

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	12A Jackson Crescent BAIRNSDALE 3875 Lot: 1 PS: 910662
The application is for a permit to:	Use of the land for an indoor recreation facility (pilates studio)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
33.01-1 (INZ1)	Use of the land for an indoor recreation facility
The applicant for the permit is:	Recover Pilates
The application reference number is:	5.2025.1.1

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
---	---

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 13 January 2025 12:51 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Title 12A Jackson Crescent.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: Millie Howlett

Business trading name: Recover Pilates

Email address:

Postal address :

Mobile phone number:

Work phone number:

Street number: 12a

Street name: Jackson Crescent

Town: Bairnsdale

Post code: 3875

Plan type: Title plan

Has there been a pre-application meeting: No

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

Description of proposal - Describe the use, development or other matter which requires a permit: We intend to use the premise for the pilates studio. Our classes will be held with 6 clients plus an instructor. The premise already has the correct amount of parking for our clients. Hours of operation will be 5:30am-10am and 4:30pm-7pm Monday to Friday.

Existing conditions - Describe how the land is used and developed now: The current lease holder runs a boxing gym out of the premise, this will end operation on Feb 10th for us to take over.

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Estimated cost of development. Note: You may be required to verify this estimate: 25,000

Title (must have been generated within the past 30 days: [Title 12A Jackson Crescent.pdf](#)

Who is the invoice to be made out to?: Recover Pilates

Declaration: Yes

Privacy Statement: Yes



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

VOLUME 12474 FOLIO 824

Security no : 124122028270E
Produced 14/02/2025 10:07 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 910662C.
PARENT TITLE Volume 12347 Folio 506
Created by instrument PS910662C 20/05/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TYLEY PTY LTD
AX022616P 07/07/2023

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 PS910662C 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: 12A JACKSON CRESCENT BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 20726L HIBBERT & HODGES LAWYERS
Effective from 07/07/2023

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS910662C
Number of Pages (excluding this cover sheet)	2
Document Assembled	14/02/2025 10:07

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<h1>PLAN OF SUBDIVISION</h1>	<p>Council Name: East Gippsland Shire Council Council Reference Number: PS910662C Planning Permit Reference: 11/2022/P SPEAR Reference Number: S195580C</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 05/07/2022</p> <p>Statement of Compliance issued: 04/04/2023</p>
<p>LOCATION OF LAND</p> <p>PARISH: BAIRNSDALE TOWNSHIP: BAIRNSDALE SECTION: B CROWN ALLOTMENT: 27 (PART) CROWN PORTION: ——— TITLE REFERENCE: VOL 12347 FOL 506</p> <p>LAST PLAN REFERENCE: LOT 17 - PS824725</p> <p>POSTAL ADDRESS: 12 JACKSON CRESCENT, (at time of subdivision) BAIRNSDALE 3875</p> <p>MGA2020 CO-ORDINATES: E: 553 840 ZONE: 55 (of approx centre of land in plan) N: 5811 560</p>	

VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is/ not a staged subdivision. Planning Permit No. 11/2022/P</p> <p>This survey has been connected to permanent marks No(s). ———</p> <p>In Proclaimed Survey Area No. NIL</p>					

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	PS824725J	EAST GIPPSLAND REGION WATER CORPORATION

<p>Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthiersadler.com.au</p>	<p>SURVEYORS FILE REF: 11886</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 2 SHEETS</p>
	<p>Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (1), 02/06/2022, SPEAR Ref: S195580C</p>		<p>PLAN REGISTERED TIME: 10:54am DATE: 20/05/2023 SN Assistant Registrar of Titles</p>

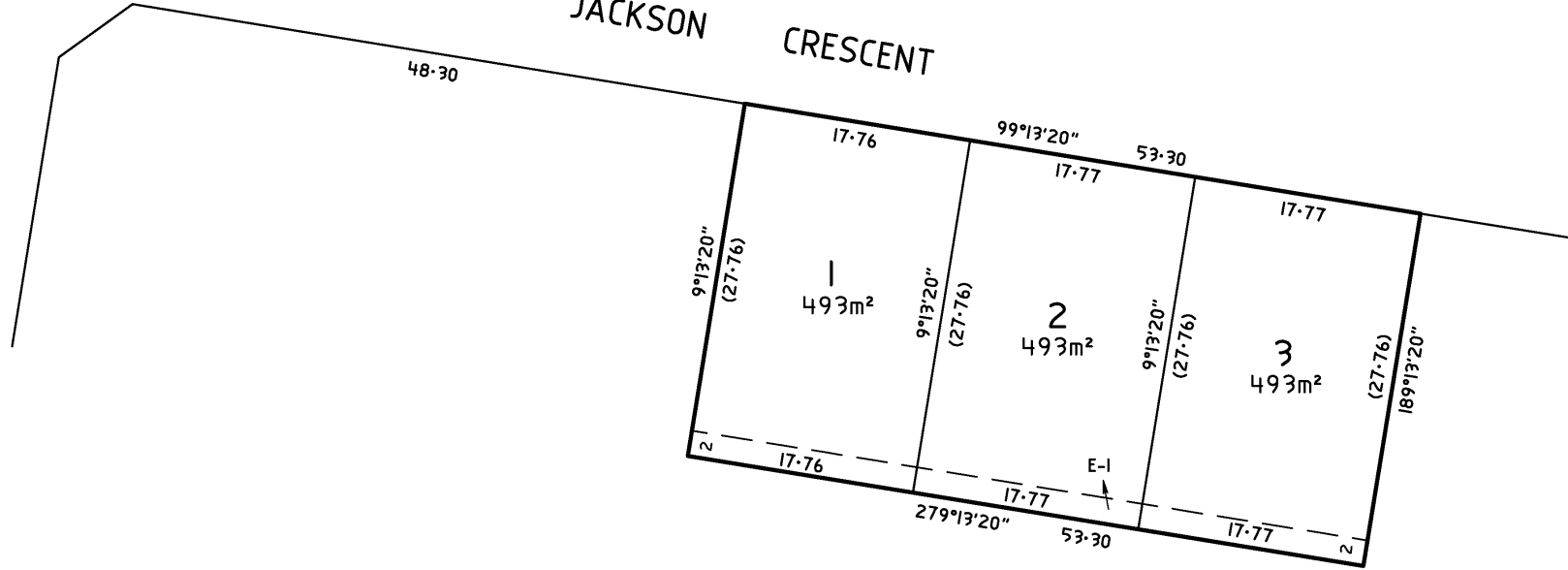
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PS 910662C

MGA2020 ZONE 55

JACKSON CRESCENT

JACKSON CRESCENT

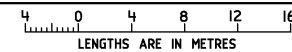


Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 6011 E. contact@crowthersadler.com.au

SURVEYORS REF
11886

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor,
Surveyor's Plan Version (1),
02/06/2022, SPEAR Ref: S195580C

Digitally signed by:
East Gippsland Shire Council,
05/07/2022,
SPEAR Ref: S195580

Printed 19/02/2025

Your Reference: 19021
Contact: Robert Pringle
Our Reference: 12/2022/P
Telephone No: (03) 5153 9500
Email: feedback@egipps.vic.gov.au

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

25 May 2022

Crowther & Sadler Pty Ltd
PO Box 722
BAIRNSDALE VIC 3875

Dear Sir or Madam,

Planning Application Number: 12/2022/P
Proposal: Buildings & works to construct three industrial buildings and a three lot industrial subdivision
Location: 14 Jackson Crescent BAIRNSDALE
Lot 16 PS 824725

The plans submitted in accordance with conditions 1 and 3 of the above permit have been approved and endorsed as part of the permit.

Your copy of the endorsed plan to be attached to the original permit is enclosed.

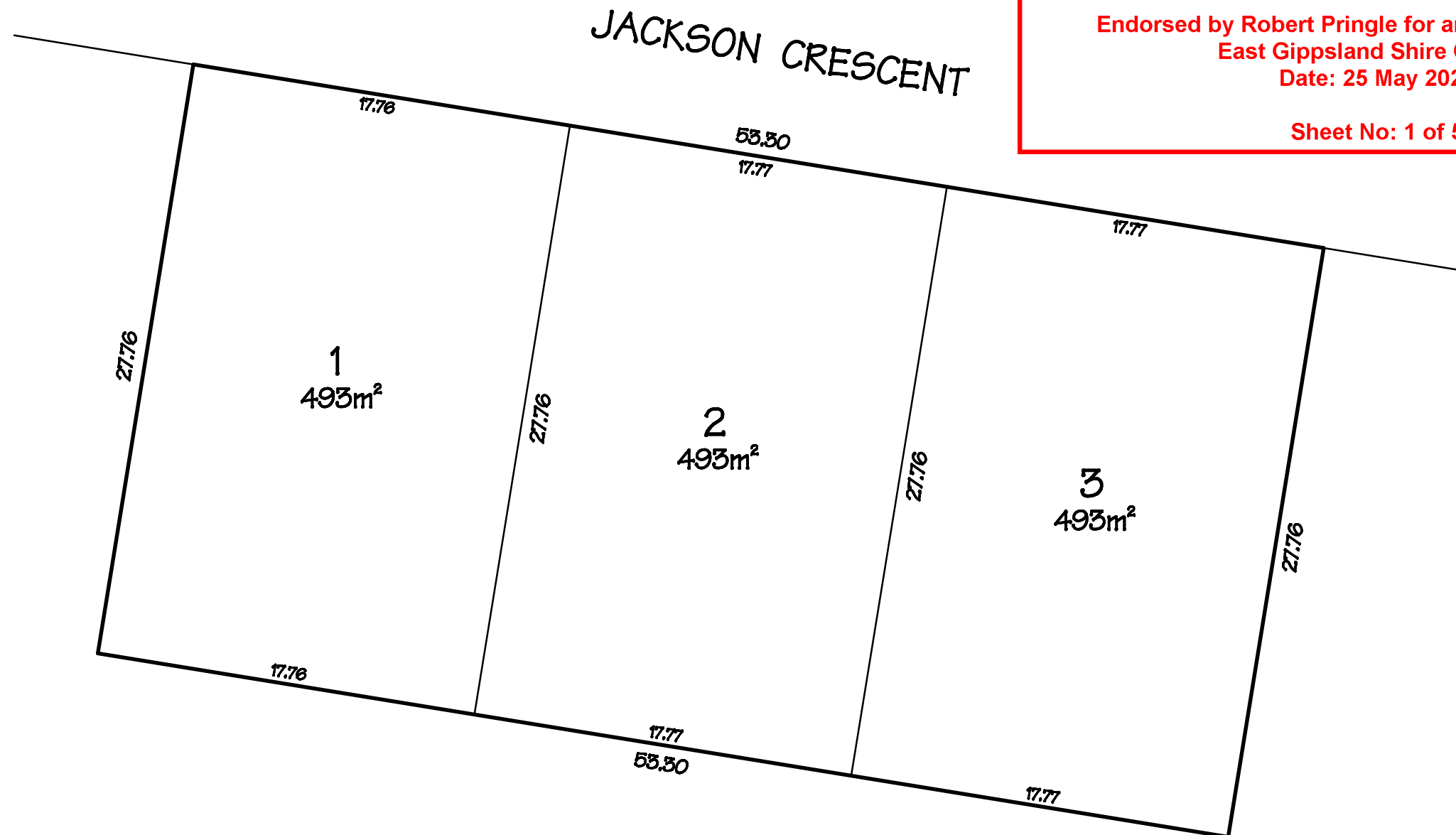
Yours sincerely

ROBERT PRINGLE
Statutory Planning Coordinator

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 Plan Endorsed under Condition 3 of
 Permit No: 12/2022/P Dated: 6 April 2022 (Amended 25 May 2022)

Endorsed by Robert Pringle for and on behalf of the
 East Gippsland Shire Council
 Date: 25 May 2022

Sheet No: 1 of 5



MARK & CHRIS HOWLETT
 JACKSON CRESCENT, BAIRNSDALE

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 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\19000-19999\19000-19099\19021 Howlett\19021 Prop V1.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
 DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

19021

VERSION 1 - DRAWN 26/02/2021

PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE
 TOWNSHIP OF BAIRNSDALE
 SECTION B
 CROWN ALLOTMENT 27 (PART)

LOT 16 ON PS824725J

LANDSCAPE PLAN

PARISH OF BAIRNSDALE
TOWNSHIP OF BAIRNSDALE
SECTION B
CROWN ALLOTMENT 27 (PART)

LOT 16 ON PS824725J

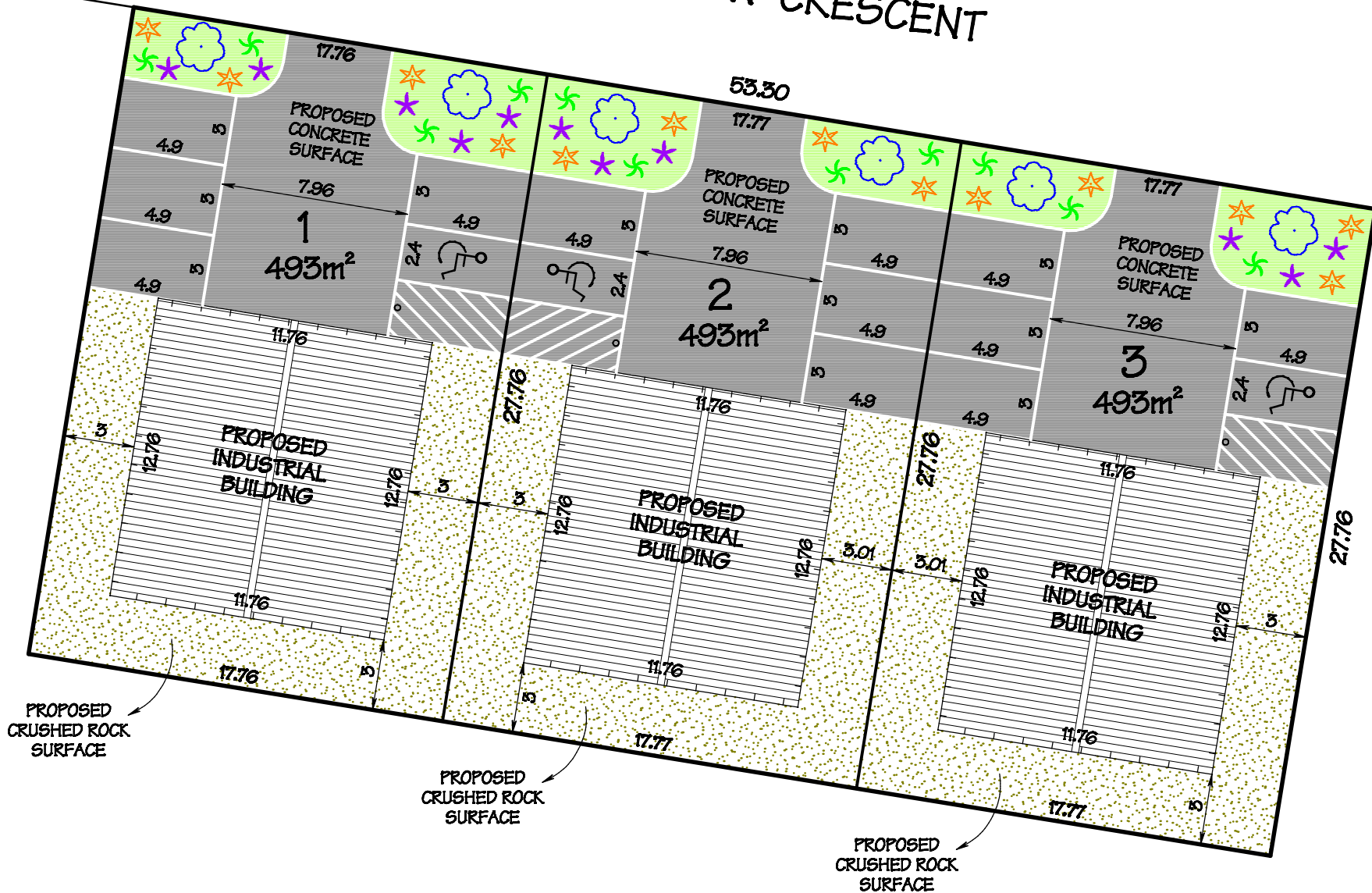
EAST GIPPSLAND PLANNING SCHEME
Plan Endorsed under Condition 1, 3 of
Permit No: 12/2022/P Dated: 6 April 2022 (Amended 25 May 2022)

Endorsed by Robert Pringle for and on behalf of the
East Gippsland Shire Council
Date: 25 May 2022

Sheet No: 2 of 5

MGA94 ZONE 55

JACKSON CRESCENT



PLANTING SCHEDULE

	COMMON NAME	SCIENTIFIC NAME	POT SIZE	MATURE SIZE	QUANTITY
	ELEGANTISSIMA	<i>Gleditsia tricanthos var inermis</i>	40cm	7m HIGH x 5m WIDE	6
	LOW HORIZON	<i>Woorringia fruticosa</i>	14cm	0.5m HIGH x 0.7m WIDE	15
	CREEPING BOOBIALLA FINE LEAF	<i>Myoporum parvifolium</i>	14cm	0.5m HIGH x 5m WIDE	11
	WILD IRIS	<i>Diocis grandiflora</i>	14cm	1.2m HIGH x 1.2m WIDE	11

MARK & CHRIS HOWLETT
JACKSON CRESCENT, BAIRNSDALE

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FILENAME: W:\Jobs\19000-19999\19000-19099\19021 Howlett\19021 Landscape V1.pro

NOTATIONS

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SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

19021

VERSION 1 - DRAWN 14/04/2022

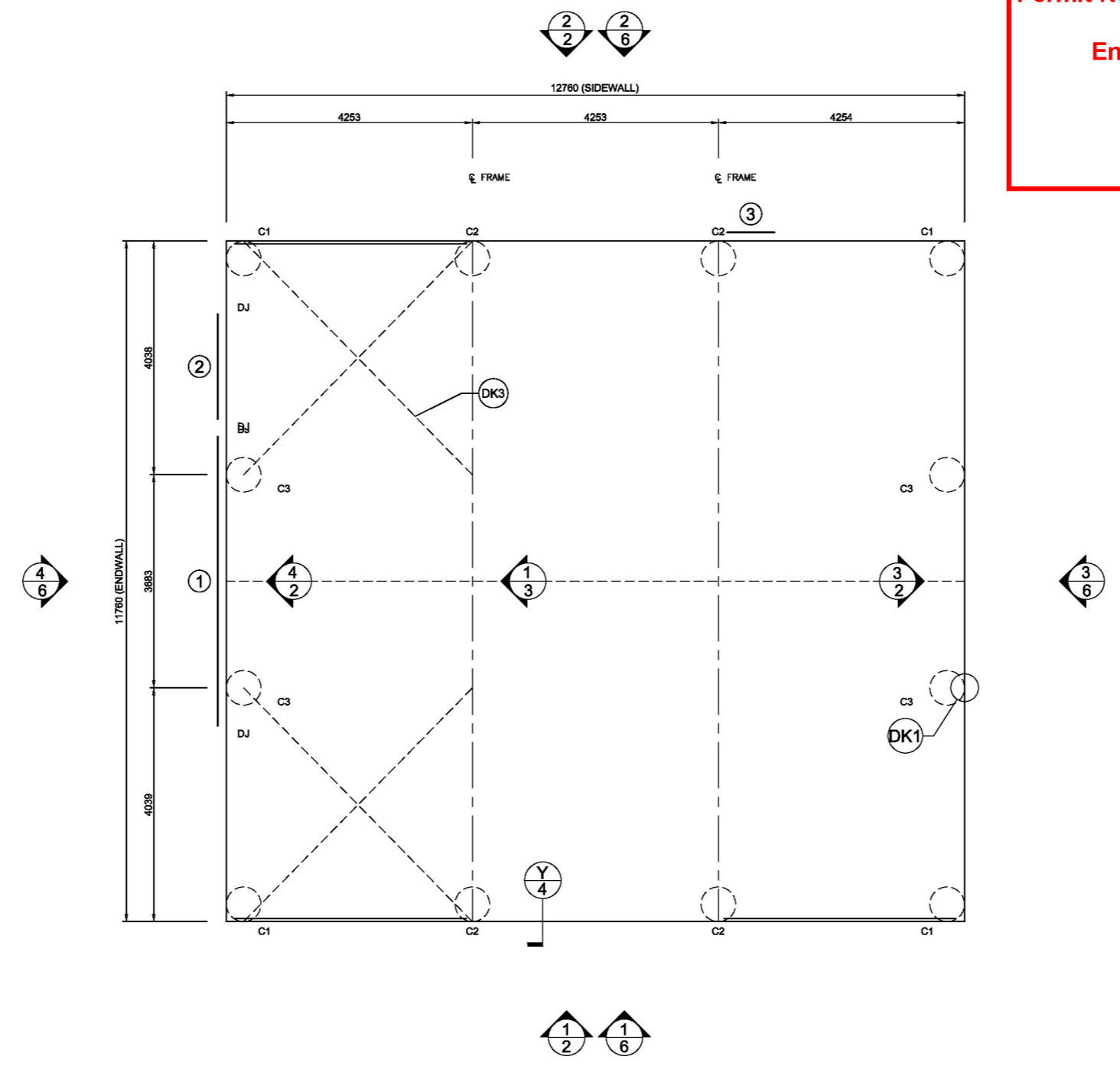
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IF IN DOUBT, ASK.

**Endorsed by Robert Pringle for and on behalf of the
 East Gippsland Shire Council
 Date: 25 May 2022**

Sheet No: 3 of 5



1 FOUNDATION PLAN AND MEMBER LAYOUT
 SCALE: 1 = 100

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
 DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C25019
C2	C25024
C3	C20019

1 OF 6

SHEET

JOB NO. BAIR39596

DATE 18/2/2021

CHECKED TM

DRAWN FDS

STEEL BUILDING BY (CONTACT)
RIVIERA BARNES AND GARAGES
 03 5153 1455
MARK & CHRIS HOWLETT
 JACKSON CRESENT
 BAIRNSDALE

FOR AT

SHED SAFE ACCREDITED

fairdinkum SHEDS

NORTHERN CONSULTING engineers

Civil & Structural Engineers
 50 Punari Street
 Currajong, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

Registered Chartered Professional Engineer
 Registered Professional Engineer (Civil & Structural) QLD
 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
 Registered Engineer - (Civil) TAS

Regn. No. 2558980
 Regn. No. 9985
 Regn. No. 116373ES
 Regn. No. EC36692
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

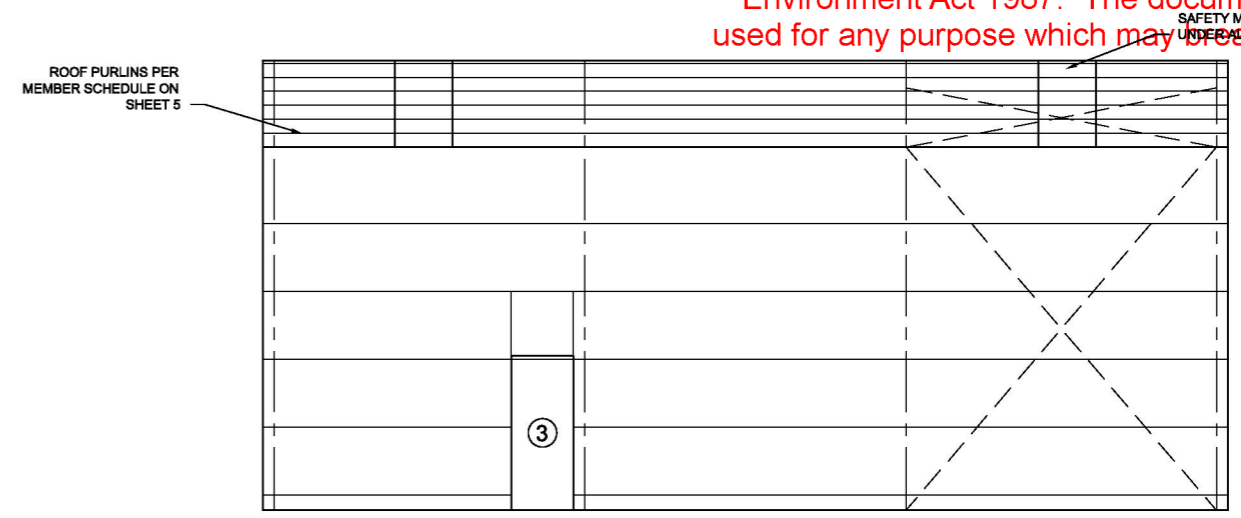
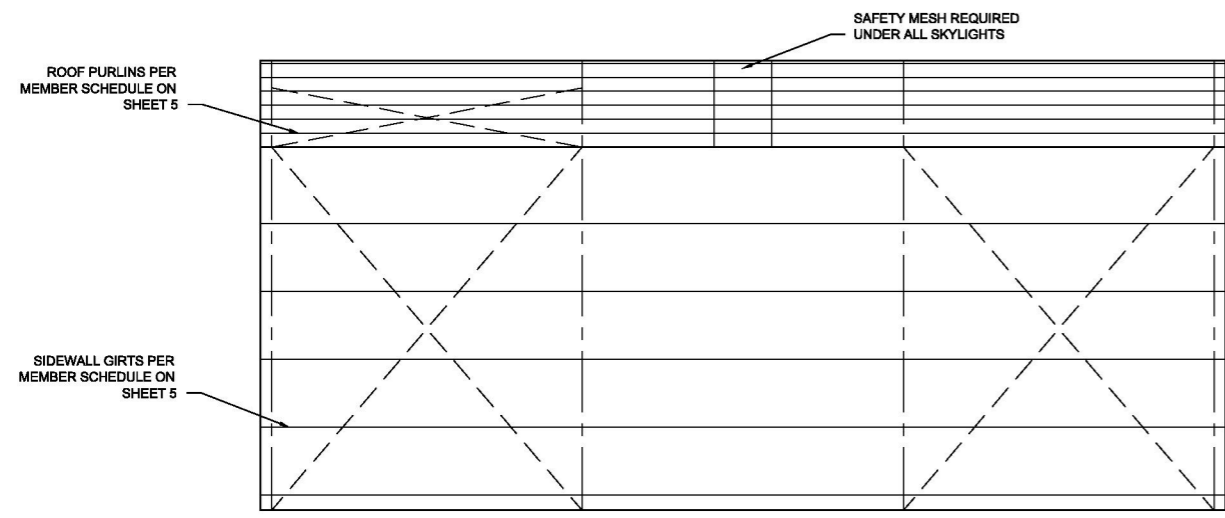
Date 18/2/2021

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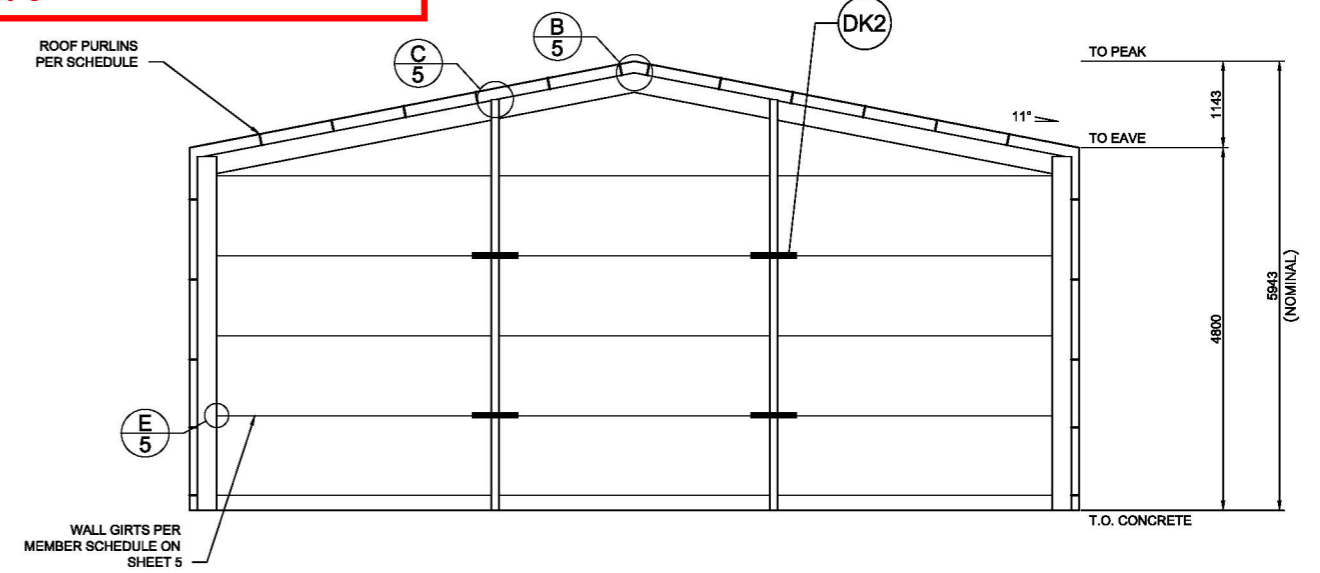
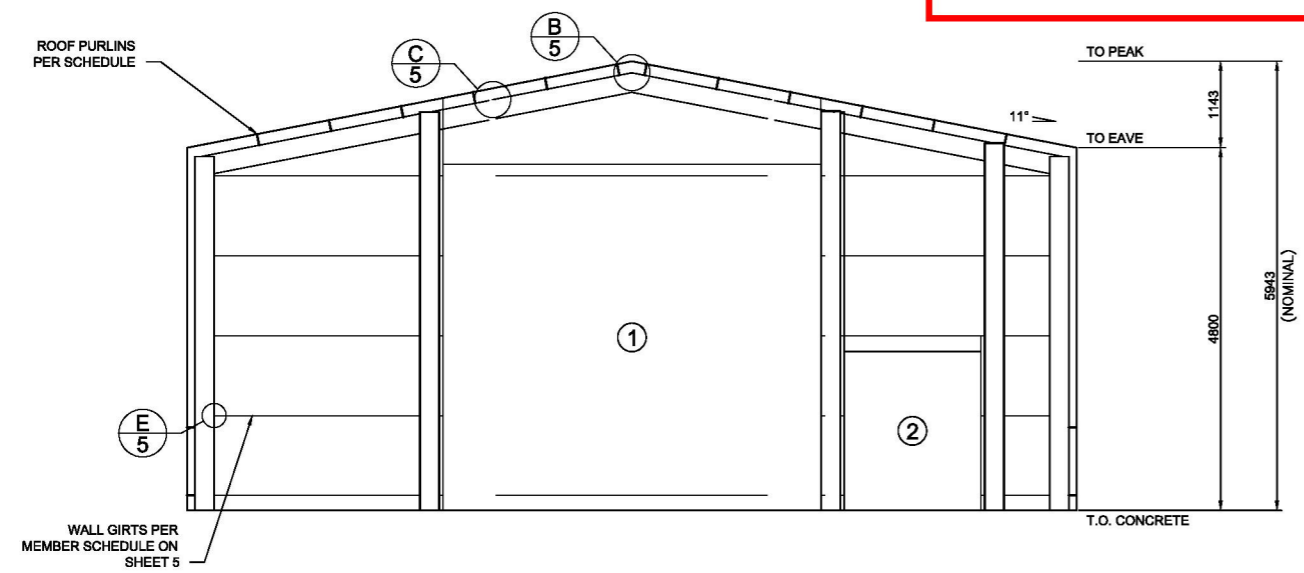
1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100

2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100

EAST GIPPSLAND PLANNING SCHEME
Plan Endorsed under Condition 1, 3 of
Permit No: 12/2022/P Dated: 6 April 2022 (Amended 25 May 2022)

Endorsed by Robert Pringle for and on behalf of the
East Gippsland Shire Council
Date: 25 May 2022

Sheet No: 4 of 5



4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

X BRACING IS REQUIRED IN 3 SIDE BAY(S) AND 1 ROOF BAY(S) (BOTH SIDES).
FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

2 OF 6	SHEET	JOB NO.	DATE	CHECKED	DRAWN	STEEL BUILDING BY	(CONTACT)
		BAIR39596	18/2/2021	TM	FDS	RIVIERA BARNES AND GARAGES	
		NCC 2019				FOR	03 5153 1455
						AT	MARK & CHRIS HOWLETT
							JACKSON CRESENT BAIRNSDALE

FOR AT

RIVIERA BARNES AND GARAGES
03 5153 1455
MARK & CHRIS HOWLETT
JACKSON CRESENT
BAIRNSDALE

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engineers

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ABN 341 008 173 56

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Registered Certifying Engineer (Structural) N.T.
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Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. EC36692
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Mr Timothy Roy Messer BE MIEAust RPEQ

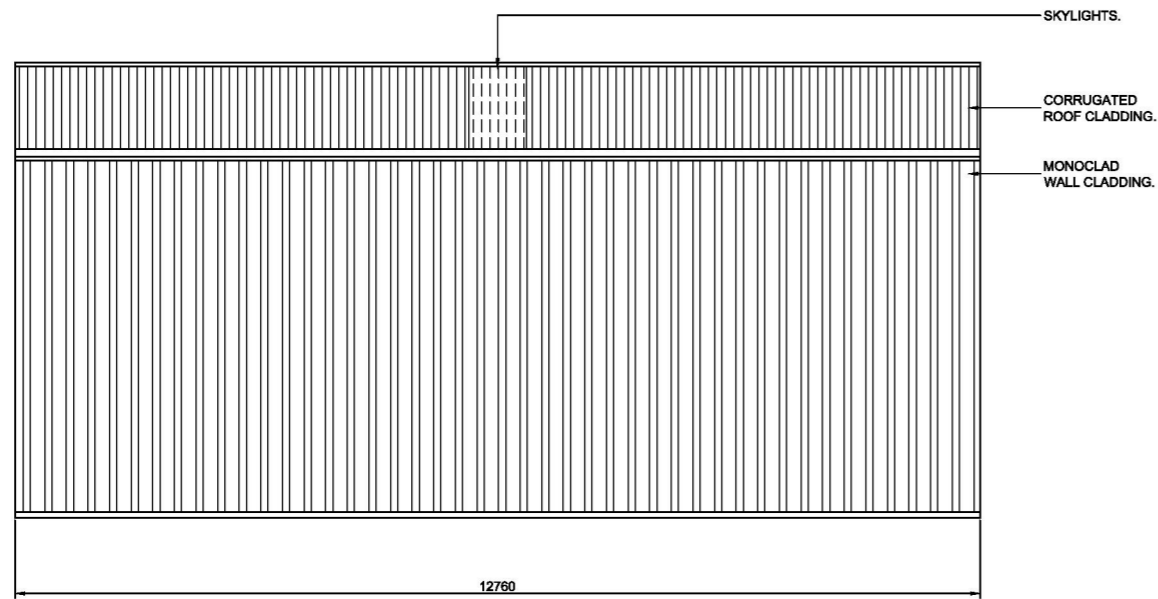
Signature

Date 18/2/2021

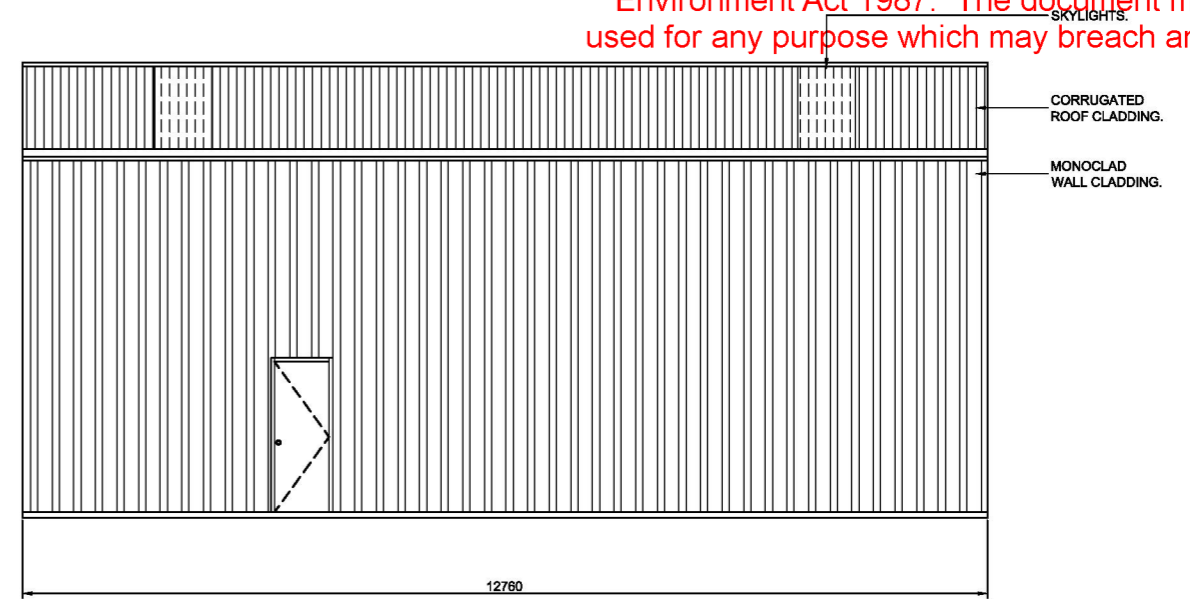
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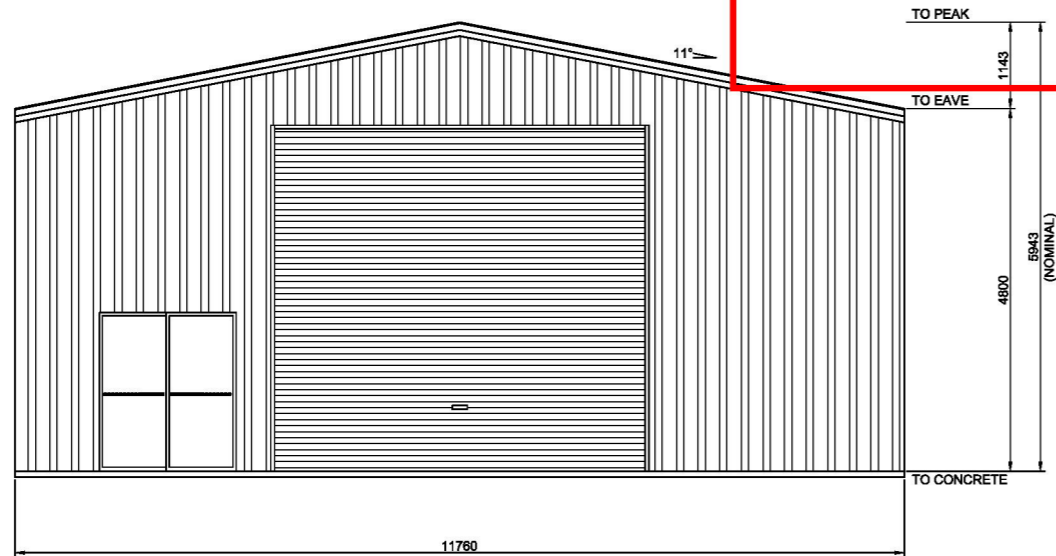


1 SIDEWALL EXTERIOR ELEVATION
6 SCALE: 1 = 100

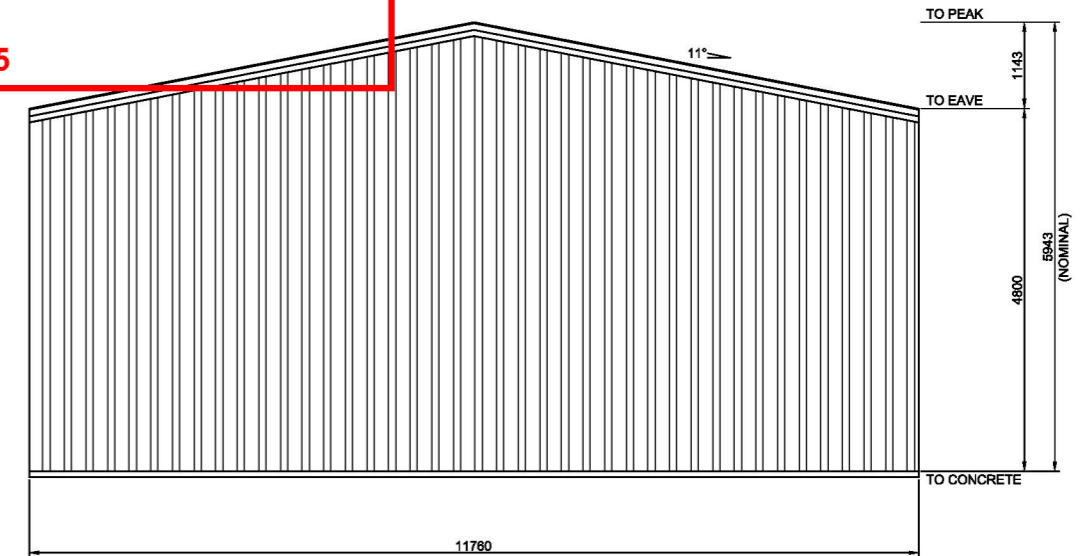


2 SIDEWALL EXTERIOR ELEVATION
6 SCALE: 1 = 100

EAST GIPPSLAND PLANNING SCHEME
Plan Endorsed under Condition 1, 3 of
Permit No: 12/2022/P Dated: 6 April 2022 (Amended 25 May 2022)
Endorsed by Robert Pringle for and on behalf of the
East Gippsland Shire Council
Date: 25 May 2022
Sheet No: 5 of 5



4 ENDWALL EXTERIOR ELEVATION
6 SCALE: 1 = 100



3 ENDWALL EXTERIOR ELEVATION
6 SCALE: 1 = 100

BUILDING COLOURS

WALL	WINDSPRAY
ROOF	ZINCALUME
ROLLER DOOR	MONUMENT
P.A. DOOR	WINDSPRAY
GLASS SLIDING DOOR	WINDSPRAY
DOWNPIPE	WINDSPRAY
GUTTER	MONUMENT
CORNER FLASHING	WINDSPRAY
BARGE FLASHING	MONUMENT
OPENING FLASHING	WINDSPRAY

6 OF 6 SHEET

JOB NO. BAIR39596
NCC 2019

DATE 18/2/2021

CHECKED TM

DRAWN FDS

STEEL BUILDING BY (CONTACT)
RIVIERA BARNES AND GARAGES
 03 5153 1455
MARK & CHRIS HOWLETT
 JACKSON CRESENT
 BAIRNSDALE

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NORTHERN CONSULTING engineers

Civil & Structural Engineers
 50 Punari Street
 Currajok, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

Regn. No. 2558980
 Regn. No. 9985
 Regn. No. 116373ES
 Regn. No. EC36692
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 18/2/2021

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

Planning Report

12A Jackson Cres, Bairnsdale 3875

Use of land for an Indoor Recreation Facility:

Application to use land for an Indoor Recreation Facility (Pilates Studio) in an Industrial 1 Zone.

Introduction

This submission is made in support of an application for a planning permit for the proposed change of land use at 12A Jackson Crescent, Bairnsdale 3875. The proposal is for the establishment of an indoor recreation facility, specifically a Reformer Pilates studio, under the name Recover Pilates & Performance. This facility aims to provide a range of Pilates services, supporting health, wellness and community social interaction. The change of use will enhance local access to Pilates and movement-based therapies, contributing to the overall health and wellbeing of the East Gippsland community.

Subject Land & Surrounding Context

The subject land is located at 12A Jackson Crescent, Bairnsdale, and is situated within the **Industrial 1 Zone (IN1Z)**. The surrounding area is characterised by a mix of industrial and commercial land uses.

The site consists of an existing building and sealed carpark, approved under a previous planning permit (12/2022/P, 14 Jackson Crescent Bairnsdale). The existing building is currently vacant, however it is understood that the site was previously used as a commercial boxing gym. To the best knowledge of this proposal, no previous planning permission was granted for the prior use as a boxing gym, and no existing use rights exist as per Clause 63.01.

The building has sufficient space to accommodate the proposed use without requiring any physical alterations or expansion, ensuring minimal impact on the surrounding area.

Planning Report

12A Jackson Cres, Bairnsdale 3875

The Application & Proposal

The proposal seeks to change the use of the land at 12A Jackson Crescent Bairnsdale, to a Section 2 use - Indoor Recreation Facility, specifically a Pilates Studio. As per Clause 33.01-1, a planning permit is required for an Indoor Recreation Facility. The Pilates studio will operate under the business name Recover Pilates & Performance.

The facility will offer a range of Pilates services designed to improve physical health, manage injuries, and foster community interaction. The primary target groups are individuals seeking physical rehabilitation, injury prevention, and fitness improvement.

The studio will be open for business Monday to Friday from **6:00 AM to 11:00 AM** and **4:00 PM to 7:00 PM**, and on Saturdays from **8:00 AM to 12:00 PM**. Each session will accommodate a maximum of six (6) participants, plus one instructor, for a total of **seven (7) individuals** on-site at any one time.

The existing building will not undergo any structural modifications or significant alterations. The interior will be adapted to suit the needs of the proposed indoor recreation use, but no changes to the external building or site are required. The layout, dimensions, and existing site conditions are adequately suited to support the intended use.

Planning Policy

The proposal has been developed with consideration for the relevant policies outlined in the **East Gippsland Planning Scheme**. In particular, the following policy is relevant:

Clause 33.01-2 (Indoor Recreation) – This clause facilitates the establishment of indoor recreation facilities in appropriate locations. The proposal complies with the intent of the clause, as the facility is designed to meet the health and fitness needs of the local community while operating within a suitably zoned area.

Planning Policy Framework

The **Planning Policy Framework (PPF)** promotes the use of land for community and recreational purposes to enhance the health, wellbeing, and social interaction of

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residents. The proposed change of use aligns with these objectives by providing the community with access to physical activity and injury management services.

The **Local Planning Policy Framework (LPPF)** further supports this proposal by encouraging the development of recreational facilities within established areas to promote a healthy and active lifestyle. This proposal will also support the **Economic Development Strategy**, which highlights the importance of local businesses providing essential services to the community.

Signage

As the site is located in the **Industrial 1 Zone (IN1Z)**, the proposed signage falls under the “Category 2 – Office and Industrial” category. The proposed signage will be a business identification sign, which will not exceed 8 square metres in total display area. The sign will not be illuminated, ensuring that it complies with the relevant planning provisions regarding signage.

The proposed sign will be strategically located on the building to ensure visibility while respecting the site’s setbacks and the surrounding environment. No animated or electronic signs are proposed, and the sign will be designed to comply with all applicable regulations concerning road safety and visual amenity.

A planning permit will therefore not be required as per Clause 52.05-12.

Car Parking

The current site includes five (5) sealed car parking spaces, including one (1) disabled access space, as shown on the plans provided. Given the nature of the proposed use – with a maximum of seven (7) individuals onsite at any time (six participants and one instructor) – this number of spaces is considered sufficient for the proposed use. As per Clause 52.05-6, where a use of land is not specified in Table 1 of Clause 52.05-5, before a new use commences, car parking spaces must be provided to the satisfaction of the responsible authority. The proposed use, being an indoor recreation facility, is not specified in Table 1 to Clause 52.05-5, nor are the terms which it is nested under (minor sports and recreation facility, leisure and recreation), therefore Clause 52.05-6 applies. It

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is considered that the current provision of 5 sealed car parking spaces is sufficient for the proposed use, in particular considering the availability of on street parking in the surrounding area, and the proposed business hours which are largely outside of the standard hours of operation of the surrounding businesses. It is respectfully requested that the responsible authority find the existing car parking provision satisfactory, and that a permit is not required under Clause 52.06-3.

Conclusion

It is considered that the application meets the purpose and relevant objectives of the East Gippsland Planning Scheme and will result in an outcome that will provide valuable community health and fitness services in a well-serviced location. It is considered that the proposal will not result in any adverse amenity impacts to the surrounding area, due to the low intensity of the proposed use. The site offers sufficient parking spaces to accommodate the proposed use, in conjunction with good availability of on street parking in the surrounding area and low traffic volumes. No additional site works are proposed, and the proposed signage is in keeping with the requirements of Clause 52.05.

We thank Council for considering this planning permit application, and welcome discussion should there be any concerns or further queries.

Attachments

1. Property Title
2. Search Statement
3. Site Plan with Car Spaces to Scale
4. Elevations of Building and Site Orientation

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