

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Unit 1 12 Gordon Street BAIRNSDALE VIC 3875 Lot: 1 RP: 16537
The application is for a permit to:	Use of land for Restricted Retail Premises (Sales and Repairs of Firearms)
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 Restricted Retail Premises (Sales and Repairs of Firearms)
The applicant for the permit is:	N Galwey
The application reference number is:	5.2026.161.1

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: Monday, 1 June 2026 8:45 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Title.pdf; Plan.pdf; council.docx; Planning_Permit_Application_2026-06-01T20-45-05_34420119_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: Arms & Antiques International

Email address:

Postal address :

Preferred phone number:

Secondary phone number:

Street number: '12

Street name: Gordon 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?: Yes

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

Existing conditions : The property is currently and has previously been utilised for the purpose of retail and industrial activity's

Description of proposal : Please refer to attached document.

Estimated cost of development: \$1500

Has there been a pre-application meeting: Yes

Officer's name: Petra Wood

ExtraFile: 1

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Invoice Secondary Phone:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Covenants agreements: [Plan.pdf](#)

1. Supporting information/reports: [council.docx](#)

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

Page 1 of 3

VOLUME 09430 FOLIO 077

Security no : 124134444442Q
Produced 07/05/2026 01:02 PM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 016537.
PARENT TITLE Volume 09132 Folio 540
Created by instrument J499362 27/08/1981

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 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP016537 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: UNIT 1 12 GORDON STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING
Effective from 01/05/2024

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP016537

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	RP016537
Number of Pages (excluding this cover sheet)	2
Document Assembled	07/05/2026 13:02

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 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.

PLAN OF STRATA SUBDIVISION

EDITION 1

RP016537

LOCATION OF LAND

PARISH: BAIRNSDALE
TOWNSHIP: BAIRNSDALE
SECTION: B
CROWN ALLOTMENT: 3 (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. 9132 FOL. 540
LAST PLAN REFERENCE: LOT 32 ON LP869
DEPTH LIMITATION: DOES NOT APPLY
POSTAL ADDRESS: 12 GORDON STREET,
BAIRNSDALE 3875

FOR CURRENT OWNERS CORPORATION DETAILS
AND ADDRESS FOR SERVICE OF NOTICE
SEE OWNERS CORPORATION SEARCH REPORT

SURVEYOR'S CERTIFICATE

Surveyor: MICHAEL JOSEPH SADLER
Certification Date: 26/06/1980

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967
by TOWN OF BAIRNSDALE on 25/08/1980

REGISTERED DATE: 27/08/1981

PLAN UPDATED BY REGISTRAR IN AN661031Q 21/07/2025

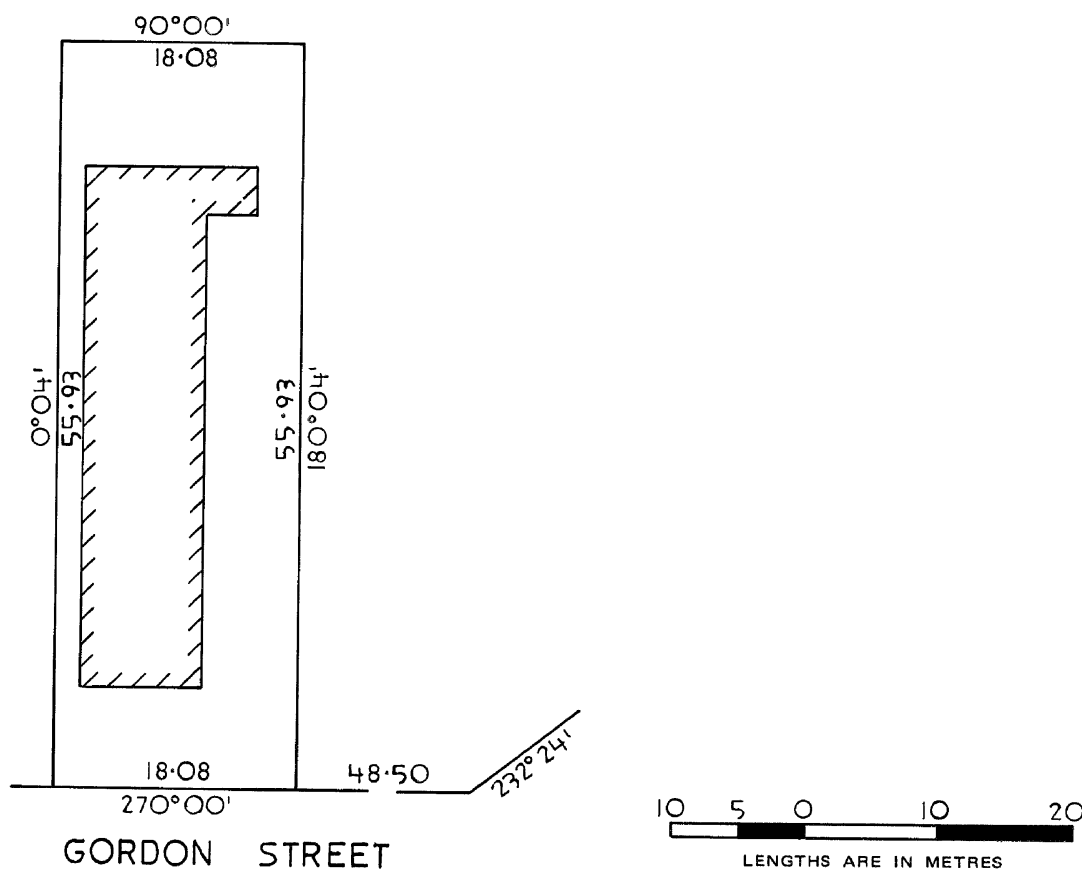


DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE AND THE LOCATION IN RELATION THERETO AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL

EASEMENT INFORMATION

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

ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected

MEASUREMENTS ARE IN METRES

Printed 1/07/2026

Page 6 of 10

PLAN OF STRATA SUBDIVISION

RP016537

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1, 2 AND 3 IS A SINGLE STOREY BUILDING.

NO BUILDING OR PART OF A BUILDING IS CONTAINED IN LOTS 4 TO 7.

THE UPPER BOUNDARY OF LOTS 1 TO 7 IS SEVEN METRES ABOVE THAT PART OF THE SITE OF THE RELEVANT LOT.

THE LOWER BOUNDARY OF THESE LOTS IS TWO METRES BELOW THAT PART OF THE SITE.

LOTS 4 TO 7 ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

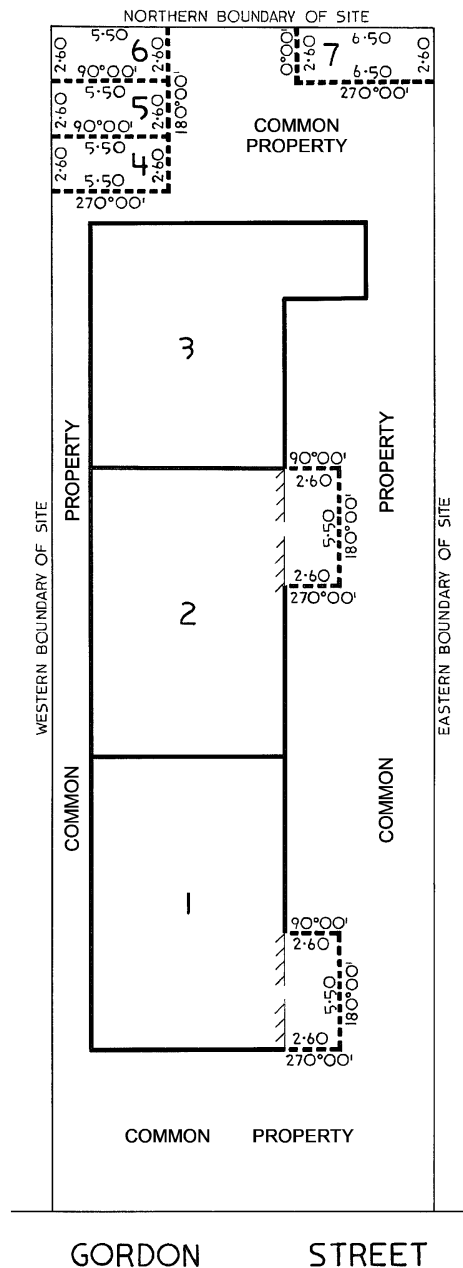
BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

ANY OTHER BOUNDARY IS SHOWN BY A THICK BROKEN LINE.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

FACE OF WALL CLOSEST TO COMMON PROPERTY: BOUNDARIES BETWEEN A LOT AND COMMON PROPERTY

MEDIAN: ALL OTHER BOUNDARIES



2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ARMS & ANTIQUES INTERNATIONAL

TRADING PREMISIS: 1/12 Gordon St, Bairnsdale, Victoria 3875

TRADING HOURS: Monday-Friday 9:00AM - 6:00PM

Saturday- 9:00AM - 12:00PM

Sunday- CLOSED

A&A International will be a locally owned business that will deal in antique, vintage and collectable firearms as well as historic memorabilia and militaria. In addition to this A&A International will also be running community events with a focus on Veterans both past and present. Working independently and with the local RSL's and various other Veteran agencies and advocacy/support groups to bring further recognition and support to the local and wider Veteran community.

The business will be located at **1/12 Gordon St, Bairnsdale, Victoria 3875**. The business will be primarily operated by myself; however, if necessary, I may employ additional staff in future.

Historically at least one retail business has been operating out of this address known as "Gippsland Batteries and Lubricants", it is unknown how long the business has been established at this particular property however it is evident that have been there for quite some time. It also should be noted that the back unit (**3/12 Gordon st, Bairnsdale, Vic, 3875**) was previously used by "Gunsport Trading" for a very similar purpose (Firearm and Hunting store) and had been well established there for many years.

Proposed Business activities (on premises)

Purchase and sale of antique, vintage and collectable firearms and ammunition

Purchase and sale of historic memorabilia and militaria (Medals, Helmets, Uniforms, etc)

Repair, service and restoration/preservation of firearms

Sale of parts and accessories (new and used)

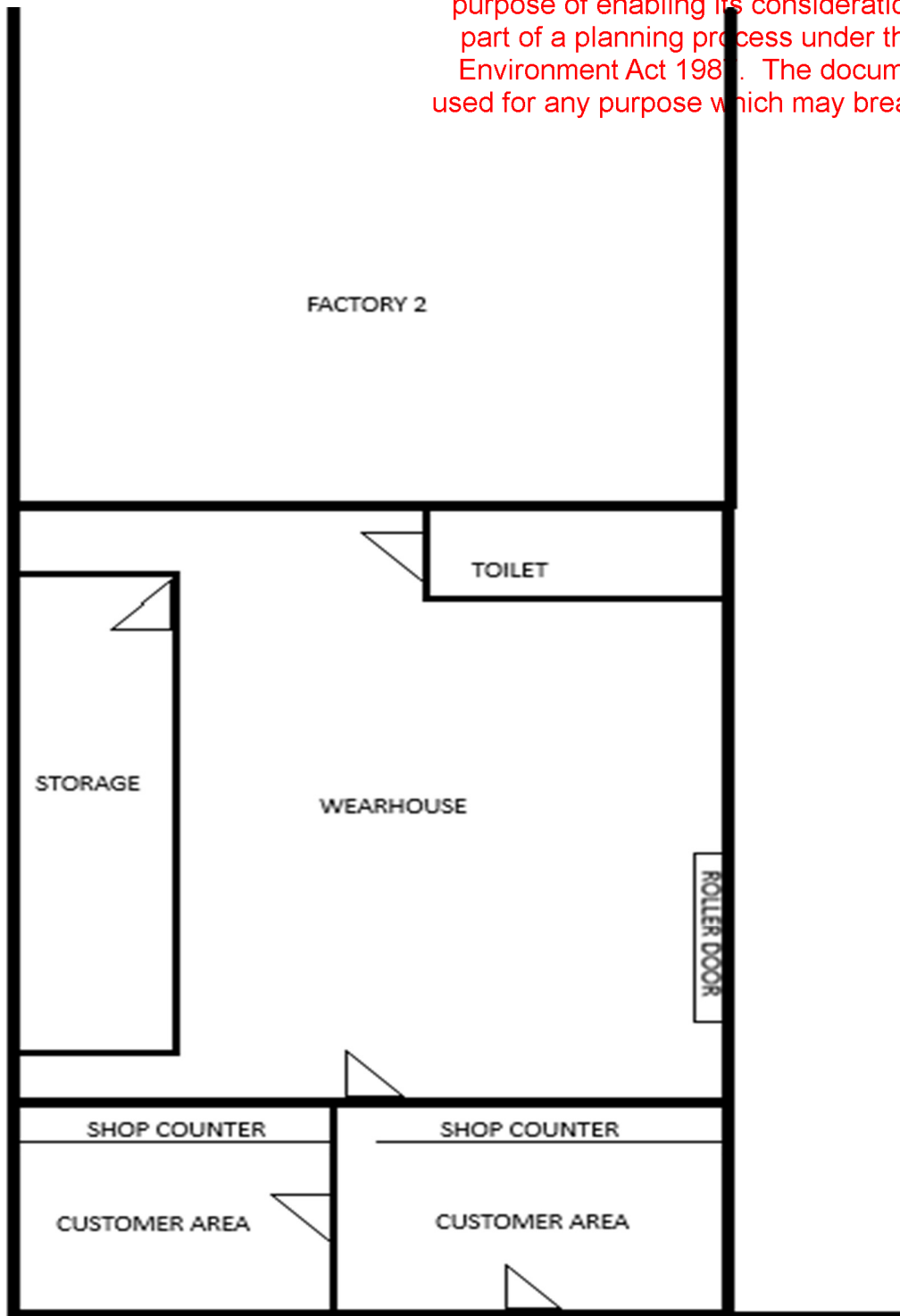
PEASE NOTE: All activities will be conducted in full and strict compliance with all applicable state and federal legislation, including the Firearms Act 1996 and any other associated laws and regulations.

Community Events

A&A International will be a locally owned business that will deal in antique, vintage and collectable firearms and historic memorabilia and militaria.

A&A International would like to participate in community events such as the Howitt Park market on every 4th Sunday, Lakes Entrance foreshore market on every 1st Sunday and other community events such as the Bairnsdale field days, etc. For the purpose of advertising and raising awareness for Veterans both past and present as well as bringing further recognition and support to the local and wider Veteran community.

In addition to this *A&A International* would like to assist at public events like ANZAC Day and Remembrance Day in future.



*Plan is an approximation and not to scale.

PARKING:

There is an unmarked area used for informal parking at the front of the premises that can accommodate approximately 5 vehicles (subject to vehicle size) and parking is available along the alley way that accommodates 2-3 vehicles. On street parking can be utilized directly out the front of the premises and could accommodate a further 2-3 vehicles.