

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	63 Macleod Street BAIRNSDALE VIC 3875, 63A Macleod Street BAIRNSDALE VIC 3875 Lot: 3 SP: 29288, Lot: 4 SP: 29288, Lot: 5 SP: 29288
The application is for a permit to:	Use of the land as place of assembly and reduction of car parking requirement from 24 to 7 spaces
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
34.01-1	Use of the land as a place of assembly
52.06-3	To reduce the statutory car parking requirement from 24 spaces to 7 spaces.
The applicant for the permit is:	The Salvation Army Australia Territory
The application reference number is:	5.2026.276.1

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: Wednesday, 19 August 2026 11:38 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 20250418_260819_63 Macleod Street, Bairnsdale_Plans.pdf; 20250418_260819_63 Macleod Street, Bairnsdale_Planning Report.pdf; 20250418_260819_63 Macleod Road, Bairnsdale_Title Docs.pdf; Planning_Permit_Application_2026-08-19T11-37-35_36432964_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: The Salvation Army Australia Territory

Business trading name:

Email address:

Postal address : 95 Railway Road, Blackburn Vic 3130

Preferred phone number: 0403813448

Owner's name: The Salvation Army (Victoria) Property Trust

Owner's postal address: 5 Hamilton Street, Mont Albert VIC 3127

Street number: 63

Street name: Macleod Street

Town: Bairnsdale

Post code: 3875

Lot number: 3, 4, 5, 6,7,8,9,10,11,12, and associated common property

Plan number: SP29288K.

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 : Shop, office, cafe

Description of proposal : To use the land for a place of assembly, with reduced car parking requirements.

Estimated cost of development: 0

Has there been a pre-application meeting: No

Full copy of Title: [20250418_260819_63 Macleod Road, Bairnsdale_Title Docs.pdf](#)

Plans: [20250418_260819_63 Macleod Street, Bairnsdale_Plans.pdf](#)

Planning report: [20250418_260819_63 Macleod Street, Bairnsdale_Planning Report.pdf](#)

Invoice Payer: The Salvation Army Australia Territory

Address for Invoice: 95 Railway Road, Blackburn Vic 3130

Invoice Email:

Primary Phone Invoice

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09843 FOLIO 761

Security no : 124137717726X
Produced 19/08/2026 10:55 AM

LAND DESCRIPTION

Lot 3 on Registered Plan of Strata Subdivision 029288K.

PARENT TITLES :

Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: 63 MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

DOCUMENT END

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

VOLUME 09843 FOLIO 762

Security no : 124136817755B
Produced 21/07/2026 02:59 PM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 029288K.

PARENT TITLES :

Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: 63A MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

DOCUMENT END

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

VOLUME 09843 FOLIO 763

Security no : 124136818902F
Produced 21/07/2026 03:10 PM

LAND DESCRIPTION

Lot 5 on Registered Plan of Strata Subdivision 029288K.

PARENT TITLES :

Volume 09627 Folio 191 to Volume 09627 Folio 192

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE SP029288K 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: 63A MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 764

Security no : 124136815562L
Produced 21/07/2026 02:37 PM

LAND DESCRIPTION

Lot 6 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 765

Security no : 124136867321C
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 7 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

DOCUMENT END

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

VOLUME 09843 FOLIO 766

Security no : 124136867322A
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 8 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 767

Security no : 124136867323Y
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 9 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 768

Security no : 124136867325W

Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 10 on Registered Plan of Strata Subdivision 029288K.

ACCESSORY LOT

PARENT TITLES :

Volume 09627 Folio 191 to Volume 09627 Folio 192

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by

OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 769

Security no : 124136867326V
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 11 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 770

Security no : 124136867327U
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 12 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192

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 SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

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

VOLUME 09843 FOLIO 771

Security no : 124136867329S
Produced 22/07/2026 03:51 PM

LAND DESCRIPTION

Lot 13 on Registered Plan of Strata Subdivision 029288K.
ACCESSORY LOT
PARENT TITLES :
Volume 09627 Folio 191 to Volume 09627 Folio 192
Created by instrument SP029288K 09/11/1988

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 SP029288K 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: MACLEOD STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON
Effective from 03/03/2021

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029288K

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	SP029288K
Number of Pages (excluding this cover sheet)	3
Document Assembled	03/07/2026 16:11

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PLAN OF STRATA SUBDIVISION		EDITION 1	SP029288K
LOCATION OF LAND		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
PARISH: BAIRNSDALE TOWNSHIP: BAIRNSDALE SECTION: - CROWN ALLOTMENT: PRE-EMPTIVE SECTION A (PART) CROWN PORTION: TITLE REFERENCE: VOL.9627 FOL.'s 191 & 192 LAST PLAN REFERENCE: LOTS 1 & 2 ON LP200487T DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 59 - 63 & 63A MACLEOD STREET BAIRNSDALE 3875		SURVEYOR'S CERTIFICATE Surveyor: MICHAEL JOSEPH SADLER Certification Date: 19/09/1988 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by TOWN OF BAIRNSDALE on 10/10/1988 REGISTERED DATE: 09/11/1988 PLAN UPDATED BY REGISTRAR IN AN661031Q 12/03/2024	

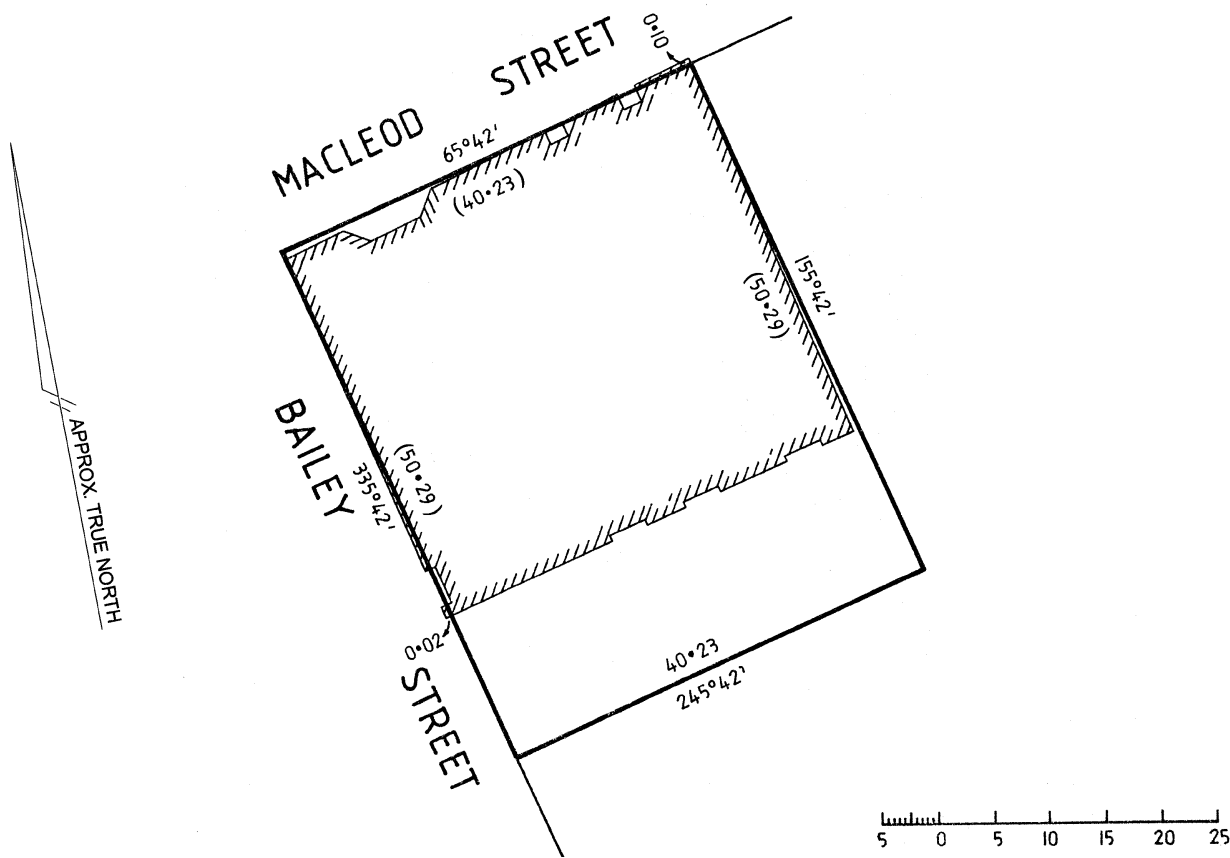


DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE AND THE LOCATION IN RELATION THERETO AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL

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

PLAN OF STRATA SUBDIVISION

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1 TO 5 IS PARTLY A SINGLE STOREY AND PARTLY A TWO STOREY BUILDING. THE RELEVANT STOREY OF THAT PART OF THE BUILDING CONTAINED IN EACH LOT IS SHOWN IN THE TABLE BELOW.

TABLE

LOT	RELEVANT STOREY
LOTS 1, 2, 3, 4 & 5	GROUND STOREY
LOTS 4 & 5	TOPMOST STOREY

IN REGARD TO LOTS 1 & 2

THE UPPER BOUNDARY OF LOTS 1 & 2 LIES ALONG THE UNDERSIDE OF THE ROOF OF THAT PART OF THE GROUND STOREY OF THE RELEVANT LOT.

THE LOWER BOUNDARY OF THESE LOTS LIES ONE METRE BELOW THE FLOOR OF THAT PART OF THE GROUND STOREY.

IN REGARD TO LOT 3

THE UPPER BOUNDARY OF LOTS 3 LIES WITHIN THE CEILING OF THAT PART OF THE GROUND STOREY EXCEPT AS TO:

(A) THAT PART OF LOT 3 SHOWN THUS:  AND THUS:  WHERE THE UPPER BOUNDARY LIES WITHIN THE MEDIAN OF THE STAIRS.

(B) THAT PART OF OF LOT 3 SHOWN THUS:  WHERE THE UPPER BOUNDARY LIES ALONG THE UNDERSIDE OF THE ROOF OF THAT PART OF THE GROUND STOREY.

THE LOWER BOUNDARY OF LOT 3 LIES ONE METRE BELOW THE FLOOR OF THAT PART OF THE GROUND STOREY.

IN REGARD TO LOTS 4 & 5

THE UPPER BOUNDARY OF LOTS 4 & 5 LIES ALONG THE UNDERSIDE OF THE ROOF OF THAT PART OF THE TOPMOST STOREY OF THE RELEVANT LOT.

THE LOWER BOUNDARY OF THESE LOTS LIES WITHIN THE FLOOR OF THAT PART OF THE TOPMOST STOREY EXCEPT AS TO:

(A) THAT PART OF LOT 4 SHOWN THUS:  AND THAT PART OF LOT 5 SHOWN THUS:  WHERE THE LOWER BOUNDARY LIES WITHIN THE MEDIAN OF THE STAIRS.

(B) THAT PART OF OF LOT 4 SHOWN THUS:  AND THAT PART OF LOT 5 SHOWN THUS:  WHERE THE LOWER BOUNDARY LIES WITHIN THE FLOOR OF THAT PART OF THE GROUND STOREY.

NO BUILDING OR PART OF A BUILDING IS CONTAINED IN LOTS 6 TO 20.

IN REGARD TO LOTS 6 TO 20

THE UPPER BOUNDARY OF LOTS 6 TO 20 IS THREE METRES ABOVE THAT PART OF THE SITE OF THE RELEVANT LOT.

THE LOWER BOUNDARY OF THESE LOTS IS ONE METRE BELOW THAT PART OF THE SITE.

LOTS 6 TO 20 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 - BOUNDARIES SHOWN THUS: 

MEDIAN - ALL OTHER BOUNDARIES UNLESS OTHERWISE STATED.

SP029288K

MACLEOD SEE STREET





Department of Transport and Planning

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Owners Corporation Search Report (Premium)

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Produced: 21/07/2026 02:38:58 PM

**OWNERS CORPORATION
PLAN NO. SP029288K**

The land in SP029288K is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 20.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

63 MACLEOD STREET BAIRNSDALE VIC 3875

SP029288K 09/11/1988

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property	12123/008	0	0
Lot 1	9843/759	17	17
Lot 2	9843/760	17	17
Lot 3	9843/761	33	33
Lot 4	9843/762	9	9
Lot 5	9843/763	9	9
Lot 6	9843/764	1	1
Lot 7	9843/765	1	1



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Owners Corporation Search Report (Premium)

Produced: 21/07/2026 02:38:58 PM

OWNERS CORPORATION
PLAN NO. SP029288K

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 8	9843/766	1	1
Lot 9	9843/767	1	1
Lot 10	9843/768	1	1
Lot 11	9843/769	1	1
Lot 12	9843/770	1	1
Lot 13	9843/771	1	1
Lot 14	9843/772	1	1
Lot 15	9843/773	1	1
Lot 16	9843/774	1	1
Lot 17	9843/775	1	1
Lot 18	9843/776	1	1
Lot 19	9843/777	1	1
Lot 20	9843/778	1	1
Total		100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

19 August 2026

Hansen Reference: 2025.0418

Planning Department
East Gippsland Shire Council
273 Main St
BAIRNSDALE VIC 3875

Dear Council

RE: 63 MACLEOD STREET, BAIRNSDALE | PROPOSED PLACE OF ASSEMBLY

Hansen Partnership acts on behalf of The Salvation Army Australia.

Planning approval is sought to use No. 63 Macleod Street, Bairnsdale as a place of assembly, with reduced car parking requirements.

Accompanying this letter and forming the application are the following:

- Plans
- Application form
- Title

The following sections of this letter provide a description of the site and surrounds, details of the proposed use, an outline the applicable planning controls, and an assessment against those controls.

Site and Surrounds

The site is located on the south-east corner of Macleod Street and Bailey Street, within the Bairnsdale CBD.

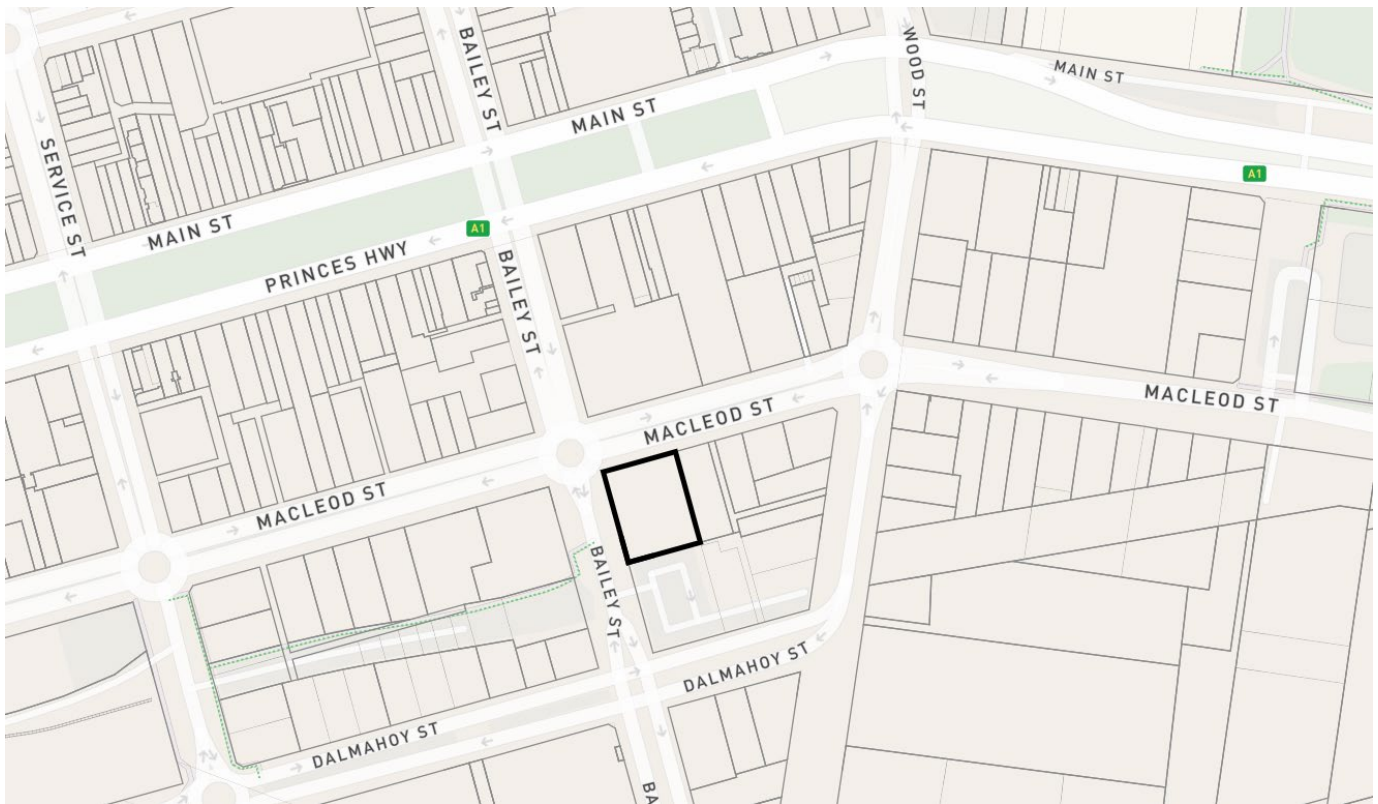


Figure 1 - Locality map

DIAGRAM 1
GROUND LEVEL &
GROUND STOREY (PART)

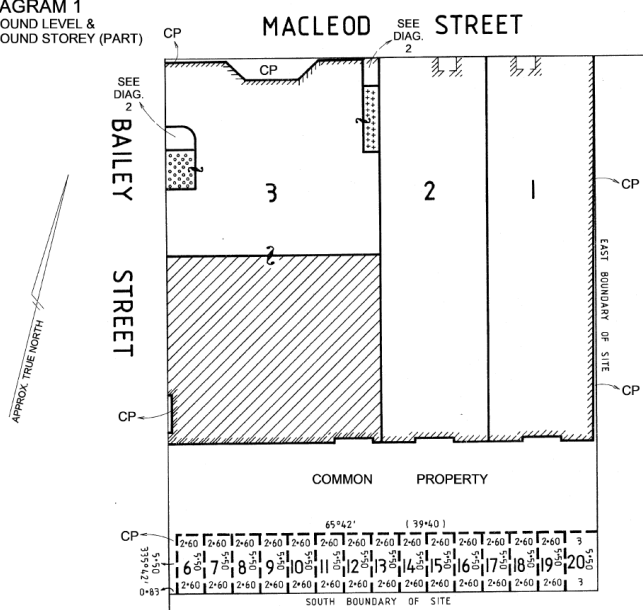
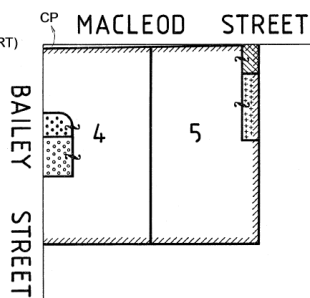


DIAGRAM 2
GROUND STOREY (PART)
& TOPMOST STOREY.



A car parking area at the rear of the site contains 15 car parking spaces, 7 of which are owned by The Salvation Army. The other spaces are associated with No. 59 Macleod Street and are not owned by The Salvation Army.

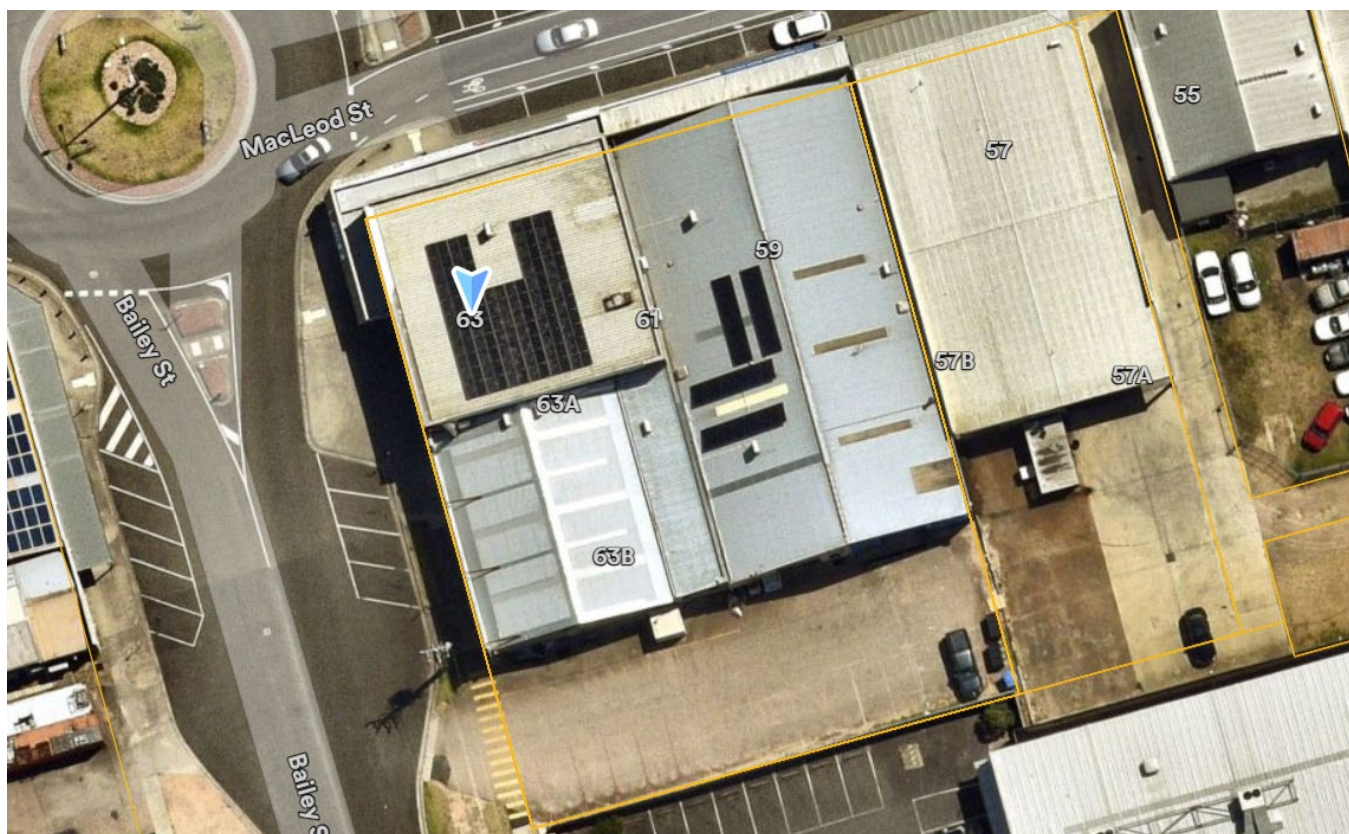


Figure 3 - Aerial view showing site and immediate surrounds

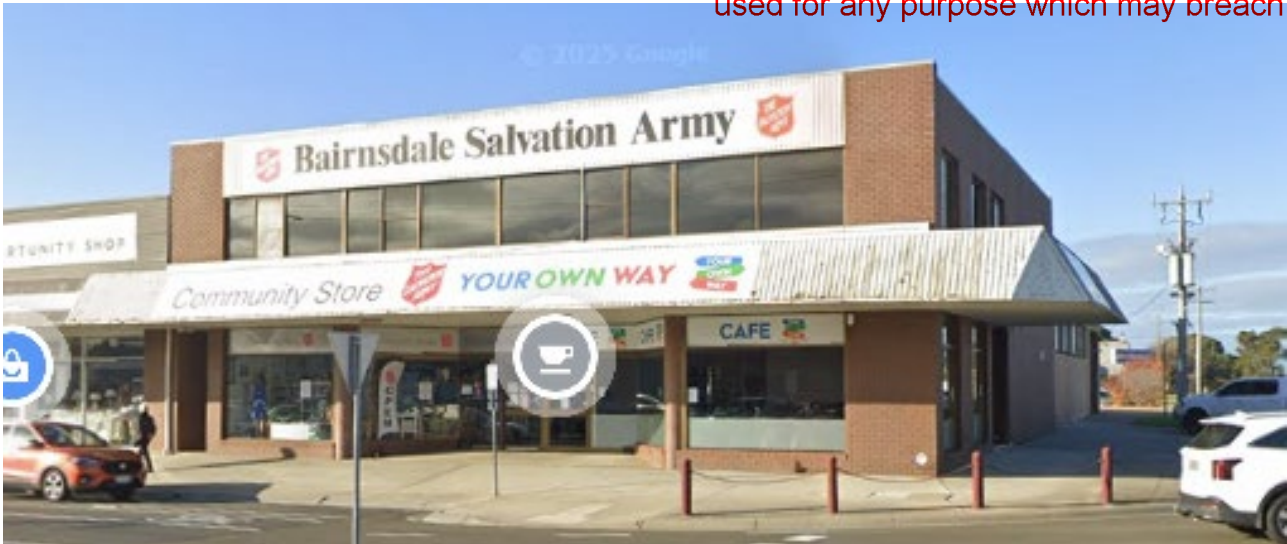


Figure 6- Google Streetview image of site frontage to Macleod Street



Figure 7 - Google Streetview image of site frontage to Bailey Street



Figure 8 - Google Streetview image showing car parking area at rear of site from Bailey Street

Proposal

It is proposed to use the site for the purpose of a place of assembly, operated by The Salvation Army.

The place of assembly would provide a range of support services and meetings. During the week this would include emergency relief food program, caseworker, meals program, discussion groups, support groups, drop-in space, and bible study. On Sunday, a worship service would be held with morning tea and occasional lunches.

The hours of operation would be 8am to 4pm Monday to Friday, with the facility open to the public from 9:30am. On Sunday the hours of operation would be 8:30am to 12:30pm.

The overall floor area of the place of assembly would be 1095sqm.

A maximum of 80 patrons would attend the site at any one time.

There would be a maximum of 10 staff in attendance during the week and a maximum of 2 staff on a Sunday.

There would be no amplified or live music played on the site.

There would be 7 car parking spaces available on the site, with access from Bailey Street via common property.

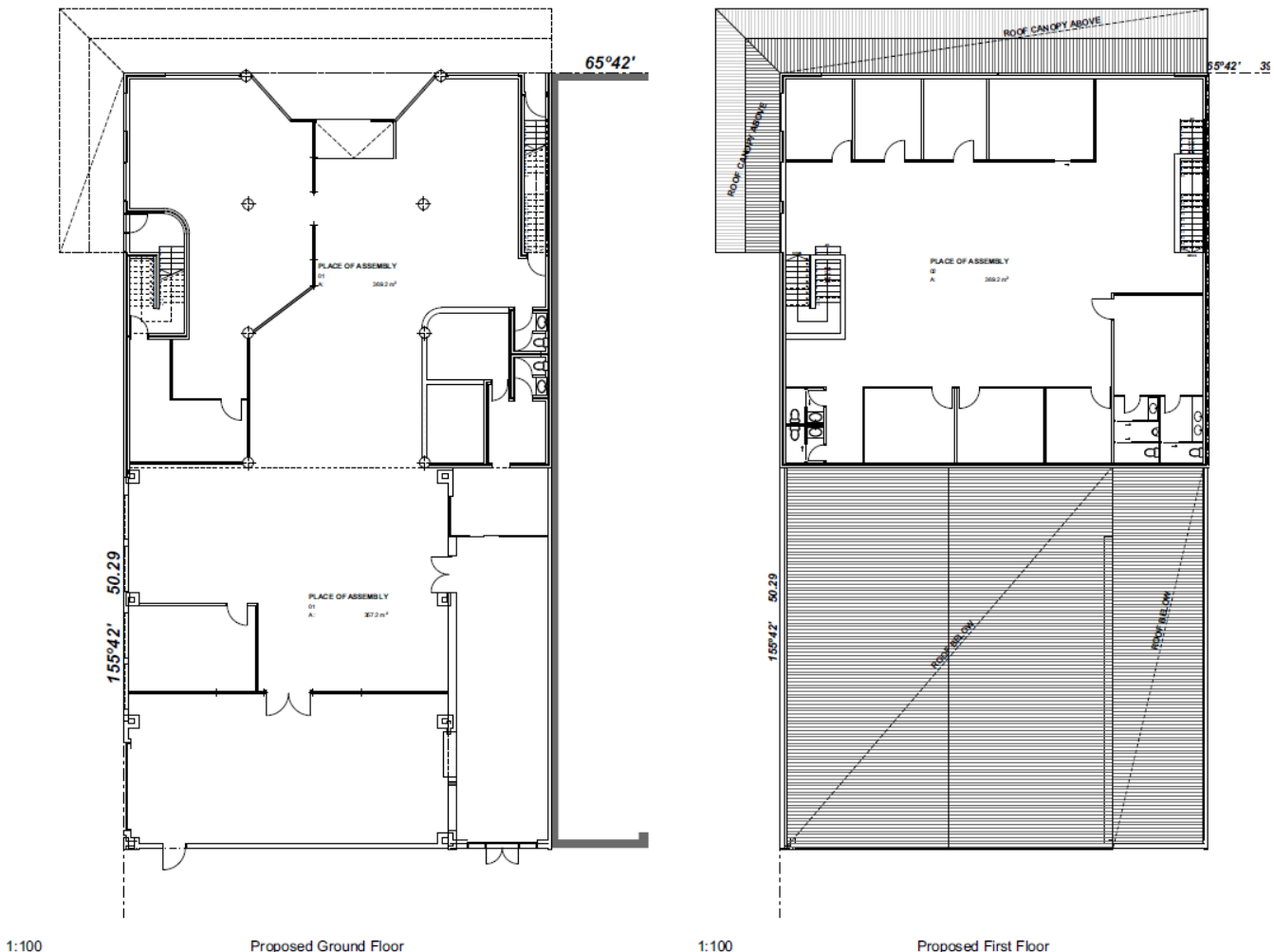


Figure 9 - Extract of proposed layout

No buildings and works are proposed.

No signs are proposed.

Zone

The purpose of the Commercial 1 Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

A planning permit is required to use land for a place of assembly in the Commercial 1 Zone.

Particular Provisions

Pursuant to Clause 52.06, a place of assembly requires the provision of 0.3 car parking spaces to each patron.

With a maximum of 80 patrons proposed, 24 car parking spaces required and 7 spaces provided, a permit is required to reduce the number of spaces provided.

Policy

Clause 02.03-1 Settlement – identifies Bairnsdale as a Regional Service Centre, with a current role including:

- *A large, diverse population and housing base providing essential services including education, health, sport and recreation, civic functions, commercial, retail and interchange points for public transport.*

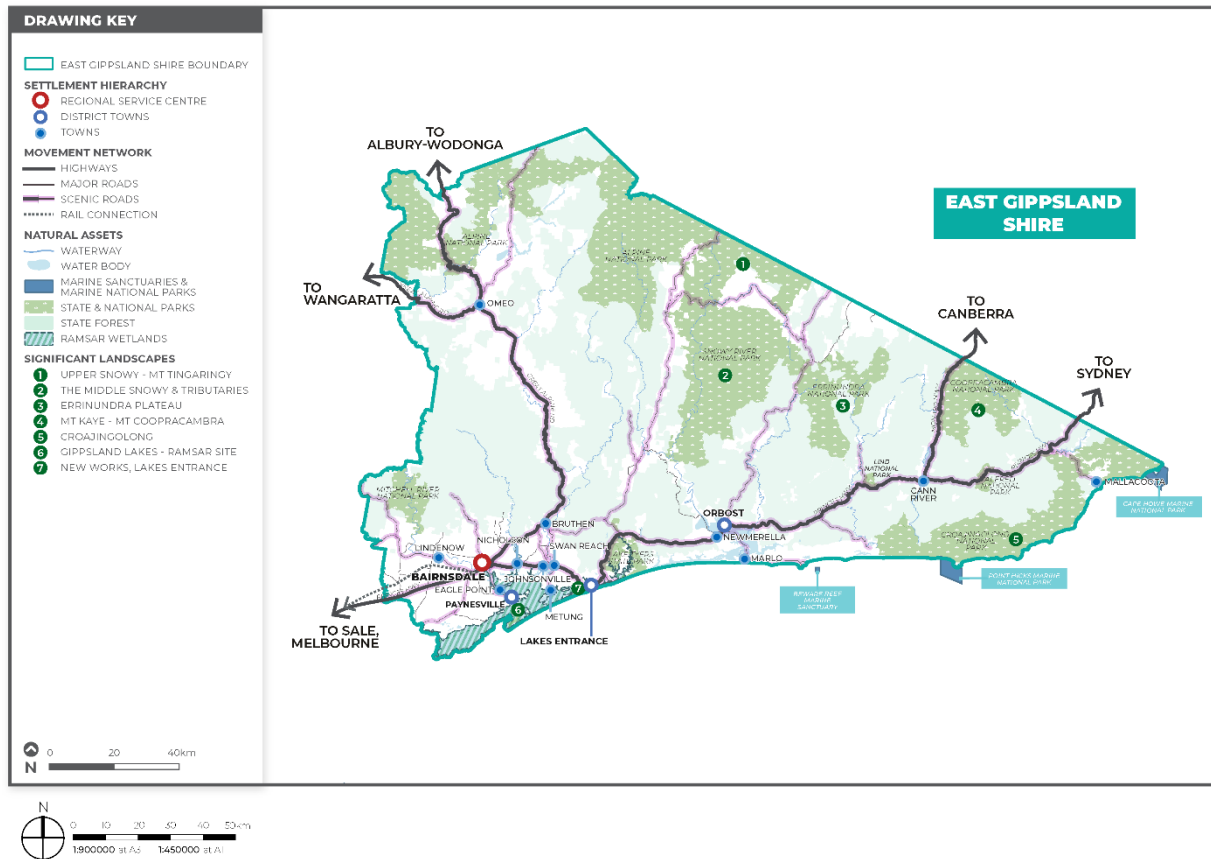


Figure 11 - East Gippsland Strategic Framework Plan

Bairnsdale's identified future role includes:

- *Maintains and enhances its current role as the primary centre for population, employment and services.*
- *Maintains role as primary commercial, industrial, retail and service centre.*

Clause 02.03-9 – Infrastructure – explains that Council seeks to support the efficient delivery of community and development infrastructure by a range of actions, including:

- *Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.*

Clause 19.02-1S has the objective to "assist the integration of health facilities with local and regional communities".

Clause 19.02-4S encourages the provision of social and community infrastructure in activity centres, and seeks to ensure that social infrastructure is accessible.

Assessment

An assessment of the proposal against the relevant provisions of the East Gippsland Planning Scheme is provided below.

Policy

The proposed use of the site as a place of assembly is consistent with expectations expressed in policy. Such a use in the Bairnsdale CBD is appropriate as it will provide services which support its role as a service centre, as sought by Clause 02.03-1.

In addition, the proposed use will contribute to the efficient delivery community services, consistent with Clause 02.03-9.

The proposed use will also contribute to achieving the objective of Clause 19.02-1S to "*assist the integration of health facilities with local and regional communities*", and locating support services in activity centres, consistent with Clause 19.02-4S.

Commercial 1 Zone

Decision guidelines relevant to the application are as follows:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The interface with adjoining zones, especially the relationship with residential areas.*
- *The effect that existing uses may have on the proposed use.*
- *The drainage of the land.*
- *The availability of and connection to services.*
- *The effect of traffic to be generated on roads.*
- *The interim use of those parts of the land not required for the proposed use.*

The following assessment is provided in response to the above decision guidelines:

- Land to the east, west, and opposite to the north is in the same zone, and land to the south is in a Transport Zone 1 (State transport infrastructure). Land further to the south is in a residential zone, with the closest dwelling located approximately 90m away. In this context it is submitted that the proposed use of the land as a place of assembly would not conflict with land uses in adjoining zones, or require the incorporation of measures mitigating potential amenity impacts.
- There are no known drainage issues associated with the land that suggest the proposed use cannot be accommodated on the site.
- All required services are understood to be available to the site, as required for the proposed use.
- It is anticipated that the level of traffic associated with the proposed use can be accommodated within the surrounding road network. Relevant to this, as discussed later in this report, is that the car parking requirements associated with the existing use of the site are greater than those associated with the proposed use.
- There are no parts of the site requiring interim treatment of management.

Clause 52.06 -Car Parking

With a maximum of 80 patrons proposed, 24 car parking spaces would be required at the applicable rate of 0.3 spaces per patron.

With 7 car parking spaces available at the rear of the site, approval is therefore required for a reduction of 17 spaces.

It is submitted that the proposed reduction is justified for the following reasons:

- There is credit attributable to the existing use of the site.

Based on a floor area of 726sqm for the shop/cafe and 369sqm for the offices, and accounting for the 7 spaces provided, it is calculated that a credit of 32 spaces is attributable to the site. The number of spaces required is therefore less than the attributable credit.

- Given the site's location within the Bairnsdale CBD, there is strong likelihood that there would be multi-purpose trips which are likely to be combined with a trip to the land in connection with the proposed use.
- Car parking demand associated with the use is likely to be distributed throughout the day and week, thereby minimising competition for short term on street spaces.
- Short term public parking is available in the immediate area. This includes 2-hour parking in Bailey Street, and in the centre and south side of Macleod Street. It is unlikely that patrons will require parking for longer than 2 hours.
- Some public transport options are available in the area, including bus routes within walking distance of the site. Bairnsdale Station is also within walking distance of the site, 550m to the west.

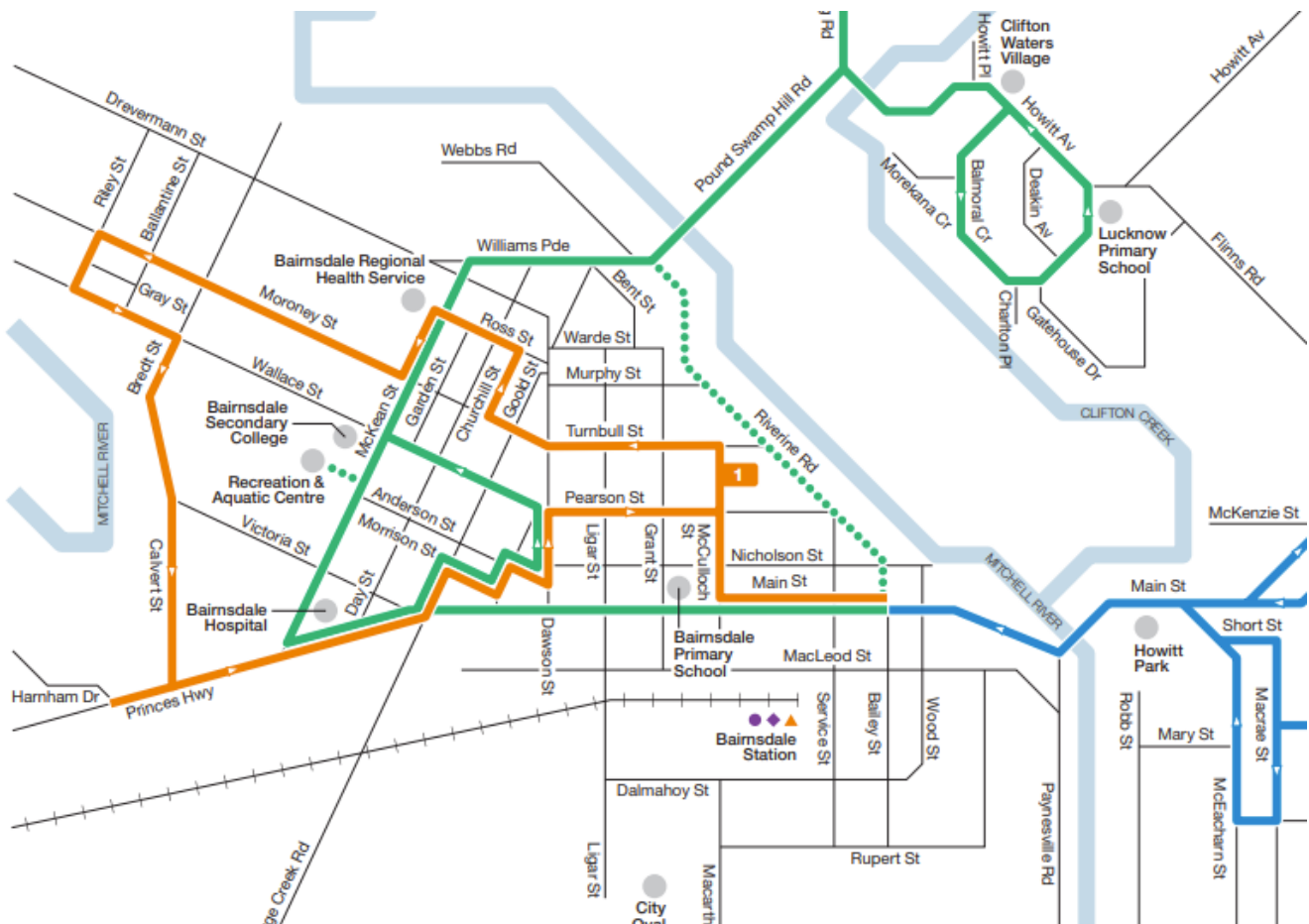


Figure 12 - Bairnsdale Public Transport Map

Conclusions

Having regard to the applicable provisions of the East Gippsland Planning Scheme, the proposed use of the land as a place of assembly will achieve an acceptable outcome for the following reasons:

- It will achieve an outcome consistent with policy expectations, particularly those associated with providing accessible support services.
- It is an appropriate use in the Commercial 1 Zone and for the site, as demonstrated by an assessment against the zone decision guidelines.
- The associated reduction in car parking requirements proposed is appropriate, given the availability of on-site parking, credits associated with the existing use, and the accessible location of the site within the Bairnsdale CBD.

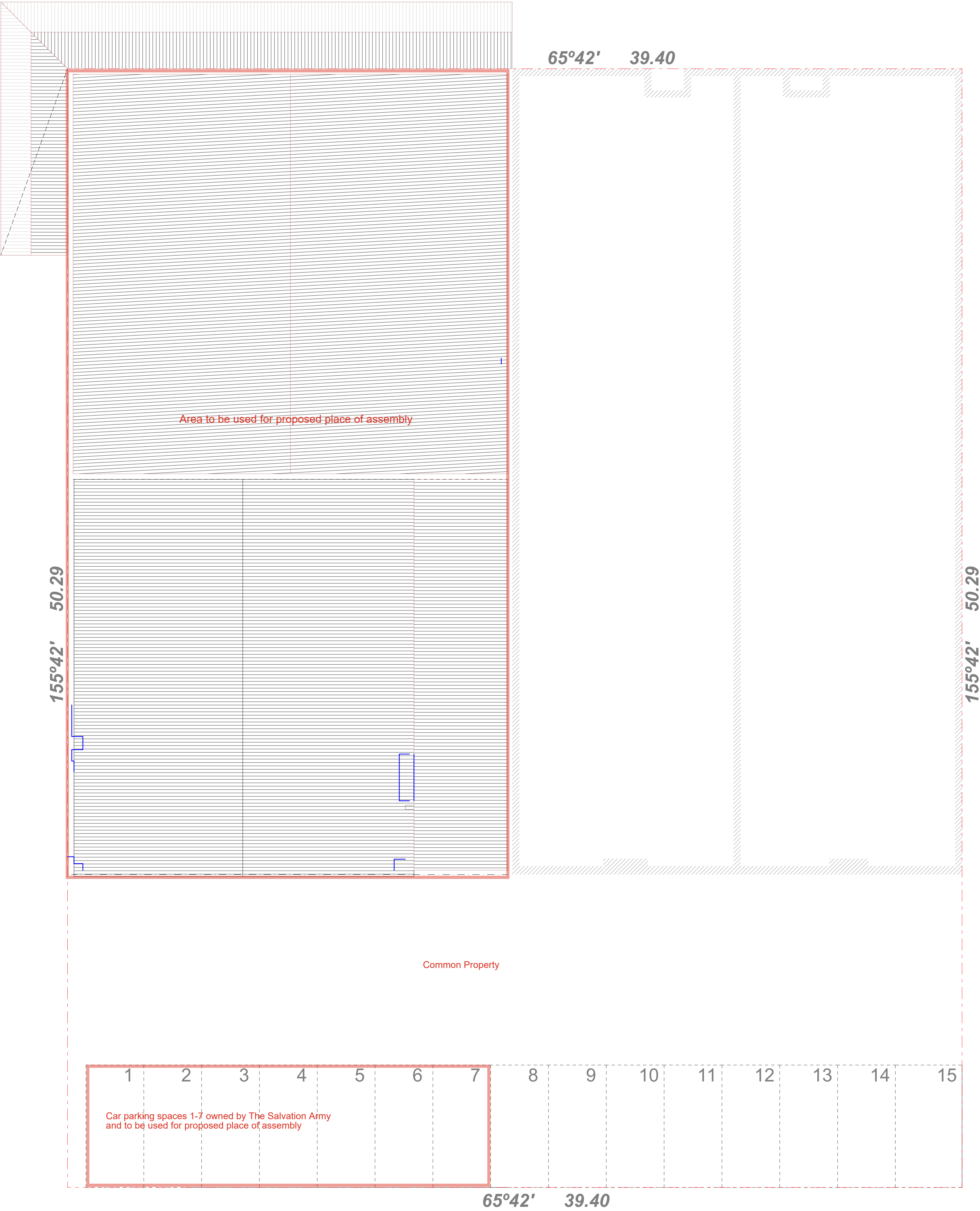
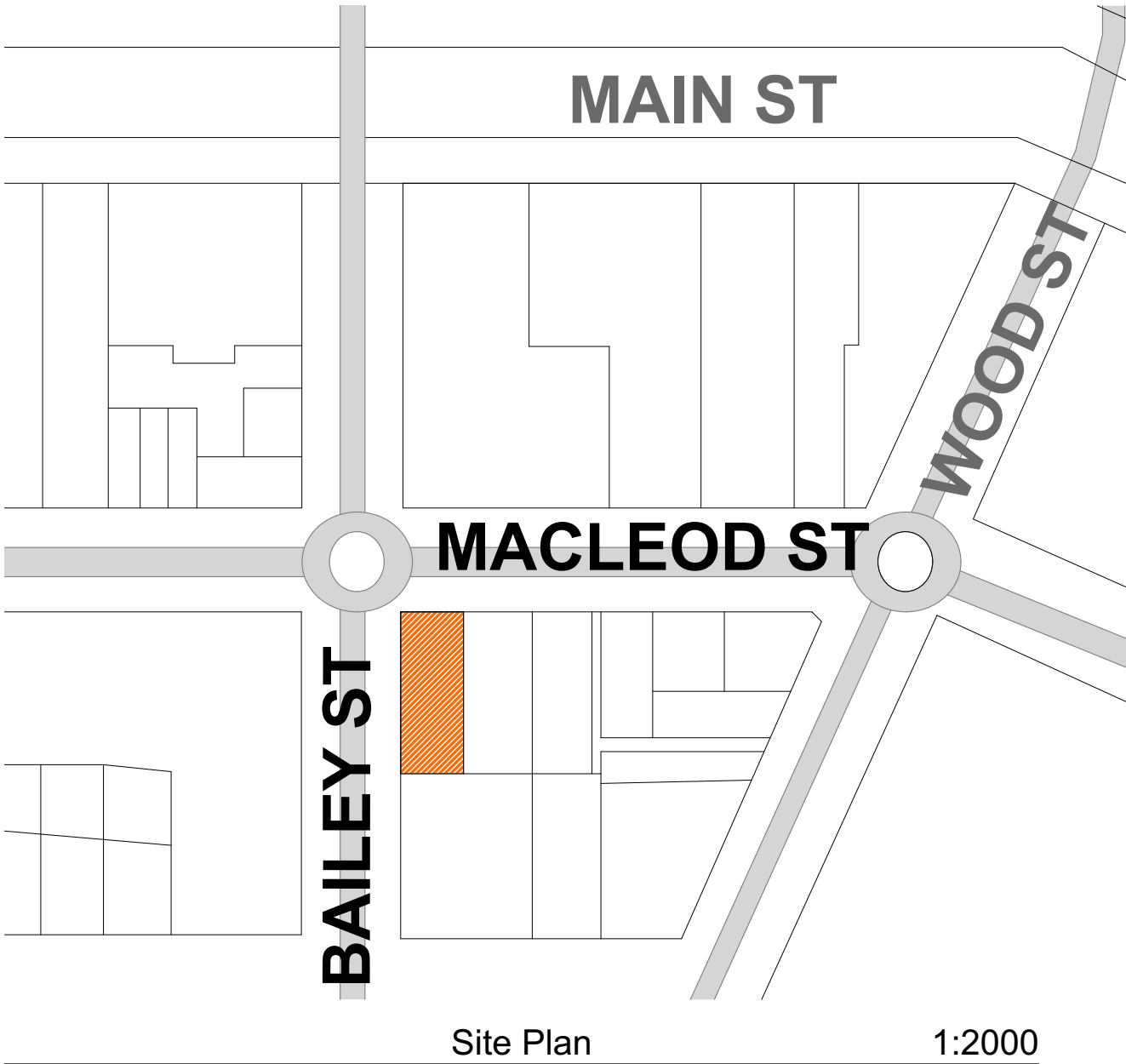
The application therefore warrants Council's support for approval.

If Council has any queries or required any additional information, please contact me at cgentle@hansenpartnership.com.au or at 0419903591.

Yours sincerely

Hansen Partnership Pty Ltd

Cameron Gentle | Director



01

Ch-01

TP ISSUE

16/01/2020

RevisID	ChID	Change Name	Date
01	Ch-01	TP ISSUE	16/01/2020

Company Title

KM ARCHITECTURE
ABN: 90 335 842 564

51 Kangaroo Ground-Warrandyte Rd
North Warrandyte
VIC 3113
Ph: 0425 730 024

SALVATION ARMY - BAIRNSDALE
63 MACLEOD ST
BAIRNSDALE
3875

Drawing Name

Site Plan

Drawing Status

Modified by

Date

Checked by

Date

Drawing Scale

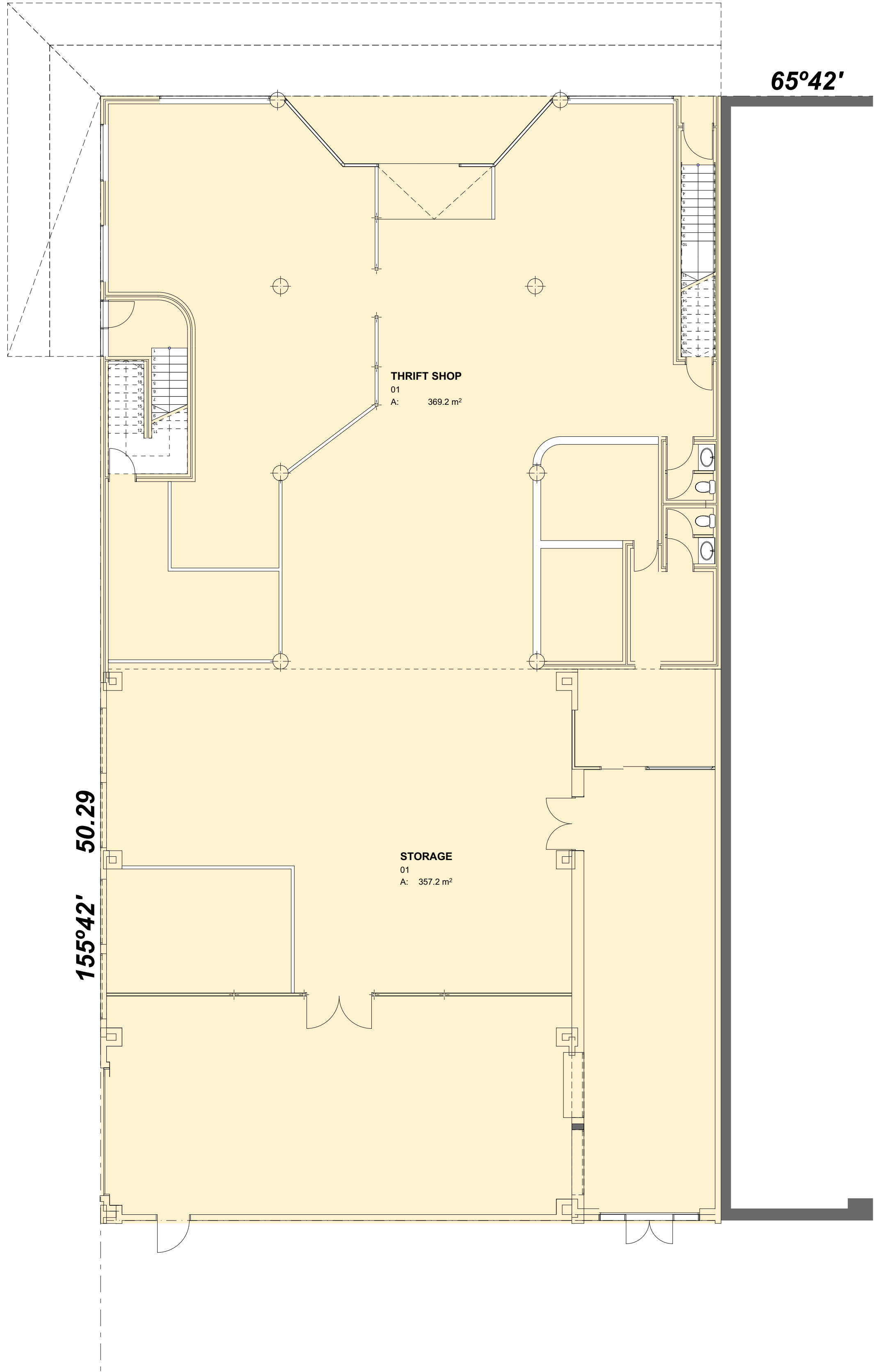
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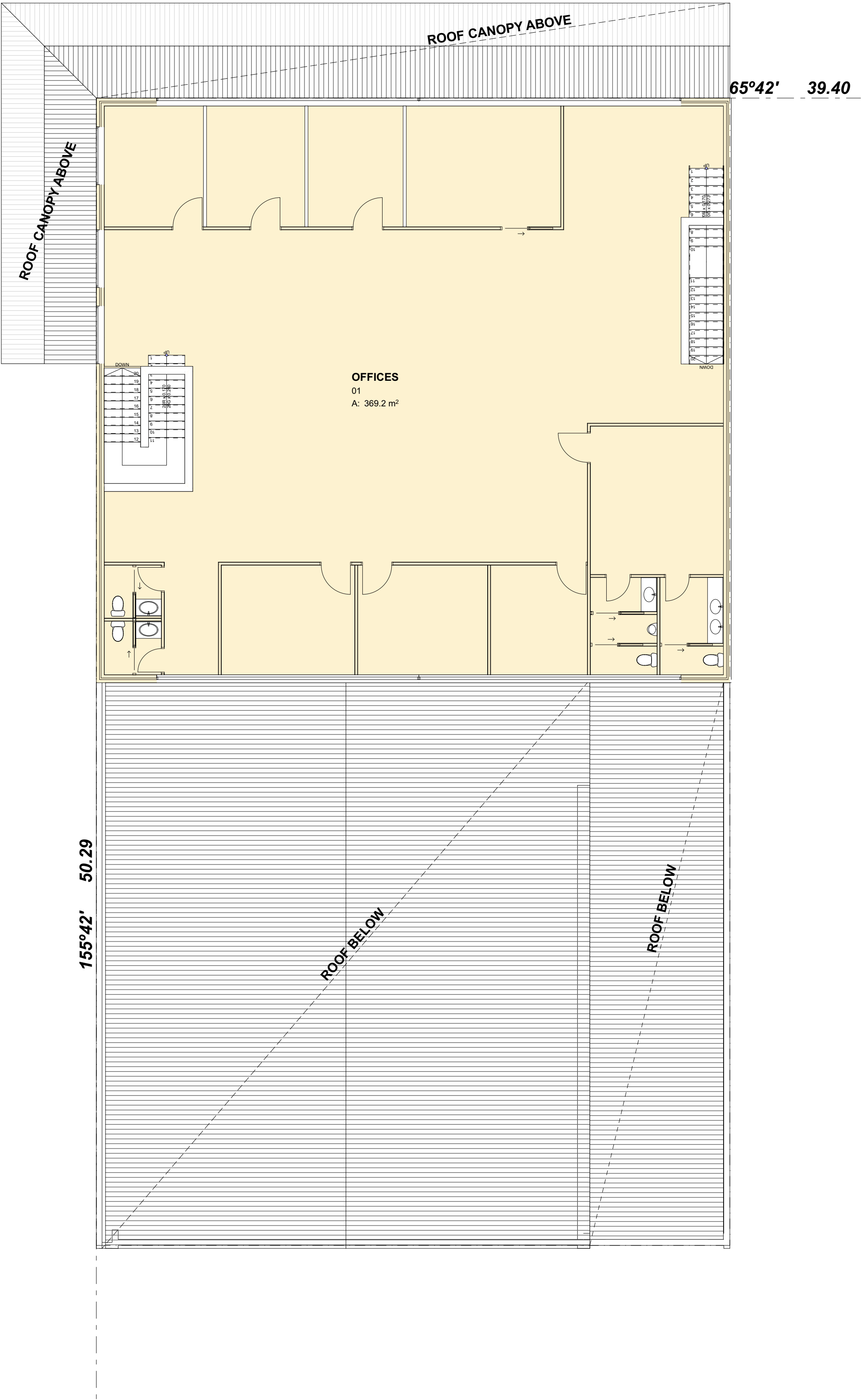
A0.10

Revision

01



1:100 Existing Ground Floor



1:100 Existing First Floor

FLOOR AREA		
Story	Area Name	Area
Ground Floor	STORAGE	357
	THRIFT SHOP	369
		726 m ²
1. Story	OFFICES	369
		369 m ²
		1,095 m ²

012345

Revision History

RevID	ChID	Change Name	Date
01	Ch-01	TP ISSUE	16/01/2020

Company Title

KM ARCHITECTURE
ABN: 90 335 842 564

51 Kangaroo Ground-Warrandyte Rd
North Warrandyte
VIC 3113
Ph: 0425 730 024

SALVATION ARMY - BAIRNSDALE
63 MACLEOD ST
BAIRNSDALE
3875

Drawing Name
**Existing Ground Floor, Existing
First Floor, Existing Zone**

Drawing Status

Modified by

Date

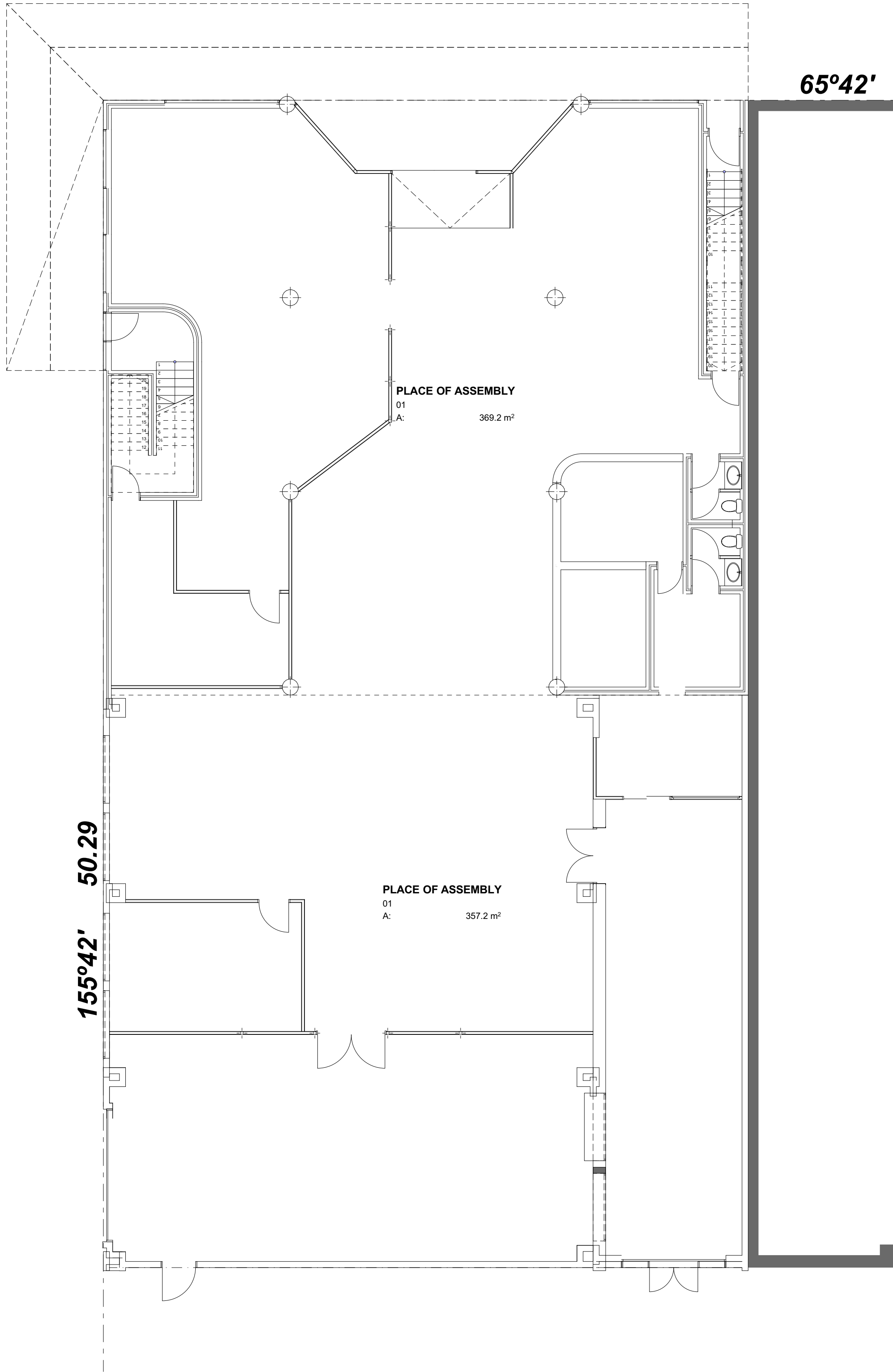
Checked by

Date

Drawing Scale
1:100, 1:1

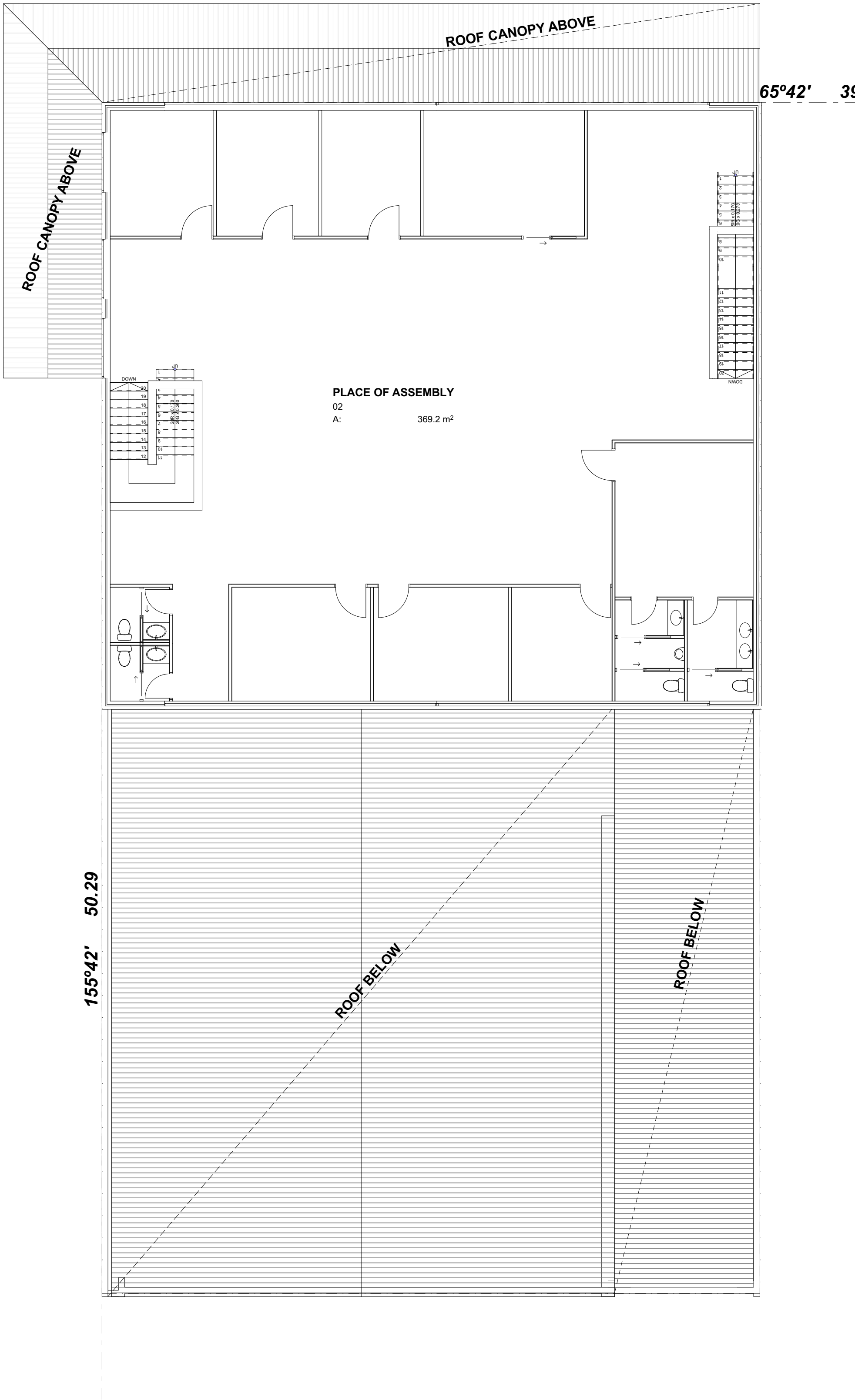
Layout ID
A1.0

Revision
01



1:100

Proposed Ground Floor



1:100

Proposed First Floor

Proposed Zone		
Home Story	Related Zone Name	Area
Ground Floor	PLACE OF ASSEMBLY	357
	PLACE OF ASSEMBLY	369
1. Story	PLACE OF ASSEMBLY	369
		1,095 m²

012345

Revision History

RevID	ChID	Change Name	Date
01	Ch-01	TP ISSUE	16/01/2020

Company Title

KM ARCHITECTURE
ABN: 90 335 842 564

51 Kangaroo Ground-Warrandyte Rd
North Warrandyte
VIC 3113
Ph: 0425 730 024

SALVATION ARMY - BAIRNSDALE
63 MACLEOD ST
BAIRNSDALE
3875

Drawing Name

**Proposed Ground Floor,
Proposed First Floor, Area
Schedule**

Drawing Status

Schedule

Modified by

Date

Checked by

Date

Drawing Scale

1:100, 1:1

Layout ID

A1.1

Revision

01