

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	20 Hadfield Street LUCKNOW VIC 3875 Lot: 1 PS: 622382
The application is for a permit to:	Use of Land for Store
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 (IN1Z)	Use of Land for Store
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.268.1

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

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

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

An objection must

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

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

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 13 August 2026 4:17 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Copy of Plan.PDF; APPENDIX B Site Plan.pdf; 26048 Submission Report.pdf; Letter to Council.pdf; APPENDIX A Copy of Title.PDF; Planning_Permit_Application_2026-08-13T16-16-27_36325437_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

Business trading name: C/- Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable): C/- Development Solutions Victoria Pty Ltd

Owner's postal address: 48 Bailey Street, Bairnsdale VIC 3875

Street number: 20

Street name: Hadfield Street

Town: Lucknow

Post code: 3875

Lot number: 1

Plan number: 622382P

Other Legal Description: Vol 11185 Fol 791

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 : Existing leased carparking area

Description of proposal : Use of the Land for Storage

Estimated cost of development: 0

Has there been a pre-application meeting: Yes

Officer's name: Lachlan McArthur

Your reference number: 26048

Full copy of Title: [APPENDIX A Copy of Plan.PDF](#), [APPENDIX A Copy of Title.PDF](#)

Plans: [APPENDIX B Site Plan.pdf](#)

Planning report: [26048 Submission Report.pdf](#)

ExtraFile: 1

1. Supporting information/reports: [Letter to Council.pdf](#)

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 1

VOLUME 11185 FOLIO 791

Security no : 124137162534S

Produced 31/07/2026 02:29 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 622382P.

PARENT TITLES :

Volume 08392 Folio 600

Volume 11012 Folio 047 to Volume 11012 Folio 048

Volume 11012 Folio 050

Created by instrument PS622382P 12/02/2010

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS622382P 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: 20 HADFIELD STREET LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 26254U COUNTRY LIFE LAW

Effective from 22/08/2025

DOCUMENT END

Imaged Document Cover Sheet

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS622382P
Number of Pages (excluding this cover sheet)	3
Document Assembled	31/07/2026 14:29

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PS622382P

PLAN OF SUBDIVISION					STAGE No. 1 TO USE ONLY EDITION 2																																		
LOCATION OF LAND PARISH: WY YUNG TOWNSHIP: LUCKNOW SECTION: A CROWN ALLOTMENT: CROWN PRE-EMPTIVE RIGHT (PART) CROWN PORTION: — TITLE REFERENCES: VOL 11012 FOL 047 VOL 11012 FOL 048 VOL 11012 FOL 050 VOL 8392 FOL 600 LAST PLAN REFERENCE: LOT 1, 2 & 4 ON PS603392T LOT 4 ON LP55504 POSTAL ADDRESS: 10 McMILLAN STREET (At time of subdivision) BAIRNSDALE 3875 MGA 94 CO-ORDINATES: E 557 200 (Of approx. centre of land in plan) N 5813 630 ZONE: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 163/2008/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988.~~ ~~Date of original certification under Section 6 / /~~ 3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~ OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has~~ has not been made. (ii) ~~The requirement has been satisfied.~~ (iii) ~~The requirement is to be satisfied in stage~~ Council Delegate <i>Amr Hllw</i> ~~Council seat~~ Date 18/12/2008 ~~Re-certified under Section 11(7) of the Subdivision Act 1988~~ Council Delegate ~~Council seat~~ Date / /																																				
VESTING OF ROADS AND/OR RESERVES																																							
IDENTIFIER	COUNCIL/BODY/PERSON																																						
NIL	NIL																																						
NOTATIONS																																							
STAGING This is / is not a staged subdivision Planning Permit No 92/2008/P																																							
DEPTH LIMITATION DOES NOT APPLY LOT 2 CONSISTS OF 2 PIECES PART OF DRAINAGE EASEMENT SHOWN AS E-5 ON PS603392T AND PART OF DRAINAGE & SEWERAGE EASEMENT SHOWN AS E-2 ON PS603392T WILL BE REMOVED UPON REGISTRATION OF THIS PLAN BY DIRECTION OF THE PLANNING PERMIT No. 92/2008/P SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 66																																							
EASEMENT INFORMATION																																							
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 15%;">Origin</th> <th style="width: 45%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>2</td> <td>PS603392T</td> <td>EAST GIPPSLAND SHIRE COUNCIL</td> </tr> <tr> <td>E-2</td> <td>DRAINAGE & SEWERAGE</td> <td>3</td> <td>LP213093T</td> <td>LAND IN LP213093T</td> </tr> <tr> <td></td> <td>DRAINAGE & SEWERAGE</td> <td>3</td> <td>PS545162</td> <td>EAST GIPPSLAND SHIRE COUNCIL</td> </tr> <tr> <td>E-3</td> <td>DRAINAGE</td> <td>2</td> <td>THIS PLAN</td> <td>EAST GIPPSLAND SHIRE COUNCIL</td> </tr> <tr> <td>E-4</td> <td>DRAINAGE</td> <td>1.83</td> <td>LP55504</td> <td>LAND IN LP55504</td> </tr> <tr> <td>E-5</td> <td>CARRIAGEWAY</td> <td>6.60</td> <td>AY786091C</td> <td>VOL. 8392 FOL. 597</td> </tr> </tbody> </table>					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	DRAINAGE	2	PS603392T	EAST GIPPSLAND SHIRE COUNCIL	E-2	DRAINAGE & SEWERAGE	3	LP213093T	LAND IN LP213093T		DRAINAGE & SEWERAGE	3	PS545162	EAST GIPPSLAND SHIRE COUNCIL	E-3	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL	E-4	DRAINAGE	1.83	LP55504	LAND IN LP55504	E-5	CARRIAGEWAY	6.60	AY786091C	VOL. 8392 FOL. 597
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of																																			
E-1	DRAINAGE	2	PS603392T	EAST GIPPSLAND SHIRE COUNCIL																																			
E-2	DRAINAGE & SEWERAGE	3	LP213093T	LAND IN LP213093T																																			
	DRAINAGE & SEWERAGE	3	PS545162	EAST GIPPSLAND SHIRE COUNCIL																																			
E-3	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL																																			
E-4	DRAINAGE	1.83	LP55504	LAND IN LP55504																																			
E-5	CARRIAGEWAY	6.60	AY786091C	VOL. 8392 FOL. 597																																			
RECEIVED ☒ DATE 7/01/10 LR USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT LR USE ONLY PLAN REGISTERED TIME 8.36 AM DATE 12/2/10 D. Rotteveel Assistant Registrar of Titles																																							
SHEET 1 OF 2 SHEETS																																							
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011			LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 3, 9, 2008. REF 12890 VERSION 1																																				
			<i>Amr Hllw</i> DATE 18/12/2008 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIDE																																				

Printed 8/09/2026

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 622382P

PT 2

419m²

McMILLAN STREET

RESERVE

HADFIELD STREET

PT 2

8527m²
(8946m²)

PT 2

4338m²

PT 3

5079m²

PT 4

8015m²

MERINGO PLACE

1:1250

SCALE

12.5 0 12.5 25 37.5 50 62.5

LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BARNSDALE, VIC., 3875
TELEPHONE (03) 5162 5011

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE DATE 3 / 9 / 2008
VERSION 1
REF 12890

SHEET 2 OF 2 SHEETS
DATE 18 / 12 / 2008
COUNCIL DELEGATE SIGNATURE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]



AUG
20
26



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

APPLICATION FOR PLANNING PERMIT

USE OF THE LAND FOR STORAGE

20 HADFIELD STREET, LUCKNOW
REF: 26048



CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	11
4	Zones and Overlays	12
5	Planning Assessment	15
6	Conclusion	17

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Site Plan

DOCUMENT REVISION

1	Draft Report	DAC	31/07/2026
2	Final Report	CMC	01/08/2026

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the landowner for a planning permit application for the use of land for storage at 20 Hadfield Street, Lucknow.

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

A planning permit is required to use the land for storage under the provisions of the Industrial 1 Zone.

The land proposed for outdoor storage will be used for the storage of caravans, vehicles and other trailerable items. The facility will provide secure, short-term and long-term storage of privately owned recreational and utility equipment.

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

Address	20 Hadfield Street, Lucknow
Site Description	Lot 1 on Plan of Subdivision 622382P
Title Particulars	Vol 11185 Fol 791
Site Area	4,338 m ²
Proposal	Use of the land for Storage
Planning Scheme	East Gippsland Planning Scheme
Zone	Industrial 1 Zone
Overlays	None applicable
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 33.01-1 Industrial 1 Zone – Use
Notice	No exemption available
Referrals	No referrals required
Work Authority Licence	Not applicable
Bushfire Prone Area	No
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Regional Service Centre – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Economic Development – Clause 17 Industrial 1 Zone – Clause 33.01 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 20 Hadfield Street, Lucknow. A copy of the Title and Plan of Subdivision are contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing carriageway easement located in the southwestern portion of the site and a 2 metre wide drainage easement along the southern and eastern boundaries. There is an existing leased carparking area adjacent to the carriageway easement that is used by the office building at 18 Hadfield Street which will remain unchanged.

The subject site is an irregular shaped allotment with a total area of approximately 4,338m².

The site is relatively level in nature and is currently vacant land.

Vehicle access to the site is provided via the existing concrete crossover from Hadfield Street, which connects to the existing carriageway easement adjoining the western boundary. The existing access arrangement will be retained and utilised in conjunction with the proposed use.

Hadfield Street is a bitumen sealed road with rollover kerb and channel, traversing in a northeast to southwest direction.

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



Figure 2 – Locality Plan – 20 Hadfield Street, Lucknow (source: mapshare.vic.gov.au)

Surrounds

The land in this locality contains a combination of both residential and industrial uses.

Adjoining the northern boundary of the subject site is public land and further is land containing Hadfield Street and residential development. Adjoining the eastern and southern boundaries is industrial land occupied by Jarvis Sand, Soil and Gravel, further south is the East Gippsland Rail Trail. Adjoining the southwestern boundary is land containing an existing office building and adjoining the western boundary is Hadfield Street.

The boundaries of 20 Hadfield Street are defined with a combination of timber paling fencing, industrial cyclone fencing and concrete block used as a fence.

The subject site is located in Lucknow, to the east of Bairnsdale.

Bairnsdale is the commercial centre of East Gippsland, situated on the banks of the Mitchell River and centred around the Princes Highway. Within the town centre, the Princes Highway is designed as a landscaped boulevard featuring mature street trees, garden beds, a rotunda, and a range of public amenities. The highway continues east through Lakes

Entrance and beyond, providing a key transport corridor for the region.

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



ADVERTISED

Photograph 1 - Aerial Photograph of the subject site and surrounding land
- 20 Hadfield Street, Bairnsdale (source: app.landchecker.com.au)
This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning process under the Planning and
Environment Act 1987. The document must not be
used for any purpose which may breach any copyright.



Printed 8/09/2026

Page 15 of 26



Photograph 2 – Subject site and existing access at 20 Hadfield Street, Bairnsdale.



Photograph 4 – Western portion of subject site, facing northwest.



Photograph 6 – southern portion of subject site, facing southwest.



Photograph 3 – Subject site showing existing access and carriageway easement, facing northwest.



Photograph 5 – Southern portion of the subject site facing northwest.



Photograph 7 – Subject site facing north showing northern and eastern boundary.



Photograph 8 – Subject site facing south on the eastern boundary.



Photograph 10 – Property adjoining the southwest at 18 Hadfield Street, Lucknow.



Photograph 12 – Vacant land directly opposite the subject site at 29 Hadfield Street, Lucknow.



Photograph 9 – Subject site facing southwest from the northeastern corner.



Photograph 11 – Public land adjoining the northern boundary of the subject site.



Photograph 13 – Hadfield Street facing south.



Photograph 14 – Hadfield Street facing north.

3. THE PROPOSAL

This application seeks approval for the use of the land storage. While the use is generally a Section 1 (permit not required) use within the Industrial 1 Zone, a planning permit is required in this instance because the land is located within 30 metres of land in a Residential Zone.

Use

The proposed use is for an open-air storage facility that will be used for the storage of caravans, boats, trailers, vehicles and other trailerable items. The proposal will provide secure short-term and long-term storage for privately owned recreational and utility equipment.

The storage areas will be arranged to allow safe vehicle access and manoeuvring throughout the site. The land will be surfaced with compacted gravel to provide an all-weather surface and ensure stored vehicles and trailers can be accessed during wet conditions.

No buildings, structures, or other physical works are proposed as part of this application. The proposal relates solely to the use of the land as a storage facility. Existing easements and the leased car parking area will remain unchanged.

Access

Vehicle access to the site is provided via the existing concrete crossover and carriageway easement, directly from Hadfield Street adjoining the northwestern boundary.

No changes to the existing access arrangements are proposed.

Business Identification signage is proposed however, will not exceed 8 sqm.

The subject site has access to all available services and infrastructure, including electricity, reticulated water, sewerage, telecommunications and the existing road network.

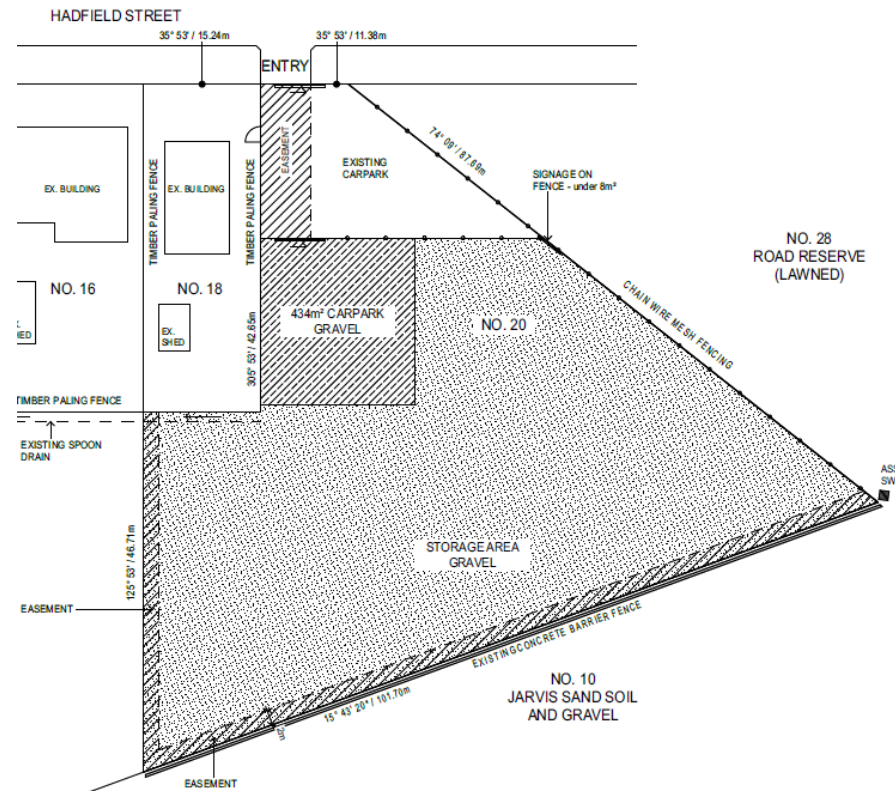


Figure 3 – Site Plan

4. ZONES AND OVERLAYS

Industrial 1 Zone

The purpose of the Industrial 1 Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

An extract of the Industrial 1 Zone Map is provided in **Figure 4**.

Storage is a nested use under warehouse. Clause 33.01-1 of the Industrial 1 Zone in the table of uses provides a permit is required to use the land for warehouse as the subject site is within 30 metres of a Residential Zone.

As such the relevant decision guidelines are addressed in Section 5 of this submission.

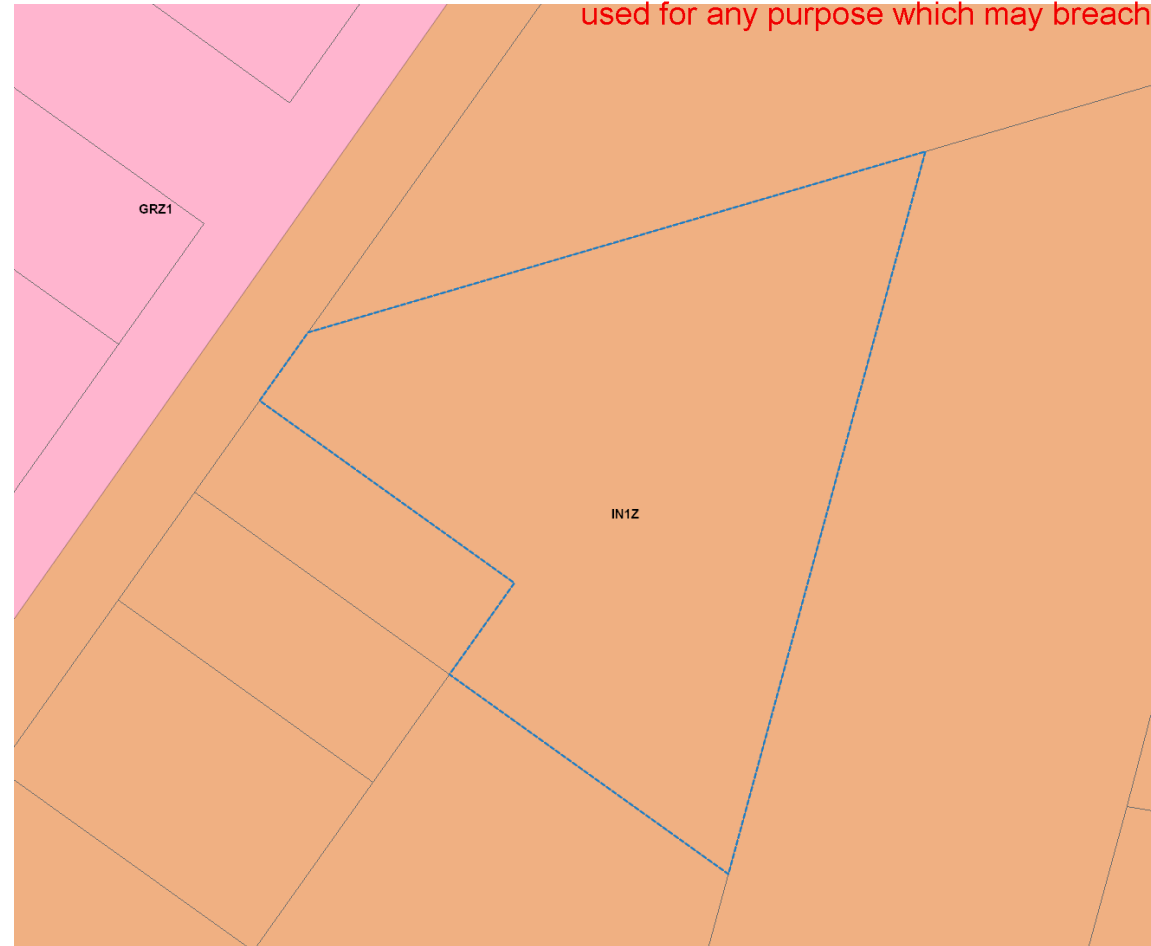


Figure 4 – Industrial 1 Zone – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. As such a Cultural Heritage Management Plan is not required. This is not addressed further.

An extract of the Aboriginal Cultural Heritage Overlay Map is provided in **Figure 5**.

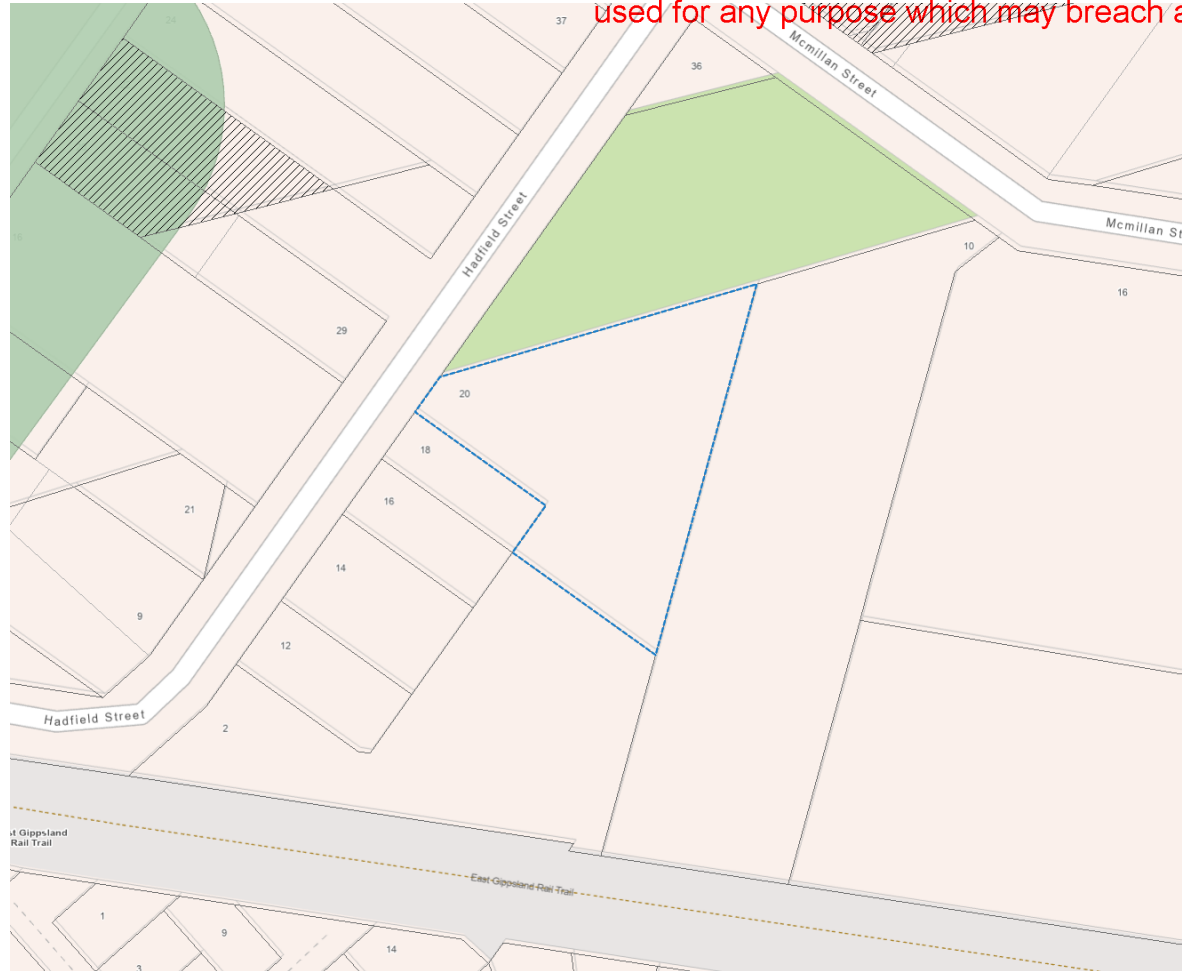


Figure 5 –Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

CLAUSE 52.06 – CAR PARKING

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

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

Clause 52.06-1 applies to:

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

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

Clause 52.06-3 provides a permit is required to:

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

This application is seeking approval for the use of the land for storage. The car parking calculations for a store are provided below in Table 1:

Use	Measure	Category 1
Store – other than listed in this table	Per cent of site area	10

Table 1 – Car parking provisions

The subject site has sufficient area to accommodate the required carparking provision of 10% of the site area. The site has an area of 4,338m², resulting in a car parking requirement of approximately 434m².

Given the nature of the proposed use for storage, it is not anticipated that the use will generate significant parking demand.

The existing leased car parking area located in the western portion of the subject site will remain unchanged however, this area will not be relied upon as part of the car parking provision for the proposed use.

The proposed use therefore provides sufficient area to accommodate the required car parking provision and satisfies the relevant car parking requirements. This is not addressed further.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed use of the land for storage is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework providing for a use that can be respectful of the existing surrounding development and the environment.
- The proposal supports the efficient use of industrial land by establishing a low-impact outdoor storage facility within an existing industrial area. As the proposal does not involve buildings or significant works and will use the existing access point, it is not expected to have any negative impacts on the surrounding environment and amenity of the area, consistent with the objectives and strategies of **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Bairnsdale as a regional service centre. Bairnsdale is the gateway to East Gippsland and is the largest town in the Shire providing major commercial, retail, educational and public-sector services.
- **Clause 17** seeks to facilitate economic development by encouraging the growth of business and industry. The proposed use will establish a low-impact outdoor storage facility within an existing industrial area, providing additional storage services to meet local demand while making efficient use of industrial zoned land.
- The proposal is consistent with the decision guidelines of the Industrial 1 Zone at **Clause 33.01-2** which seeks to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.
- The proposal is seeking approval to use the subject site for an open-air storage facility that will be used for the storage of caravans, boats, trailers, vehicles and other trailerable items. It is proposed to provide secure short-term and long-term storage for privately owned recreational and utility equipment.
- The site is within 30 metres of the General Residential Zone located to the west however, the proposed outdoor storage facility is not expected to have any detrimental impacts to the nearby residential area and or existing dwellings.
- No new buildings are proposed to be constructed on the site. Some minor earthworks will be required to create an all-weather surface for the storage area.
- Carparking has been addressed in Section 4 of this submission, and it is concluded the site is large enough to accommodate the carparking requirement.
- The existing access point along the western boundary via the existing carriageway easement will remain unchanged. Access to the site will continue to be provided directly from Hadfield Street via the existing concrete crossover and gravel driveway.
- The proposed use will not detrimentally impact the existing carriageway or drainage easements on the subject site.
- This submission has addressed the decision guidelines of **Clause 65** and the proposal supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- The increased traffic as a result of the proposed use is unlikely to generate any negative impact on the existing road network or the existing access and car parking arrangement, particularly given the nature of the proposed use.
- The existing surrounding land uses are not expected to be detrimentally impacted as a result of the proposed use.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- The proposed use of the land for an outdoor storage facility is considered to be an appropriate low impact use.

6. CONCLUSION

This submission is in support of a planning permit application for the Use of the land for Storage at 20 Hadfield Street, Lucknow.

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

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of Industrial 1 Zone.
- The proposal represents a low-impact use of the land that is compatible with the surrounding industrial uses.
- The proposal has been designed to minimise potential impacts on surrounding land uses, including nearby residential areas.

It is requested that a planning permit be granted for the proposed use.

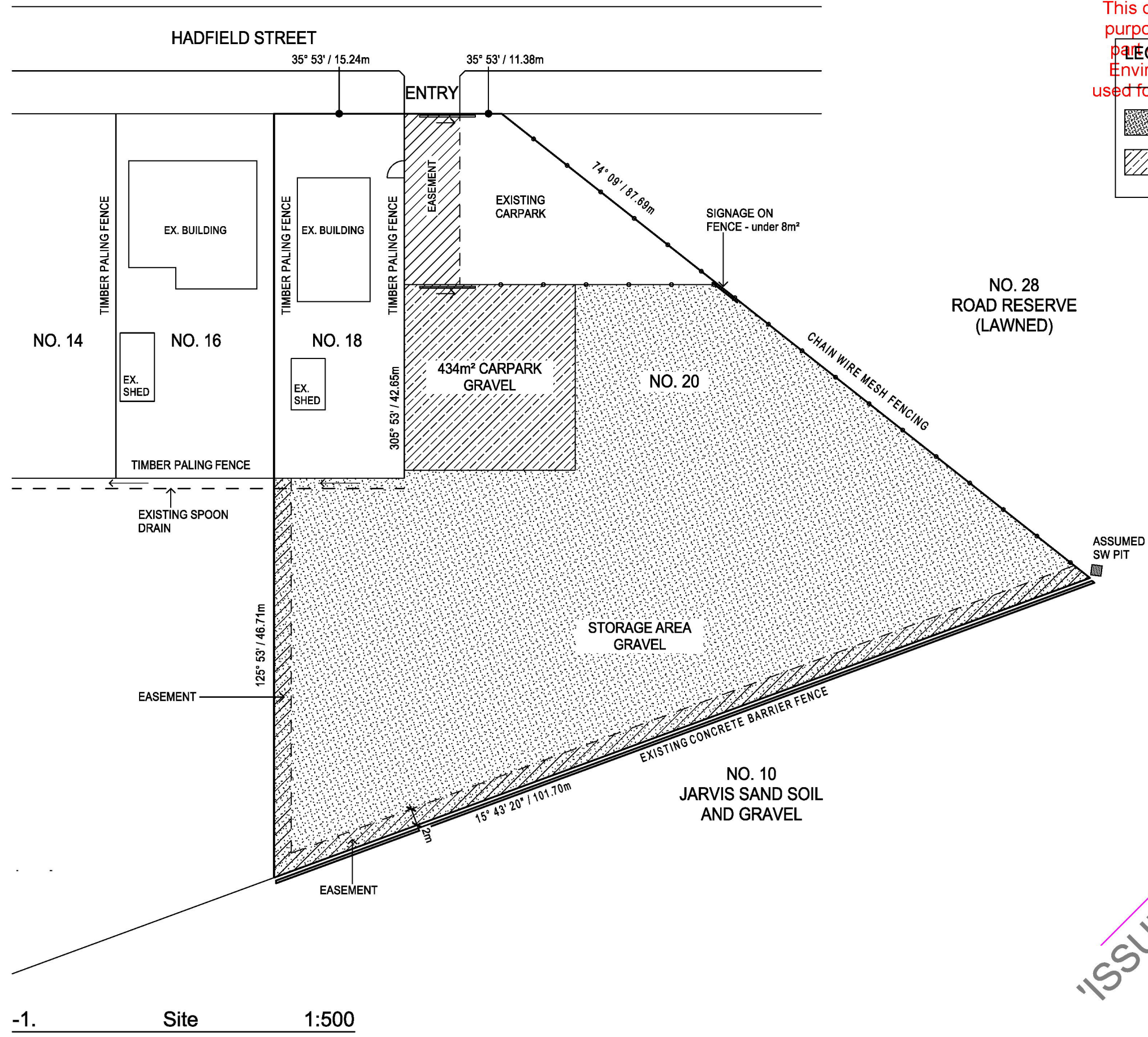
Development Solutions Victoria

Disclaimer:

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

No component of this document is to be reproduced for any purpose without prior written consent from Development Solutions Victoria Pty Ltd.

This copied document is made available for the sole purpose of enabling its consideration and review as part of planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



'ISSUED FOR PLANNING'
12-08-2026

