

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	10 Grose Lane BAIRNSDALE VIC 3875 Lot: 3 PS: 743270
The application is for a permit to:	Change of Use - Industrial to Arts and Crafts
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 the land for Art and Craft centre
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.77.1

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.

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

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Monday, 23 March 2026 2:49 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** APPENDIX A Copy of Title.pdf; 26013 Planning Submission.pdf; 26013 Letter to Council.pdf; APPENDIX A Plan of Subdivision.pdf; APPENDIX B Site Plan.pdf; Planning\_Permit\_Application\_2026-03-23T14-48-59\_32154613\_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:** 10

**Street name:** Grose Lane

**Town:** Bairnsdale

**Post code:** 3875

**Lot number:** 3

**Plan number:** 743270A

**Other Legal Description:** Vol 12495 Fol 901

**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 industrial shed

**Description of proposal :** Use of an art and craft centre (workshops)

**Estimated cost of development:** 0

**Has there been a pre-application meeting:** No

**Your reference number:** 26013

**ExtraFile:** 1

**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

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

**Planning report:** [26013 Planning Submission.pdf](#)

**1. Supporting information/reports:** [26013 Letter to Council.pdf](#)

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

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

VOLUME 12495 FOLIO 901

Security no : 124133092487G  
Produced 19/03/2026 10:35 AM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 743270A.  
PARENT TITLE Volume 11378 Folio 500  
Created by instrument PS743270A 15/08/2023

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors

**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 PS743270A 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: 10 GROSE LANE BAIRNSDALE VIC 3875

**ADMINISTRATIVE NOTICES**

NIL

eCT Control  
Effective from

DOCUMENT END



# Imaged Document Cover Sheet

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Document Assembled	<b>19/03/2026 10:35</b>

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<h2 style="text-align: center; margin: 0;">PLAN OF SUBDIVISION</h2> <h3 style="margin: 0;">LOCATION OF LAND</h3> <p> <b>PARISH:</b> BAIRNSDALE  <b>TOWNSHIP:</b> BAIRNSDALE  <b>SECTION:</b>  <b>CROWN ALLOTMENT:</b> 8  <b>CROWN PORTION:</b> 9 (PART)  <b>TITLE REFERENCE:</b> 11378/500    <b>LAST PLAN REFERENCE:</b> LOT 2 ON PS707809G  <b>POSTAL ADDRESS:</b> 25 ROVAN PLACE                  (at time of subdivision) BAIRNSDALE 3875    <b>MGA CO-ORDINATES:</b> E: 553 340 Zone: 55                  (of approx centre of land in plan) N: 5811 620 GDA 94             </p>	<p>Council Name: East Gippsland Shire Council</p> <p>Council Reference Number: PS743270A                  Planning Permit Reference: 445/2012/P                  SPEAR Reference Number: S096667E</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Martin T Ireland for East Gippsland Shire Council on 16/01/2019</p> <p><b>Statement of Compliance</b> issued: 26/07/2023</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	<h3 style="text-align: center; margin: 0;">NOTATIONS</h3> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p><b>SURVEY:</b> This plan is <del>is not</del> based on survey.</p> <p><b>STAGING:</b> This <del>is</del> is not a staged subdivision. Planning Permit No. 445/2012/P</p> <p>This survey has been connected to permanent marks No(s). 247 &amp; 248</p> <p>In Proclaimed Survey Area No. 19</p>
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				

### EASEMENT INFORMATION

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

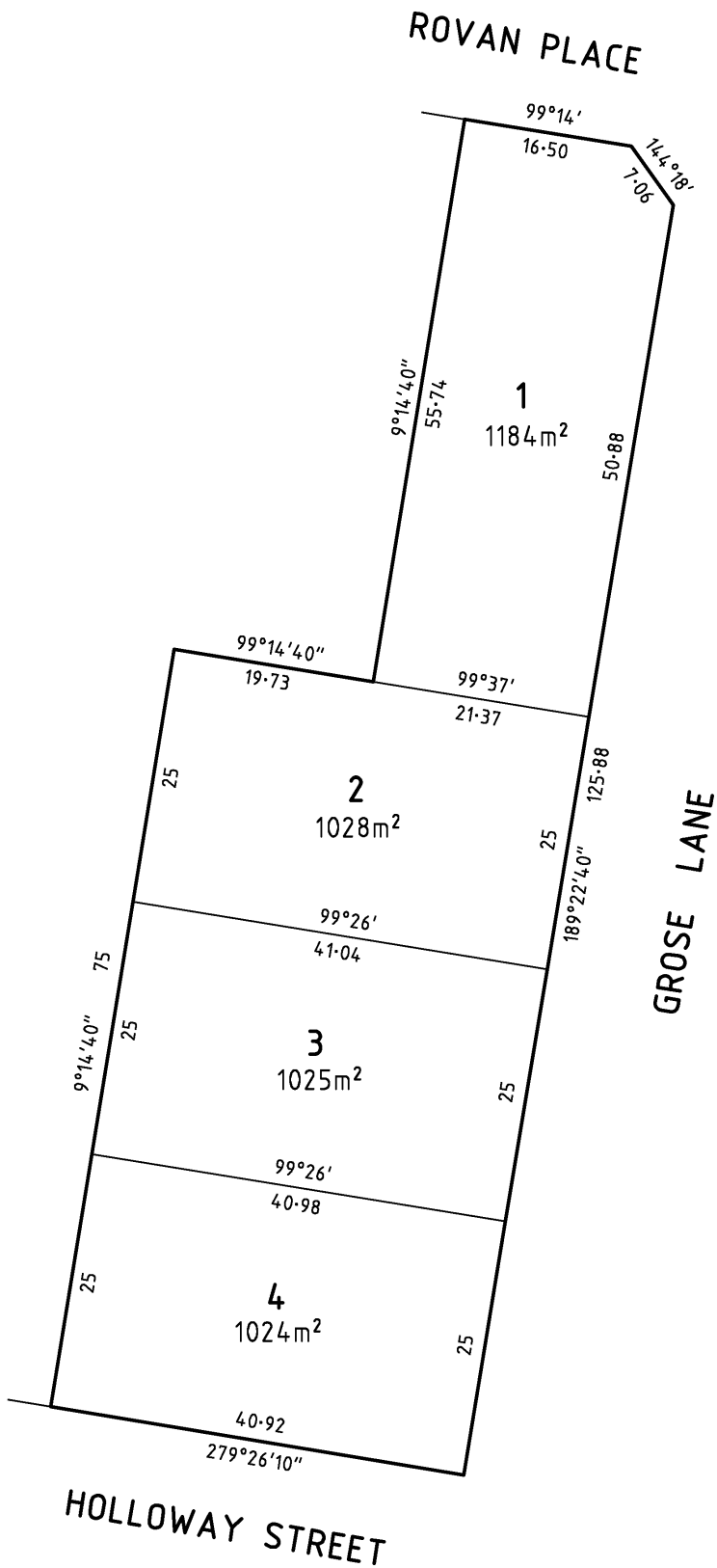
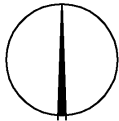
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

<p><b>FREEMAN</b> land surveying</p> <p>309 Main Street,                  PO Box 1771, Bairnsdale 3875                  p. 0427 843 710                  e. freemanlandsurveying@gmail.com</p>	<p><b>SURVEYORS REF: 16150</b></p> <p>Digitally signed by: Bradley Freeman, Licensed Surveyor,                  Surveyor's Plan Version (1),                  09/12/2016, SPEAR Ref: S096667E</p>	<p>ORIGINAL SHEET                  SIZE: A3</p>	<p>SHEET 1 OF 2</p>
<p>PLAN REGISTERED</p> <p>TIME: 2:05pm DATE: 15/08/2023</p> <p>K.NGUYEN                  Assistant Registrar of Titles</p>		<p><b>Printed 4/06/2026</b></p>	

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PS743270A

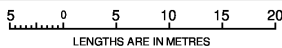
MGA94 ZONE 55



**FREEMAN** land surveying

309 Main Street,  
PO Box 1771, Bairnsdale 3875  
p. 0427 843 710

SCALE  
1:500



Digitally signed by: Bradley Freeman, Licensed Surveyor,  
Surveyor's Plan Version (1),  
09/12/2016, SPEAR Ref: S096667E

ORIGINAL SHEET  
SIZE: A3

SHEET 2 OF 2

Digitally signed by:  
East Gippsland Shire Council,  
16/01/2019,  
SPEAR Ref: S096667E

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20  
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DEVELOPMENT  
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VICTORIA

APPLICATION FOR PLANNING PERMIT

# USE OF AN ART AND CRAFT CENTRE (WORKSHOPS)

10 GROSE LANE, BAIRNSDALE

REF: 26013

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## CONTENTS

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## APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Site Plan

## DOCUMENT REVISION

1	Draft Report	CH	15/03/2026
2	Final Report	CMC	20/03/2026

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## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owners of the land and the applicants for this planning permit application for the use of an art and craft centre (workshops) at 10 Grose Lane, Bairnsdale.

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.

Planning approval for the proposed use is required under the provisions of the Industrial 1 Zone.

The proposed use, while different to typical uses in the area, is well suited to the location as it remains a low impact and compatible activity operating within an existing building. The proposal will introduce a complementary creative use that supports a small-scale enterprise and adds diversity to the area, without adversely affecting the function or objective of the Industrial 1 Zone.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme and is an appropriate use in this location.

<b>Address</b>	<b>10 Grose Lane, Bairnsdale</b>
<b>Site Description</b>	Lot 3 on Plan of Subdivision 743270A
<b>Title Particulars</b>	Vol 12495 Fol 901
<b>Site Area</b>	1,025m <sup>2</sup>
<b>Proposal</b>	Use of an Art and Craft Centre (Workshops)
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	Industrial 1 Zone
<b>Overlays</b>	None Applicable
<b>Aboriginal Cultural Heritage</b>	Not identified as an area of Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 33.01-1 Industrial 1 Zone – Use
<b>Notice</b>	No exemptions available
<b>Work Authority Licence</b>	Not Applicable
<b>Planning Scheme requirements</b>	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Economic Development – Clause 02.03-7 Planning Policy Framework – Clause 10 Settlement – Clause 11 Economic Development – Clause 17 Industrial 1 Zone – Clause 33.01 Signs – Clause 52.05 Car Parking – Clause 52.06 Decision guidelines – Clause 65

## 2. SITE CONTEXT

### Site

The subject site is located at 10 Grose Lane, Bairnsdale. A copy of the Title and Title Plan is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is rectangular in shape, with an approximate area of 1,025m<sup>2</sup> and contains an existing industrial building.

The site is relatively flat in nature and contains planted gardens beds. The subject site is currently occupied by RBM Concreting & Excavation, which specialise in commercial and industrial concreting and excavation services. Details of the site are depicted in the photographs provided below.

Access to the site is via an existing concrete crossover and driveway along the eastern boundary, directly from Grose Lane. Grose Lane is a bitumen-sealed road with concrete kerb and channel, traversing in a north to south 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**.

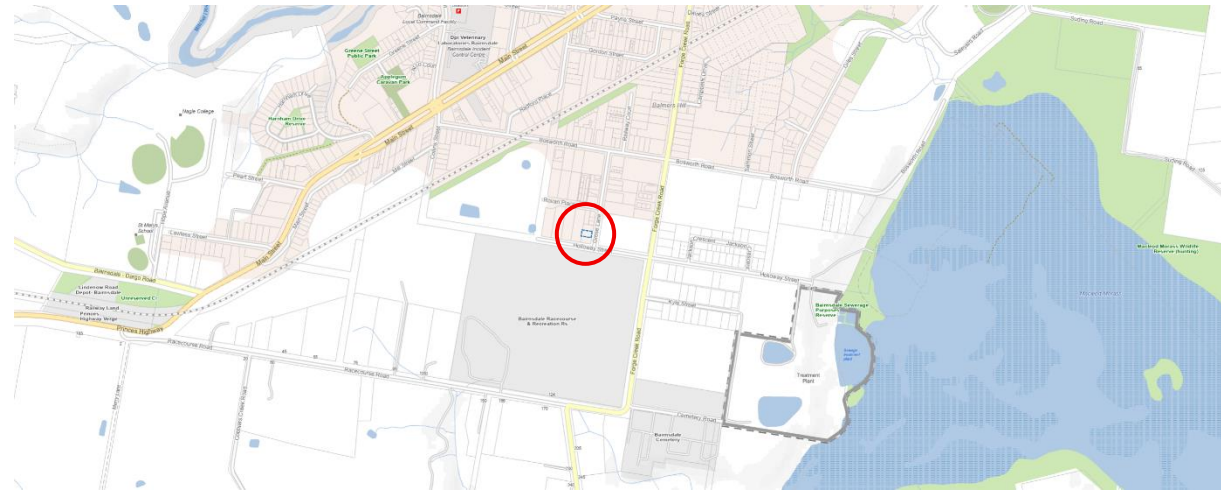


Figure 1 – Locality Plan – 10 Grose Lane, Bairnsdale (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 10 Grose Lane, Bairnsdale (source: mapshare.vic.gov.au)

## Surrounds

The land surrounding the site comprises a combination of industrial, public, and rural residential land.

Adjoining the northern boundary of the subject site consists of an existing industrial building. Adjoining the eastern boundary comprises of Grose Lane and further are industrial buildings occupied by Dahlsens. Adjoining the southern and western boundaries is land containing further industrial development, with the buildings to the west being occupied by BRAC and Platinum Service Centre.

Other nearby businesses include:

- Stockhealth
- Totalstore
- TARMAC linemarking
- Blair and Campbell

Further south is the Bairnsdale Racecourse.

The site is located to the southwest of the central business district of Bairnsdale within an existing industrial area.

Bairnsdale serves as the primary commercial and employment hub for East Gippsland.

Bairnsdale is supported by smaller surrounding communities such as Orbost, Lakes Entrance, and Bruthen, all of which offer a variety of services and facilities.

The subject site in relation to Bairnsdale and surrounding areas is shown in the aerial photograph at **Photograph 1**.



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Photograph 1 – Aerial Photograph of the subject site and surrounding land –  
10 Grose Lane, Bairnsdale (source: app.landchecker.com.au)  
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**Photograph 2** – Subject site and existing crossover at 10 Grose Lane, Bairnsdale.



**Photograph 4** – Subject site facing northeast.



**Photograph 6** – Subject site facing south.



**Photograph 3** – Existing industrial building and signage on subject site facing southwest.



**Photograph 5** – Subject site facing east.



**Photograph 7** – Subject site facing southwest



**Photograph 8** – Subject site facing west.



**Photograph 10** – Neighbouring property opposite the subject site to the east at 108 Forge Creek Road, Bairnsdale.



**Photograph 12** – Grose Lane facing north.



**Photograph 9** – Neighbouring property adjoining the northern boundary at 6 Grose Lane, Bairnsdale.



**Photograph 11** – Neighbouring property adjoining the southern boundary at 14 Grose Lane, Bairnsdale.



**Photograph 13** – Grose Lane facing south.

### 3. THE PROPOSAL

This application seeks approval for the use of a part of the existing building for an art and craft centre (workshops) under the provisions of the Industrial 1 Zone. The proposed site plan is contained in **Appendix B**.

The proposed art and craft centre area is located within the south eastern portion of the existing building and subject site, with a setback of 6.03 metres to the eastern boundary adjoining Grose Lane. The proposed area has approximate dimensions of 8.5 metres by 10.87 metres, resulting in a total floor and use area of 92.6m<sup>2</sup>.

The remainder of the building will continue to be used as a store for the existing concreting and excavation business, with a remaining floor area of approximately 288.8m<sup>2</sup>.

#### Use

The proposed art and craft centre will be operated by a local business specialising in flax floristry, with workshops forming the core of the use. The proposed use comprises:

- Structured dried flower arrangement workshops, including group sessions,

private bookings, and facilitated classes focused on creativity and wellbeing.

- The delivery of therapeutic and mindful workshops as organised events.
- A supporting retail component, including the sale of dried flower arrangements and made to order pieces.

The day to day operation of the site will be centred around pre-booked and scheduled workshops, with retail activities operating as a secondary and complementary component to the primary workshop use.

#### Access

Vehicle access to the site is existing and is provided via a concrete crossover located along the eastern boundary, directly from Grose Lane and will remain unchanged.

#### Carparking

The subject site will provide adequate on-site parking. The number of required spaces has been calculated in accordance with Clause 52.06 of the East Gippsland Planning Scheme, based on the existing and proposed uses:

Store – 10% of the site to be allocated for car spaces  
 $10\% \text{ of } 1025\text{m}^2 = 102.5\text{m}^2$

$102.5\text{m}^2 \div (6.7 \times 5.9 \text{ metre car space}) = 2.59$  (2 car spaces)

Art and craft centre – 4 car spaces per 100m<sup>2</sup> of leasable floor area  
 $(92.6\text{m}^2 \div 100\text{m}^2) \times 4 = 3.7$  (3 car spaces)

Total car spaces required = 5

The site plan below and included in **Appendix B** demonstrates the provision of 5 car spaces, satisfying the planning scheme requirements.

#### Services

The building is connected to all available services including reticulated water, sewerage, electricity, telecommunications and the existing road.

#### Signage

The proposal includes the addition of two business identification signs, in addition to the existing sign for RBM Concreting and Excavation.

The signage will comprise:

- One sign affixed to the eastern exterior wall above the sliding door, with dimensions of 1.8 metres by 0.8 metres and a total area of approximately 1.44m<sup>2</sup>.

- One sign affixed to the sliding door on the eastern side of the building, with dimensions of 0.5 metres by 0.5 metres and a total area of approximately 0.25m<sup>2</sup>
- One existing sign affixed to the southern exterior wall facing north, with dimensions of 1.8 metres by 0.8 metres and a total area of approximately 1.44m<sup>2</sup>.

The total signage area is approximately 3.13m<sup>2</sup>.

An image of the signage is provided in Photo 3 on page 8.

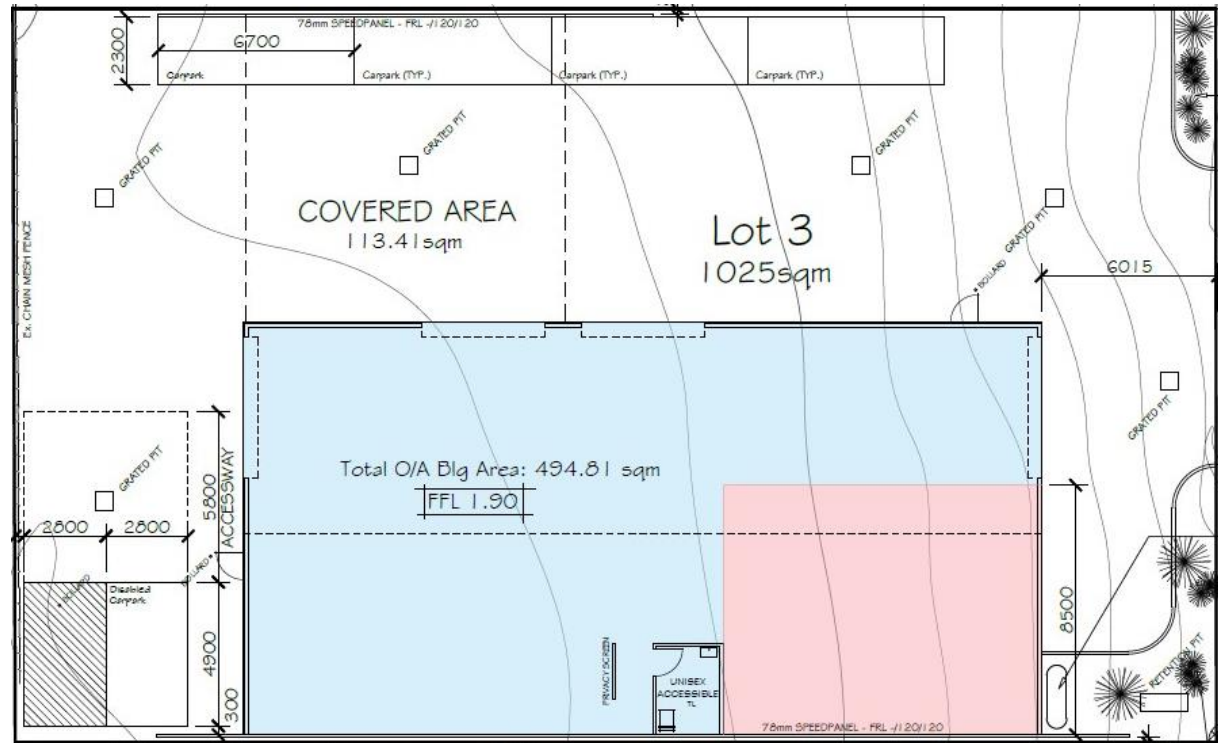


Figure 3 – Proposed Site Plan – 3875 Design and Drafting

#### 4. ZONE 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**.

Clause 33.01-1 provides an art and craft centre is a Section 2 use – permit required.

As such a permit is required for the use of an art and craft centre under the provisions of the Industrial 1 Zone.

The relevant decision guidelines are addressed below in Section 6 of this submission.

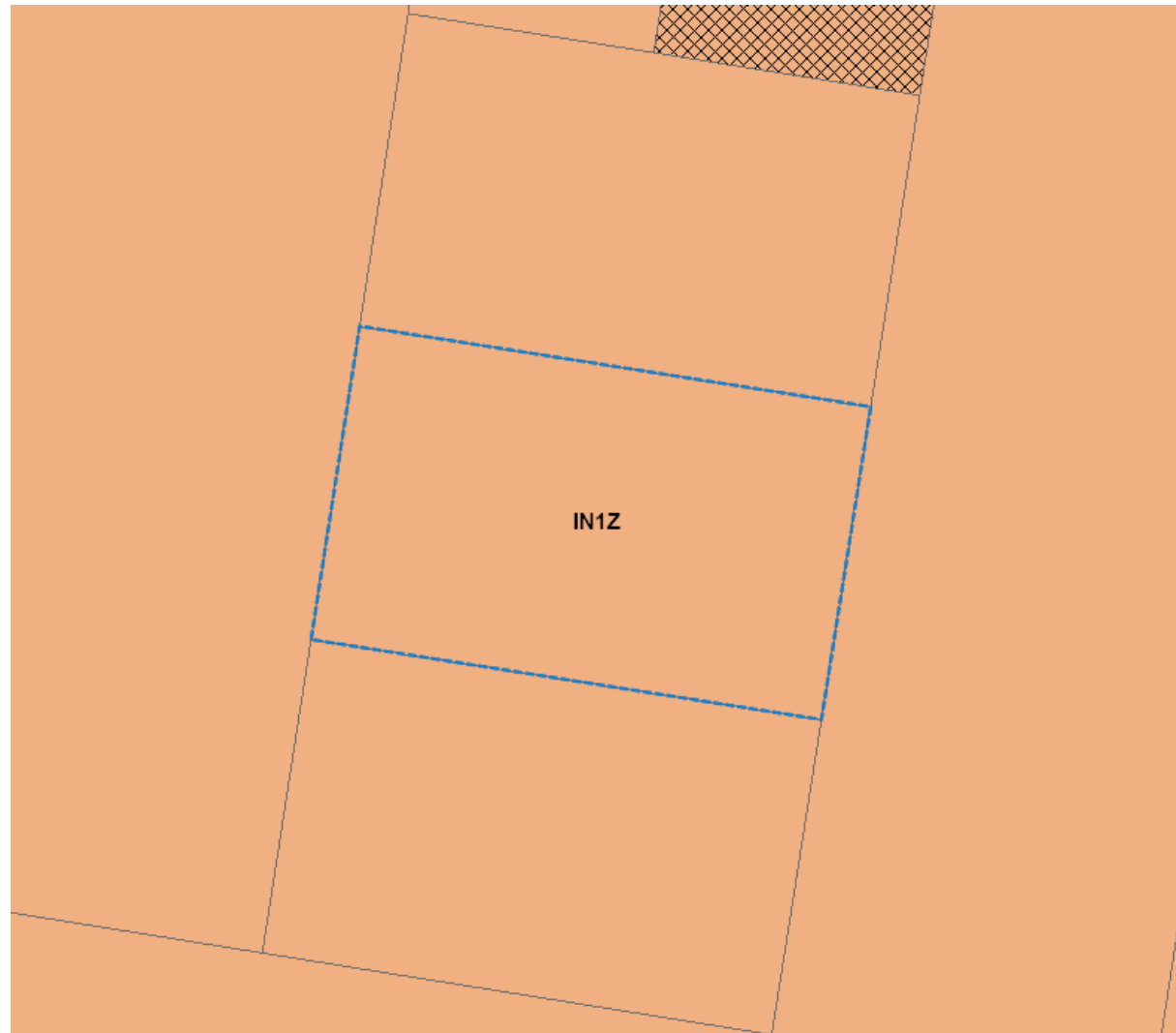


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

**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 and as such does not require the preparation of a Cultural Heritage Management Plan. This is not addressed further.

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

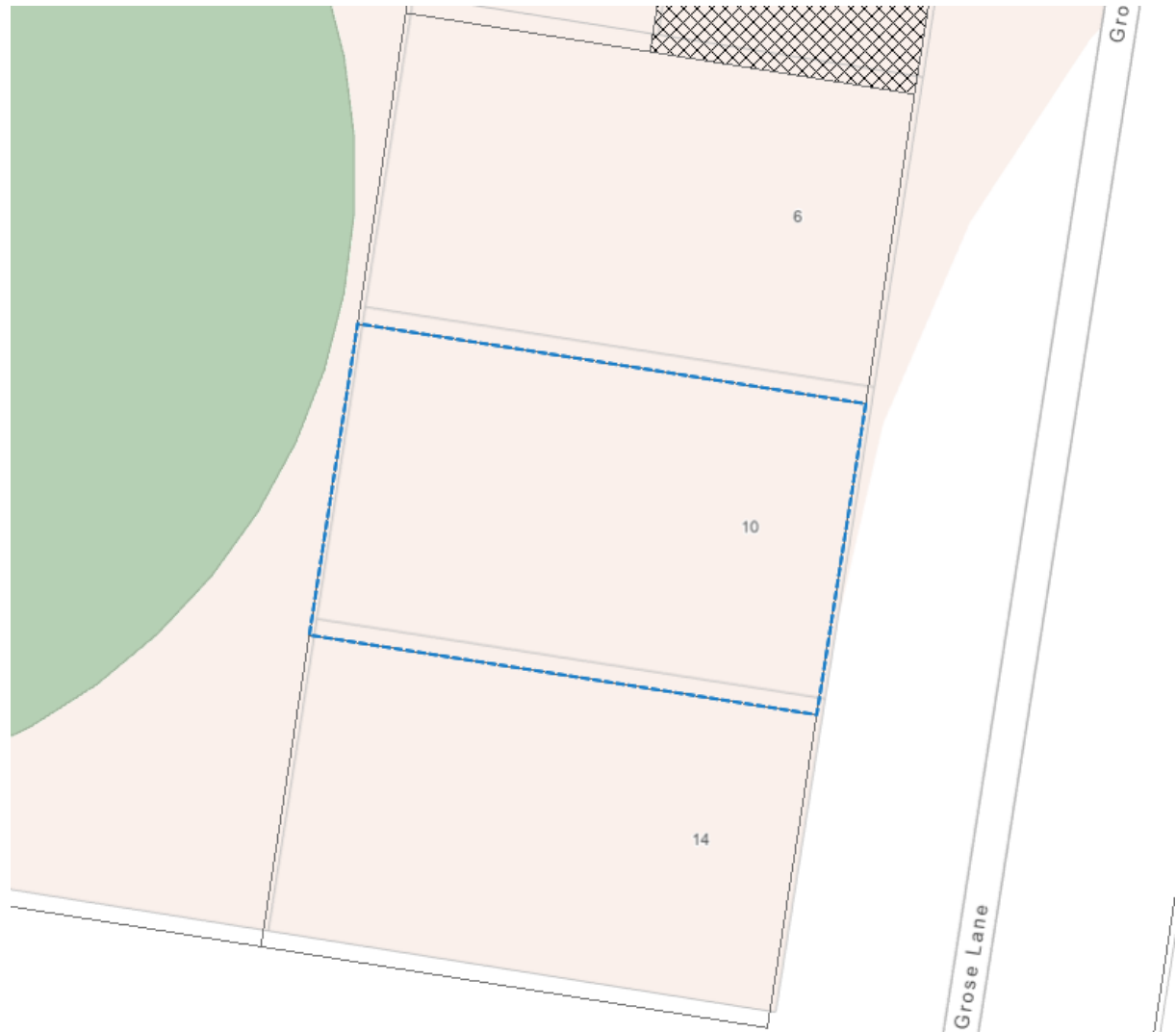


Figure 5 – Aboriginal Cultural Heritage Overlay – (source - mapshare.vic.gov.au)

## 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 extension and carport are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for an appropriate use that can be respectful of the existing surrounding development and the environment.
  - The proposal will utilise a portion of the existing building for a new purpose, supporting a more efficient use of the land without requiring additional buildings or works. The proposed use, while different to typical uses within the industrial area, is low impact in nature and will operate within an enclosed building, ensuring it remains compatible with the surrounding industrial character.
  - The proposal will be small scale in nature and will contribute to a high standard of development by introducing a small-scale creative use that supports local business activity while maintaining the overall function of the Industrial 1 Zone.
- There are no environmental constraints affecting the land that would result in any negative environmental impacts as sought to be addressed by **Clause 02.03** and **Clause 11**.
  - The existing building is connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a well-established road network.
  - **Clause 02.03-7** and **Clause 17** recognise the importance of supporting economic development. The proposed use will support a local business, being
    - which focuses on flax floristry and workshops. This will contribute to local employment and small business growth, while adding diversity to the industrial area of Bairnsdale.
  - The proposal is consistent with the decision guidelines of decision guidelines of **Clause 33.01** as it is low impact in nature and will operate entirely within an existing building, ensuring no unreasonable off site amenity impacts in terms of noise, traffic or emissions. The use will not compromise the operation of surrounding industrial businesses and will maintain the overall function of the zone.
  - The proposed use, signage and car parking arrangements have been designed to be respectful of the existing industrial character of the area.
  - The proposal includes signage comprising two business identification signs in addition to the existing sign, located on the eastern side of the building. The signage will assist in identifying the business, will be of a simple design and not internally illuminated, ensuring it does not detract from the amenity of the area or create visual clutter. The total combined signage area is 3.13m<sup>2</sup>, which meets the provisions of **Clause 52.05** for Category 2 signage, where a permit is not required for business identification signage not exceeding 8m<sup>2</sup> per premises.
  - Vehicle access to the site is existing and will remain unchanged. There will be no impact on the surrounding road network.
  - The proposal provides a total of 5 on site car parking spaces in accordance with **Clause 52.06**, which is considered sufficient for the combined uses of the site, having regard to the likely demand, the activities on the land and the nature of the locality. Calculations are provided in Section 3. Furthermore there is adequate room for additional on street parking if required.
  - This submission has addressed the decision guidelines of **Clause 65** and the proposed use supports orderly planning of the area

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while considering the potential effects on the environment and amenity of the locality.

- The site is not identified as being susceptible to any natural hazards.
- The proposed use is small-scale in nature and will operate at reasonable times, ensuring that the amenity of the area will not be adversely affected by noise or activity levels.
- The proposal is not expected to result in any unreasonable off-site impacts and will coexist appropriately with surrounding industrial uses.

## 6. CONCLUSION

This submission is in support of a planning permit application for use of an art and craft centre (workshops) at 10 Grose Lane, Bairnsdale.

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 generally consistent with the objectives of the Industrial 1 Zone.
- The proposed use is complementary to the area providing diversity while maintaining amenity and character of the area and supporting economic development of the region.

It is requested that a planning permit be granted for this development.

**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.*

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Our Ref: 26013

12<sup>th</sup> May 2026

Petra Wood  
Statutory Planning Officer  
East Gippsland Shire Council  
PO Box 1618  
Bairnsdale Vic 3875

Dear Petra,

**Re: Application for Planning Permit No: 5.2026.77.1  
10 Grose Lane, Bairnsdale  
Use of an Art and Craft Centre**

We act on behalf of \_\_\_\_\_, the applicants for the above planning permit, in response to your request for further information dated 15 April 2026. We offer the following:

1. The building is currently occupied by RBM Concreting and Excavation, and this use will remain unchanged. The premises operate as a base for the business and are primarily used for the storage of goods and equipment associated with concreting and excavation activities. It is our opinion that the existing use can continue to be classified as a “store,” which falls within the “warehouse” category and is considered a Section 1 use (no permit required).

The business is owned and operated by \_\_\_\_\_, who are also the applicants and owners of the proposed arts and craft centre.

RBM Concreting and Excavation operates Monday to Friday from 7:00 am to 3:00 pm. The business employs five staff members, who are only onsite briefly at the beginning of the day (7:00 am) to collect supplies and again at the end of the day (3:00 pm) to return equipment.

The business utilises the storage shed to house its vehicles and equipment, including two tool trucks, one tipper truck, and two utility vehicles (utes).

The area for the proposed arts and crafts centre was superfluous to the needs for RBM Concreting and Excavation.

2. Please find attached a revised floor plan clearly demonstrating the two uses of the site and the associated car parking allocation.

As the proposed buildings and works are entirely internal, they are exempt under Clause 62.02-2. Accordingly, the plans have not been professionally updated to include the additional detail typically required. However, we have provided a marked-up plan supplied by the client, along with photographs of the existing site fit-out, to assist in illustrating the current layout.

3. The following details have been provided by our clients in relation to the proposed Arts and Craft Centre:

- Maximum of 14 participants per workshop. Ideally 12 people.
- 1 staff member
- Workshops will be held on weekends and occasional evenings. There will be no more than 4 workshops per month, including both private bookings and community workshops.
- The retail component (sale of dried flowers and arrangements) will occupy approximately 25% of the area allocated to art and craft centre.
- The business will operate as both a retail shopfront and a workshop space with the front area dedicated for retail sales.
- The proposal is considered to be a low traffic generating and small-scale operation, with the majority of activity occurring on weekends.
- The use will operate primarily on an appointment and workshop basis, rather than functioning as a high-volume retail premises.
- Workshops will focus on creative, wellness, and community-based activities.
- No amplified music, entertainment, or late-night events are proposed.
- Existing onsite parking is available to accommodate the proposed use.
- The proposal complements the existing industrial and commercial nature of the surrounding area.
- The proposal activates currently unused internal floor space and does not involve any expansion of the existing building footprint.
- It is considered the proposal will have minimal impact on neighbouring properties.
- The proposal will provide a positive local community benefit through supporting creative arts and small business opportunities within East Gippsland.

We acknowledge this will 'technically' be a retrospective approval give the use appears to have commenced prior to approval being granted.

Should you require any further information or wish to discuss any element of the above further, please do not hesitate to contact our office on 03 5152 4858.

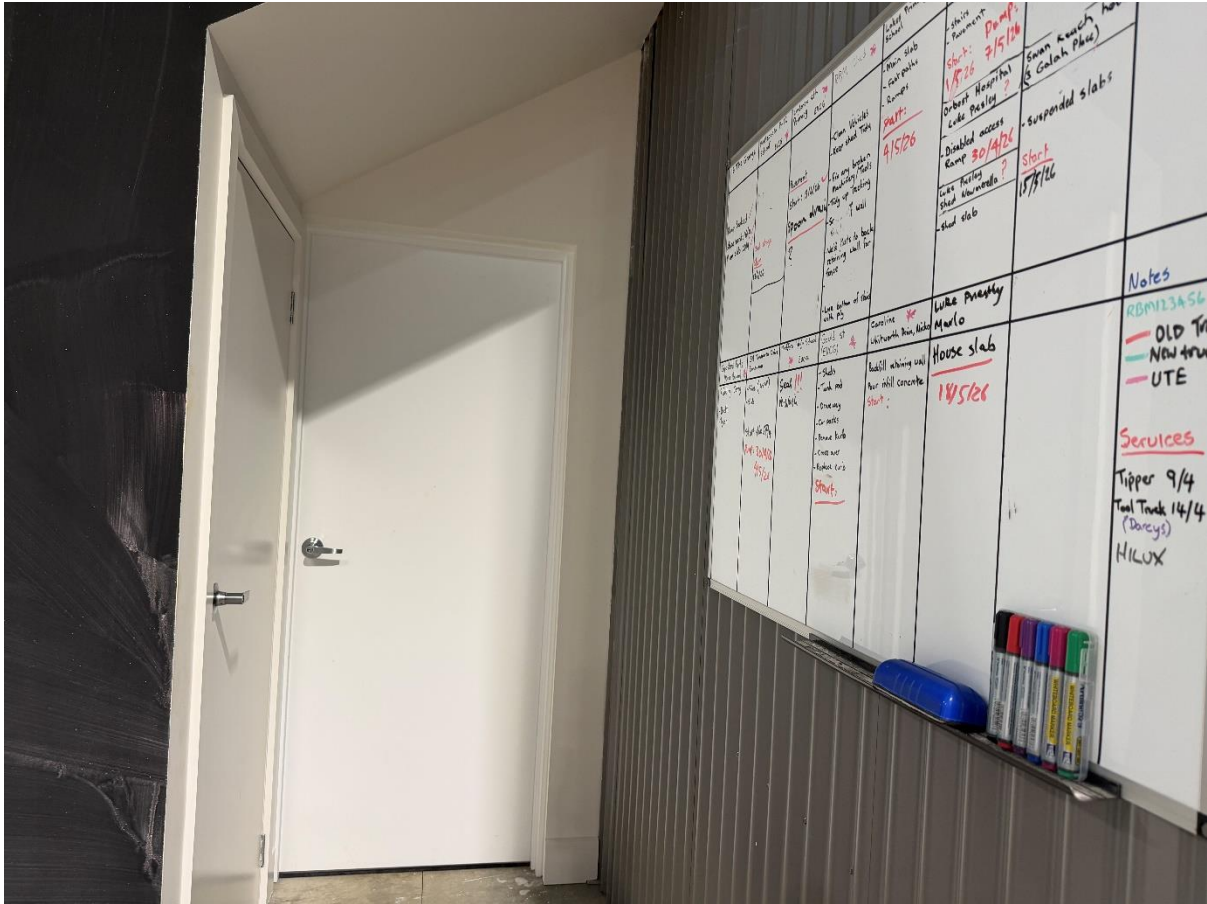
Regards

**Courtney Campbell**  
Development Solutions Victoria







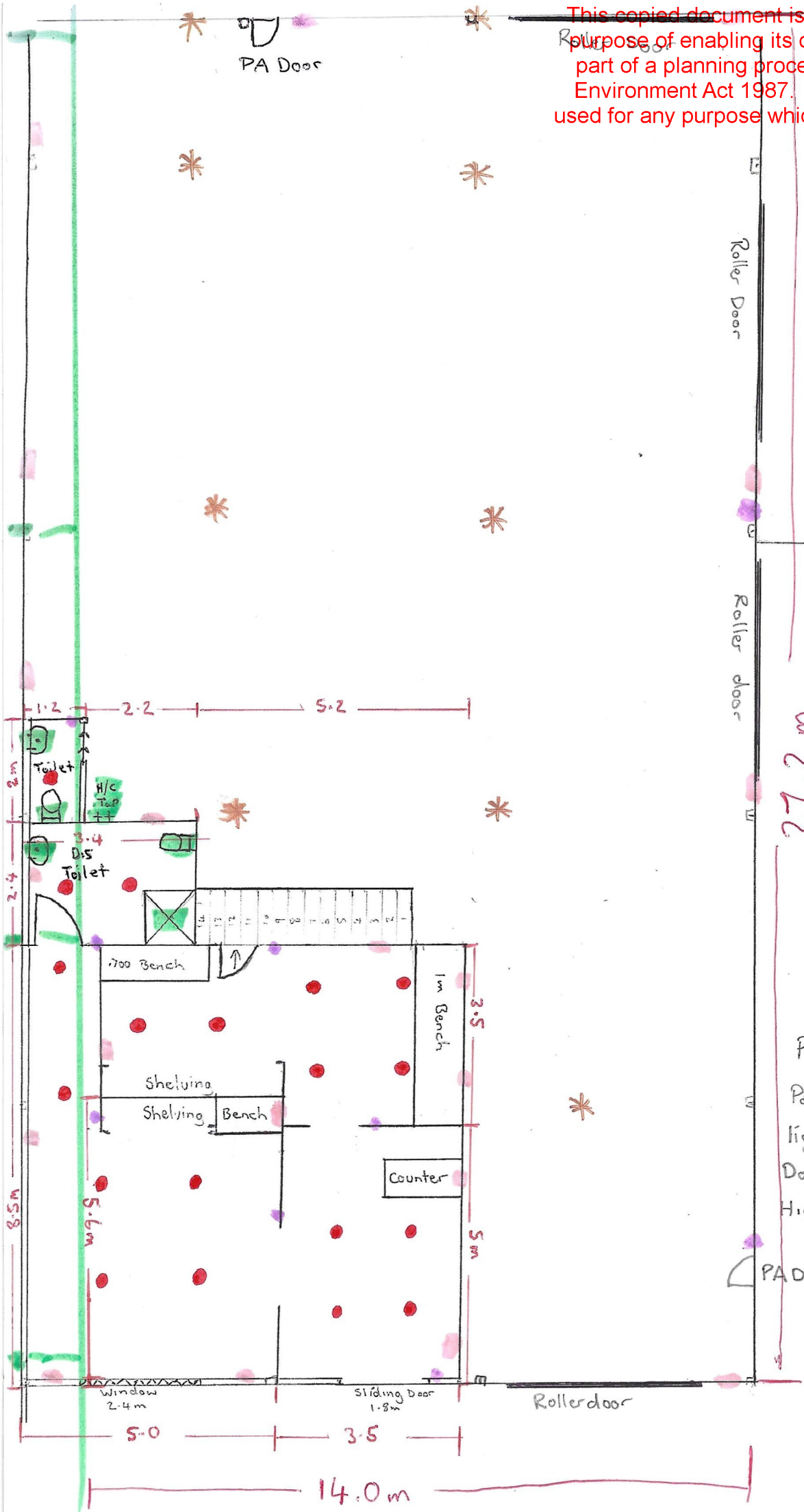




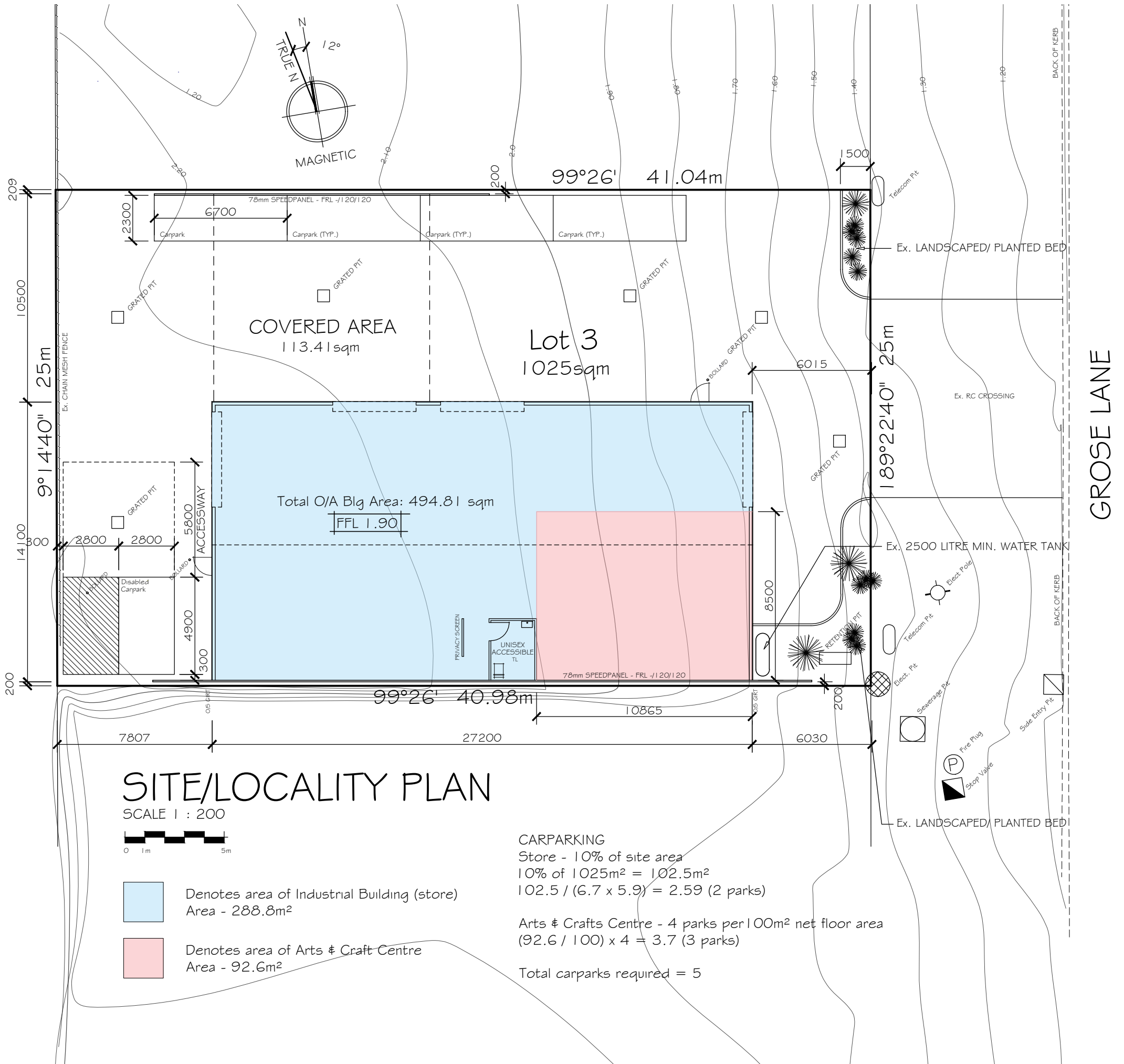


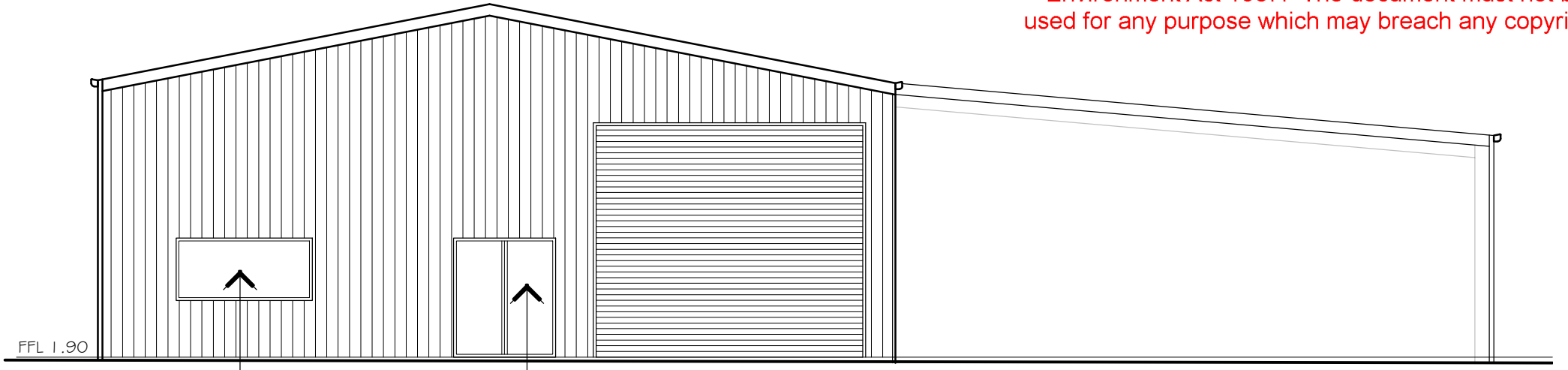


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- Plumbing ■
- Power points ■ X 20
- light switch ■ X 10
- Down lights ■ X 19
- High Bay lights ✱ X 9

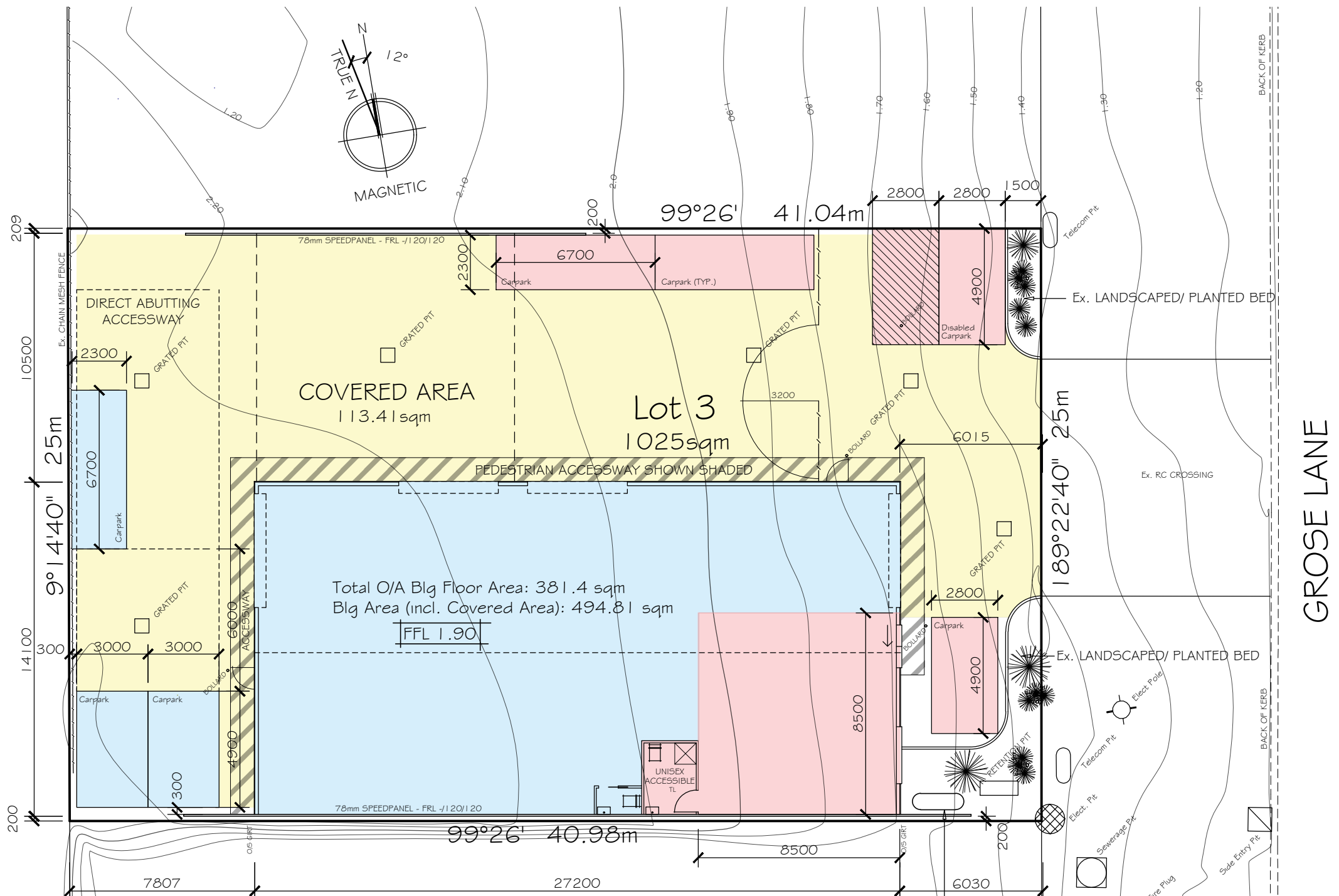




POWDER COATED ALUMINIUM  
FRAME WINDOWS AS SELECTED

# EAST ELEVATION

SCALE 1 : 100



## SITE/LOCALITY PLAN

SCALE 1 : 200



- Denotes Industrial Building (store) & assoc. car parks  
Blg Area - 301.72m<sup>2</sup>
- Denotes Arts & Craft Centre & assoc. carparks  
Blg Area - 79.68m<sup>2</sup>
- Shared Area

**CARPARKING**  
 Store - 10% of site area  
 10% of 1025m<sup>2</sup> = 102.5m<sup>2</sup>  
 Carpark areas (plus aisle areas) - 104.93 (3 parks denoted)

Arts & Crafts Centre - 4 parks per 100m<sup>2</sup> net floor area  
 (79.68 / 100) x 4 = 3.18 (3 parks)

Total carparks shown = 7