

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	470 Esplanade LAKES ENTRANCE 3909 CA: PART 2053
The application is for a permit to:	Sale and Consumption of Liquor and Car Parking Waiver
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.472.1

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 applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

CROWN FOLIO STATEMENT

VOLUME 11860 FOLIO 498
No Coft exists

Security no : 124110243593L
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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2053 Parish of Colquhoun.
PARENT TITLE Volume 11726 Folio 937
Created by instrument AN634637E 10/03/2017

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI073529J 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI073531X 06/08/2016
PERMANENT
PUBLIC PURPOSES

INDIGENOUS LAND USE AGREEMENT as to part MI073532V 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION

SEE CD114780S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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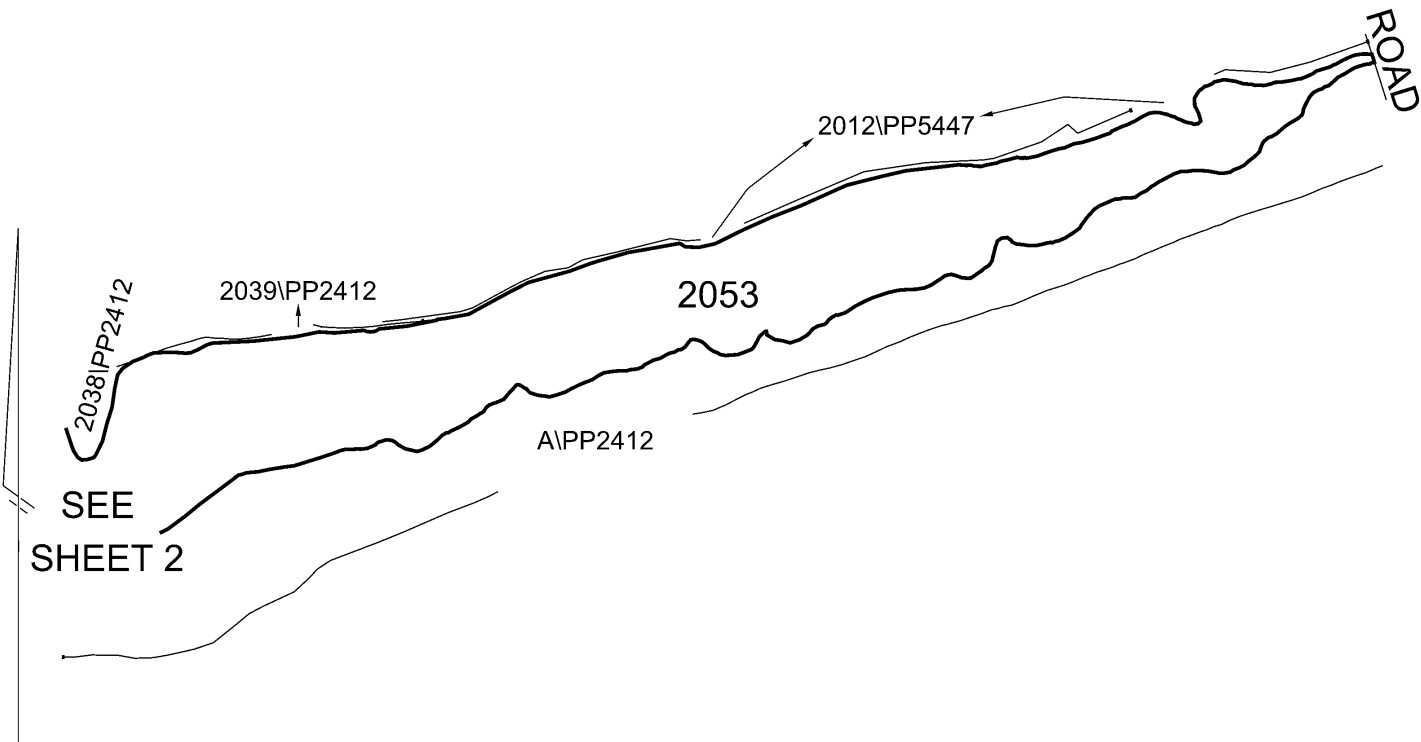
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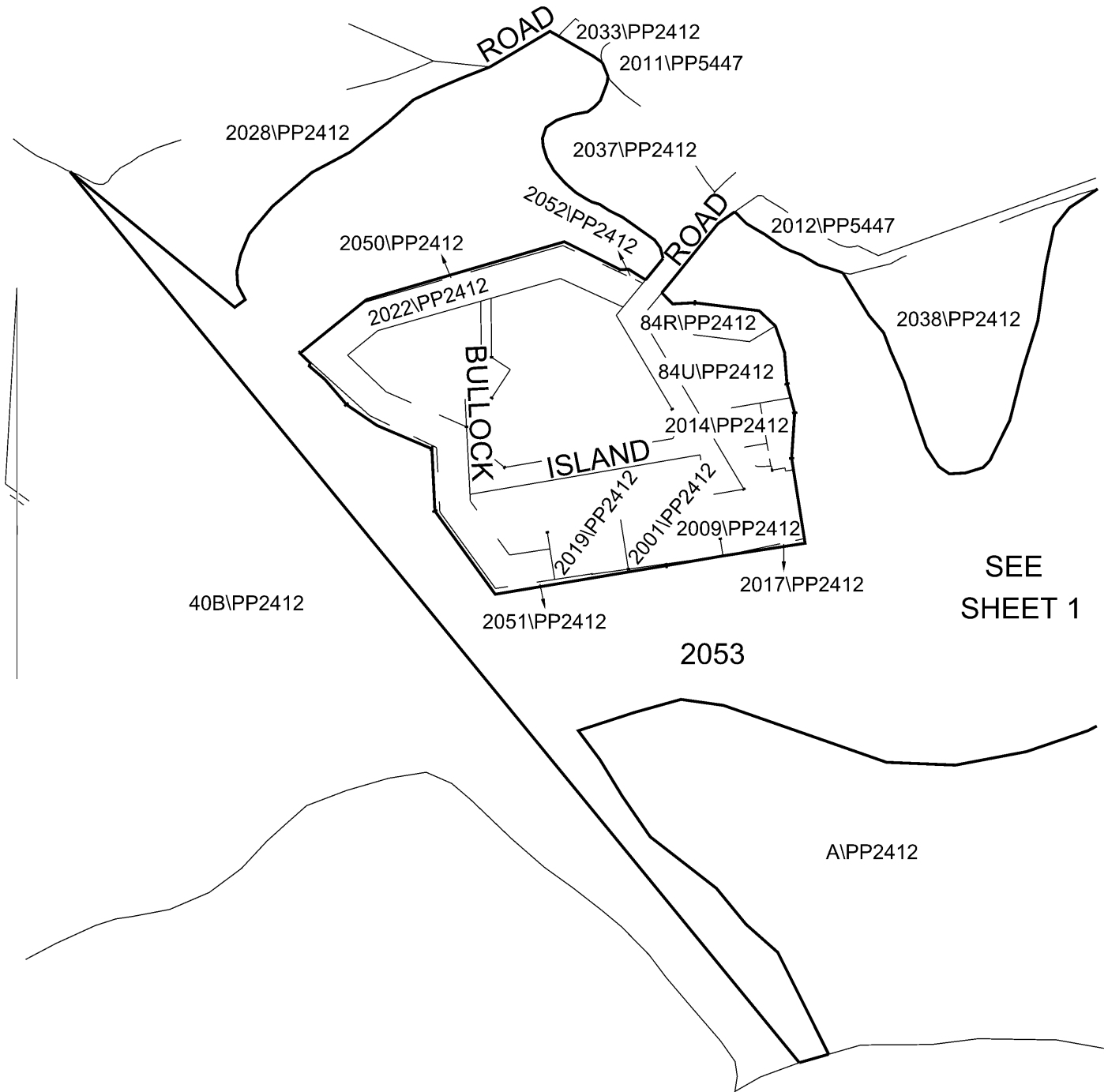
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CROWN DIAGRAM		EDITION 1	CD114780S
LOCATION OF LAND PARISH: COLQUHOUN (2412) TOWNSHIP: SECTION: CROWN ALLOTMENT: 2053 LAST PLAN REFERENCE: CD031063J DERIVED FROM: VOL. 11726 FOL. 937		NOTATIONS	
		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES	
		Checked by: PC Date: 10/03/2017	
LENGTHS ARE IN METRES	DEALING / FILE No:	CODE:	Page 4 of 46

CROWN DIAGRAM

CD114780S





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23

APPLICATION FOR PLANNING PERMIT

**CAR PARKING DISPENSATION AND LIQUOR
LICENCE**

470 ESPLANADE, LAKES ENTRANCE
SAILORS GRAVE BREWING PTY LTD
REF: 23131



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APPENDIX

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B	Redline Plan
C	Car Parking Demand Assessment
D	Slipway EOI

DOCUMENT REVISION

1	Draft Report	DAC	08/11/2023
2	Final Report	CMC	14/11/2023

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Sailors Grave Brewing Pty Ltd, the applicants for the planning permit application for the carparking dispensation and liquor licence at 470 Esplanade, Lakes Entrance. The proposal is in support of establishing the use of the 'Old Slipway' site as a community event space being undertaken by the Slipway Collective.

The Slipway Site is Crown Land in the centre of Lakes Entrance fronting directly onto Cunningham Arm. The site operated as a slipway until 2005. This space is being upgraded to be a shared community space which will provide for public events.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme is appropriate in this location and will result in a positive planning outcome.

Address	470 Esplanade, Lakes Entrance
Site Description	Crown Allotment 2053 Parish of Colquhoun
Title Particulars	Vol 11860 Fol 498
Site Area	Approximately 1,904m ²
Proposal	Carparking Dispensation and Liquor Licence
Planning Scheme	East Gippsland Planning Scheme
Zone	Public Use Zone – Schedule 7
Overlays	Land Subject to Inundation Overlay
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 52.06 Car Parking Clause 52.27 Licenced Premises
Notice	No exemption available
Referrals	No Clause 66 referrals applicable
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Car Parking – Clause 52.06 Licenced Premises – Clause 52.27 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 470 Esplanade, Lakes Entrance. A copy of the Title and Crown Diagram is contained in **Appendix A**. The title is affected by a Reservation registered as MI073531X and Indigenous Land Use Agreement MI073532V.

The site is irregular in shape with a total area of approximately 1,904m² currently contains two existing sheds, a carpark and a deck that is currently under construction. The site was formerly used as the Lakes Entrance Slipway.

The site is flat in nature and does not contain any vegetation. The subject site contains metal fencing along the east and west boundaries and no fencing along the north or south boundaries. Details of the site are depicted in the photographs provided below.

The subject site does not contain any formal vehicle access however adjoins the Esplanade along the northern boundary.

The subject site in relation to Lakes Entrance as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

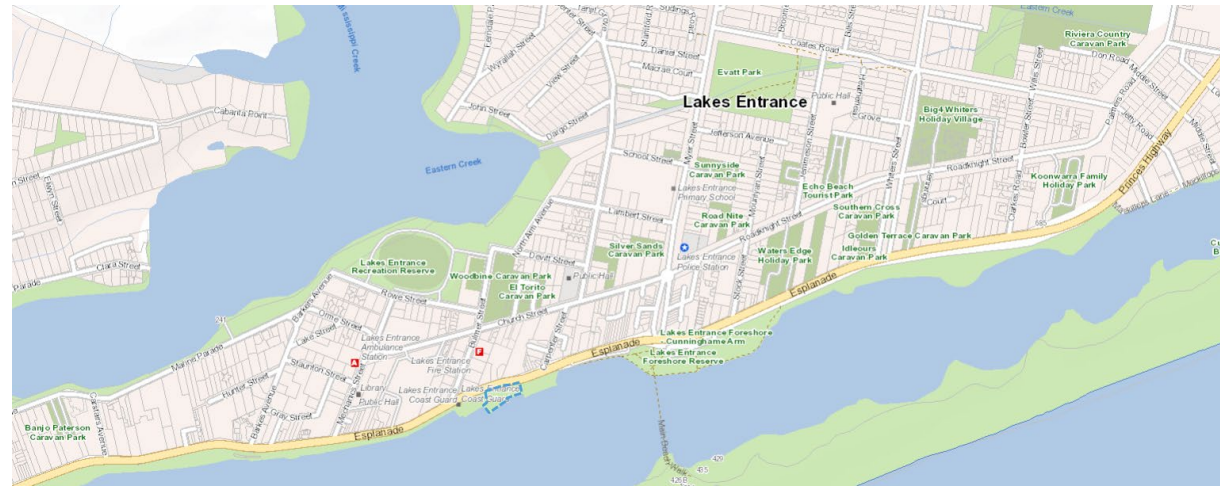


Figure 1 – Locality Plan – 470 Esplanade, Lakes Entrance (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 470 Esplanade, Lakes Entrance (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is predominantly public foreshore land with the northern side of the Esplanade developed with commercial buildings.

Adjoining the northern boundary of the subject site is the Esplanade and commercial development, adjoining the eastern and western boundaries comprises public land being land zoned Public Park and Resource Zone and adjoining the southern boundary is Cunningham Arm.

Commercial development surrounding the subject site comprises of:

- Lakes Sports & Community Club
- The Slipway Takeaway
- Australian Volunteer Coast Guard
- Esplanade Mini Golf

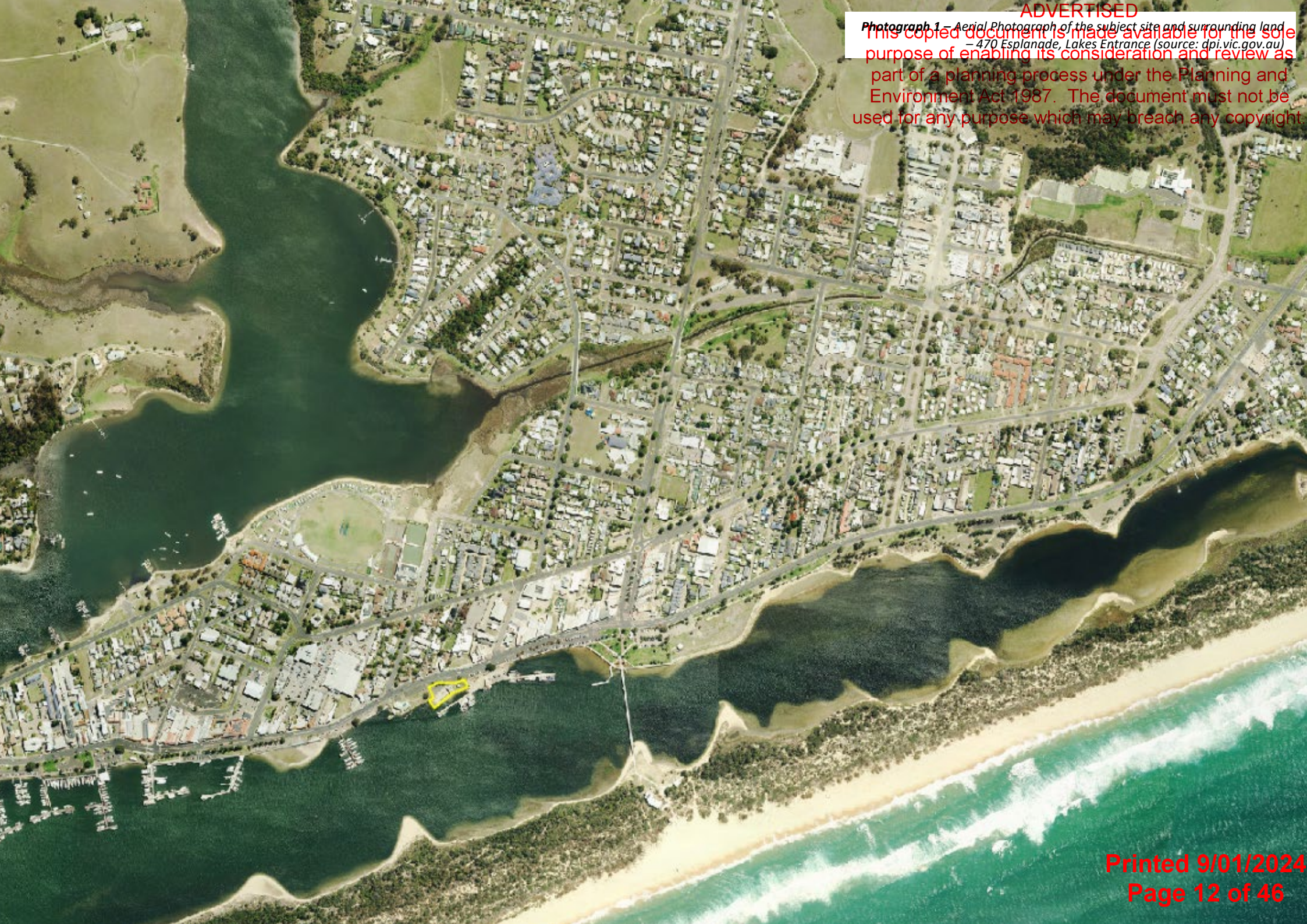
The Esplanade in this location is a fully constructed bitumen sealed road, with rollover kerb and channel traversing in an east to west direction.

Lakes Entrance is a coastal township located on the Princes Highway approximately 40 kilometres southeast of Bairnsdale. Lakes Entrance offers a range of community and commercial services and facilities.

The subject site in relation to Lakes Entrance is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land
 – 470 Esplanade, Lakes Entrance (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 470 Esplanade, Lakes Entrance.



Photograph 4 – Subject site facing south.



Photograph 6 – Subject site facing west.



Photograph 3 – Subject site facing southeast along the northern boundary.



Photograph 5 – Subject site facing west.



Photograph 7 – Subject site facing east along the western boundary.



Photograph 8 – Subject site facing east along the western boundary.



Photograph 10 – Property directly opposite subject site at 477 Esplanade, Lakes Entrance.



Photograph 12 – Property directly opposite subject site at 38 Church Street, Lakes Entrance.



Photograph 9 – Existing buildings on subject site facing west.



Photograph 11 – Property directly opposite subject site at 38 Church Street, Lakes Entrance.



Photograph 13 – Neighbouring property adjoining the subject site along the eastern boundary at 420 Esplanade, Lakes Entrance.



Photograph 14 – Esplanade facing east.



Photograph 15 – Esplanade facing west.

3. THE PROPOSAL

This application seeks approval for a carparking dispensation and a liquor licence. A red line plan is contained in **Appendix B** and an extract is provided to the right.

The use of the site for a 'pop up' culinary and arts space is expected to provide local businesses the opportunity to showcase high quality produce and entertainment whilst achieving a unique foreshore environment. A letter of support from Tim Bull and consent to the proposal from Gippsland Ports is contained within the Slipway EOI in **Appendix D**.

Carparking

The subject site does contain an existing car parking area however this area will be used to accommodate modified shipping containers to be used as preparation areas for stall holders. As such the site will not contain any car parking. There is angled on street car parking available along the southern side of the Esplanade and parallel on street parking along the northern side of Esplanade.

There is no specified use for a community event, such as this 'pop up' culinary and arts space set out in table 1 of Clause 52.06 as such for the purposes of this application we have

adopted the use 'Place of Assembly' as listed in Table 1 of Clause 52.06.

A Car Parking Demand Assessment is contained in **Appendix C**.

Hours of Operation

The proposed 'pop up' culinary and art space will operate from 12:00 noon until 10:00 pm, seven days a week.

Access

There is no formal vehicle access to the subject site. The site adjoins the Esplanade along the northern boundary which will provide for pedestrian access. Access will be limited to pedestrians only.

Liquor Licence

The application seeks approval for a liquor licence to enable alcohol to be consumed with food on the site.

The proposed liquor licence hours will be from 12 noon to 10:00 pm. The maximum number of patrons will be 500.

A red line plan outlining the extent of the area to be licenced is provided in **Appendix B** (and to the right).

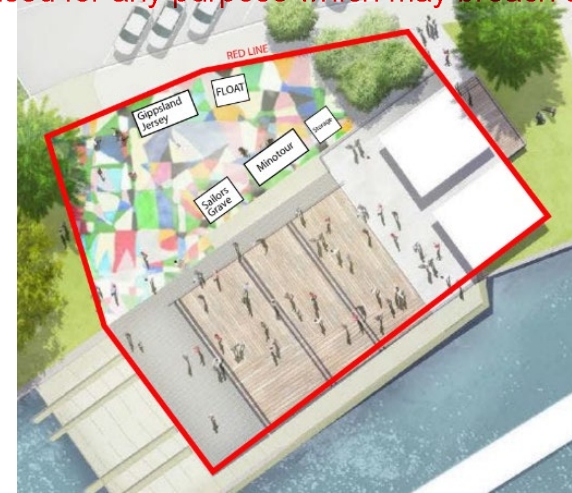


Figure 3 – Redline Plan

4. ZONES AND OVERLAYS

Public Use Zone – Schedule 7

The purpose of the Public Use Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

An extract of the Public Use Zone Map is provided to the right in **Figure 4**.

Clause 36.01-6 – Table of public land use identifies PUZ7 as being for ‘Other public use’.

The applicants have a lease agreement from Council to use the former slipway for a pop up culinary and arts space and as such are exempt from requiring a permit under Clause 36.01. This is not addressed further.

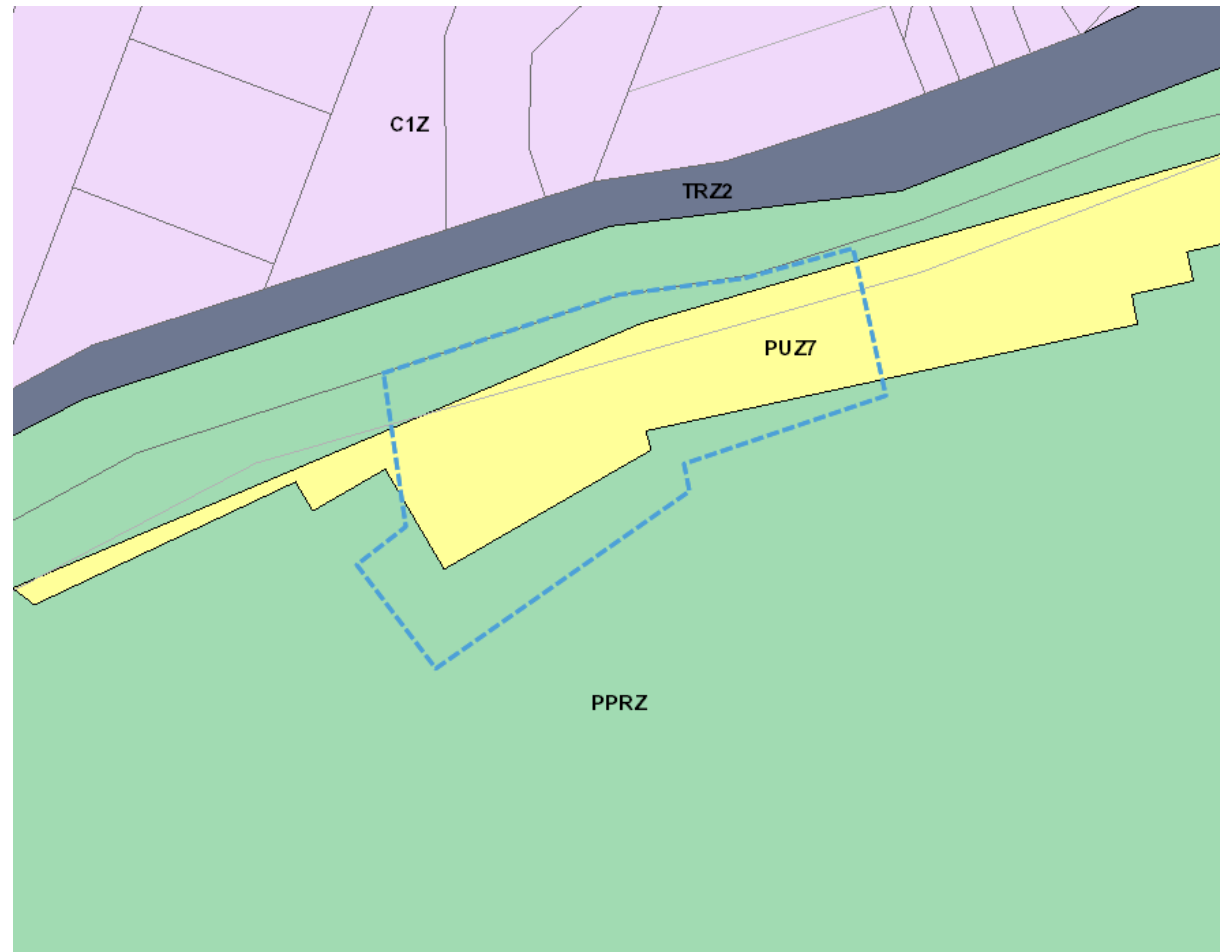


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the

environmental quality of water and groundwater.

- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

An extract of the Land Subject to Inundation Overlay Map is provided to the right in **Figure 5**.

The applicants have a lease agreement from Council to use the former slipway for a pop up culinary and arts space and as such are exempt from requiring a permit under Clause 44.04. This is not addressed further.

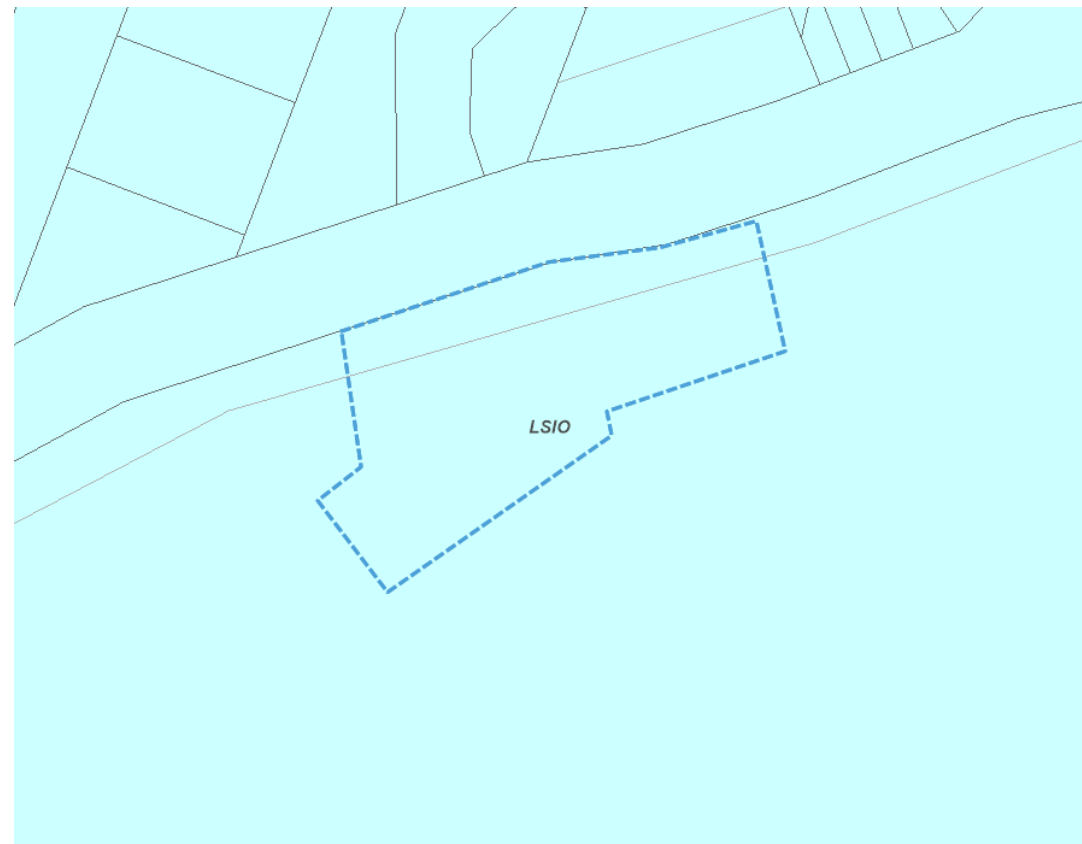


Figure 5 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being partially within an area of Aboriginal Cultural Heritage Sensitivity.

Carparking dispensation and a liquor licence do not require any significant land disturbance and are therefore considered an exempt activity, and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided to the right in **Figure 6**.

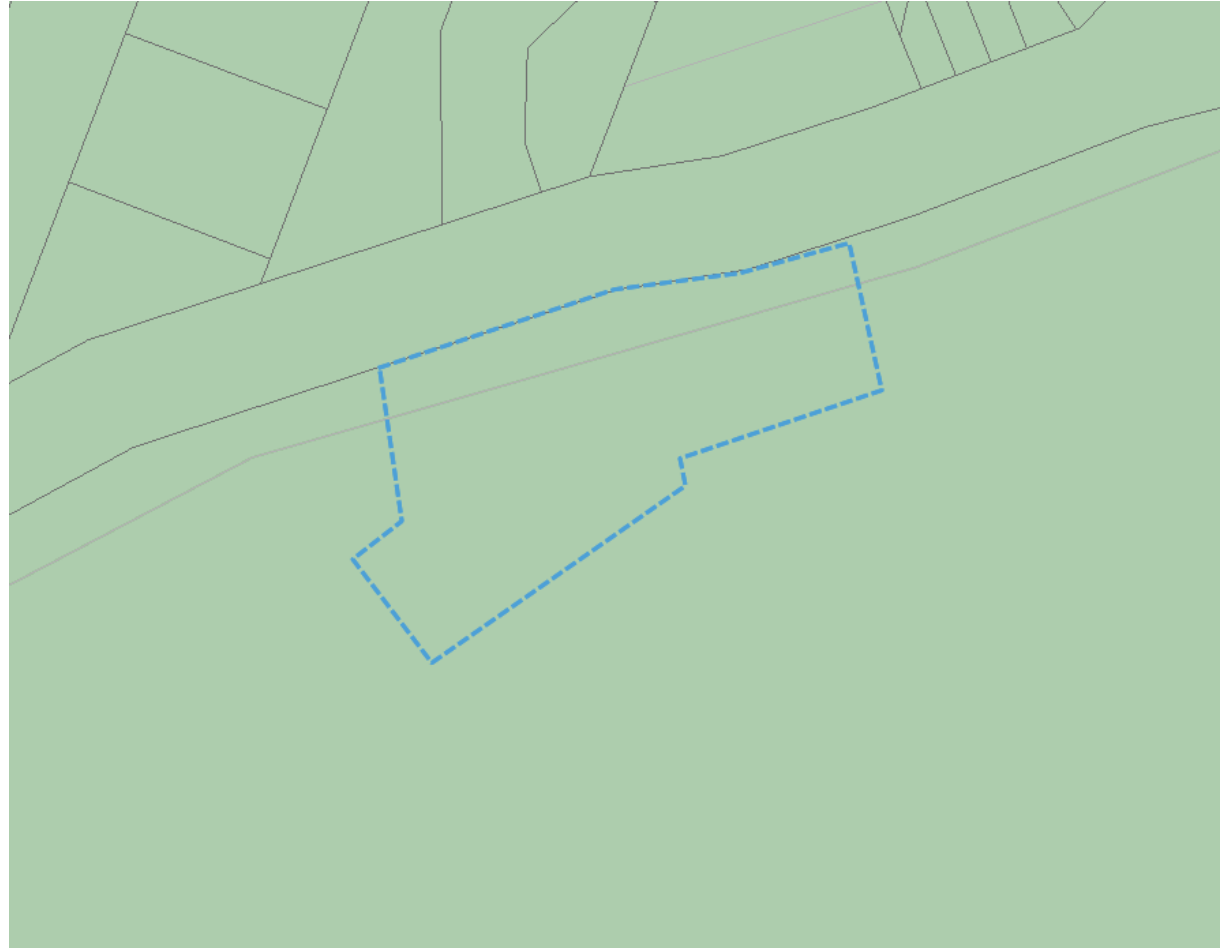


Figure 6 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

CLAUSE 52.06 – CAR PARKING

The purpose of the Car parking provisions at Clause 52.06 are:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car use.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 applies to:

- A new use;
- An increase in the floor area or site area of an existing use; or

- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06-3 provides a permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This application is seeking approval for a car parking dispensation and a liquor licence. The car parking calculations for Place of Assembly are provided below in Table 1:

Use	Rate Column A	Rate Column B	Car parking measure Column C
Place of Assembly	0.3	0.3	To each patron permitted.

Table 1 – Car parking provisions

The pop up culinary and arts space will have up to 500 patrons. $500 \times 0.3 = 150$ car parking spaces required.

The subject site will not contain any car parking and as such requires a dispensation of 150 car parking spaces. There is sufficient car parking along the Esplanade and surrounding areas to accommodate the additional demand. Additionally, the location of the subject site being in the main central business district encourages the use of public transport or walking.

The provisions of Clause 52.06-10 are addressed below in Section 5.

A Car Parking Demand Assessment is contained in **Appendix C**.

Clause 52.27 – Licensed Premises

The purpose Clause 52.27 is:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

These provisions apply to premises licensed, or to be licensed, under the *Liquor Control Reform Act 1998*.

A permit is required to use land to sell or consume liquor if a license is required under the *Liquor Control Reform Act 1998*.

This application is seeking approval for a liquor licence for the consumption of liquor on the premises and does not fall within any of the exemptions available under this clause and therefore a permit is required.

The decision guidelines of Clause 52.27 are addressed below in Section 5.

Social Impact Guidelines for Development Applications – East Gippsland Shire Council

The Social Impact Guidelines for Development Applications – East Gippsland Shire Council (The Guidelines) outlines the need to ensure that social considerations are an integral part of any proposed development application.

Section 4.2 of the guidelines identifies the triggers for a Social Impact Comment or a Social Impact Assessment, however Council can request a Social Impact Comment or a Social Impact Assessment if it determines it is necessary.

There is no trigger for a liquor license application to undertake either a Social Impact Comment or a Social Impact Assessment.

To summarise the points identified to be addressed by a Social Impact Comment, in relation to this proposal we offer:

- The proposal will not alter the population.
- The proposal will not benefit or disadvantage any particular population cohort or group in the community.
- The proposal will not detrimentally alter the existing employment in the area.

Staff will undertake further training if required in order to comply with the requirements of the Victorian Gambling and Casino Control Commission.

- The proposal will not impact housing stock.
- It is not expected that the proposal will result in any detrimental impact on current social, recreation or community infrastructure.
- There is not likely to be any impact on the existing flow of traffic surrounding the site or any impact to pedestrians.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed car parking dispensation and general liquor licence are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for a pop up culinary and arts space with that can be respectful of the existing surrounding development and the environment whilst having a significant positive outcome for the overall community.
- **Clause 02.03-1** identifies Lakes Entrance as a growth area town with an importance on tourism.
- This application seeks approval for a car parking dispensation and liquor licence that will support a community initiative resulting in a positive contribution to the economic sector of Lakes Entrance. **Clause 17** considers all sectors to be critical in achieving economic prosperity. A letter of support from Tim Bull and Gippsland Ports is contained in Slipway EOI **Appendix D**.
- This submission has addressed **Clause 52.06** Car Parking which seeks to ensure the

provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

- This application is seeking a car parking dispensation of 150 car parking spaces. A Car Parking Demand Assessment is contained in **Appendix C**.
- The subject site does contain a car parking area however this space will be used for the stall holders to setup and as such the site will not contain a car parking area. The subject site is the former site of the Lakes Entrance Slipway. The Esplanade adjoins the northern boundary of the site and contains angled parking along the southern side and parallel parking along the northern side of the road. There is a suitable amount of on street parking in proximity to the site to support the proposal particularly given the time of year being tourism season and many patrons will be staying locally and walking.
- There is existing footpaths in this location that will provide for safe pedestrian access to the site.
- Access to the site will be pedestrians only.
- The proposal is consistent with the decision guidelines of **Clause 52.27** Licenced Premises which seeks to ensure that licensed premises are situated in

appropriate locations and to ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

- The proposed consumption of liquor on this site is not expected to have a detrimental impact on the amenity of the surrounding area. Other licensed premises within the area of Lakes Entrance, Swan Reach, Nicholson and Bairnsdale consist of pubs/hotels, clubs, cafes/restaurant and holiday parks. There is no evidence of any issues within the immediate area as a result of alcohol or licensed premises.
- It is proposed to serve liquor with food on the subject site. A profile of the stall holders is included in **Appendix D**. The 'pop up' culinary and arts space will operate between 12 noon and 10:00 pm. The number of patrons will be varied at different times however will have a maximum of 500 patrons.
- The area will be clearly controlled by fencing and appropriate management and security if deemed necessary.
- Access will be pedestrian only via the northern boundary directly from Esplanade.
- This submission has addressed the decision guidelines of **Clause 65** and the proposed car parking dispensation and liquor licence supports orderly planning of the area whilst

taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.

- The site is identified as being susceptible to flooding hazards. The proposal does not propose any new buildings at this time. The stall holders have a lease agreement with Council for the site and as such are exempt from zone and overlay triggers.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- The event will obtain all other necessary approvals from the East Gippsland Shire Council and relevant authorities.
- The proposal is deemed to be an appropriate use of the site in accordance with the Lease Agreement resulting in a net community benefit.

6. CONCLUSION

This submission is in support of a planning permit application for a carparking dispensation and a liquor licence at 470 Esplanade, Lakes Entrance.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposal is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of Clause 52.06 car parking and Clause 52.27 licensed premises.
- The proposal will provide a unique pop up space that will showcase high quality products and support economic prosperity for the area.

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

Development Solutions Victoria

Disclaimer:

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

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APPENDIX C

Car Parking Demand Assessment

CAR PARKING DEMAND ASSESSMENT

Clause 52.06-7 – Application requirements and decision guidelines for permit applications:

For applications to reduce the car parking requirement:

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a Schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- New use; or
- Increase in the floor area or site area of the existing use; or
- Increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trips facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

The requirements of the car parking demand assessment are addressed below.

The East Gippsland Planning Scheme provisions at Clause 52.06 outlines the number of car parking spaces that must be provided when a new use commences.

The application is seeking approval for a car parking dispensation and a general liquor licence. The subject site is the former location of the lakes entrance slipway and will be used for a pop up culinary and arts space. The existing car parking area on the site will be used for the stroll holders to set up preparation areas and as such there will be no car parking available on the site. There is no specific use specified in Clause 52.06 for a pop-up culinary and arts space as such place of assembly has been adopted in this instance.

The proposal requires a dispensation of 150 car parking spaces. There is a suitable amount of on street car parking in this location and as such the dispensation is not expected to have a negative impact on the amenity of the area. There is no formal vehicle access to the subject site and access will be pedestrian only.

The application requirements to be addressed as required by 52.06 are addressed below:

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

It is expected that many of the patrons of the proposed event / venue will be as a result of multi purpose trips to other uses in the surrounding areas such as the cafés and restaurants, mini golf etc. The proposal may result in multi-purpose trips as the area contains a variety of other retail style uses within walking distance.

The variation of car parking demand likely to be generated by the proposed use over time.

The stall holders will use the former slipway site for a pop up culinary and arts space. There is an existing car parking area on the site however this space will be used for stall holders to set up preparation areas and as such there will be no car parking available on the site. There will be a variation in demand throughout operating times. The number of patrons will be a maximum of 500 people. The application is seeking a dispensation 150 car parking spaces. There is sufficient on street car parking along Esplanade and in surrounding areas to support the proposed use. Any alternate future use would need to further consider any car parking requirement as set out in Clause 52.06.

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

Given the proposal is seeking approval for a carparking dispensation and liquor licence there is likely to be a variation in short stay car parking demand on different days. Given the use of the site there is unlikely to be long stay car parking demand. There is a suitable amount of on street car parking available along Esplanade to accommodate short stay requirements.

The availability of public transport in the locality of the land.

There is public transport available in immediate proximity to the subject site. The nearest bus stop is located on the Esplanade directly opposite the former slipway site to the north.

The convenience of pedestrian and cyclist access to the land.

There is existing footpaths in this location that provide safe access to the site for pedestrians and cyclists. The subject site will not contain any car parking area or bicycle parking. There is adequate room along Esplanade for the parking of vehicles. The road network to Esplanade is suitable to accommodate an increase in cyclist or pedestrian traffic. The existing footpath network will provide for safe access to the site.

The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.

There are footpaths in this area that are suitable for pedestrians and bicycles however, there is no end of trip facilities available. Given this is a pop up culinary and arts space, end of trip facilities are not considered necessary.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

The subject site is Crown land and as such this is not relevant. Consent from Gippsland Ports is provided in **Appendix D**.

Any empirical assessment or case study.

Given the unique use of the site for a pop up culinary and arts space there is no empirical assessment. There is adequate amounts of on street parking along Esplanade and in the surrounding area. Allowing a dispensation in this instance is not deemed likely to generate any negative impact, rather will encourage patrons to walk through the commercial area and encourage additional retail expenditure. There are several other areas in proximity to the site to enable overflow parking, such as the parking area east of the foot bridge and the Woolworths / Shopping Centre car park. It is expected many patrons will be locals, who may be able to walk to the site and tourists staying in the accommodation in the immediate area.

SLIPWAY EOI

SITE ACTIVATION PROPOSAL FOR CUNNINGHAM SLIPWAY LAKES ENTRANCE

“A rising tide lifts all boats” John F Kennedy



Executive Summary:



This document provides a concept brief for a collaborative culinary and arts precinct redevelopment of the Lakes Entrance Slipway site. The site in its current form is resented by many locals and tourists due to its underutilisation, prime position, and lack of public access. The redevelopment of the site into a 'pop up' culinary and arts space would create a vibrant, thriving foreshore environment where the value proposition of the community and region could be showcased to tourists and locals alike.

The opportunity for the Lakes Entrance community to capitalise on the rising trend of experiential tourism through a relatively low-cost redevelopment of an already-iconic site sits at the heart of this proposal. The site would play host to secure, removable retail infrastructure, and a stepped decking system to level the concrete ramp area at the site. The redevelopment is expected to provide local businesses with an opportunity to operate their ventures onsite during day and evening trading hours, with the provision of high quality, local produce and entertainment as core offerings.

Prominent stakeholders such as Gippsland Jersey, Miriam's Restaurant, Sailor's Grave Brewing, FLOAT, TAFE Gippsland and Lakes Entrance Action Development Association (to be confirmed) have committed to the project, and provide legitimacy to the proposal. A number of the aforementioned parties have pledged to operate their ventures onsite during a trial phase of the concept. This trial phase, subject to approval, will coincide with the commencement of the 'peak-season' between Dec 2019 and April 2020. It is expected that the establishment of the site, and the opportunity to advertise its offering in the lead-up to the season opening, would drive considerable tourism trade to the Lakes Entrance area.

A working group consisting of representatives from the above organisations has collaborated in the development of this document.

Economic and community benefits are analysed in the context of tourism activity, urban design theory, and local training / career outcomes. It is expected that the development of the site would drive increased visitations to the area; provide a vibrant space for the local community to meet and enjoy the natural environment; and facilitate Gippsland TAFE students to gain a versatile range of skills in the hospitality and tourism disciplines.

The physical site requires structural and aesthetic modification. An architect's impression of the site is included in this draft. In support of the project, John Keeble of Event Studio Australia (ESA) has tentatively committed to the modifications depicted within. Planning permission will be required, with likely costs to be calculated following the concept socialisation phase.





Key Stakeholders + what they're bringing

Sam Malhook, Miriams - *Wharf to plate casual dining*

SAM MAHLOOK

Sallie Jones, Gippsland Jersey - *Ice cream / milkshakes with conscious & kindness*

Gab & Chris Moore, Sailors Grave & Friends - *Local craft beer & Gippsland wine.*

Andrew Collier, Seasalt Bakery - *Artisan local sourdough*

Andrea Lane, Float - *Art activations & People power*

John Keeble, Event studio's Australia - *modular corporate studio infrastructure*

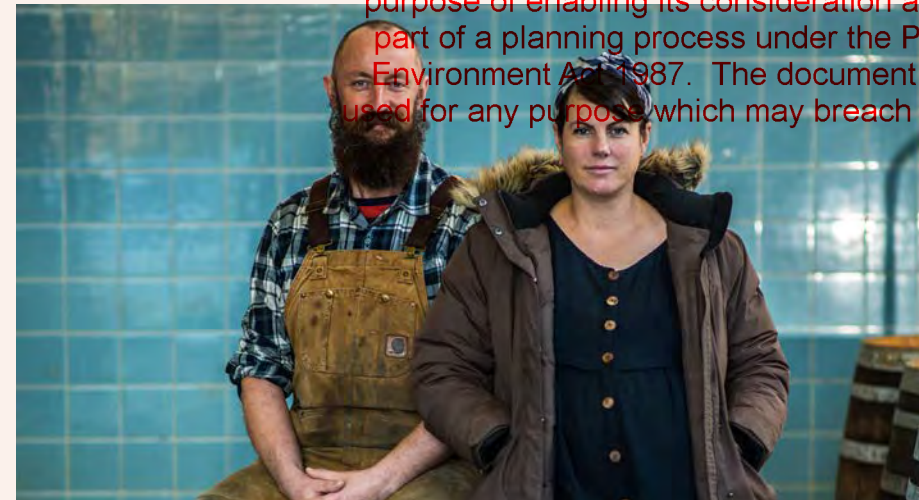
Benjamin Gebert, TAFE Gippsland - *Training ground for future hospitality,*

site management, tourism

Born in Melbourne, raised in Metung and Lakes Entrance, Sam Mahlook has always been fascinated by the sea. This has led to a career at Lakes Entrance's venerable seafood restaurant Miriam's, first behind the stoves and later in front of house taking over from ex fisherman husband Mick, when he passed away in 2016.

Miriam's opened its doors in 1999, just across the road from the old slipway, and in between customers the site has been the subject of much speculation. "We could cook some really awesome seafood over there!"

With the family winery Wyanga Park, and close ties to the aboriginal community and fishing community, Sam feels she is well placed to create something truly iconic and uniquely local at the old slipway site, a true destination to attract people to Lakes Entrance year round.



SALLIE JONES

Sallie Jones is Co-Founder and Managing Director of Gippsland Jersey, an independent, farmer-owned premium milk brand based in country Victoria. Established in September 2016, Gippsland Jersey is passionate about looking after dairy farmers, ensuring they are paid a fair price for their milk. As well as helping improve profitability with the fair price at the farm gate, Sallie has leveraged her Gippsland Jersey identity and profile to help break down the stigma associated with mental health issues in the industry and the agribusiness sector in general.

Sallie Jones (formally Bowen) was born and bred in Lakes Entrance on her family dairy farm spending most of her upbringing and early adulthood in the Riviera Ice Cream Parlour, making ice cream or milking cows on the farm. Michael and Jenny Bowen (Sallie's parents) were pioneers of the Farmhouse scene when they built a dairy factory next door to the milking shed to make ice cream and process their own milk. Anyone that was around in the 80's & 90's will remember the glory days of having to wait in a queue to get into the ice cream shop located across from the footbridge. (The family sold the Riviera Ice Cream business in 2009.) Tragically Sallie's father died in 2016 and as an honour project she co founded Gippsland Jersey, an independent, farmer-owned premium milk brand that has just been relocated to Lakes Entrance on her family farm.

"Thankfully we've kept Dad's old ice cream churn and we are looking forward to pulling out some of his old recipes to reproduce his national multi award winning ice cream ... I can just see the smile on his face".

GAB MOORE

Gab Moore is Co-Founder and Managing Director Sailors Grave Brewing. Together with her husband & business partner Chris and their 3 young kids they live on Gab's family farm on the coast between Marlo and Cape Conran. Sailors Grave brewing is located in the historic Orbost butter factory and they make beer that tell stories about place & time.

Gabrielle was born & bred in far East Gippsland growing up on farms in Mallacoota, Cabbage Tree Creek & Marlo, after which she moved to the big smoke to study and In 2005 completed a Bachelor's degree with first class honours in Landscape Architecture. She went on to work as a project landscape architect on large scale projects including Sydney University, Hyde Park, Taronga Zoo Sydney & Dubbo. In 2009 she and Chris moved into hospitality by managing the project delivery and day to day management of a 3 month 'pop-up bar and restaurant' in Darlinghurst Sydney called The Pond for Fosters - Pure Blonde Beer.

From 2010 – 2013 they continued at the same location and started The Commons Local Eating House and Downtown Bar until selling to employees in 2013. The Restaurant & Bar turned over 1.8m annually and was featured in The New York Times, Gourmet traveler, the Australian, Sydney Morning Herald and the Qantas Magazine.

After selling The Commons the Couple returned to Gab's family farm in Marlo East Gippsland and launched Sailors Grave Brewing which has gone on to become a hugely successful beer brand selling both nationally and overseas.

Sailors Grave continually leverages its brand power to promote East Gippsland both locally and afar. Gab is a blue sky thinker and believes that collaboration is key to creating a stronger more resilient businesses & communities.



ANDREW COLLIER

Seasalt Bakery is the new kid in town. The design of husband/wife team Andrew & Juanita Collier, who moved to East Gippsland 10 years ago and fell in love with the area. Andrew is a Chef with many years experience in Sydney and the Blue Mountains, he also has a strong banking background with a special interest in business.

Andrew and Juanita love the small local business culture of Bairnsdale and surrounding small towns. However, they noticed a sad lack of freshly baked sourdough...

Juanita and their daughter Amelie struggle with non-coeliac gluten sensitivity and have found that sourdough is the only form of non-cardboard bread that does not have adverse effects. After research into this they found that the gluten gets broken down via the long, slow fermentation in the sourdough proving and baking processes. 100% Spelt being the ultimate winner in belly happiness. Andrew began experimenting and found a true love and innate ability with sourdough. So, after many years sourdough research (read sourdough trialling/eating at any possible time in visits to other cities/towns etc) Andrew and Juanita decided maybe they were the ones needed to fill the void... thus in May 2019 began SEASALT BAKERY.

The Bakery is based in Andrew and Juanita's home in Swan Reach and mainly wholesales to local East Gippsland businesses, taking orders 48 hours before baking day. They happily accept individual retail orders also. Orders are keeping with their zero waste approach to business to ensure nothing is thrown away unnecessarily.

Seasalt Bakery uses flour from Wholegrain Milling located in Gunnedah NSW. All flour is sustainably produced and verifiably chemical free, produced by passionate, growers, farmers and millers. Seasalt Bakery try to use as much local product as possible in the production of speciality sourdoughs. They focus on supporting and advocating other local businesses, producers and artisans. Expect to see more of them in the near future.

ANDREA LANE

Since moving to East Gippsland in 2001, Andrea Lane has found her niche in the Arts community, and since 2005 has built her career as a prolific Creative Producer, respected around Victoria for relentlessly inspiring regional art-making - in unexpected places - mostly without any visible means of support. Arriving as a Fairfax Online Media Manager, to telecommute from Nowa Nowa, Andrea immersed herself in the local community to first learn the role of art in communities, and discover her ability to join unexpected dots. Along the way she learned the importance of relevance and excellence, and now inspires and supports a younger generation of emerging creative producers who are becoming a force in East Gippsland through their locally grown 'F' movement at F.INC Incorporated.

FLOAT, Lake Tyers Beach 2016-2019

FLOAT's objective, as a community arts project, conceived and delivered under the Victorian Government's Small Town Transformations program, is to connect and activate the local community around its love of the Lake Tyers (East Gippsland) environment - to develop a creative and ecologically resilient community through an arts-driven social enterprise, embraced and owned by the local community. Creative environmental stewardship is at the heart of FLOAT. The FLOAT vessel is the artistic centre-piece of the project - a cross-cultural, collaboratively designed and built studio and research vessel floating permanently on Lake Tyers. The FLOAT will host local and visiting artists and researchers-in-residence from across the Aboriginal and broader communities. Its location on the Lake will enable site-specific, environmentally-driven artistic practice and collaborations.

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JOHN KEEBLE

ESA provides modular corporate studio infrastructure to premier organisations and events. ESA modular infrastructure can be a corporate studio one day and an emergency bushfire command centre or accommodation unit the next. These builds invariably originate from shipping containers. His company also provides transport and delivery and professional advice and backup.

John is an entrepreneur and finds the role as CEO a challenging and rewarding position extending into areas such as Business Innovation, allowing him to apply his attained skills to all aspects of Sales Management and Marketing while still continually developing and evolving products to suit the market needs.

Event Studios Australia is truly a unique and exciting business growing from strength to strength with a healthy stream of new Australian and International clients. John has gained his extensive range of skills working around Australia and internationally and these experiences have provided him with a vision for the future of the company. After over 19 years in the business he still enjoys the excitement of winning major contracts and the sense of satisfaction gained at the end of an innovative project or event.

His vision is to provide world class temporary infrastructure guaranteed with the most amazing service and a clear and constant focus on customer satisfaction, through a genuine commitment to quality ethics and values. John's commitment is to work together towards a common goal and to exemplify the highest standards of personal and professional ethics in all aspects of our business relationships.



BEN GEBERT & TAFE GIPPSLAND

Broker at TAFE Gippsland focusses on fostering collaboration amongst Gippsland's businesses, industry bodies, communities, and the education sector in order to build strong local pathways, capabilities and employment outcomes for all Gippslanders. When he has it, Ben enjoys spending spare time with his partner Cass, 2 dogs, and tinkering in the shed.

TAFE Gippsland is a vocational education and technical training institute that has supported the Gippsland region and its businesses through the provision of education programs and social initiatives for 85 years. The TAFE has a mix of both multi-purpose and specialised campuses in 9 regional centres. The mix of facilities operated by the TAFE allows for the tailoring of educational offerings to suit specific needs within Gippsland's distinct sub-regions, along with the option for organisations to contract the TAFE to supply bespoke training offerings onsite. TAFE Gippsland has recently undergone a significant shift from its previous branding, "Federation Training", following a considerable period of community consultation. In addition to the rebranding, the TAFE has been the beneficiary of Government investment to bolster industry and community engagement in order to build strong employment pathways across the region. This investment has facilitated the implementation of a team of Partnership Brokers and their leader who work to forge mutually beneficial relationships between industry, peak bodies, Government organisations and the TAFE; and the revamping of the region's Skills and Jobs Centres, which offer direct support services to job seekers and those requiring a helping hand in gaining employment.

Concept Opportunity

The redevelopment of the Lakes Entrance Slipway site, lamented by locals and tourists for its underutilised potential, is the current target of a dynamic, collaborative group of prominent businesspeople who aim to turn the site into a vibrant community retail space. This group, brought together by Gabrielle Moore of Sailors Grave Brewing; Samantha Mahlook, of Miriam's Restaurant; Sallie Jones, of Gippsland Jersey; and Andrea Lane, of FLOAT Lake Tyers Beach, have all pledged to operate their businesses on-site for the duration of the November – April on-season. This melding of mediums will see the site play host to fresh-caught Lakes Entrance seafood, award winning local beer, renowned ice cream and dairy goods, and art inspired by the natural beauty of East Gippsland.

John Keeble of Event Studios Australia, who builds and supplies mobile event infrastructure to brands like Heineken, Jeep, Little Creatures, Nickelodeon, Crown Lager and Coca Cola at some of Australia's premier events, has pledged to level the ramp site and provide purpose-built facilities to house the above businesses.

The site will be largely open-air. The vendors will be housed within John's supplied infrastructure (redesigned shipping containers, 6m x 2.4m in size per unit) around the northern and western peripheries of the site. The existing concrete ramp will be leveled with decking and will play host to the customer tables. A performance / stage area is proposed for the section of the ramp closest to the waterline, again, of a decked construction.

TAFE Gippsland, Gippsland's local TAFE, supports the project and will work collaboratively with the businesses involved to explore opportunities for students to attend the site as part of their training. Given the nature of the project, students would likely gain exposure to elements of hospitality, site management, tourism, and other related industry experience. Hands-on experience of this nature builds capacity, and actively encourages individuals to consider a career in a fast-growing, high-value industry.

Benefit Analysis

Community

Vibrant, pleasing environments where individuals are free to socialise and connect outside of work and home have been the topic of considerable social research. Much of this research indicates that there are strong correlations between pleasing environments and improved health, wellbeing, happiness and community connectedness for residents and visitors (Joffe and Smith 2016, p.103). The proposed reinvigoration of the Old Slipway based on the architect's impression found overleaf, will provide an area where the community can congregate and socialise. Coupled with the provision of local produce, arts and entertainment, the precinct would become a talking point within the community, and drawcard for the area. Building aspiration for employment and community involvement is another aspect that the proposed development would address. The partnership with TAFE Gippsland has the potential to see local students take on meaningful work experience onsite, exposing them to renowned hospitality and tourism businesses, while building their capacity as future employees. The concept is expected to act as a case study for similar initiatives across the region: should patronage and outcomes meet / exceed expectations, adaptation and application of similar redevelopments across the region could be considered with support of an established case.

Economic

With circa 500,000 visitors per annum, the lion's share of within the 'on season' period between November and April, the audience for a localised, genuine experience is plentiful. At a macro-economic level, the low level of the Australian dollar is driving higher domestic travel amongst those who may have otherwise ventured overseas, whilst also improving the viability of travel to Australia for our international friends. Domestic and international visitations to East Gippsland from March 2018 - 2019 increased by 8.7% and 27.1% respectively¹. In real terms, these figures translate to 69,000 additional domestic, and 10,000 international, tourists per annum. With overnight average spends of \$292 and \$591 respectively, if those visitors only spend one night in the region, a total of >\$26m flows through to the local economy². A high proportion of these dollars are recirculated within a community like Lakes Entrance, where most business owners are locals that run their own enterprises. Based on a REMPLAN study of Geraldton, WA, for every \$100 spent in a small business, \$66.53 will stay in the local community, versus \$48.95 if spent at a chain outlet, or only \$4.35 at an online store.

Source Community

Joffe, H & Smith, 9 2016, 'City dweller aspirations for cities of the future: How do environmental and personal wellbeing feature?', Cities, vol. 59, pp. 102–112.

Sources Economic:

¹ Tourism Research Australia

² Department of Jobs, Precincts and Regions 2018 Gippsland Regional Tourism Summary.

³ REMPLAN

The FLOAT project has evolved from East Gippsland's best known Arts team. From the Nowa Nowa Nudes, to (f)route, FROUTEVILLE, FOUNDRY and F.INC East Gippsland. 15 years later - after attracting over \$1 million in arts funding to the region – FLOAT has emerged as a new force for art + nature in East Gippsland.

FLOAT, at its heart, is a Floating Art Studio on Lake Tyers. An outcome of the Victorian Government's Small Town Transformations program, it's a high profile arts project now attracting global media, and enormous artistic attention. "With over 200 Expressions of Interest already received, we can't keep up with the demand from artist's wanting to make art here in East Gippsland."

FLOAT has built its success on achieving 'excellence through relevance' - reflecting the community's love for its environment, its culture and its authenticity, through the eyes of the contemporary artist. Those artist's that make places BUZZ.

The Slipway Precinct can now extend the vibrancy of FLOAT to Lakes. FLOAT Artist's in Residence are ready to share their work – whether visual or performance, in public spaces to enrich the traveller's experience of the Gippsland Lakes.

FLOAT relies heavily on its 'COMMUNIVERSITY' to bring local stories, local history, citizen science and deep local knowledge to everyday conversation - through ART. And the world is taking notice. Now working in partnership with Federation University, Latrobe Regional Gallery, Regional Arts Victoria, East Gippsland Art Gallery, Gandel Philanthropy and Gippslandia we enliven spaces with our networks.

At the Slipway – we'll be activating the space with our FLOAT Artist's-in-Residence, through fishing-inspired installations and performance. With a contemporary twist on nets and knots to complement the Precinct's fishy menus. Ice Bait & Tackle revisited. Fridges filled with stories of local fishermen - with a digital/animated touch. FLOAT's recent Seaweed Appreciation Society event attracted the cream of Gippsland Lake's fishing fraternity, to share their love of this place over a 7-course Seaweed Degustation with Sailor's Grave Sea Urchin beer and Seasalt Bakery's custom-baked sourdough on the side.

These food + art filled conversations activate community to love what we have.

The Slipway Sheds are a treasure for the Lakes Entrance community to embrace - and inhabit. And celebrate. We will spend our summer there - offering exhibition space, projections of the fishing heritage, maritime inspired décor with a funky twist on floats and fishing boats, hands-on workshops, a seat in the shade with a seaweed inspired beverage, an artist's talk – a chef's demonstration, the start of an artist-led walk along the Esplanade. Or to the Entrance. We bring the Small Vessel (Firkin) Exhibition, Foundry and the (f)route CART to show off our locally made bespoke works in a series of rotating exhibitions – and an arts-hungry audience who already love what we do.

FLOAT



Proposed Site Details

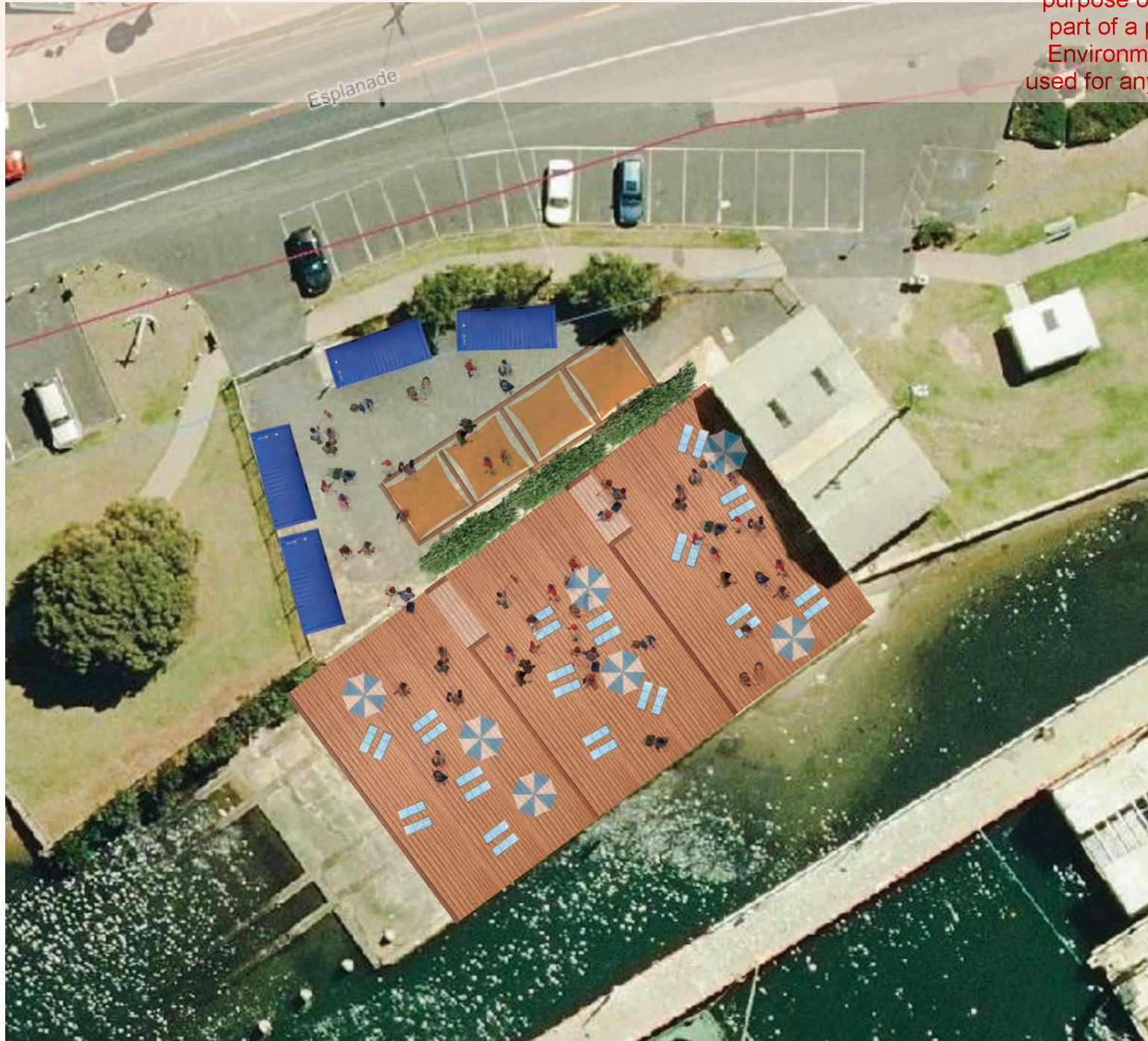
The Old Slipway site, with its spectacular views, close proximity to public thoroughfare, and ample parking, is ideal for a development of this nature. The concrete ramp area provides circa 720 m² of useable space for visitor seating and tables (when levelled), whilst the circa 400 m² of level asphalt provides a staging ground for the placement of the ESA infrastructure in which the vendors will be located. There is no designated seating assigned to a venue / vendor; visitors are free to sit in any zone. The proposed development would remove the fracture in the current public access zone; both sides of the site are skirted by public green zone, whilst the site itself is currently under lock and key.

Levelling of the ramp site will be achieved through the installation of a stepped counter-ramp structure. This will provide the support for a level decking surface on which to place tables. This tiered approach will provide equal viewing opportunity from all vantages of the performance / stage area towards the bottom of the current ramp.

EVENT STUDIOS AUSTRALIA



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Artists impression ~ Not to scale

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Case Studies / Examples

A number of successful collaborative culinary and art precincts/destinations exist within Australia and further abroad.

Members of the working group informing this concept brief have visited each of the following venues:



The Borough Department Store (Korumburra)

<http://theboroughdeptstore.com.au/>

A permanent venue placed in the main street of South Gippsland's Korumburra. The Borough plays host to five businesses, covering everything from fine dining to flowers. These businesses, all operating within their own rights elsewhere, put their heads together and opened their collaborative space. Patrons enjoy local food, flowers, wine and a great atmosphere in a beautiful main street setting.



The Collective Palm Beach (Queensland)

<http://www.thecollectivepalmbeach.com.au/>

The collective brings together five restaurants of different culinary persuasions under the roof of the decommissioned Palm Beach Post Office. The venue is fashionable, comfortable and has gained acclaim for its impact on the Gold Coast hospitality scene. Capacity for 300 diners is available, bookings are essential on the weekend due to its considerable popularity. This venue also utilises a tech-enabled ordering system that spans all vendors, allowing for simplified service regardless of who you order from.

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Welcome to Thornbury (Melbourne)

<https://welcometothornbury.com/>

A dedicated bar and food truck venue built on the site of a car manufacturing site of years gone by. Welcome to Thornbury plays host to a revolving roster of Melbourne's best food trucks, and has a central bar. Patrons can book space for events, or walk in, with capacity up to 700 people. Patrons can order from any of the food trucks onsite, collect drinks at the bar, and be seated wherever they like. Food festivals, markets and other community events are commonly held onsite when fine weather and weekends intersect.



Foodhall Arnhem (Arnhem Netherlands)

<https://foodhallarnhem.nl/>

Half esplanade-facing shopfront, half decommissioned greenhouse, Foodhall Arnhem is a collective culinary venue in Arnhem, Netherlands. The venue hosts 12 vendors in an eclectic setting with something to suit all tastes. Despite the considerable opposition from surrounding restaurants that one could expect from a venue placed on the Rhine, when members of the working group visited in June 2019, the venue was truly at capacity while its competitors struggled for customers.

Requirements, Considerations and Costing

The following list, whilst not exhaustive, provides an idea of required works in order to realise this project.

Approvals

- Gippsland Ports: Land management approval to operate
- DELWP: Approval to construct and operate (as current Crown controlling entity)
- EGCS: Planning approval to construct and operate
- East Gippsland Water: permission to utilise / extend existing potable & waste water infrastructure for commercial use
- VCGLR: Liquor licence.

Physical Site

- Ramp levelled, safety infrastructure (railing if required) to be installed
- Placement of ESA infrastructure, power / water connections to be established
- Aesthetic remodeling of existing buildings (painting etc.)
- Assessment and modification of existing fences / security infrastructure

Operational

- Management structure to be scoped / implemented
- Site management plan to be established
- Insurance policy applied
- Amenities contracts applied (electrical, water, waste)

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For further project details

Benjamin Gebert

Partnership Broker | Gippsland Resilience Strategy

TAFE Gippsland

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Letters of Support / Appendices following

Thursday, 22 August, 2019

Benjamin Gebert
Partnership Broker, Gippsland Resilience Strategy
TAFE Gippsland
PO Box 3279 GMC
MORWELL, VIC 3841

Dear Benjamin

I refer to the Site Activation Proposal for the Old Slipway site in Lakes Entrance which proposes that it be transformed into a collaborative culinary and arts precinct.

This is a welcome and long awaited opportunity for this site's transition from its maritime origins.

It is reassuring that this initiative has been positively received by a number of established tourism related businesses who have indicated their intention to establish a presence in this precinct.

The collaboration element of the proposal is a first for this region and it is hoped that it will promote its adoption by other businesses in other locations.

I wish consortium every success in obtaining the necessary approvals and funding to make this concept a reality.

Kind regards,



TIM BULL MLA
Member for Gippsland East

GI4264



Ref:

19 August 2019

Benjamin Gebert
Partnership Broker, Gippsland Resilience Strategy
TAFE Gippsland
PO Box 3279 GMC
MORWELL, VIC 3841.

Dear Ben

Re: Old Slipway Culinary and Arts Precinct

Thank you for meeting with me to outline a proposal for the Old Slipway site on the Esplanade in Lakes Entrance.

As discussed, Gippsland Ports relocated its slipway to Bullock Island in 2005 and has little need for the old slipway site on the Esplanade. Appropriate activity that sees the re-livening of this area would undoubtedly benefit Lakes Entrance and the region more broadly.

The proposal you outlined in our meeting, to convert the site to a culinary and arts precinct, would not be opposed by Gippsland Ports. As discussed, support for the project would be contingent upon a number of criteria, generally based around no liability being placed on Gippsland Ports as a result of the proposed activities:

- Committee of management responsibilities to transfer from Gippsland Ports (GP) to another entity eg. East Gippsland Shire Council
- Any works/operations to comply with all OH&S guidelines
- No works to limit GP ability to develop on-water infrastructure such as jetty berths adjacent to the slipway site.
- No works to impact on existing vessel loading/unloading/maintenance activities at Eastern Wharf

Your proposal is an exciting one and Gippsland Ports has no in-principle objection to it, contingent upon your ability to meet the requirements of other agencies including East Gippsland Shire Council and the Department of Environment, Land, Water and Planning.

Gippsland Ports looks forward to being involved further as your proposal progresses. Please do not hesitate to contact me on 51 500 500 should you require any additional information.

Regards



Chris Waites
Chief Executive Officer

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Port Managers

Anderson Inlet
Corner Inlet & Port Albert
Gippsland Lakes
Snowy River
Mallacoota Inlet

Waterway Manager

Shallow Inlet
Lake Tyers

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Bairnsdale Vic 3875
Ph: 03 5150 0500
Fax: 03 5150 0501
Email: feedback@gippslandports.vic.gov.au

Depots

Bullock Island
Lakes Entrance Vic 3909
Ph: 03 5155 6900
Fax: 03 5155 6931

Lewis Street

Port Welshpool Vic 3965
Ph: 03 5688 1303
Fax: 03 5688 1658

Boatyards

Slip Road
Paynesville Vic 3880
Ph: 03 5156 6352
Fax: 03 5156 6816

Bullock Island

Lakes Entrance Vic 3909
Ph: 03 5155 6950
Fax: 03 5155 6951

