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Form 2

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|---|---|
| **The land affected by the application is located at:** | **625 Main Street BAIRNSDALE VIC 3875<br>Lot: 1 PS: 510098** |
| **The application is for a permit to:** | **Change of Use - Indoor Recreation Facility (Dance Studio)** |
| **A permit is required under the following clauses of the planning scheme:** | |
| **Planning Scheme Clause** | **Matter for which a permit is required** |
| 33.01-1 (IN1Z) | Use of the land for Indoor Recreation Facility (Dance Studio) |
| 52.06-3 | Reduce the number of car parking spaces required |
| 52.05-2 | Construct or put up for display a business identification sign |
| **The applicant for the permit is:** | **Tara Jayne Dance Academy** |
| **The application reference number is:** | **5.2026.300.1** |

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.

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**April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>
**Sent:** Thursday, 3 September 2026 5:07 PM
**To:** Planning Unit Administration
**Subject:** Planning Permit application
**Attachments:** SITE PLAN.png; 00817977630022026090306000001.pdf; 00817977630012026090306000001-1.pdf; Planning_Permit_Application_2026-09-03T17-07-09_36793931_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:** Tara Jayne Dance Academy

**Email address:**

**Postal address :**

**Preferred phone number:**

**Street number:** 625

**Street name:** Main 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 :** Empty building in industrial area. Factory with shop front and parking

**Description of proposal :** The proposal is to convert the existing vacant factory/industrial premesis into a dance studio operated by Tara Jayne Dance Academy. The development will involve internal fit-out works to safely accommodate dance classes, including the installation of internal partition walls, dance flooring, mirrors, reception/administration areas associated facilities. The proposal will provide a purpose designed dance and performing arts facility for the local community, primarily catering for children and young people. The existing building, shopfront and car parking will be retained, with no significant changes proposed to the external appearance of the premesis. Maximum number of dancers at one time is about 35 dancers and 2-3 teachers. Building frontage will have signage covering the top front of the building to display business name.

**Estimated cost of development:** $20,000



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

**Full copy of Title:** 00817977630012026090306000001-1.pdf

**Plans:** 00817977630022026090306000001.pdf

**ExtraFile:** 1

**1. Supporting information/reports:** SITE PLAN.png

**Primary Phone Invoice:**

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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



VOLUME 10716 FOLIO 558

Security no : 124138254502V
Produced 03/09/2026 04:00 PM

## LAND DESCRIPTION

Lot 1 on Plan of Subdivision 510098L.
PARENT TITLES :
Volume 08663 Folio 818 to Volume 08663 Folio 819
Volume 08663 Folio 822 to Volume 08663 Folio 823
Created by instrument PS510098L 02/04/2003

## 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 PS510098L 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: 625 MAIN STREET BAIRNSDALE VIC 3875

## ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

## OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS510098L



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Page 4 of 15

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DOCUMENT END



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Page 5 of 15

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# Imaged Document Cover Sheet

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

| | |
|---|---|
| Document Type | **Plan** |
| Document Identification | **PS510098L** |
| Number of Pages (excluding this cover sheet) | **3** |
| Document Assembled | **03/09/2026 16:00** |

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# PLAN OF SUBDIVISION

STAGE No. | LTO USE ONLY | PLAN NUMBER
EDITION 1 | PS 510098L

## LOCATION OF LAND

PARISH: BAIRNSDALE
TOWNSHIP: BAIRNSDALE
SECTION: B
CROWN ALLOTMENT: 11 (PART)
CROWN PORTION: —

TITLE REFERENCES: VOL 8663 FOL 818, VOL 8663 FOL 819
VOL 8663 FOL 822, VOL 8663 FOL 823

LAST PLAN REFERENCE: LOTS 2, 3, 6 & 7 LP76625

POSTAL ADDRESS: (At time of subdivision) 623 - 625 PRINCES HIGHWAY, BAIRNSDALE, 3875

AMG CO-ORDINATES: (Of approx. centre of land in plan) E 552 400
N 5811 710 ZONE: 55

## COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 02/00101/SD

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
~~Council seal~~

Date 04 / 11 / 2002

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~
~~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 01/00627/DS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 184 & 405

## EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LAND IN THIS PLAN

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-1 | DRAINAGE & SEWERAGE | 1.83 | LP76625 | LAND IN LP76625 |
| E-1 | SEWERAGE | 1.83 | THIS PLAN | EAST GIPPSLAND REGION WATER AUTHORITY |

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 19 / 12 / 02

LTO USE ONLY
PLAN REGISTERED
TIME 7:45 A.M.
DATE 2 / 4 / 03
Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK
SIGNATURE ..... DATE 29 / 07 / 2002
REF 9718 VERSION 1

DATE 04 / 11 / 2002
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A2

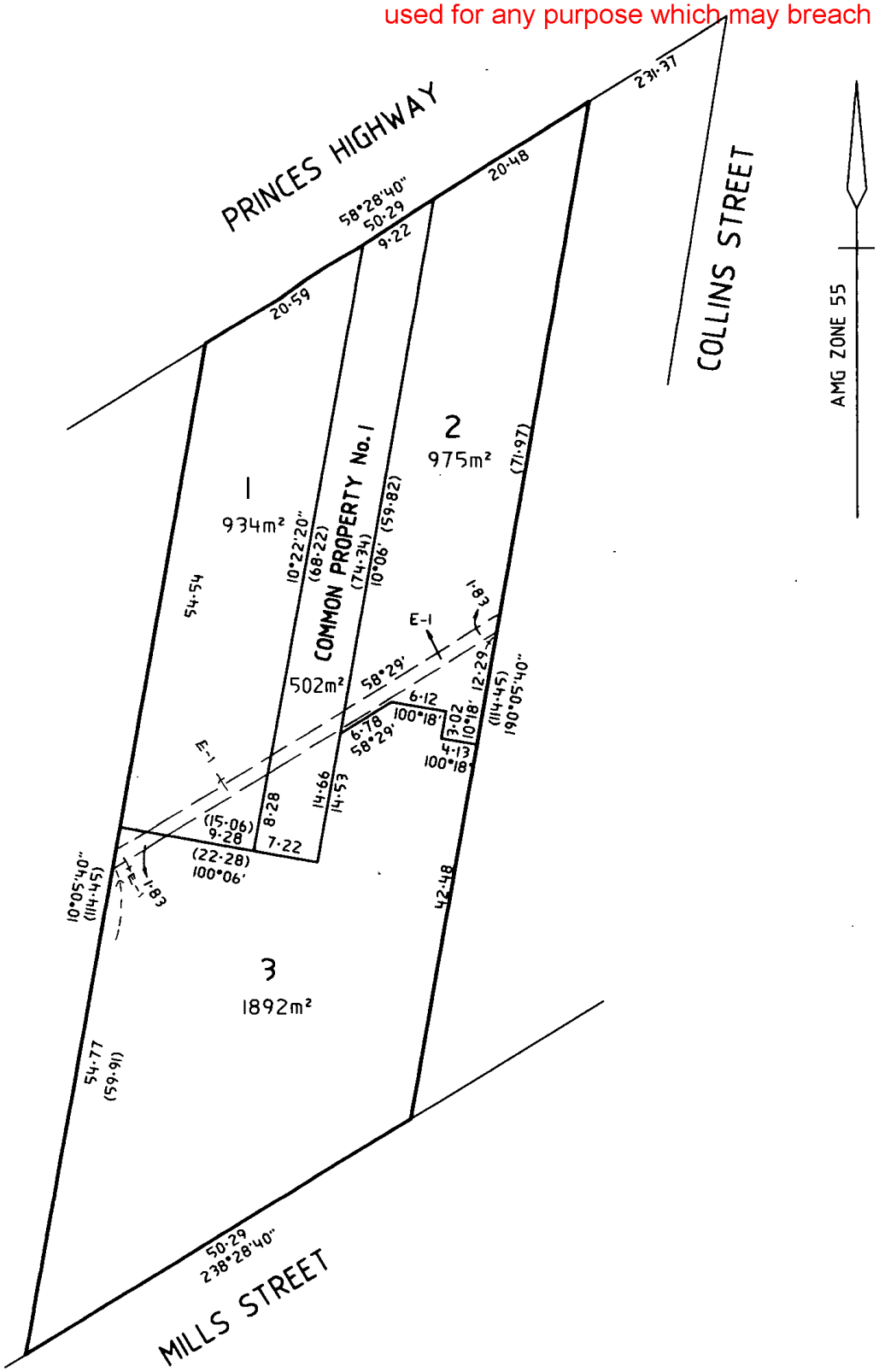
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# PLAN OF SUBDIVISION

STAGE NO. | PLAN NUMBER | PS 510098L




Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 2 OF 3 SHEETS

ORIGINAL
SHEET SIZE: A3
SCALE: 1:500
SCALE 5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK
SIGNATURE ..... DATE / /
REF 9718 VERSION 1

DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm

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PS510098L

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

Sheet 3

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TARA-JAYNE DANCE ACADEMY

# INTENTION OF USE/BUSINESS OPERATION

To whom it may concern,
Welcome to Tara-Jayne Dance Academy!
We have 2 teachers, and 15 classes per week.
Our timetable looks as below:

Monday: 4:00-4:30, 4:45-5:15, 5:30-6:00, 6:15-6:45, 7:00-7:30 (5 classes)
Tuesday: 4:00-4:30, 4:45-5:15, 5:30-6:00, 6:15-6:45, 7:00-7:30 (5 classes)
Wednesday: 4:00-4:30, 4:45-5:15, 5:30-6:00, 6:15-6:45, 7:00-7:30 (5 classes)
Thursday: No scheduled classes
Friday: No scheduled classes
Saturday: No scheduled classes
Sunday: No scheduled classes

Our classes run with 10 students per class

A gap of 15 minutes per class allows teachers to wait safely with students for pickup, as well as packing up/setting up for the next class, but also to help clear the car park and traffic between classes.

Growth for the business in the future will look like opening up Thursdays and Fridays for classes, as they are currently sitting empty.

There will be no special events on site - these will happen off site at either a hall or the Forge Theatre, which will include any full school rehearsals.

We also have access to next door (ARB) car park. I have attached a seperate document including the use of their space.

We are welcome to ideas, contributions, changes, alterations required to meet the needs of a satisfactory planning permit.

Kind regards,

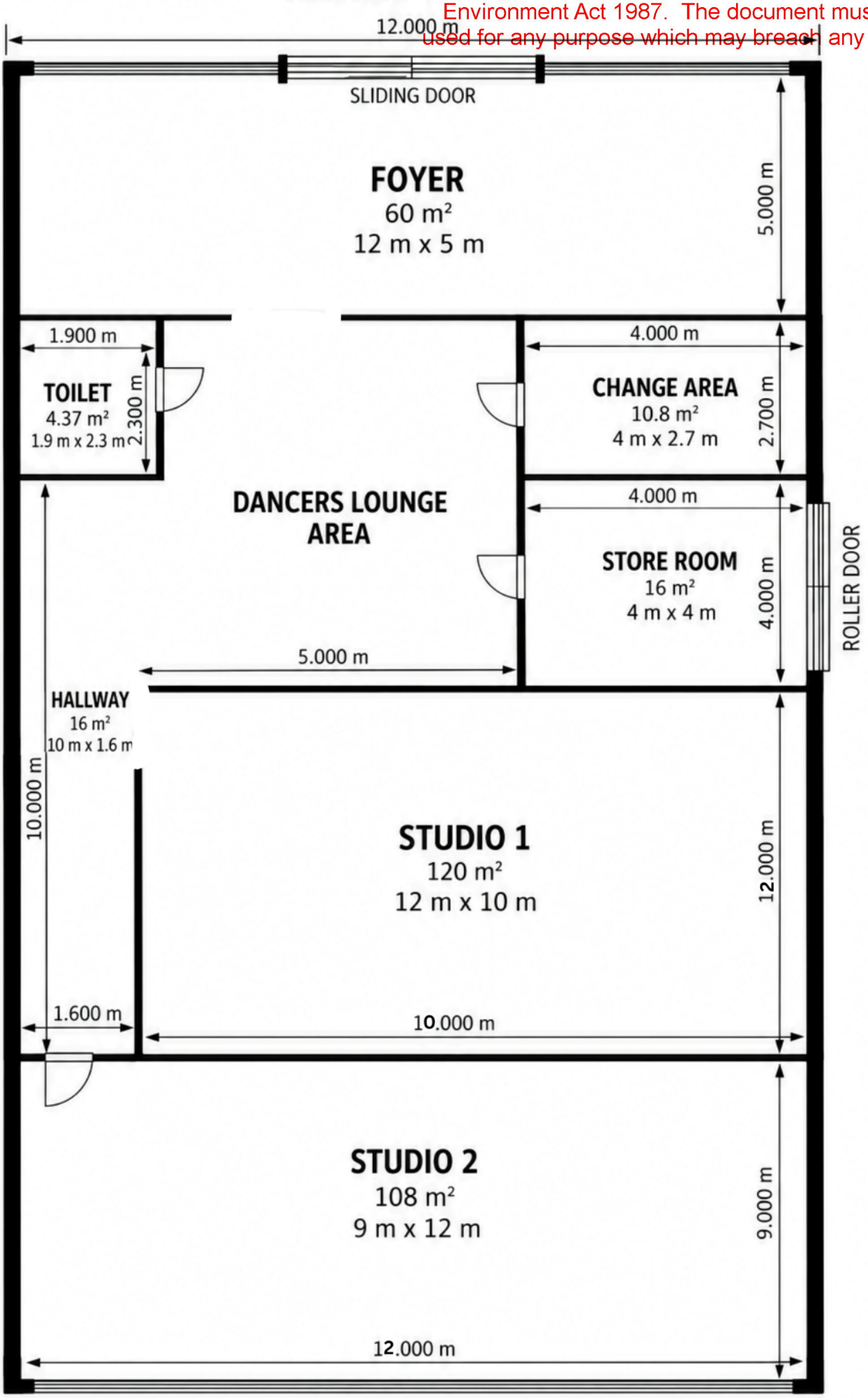
Tara-Jayne Dance Academy

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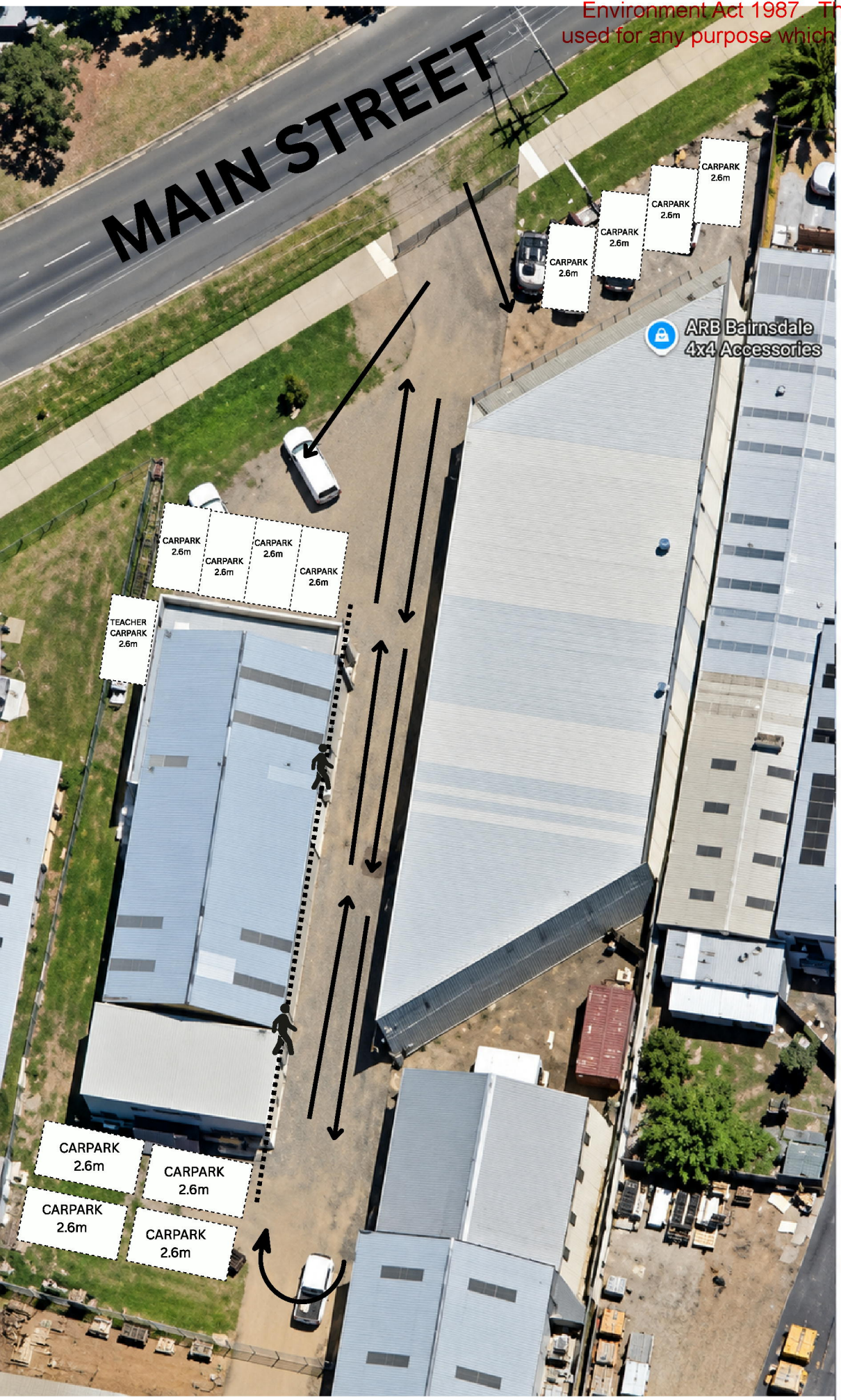
# PROPOSED FLOOR PLAN

625 MAIN STREET, BAIRNSDALE VIC

SCALE 1:100



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N

SCALE 1:100

625 MAIN STREET,
BAIRNSDALE, VICTORIA

# TRAFFIC FLOW & CAR PARKING PLAN

## LEGEND

- Carpark (2.6m x 5.4m)
- Pedestrian Walkway
- Vehicle Access Route (one way)
- Pedestrian Access

## CAR PARKING SUMMARY

| | |
|---|---|
| Front Carparks: | 4 spaces |
| Teacher Carpark: | 1 space |
| Rear Carparks: | 4 spaces |
| Top Right Carparks: | 4 spaces |
| **Total Carparks:** | **13 spaces** |

## NOTES:

1. Carpark dimensions based on standard 2.6m x 5.4m spaces.
2. Vehicle access is one way as shown with entry from the north (Main Street) and exit
3. A pedestrian walkway is provided along the eastern side of the building for safe access.
4. Layout is indicative only and subject to final survey and Council requirements.

DRAWING TITLE:
TRAFFIC FLOW & CAR PARKING PLAN

PROJECT:

ADDRESS:
625 MAIN STREET,
BAIRNSDALE, VICTORIA

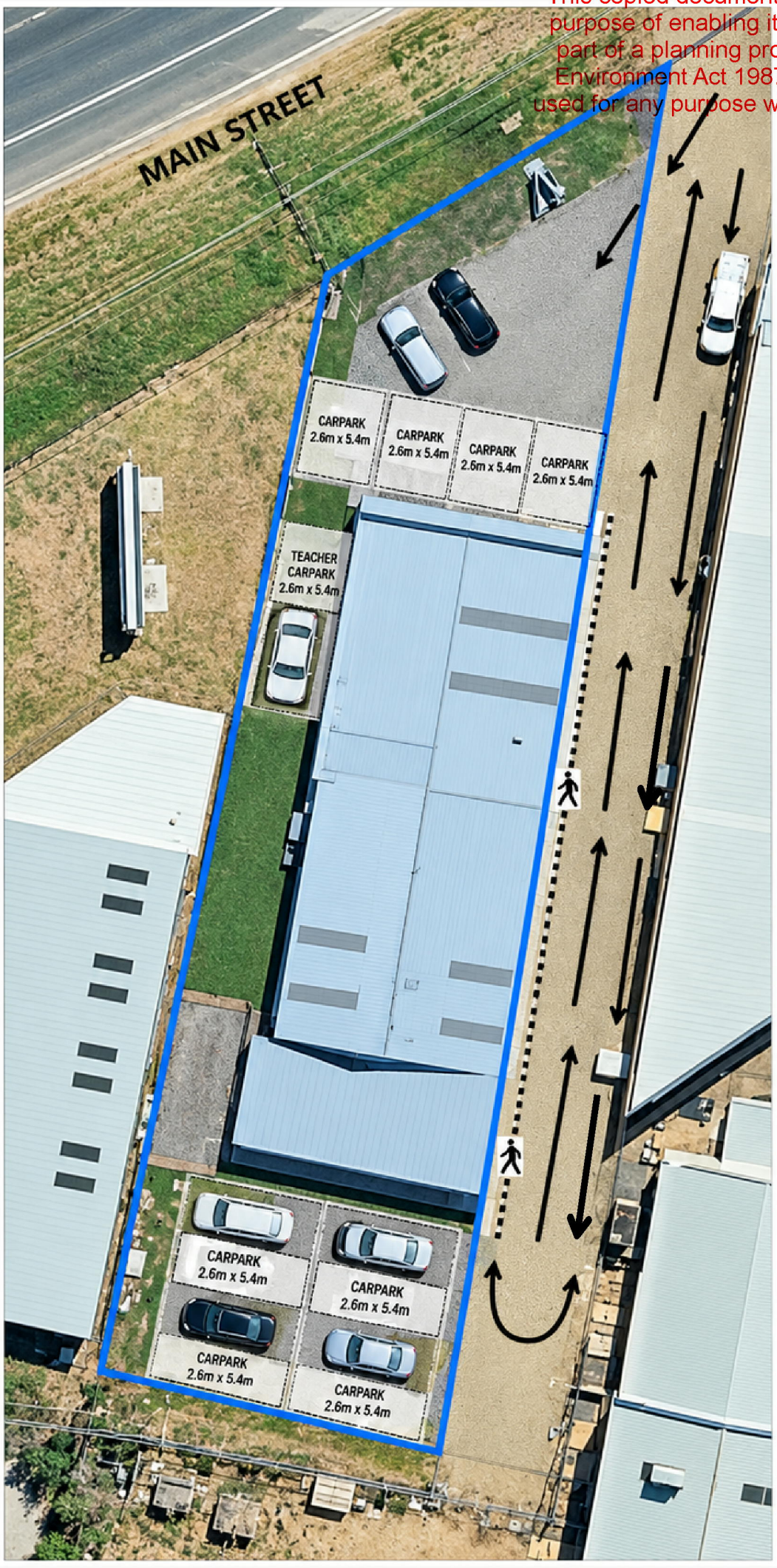
REVISION:
A

DATE:
21 OCT 2026

SCALE:
1:100

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N

SCALE 1:100

625 MAIN STREET,
BAIRNSDALE, VICTORIA

# TRAFFIC FLOW & CAR PARKING PLAN

## LEGEND

- Property Boundary
- Carpark (2.6m x 5.4m)
- Pedestrian Walkway
- Vehicle Access Route (one way)
- Pedestrian Access

## CAR PARKING SUMMARY

| | |
|---|---|
| Front Carparks: | 4 spaces |
| Teacher Carparks: | 1 space |
| Rear Carparks: | 4 spaces |
| **Total Carparks:** | **9 spaces** |

## NOTES:

1. Carpark dimensions based on standard 2.6m x 5.4m spaces.
2. Vehicle access is one way as shown with entry from the north (Main Street) and exit
3. A pedestrian walkway is provided along the eastern side of the building for safe access.
4. Layout is indicative only and subject to final survey and Council requirements.

DRAWING TITLE:
TRAFFIC FLOW & CAR PARKING PLAN

PROJECT:

ADDRESS:
625 MAIN STREET,
BAIRNSDALE, VICTORIA

REVISION:
A

DATE:
21 OCT 2026

SCALE:
1:100

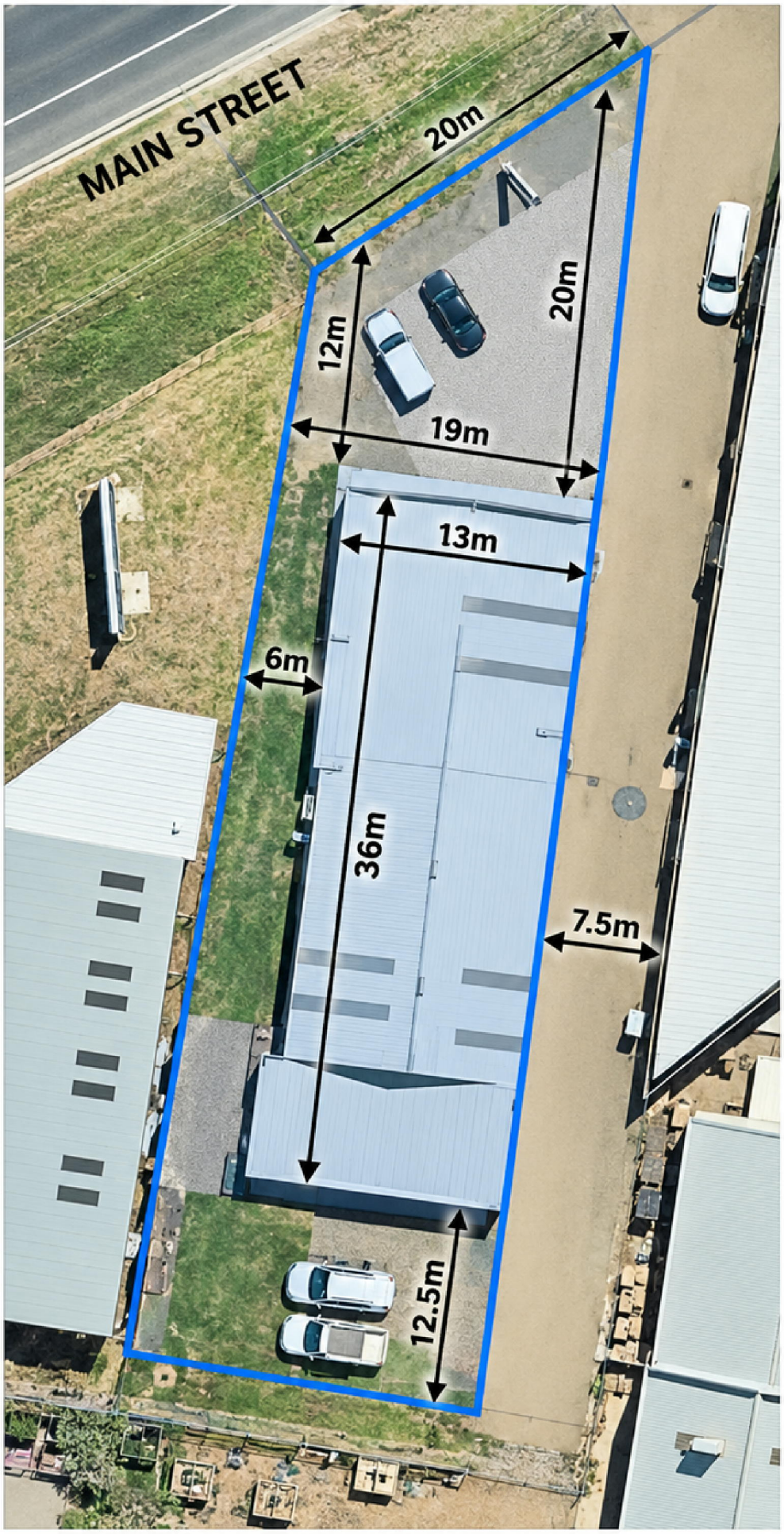
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# SITE PLAN

625 MAIN STREET, BAIRNSDALE, VICTORIA

TARA JAYNE DANCE ACADEMY




N

1:100

625 MAIN STREET,
BAIRNSDALE, VICTORIA

**SITE PLAN LEGEND**

- Property Boundary
- Existing Building
- Parking Area
- Driveway / Access
- Landscaping / Grass Area

DRAWING TITLE:
SITE PLAN

PROJECT:

ADDRESS:
625 MAIN STREET,
BAIRNSDALE, VICTORIA

REVISION:
A

SCALE:
1:100

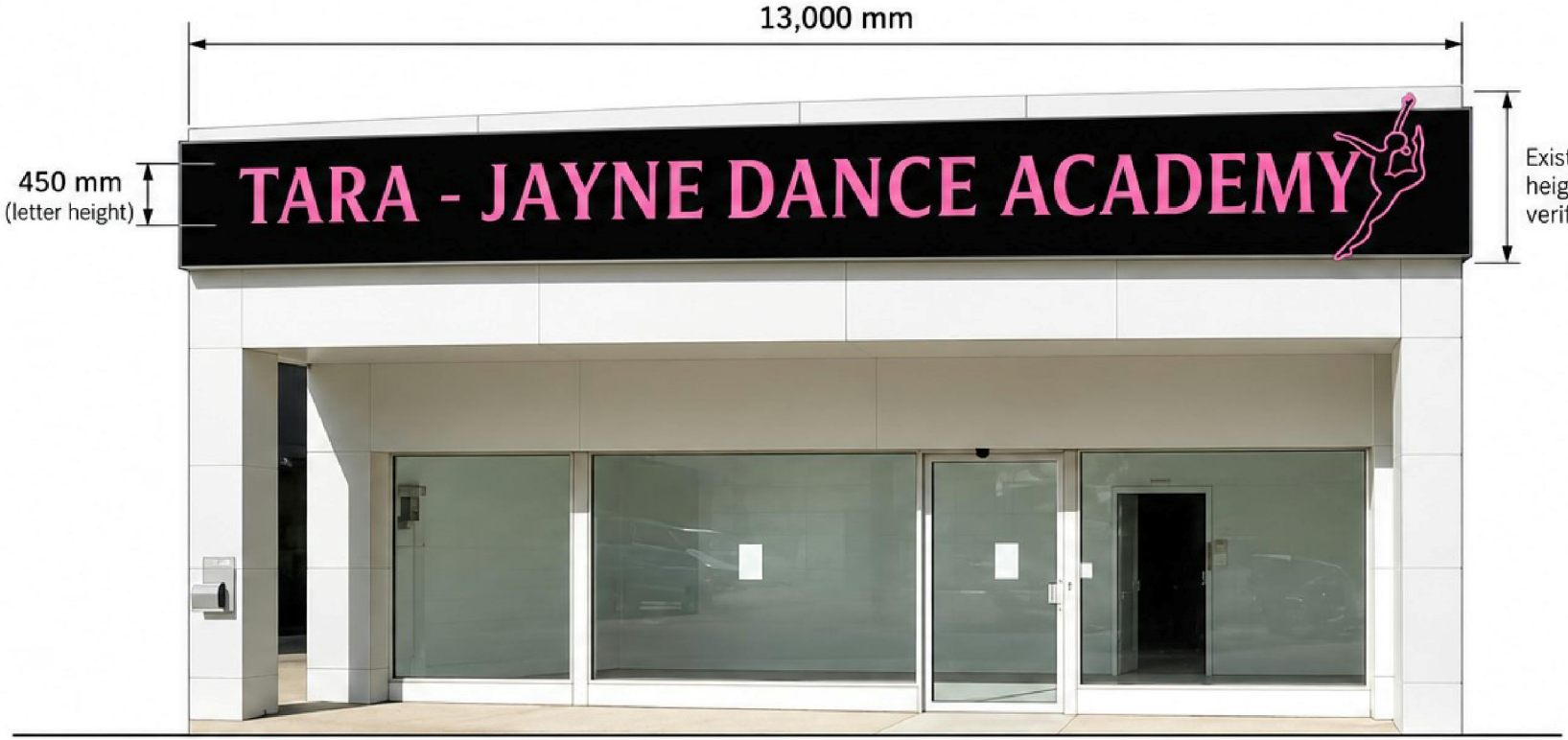
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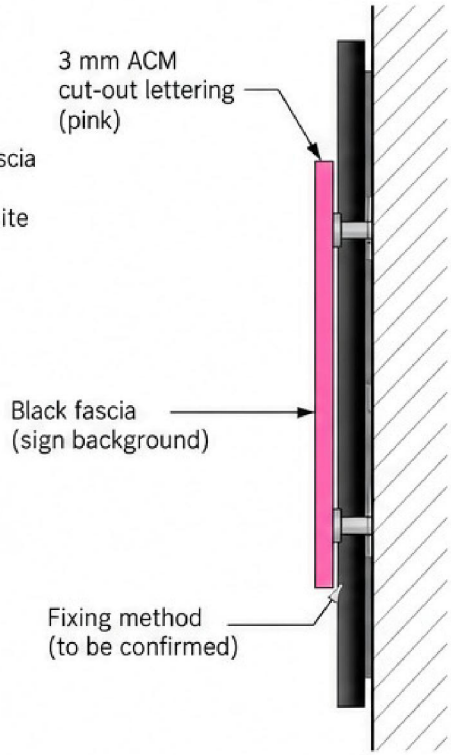
# SIGNAGE PLAN

PRELIMINARY / NOT TO SCALE FOR CONSTRUCTION




## FRONT ELEVATION

SCALE: NTS




## SECTION / MATERIAL DETAIL

SCALE: NTS

**NOTES:**

1. Overall fascia length: 13,000 mm.
2. Letter height: 450 mm.
3. Lettering material: 3 mm ACM panel, cut-out letters.
4. Lettering colour: pink.
5. Sign background: black.
6. Dancer silhouette at right end.
7. Indicative layout based on supplied photograph — confirm fascia height, exact letter spacing, fixing method and on-site dimensions before manufacture.

| SIGNAGE PLAN | |
|---|---|
| DRAWING: | FRONT ELEVATION & DETAIL |
| SCALE: | NOT TO SCALE |
| STATUS: | PRELIMINARY / NOT FOR CONSTRUCTION |
| DATE: | OCTOBER 2026 |

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