

19 January 2023

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	4 Collins Street BAIRNSDALE Lot 1 TP 190030
The application is for a permit to:	Use and Development of an Industrial Building and Reduction of Car Parking Requirement
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	470/2022/P
You may look at the application and any documents that support the application on the website of the responsible authority.	(Intentionally blank)

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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

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

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 09350 FOLIO 903

Security no : 124099889732H
Produced 26/08/2022 09:05 AM

LAND DESCRIPTION

Lot 1 on Title Plan 190030N.
PARENT TITLE Volume 07010 Folio 911
Created by instrument H615766 25/07/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BIG WHEELS PROJECTS PTY LTD
AV514753D 08/04/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV514754B 08/04/2022
NATIONAL AUSTRALIA BANK LTD

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 TP190030N 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: 4 COLLINS STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 190030N
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Location of Land Parish: BAIRNSDALE Township: BAIRNSDALE Section: B Crown Allotment: 11 (PT) Crown Portion: Last Plan Reference: LP30401 Derived From: VOL 9350 FOL 903 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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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: 15/10/1999 VERIFIED: BE
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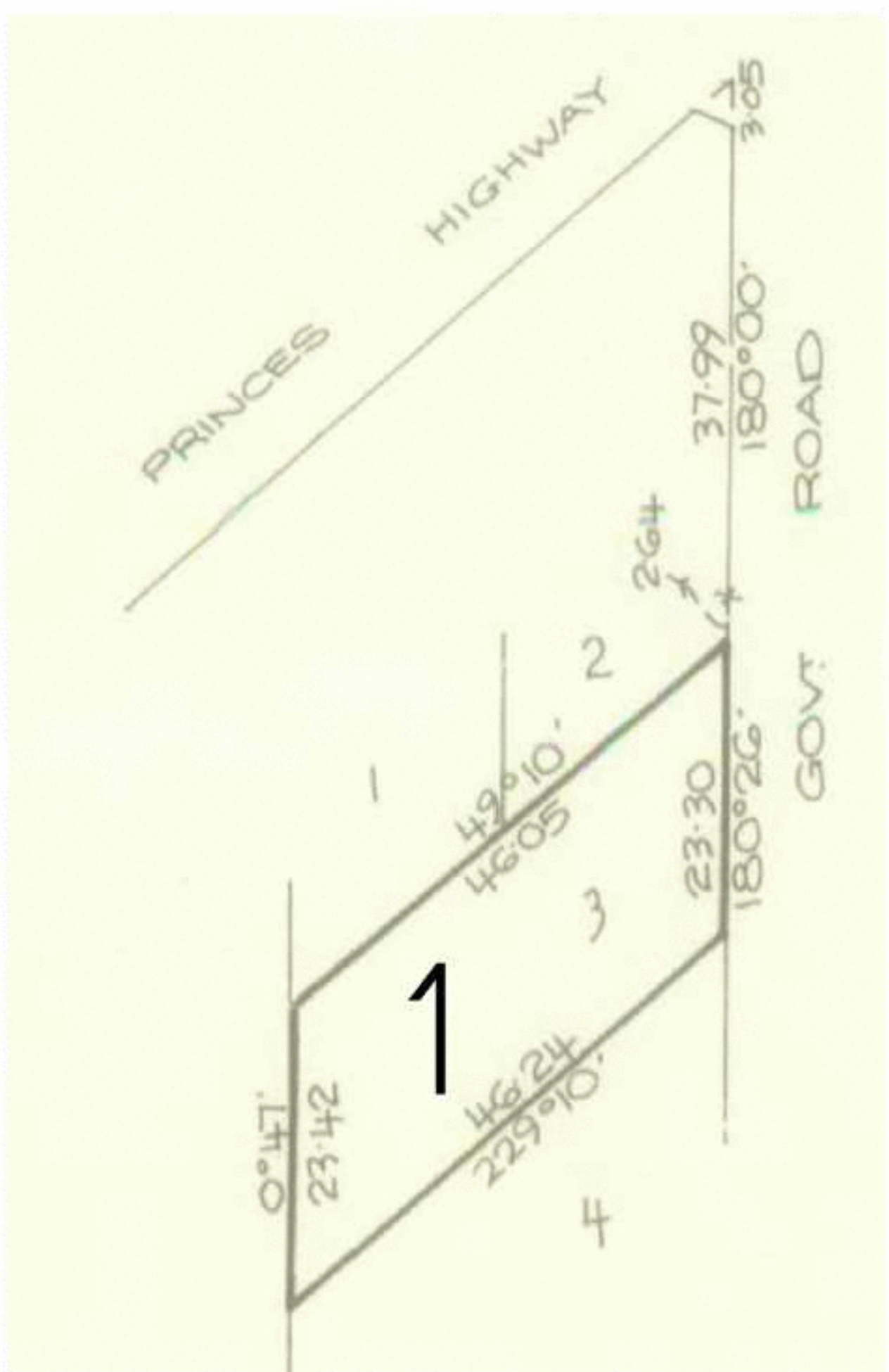


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 3 ON LP30401

Planning Report

Use and Development of an Industry and Reduction
of Car Parking
4 Collins Street, Bairnsdale

Our reference – 20220

4 November 2022



FS 520900



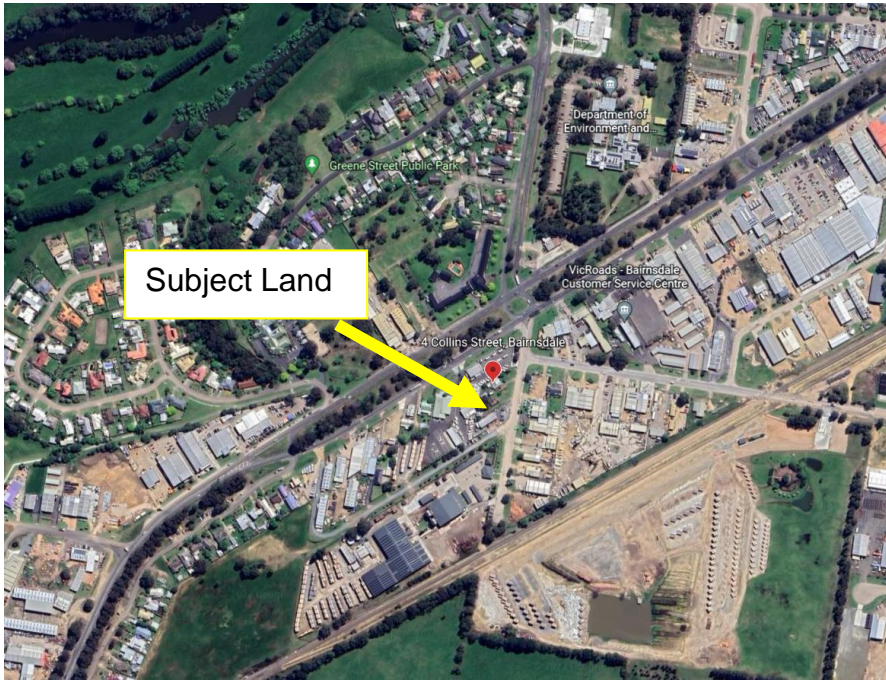
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	Application Form	
	Proposed Site, Floor and Elevation Plans prepared by <i>R & M Engineering Pty Ltd</i>	
	STORM Rating Report	
	Copy of Title (Lot 1 on TP19003ON)	

Note: Applicable Planning Application fee is \$2,958.60

1. Introduction

This Planning Report is prepared in support of a proposed use and development of an industry and reduction of car parking at 4 Collins Street, Bairnsdale. The Report addresses the provisions of the Industrial 1 Zone, Design and Development Overlay 16 and Special Controls Overlay 1 as contained within the East Gippsland Planning Scheme.



Aerial Image of the Subject Land and Surrounding Properties (Source: Google Earth)



Aerial Image of the Subject Land and Immediate Surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Lot 1 on TP190030 and more commonly known as 4 Collins Street, Bairnsdale the subject land is located on the west side of Collins Street, Bairnsdale within an existing industrial area.

The land is relatively flat and devoid of development. The subject land is 46 metres deep and 23 metres in width equating to an area of approximately 1058 square metres.

The surrounding properties to the north and west are developed with large buildings and hardstand areas utilised as a caravan sales and repairs dealership, the land to the south is vacant whilst the land to the east is occupied by smaller developed industrial businesses.



Image of the Subject Land

3. The Application & Proposal

It is proposed to develop a building to be used for workshop purposes associated with caravans and is to be located on the southern boundary of the subject land. Internally the building will contain four workshop areas, reception area, two offices (one at a mezzanine level), storage area, W/C facilities and a lunch room, within a building of 393 square metres, as detailed on plans prepared by *R & M Engineering Pty Ltd*.

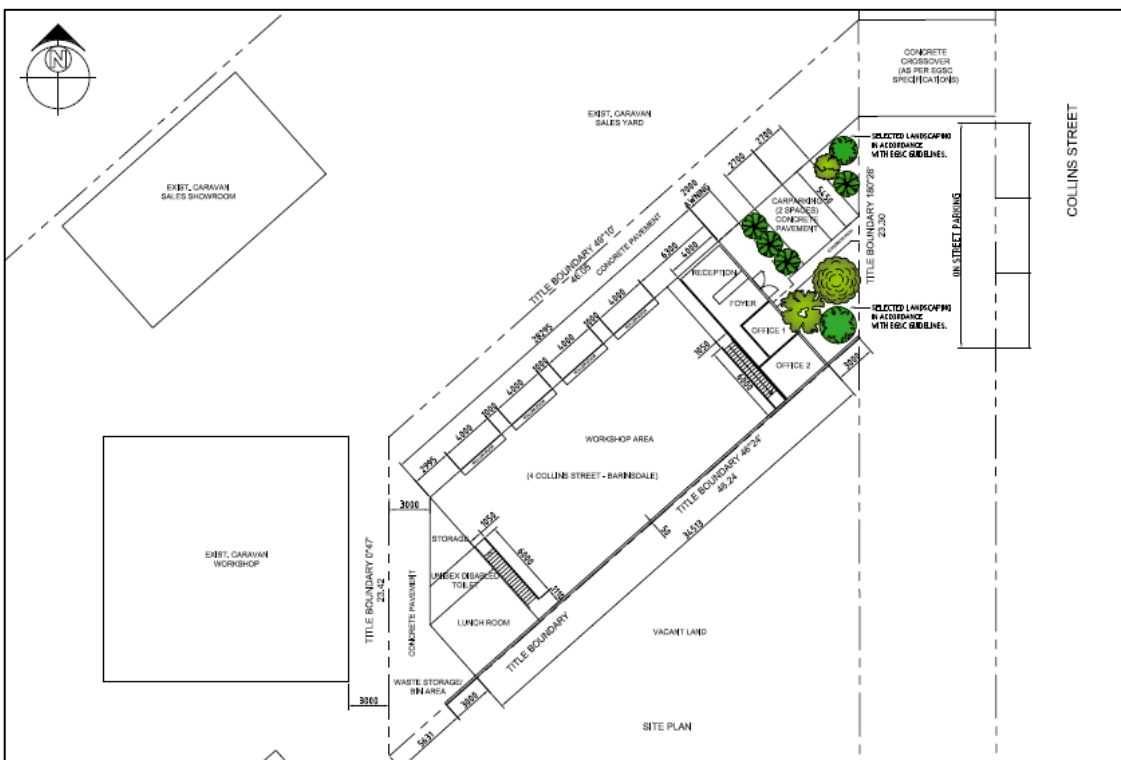
The building frontage along the east elevation of the building will be approximately 6.5 metres and contain an office façade with customer access. The building length will range from 28.295 metres to 34.513 metres, with access along the northern elevation of the building that will contain four vehicle roller doors.

It is proposed to develop a 7.0 metre wide vehicle crossover leading into the subject land. Vehicle access to the workshop area and two car parking spaces can be obtained from the internal driveway.

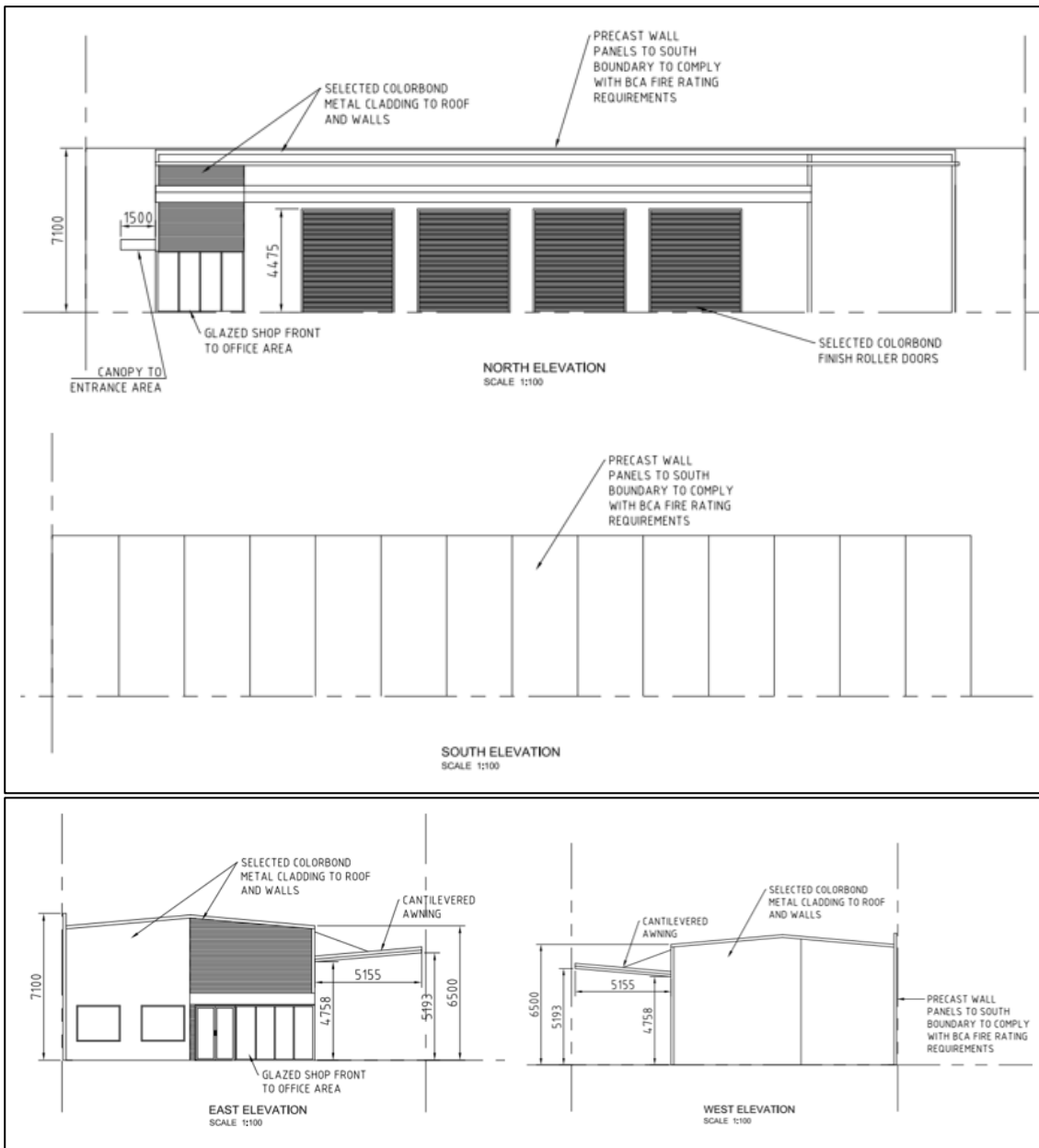
Turning movements are assisted with the building itself allowing for vehicle manoeuvring. If required, larger caravans will be assisted with manoeuvring via a forklift within the workshop area.

Two triangle pockets have been set aside at the front of the property for landscaping purposes. The proposed landscaping will be undertaken in conjunction with Goodmans Seeds to determine the most appropriate trees and ground shrubs providing street appeal.

The rear of the property has been set aside for the purposes of a waste storage area and will not be visible from the public domain. It should be noted that the activities undertaken on site are not traditional mechanical repairs. Activities relate to the installation of accessories associated with caravans and as such engine oils, grease, lubricants and petrol replacement are not used/undertaken on site negating the need for a triple inceptor pit.



*Proposed site plan of the industrial development
(Source: R & M Engineering Pty Ltd).*



Proposed building elevations of the industrial building (Source: R & M Engineering Pty Ltd).

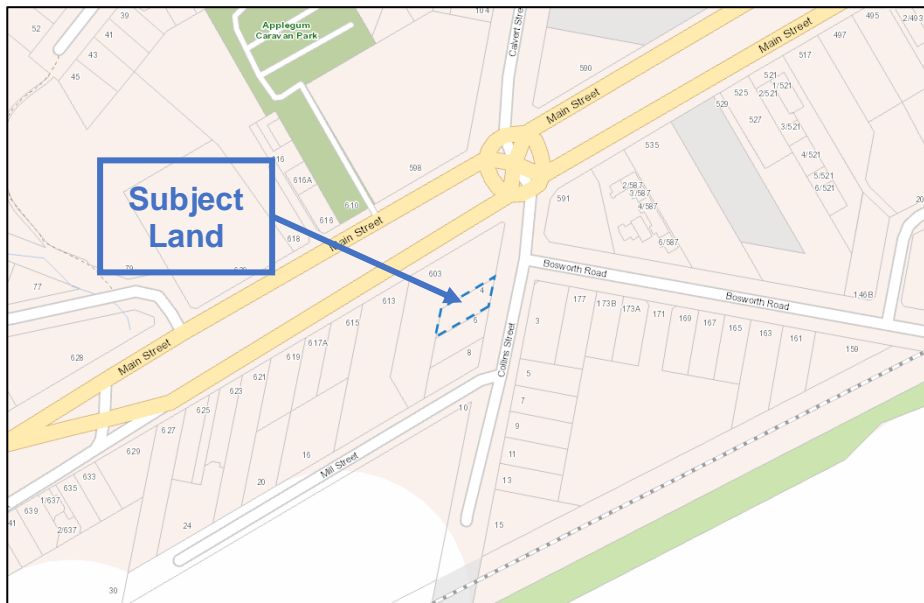
Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

- **Clause 33.01-1 Industrial 1 Zone – use of the land for the purposes of Industry.**
- **Clause 33.01-4 Industrial 1 Zone – buildings and works.**
- **Clause 43.02-2 Design and Development Overlay 16 – a permit is required to construct a building.**
- **Clause 52.06-3 Car Parking – a permit is required to reduce the number of car spaces required under Clause 52.06-5.**

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* for an activity if:

- (a) all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and
- (b) all or part of the activity is a high impact activity.



Cultural Heritage Sensitivity Mapping source: VicPlan

The land is not located within an area of cultural heritage sensitivity and as such a mandatory Cultural Heritage Management Plan is not required.

5. Planning Policy

5.1 Planning Policy Framework

Clause 11.01-1S Settlement supports the development of regional centres including Bairnsdale. The proposed industrial development within the settlement boundary of Bairnsdale provides for a growth of facilities and services within the town.

The proposal to use and develop the land for an industrial purpose within a regional centre is supported by the Gippsland Regional Growth Plan contained in Clause 11.01-1R.

There are no environmental or landscape values associated with the land as identified in Clause 12 of the planning scheme.

Clause 13.07-1S Land Use Compatibility objective is to protect community amenity, human health and safety while facilitating appropriate industrial uses.

The proposed use will allow for automotive interior repair however, only minor automotive body repairs will take place no painting will occur. The surrounding area incorporates industrial uses/activities and commercial uses/activities, it is therefore highly unlikely that the proposed use, well separated from residential precincts will create an incompatible use and development.

Clause 15.01-2S Building Design seeks to achieve a building design that contribute positively to the local context. Within this precinct the local context is large buildings, simple built form and industrial built for purpose structures. The proposed building's height, scale, form, mass, including an active streetscape interface will add positively within the local context.

To facilitate the sustainable operation of industry is the objective of Clause 17.03-2S Sustainable Industry. The proposal will meet the relevant strategies:

- The threshold requirement is only marginally not met due to the Mixed Use Zone on the northern side of Princes Highway which is used and currently being developed for the purposes of commercial uses (Kmart).
- This industrial use will not create a conflict located close to like industries.
- The safety and amenity of industrial properties in the precinct will be achieved as the proposed use does not introduce a noxious or offensive use.
- The site is well located being a short distance from Main Street reducing detrimental impacts from the transport of freight.

The proposed vehicle crossing and driveway will allow for two-way vehicle movement, limiting queuing within local roads. The wide vehicle crossover provides for safe access and egress to Collins Street as sought within clause 18.02-4S Roads.

The building will be connected to reticulated water and sewerage. Stormwater will be treated prior to being released into Council's stormwater drainage system consistent with Clause 19.03-3S Integrated Water Management.

5.2 Local Planning Policy

Clause 21.03-1 Planning for Growth Areas, Objective 1 – Main towns seeks at Strategy 1.7 to encourage infill or incremental development of existing towns in preference to dispersed development.

The redevelopment of this land parcel that was significantly underdeveloped is encouraged and provides a better use of serviced industrial land compatible with surrounding uses.

Within Urban Design Clause 21.07-1 there are various objectives and supporting strategies. Objective 1 seeks to ensure that future development adds to aesthetic quality and economic diversity. The proposed development is in keeping with the industrial character of the precinct, the building form and style is reflective of other

buildings in the locale and will provide an active street interface with Collins Street.

The proposed use and development of an appropriately zoned parcel of land, providing attractive development with an active public interface is supported by Clause 21.09 Economic Development - Clause 21.09-2 Industry.

Clause 21.12 Strategies for Sub-regions, Towns and Localities – Clause 21.12-1 Sub-regions recognises Bairnsdale as the regional centre for East Gippsland providing major commercial services and supplies a range of goods and services.

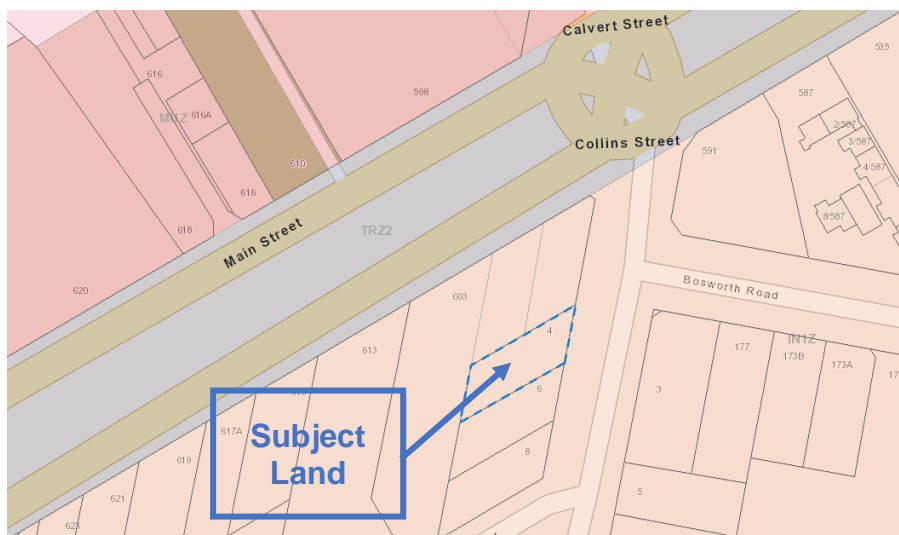
To achieve the vision and support the functions of Bairnsdale a prominent strategy is to facilitate the economic development growth as identified in the Bairnsdale Growth Strategy (2009).

Plan 3 Revitalisation and Growth Strategy contained within the Bairnsdale Growth Strategy (2009) identifies that the land is located within an existing employment node. The proposal will better utilise a previously underutilised, serviced and zoned industrial land parcel and adds to employment opportunities within the precinct.

6. Planning Elements

6.1 Industrial 1 Zone

The land is located within an Industrial 1 Zone pursuant to the East Gippsland Planning Scheme.

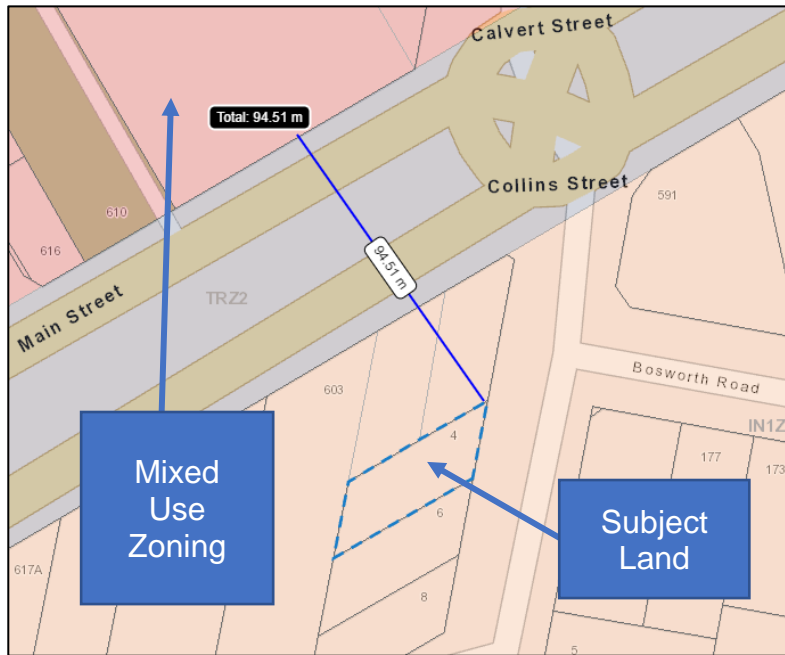


Planning scheme zone mapping source: VicPlan

In accordance with Clause 53.10 Uses and Activities with Potential Adverse Impacts under the heading Other Premises automotive body, paint and interior repair has a threshold distance of 100 metres.

The proposed use - industry will service caravans and the work undertaken may involve some minor body work (very limited), no painting will take place however, interior repair work will be undertaken.

The subject land is marginally within the threshold limitation being approximately 94 metres from a residential zone. As such a planning permit is required to use the land for industry as the use condition within Section 1 of Clause 33.01-1 is not met.



Separation distance between the subject land and a residential zone (Mixed Use Zone) (Source: VicPlan)

In accordance with Clause 33.01-2 Use of Land the proposed industry:

- Is for servicing of caravan vehicles, RV's and camper trailers. The types of activities are installation of accessories which can include water tanks, solar panels and heater installations.
- The type and quantity of goods to be stored are minimal due to the need for individual needs and replacement parts differing for many vehicles, however common parts that often fail will be stored. These include brake drums, magnets and bearings along with ancillary parts.
- The land will be fully used for the proposed activity.
- No Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.
- No notification under the Occupational Health and Safety Regulations 2017 is required, no licence under Dangerous Goods Act 1985 is required and a fire protection quantity is not required under the Dangerous Goods (Storing and Handling) Regulations 2012.
- Minimal effects on the neighbourhood are expected to arise:
 - The building will be a self-contained structure with concrete panel construction minimising noise levels.

- Air-borne emissions are extremely limited involving minor odours associated with chemical products.
- There will be no emissions to land or water.
- Delivery and despatch of goods will be limited to normal business hours.
- Light spill and glare will be limited to security lighting on the property.

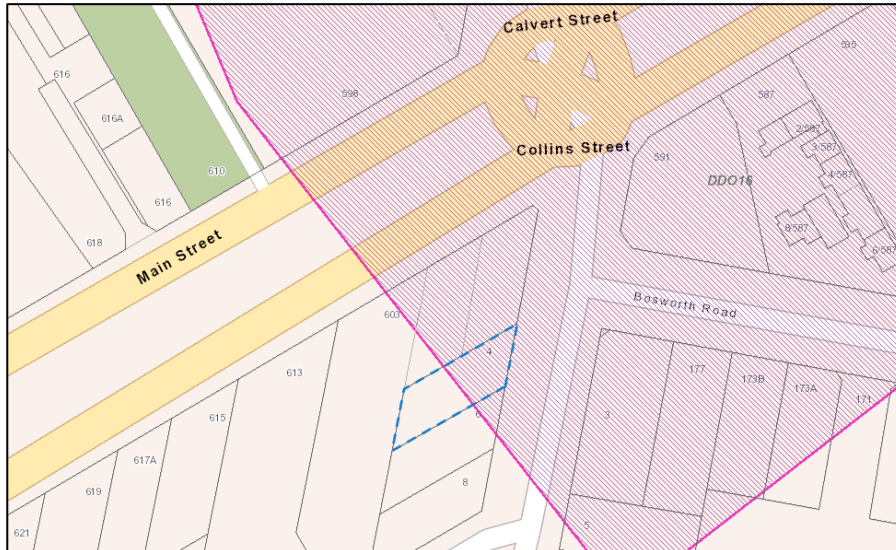
Decision Guidelines

The proposed use and development are consistent with the decision guidelines:

- Strong policy support is afforded within both the State and Local Planning Policy Frameworks.
- The streetscape character of the area will be improved with a purpose built structure that will have a public interface with Collins Street.
- The built form of the structure will be sympathetic with the industrial style and forms present in the area.
- Landscaping will be provided within the frontage setback providing an improved streetscape interface.
- Parking and site access will be constructed to appropriate standards and can provide for safe and convenient access/egress to the land.
- Loading of caravans will be undertaken directly into the building via the roller doors.
- External waste storage will be provided to the rear of the building and is accessed via the internal driveway.
- Lighting is limited to on premises security lighting and will not cause glare of public areas.
- Stormwater discharge will be treated before release into Council's stormwater drainage system.

6.2 Design and Development Overlay 16

The subject land is partly contained within the Design and Development Overlay 16.



Planning scheme overlay mapping source: Vicplan

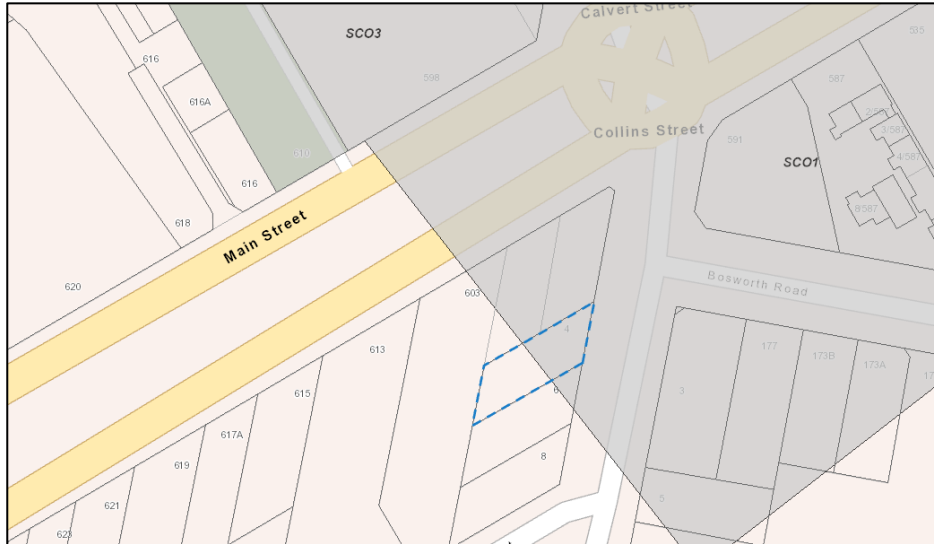
Schedule 16 to Clause 43.02 Design and Development Overlay is the Bairnsdale Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area).

The maximum height of the proposed building is 7.1 metres. The ground level in this part of Bairnsdale is 29.6 metres AHD as such a planning permit is required to carry out the proposed buildings and works because it exceeds 31.5 metres AHD.

Given the height of the building is representative of other buildings in the area it is not envisaged that the building will be a hazard to aircraft using the Bairnsdale Hospital helicopter landing site.

6.3 Specific Controls Overlay 1

Part of the land is located within the Specific Controls Overlay 1.



Planning scheme overlay mapping source: Vicplan

SCO1 references the Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document, (June 2017).

Given the height of the building is representative of other buildings in the area it is not envisaged that the building will be a hazard to aircraft using the Bairnsdale Hospital helicopter landing site.

6.4 Clause 52.06 Car Parking

In accordance with Clause 52.06-2 before a new use commences the number of car spaces required under Clause 52.06-5 must be provided.

In Clause 52.06-5 an industry use requires 2.9 car spaces to each 100 square metres of net floor area. The floor area of the proposed building is 393 square metres which equates to a requirement of 11 car spaces.

It is proposed to develop two car spaces on the subject land within the front setback. This results in a shortfall of 9 car spaces. As a result, a planning application is required to reduce the required car spaces to be provided.

Car Parking Demand Assessment and Comments.

The proposed caravan workshop use provides services to caravan, RV and camper trailer clients seeking to accessorise their vehicles and to service vehicles. As such the proposed use does not generate a significant amount of passer by custom and most clients visit the premises to drop off and pick up caravans via an appointment-based system.

The use results in significant multi-purpose trips within the locality combined with a trip to the land in connection with the proposed use. Generally, customers combine their drop off and pick up of caravans with a trip to the commercial and service areas of Bairnsdale.

A variation of car parking demand over time is unlikely due to the majority of customers requiring servicing and fitting through an appointment system. As the use requires staff to invest significant periods of time servicing vehicles client's generate short stay car parking to drop off and pick up caravans as such long stay car parking does not take place.

The type of use does not lend itself to obtaining access to the land via public transport, walking and cycling.

Car parking provision on the land will service staff and the infrequent customer drop in. It is noted that on street car parking is readily available within the immediate precinct.

It is considered that the reduction of car parking will not result in adverse impacts within the local precinct.

6.5 Clause 53.18 Stormwater Management in Urban Development

The subject land being zoned Industrial 1 and the building exceeding 50 square metres Clause 53.18 applies.

An application to construct a building must meet the objectives of Clause 53.18-5 and 53.18-6 and should meet the standards of these clauses.

In accordance with Clause 53.18-5 the objectives for buildings and works can be achieved via a combination of rainwater tanks and rain gardens as identified in the enclosed STORM Rating Report.

The use of a combination of rainwater tanks and rain gardens will allow for water treatment and water reuse on the land.

In accordance with Clause 53.18-6 site management objectives can be achieved using silt fencing to minimise sediment runoff during construction, hay bale placement within drainage lines, provision of a temporary desilting basin and provision for construction wastes to be disposed of within bins.

7. Conclusion

The proposed use and development of an industry and reduction of car parking at 4 Collins Street, Bairnsdale is considered to accord with all relevant provisions of the Industrial 1 Zone, Design and Development Overlay 16 and Special Controls Overlay 1 of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Local Planning Policy Framework, the building will make a positive contribution to the precinct and no detrimental impacts will be associated with the reduction of car parking.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.



STORM Rating Report

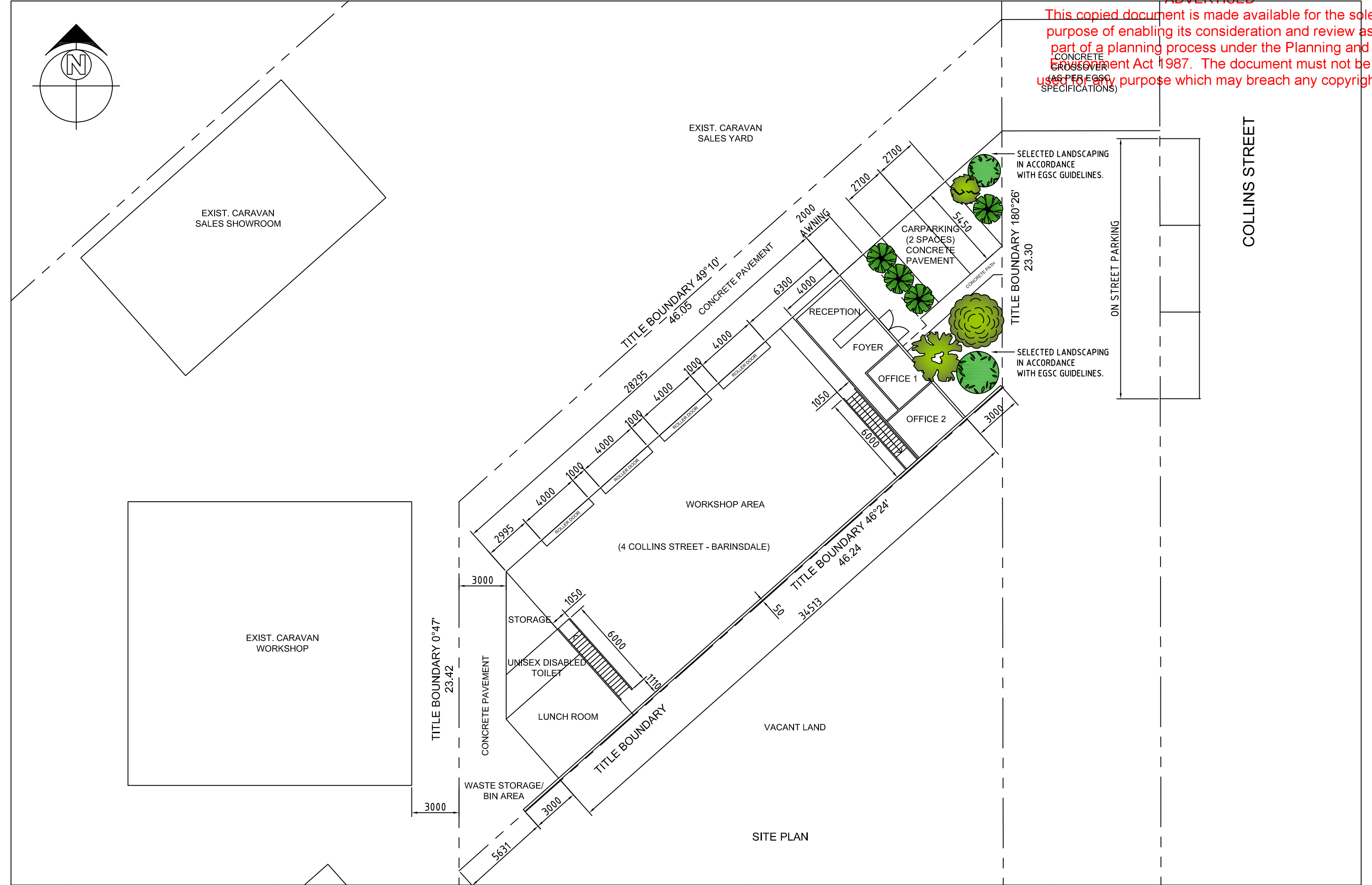
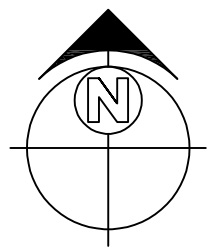
TransactionID: 1470161
 Municipality: EAST GIPPSLAND
 Rainfall Station: BAIRNSDALE
 Address: 4
 Collins Street
 Bairnsdale
 VIC
 Assessor: Aaron Hollow
 Development Type: Industrial
 Allotment Site (m2): 1,058.00
 STORM Rating %: 102

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Building	393.00	Rainwater Tank	10,000.00	4	86.20	100.00
Car Park	647.00	Raingarden 100mm	7.00	0	112.00	0.00

Date Generated: 18-Oct-2022

Program Version: 1.0.0

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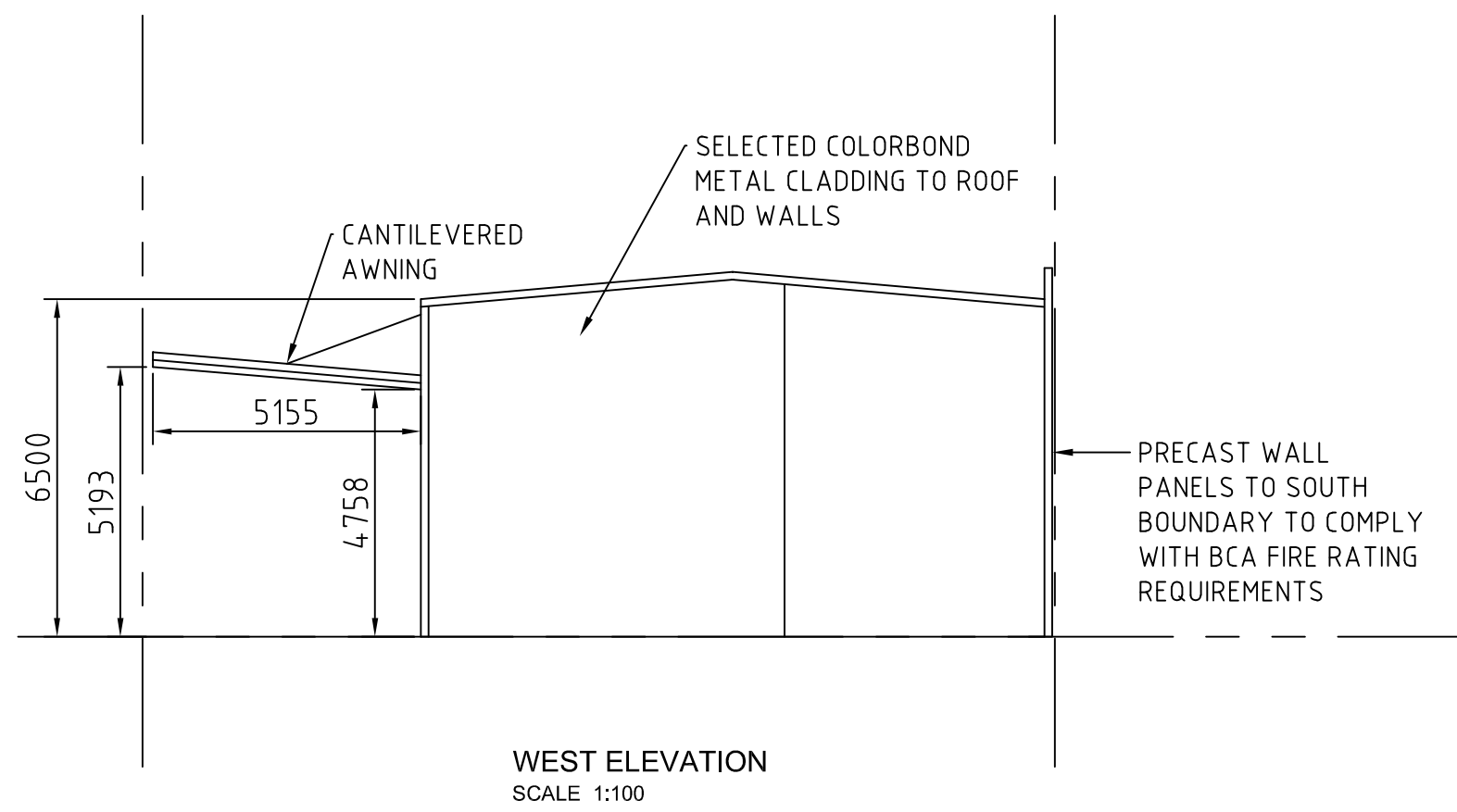
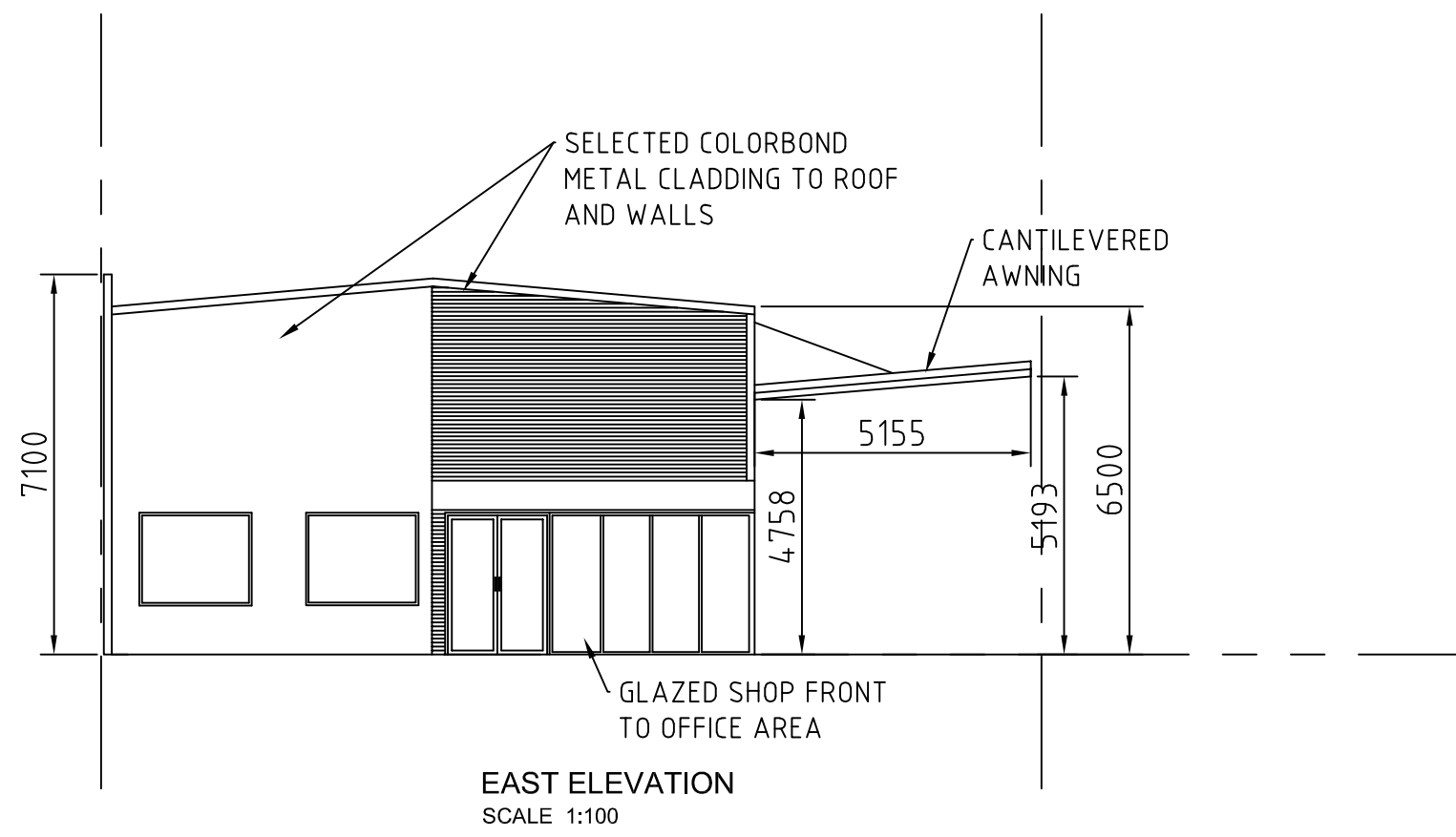
Rev	Date	Description	By
B	25.10.22	OFF STREET PARKING MODIFICATIONS	LWS
A	06.09.22	PLANNING PERMIT	LWS



Project	NEW AGE CARAVANS (BAIRNSDALE) WORKSHOP/SERVICE CENTRE 4 COLLINS STREET - BAIRNSDALE VIC
Design.	

Title		PROPOSED SITE PLAN
Drg No.	3109-RME-SK001	Rev. B
Scale.	1:100	
Drawn.	LWS	

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Rev	Date	Description	By
A	06.09.22	PLANNING PERMIT	LWS

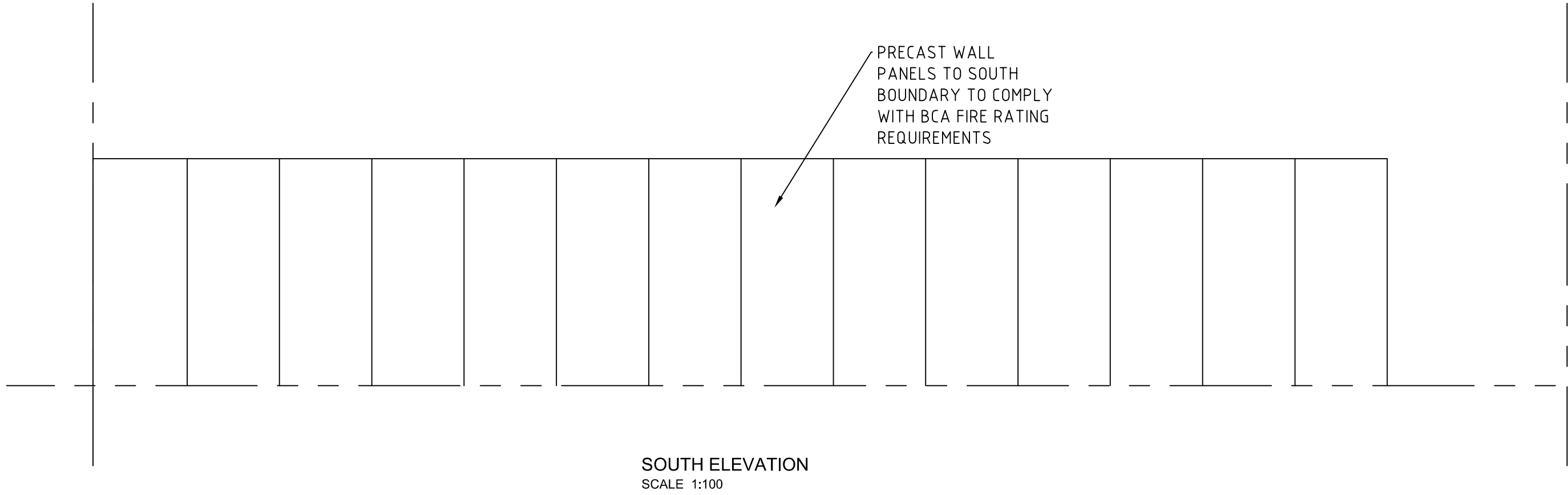
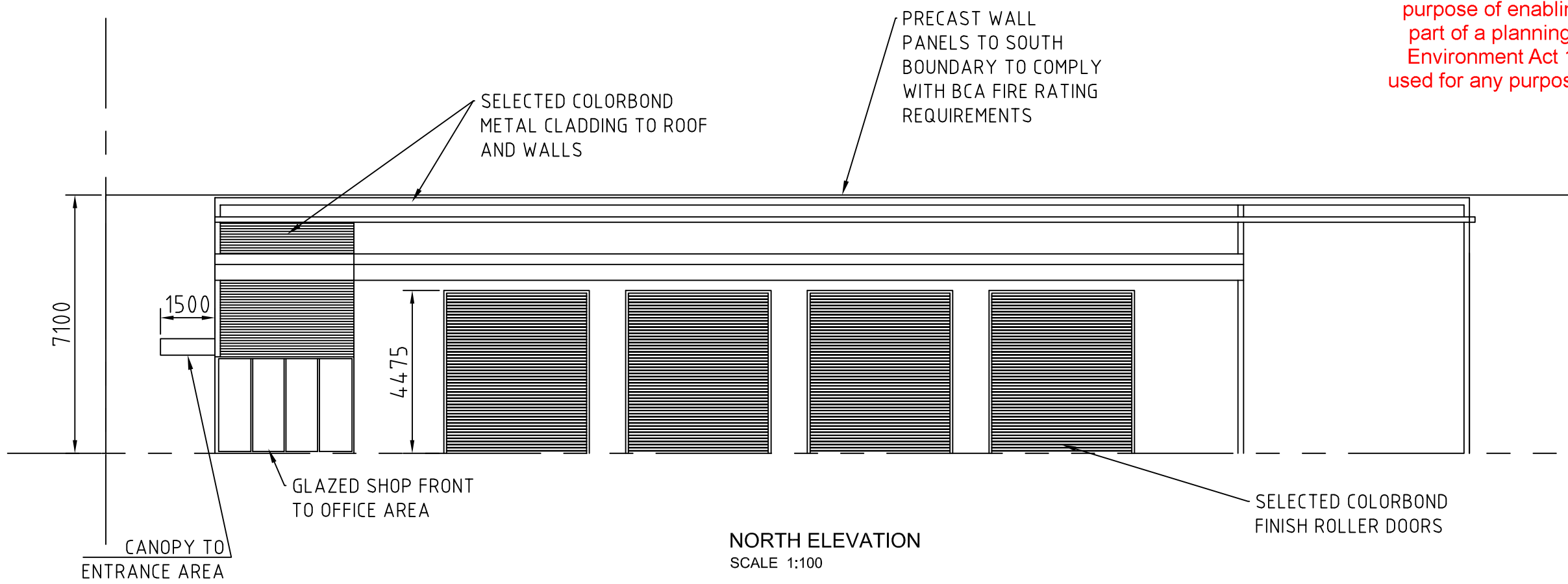


Project	NEW AGE CARAVANS (BAIRNSDALE) WORKSHOP/SERVICE CENTRE 4 COLLINS STREET - BAIRNSDALE VIC
Design.	

Title		PROPOSED ELEVATIONS - SHEET 1 OF 2
Drg No.	3109-RME-SK002	Rev. A
Scale.	1:100	
Drawn.	LWS	

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Rev	Date	Description	By
A	06.09.22	PLANNING PERMIT	LWS



Project
 NEW AGE CARAVANS (BAIRNSDALE)
 WORKSHOP/SERVICE CENTRE
 4 COLLINS STREET - BAIRNSDALE VIC

Design.

Title
 PROPOSED ELEVATIONS - SHEET 2 OF 2

Drg No. 3109-RME-SK003

Scale. 1:100

Drawn. LWS

Rev. A

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