

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	100 Dalmahoy Street BAIRNSDALE VIC 3875 Lot: 8 LP: 219370
The application is for a permit to:	Use of Land for Industry, Buildings and Works (3no. Industrial buildings), Three lot Subdivision and Car Parking Waiver
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
33.01-1 Industrial Zone	Use of land for industry
33.01-3 Industrial Zone	Subdivide land
33.01-4 Industrial Zone	Construct a building or construct or carry out works
52.06 Carparking	Reduce the number of car parking spaces required to 10 from 18
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.87.1

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

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

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

An objection must

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 31 March 2026 12:39 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 0513_26 TOWN PLANNING_A.pdf; 21422 Report.pdf; LP219370L.pdf; 21422 Prop V1.pdf; Volume_9986_Folio_832.pdf; Planning_Permit_Application_2026-03-31T12-39-18_32457588_0.pdf

Planning Permit Application

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

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 51 52 5011

Street number: 100

Street name: Dalmahoy Street

Town: Bairnsdale

Post code: 3875

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

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

Existing conditions : Vacant

Description of proposal : Use of industry, buildings and works, reduction of car parking and three lot subdivision

Estimated cost of development: 970,000

Has there been a pre-application meeting: No

ExtraFile: 1

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [0513_26 TOWN PLANNING_A.pdf](#)

Planning report: [21422 Report.pdf](#)

Full copy of Title: [LP219370L.pdf](#), [Volume_9986_Folio_832.pdf](#)

1. Supporting information/reports: [21422 Prop V1.pdf](#)

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

VOLUME 09986 FOLIO 832

Security no : 124130947401W
Produced 22/12/2025 10:58 AM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 219370L.
PARENT TITLE Volume 09676 Folio 469

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP219370L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 100 DALMAHOY STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



Imaged Document Cover Sheet

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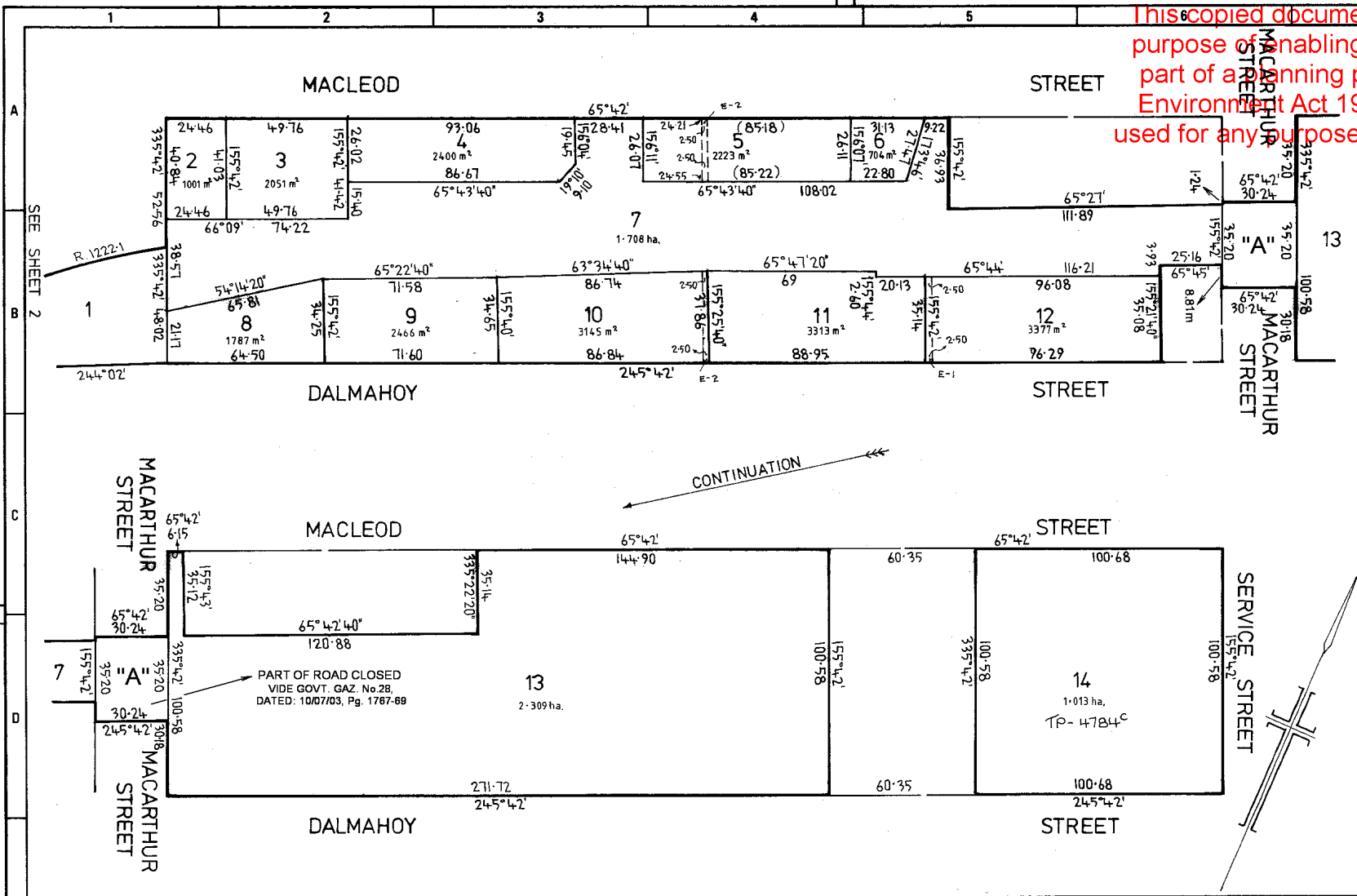
Document Type	Plan
Document Identification	LP219370L
Number of Pages (excluding this cover sheet)	2
Document Assembled	22/12/2025 10:58

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OFFICE USE ONLY

LP219370L EDITION 3

NOTATIONS

APPROPRIATIONS

- E-1 DRAINAGE
- E-2 SEWERAGE

ENCUMBRANCE

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:
IN PROCLAIMED SURVEY AREA NO. 19

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: VOL 9676 FOL 469
LAST PLAN REF: L.P. 146554

CERTIFICATION BY SURVEYOR I, Malcolm Hugh Powell 589 COLLINS STREET, MELBOURNE CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY IMMEDIATE DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE SURVEYORS ACT 1978 AND COMPLETED ON 18-10-88 THAT THIS PLAN IS ACCURATE AND CORRECTLY REPRESENTS THE ADOPTED BOUNDARIES AND THE CLASSIFICATION OF THE SURVEY IS B.3 DATE <u>14/12/88</u> M.H. Powell LICENSED SURVEYOR SURVEYORS ACT 1978		CERTIFICATE OF MUNICIPAL CLERK MUNICIPALITY BAIRNSDALE COUNCIL REF. <u>60/02/766</u>		OFFICE USE ONLY																
<p align="center">LIST OF MODIFICATIONS</p> <table border="1"> <thead> <tr> <th>LAND</th> <th>MODIFICATION</th> <th>DEALING No.</th> <th>A.R.T.</th> <th>new EDN.</th> </tr> </thead> <tbody> <tr> <td>LOT 14</td> <td>DIVISION OF LAND</td> <td>T873270^(TP4784C)</td> <td>PM</td> <td>2</td> </tr> <tr> <td>"A"</td> <td>PART OF ROAD CLOSED</td> <td>AE230164D</td> <td>R.I.</td> <td>3</td> </tr> </tbody> </table>						LAND	MODIFICATION	DEALING No.	A.R.T.	new EDN.	LOT 14	DIVISION OF LAND	T873270 ^(TP4784C)	PM	2	"A"	PART OF ROAD CLOSED	AE230164D	R.I.	3
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LOT 14	DIVISION OF LAND	T873270 ^(TP4784C)	PM	2																
"A"	PART OF ROAD CLOSED	AE230164D	R.I.	3																
AMENDMENTS		PLAN APPROVED AT ON <u>8-11-90</u>																		
STATE TRANSPORT AUTHORITY PROPERTY GROUP (SURVEY) 10th FLOOR, 589 COLLINS STREET MELBOURNE 3000 PH. 6194056		SURVEYORS REF 82/1100B		(ASSISTANT) REGISTRAR OF TITLES																

PLAN OF SUBDIVISION

CHART 2 & 7

COUNTY TANJIL
 PARISH BAIRNSDALE
 TOWNSHIP BAIRNSDALE
 CROWN PRE EMPTIVE RIGHT
 SECTION A

NUMBER OF SHEETS IN PLAN : 2
 NUMBER OF THIS SHEET : 1

SCALE
 0 20 40 60
 LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
 1:1250 A2

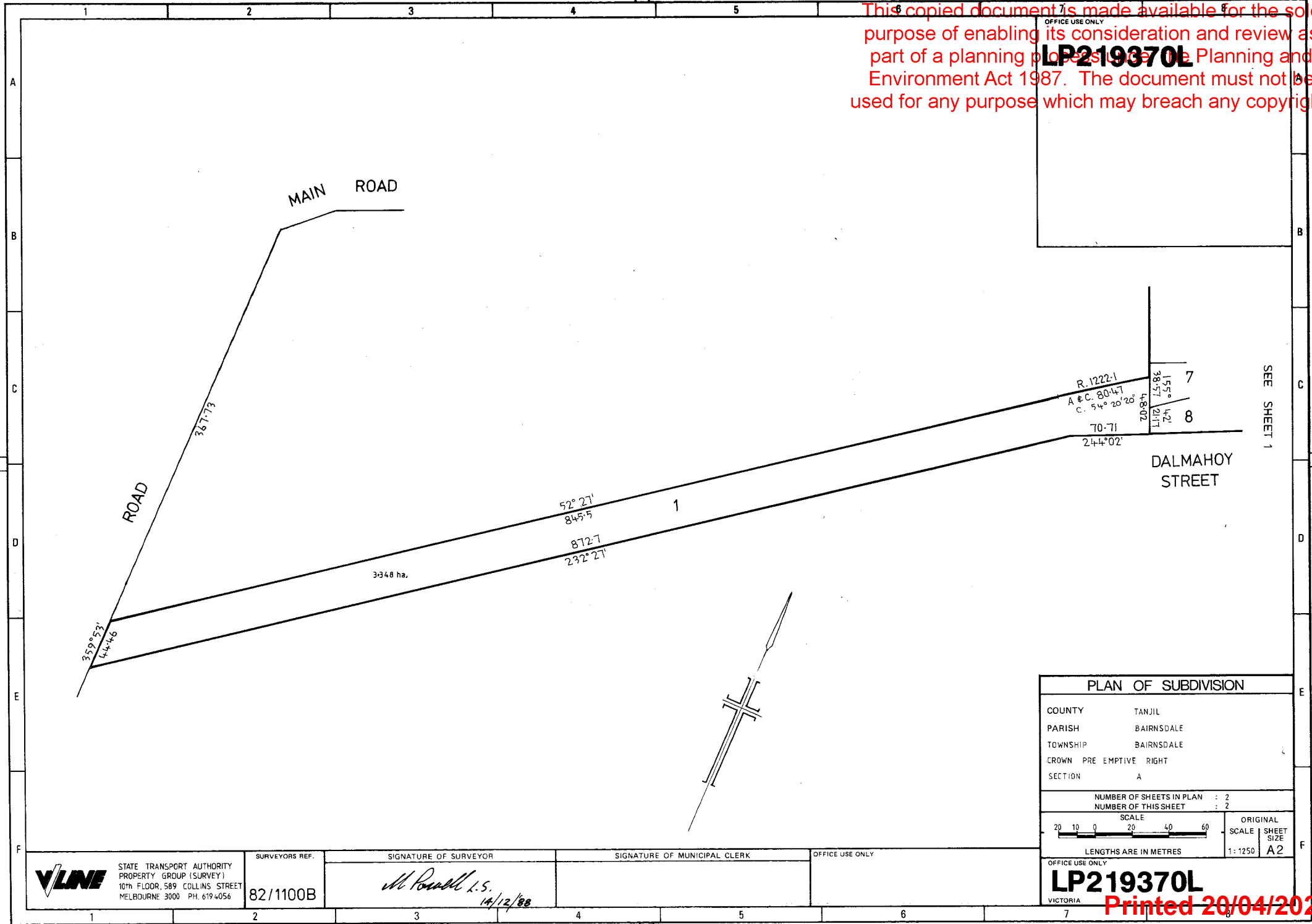
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SEE SHEET 1

DALMAHOY STREET

PLAN OF SUBDIVISION

COUNTY TANJIL
 PARISH BAIRNSDALE
 TOWNSHIP BAIRNSDALE
 CROWN PRE EMPTIVE RIGHT
 SECTION A

NUMBER OF SHEETS IN PLAN : 2
 NUMBER OF THIS SHEET : 2

SCALE
 20 10 0 20 40 60
 LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
 1: 1250 A2

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STATE TRANSPORT AUTHORITY
 PROPERTY GROUP (SURVEY)
 10th FLOOR, 589 COLLINS STREET
 MELBOURNE 3000 PH. 6194056

SURVEYORS REF.
82/1100B

SIGNATURE OF SURVEYOR

M. Powell L.S.
14/12/88

SIGNATURE OF MUNICIPAL CLERK

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Planning Report

Use of the land for Industry, Buildings and Works
(Three Industrial Buildings), Three Lot Subdivision
and Reduction of Car Parking Requirements
100 Dalmahoy Street, Bairnsdale

Our reference – 21422

31 March 2026



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Proposed Site, Floor and Elevation Plans (<i>THD Design</i>)	
	Copy of Title (Lot 8 on PS219370L)	

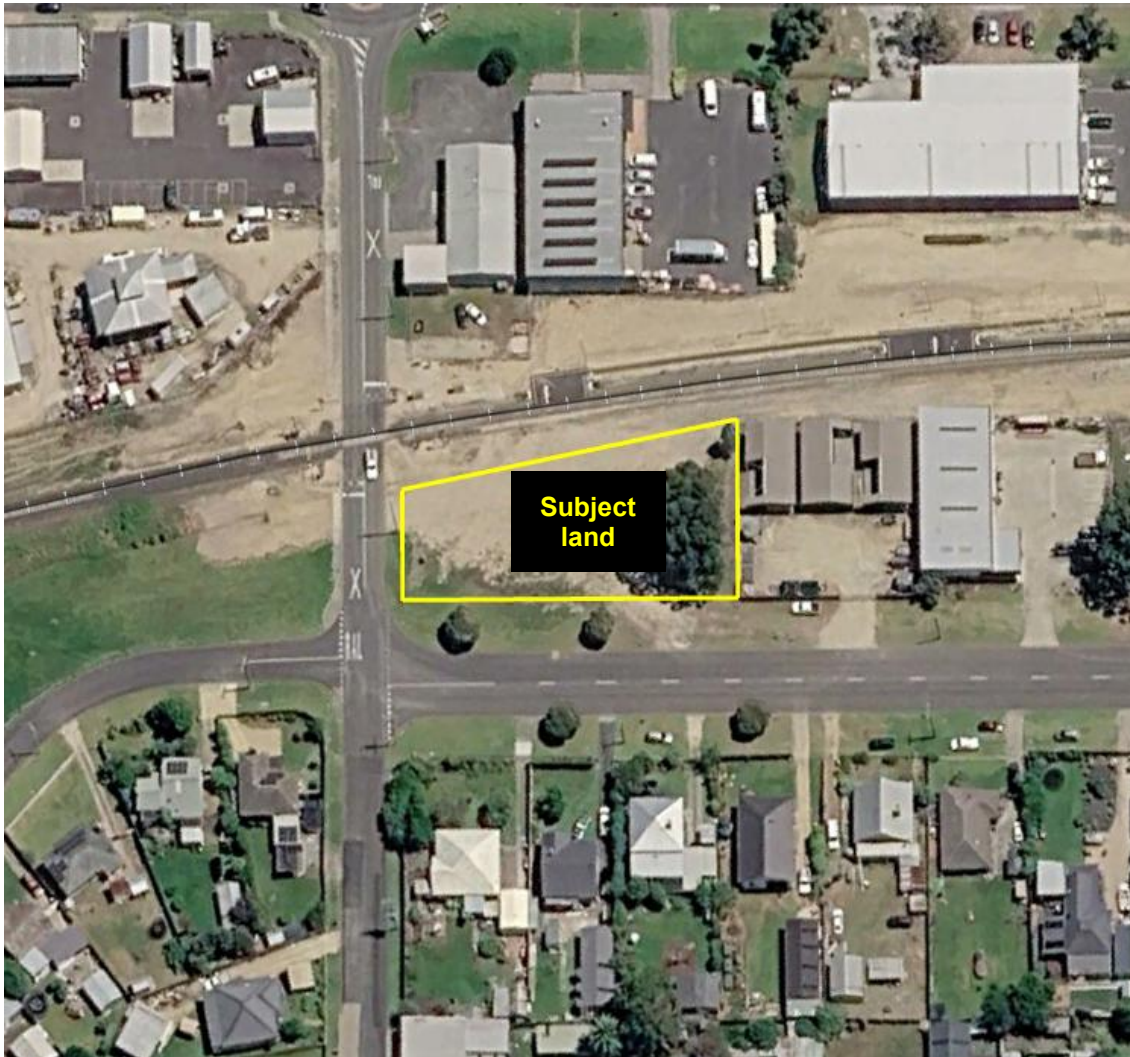
Applicable Planning Application fee is \$4,000.75, calculated as follows:

Development (Class 12)	\$1,756.60
Use (Class 1)	\$1,496.10 (less 50%)
Subdivision (Class 20)	\$1,496.10 (less 50%)
Reduction of car parking requirement (Class 22)	\$1,496.10 (less 50%)

Estimated cost of development: \$970,000

1. Introduction

This Planning Report is prepared in support of the proposed use of the land for industry, buildings and works (three industrial buildings), three lot subdivision and reduction of car parking and bicycle facilities requirements at 100 Dalmahoy Street, Bairnsdale. The Report addresses the provisions of the Industrial 1 Zone and relevant provisions as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally Lot 8 on LP219370 or otherwise known as 100 Dalmahoy Street, Bairnsdale, the subject land is an irregular shaped allotment located on the corner of Dalmahoy and Ligar Streets in Bairnsdale.

The property enjoys a frontage to Ligar Street of 21.17 metres to the west, a frontage to Dalmahoy Street of 64.50 metres to the south, a northern boundary of 65.81 metres to the railway line and an eastern boundary of 34.25 metres, with an overall area of 1787m².



Subject land looking east from Ligar Street

The site is vacant with the exception of a cluster of eucalyptus trees within the eastern part of the land and has a flat landform.

As the area of the subject land is less than 4,000m², this vegetation is able to be removed without the need for Planning approval, pursuant to the site area exemption of Clause 52.17-7.



(R) Existing site vegetation viewed from Dalmahoy Street

No formal vehicle access is provided to the land from either Ligar or Dalmahoy Streets which are sealed urban roads with kerb and channel.



Dalmahoy Street looking east



Ligar Street looking north

To the north and west of the subject land is the Bairnsdale-Melbourne railway reserve, and further north across the reserve is a restricted retail premises which presents to Macleod Street in the north.



Bairnsdale-Melbourne railway reserve looking east from Ligar Street



Restricted retail premises (2/165 Macleod Street) looking south from Macleod Street

East of the property is a construction company's premises with a number of industrial buildings. Along the eastern boundary of the subject land is a two metre high chain wire mesh fence.



Construction Company (90 Dalmahoy Street) looking north from Dalmahoy Street



Eastern boundary fence looking north

South of the property across Dalmahoy Street are three single storey detached weatherboard dwellings fronting Dalmahoy Street, which are setback 31 metres from the subject land.



105 Dalmahoy Street looking south from Dalmahoy Street

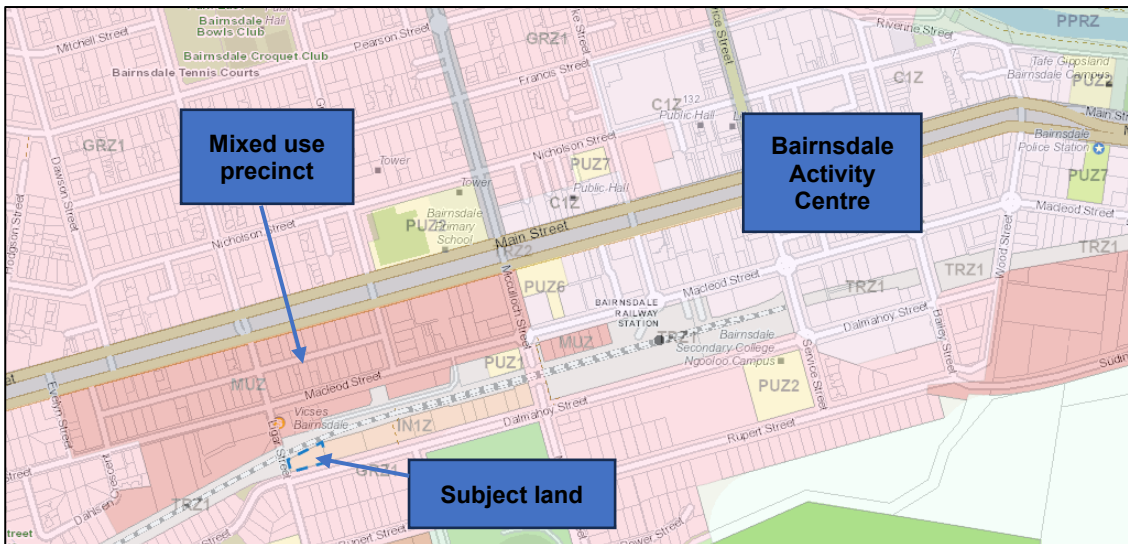


103 Dalmahoy Street looking south from Dalmahoy Street



101 Dalmahoy Street looking south from Dalmahoy Street

The subject land is well located, on the periphery of the Bairnsdale Activity Centre and Mixed Use precinct south of Main Street between Evelyn and McCulloch Streets.



Planning scheme zone mapping (Source: VicPlan)

3. The Application & Proposal

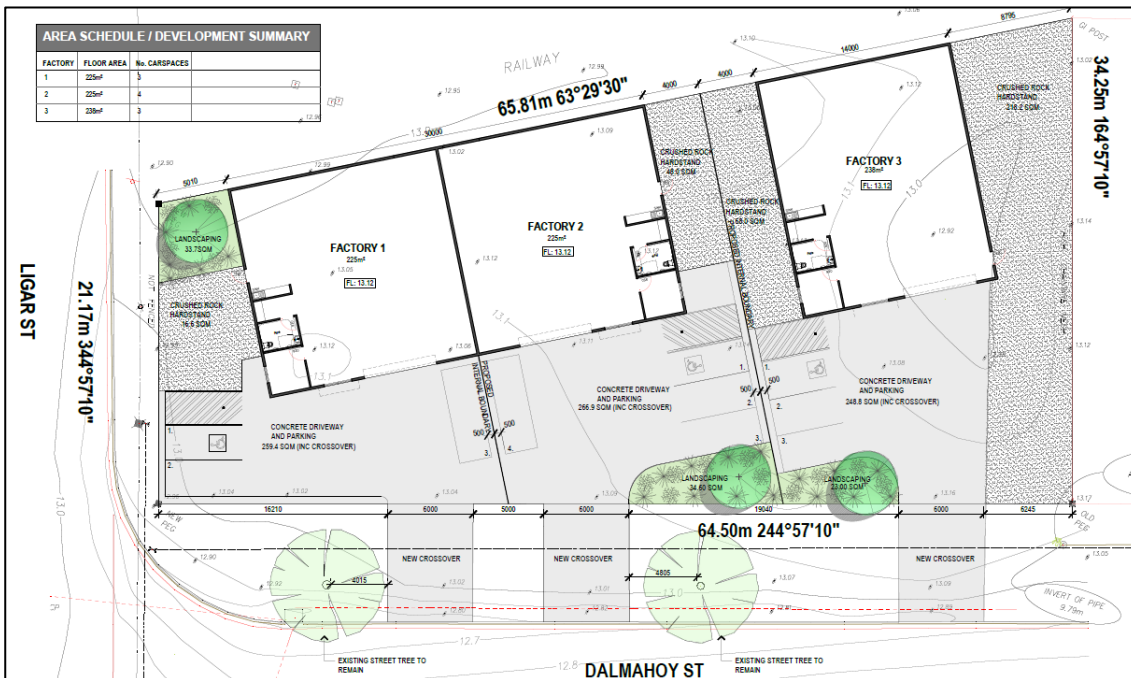
It is proposed to use the land for the purposes of industry, undertake buildings and works to develop three industrial buildings with associated car parking. It is also proposed to subdivide the subject land into three allotments and reduce car parking requirements associated with the development.

The subject land is well placed to accommodate the development being provided with two street frontages, and a flat landform.

The proposed industrial buildings will be developed along the northern property boundary allowing for car parking to be accessed from Dalmahoy Street to the south. No access is proposed to Ligar Street.

The subject land will be complemented with the provision of landscaping elements to the north-west of the site and centrally along the Dalmahoy Street frontage. Car parking and accessways will be constructed with concrete while remaining external areas will be crushed rock hardstand.

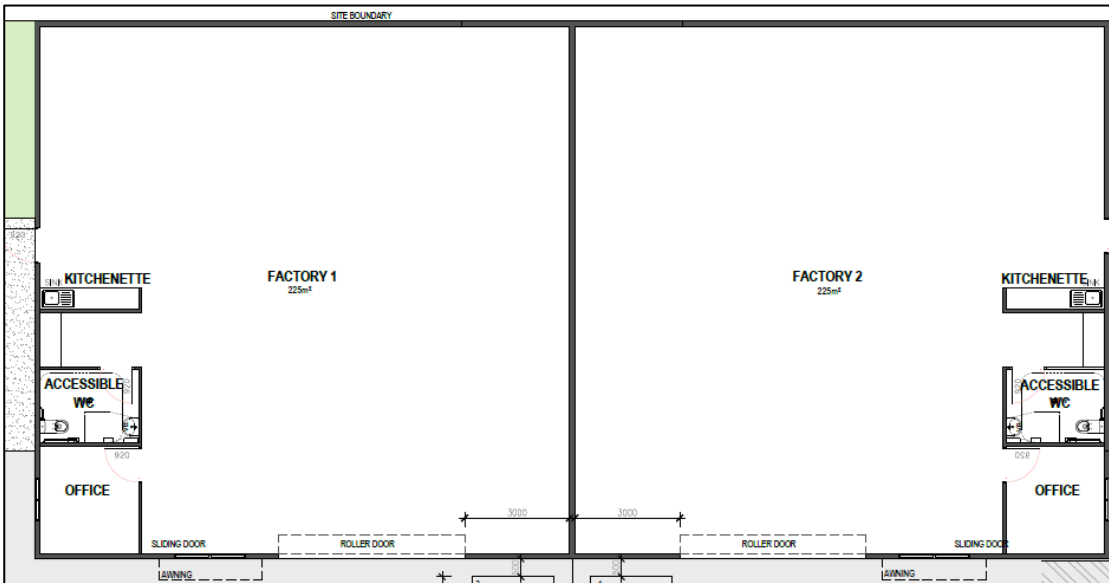
It is proposed to construct three separate vehicle crossovers from Dalmahoy Street to car parking areas with care being undertaken to avoid detrimental impacts to street trees. Each lot will be provided with independent car parking areas, including provision for disabled parking.



Extract of the proposed site plan (Source: Tom Hardy Designs)

Factory 1 is proposed to have a floor area of 225 square metres and is to be provided with three car parking spaces and is located on the corner of Ligar Street and Dalmahoy Street.

Factory 2 centrally located on the subject land is also proposed to have a floor area of 225 square metres and will be allocated with four car parking spaces.

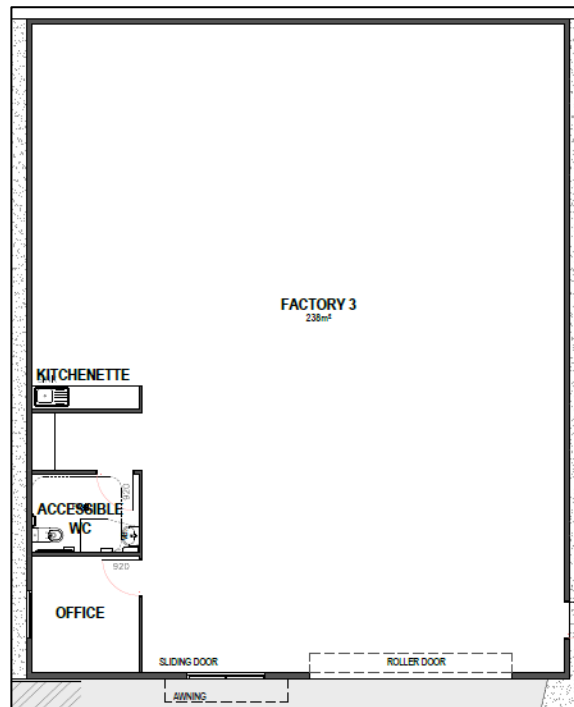


Extract of the proposed floor plan (Source: Tom Hardy Designs)

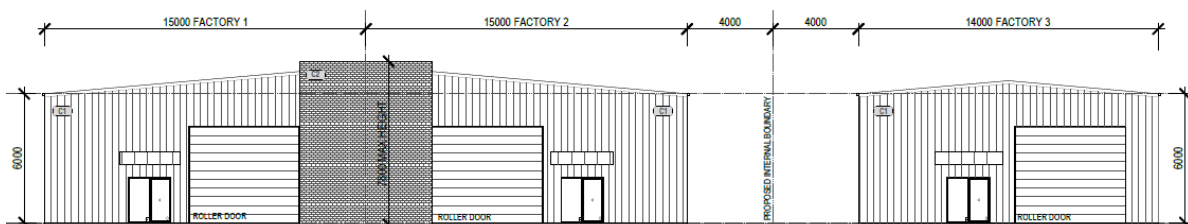
Factory 3 to the east of the subject land will have a floor area of 238 square metres and will be provided with three car parking spaces.

Internally each factory will be fitted out with an office, accessible WC and a kitchenette.

All of the proposed buildings will have a wall height of 6.0 metres and will be constructed from metal cladding and roofing coloured Monument. Factories 1 and 2 will be partly constructed from face brick (Sellkirk Cirrus) facing Dalmahoy Street, and concrete tilt panel to the north facing the rail line.



Extract of the proposed floor plan (Source: Tom Hardy Designs)



Extract of the proposed south elevation (Source: Tom Hardy Designs)

It is also proposed to subdivide the subject land into three lots, lot 1 will have an area of 518 square metres, lot 2 will have an area of 524 square metres and lot 3 will have an area of 745 square metres.



Proposed plan of subdivision

Existing vegetation to the east of the subject land will be removed to facilitate the development, however approval is not required given the land area is less than 4,000m².

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

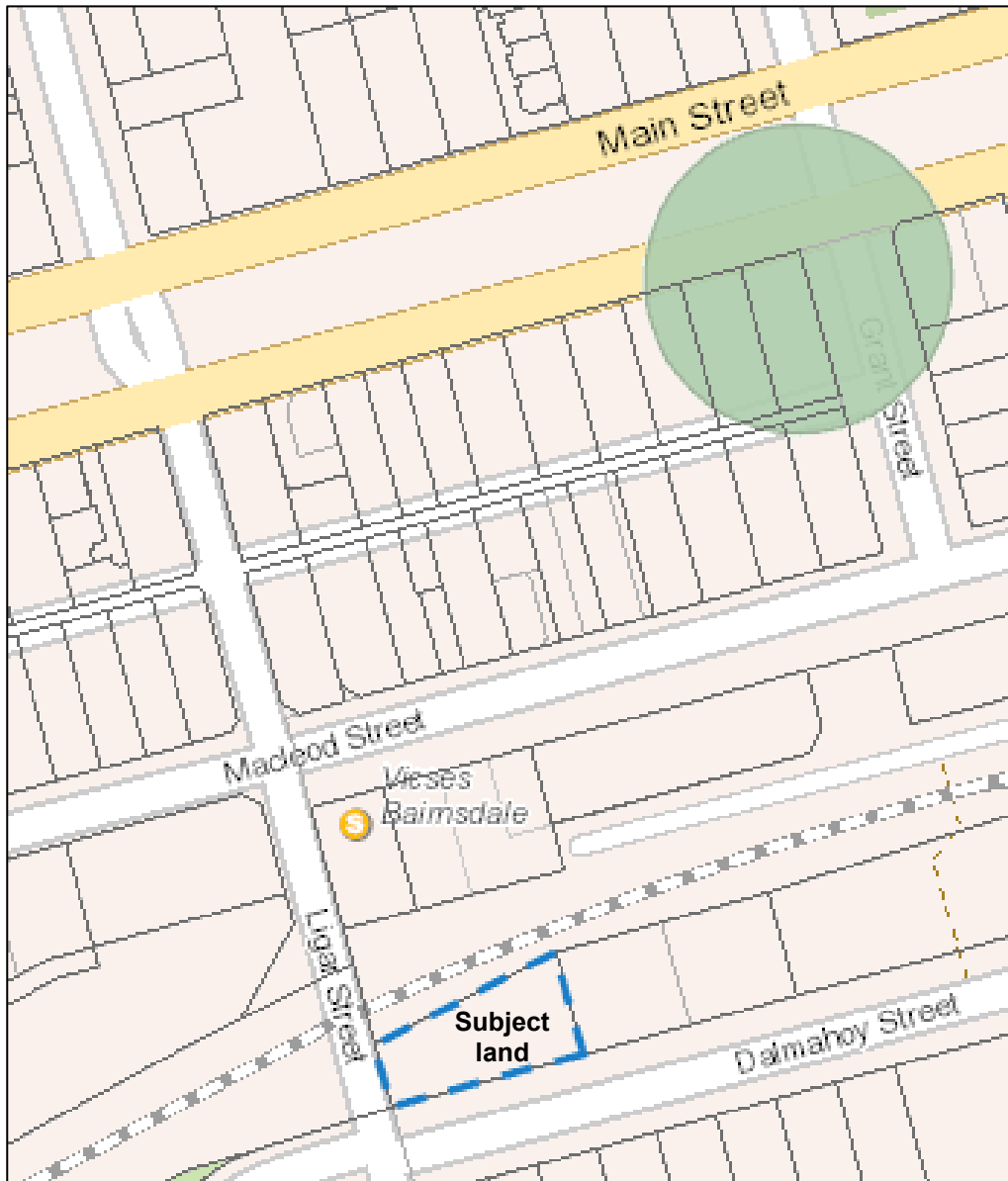
Planning Scheme Clause	Matter for which a Permit is required
33.01-1 Industrial 1 Zone	Use of land for industry
33.01-3 Industrial 1 Zone	Subdivide land
33.01-4 Industrial 1 Zone	Buildings and works
52.06-3 Car Parking	Reduction of car parking

The application is required to be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the relevant water and sewerage authority and relevant electricity supplier.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

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



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitivity land is shown in dark green (Source: VicPlan)

Although the use of land for an industry and the subdivision of land into two or more lots in an industrial zone are a high impact activity, the subject land is not within an area of cultural heritage sensitivity. As such, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Consistent with Clause 11.01-1S Settlement the proposed development will provide for infill development of a vacant industrial property within the Bairnsdale settlement boundary and provides for the development of facilities and services.

Developing the land in accordance with the property zoning for industrial purposes will support the sustainable development of the regional service centre of Bairnsdale as sought within Clauses 11.01-1R Settlement – Regional Victoria and 11.01-1R Settlement – Gippsland.

Clause 11.01-1L-02 Bairnsdale provides policy support for the proposal as it is encouraged to provide infill industrial development on serviced industrial land.

Clause 13.07-1S Land use compatibility seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. The subject land is well separated from sensitive uses to the south of the property by the wide Dalmahoy Street Road Reserve of approximately 31.0 metres with other interfaces being non-residential minimising any potential off-site impacts from the proposed industrial uses.

The proposed development will provide for three buildings that will have building footprints and height comparable with other industrial buildings within the precinct. Use of face bricks within the façade of buildings 1 and 2 and muted tones for each building allows the buildings to present positively to Dalmahoy Street (Clause 15.01-2S Building design).

The proposed industrial development will allow for growth in different employment sectors and provides job opportunities close to where people live as encouraged within Clause 17.01-1S.

Development of smaller industrial buildings and lots is unlikely to attract uses that require substantial threshold distances, ensuring the amenity of the area is maintained and provides for small-scale industry servicing the established urban area of Bairnsdale consistent with Clause 17.03-2S Sustainable industry.

In accordance with Clauses 18.02-4S and 18.02-4L Roads the site is well located with good access to a connector road being Dalmahoy Street which has significant capacity to accommodate additional traffic movements associated with proposed development.

Provision of water sensitive urban design within the development will provide for stormwater detention through the use of rainwater tanks. Water quality will be maintained with rain gardens stripping nutrients prior to release into the municipal stormwater system as sought within Clauses 19.03-3S and 19.03-3L Integrated water management.

5.2 Municipal Planning Strategy

The proposed development is supported by Clause 02.03-1 Settlement – Managing growth, as the land is located within the regional service centre, provides for urban development on a vacant industrial zoned property and all lots will be connected to reticulated services.

Consistent with Clause 02.03-1 Settlement roles, the proposal will enhance the current role of Bairnsdale providing the provision of services, employment opportunities and adds to industrial development within the settlement boundary.

Water quality within receiving waterways will be maintained as the proposed development will provide for water sensitive urban design solutions to address stormwater consistent with Clause 02.03-2 Environmental and landscape values.

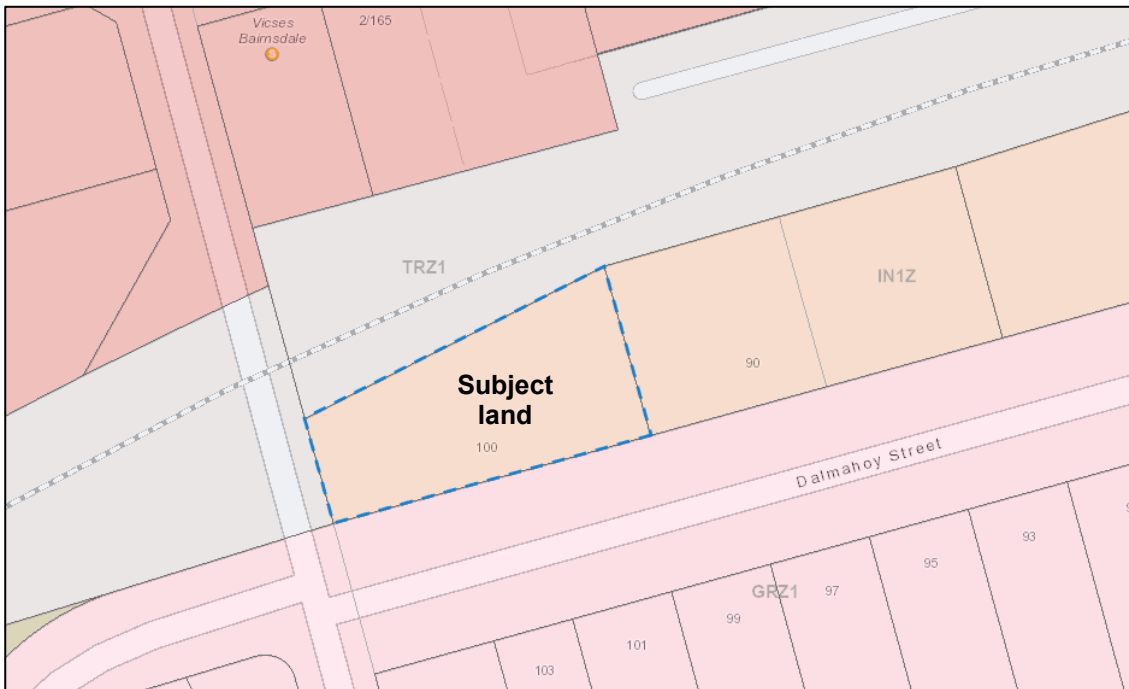
The northern side of Dalmahoy Street has a different built form character than the southern side of Dalmahoy Street driven by the land zoning. The proposed development will provide for fit for purpose industrial buildings of commensurate form and design as other buildings within the northern area of Dalmahoy Street positively supporting strategic directions within Clause 02.03-5 Built environment and heritage.

Development of three buildings on the land will allow for a range of future uses, provides for employment opportunities close to a large population base and will support economic growth as sought with Clause 02.03-7 Economic development – employment.

6. Planning Elements

6.1 Industrial 1 Zone

The subject land is zoned Industrial 1 Zone in accordance with the East Gippsland Planning Scheme. Despite the site's inclusion in the Industrial 1 Zone, the use for industry is not 'as of right' as the condition within Section 1 of the use table cannot be achieved, with residentially zoned land being within 30m of the subject land.



Planning scheme zone mapping (Source: VicPlan)

In response to Clause 33.01-2 an application to use land for an industry must be accompanied with appropriate information:

- The proposed development is speculative and the industrial uses that may operate from the land are unknown at this stage.
- Each lot will be fully developed with no vacant or surplus areas not required for immediate use.
- Being within a built-up urban area which includes residential development, the subject land is highly unlikely to attract uses that would require a Development Licence, Operating Licence or Permit required from the Environment Protection Authority, or a licence under the *Dangerous Goods Act 1985*. Any such proposal would be subject to further scrutiny by Council.
- The proposed buildings to be developed have been designed to reduce external noise impacts through being self-contained allowing for noise to be captured within the building and avoiding external work areas and storage.
- Air-borne emissions are unlikely to be significant given the context of the area and EPA requirements. Such industries generally locate within larger industrial precincts where emissions, noise and the like are expected.

- Each lot will be connected to the reticulated sewerage system providing the opportunity for wastewater to be disposed of with the prior approval of East Gippsland Water.
- The proposed industrial buildings are small in scale with likely end uses being smaller businesses that will not attract significant traffic volumes or require late night delivery and dispatch of goods.
- Lighting of the proposed buildings will be for security purposes and will not create excessive light spill or glare.

Decision guidelines within Clause 33.01-2 have been considered and the following comments are provided:

- Positive planning policy support for the proposed development is contained within the Planning Policy Framework and Municipal Planning Strategy.
- Future uses are unlikely to have any significant off-site impacts given the smaller scale of the proposed buildings. Neighbouring properties to the north, east and west are not sensitive uses, and separation from residential properties to the south of approximately 31 metres is afforded by the Dalmahoy Road Reserve.
- The neighbouring eastern industrial property is a building construction business. The business is a relatively benign use with limited off-site impacts and is unlikely to have a detrimental effect on the proposed development.
- All utility services are available to the subject land and will be connected to all allotments to be created.
- Traffic generated from the development is unlikely to be significant given the smaller scale of the buildings and likely uses. Dalmahoy Street is a wide collector road with significant capacity to absorb additional traffic volumes.
- The development has been designed to utilise the whole of the lots to be created resulting in no parts of the land not being required for future uses.

Clause 33.01-3 Subdivision contains decision guidelines and the following commentary is offered in response:

- There are no cultural values on or near the land that will be impacted.
- The northern side of Dalmahoy Street within the Industrial 1 Zone sees lots of varying sizes and dimensions. The proposed lot configuration will replicate lot sizes and shapes being finer grain lots consistent with the eastern part of the industrial zone precinct in Dalmahoy Street.
- It is proposed to landscape the subject land within the north-western corner of the property and in a central location to the front of the property. Planting will contain a canopy tree with mid-level understorey being Kangaroo Paw and Tall Sedge. We note that care has been taken to avoid impacts to the two street trees within Dalmahoy Street.
- There is no direct interface with non-industrial uses surrounding the subject land.

Clause 33.01-4 Buildings and works contains application requirements which are addressed:

- The plan set submitted with the application includes the boundaries and dimensions of the subject land and nominates the adjoining roads of Ligar and Dalmahoy Streets. The site is devoid of development, the plan set also includes proposed driveways and vehicle parking from Dalmahoy Street, landscaping areas have been nominated, and no external storage or waste treatment areas are proposed.
- Elevation drawings to scale are included in the plan set showing the building materials to be Colorbond coloured Monument, face brick being Selkirk Cirrus and concrete tilt panel.
- Driveways and vehicle parking areas will be constructed from concrete.
- A landscape plan is provided with the application documentation which identifies plant species, plant numbers and surfaces to be constructed.

Decision guidelines within Clause 33.01-4 are positively addressed by the proposed development:

- Solid planning policy supporting the proposal is contained within the Planning Policy Framework and Municipal Planning Strategy.
- There are no cultural values on the land.
- The streetscape character within the industrial area sees a range of building designs, and the proposal will provide for three interactive buildings with the public realm.
- The proposed built form reflects the height and building footprints of industrial buildings on the northern side of Dalmahoy Street.
- Landscaping is proposed including three canopy trees which will assist to soften the development and integrate with the southern side of Dalmahoy Street.
- Vehicle parking will be provided to the south of each building allowing ease of use and promotes onsite car parking use for all abilities.
- Loading areas are provided directly within the buildings.
- No outdoor storage areas are proposed.
- Lighting will be provided for security purposes and will not cause excessive light spill or glare.
- Drainage of the land can be undertaken with drainage provided within Dalmahoy Street.

6.2 Car Parking

Clause 52.06-2 of the planning scheme requires that before a new use commences the minimum number of car spaces required under Clause 52.06-5 must be provided.

A permit is required to reduce the minimum number of car parking spaces required under Clause 52.06-3.

Within the Car Parking Requirement Maps (Part 1) (DTP) the whole of East Gippsland is within a Category 1 area. The following table summarises the car parking requirement associated with proposed Industry as prescribed in the Table to Clause 52.06-5, being 2.9 car spaces to each 100m² of leasable floor area.

	Requirement	Rounded requirement
Factory 1	2.25 x 2.9 = 6.525 spaces	6 car spaces
Factory 2	2.25 x 2.9 = 6.525 spaces	6 car spaces
Factory 3	2.38 x 2.9 = 6.902 spaces	6 car spaces
	Total requirement	18 car spaces
	Parking proposed	10 car spaces
	Shortfall	8 car spaces

The proposed industrial use requires a reduction of car parking. Clause 52.06-7 Application requirements and decision guidelines advises that a car parking demand assessment must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

Consideration	Comment
The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	Although the businesses to occupy the development are unknown at this time. There is the ability for multi-purpose trips combined with a trip to the land given the presence of industrial premises/businesses on the northern side of Dalmahoy Street between Ligar and Macarthur Streets.

Consideration	Comment
The variation of car parking demand likely to be generated by the proposed use.	Industrial uses generally have a low variation of car parking demand given visitor patronage is spread throughout the day.
The short-stay and long-stay car parking demand likely to be generated by the proposed use.	<p>Long-stay car parking will be generated by people working from the premises, which onsite car parking will make provision for.</p> <p>Short-stay car parking is associated with visitors to the businesses. Should car parking not be available within the lots created, there is ample on street car parking in Dalmahoy Street to accommodate any overflow car parking. Short-stay car parking allows for turnover of car parking spaces reducing car parking pressure.</p>
The availability of public transport in the locality of the land.	<p>Public transport in the form of the Bairnsdale Train Station and Bairnsdale Transport Hub is located within close proximity to the subject land.</p> <p>It is unlikely that visitors would attend the businesses by public transport given the nature of industrial uses.</p> <p>Some staff of the businesses may utilise public transport to the Transport Hub and undertake a short walk to the property.</p>
The convenience of pedestrian and cyclist access to the land.	The subject land is located centrally within the Bairnsdale township allowing for business staff members to attend the site via walking or cycling.
The provision of bicycle parking and end of trip facilities for cyclists to the locality of the land.	No formal provision of bicycle parking is proposed or end of trip facilities.
The anticipated car ownership rates of likely visitors to the land.	East Gippsland is poorly serviced by public transport requiring many community members to rely on private vehicle use. It is anticipated that car ownership rates of likely visitors to the land will be high.

Decision Guidelines

A review of the proposed development against the decision guidelines contained in Clause 52.06-7 advises:

- A site inspection will reveal that there is significant on street car parking on the northern side of Dalmahoy Street that can accommodate any overflow car parking.
- Provision of onsite car parking is restricted by the shape of the property and need to best use the land for industrial development.
- A shortfall in car parking associated with the site will have no detrimental economic impact on the viability of the Bairnsdale Activity Centre as the land is distant from the activity centre.
- The nearby activity centre is Bairnsdale and the development of the site for industrial purposes will support the centre and will not prejudice the growth or development of the core centre.
- There is no car parking deficiency associated with the current use of the land.
- No local traffic management in the locality of the land such as parking restrictions indicates car parking pressure associated with on street car parking is minimal.
- A reduction of car parking on the land will not diminish the amenity of nearby residential areas. Dalmahoy Street is a wide collector road with ample space to provide for two-way traffic flows with vehicles parked on the street and there is more than sufficient allowance for on street car parking for any overflow.

In accordance with Clause 52.06-8 Requirement for a car parking plan, before a new use commences plans must be prepared to the satisfaction of the responsible authority. It is considered that the development plan set is sufficient:

- All car parking spaces proposed to be provided on the site are clearly shown.
- Access lanes, driveways and associated works (vehicle crossovers) are included.
- There will be no need to allocate car parking spaces to different uses or tenancies.
- Landscaping is proposed which will not interfere with the proposed car parking areas.
- Proposed finished levels are shown on the landscape plan.

The design standards for car parking at Clause 52.06-9 are addressed:

Design standard 1 - Accessways

- All accessways are at least 3 metres wide.
- All vehicles have the ability to exist car parking areas in a forward direction.
- There are no overhead obstructions.

Design standard 2 – Car parking spaces

Parallel car parking spaces will have an accessway width greater than 3.6 metres, with car space width of 2.3 metres and a length of 6.7 metres. Ninety degree car parking spaces have widths of 2.6 metres and lengths exceeding 4.9 metres.

Design standard 3 - Gradients

The subject land is relatively flat with the access grade well less than 1:10.

Design standard 4 – Mechanical parking

No mechanical car parking is proposed.

Design standard 5 – Urban design

Car parking for lots 2 and 3 will be softened by onsite landscaping and car parking areas for lots 1 and 2 will be visually screened by the street trees which are low in height and have dense foliage, as such the car parking areas will not dominate the streetscape.

Design standard 6 - Safety

The location of the proposed car parking at the front of the site will provide for natural surveillance and pedestrian visibility from Dalmahoy Street, Ligar Street and adjacent residential properties.

Design standard 7 - Landscaping

Landscaping within the site will include the planting of canopy trees and mid-level shrubs which will reduce the visual appearance of car parking areas. Given the property shape, dimensions and size there is no ability to provide for shade trees.

6.3 Stormwater Management in Urban Development

In accordance with Clause 53.18-3 the proposed development must meet the objectives 53.18-4, 53.18-5 and 53.18-6 and should meet the standards of these clauses.

The proposed development has the ability to provide for stormwater management on the subject land which can be designed to detain stormwater at pre-development rates and provide for water quality treatment prior to release into Council's drainage system. This can be achieved with the use of rainwater tanks and rain gardens. Crushed rock elements within the proposed design reduce the extent of impervious surfaces.

It is envisaged that if approved a condition would be included on a permit that requires the provision of a detailed drainage design/plans to the satisfaction of Council prior to the commencement of works.

The site is not a significant land parcel and the development can be managed with onsite rubbish collection and temporary diversion of stormwater.

6.4 Bicycle Facilities

Clause 52.34-1 stipulates that a new use must not commence until the bicycle facilities and associated signage has been provided on the land.

In accordance with Clause 52.34-5 the required bicycle facilities for industry are prescribed at one employee space to each 1,000m² of net floor area.

As the combined floor area of the three factories equates to 688m², well short of the 1,000m² floor area requirement for the consideration of bicycle parking, the proposal does not require any formal provision for bicycles on site.

There remains ample opportunity on site for informal bicycle provision should the need arise, at the discretion of future occupants.

In accordance with Clause 52.34-2 a permit may be granted to waive the requirement to provide for employee bicycle facilities. In this instance it is considered that the waiving of one bicycle space is warranted.

The proposed use of the land for the purposes of industry is considered unlikely to require the provision of a bicycle space for an employee. The proposed development will provide for three separate tenancies with modest floor areas reducing the number of employees for each tenancy resulting in little if any need for bicycle parking provision. Informal opportunities on site, including within buildings should the need arise.

7. Conclusion

The proposed use of the land for industry, buildings and works (three industrial buildings), three lot subdivision and reduction of car parking requirements at 100 Dalmahoy Street, Bairnsdale is considered to accord with all relevant provisions of the Industrial 1 Zone and relevant planning scheme provisions of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the area.

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

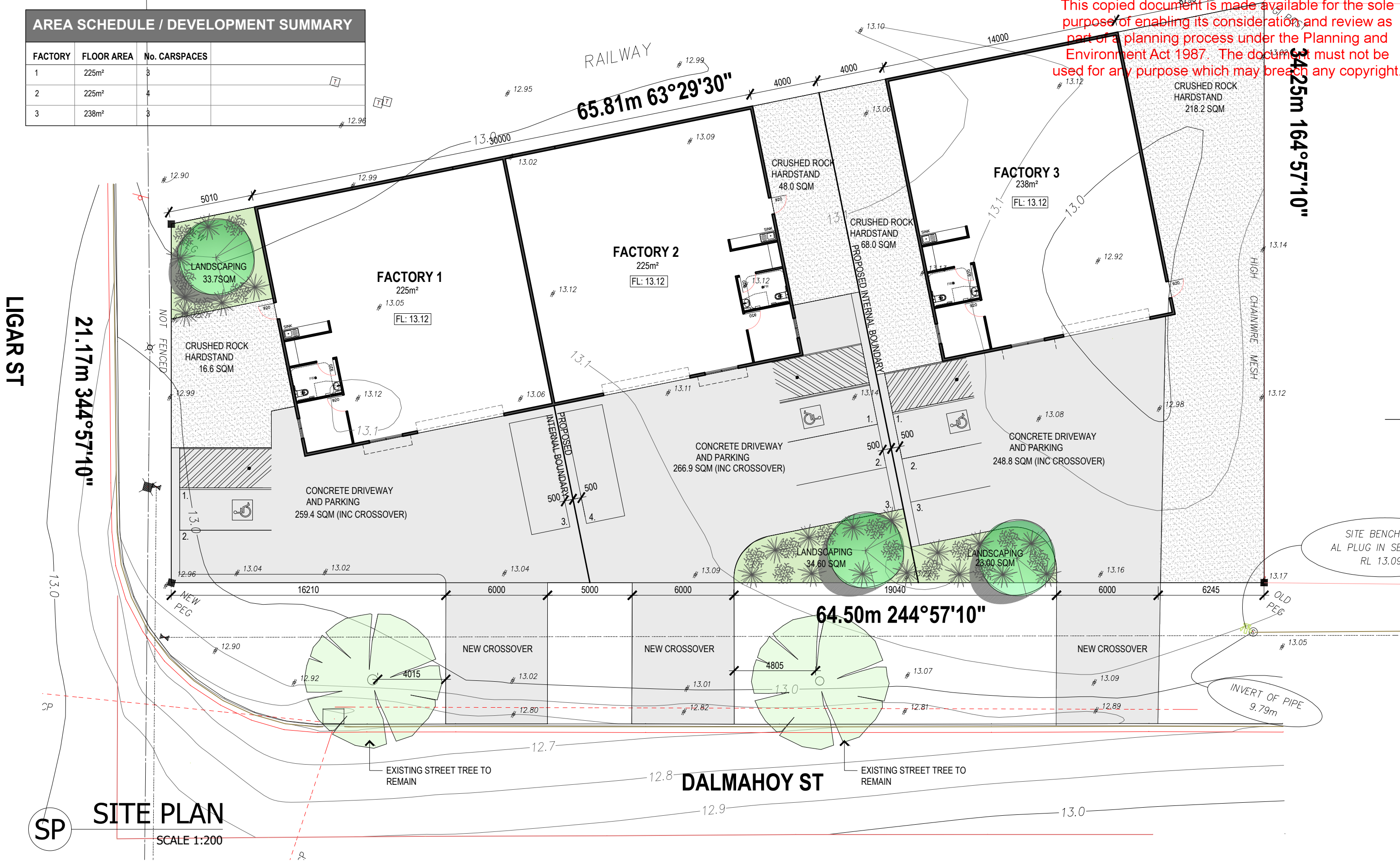


<p>100 DALMAHOY STREET, BAIRNSDALE</p>	<p>NOTATIONS</p>		<p>PROPOSED SUBDIVISION</p>
<p>Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au</p>	<p>AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY</p>		<p>PARISH OF BAIRNSDALE TOWNSHIP OF BAIRNSDALE SECTION A CROWN PRE-EMPTIVE RIGHT (PART) LOT 8 ON LP219370L</p>
<p>FILENAME: Y:\21000-21999\21400-21499\21422 EVCG\21422 Prop V1.pro</p>	<p>SCALE (SHEET SIZE A3)</p>	<p>SURVEYORS REF.</p>	<p>Printed 20/04/2026 Page 32 of 38</p>
	<p>1 : 400</p>	<p>21422 VERSION 1 - DRAWN 24/03/2026</p>	

AREA SCHEDULE / DEVELOPMENT SUMMARY

FACTORY	FLOOR AREA	No. CARSPACES
1	225m ²	3
2	225m ²	4
3	238m ²	3

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SP SITE PLAN
SCALE 1:200

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PLANNING	A	ISSUED FOR PLANNING PERMIT	12.03.26



PROJECT:
PROPOSED 3 x FACTORY DEVELOPMENT
PROJECT ADDRESS:
**100 DALMAHOY ST
BAIRNSDALE**

CLIENT:
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JOB NUMBER:
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SITE PLAN

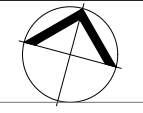
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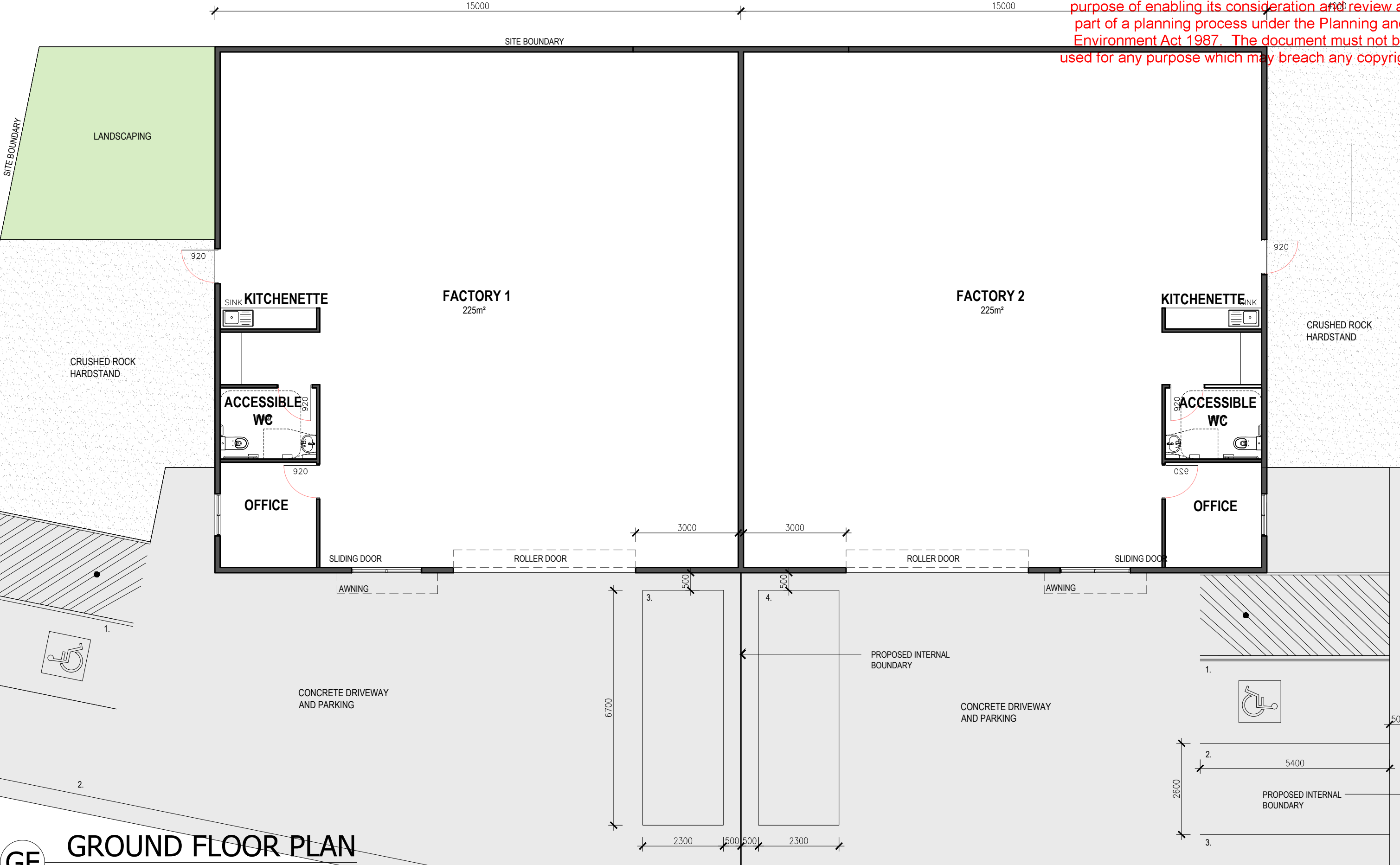
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GF **GROUND FLOOR PLAN**
SCALE 1:100

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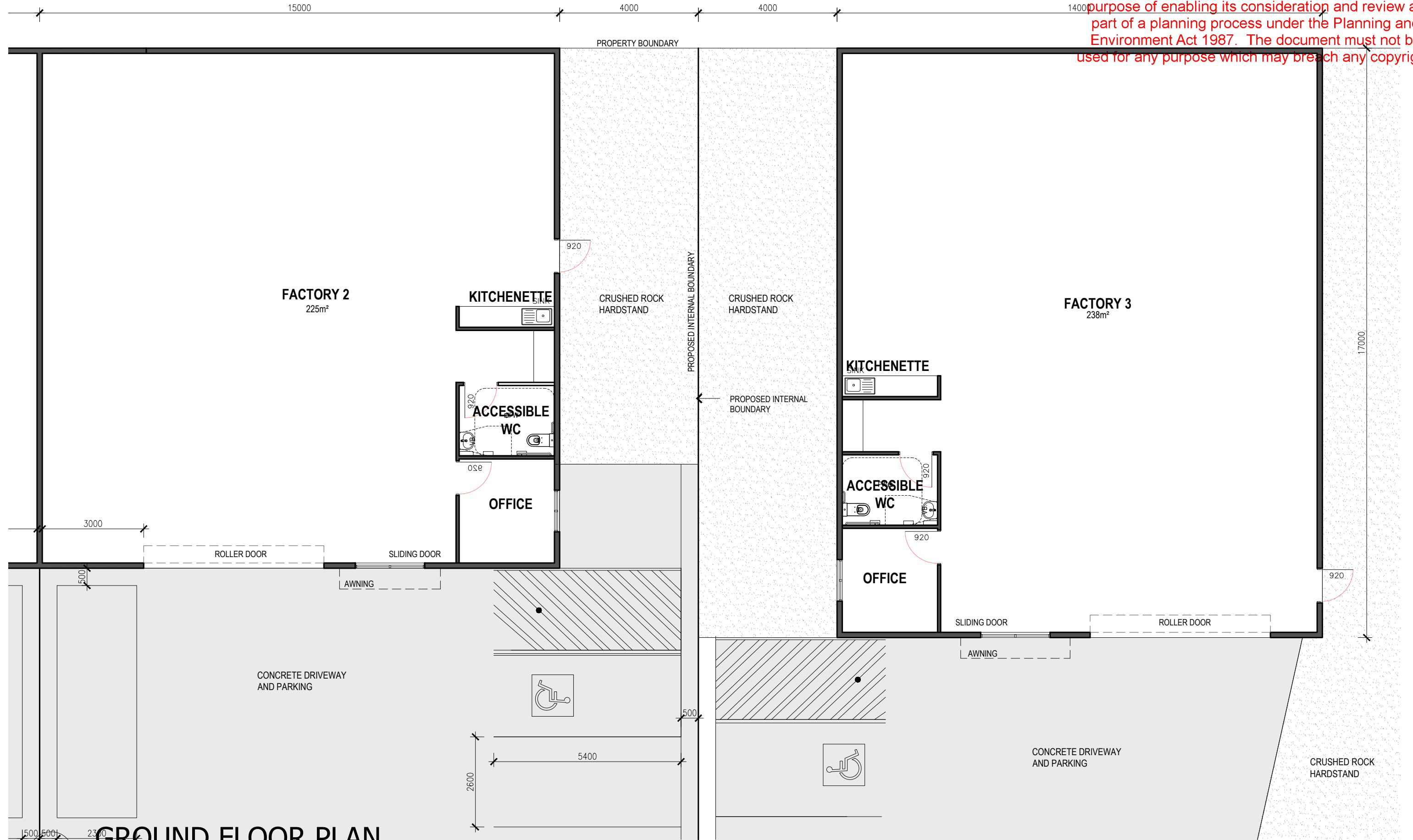
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GF GROUND FLOOR PLAN
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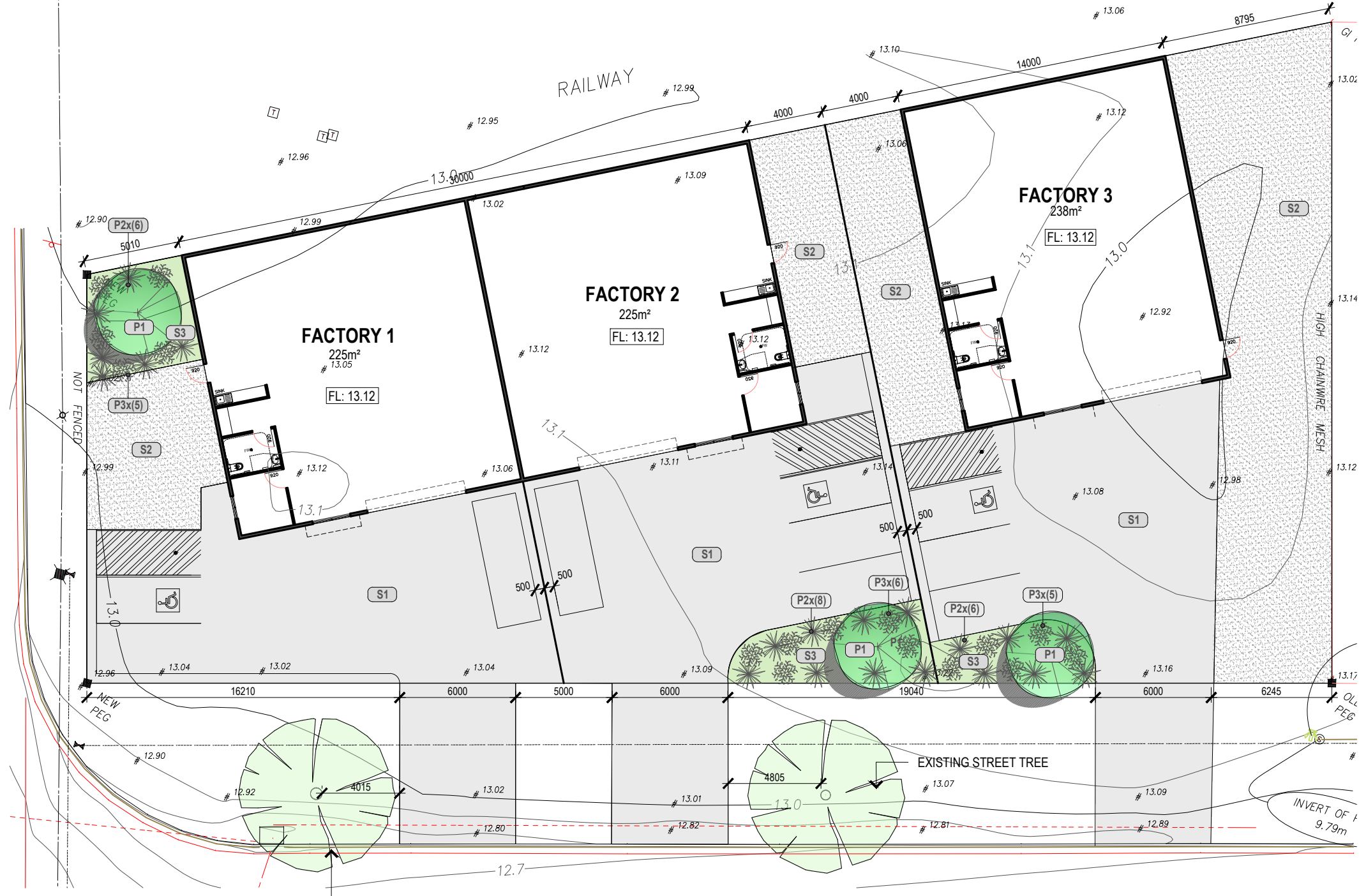
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REF	DESCRIPTION	NOTES
S1	SURFACE FINISH 1 INDICATES CONCRETE DRIVEWAY AREAS	GRADE FOR DRAINAGE AS REQUIRED
S2	SURFACE FINISH 2 INDICATES LOCATION OF CRUSHED ROCK PATHWAYS AND SERVICE AREAS	PROVIDE TIMBER EDGE AS REQUIRED AT JUNCTION OF DIFFERENT SURFACE FINISHES
S3	SURFACE FINISH 3 INDICATES LOCATION OF GARDEN AREAS WITH MIN 75mm MULCH	PROVIDE TIMBER EDGE AS REQUIRED AT JUNCTION OF DIFFERENT SURFACE FINISHES
P1	PLANTING TYPE 1 PROPOSED CANOPY TREE	ACER PALMATUM "JAPANESE MAPLE" 27L POT SIZE TOTAL: X 3
P2	PLANTING TYPE 2 PROPOSED LOW TO MID LEVEL GRASSES	CAREX PRESS "TALL SEDGE" 140mm POT SIZE TOTAL: X 20
P3	PLANTING TYPE 3 PROPOSED LOW TO MID LEVEL GRASSES	ANIGOZANTHOS "KANGAROO PAW" 140mm POT SIZE TOTAL: X 16

LANDSCAPING NOTES
THE FOLLOWING LANDSCAPING SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT LOCAL LAWS AND LOCAL DEVELOPERS GUIDELINES.

SERVICES:
THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES SUCH AS DRAINAGE, SEWER, POWER, GAS AND THE LIKE, PRIOR TO COMMENCING ANY DIGGING AND COMPLY WITH LOCAL LAWS ON THE SUBJECT SITE. ALL WORKS AND PRECAUTIONS TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER.

GARDEN BEDS & SUB GRADE:
AS INDICATED ON THE DRAWINGS THE CONTRACTOR SHALL PROVIDE FOR THE ESTABLISHMENT OF GARDEN BEDS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THE GROUND IS TO BE IN A LOOSE AND FRIABLE CONDITION, BY AN INITIAL CULTIVATION PRIOR TO THE PLACEMENT OF TOPSOIL, BEFORE LAYING MULCH, CULTIVATE SOIL TO A DEPTH OF 250MM.

GRADES & LEVELS:
ALL GRADES TO BE SHAPED TO ASSIST DRAINAGE. WHERE BEDS ARE PLACED AGAINST BUILDINGS THEY MUST DRAIN AWAY FROM THE BUILDING.

LAWN:
LAWN AREAS ARE TO BE CULTIVATED TO 100MM DEPTH AND SPREAD WITH 75MM SCREENED ORGANIC MIX TOPSOIL. RAKE WITH A FINE TEETH FINISHING OF APPROXIMATELY 8MM ABOVE ADJACENT PATH SURFACE OR PLINTH BOARD. SEED LAWNS WITH KIKUYU OR COUCH TYPE LAWN SEED AND APPLY STARTER FERTILIZER.

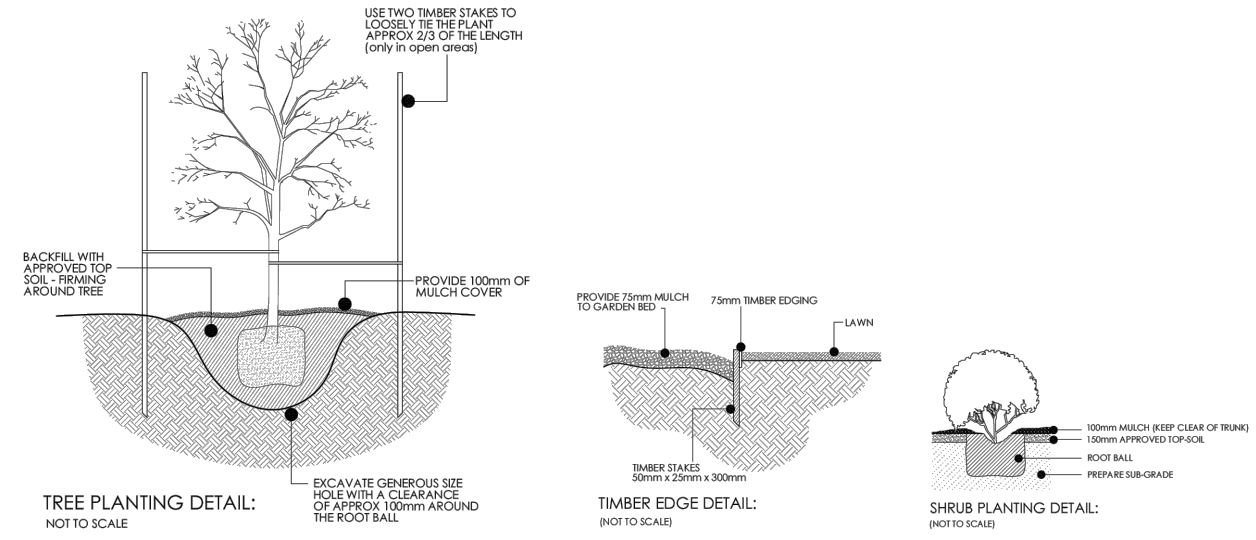
GYPSUM:
GYPSUM SHALL ASSIST IN THE BREAKUP OF HEAVY CLAY SOIL. SPREAD GYPSUM AT 1.5KGS PER M² OR IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. MIX IN THE GYPSUM INTO THE SUBGRADE BY DIGGING IN TO A DEPTH OF APPROXIMATELY 50MM.

MULCH:
PROVIDE MULCH TO ALL GARDEN BED AREAS TO AN EVEN DEPTH OF 75MM. THE USE OF ORGANIC MULCH IS RECOMMENDED, TIMBER CHIP BARK AND THE LIKE.

ROOT BARRIER:
AN APPROPRIATE ROOT BARRIER PROTECTION SYSTEM SHOULD BE INSTALLED TO ENSURE THAT NO DAMAGE OCCURS TO ANY FOUNDATIONS, RETAINING WALLS, FOOTPATHS, DRIVEWAYS, UNDER GROUND PIPES AND THE LIKE. THIS SHOULD BE CARRIED OUT BY AN INDUSTRY PROFESSIONAL AND SHOULD BE TO THE REQUIREMENTS OF THE PRODUCT MANUFACTURER.

WATER DRIP SYSTEM:
10MM POLYPIPE IS TO BE USED IN GARDEN BED AREAS AND TREES. A FITTED MANUAL WATER TIMER IS RECOMMENDED TO OPERATE THE DRIP SYSTEM.

LP LANDSCAPE PLAN
SCALE 1:250



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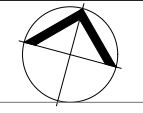
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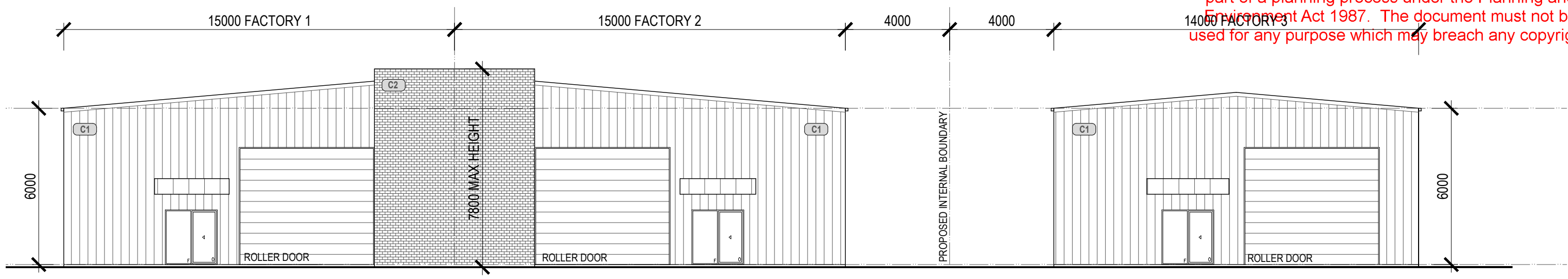
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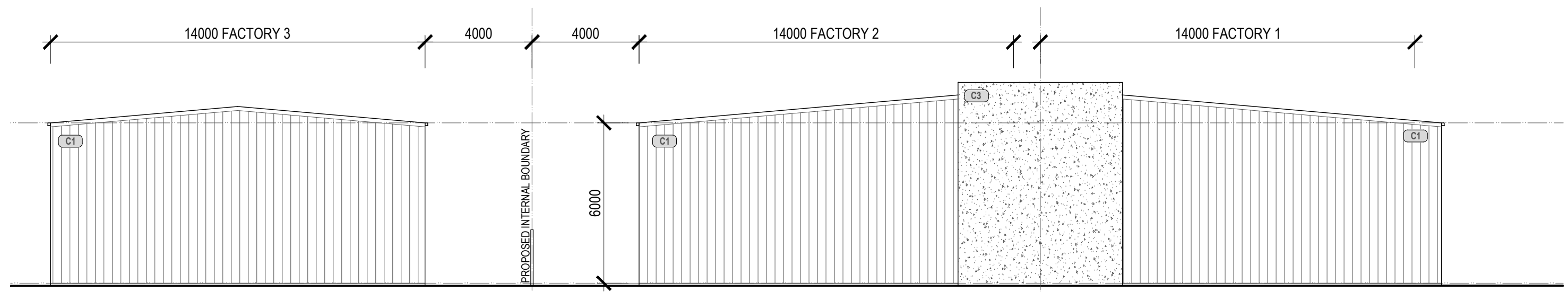
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SE SOUTH ELEVATION
SCALE 1:150



NE NORTH ELEVATION
SCALE 1:150

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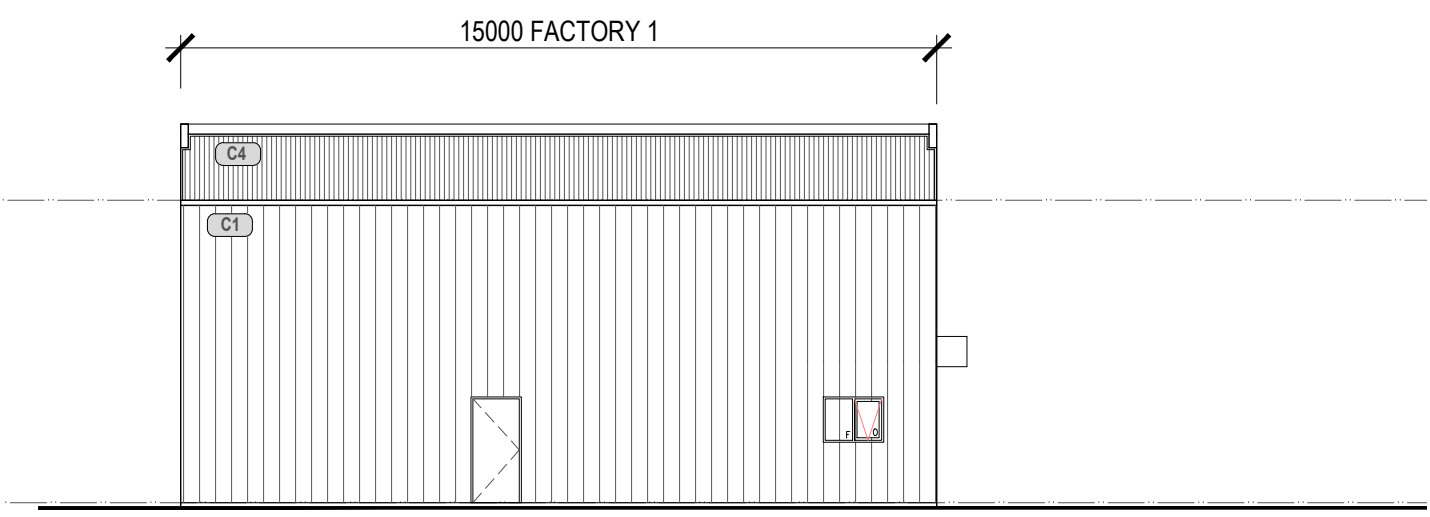
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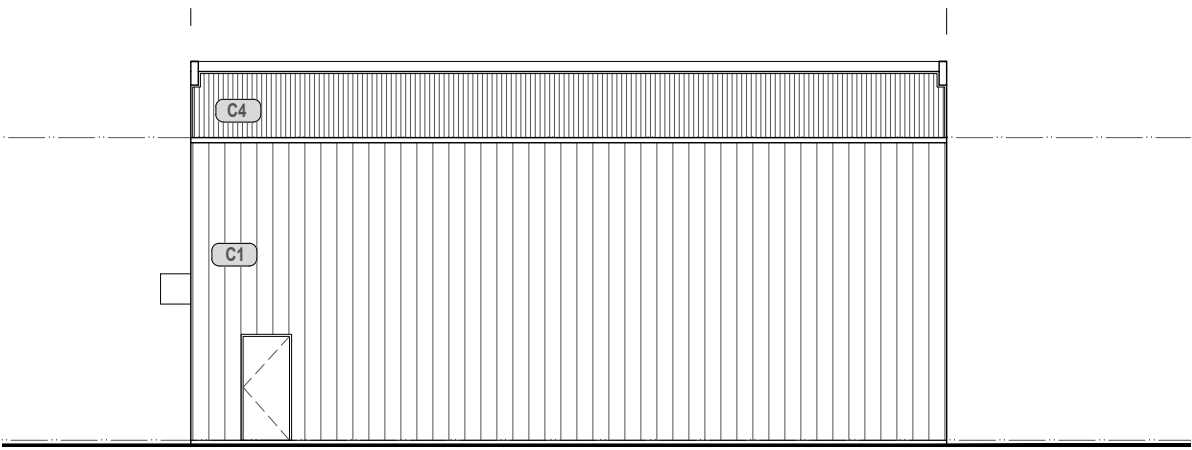
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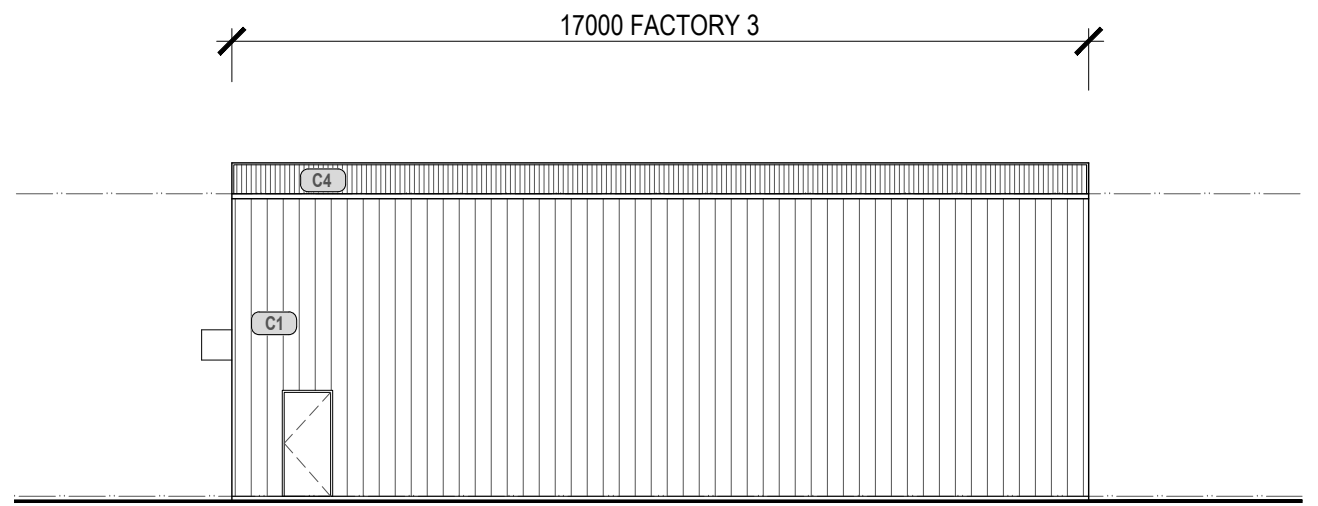
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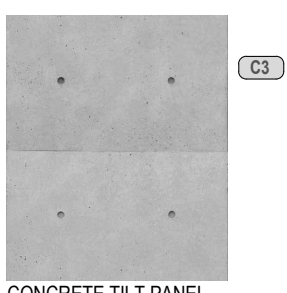
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C1
C4
METAL CLADDING AND ROOFING
COLORBOND "MONUMNET"



C2
FACE BRICK SELKIRK "CIRRUS"



C3
CONCRETE TILT PANEL

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