facing Windows Standard B4-2	Unit 5 is setback 2.06m from the southern boundary, with a maximum wall height of 2.89m. The adjoining neighbours north facing windows are setback approximately 3.1m from this boundary. The setback of the proposed unit is in accordance with the requirements of this standard.	Yes
55.04-3 Overshadowing Secluded Open Space Standard B4-3	As depicted on the shadow diagrams (TP07), the proposal results in very minimal overshadowing and complies with the requirements of this standard.	Yes
55.04-4 Overlooking Standard B4-4	Overlooking concerns are alleviated due to the floor levels not exceeding 800mm above natural ground level and fence/screen height being a minimum of 1.8m above natural ground level.	Yes
55.04-5 Internal Views Standard B4-5	All proposed habitable room windows do not require screening as the floor levels do not exceed 800mm above natural ground level and each unit is separated by 1.8m high fences, creating a screen to each unit's private open space and habitable room windows. This is in accordance with the requirements of this standard.	Yes

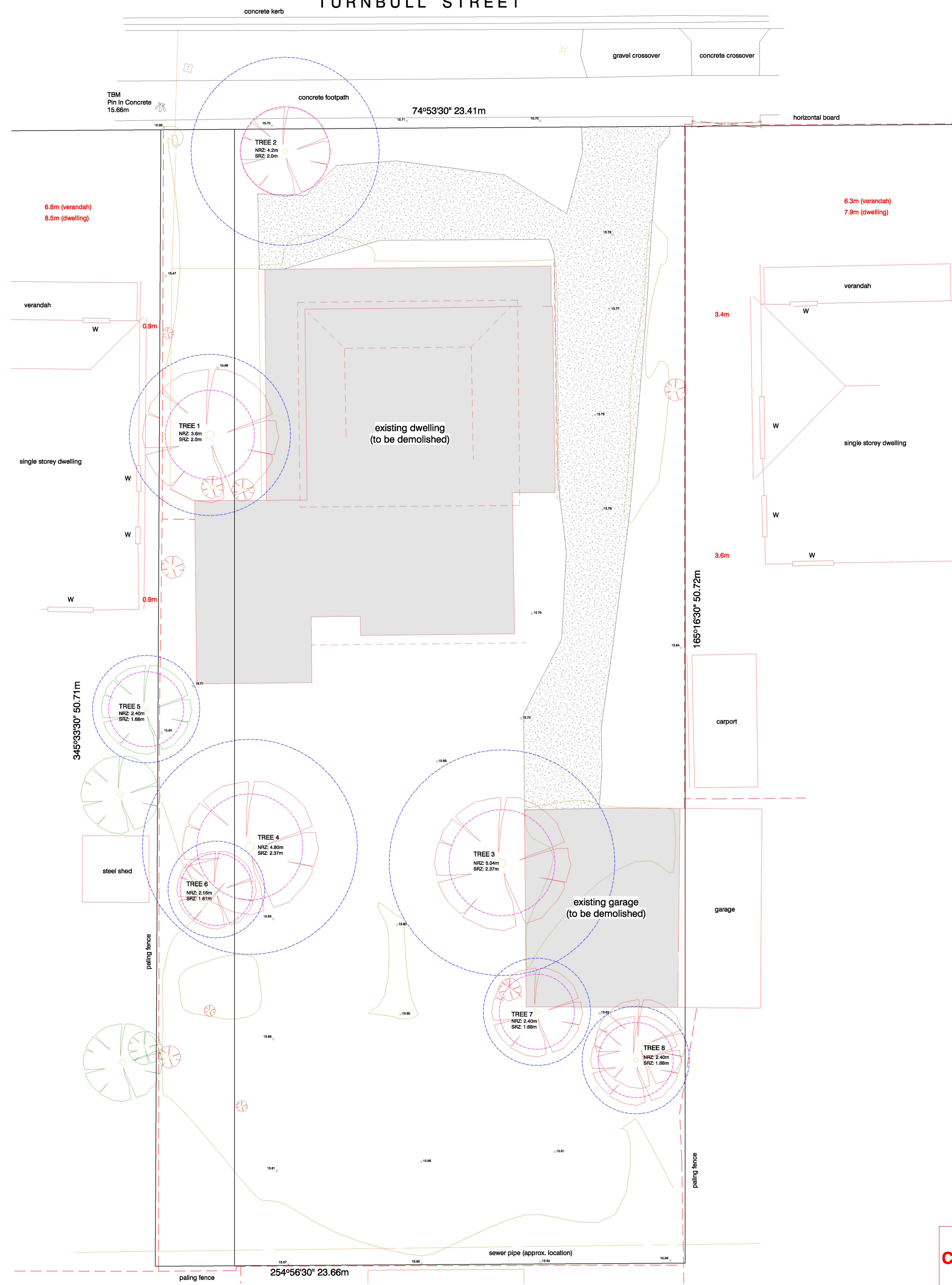
Clause 55.05: Sustainability

Policy Objective	Notes/Discussion	Complies?
55.05-1 Permeability and Stormwater Management Standard B5-1	The total permeability of proposal is 33.99%. This is within the requirements outlined in this standard. As part of the conditions to this permit, a STORM report and civil design can be provided.	Yes
55.05-2 Overshadowing Domestic Solar Energy Systems Standard B5-2	There are currently no solar energy systems on any of the adjoining dwellings. The shadow diagrams also depict that the proposal will not have any impact on any future solar systems on the adjoining properties (TP07).	Yes

<p>55.05-3 Rooftop Solar Energy Generation Area</p> <p>Standard B5-3</p>	<p><i>The plans include the proposed location of solar panels to each of the units (TP03). The locations and sizes are in accordance with the requirements outlined in this standard.</i></p> <p><i>Unit 1 – 1 Bedroom – 15.3 SqM (requires 15 SqM)</i></p> <p><i>Unit 2 – 1 Bedroom – 15.3 SqM (requires 15 SqM)</i></p> <p><i>Unit 3 – 1 Bedroom – 15.3 SqM (requires 15 SqM)</i></p> <p><i>Unit 4 – 2 Bedroom – 28.9 SqM (requires 26 SqM)</i></p> <p><i>Unit 5 – 2 Bedroom – 28.9 SqM (requires 26 SqM)</i></p>	<p>Yes</p>
<p>55.05-4 Solar Protection to New North-Facing Windows</p> <p>Standard B5-4</p>	<p><i>Unit 1 – North facing windows are shaded by the 1.5m wide verandah.</i></p> <p><i>Unit 2 – No north facing windows are proposed.</i></p> <p><i>Unit 3 – No north facing windows are proposed.</i></p> <p><i>Unit 4 – North facing windows are shaded by 450mm eaves. The bathroom window (450mm high) meets the requirement for horizontal shading (requires 115mm). The bedroom 2 window (1500mm high) meets the requirement for horizontal shading (requires 375mm)</i></p> <p><i>Unit 5 – No north facing windows are proposed.</i></p>	<p>Yes</p>
<p>55.05-5 Waste and Recycling</p> <p>Standard B5-5</p>	<p><i>All dwellings are provided with individual bin storage areas within their carports.</i></p>	<p>Yes</p>
<p>55.05-6 Noise Impacts</p> <p>Standard B5-6</p>	<p><i>Mechanical plant, being a/c units have been sited at ground floor level. Neighbours are protected from any unreasonable noise from boundary fencing.</i></p>	<p>Yes</p>
<p>55.05-7 Energy Efficiency for Apartment Developments</p> <p>Standard B5-7</p>	<p><i>The proposal is not an apartment building; therefore, this standard is not relevant.</i></p>	<p>Yes</p>



TURNBULL STREET



legend:

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WINDOW

contours are at 200mm intervals, level to AHD

existing

development summary:

SITE AREA:	1193.42 SqM
BUILDING AREA:	287.84 SqM
SITE COVERAGE:	24.12%
HARD SURFACE AREA: incl. pool:	145.93 SqM
HARD SURFACE AREA COVERAGE:	12.23%
PERMEABILITY:	63.65%

NOT FOR CONSTRUCTION PURPOSES



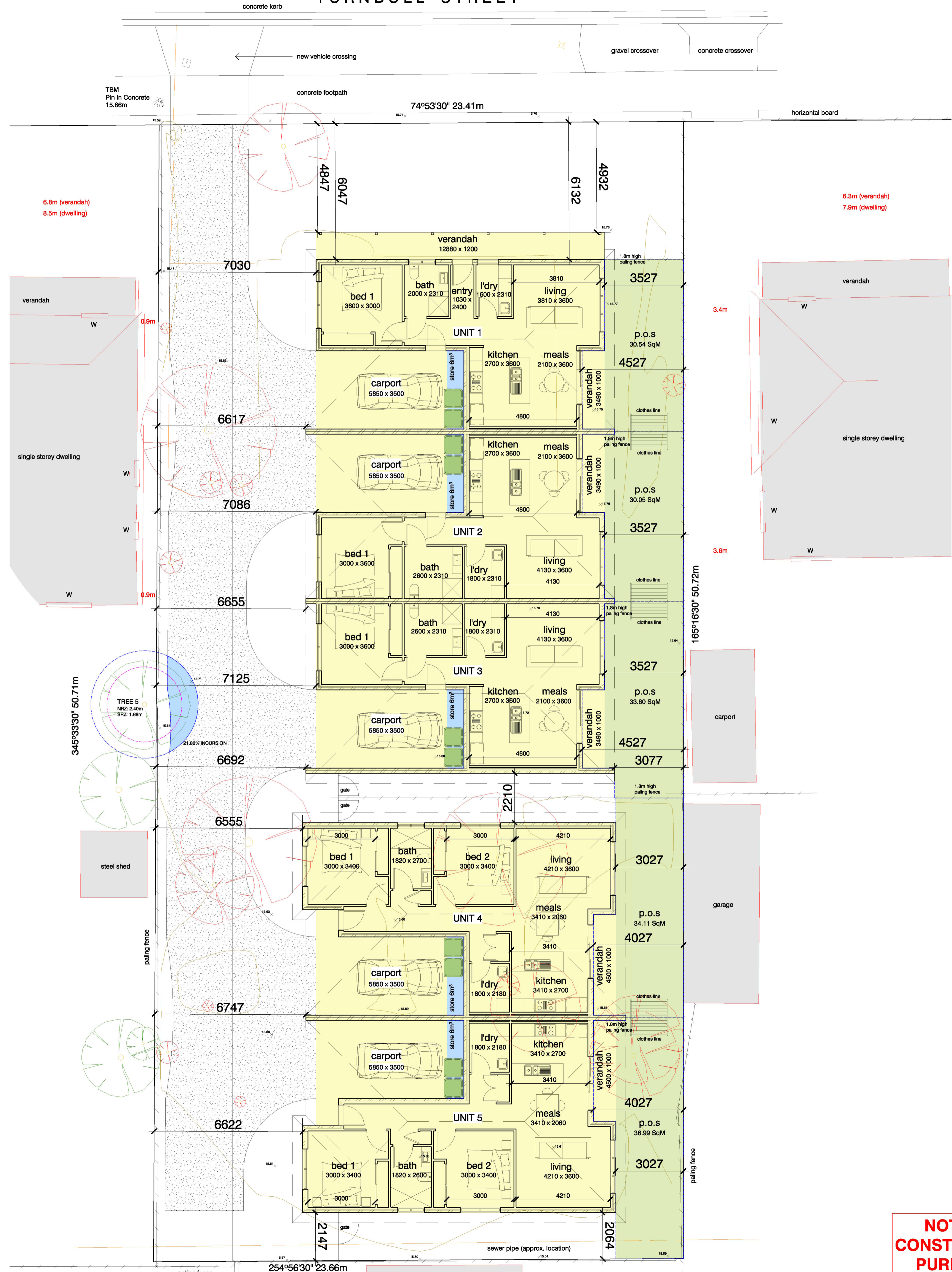
Proposed Five Unit Development
71 Turnbull Street, Baysdale
Town Planning

scale: As Indicated
date: 23/01/2025
drawn by: mdp

date: 23/01/2025
job no.: 25-1384
revision:



TURNBULL STREET



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- TREE
- TREE TO BE REMOVED
- PROPOSED TREE
- HABITABLE WINDOW
- WINDOW

contours are at 200mm intervals, level to AHD

development summary:

SITE AREA:	1193.42 SqM
BUILDING AREA:	550.32 SqM
SITE COVERAGE:	46.11%
HARD SURFACE AREA: incl. pool:	237.55 SqM
HARD SURFACE AREA COVERAGE:	19.90%
PERMEABILITY:	33.99%

overlooking:

windows requiring regulation assessment
 NOTE - overlooking issues are prevented to other ground floor windows due to visual barrier is at least 1.8m high and F.L. is less than 800mm above G.L. at the boundary as per Reg. 84 refer to elevations for floor heights above G.L.

building area:

UNIT 1:	
dwelling:	71.59 SqM
carport:	23.85 SqM
verandah (front):	15.46 SqM
verandah (rear):	3.66 SqM
total:	114.56 SqM
UNIT 2:	
dwelling:	71.59 SqM
carport:	23.85 SqM
verandah:	3.66 SqM
total:	99.10 SqM
UNIT 3:	
dwelling:	71.59 SqM
carport:	23.85 SqM
verandah:	3.66 SqM
total:	99.10 SqM
UNIT 4:	
dwelling:	89.05 SqM
carport:	23.85 SqM
verandah:	5.88 SqM
total:	118.78 SqM
UNIT 5:	
dwelling:	89.05 SqM
carport:	23.85 SqM
verandah:	5.88 SqM
total:	118.78 SqM

NOT FOR CONSTRUCTION PURPOSES



Proposed Five Unit Development
 71 Turnbull Street, Bairnsdale
 Town Planning

www.impactdesign.com.au
 First Floor - Suite 2 544 Michiam Road, Mitcham, Victoria 3113 - Phone: (03) 9873 3366 Fax: (03) 9873 4399 - Registered Drafting Practitioner DP-AD 16882



TURNBULL STREET



solar locations:
 Standard B5-3 requirements:
 - minimum dimension of 1.7m
 - oriented to north, east or west
 - positioned in the two thirds of pitched roof
 - can be a composite area or multiple smaller areas
 - no roof obstructions on the roof of the dwelling
 - within twice the height of each obstruction, measured horizontally from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area
 *has a minimum area in accordance with Table B5-3 (referenced below)

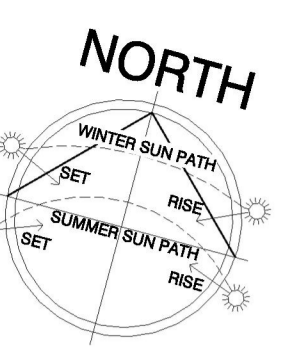
1 bedroom dwelling	15 SqM
2 or 3 bedroom dwelling	26 SqM
4 or more bedroom dwelling	34 SqM

solar panel areas:

unit 1 (1 bedroom)	15.3 SqM
unit 2 (1 bedroom)	15.3 SqM
unit 3 (1 bedroom)	15.3 SqM
unit 4 (2 bedroom)	28.9 SqM
unit 5 (2 bedroom)	28.9 SqM

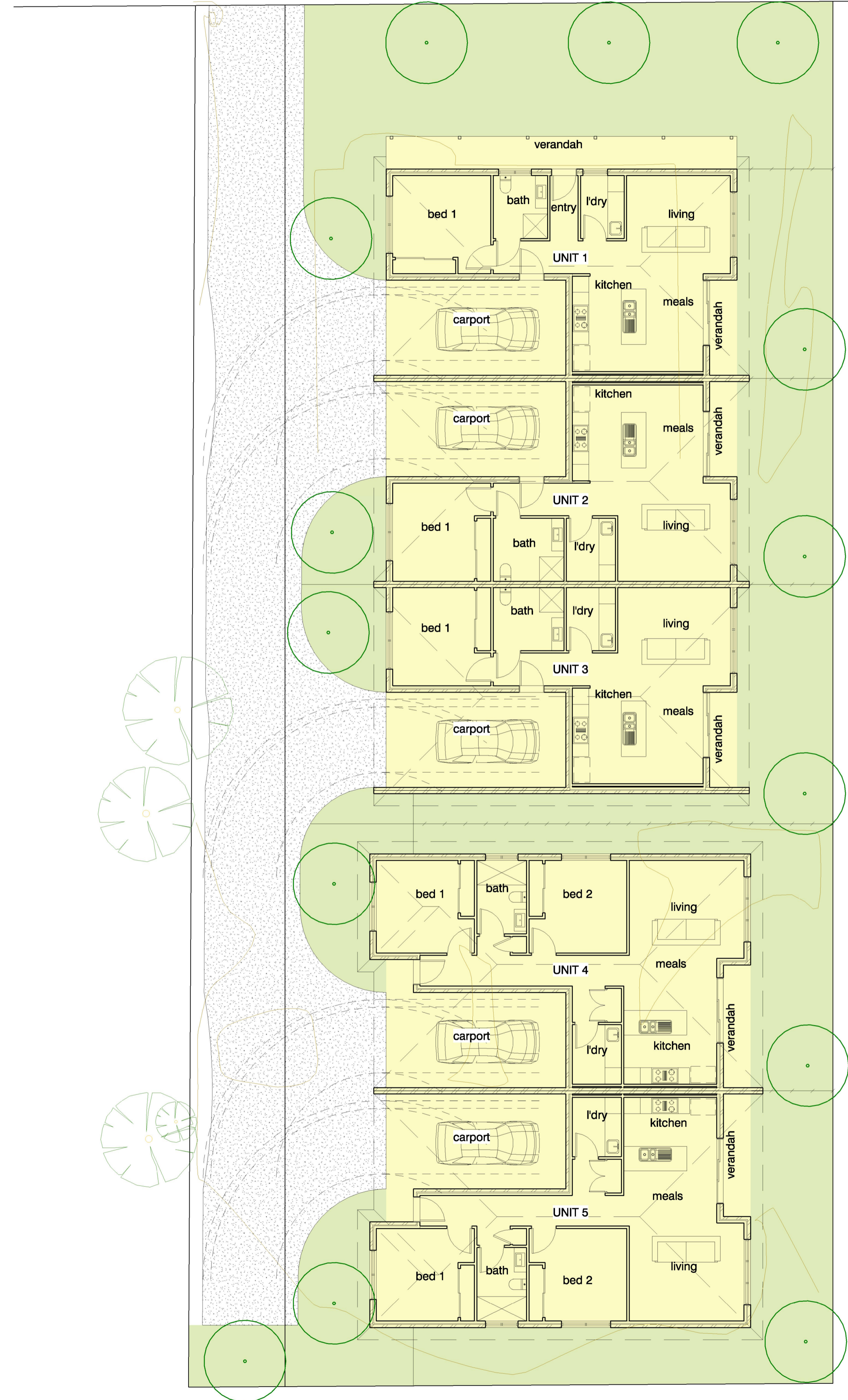
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garden area:
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 651 SqM - above 35%
 total garden area provided - 32.47%
 COMPLIANCE ACHIEVED

unit 1 garden area:	140.30 SqM
unit 2 garden area:	40.20 SqM
unit 3 garden area:	61.38 SqM
unit 4 garden area:	63.84 SqM
unit 5 garden area:	93.07 SqM



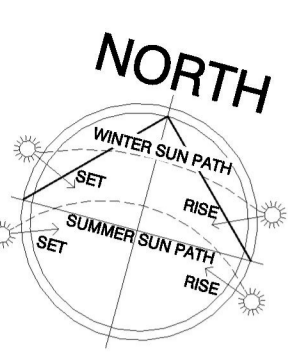
Car Paths/Garden Area Plan
 Scale: 1:100

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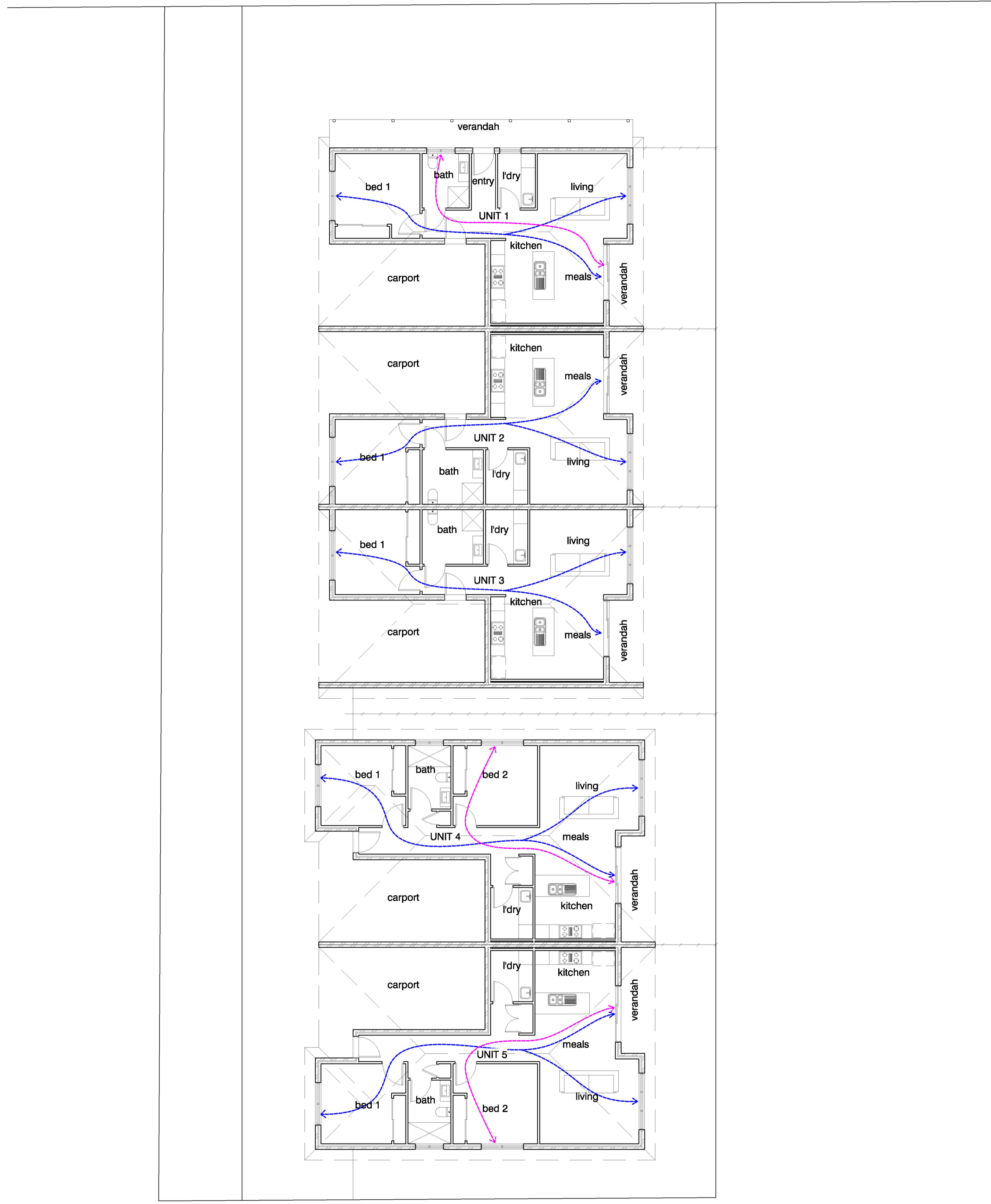


Proposed Five Unit Development
 71 Turnbull Street, Bairnsdale
 Town Planning
 date: 23/01/2025 revision: 1
 job no: 25-1384 revision: 1
 drawn by: mdp
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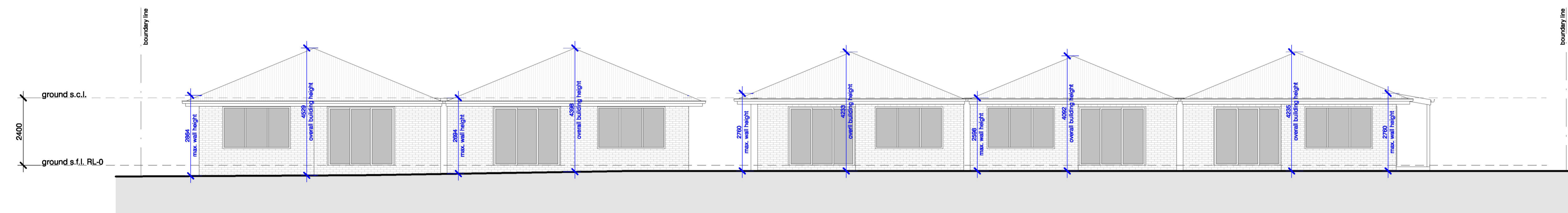


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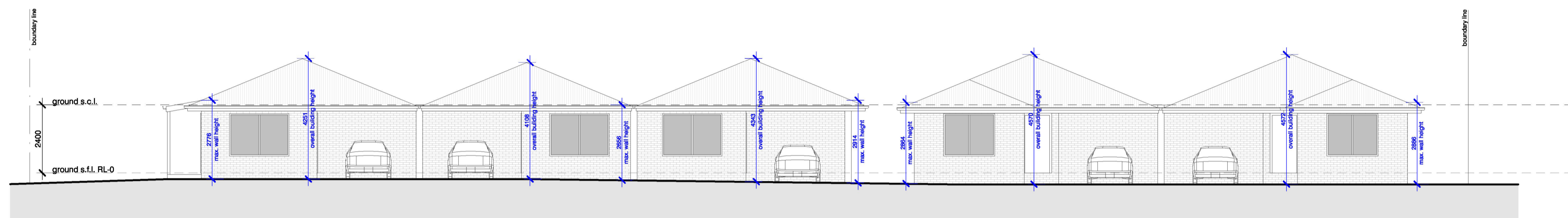


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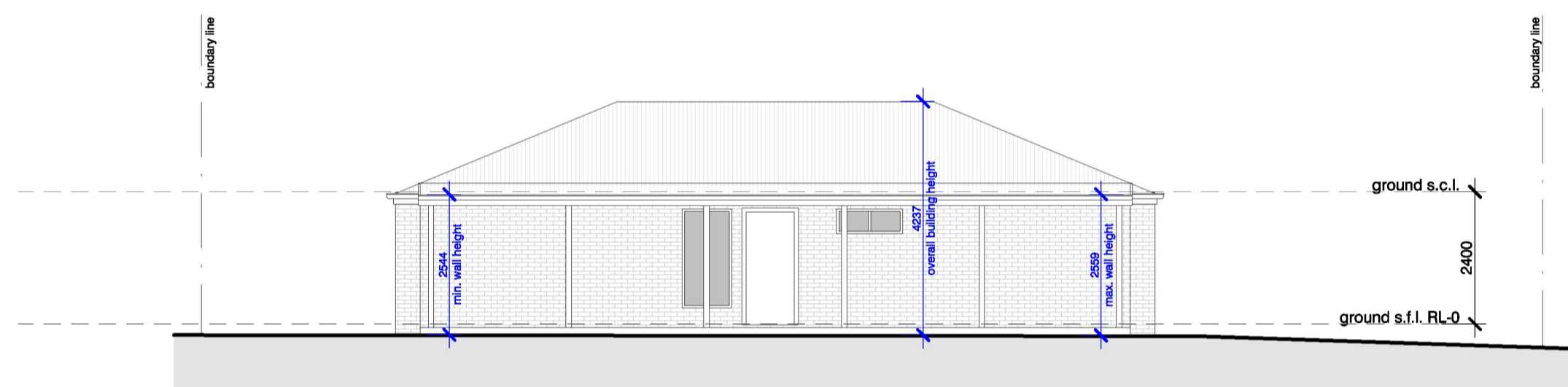




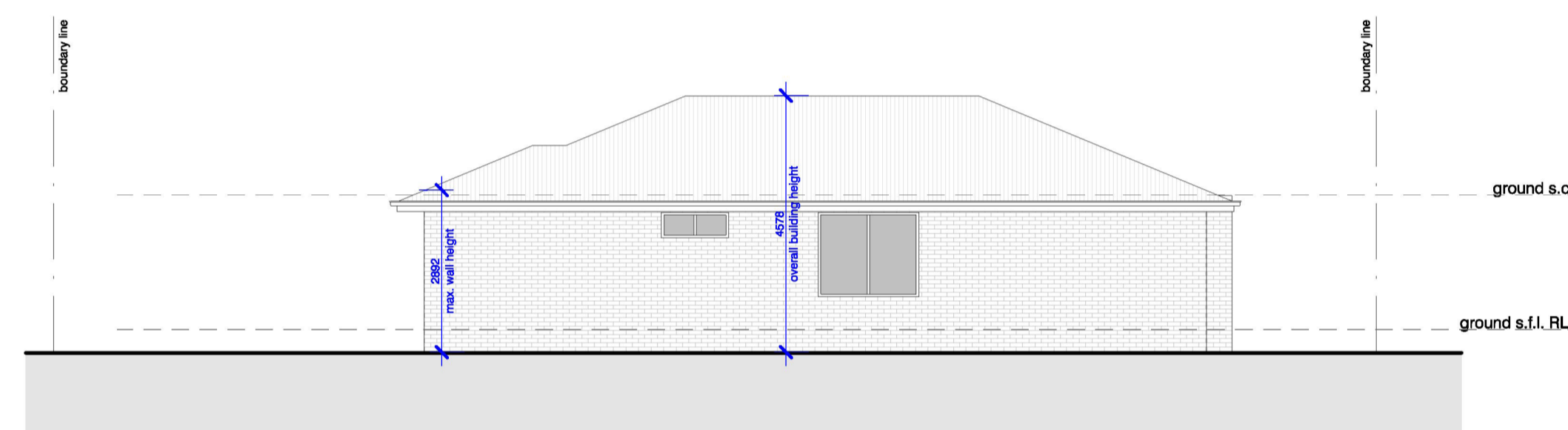
East Elevation (Rear)



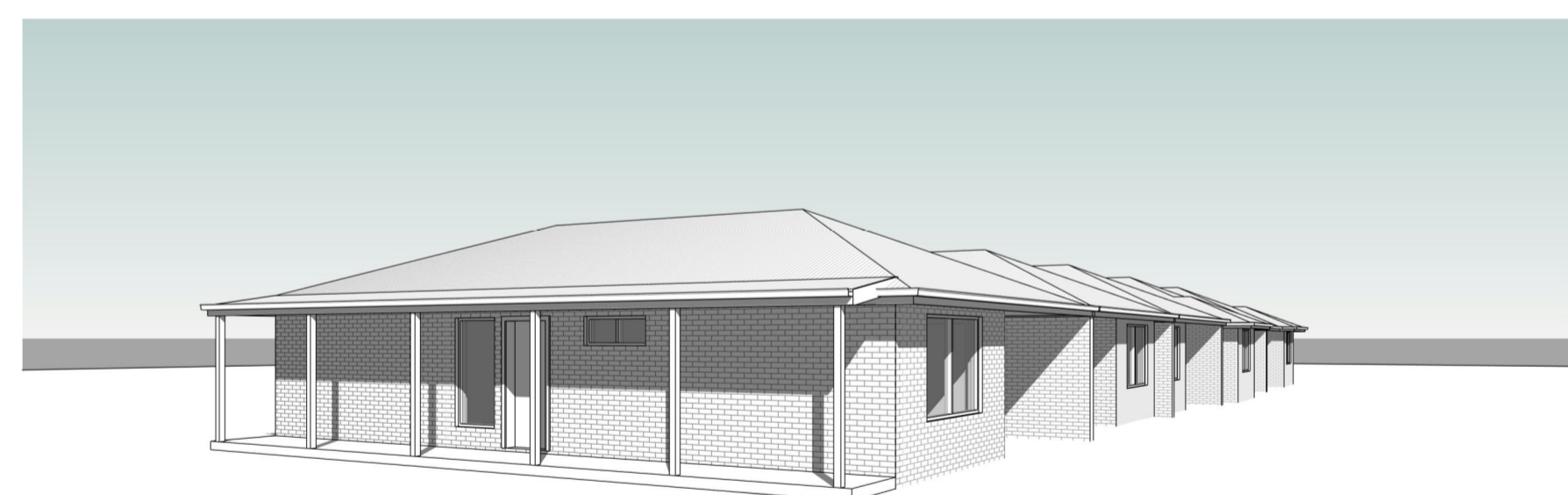
West Elevation (Front)



North Elevation



South Elevation



3D View 1



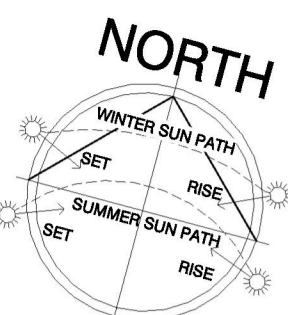
3D View 2



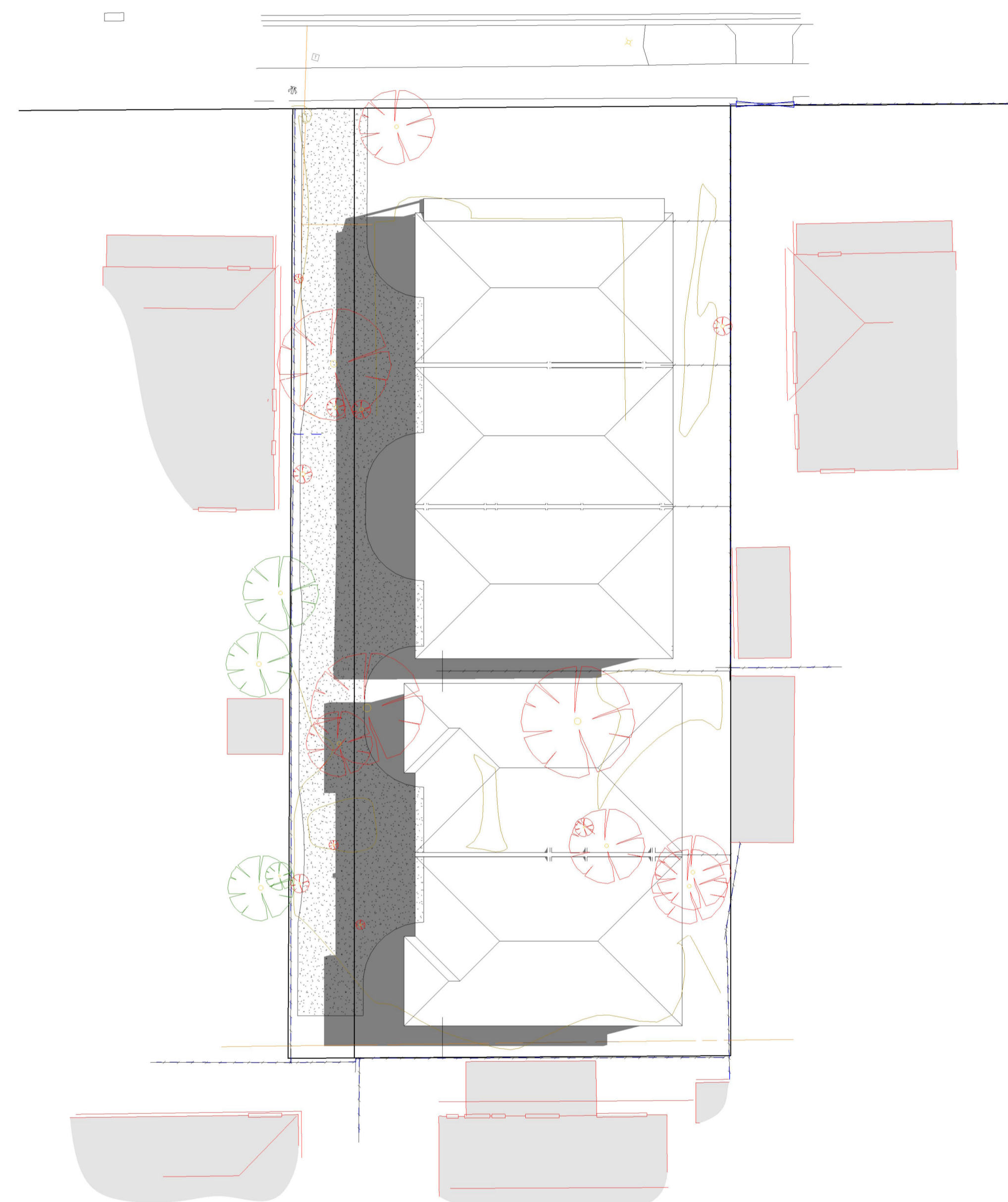
3D View 3



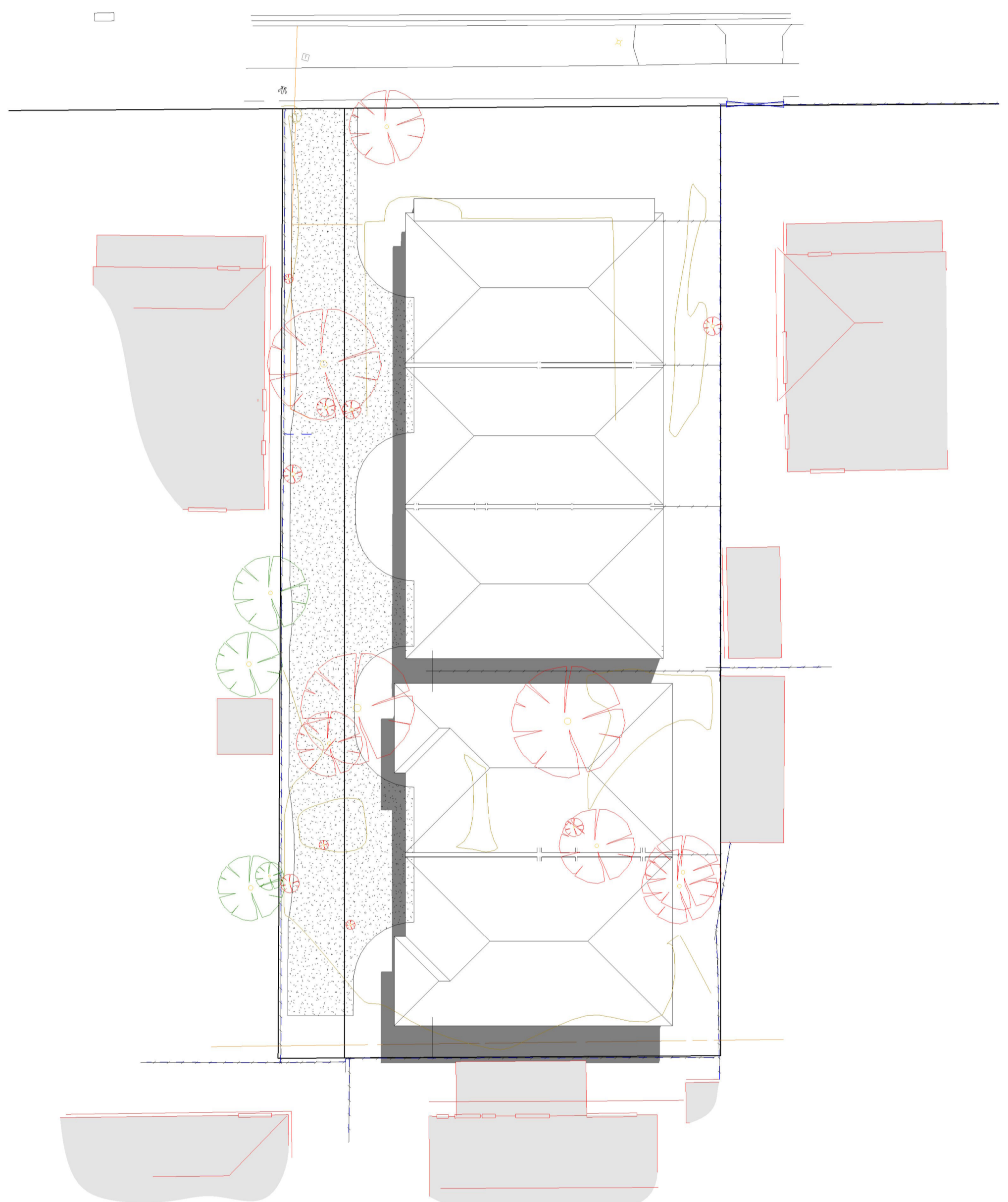
3D View 4



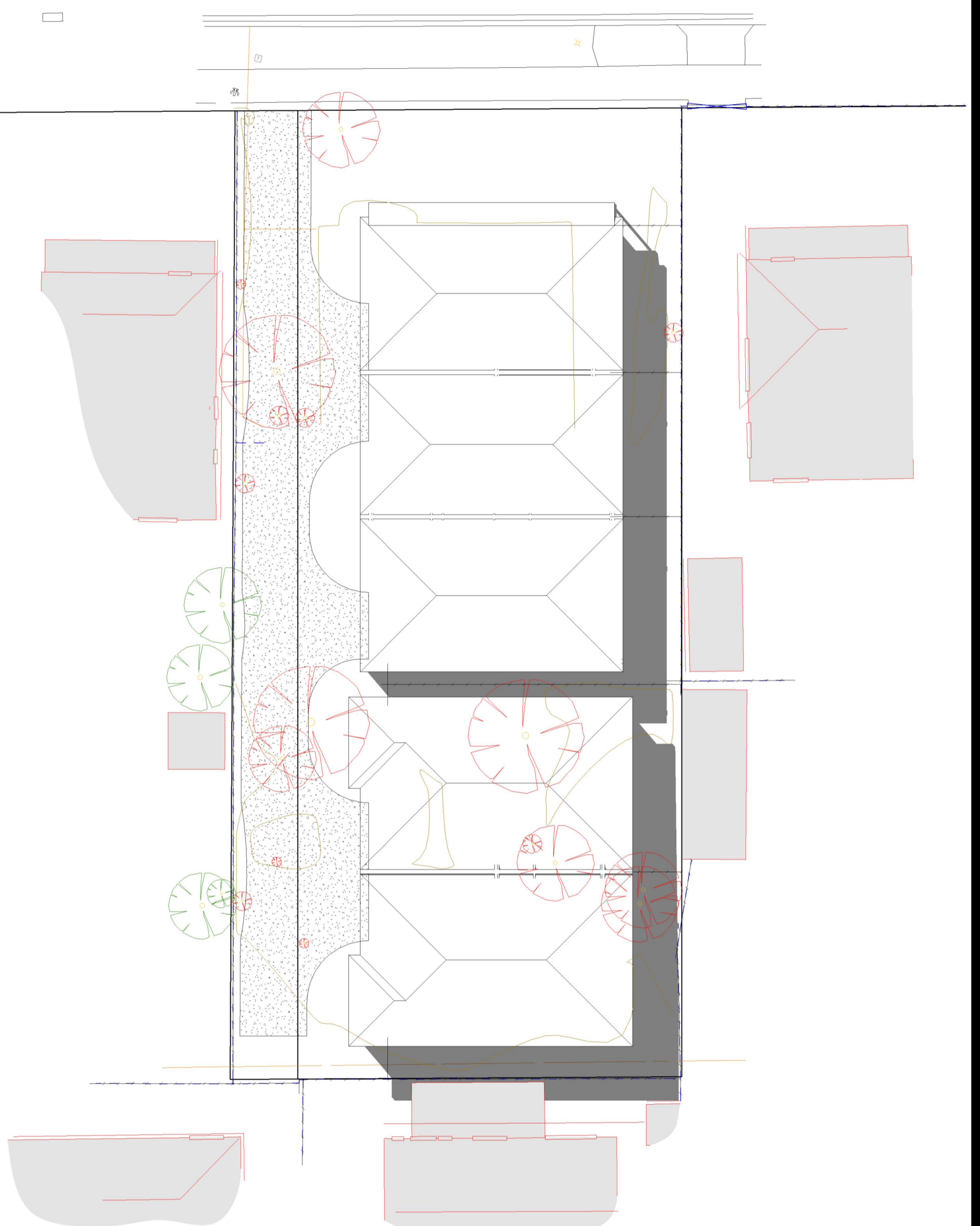
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Shadows 9am



Shadows 12pm



Shadows 3pm

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