

Proposed Conditions

1. Within 30 days of the issue date of this permit, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a) An updated site plan clearly delineating that the proposed use will only be occurring within the fenced area on the southern portion of Lot 4 on LP205046;
 - b) An updated site plan confirming that the use will only be accessed from the two existing access points along the western boundary off Suding Street;
 - c) Notations made on the updated site plan that car parking spaces must be made available for that purpose at all times;
 - d) Signage detail provided, either as a photo (for each sign) or as artwork so as to allow endorsement of the signs;
 - e) Notations made on the elevation plans that the signage is not to be illuminated by any means; and
 - f) Notations on the site plan that any and all chemicals stored on the land must be stored at a minimum height of 4.80m to AHD.
2. The use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Any and all chemicals used in the business, including waste products, to be stored above the flood protection level of 4.80m to AHD at all times.
4. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:
 - 7.00am and 9.00pm Monday to Friday
 - 8.00am and 6.00pm Saturday, Sunday and Public Holidays
5. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only occur inside the building.
6. External lighting must be designed, baffled and located so as to prevent any detrimental effect on nearby land to the satisfaction of the Responsible Authority.
7. Before the use commences, areas set aside for the parking of vehicles, accessways and crossovers as shown on the approved plans must be:
 - a) Constructed to the satisfaction of the Responsible Authority.
 - b) Properly formed to appropriate levels to the satisfaction of the Responsible Authority.
 - c) Drained and maintained to the satisfaction of the Responsible Authority.
 - d) Marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.
8. The location and details of signs and supporting structures as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
9. The signs must be constructed in a safe and working condition, and the appearance of the signs must be maintained, to the satisfaction of the Responsible Authority.
10. The signs must not be illuminated in any way, including flood lights.

APPENDIX 1

11. This permit expires 15 years from the issue date of this permit (in relation to the signage).
12. The permit will expire if any of the following circumstances applies:
 - a) The development is not started within two years of the issue date of this permit.
 - b) The development is not completed within four years of the issue date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF THE LAND FOR INDUSRTY (BOAT AND MARINE)

7 MACLEOD STREET, BAIRNSDALE

REF: 19098

DECEMBER 2019



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APPENDIX A	COPY OF TITLE
APPENDIX B	PROPOSED DEVELOPMENT PLANS

Version	Initials	Date	Comments
1.0	LM	20/11/2019	Draft for review
1.1	CC	29/11/2019	Reviewed SFW
2.0	LM	5/12/2019	Final for submission
3.0	CMC	07/01/2020	Revised to correct errors

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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December 2019

**APPLICATION FOR PLANNING PERMIT
7 MACLEOD STREET, BAIRNSDALE
USE AND DEVELOPMENT OF THE LAND FOR AN INDUSTRY (BOAT AND MARINE)**

1. INTRODUCTION:

This planning submission has been prepared in support of an application for planning permit for the use and development of the land for industry (boat and marine) at 7 Macleod Street, Bairnsdale.

This submission addresses relevant provisions of the East Gippsland Planning Scheme to assist Council planning officers in considering the merit of the proposal.

2. SITE AND SURROUNDS

The subject site is located at 7 Macleod Street, Bairnsdale formally identified as Lot 3 & 4 on Plan of Subdivision 205046Y contained in Certificate of Title Vol 08892 Fol 654. A copy of the title and relevant plan is contained in **Appendix A**.

The title is not affected by any restrictive covenants or agreements.

The site is located within an evolving mixed use area in the eastern area of Bairnsdale approximately 1 kilometre from the central business district as shown in the locality plan below in **Figure 1** and **Figure 2**.

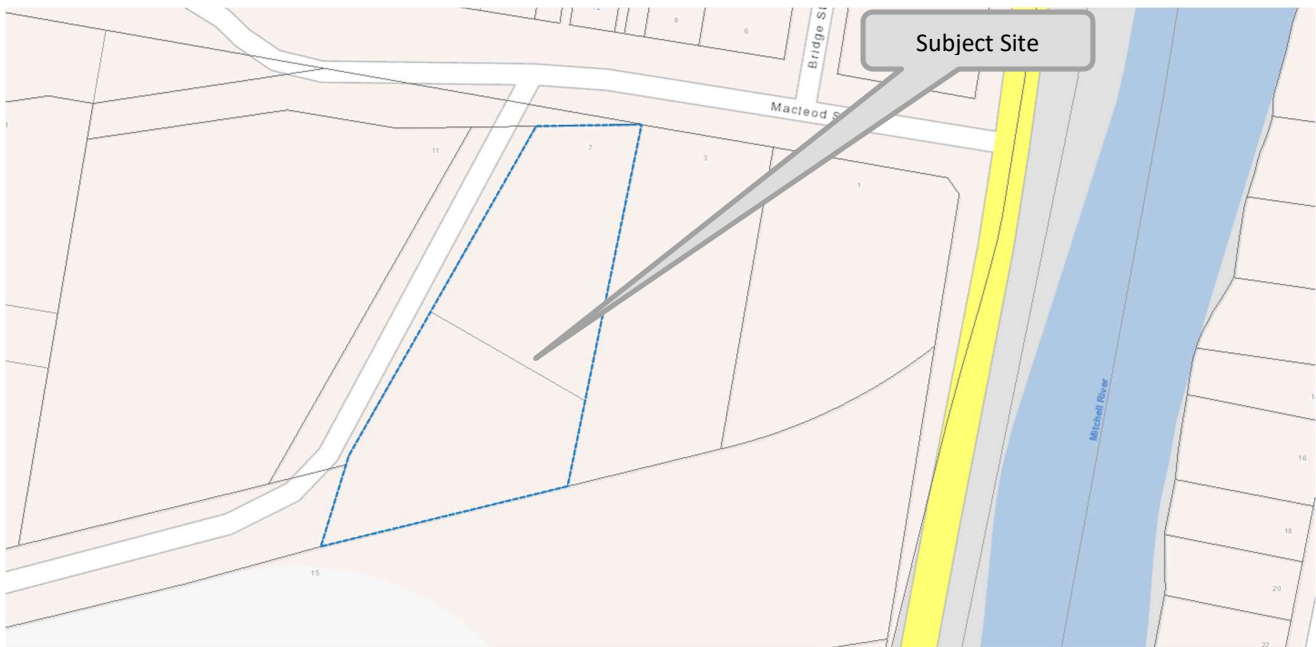


Figure 1 – Locality Plan – 7 Macleod Street, Bairnsdale (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 7 Macleod Street, Bairnsdale (source: mapshare.vic.gov.au)

The subject site is irregular in shape and adjoins Macleod Street for a distance of approximately 39 metres along the northern boundary. The total area of the subject site is approximately 8,773m². There is an existing building on the subject land in the southern portion of the site.

The subject site is undulating in nature with the existing building and car parking area on a higher portion of the site being the southern section. The existing building and surrounding car parking area is fenced with a standard industrial style wire fence. The site has two existing gravel access driveways connecting to Suding Close. Suding Close is a formed gravel Road with grassed swale drains. Macleod Street adjoins the northern boundary of the site.

The site has access to a range of services and facilities including electricity, telecommunications, drainage, water, sewerage and road network.

There is an existing dwelling on the adjoining property to the south of the subject site. Other existing development in proximity to the site is both mixed use and industrial style buildings of various types and sizes. Residential development is located approximately 130 metres west of the subject site. Other development in the surrounding area includes David Lucke's Fresh Food Market and other similar style industrial buildings in both Macleod Street and Suding Close.

There is an existing 2.5 metre wide easement extending through Lot 3 for sewerage and drainage purposes.

Bairnsdale is the main commercial and industrial centre of East Gippsland providing for a wide scale of commercial and industrial uses. Evidence suggests there is significant increase in industrial activity in the area and many of the newly created allotments are now being developed.

A visual description of the subject site and surrounding land is outlined in the photographs below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land – 7 Macleod Street, Bairnsdale (source: info.dpi.vic.gov.au)



Photograph 2 – View of the subject site facing south.



Photograph 3 – Existing entrance and gravel driveway to the subject site.



Photograph 4 – Proposed location of removeable site office in the south western portion of the site.



Photograph 5 – Eastern side of the existing building.



Photograph 6 – Inside the existing building being a large shed. Existing roller doors along the northern side and western sides of the building.



Photograph 7 – Existing dwelling to the south of the subject site.



Photograph 8 – Existing building and surrounding land viewed from the entrance of Suding Close facing south.



Photograph 9 – Suding Close at the intersection of Macleod Street facing north.



Photograph 10 – Surrounding land uses and development – David Luckes and other various uses to the north and north east of the subject site.



Photograph 10 – Other similar style industrial development in proximity to the subject site.

3. PROPOSAL:

This application seeks approval for the use and development of the land for an industry (boat and marine) and advertising signage.

Proposed development plans are contained in **Appendix B**.

Hours of operation

The proposed facility will operate between the hours of 8.00 am and 5.00 pm Monday to Friday and 9.00 am to 12.00 pm Saturdays.

Car parking and Access

The area at the front and side of the building will be available for car parking as shown on the proposed plans provided in **Appendix B**. A total of 6 car parking spaces will be provided on site.

A full assessment of the car parking is provided in Section 4.4 of this submission. Currently the access and parking areas are formed gravel.

Advertising signage

The proposal seeks approval of advertising signage as shown in the plan provided in **Appendix B**. The signage is appropriate in this location and is not excessive or obtrusive. The signage will not be illuminated or contain any flashing lights. 3 advertising signs:

Sign 1 & 2 = 1.2 metres X 3.6 metres (4.32m²)

Sign 3 = 1.2 metres by 7.2 metres (8.64m²)

Total area of advertising signage = 17.28m²

Use

The proposal seeks to utilise the existing building for maintenance and repair of boats and marine related equipment.

Development

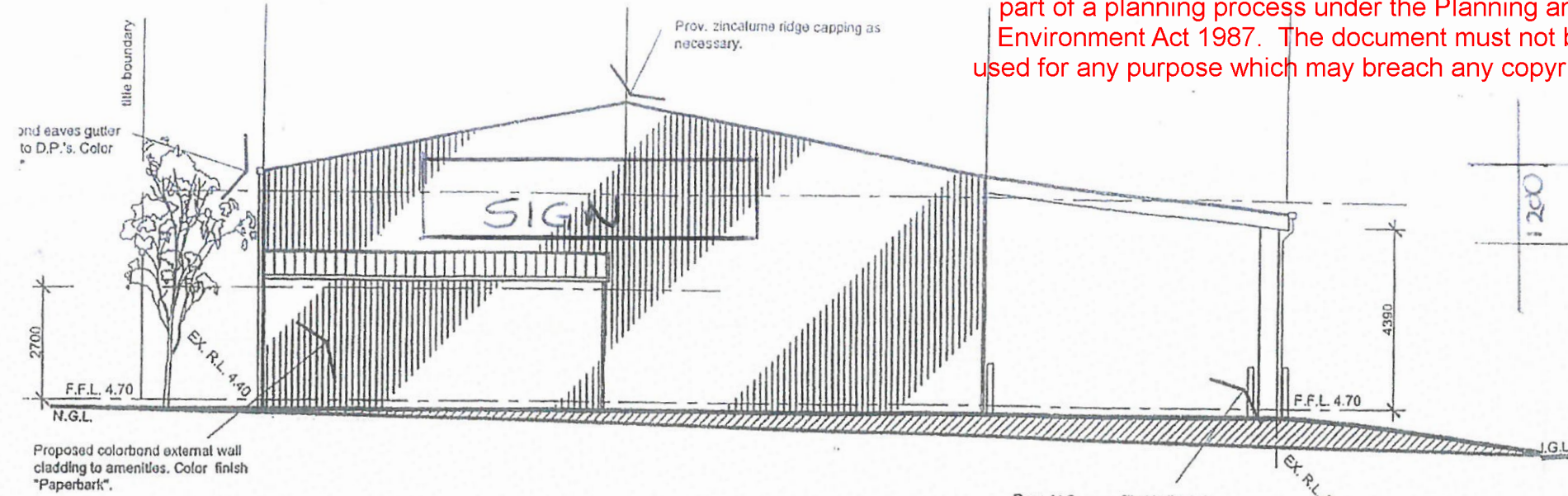
The proposal includes provision of a removable site office to be located on the western side of the existing building the dimensions of the proposed office site is 6 metres by 3 metres.

Car Parking reduction

The application seeks a reduction of 3 car parking spaces to accommodate the proposed removeable office. The site currently has provision for 17 spaces, which will be reduced to 14 spaces.

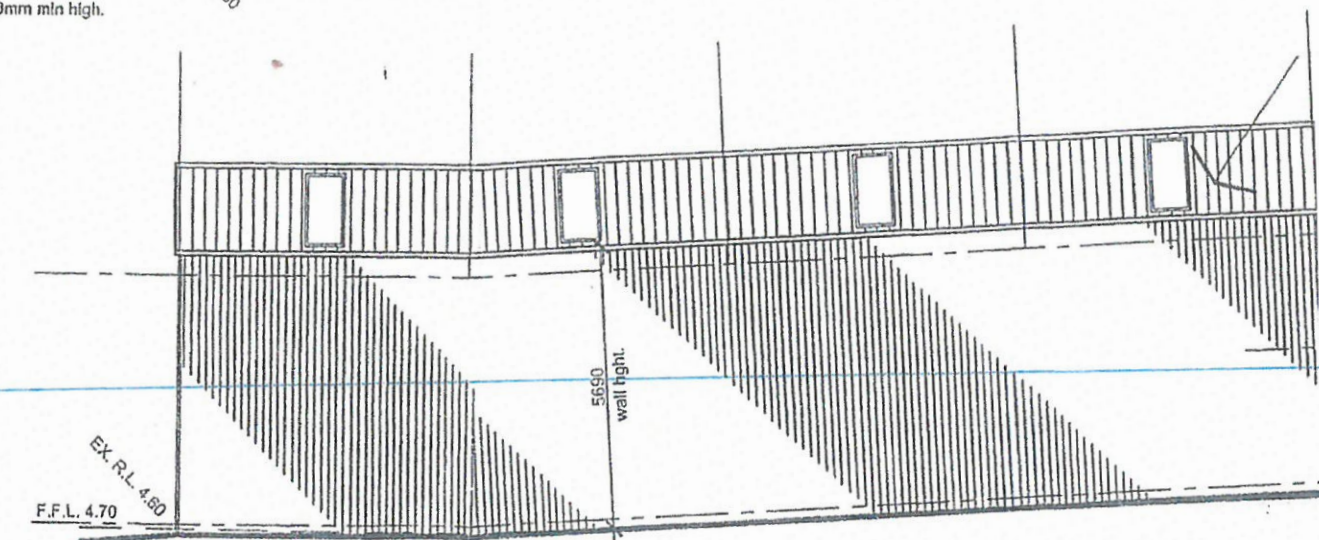
The provisions of clause 52.06 are addressed in section 5.3 of this submission. If this was a new building and use a total of 19 spaces would be required.

The removal of the rear loading bay will not impact the proposed use.



North-East Elevation

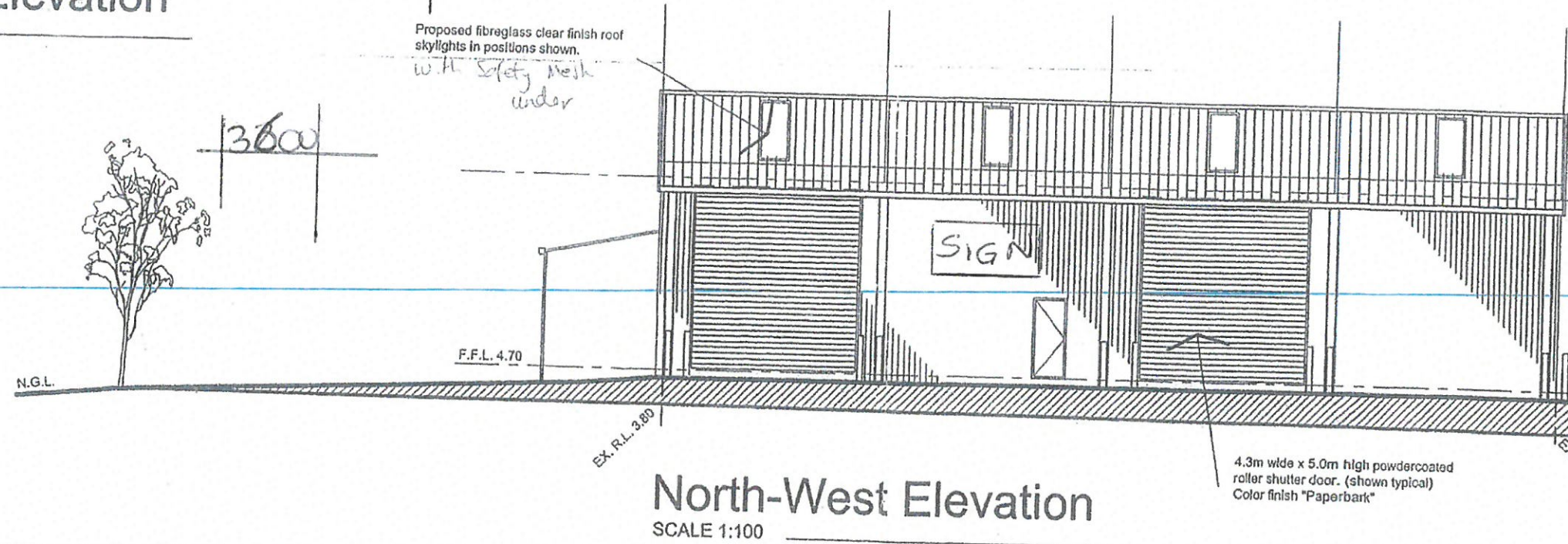
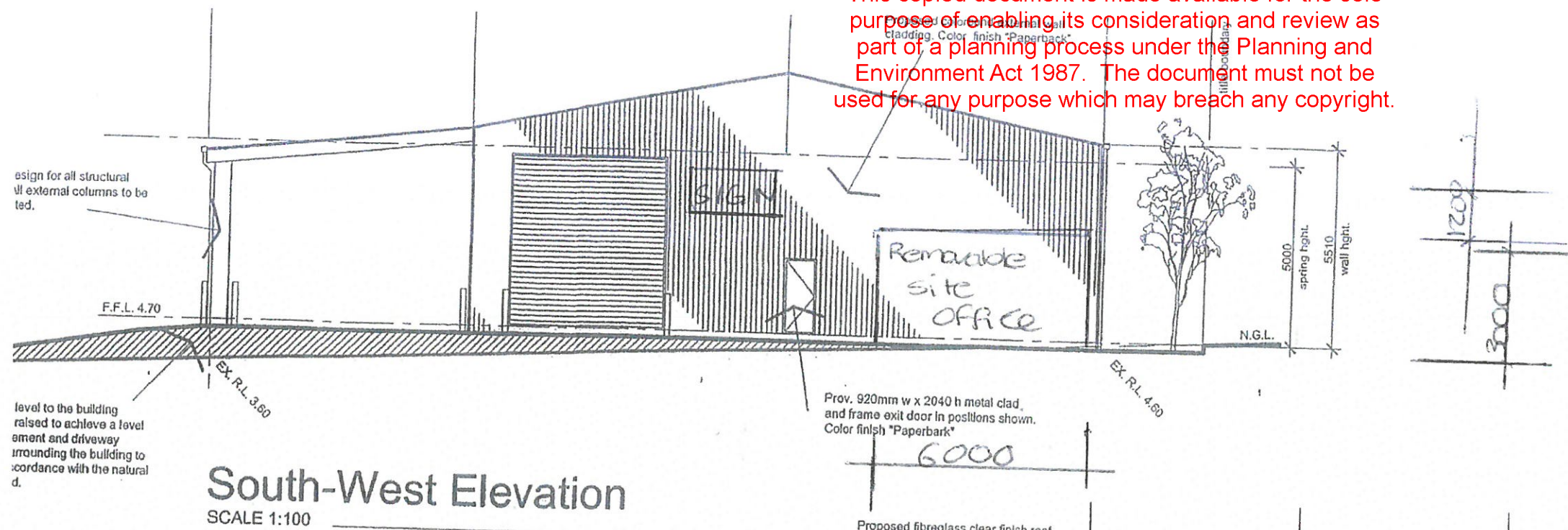
SCALE 1:100



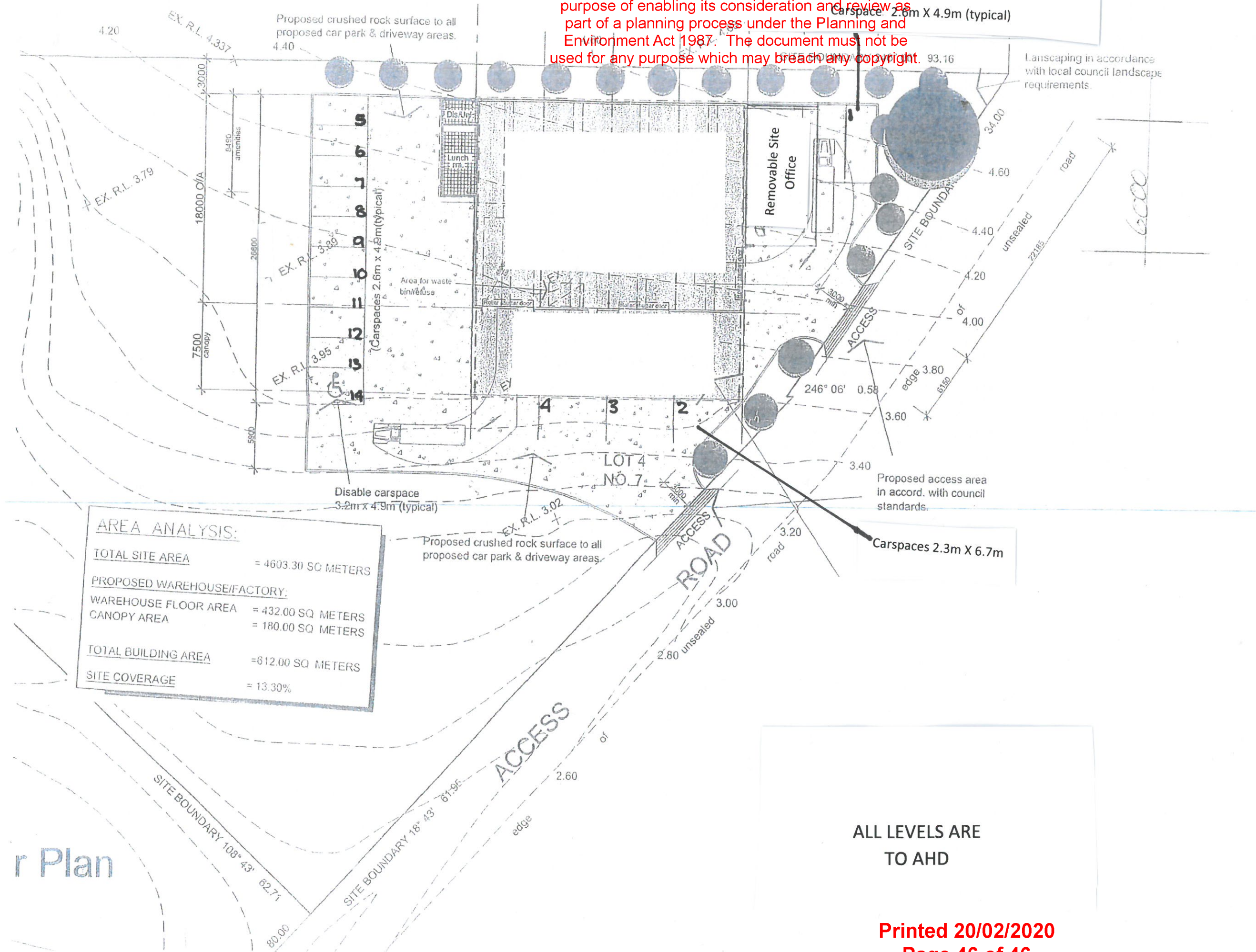
South-East Elevation

SCALE 1:100

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r Plan

ALL LEVELS ARE
TO AHD

19th June, 2020

Ms Nicole Reynolds
Acting Manager Planning
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Dear Nicole,

**RE: APPLICATION FOR PLANNING PERMIT NO: 372/2019/P
7 MACLEOD STREET, BAIRNSDALE
USE OF LAND FOR INDUSTRY (BOAT REPAIRS) AND BUILDINGS AND WORKS
AND DISPLAY BUSINESS IDENTIFICATION SIGNAGE**

We act on behalf of Bairnsdale Marine Sales and Services as the applicant of the proposal as outlined above at 7 Macleod Street, Bairnsdale.

In response to your correspondence dated 1st June 2020, requesting further information in relation to the above application, please find attached an application to amend a planning permit application as requested along with revised plans.

In response to the additional points raised in your letter we offer:

1. Business Identification Signage
 - The additional signage that was requested to be included in the application that had been erected on the fence has now been removed and does not form part of the application. The signage on the building is the only signage requested as part of this application.
 - The total area of signage is 17.28m² as per the original application and is confirmed on the plans provided.
 - The relevant provisions of the East Gippsland Planning Scheme, being Clause 52.05 were addressed in the original submission provided.
 - An application to amend a planning permit application is attached and please call to request payment of fees.
2. Plans and elevations relating to the proposed office building - this component of the application has been removed. The building has been removed from the site.
3. The shipping container on the site will be removed on 31/08/2020 at 9 am.

4. An amended site plan is provided which shows:
 - No use on Lot 3. The proposed use will not be undertaken on the adjoining Lot 3. This was investigated as an option if insufficient area for boat and car parking was available. The removal of the site office and reinstated 2 car parking spaces and enable a separate boat parking area. Given the flooding implications of Lot 3, this was not considered essential to the use of the land as proposed at this time.
 - The number of car parking spaces to be provided is 14 as per the original application. The removal of the site office has reinstated two car parking spaces adjoining the western side of the building, which has enabled an area adjoining the southern side of the building to be allocated for boat parking. There will also be the ability to park boats within the building and the canopy area.
 - The 14 car parking spaces on the site will be available for customer parking only.
 - As the original application and planning submission addressed the provision of 14 car parking spaces, no additional assessment or information is considered necessary. The building area is not increasing and therefore no car parking dispensation is required.
5. In relation to the potential need to re-refer the application to the East Gippsland Catchment Management Authority, as confirmed above, the adjoining Lot 3 does not form part of this application and will not be used for overflow parking and storage of boats.
6. As Lot 3 will not be used for overflow parking and storage of boats, flood response information will not be provided.
7. The permit applicant is willing to accept a condition on planning permit that a Flood Response Plan will be required for the whole of the subject land.
8. We attach an application to amend a planning permit application and trust the information provided in this correspondence in addition to the information provided in the original planning submission is adequate to address the requirements, particularly in relation to car parking and signage. Please arrange for my office to be called for payment of additional fees.

We trust that this information is sufficient to enable the application to proceed and request we be notified when the matter will be considered by Council.

Should you require any further information or wish to discuss any element of the above further, please do not hesitate to contact me.

Regards



Courtney Campbell

www.devsolvic.com.au

Ben McGeehan

From: Planning Unit Administration
Sent: Friday, 26 June 2020 2:26 PM
To: Nicole Reynolds
Cc: Ben McGeehan
Subject: FW: (DWS Doc No 8549648) 372/2019/P - 7 Macleod Street, Bairnsdale
Attachments: 19098 Development Plans.pdf; 19098 Plans - Elevations.pdf; Signed Application Form.pdf; Image Works Invoice.pdf

■ **Kerry Stow** ■ *Land Use Administration Officer*

 Please consider the environment before printing this e-mail.

From: Courtney - Development Solutions Victoria <courtney@devsolvic.com.au>
Sent: Friday, 26 June 2020 2:11 PM
To: Planning Unit Administration <Planning@egipps.vic.gov.au>
Cc: Nicole Reynolds <NicoleR@egipps.vic.gov.au>; Delicia Camm <cammindustries@gmail.com>
Subject: (DWS Doc No 8549648) 372/2019/P - 7 Macleod Street, Bairnsdale

Good afternoon Nicole,

**Re: Planning Permit Application No: 372/2019/P
7 Macleod Street, Bairnsdale**

Thank you for your time yesterday to discuss the outstanding concerns in relation to the above planning permit application.

I wish to confirm the following:

- Please find attached revised plans which clearly make reference to the size and location of the proposed advertising signage. The signage has been changed to clearly show the size of the signs, however now shown as an indicative location in relation to the existing building as it appears changes may have occurred to the building. The signage table clearly shows the extent of signage is 17.28m² in area and comprises the three large signs on the building with the indicative locations identified.
- The shipping containers on the site will both be removed. One is scheduled to be removed this morning, however both containers will be removed by no later than 8.30am on 31/08/2020.
- The proposed car parking dispensation, whilst not specifically identified on the application form, was included in the planning submission supporting the application. The report clearly identified the 17 car parking spaces required based on the size of the building being 612m² in area (2.9 spaces per 100m² – Industry). Following the amendments which include the removal of the site office as part of the application, and the allocation of an area of boat parking, the car parking dispensation requested is now 3 spaces as the plans clearly outline provision of 14 spaces. An application to amend a planning permit application to include the car parking dispensation is attached.
- A copy of the receipt from Imageworks for the signs is attached which confirms the signs installed are as per the sizes proposed as part of the application.
- Gaye Holmes from LJ Hooker Real Estate, as the acting agent, confirms the owner of the land has been notified about the changes and requested amendment and will forward me an email confirming this. I will forward this upon receipt. As the ownership of the land is now an Estate, which has changed since the commencement of this application, this is identified on the planning permit application.

We trust this information assists in your assessment and will enable the application to proceed to the next available Council meeting.

Should you require any further clarification or information, please do not hesitate to contact me.

Kind regards



Courtney Campbell

Town Planner | Managing Director

0409 575 506 | 118 Macleod Street Bairnsdale Vic 3875

courtney@devsolvic.com.au

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Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Amend a Planning Permit Application

Applicant details:

Name: BAIRNSDALE MARINE SALES & SERVICES		
Business trading name (if applicable): C/-DEVELOPMENT SOLUTIONS VICTORIA PTY LTD		
Email address: admin@devsolvic.com.au		
Postal address: 118 MACLEOD STREET, BAIRNSDALE		
		Postcode 3 8 7 5
Phone number: Home:	Work:	Mobile: 0497 575 506

Owners details (if not the applicant):

Name: SIMONE ARMSTRONG EXECUTOR OF THOMAS ARMSTRONG		
Business trading name (if applicable): C/-DEVELOPMENT SOLUTIONS VICTORIA PTY LTD		
Email address: admin@devsolvic.com.au		
Postal address: 118 MACLEOD STREET, BAIRNSDALE		
		Postcode 3 8 7 5
Phone number: Home:	Work:	Mobile: 0497 575 506

Property details:

Street number: 7		Street name: MACLEOD STREET	
Town: BAIRNSDALE		Postcode 3 8 7 5	
Lot Number: 4	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision		Number: 205046Y
Crown allotment number:		Section number:	
Parish/Township name:			
Planning permit number to be amended: 372/2019/P			
Your reference number: 19098			

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property. When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council

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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 888
ABN: 81 957 957 785

Description of amendment: Describe the amendment being applied for (i.e. change to conditions, change to development):

INCLUDE SIGNAGE, REMOVE SITE OFFICE AND CAR PARKING DESPENSATION (3 SPACES)

Estimated difference in cost of development because of the amendment.
Note: You may need to verify this estimate

\$ DECREASE IN COST

If you need more space or have more information, please attach with this form.

Please make sure that:

- ☐ Form is filled in fully and signed
- ☐ The correct fee is paid or payment enclosed
- ☐ Attached any supporting information or documents
 - Covenants/agreements
 - Site Plan - floor plan/elevations
 - Planning report
 - Supporting information/reports (e.g. - Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Applicant signature: R. Fulton

Name: BAIRNSDALE MARINE SALES & SERVICES

Date: 28 / 06 / 2020

Office Use Only:

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

Amount Paid: \$____ Receipt Number:____ Receipt Date: ____/____/____

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Nov 17

East Gippsland Shire Council

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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Submitting your application:

Electronic

Fax to 03 5153 9576

Email to planning@egipps.vic.gov.au

Mail

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

In Person

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

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

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

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

Mallacoota Service Centre: 70 Maurice Avenue

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Invoice No: 116

Order No:

Date: 19.11.19

Customer:

BARNSDALE MARINE

MACLUGOD ST, BARNSDALE

QTY.	SIZE	DESCRIPTION	UNIT PRICE	TOTAL
		Rd: BARNSDALE MARLING SIGNS AS PER DETAILS (INC. ARTWORK ---).		
		1 / 7.2 X 1.2 SIGNS		
		2 / 3.6 X 1.2 " "		
			SUBTOTAL	
			GST	
		Please pay on Invoice	TOTAL	\$

BANK DETAILS

BSB: 063 501
ACC: 1020 5429

TOTAL SITE AREA = 4603.30 SQ METERS

PROPOSED WAREHOUSE/FACTORY:

WAREHOUSE FLOOR AREA = 432.00 SQ METERS

CANOPY AREA = 180.00 SQ METERS

TOTAL BUILDING AREA = 612.00 SQ METERS

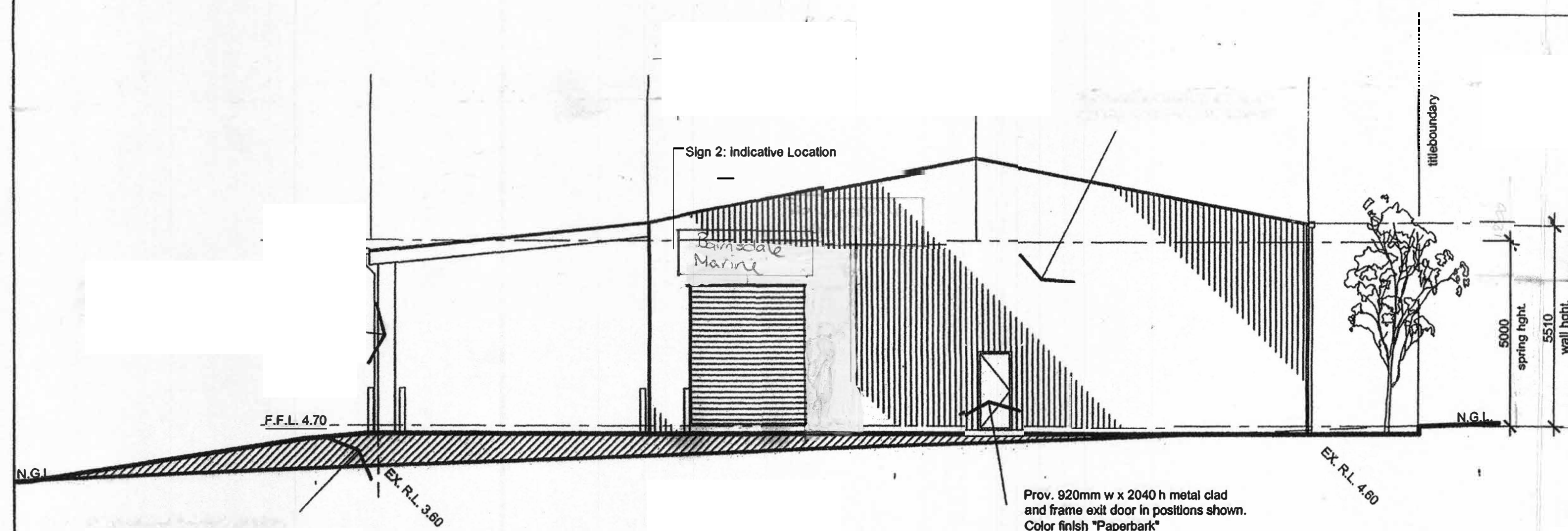
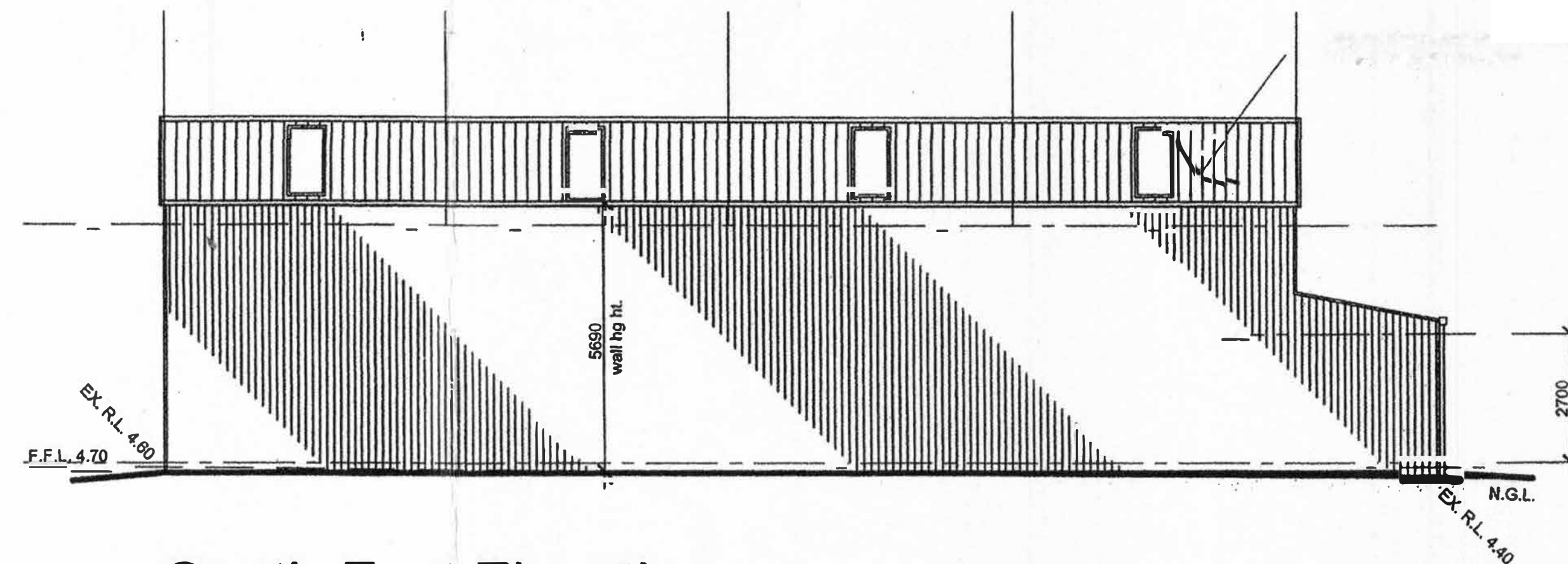
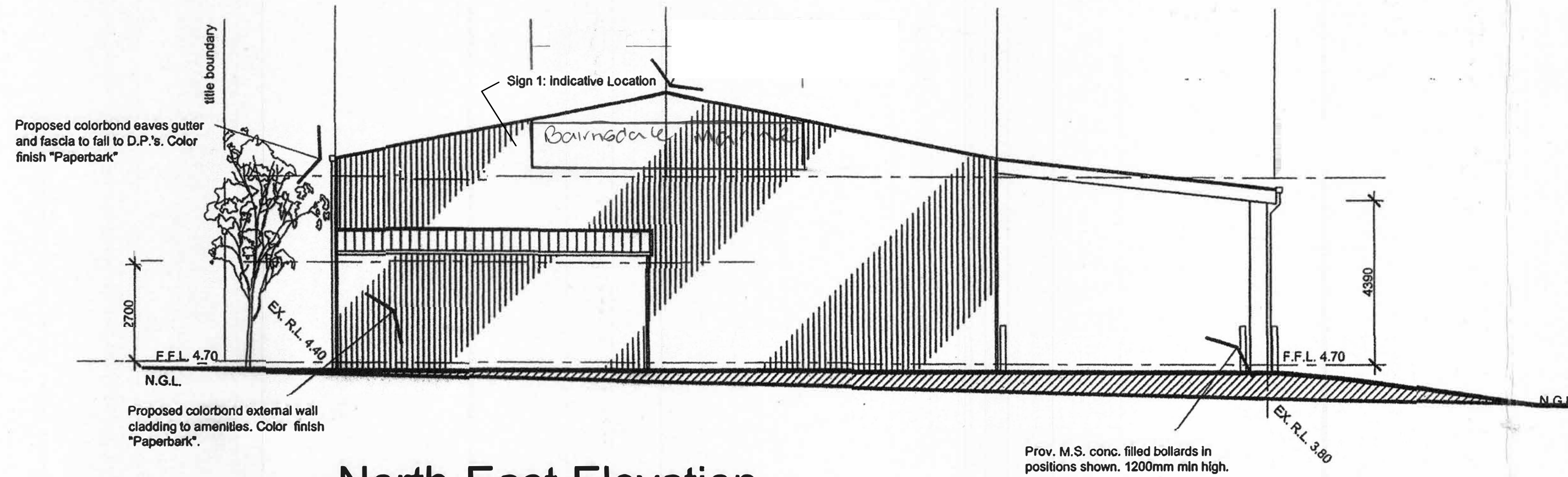
SITE COVERAGE = 13.30%

~~All stormwater to be collected and discharged to legal point of discharge in accordance with local council eng's dept.~~

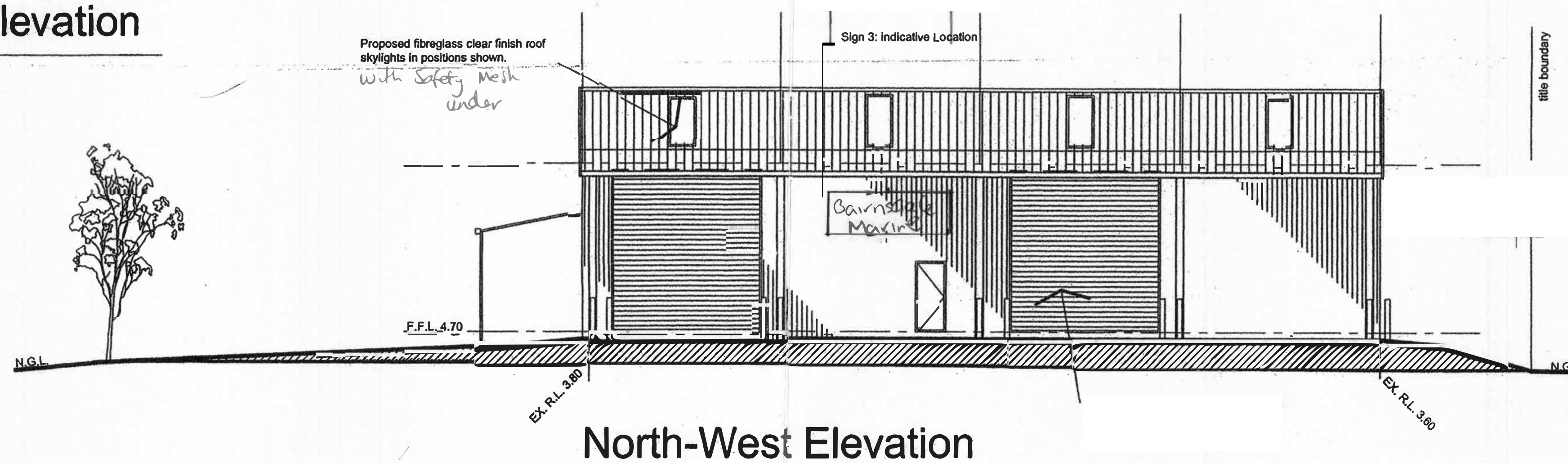
ALL LEVELS ARE TO AHD



MACLEOD STREET



SIGN NO.	SIZE
1.	7.2m x 1.2m – 8.66sqm
2.	3.6m x 1.2m – 4.32sqm
3.	3.6m x 1.2m – 4.32sqm
TOTAL	17.3sqm



372/2019/P – Assessment of the proposal against the East Gippsland Planning Scheme

Planning Policy Framework

Clause 11.03-1S Activity centres

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that... maximises choices in services, employment and social interaction.

The proposal to utilise land within or on the periphery of the Bairnsdale CBD is entirely consistent with the PPF provisions.

Clause 13.01-1S Natural hazards and climate change

Objective

To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Strategies

Consider the risks associated with climate change in planning and management decision making processes.

Identify at risk areas using the best available data and climate change science.

The site has been identified as being susceptible to flooding and as a result risk mitigation strategies were put in place during the construction of the building. As a result, the use is considered acceptable as the risks associated with using this portion of the site are considered low.

Clause 13.03-1S Floodplain management

Objective

To assist the protection of... life, property and community infrastructure from flood hazard... and Floodplain areas of environmental significance or of importance to river health.

Strategies

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development. Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

The site has been identified as being susceptible to flooding and as a result risk mitigation strategies were put in place during the construction of the building. The use is considered acceptable as the risks associated with using this portion of the site are considered low. Conditions will be included to ensure that hazardous chemicals are stored above the nominal flood protection level.

Clause 13.05-1S Noise abatement

Objective

To assist the control of noise effect on sensitive land uses.

Strategies

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

The proposed use is not one which is listed at clause **53.10** as having specifically high potential for amenity impacts. The use is to occur within the building, controlling the majority of the noise. The use is occurring within a largely commercial precinct where minimal impact to sensitive land uses is expected.

Local policy within the Municipal Strategic Statement largely mirrors that within the Planning Policy Framework previous detailed.

Clause 21.05-1 seeks to ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of flood.

Clause 21.09-1 seeks to ensure that future development contributes to and enhances East Gippsland's identity, aesthetic quality, and economic diversity.

Clause 21.09-2 seeks to encourage the development of a range of industries, including service industries, in appropriate locations or adjacent to all major towns. To do this, the policy encourages industry to locate in areas zoned for industrial use and by separating industrial operations from residential zones, hospitals and schools by buffers.

The proposal is considered to be consistent with the local policy provisions by utilising land that is zoned for the use, that is separated from nearby sensitive land uses and within a structure that has previously been constructed and sited to mitigate the risks associated with the site's presence in a floodplain.

Planning Zone

Clause 32.04 Mixed Use Zone

Purpose

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

The Municipal Planning Strategy and the Planning Policy Framework.

Use for industry, service station and warehouse

- *The effect that existing uses on adjoining or nearby land may have on the proposed use.*
- *The design of buildings, including provision for solar access.*
- *The availability and provision of utility services.*
- *The effect of traffic to be generated by the use.*
- *The interim use of those parts of the land not required for the proposed use.*
- *Whether the use is compatible with adjoining and nearby land uses.*
- *For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts.*

Clause **32.04-15** stipulates that signage within this zone falls within 'Category 3', clause **52.05-13**.

Assessment:

In technical terms, the application meets the purpose and decision guidelines of the zone.

The use is allowable in the zone and is not one which falls within clause **53.10** (uses with adverse amenity potential) where a mandatory setback is required from 'sensitive' uses.

The purpose of the mixed use zone is to facilitate a vibrant activity area where a range of goods and services are provided for the benefit of the community, in a manner which has regard for surrounding land users.

The decision guidelines, noted above, essentially require officers to consider that whilst a use may be allowable, it must operate in a manner which does not unreasonably impact which could be a wide range of land users in the zone.

Addressing each decision guideline in turn, the proposal is considered acceptable for the following reasons:

- The use is considered unlikely to impact the other, primarily, commercial uses on nearby lots.
- There are no buildings and works proposed, the use will re-use an existing building.
- The site is fully serviced and the use won't impose any unreasonable demand on services.

- As above, the use is considered unlikely to impact nearby uses which are primarily retail, commercial and agricultural.
- Conditions can be included on any permit which may issue to manage potential hours of operation as late night operation can result in noise travelling further on the backdrop of lower ambient floor.

Planning Overlay

Clause 44.04 Land Subject to Inundation Overlay

There is only a trigger under the **LSIO** where buildings and/or works are proposed. As discussed in the Council report document, the application 'as lodged' proposed building works associated with a relocatable office. In response to concerns raised by Council's Municipal Building Surveyor in regard to fire ratings and other siting matters, the applicant has since amended the application to remove this component.

Accordingly, the 'amended application' no longer proposes any buildings and/or works and thus there is no trigger under the overlay. The application has been referred to the Catchment Management Authority (on the basis that there was a trigger at the time of lodgement) who has not objected to the proposal.

Particular Provisions

Clause 52.05 Signs

Clause **52.05-2** sets out the requirement for a planning permit where a sign within Section 1 of the category relevant to the zone is proposed. The zone sets out that signage falls within 'category 3 – high amenity areas'. Clause **52.05-13** sets out the requirements for signs within 'category 3' being that all business identification signage falls within 'section 2' and thus require a permit.

Clause **73.02** provides definitions for sign types with officers noting that 'Business Identification Sign' is defined as:

Business identification sign	A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.
-------------------------------------	--

It is vital to confirm that the proposed sign is 'business identification' because other sign types, for example promotion signs (which generally promote goods and/or services which are not provided on the site) greater than 3m² are prohibited in this locality. For this reason, a condition will be required to be included on any permit which may issue for the artwork to be endorsed so as to ensure that the approved signed is, and remains, allowable in the zone.

Assessment:

As Council does not have any specific local signage policy within the East Gippsland Planning Scheme, consideration must be taken against the Decision Guidelines at Clause **52.05-8**, and first principles.

The signage scheme is considered satisfactory for the following reasons:

- There are no particular sensitivities in the vicinity which the signage would adversely impact;
- The signage is appropriately dimensioned and not unnecessarily elevated (ie: remains within the building's form, not above it) so as to unreasonably impact the amenity of the area or create any overly dominant visual elements;
- The signage is fixed, not electronic and generally incorporated into the building's architecture;
- The signage is not illuminated; and
- The sign is consistent with other Business Identification signs in the area (in comparison with signage found within the CBD of Bairnsdale).

Subject to the inclusion of standard conditions, the proposal is deemed to be consistent with relevant policy.

Clause 52.06 Car Parking

Clause **52.06-2** requires that before a new use commences at a site, parking spaces satisfying the requirements of table 1 to clause **52.06-5** and the technical design requirements of clause **52.06-9** must be provided, or a permit sought to reduce or vary these requirements.

Table 1 at clause **52.06-5** requires the use 'industry' to provide 2.9 spaces per 100m² of net floor area, or in this case 17 spaces.

The applicant seeks to provide 14 parking spaces, a reduction of 3 spaces.

Clause **52.06-7** sets out the requirements for a Car Parking Demand Assessment which must address such matters as supply, demand, shared use of parking, nature of the business etc...

Assessment:

Officers assessment of the nature of the business, the number of expected customers, car parking turn-over and supply and demand in the locality leads to the conclusion that a reduction in the number of parking spaces provided from 17 down to 14 is highly unlikely to create unreasonable off-site amenity impacts. The business is one where staffing levels are low and visitor numbers and duration of stay is generally low, meaning the spaces provided are adequate to cater for expected demand.

It is noted for the record that officers have attended the site on multiple occasions and note that parking spaces have often been used for parking of vessels being serviced in the business, not being made available for parking as required by the planning scheme. The applicant's representative has been advised of this issue. A condition should be included on any permit which may issue requiring these parking spaces to be made available, for that purpose, at all times. If parking concerns arise in the locality, Council's Planning Compliant team can enforce any conditions contained on the permit.

Conclusion

On balance, the application is consistent with the objectives, policies and decision guidelines of the relevant clauses of the East Gippsland Planning Scheme and a Notice of Decision to Grant a Planning Permit should be issued.

**EAST GIPPSLAND
CATCHMENT
MANAGEMENT
AUTHORITY**



574 Main Street
(PO Box 1012)
Bairnsdale Vic 3875
PHONE: (03) 5152 0600
FAX: (03) 5150 3555
EMAIL: egcma@egcma.com.au
ABN 72 411 984 201

EGCMA Ref: EGCMA-F-2020-00018
Document No: 1
Date: 17 February 2020

Ben McGeehan
Planning Officer
East Gippsland Shire Council

Dear Ben,

Planning Permit Application No.: 372/2019/P

Property	Street:	7 Macleod Street Bairnsdale Vic 3875
	Cadastral:	Lot 3 and 4 LP205046, Parish of Bairnsdale
Applicant(s):		Bairnsdale Marine Sales & Services, c/- Development Solutions Victoria Pty Ltd

I refer to your correspondence received at the East Gippsland Catchment Management Authority ('the Authority') on 7 February 2020 in accordance with the provisions of Section 55 of the *Planning and Environment Act 1987*. The Authority notes that the application is for the use of land for Industry (boat repairs), the construction of a portable office and other associated works.

The 1% Annual Exceedance Probability (AEP³) flood level (commonly known as the 1 in 100 year flood) under current climatic conditions ranges from 4.3 to 4.5 metres AHD⁴.

The Authority is a recommending referral authority for this application. Pursuant to Section 56(1) of the *Planning and Environment Act 1987*, the Authority **does not object** to the issue of a Planning Permit, subject to the following conditions being included in the permit:

1. The finished floor level of the office building must be a minimum of 4.8 metres AHD. This is referred to as the Nominal Flood Protection Level (NFPL).
2. Stumps rather than fill must be used to raise the finished floor level of the office building up to the NFPL if required. If the sub-floor is to be enclosed, it must have sufficient openings to allow for the free passage of floodwaters underneath the building.

Pursuant to Sections 64 to 66 of the *Planning and Environment Act 1987*, please ensure that you provide the Authority a copy of your decision in a timely manner to allow for an application for review to VCAT if required.

The Authority **objects** to the issue of the Planning Permit if these conditions are not included.

The attached **explanatory report** provides further detail regarding the Authority's assessment.

Should you have any queries, please do not hesitate to contact Rhain Bateman on 1300 094 262. To assist the Authority in handling any enquiries please quote **EGCMA-F-2020-00018** in your correspondence with us.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Adam Dunn', with a stylized flourish at the end.

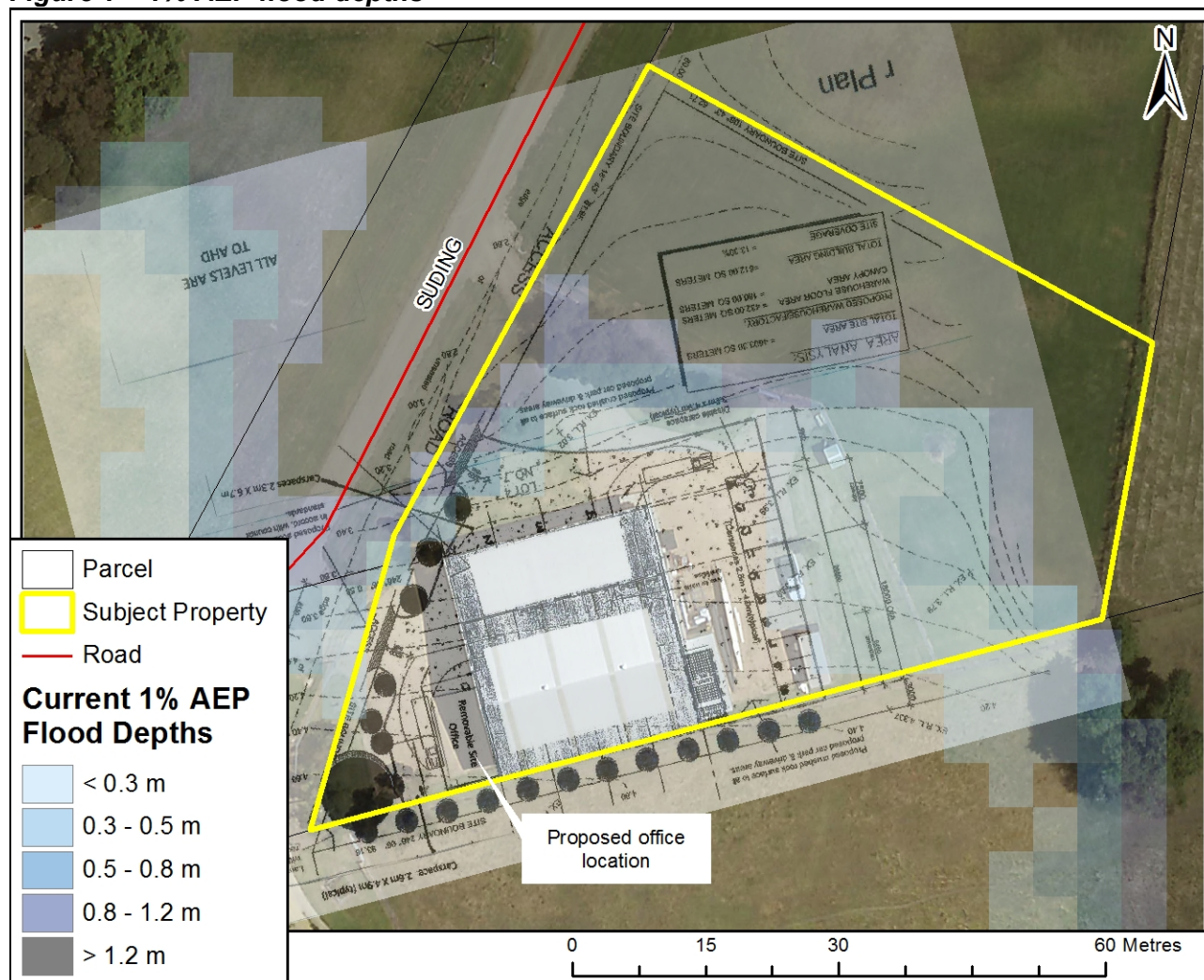
Adam Dunn
Gippsland Floodplain Officer

Cc: Bairnsdale Marine Sales & Services, C/- Development Solutions Victoria Pty Ltd
(admin@devsolvic.com.au)

The information contained in this correspondence is subject to the disclaimers and definitions attached.

EXPLANATORY REPORT

Figure 1 – 1% AEP flood depths



Decision Guidelines

The East Gippsland Catchment Management Authority assesses all applications against the following National, State and Local Policies, Guidelines and Practice Notes:

1. [Technical Flood Risk Management Guideline: Flood Hazard](#) (Australian Emergency Management Institute, 2014)
2. [Victorian Floodplain Management Strategy](#) (Victoria State Government, 2016)
3. Council Planning Schemes ([Planning Schemes Online](#)), including the:
 - i. Planning Policy Framework
 - ii. Local Planning Policy Framework
 - iii. Relevant Zones and Overlays
4. [Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise](#) (DSE, 2012)
5. [Applying for a Planning Permit under the Flood Provisions – A Guide for Councils, Referral Authorities and Applicants](#) (DELWP, 2015)
6. [East Gippsland Waterway Strategy](#) (2014-2022)
7. [East Gippsland Regional Catchment Strategy](#) (2013-2019)
8. [East Gippsland Floodplain Management Strategy](#) (2018-2027)

Table 1 – Flood Data

	Current conditions
1% AEP flood level – property	4.3 - 4.5 m AHD
Lowest land elevation – property	2.2 m AHD
Highest land elevation – property	4.8 m AHD
Land elevation – development site	4.6 m AHD
Lowest land elevation – road (evacuation route)	1.7 m AHD
FLOOD DEPTH	
Minimum depth of flooding on property	0.0 m
Maximum depth of flooding on property	2.2 m
Maximum depth of flooding at development site	0.0 m
Percentage of property flooded	67%
Maximum flood depth on road (evacuation route)	2.8 m
HAZARD ASSESSMENT	
Hazard category – property	Extreme
Hazard category – development site	Low
Hazard category – road	Extreme

1% AEP³ Flood Level Determination

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year, and is known as either the 100 year Average Recurrence Interval (ARI⁵) flood or the 1% Annual Exceedance Probability (AEP) flood.

Please note that the 1% AEP flood is the minimum standard for planning in Victoria, and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% AEP flood event (commonly known as the 1 in 100 year flood) have not been designated or declared for this area under the *Water Act 1989*. The estimated 1% AEP flood level for the location ranges from 4.3 to 4.5 metres AHD⁴, which was obtained from the *Mitchell River Regional Flood Study* (2019).

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area.

Flood Hazard Assessment

The Authority notes that the proposed development is in accordance with the zoning of the property and unlikely to increase the flood risk at the site, subject to the conditions listed in the cover letter.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. Nominal Flood Protection Level – is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
10. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886

Received EGSC
Time 10:25 am
05 MAR 2020 S.A.
Bairnsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: Anthony Retting			
Postal address: [REDACTED]			
Baimeedale			Postcode: 3875
Phone number: Home:		Work:	Mobile: [REDACTED]
Email address: [REDACTED]		Fax: [REDACTED]	

Permit Details:

Planning permit number: 372/2019/P

What has been proposed? Industry Boat Repairs

What is the address to be used or developed? 111 madeed street / Siding st
Baumsdale

Who has applied for the permit?

Objection Details:

What are the reasons for your objection? _____

See attached sheet

EGSC

10 MAR 2020

INFORMATION
MANAGEMENT

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When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

We are part of the local environment and Community. An approval of this permit our Community and environment and impacts me.

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

Signature: _____

Name: _____

Anthony Rettino

Date: 11/3/2020

Office Use Only:

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

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

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JUL15

ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

- (a) Containment risks exist for trade waste, oils, fuel, lubricants contaminating the environment and polluting waterways during and after flood events. The risks and potential consequences are high and cannot be mitigated in a flood plain.**

(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

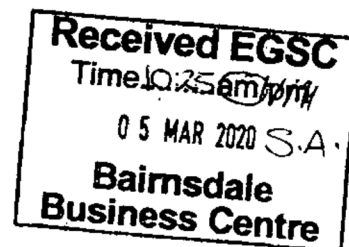
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

INFORMATION
MANAGEMENT



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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

I am part of the local community
and approval of this permit will have
an impact on the environment and community

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

Signature:

Name: Rocco Bolonnen

Date: 4/3/2022

Office Use Only:

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

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

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EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

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11.D.SELLINGS.
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14.D.PITT.
15.S JEFFREY.
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COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

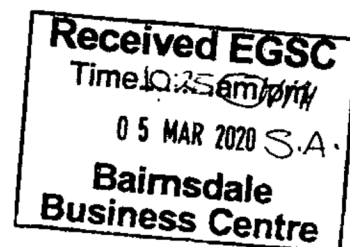
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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MANAGEMENT

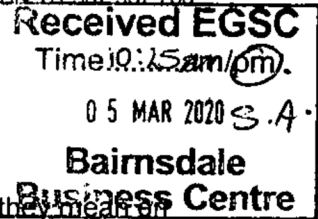


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ABN: 81 957 967 765



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Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: JAMES TOPE			
Postal address: [REDACTED]			
BAIRNSDALE			Postcode: 3875
Phone number: Home:	Work:	[REDACTED]	Mobile:
Email address:			Fax:

Permit Details:

Planning permit number:	372/2019/P
What has been proposed?	BOAT REPAIRS
What is the address to be used or developed?	SUDING STREET BAIRNSDALE 3875
Who has applied for the permit?	

Objection Details:

What are the reasons for your objection?
See ATTACHED
EGSC
10 MAR 2020
INFORMATION MANAGEMENT

Privacy Statement

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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

As a concerned member of this community, I am worried about the impact on the surrounding environment.

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

Signature: _____

Name: _____

JAMES TOPE

Date: 4 / 3 / 2020

Office Use Only:

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

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

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**ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA**

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

- (a) Containment risks exist for trade waste, oils, fuel, lubricants contaminating the environment and polluting waterways during and after flood events. The risks and potential consequences are high and cannot be mitigated in a flood plain.**

(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

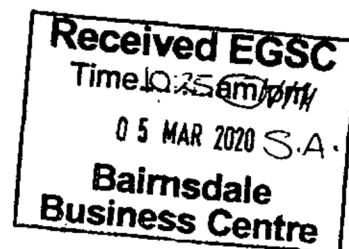
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

INFORMATION
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$$\frac{3}{4}$$

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Objection to Planning Permit Application

Planning and Environment Act 1987

Received EGSC
Time 12.25 PM
05 MAR 2020 S.A.
Bairnsdale
Business Centre

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>JOHN KUIA</u>			
Postal address: <u>[REDACTED] BAINSOAK</u>			
			Postcode: <u>3875</u>
Phone number: Home: <u>[REDACTED]</u>		Work:	Mobile:
Email address:		Fax:	

Permit Details:

Planning permit number: 372 / 2019 / P

What has been proposed? USE OF LAND / BUILDING TO REPAIR
BOATS, BOAT ENGINES

What is the address to be used or developed? _____

Who has applied for the permit? _____

Objection Details:

What are the reasons for your objection? Low ATTACKED SHEEP

EGSC

10 MAR 2020

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JUL15

East Gippsland Shire Council

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

As a concerned member of this
community I am concerned about
the impact on the surrounding environment

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

Signature: _____

Name: _____

Date: 3/3/20

Office Use Only:

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

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

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JUL15

ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

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(2) Trade Waste

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(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
- Anthony is contactable via phone on
2.R.POLIMENI
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

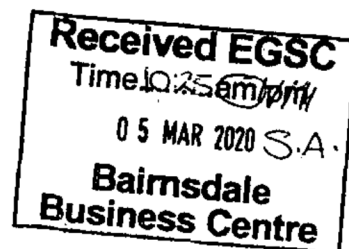
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

INFORMATION
MANAGEMENT



East Gippsland Shire Council

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National Relay Service: 133 677
Residents' Information Line: 1300 555 886

Received EGSC
Time: 0:25 am
05 MAR 2020 S.A.
Bairnsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Karen Wallace</u>			
Postal address: <u>[REDACTED] Bairnsdale</u>		Postcode <u>3875</u>	
Phone number: Home:	Work:	Mobile:	<u>[REDACTED]</u>
Email address: <u>[REDACTED]</u>	Fax:		

Permit Details:

Planning permit number: <u>373/2019/P</u>
What has been proposed? <u>Boat repairs</u>
What is the address to be used or developed? <u>Suding St</u> <u>Bairnsdale 3875</u>
Who has applied for the permit? _____

Objection Details:

What are the reasons for your objection? <u>see attached</u>
<div>EGSC</div> <div>10 MAR 2020</div> <div>INFORMATION MANAGEMENT</div>

Privacy Statement

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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

As a concerned member of the community, I am worried about the impact on the ecosystem of the morass.

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

Signature:

Karen Wallace

Name:

Karen Wallace

Date:

31/3/20

Office Use Only:

Objection Received by:

Date Received:

____/____/____

Planning officer responsible:

Date Received:

____/____/____

Privacy Statement

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JUL15

**ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA**

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

- (a) Containment risks exist for trade waste, oils, fuel, lubricants contaminating the environment and polluting waterways during and after flood events. The risks and potential consequences are high and cannot be mitigated in a flood plain.**

(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gurnaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

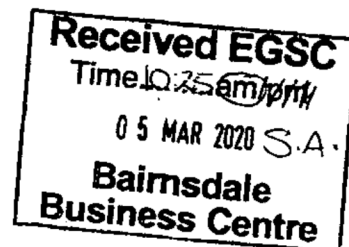
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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✓x

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Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: Colin Helmers			
Postal address: [REDACTED]			
Bairnsdale Vic			Postcode 3875
Phone number: Home:		Work:	Mobile: [REDACTED]
Email address:			Fax:

Permit Details:

Planning permit number: 372/2019/P

What has been proposed? Repair boats

What is the address to be used or developed? _____

Who has applied for the permit? _____

Objection Details:

What are the reasons for your objection? _____

Attached sheet

EGSC

10 MAR 2020

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MANAGEMENT

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JUL 15

Received EGSC

Time: 0:25 am/4m

05 MAR 2020 S.A.

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East Gippsland Shire Council

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ABN: 81 957 967 765

3883 5019000

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

As a member of the community I am concerned and worried about the impact on the surrounding of the environment.

19/11/2020

N. J. S.

19/11/2020

19/11/2020

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

Signature:

Name:

CC1.0 1.5/1.5/2020

Date:

4/13/2020

Office Use Only:

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

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

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JUL15

ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
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(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
- Anthony is contactable via phone on [REDACTED]
or email at [REDACTED]
- 2.R.POLIMENI
- 3.J.TOPE
- 4.J.ELIA
- 5.K.WALLACE.
- 6.C HELMERS.
- 7.F.BAGNATO.
- 8.D.CLARK.
- 9.S.GLASSBOROW.
- 10.T.MILLER.
- 11.D.SELLINGS.
- 12.K.JEFFREY.
- 13.C.MURPHY.
- 14.D.PITT.
- 15.S.JEFFREY.
- 16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

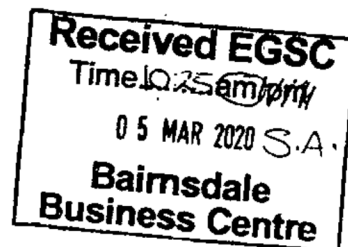
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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East Gippsland Shire Council

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ABN: 61 957 967 755

Received EGSC
Time: 0:25 on 4th
05 MAR 2020 S.A.
Bairnsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>FRANK BAGNATO</u>			
Postal address: <u>[REDACTED]</u>			
<u>EAST WOOD</u>			Postcode <u>3875</u>
Phone number: Home:	Work:	Mobile:	<u>[REDACTED]</u>
Email address:			Fax:

Permit Details:

Planning permit number:	<u>372/2019/P</u>
What has been proposed?	<u>INDUSTRY BOAT REPAIRS</u>
What is the address to be used or developed? <u>SUNDING STREET</u> <u>BAIRNSDALE 3875</u>	
Who has applied for the permit? _____	

Objection Details:

What are the reasons for your objection? <u>SEE ATTACHED SHEET.</u>

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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

AS A CONCERNED MEMBER
OF THIS COMMUNITY I AM WORRIED
ABOUT THE IMPACT ON THE SURROUNDING
ENVIRONMENT.

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

Signature: _____

Name: FRANK BAGNATO

Date: 4 / 13 / 2020

Office Use Only:

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

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

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ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
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(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
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4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
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9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

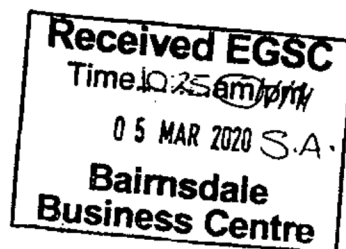
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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East Gippsland Shire Council

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Bairnsdale Vic 3875
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Email feedback@egipps.vic.gov.au
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Residents' Information Line: 1300 555 886
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Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>DOUGLAS CLARK</u>			
Postal address: <u>[REDACTED]</u>			
<u>BAIRNSDALE VIC</u>			Postcode <u>3875</u>
Phone number: Home: <u>[REDACTED]</u>		Work: <u>[REDACTED]</u>	Mobile: <u>[REDACTED]</u>
Email address: <u>[REDACTED]</u>		Fax: <u>[REDACTED]</u>	

Permit Details:

Planning permit number: <u>372/2019/P</u>
What has been proposed? <u>USE OF LAND/BUILDINGS TO REPAIR BOATS, BOAT ENGINES</u>
What is the address to be used or developed? <u>[REDACTED]</u>
Who has applied for the permit? <u>7 MAURICE ST (SIDING ST ??) BAIRNSDALE</u>

Objection Details:

What are the reasons for your objection? <u>SEE ATTACHED FINESURE MARKED 'A'</u>
EGSC
10 MAR 2020
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ABN: 81 957 967 765

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

*I Am Very Concerned
About The Potential Environmental Impacts
& Ecological Damage*

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

Signature:

Name:

DOUGLAS CLARK

Date: *04/03/2020*

Office Use Only:

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

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

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**ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA**

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

- (a) Containment risks exist for trade waste, oils, fuel, lubricants contaminating the environment and polluting waterways during and after flood events. The risks and potential consequences are high and cannot be mitigated in a flood plain.**

(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gurnaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on [REDACTED]
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
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16.J.CAPOBIANCO.

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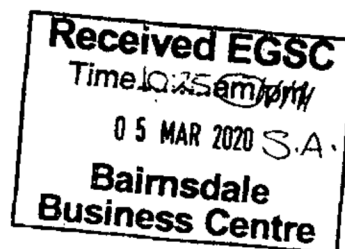
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DATE.

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Bairnsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: STEVE GLASSBOROW			
Postal address: [REDACTED]		BAIRNSDALE	
		Postcode	3875
Phone number: Home: [REDACTED]	Work: [REDACTED]	Mobile: [REDACTED]	
Email address: [REDACTED]		Fax: [REDACTED]	

Permit Details:

Planning permit number: 372/2019/P
What has been proposed? BOAT REPAIRS
What is the address to be used or developed? SODING STREET BAIRNSDALE 3875
Who has applied for the permit?

Objection Details:

What are the reasons for your objection?
SEE ATTACHED
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ABN: 81 957 967 765

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

AS A CONCERNED MEMBER OF THIS
COMMUNITY, I AM WORRIED ABOUT
THE IMPACT ON THE SURROUNDING
ENVIRONMENT

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

Signature: _____

Name: STEVE GLASSBOROW

Date: 4/3/2020

Office Use Only:

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

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

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ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
- (b) There is a high risk of contamination from trade waste, oils, spilt fuels and lubricants which will endanger the ecosystem and the world heritage listed Mitchell River; and**
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(3) Site

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- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on [REDACTED]
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

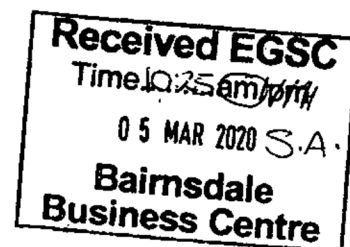
SIGNED [REDACTED]

DATE.

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Residents' Information Line: 1300 555 886



Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>Travis Miller</u>			
Postal address: <u>[REDACTED] Lucknow</u>			
			Postcode: <u>[REDACTED]</u>
Phone number: Home:	Work:	Mobile: <u>[REDACTED]</u>	
Email address:		Fax: <u>[REDACTED]</u>	

Permit Details:

Planning permit number: <u>372/2019/P</u>
What has been proposed? <u>Boat repairs</u>
What is the address to be used or developed? <u>Sudding Street</u> <u>Bairnsdale 3875</u>
Who has applied for the permit?

Objection Details:

What are the reasons for your objection? <u>See attached</u>
<div>EGSC 10 MAR 2020 INFORMATION MANAGEMENT</div>

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022 1 10 10 10 10
m: 08 10 10 10 10

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

As a concerned member of this community
I am worried about the impact on the
surrounding Environment

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

Signature:

Name:

Travis Miller

Date: 4/13/2020

Office Use Only:

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

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

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ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
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- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

- (a) Containment risks exist for trade waste, oils, fuel, lubricants contaminating the environment and polluting waterways during and after flood events. The risks and potential consequences are high and cannot be mitigated in a flood plain.**

(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
- Anthony is contactable via phone on
2.R.POLIMENI
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

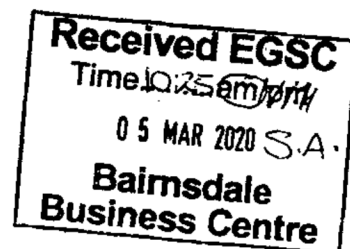
SIGNED [REDACTED]

DATE.

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10 MAR 2020

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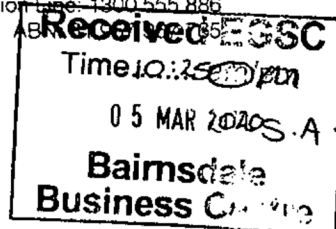


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Objection to Planning Permit Application

Planning and Environment Act 1987

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Your Details:

Name: <u>DARRELL SELLINGS</u>			
Postal address: <u>[REDACTED]</u>		<u>BAIRNSDALE</u>	
		Postcode	<u>3875</u>
Phone number: Home <u>[REDACTED]</u>	Work:	Mobile:	
Email address:		Fax:	

Permit Details:

Planning permit number:	<u>372/2019/P</u>
What has been proposed?	<u>INDUSTRY BOAT REPAIRS</u>
What is the address to be used or developed?	<u>SUDINGS ST</u> <u>BAIRNSDALE 3875</u>
Who has applied for the permit?	

Objection Details:

What are the reasons for your objection?
<u>AS ATTACHED SHEET</u>
<u>EGSC</u>
<u>10 MAR 2020</u>
<u>INFORMATION</u>
<u>MANAGEMENT</u>

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How would you be affected by the granting of this permit? AS A CONCERNED
MEMBER OF FIELD AND GAME
IM WORRIED ABOUT THE SURROUNDING
ENVIROMENT

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

Signature: 

Name: DARRELL SELLING

Date: 4 / 3 / 2020

Office Use Only:

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

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

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ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns ~ Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
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- (b) The site is recognised as having a high/significant cultural heritage value for the Gunaikurnai people of East Gippsland. The proposed use does not support, enhance or uphold the cultural significance of the site and surrounding area.**

(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
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3.J.TOPE [REDACTED]
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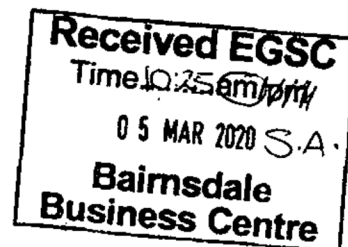
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Objection to Planning Permit Application

Planning and Environment Act 1987

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Your Details:

Name:	Kryn Jeffrey		
Postal address:	[Redacted]		
	Johnsonville	Postcode	3902
Phone number: Home:	[Redacted]	Work:	[Redacted]
		Mobile:	[Redacted]
Email address:	[Redacted]		Fax:

Permit Details:

Planning permit number:	372/2019/P.
What has been proposed?	Boat Repairs.
What is the address to be used or developed?	Suding Street. Bairnsdale 3875
Who has applied for the permit?	

Objection Details:

What are the reasons for your objection?
See Attached.
EGSC
10 MAR 2020
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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

I am greatly concerned for
the wetlands & wildlife in
the wetlands area because
of the waste, noise & pollution
that is relevant to this industry.

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

Signature: _____

Name: _____

Jim Jeffrey

Date: ____/____/____

Office Use Only:

Objection Received by: _____ Date Received: 4 / 3 / 2020

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

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ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

Reasons for objection to the granting of a Planning Permit

(1) Issues based on environmental concerns – Macleod's Morass, Mitchell River & Gippsland Lakes

- (a) Property adjacent to Macleod's Morass a world-recognised RAMSAR wetlands area and the Mitchell River and the Gippsland Lakes places the ecological values and environment at significant risk;**
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- (c) There is the risk of noise pollution, impacts of wild life and the ecosystem generally.**

(2) Trade Waste

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(3) Site

- (a) The site is subject to a flood overlay which compounds concerns in points (1) and (2) above.**
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(4) Other reasons

- (a) The site is not in an designated industrial zone;**
- (b) The proposed usage of the site does not fit within the neighbourhood amenity;**
- (c) The applicants have been trading from the site from September 2019 apparently without any approved Planning Permits**

EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
2.R.POLIMENI - Anthony is contactable via phone on [REDACTED]
3.J.TOPE [REDACTED]
4.J.ELIA or email at [REDACTED]
5.K.WALLACE.
6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S JEFFREY.
16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

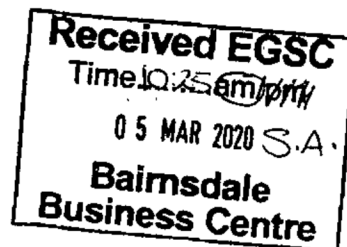
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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175

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Bairnsdale Vic 3875
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Email feedback@egipps.vic.gov.au
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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information: 02 955 5886



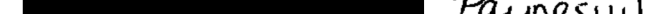
Receivable GSC
 ABN: 81 95 96 7765
 Time: 9:50 pm
 05 MAR 2020 S.A.
Baimsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <i>Calista Murphy</i>					
Postal address: 	<i>Paynesville VIC</i>				
	Postcode <table border="1"> <tr> <td>3</td> <td>8</td> <td>8</td> <td>0</td> </tr> </table>	3	8	8	0
3	8	8	0		
Phone number: Home: <i>—</i>	Work: <i>—</i>				
	Mobile: 				
Email address: 	Fax: <i>—</i>				

Permit Details:

Planning permit number: 372/2019/P

What has been proposed? Boat repairs

What is the address to be used or developed? Sudding Street Bairnsdale 3875

Who has applied for the permit?

Objection Details:

What are the reasons for your objection? See attached.

EGSC

10 MAR 2020

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MANAGEMENT

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JUL15

East Gippsland Shire Council

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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

I am part of the local community and I am worried about the impact on the surrounding environment in which I live in.

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

Signature:

Name:

Calista Murphy

Date: 07/03/2019

Office Use Only:

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

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

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**ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA**

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EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors
- Anthony is contactable via phone on [REDACTED]
[REDACTED]
or email at [REDACTED]
- 2.R.POLIMENI
- 3.J.TOPE
- 4.J.ELIA
- 5.K.WALLACE.
- 6.C HELMERS.
- 7.F.BAGNATO.
- 8.D.CLARK.
- 9.S.GLASSBOROW.
- 10.T.MILLER.
- 11.D.SELLINGS.
- 12.K.JEFFREY.
- 13.C.MURPHY.
- 14.D.PITT.
- 15.S.JEFFREY.
- 16.J.CAPOBIANCO.

COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

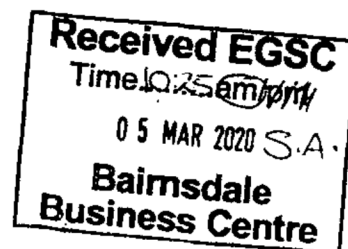
SIGNED 

DATE.

EGSC

10 MAR 2020

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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

I'm a concerned member of the
community, I am worried about
the environmental impact to the
area

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

Signature _____

Name: David Pitt

Date: 4 / 3 / 2020

Office Use Only:

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

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

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JUL15

ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA

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EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

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2.R.POLIMENI - Anthony is contactable via phone on [REDACTED]
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6.C HELMERS.
7.F.BAGNATO.
8.D.CLARK.
9.S.GLASSBOROW.
10.T.MILLER.
11.D.SELLINGS.
12.K.JEFFREY.
13.C.MURPHY.
14.D.PITT.
15.S.JEFFREY.
16.J.CAPOBIANCO.

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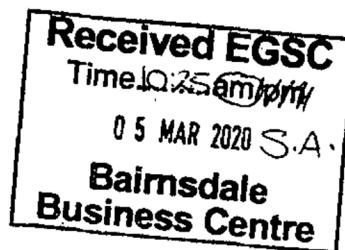
SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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MANAGEMENT

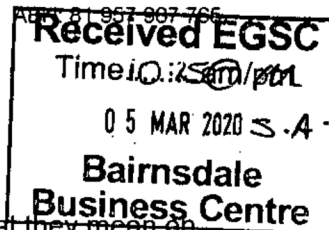


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National Relay Service: 133 677
Residents' Information Line: 1300 555 886



Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <i>Shawn Jeffrey</i>			
Postal address: [REDACTED]			
<i>Johnsonville</i>			Postcode: <i>3902</i>
Phone number: Home: [REDACTED]	Work: [REDACTED]	Mobile: [REDACTED]	
Email address: [REDACTED]		Fax: —	

Permit Details:

Planning permit number: <i>372/2019/P</i>
What has been proposed? <i>Boat repairs</i>
What is the address to be used or developed? <i>Sending street</i> <i>Bairnsdale 3875</i>
Who has applied for the permit?

Objection Details:

What are the reasons for your objection?
<i>See attached</i>
EGSC
10 MAR 2020
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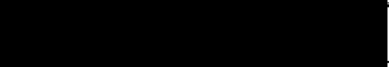


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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

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

As a concerned member of this community,
I am worried about the impact of on the
surrounding environment

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

Signature:	
Name:	Shawn Seffrey
Date:	04/03/2020

Office Use Only:

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

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

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**ANNEXURE A - PART OF OBJECTION TO PLANNING PERMIT APPLICATION PREMISES AT
7 MACLEOD STREET BAIRNSDALE VICTORIA**

Reasons for objection to the granting of a Planning Permit

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EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors.
- Anthony is contactable via phone on [REDACTED]
[REDACTED]
or email at [REDACTED]
- 2.R.POLIMENI
- 3.J.TOPE
- 4.J.ELIA
- 5.K.WALLACE.
- 6.C HELMERS.
- 7.F.BAGNATO.
- 8.D.CLARK.
- 9.S.GLASSBOROW.
- 10.T.MILLER.
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COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

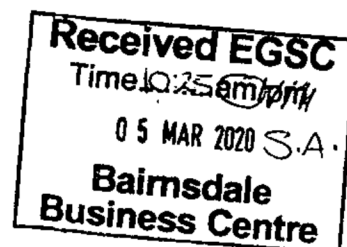
SIGNED [REDACTED]

DATE.

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10 MAR 2020

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ABN: 91 957 967 765

Received EGSC
TimeID: 256m/4m
05 MAR 2020 S.A.
Bairnsdale
Business Centre

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: JOHN CAPOBIANCO				
Postal address: [REDACTED]				
BAILEYSALE VIC			Postcode	3875
Phone number: Home:		Work: [REDACTED]	Mobile: [REDACTED]	
Email address:			Fax:	

Permit Details:

Planning permit number: 372/2019/P

What has been proposed? BOAT REPAIRS

What is the address to be used or developed? 50 DING STREET, BAIRNSDALE, VIC 3875

Who has applied for the permit? _____

Objection Details:

What are the reasons for your objection? _____

* SEE ATTACHED SHEET.

EGSC

10 MAR 2020

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JUL15

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ABN: 81 957 967 765

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

I AM PART OF THE LOCAL ENVIRONMENT AND COMMUNITY,
AND APPROVAL ON THIS PERMIT, WILL HAVE AN IMPACT
ON THE ENVIRONMENT, COMMUNITY AND MY YOUNG
FAMILY.

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

Signature:

Name:

JOHN CAROBIANCO

Date: 3 / 3 / 20

Office Use Only:

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

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

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JUL15

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EAST GIPPSLAND SHIRE PLANNING DEPARTMENT

APPLICATION 372/2019/P BOAT REPAIRS.

OBJECTIONS TO THE APPLICATION.

- 1.A.RETTINO - Anthony will be representing all of these objectors.
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COULD YOU PLEASE CONFIRM ACCEPTANCE OFF THE LIST OF OBJECTIONS.

SIGNED [REDACTED]

DATE.

EGSC

10 MAR 2020

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