

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	60 Ligar Street BAIRNSDALE 3875 Lot: 1 LP: 31789
The application is for a permit to:	Change of Use to Medical Centre and Parking Waiver
The applicant for the permit is:	Twin Rivers Osteopathy Pty Ltd
The application reference number is:	5.2024.52.1

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.

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

VOLUME 08216 FOLIO 505

Security no : 124112243724F
Produced 30/01/2024 05:57 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 031789.
PARENT TITLE Volume 01333 Folio 499
Created by instrument A696342 03/03/1959

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
WARREN MATTHEW BANKS
SHARON-ANNE BANKS
AX382881G 24/10/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX382882E 24/10/2023
ING BANK (AUSTRALIA) LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP031789 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX380759P (E)	CONV PCT & NOM ECT TO LC	Completed	24/10/2023
AX382881G (E)	TRANSFER	Registered	24/10/2023
AX382882E (E)	MORTGAGE	Registered	24/10/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 60 LIGAR STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 19531K DENTONS AUSTRALIA
Effective from 24/10/2023

DOCUMENT END



Imaged Document Cover Sheet

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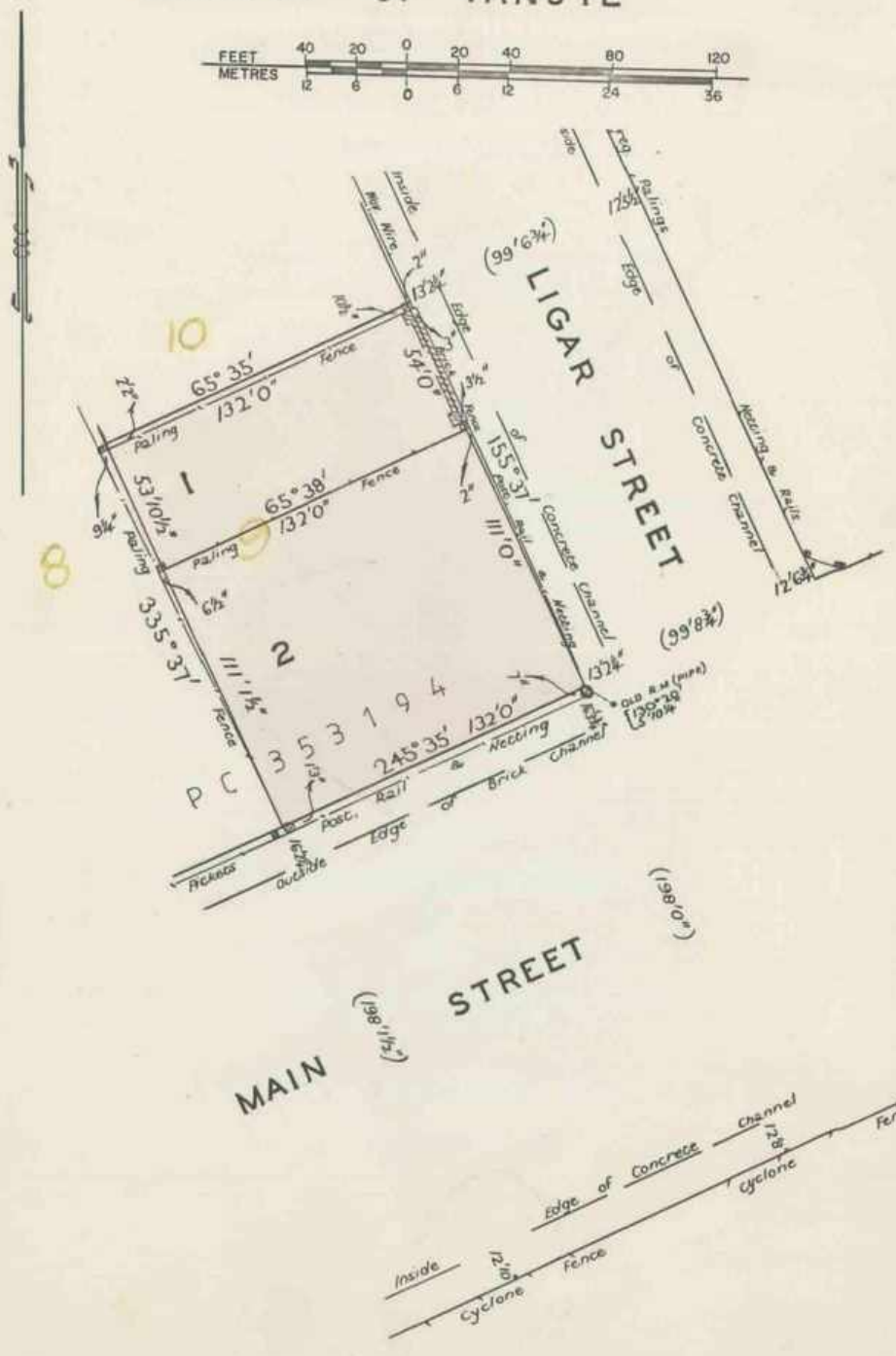
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L.P. 31789

LP 31789
EDITION I

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 9 , SECTION 39
TOWNSHIP OF BAIRNSDALE
PARISH OF BAIRNSDALE
COUNTY OF TANJIL



FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

L.P. 31789

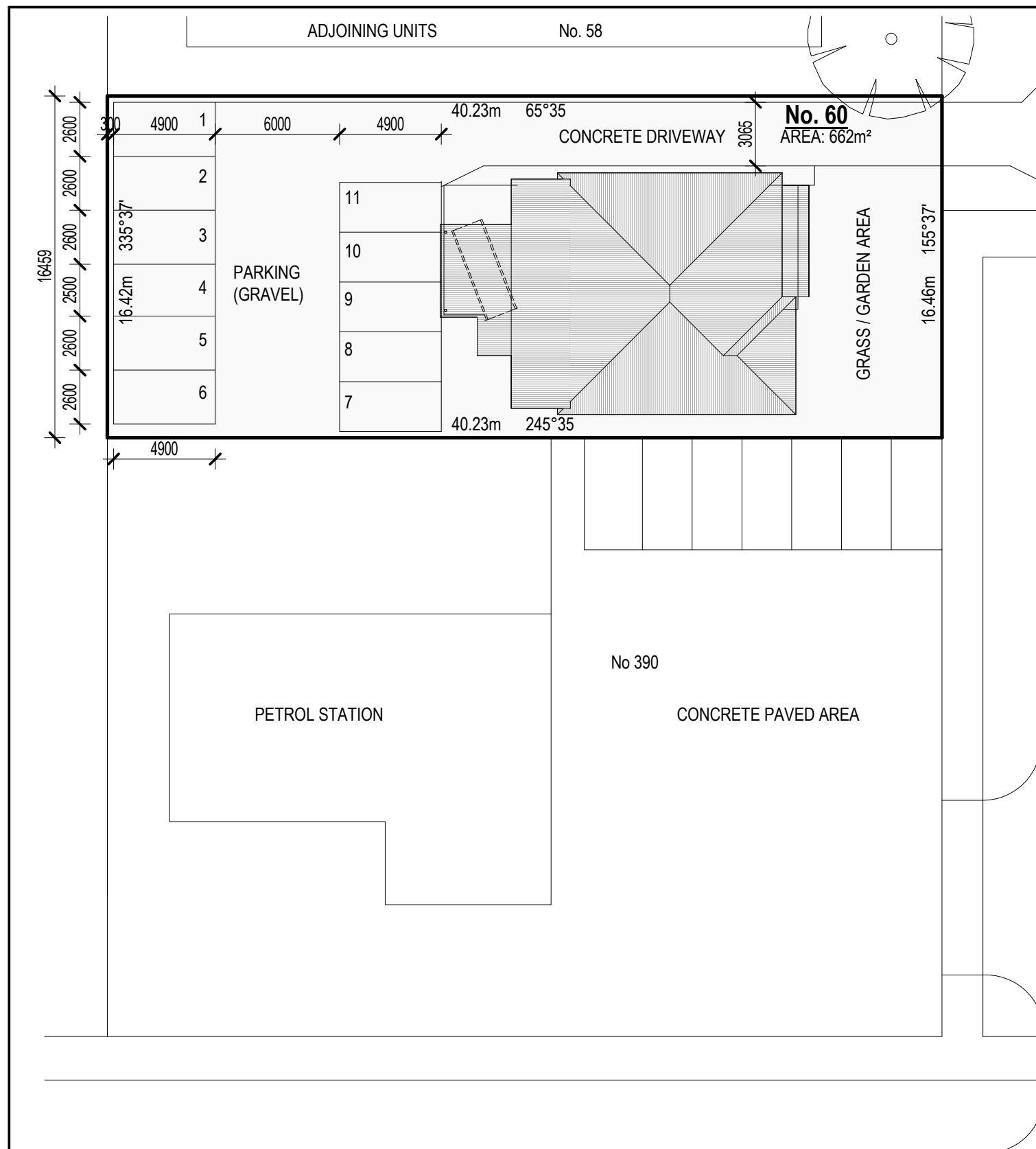
PROPOSED MEDICAL CENTRE PROPOSED CHANGE OF USE FROM CLASS 1A TO CLASS TO Class 9a (MEDICAL) TWIN RIVERS OSTEOPATHY CLINIC - SHARON BANKS



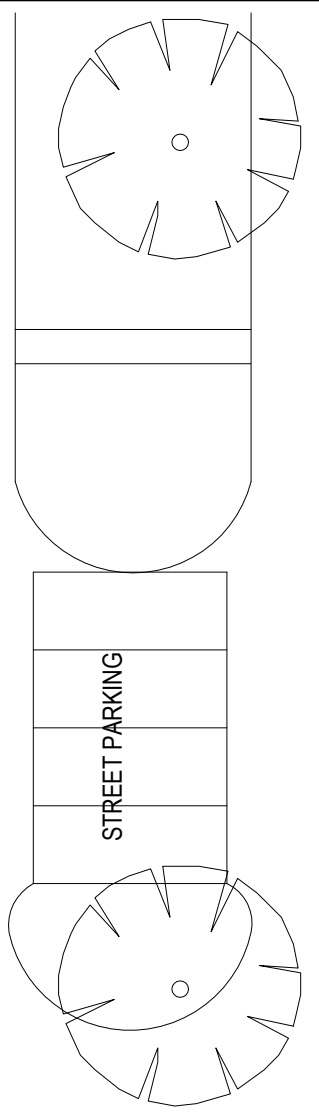
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AREA:	m ²	Issue	Amendment	Date		Date:	Title:	
SITE AREA:		-	-	-	 <p>A1 BUILDING DESIGN AND DRAFTING P.O. Box 911 Bairnsdale Victoria 3875 Mob.: 0438 560 215</p>	FEBURARY 2024	COVER	
HOUSE AREA:		-	-	-		Designed:	Client:	
GARAGE AREA:		-	-	-		Drawn: MEAGHAN GAMBLE DPAD2468	TWIN RIVERS OSTEOPATHY CLINIC - SHARON BANKS	
ALFRESCO / VERANDA:		-	-	-		Plot Date: 13/02/2024 12:20:42 PM	Project:	
PORCH AREA:		-	-	-		Client Approval Signature:	PROPOSED CHANGE OF USE FROM CLASS 1A TO CLASS TO Class 9a (MEDICAL) - 60 LIGAR STREET BAIRNSDALE	
OTHER AREA:		-	-	-		Date:	Job No: 17950	
							Revision:	Printed 20/02/2024
								Page 6 of 8

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LIGAR STREET



PROPERTY REPORT:

ADDRESS: 60 LIGAR STREET BAIRNSDALE 3875
LOT: Lot 1 LP31789
COUNCIL: EAST GIPPSLAND
COUNCIL PROPERTY No.: 7655

ZONES AND OVERLAYS

ZONE:
 GENERAL RESIDENTIAL ZONE (GRZ)

CHANGE OF USE DWELLING CLASS 1A TO MEDICAL CENTRE CLASS 9A:

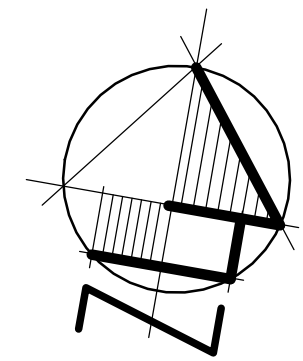
MEDICAL CENTRE

- THE GROSS FLOOR AREA OF ALL BUILDINGS MUST NOT EXCEED 250 SQUARE METRES.
TOTAL AREA : 147M²
- MUST NOT REQUIRE A PERMIT UNDER **CLAUSE 52.06-3. (REQUIRES PERMIT)**

TOTAL PARKS PROVIDED 11
 REQUIRED PARKS 15
DISPENSATION REQUIRED FOR 3 PARKS.

- THE SITE MUST ADJOIN, OR HAVE ACCESS TO, A ROAD IN A TRANSPORT ZONE 2 OR A TRANSPORT ZONE 3.

STREET PARKING

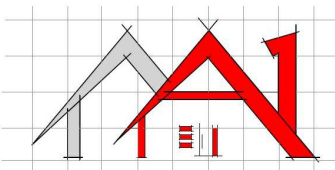


LOCATION PLAN
 Scale: 1 : 250

MAIN ROAD (PRINCES HIGHWAY) TRZ2

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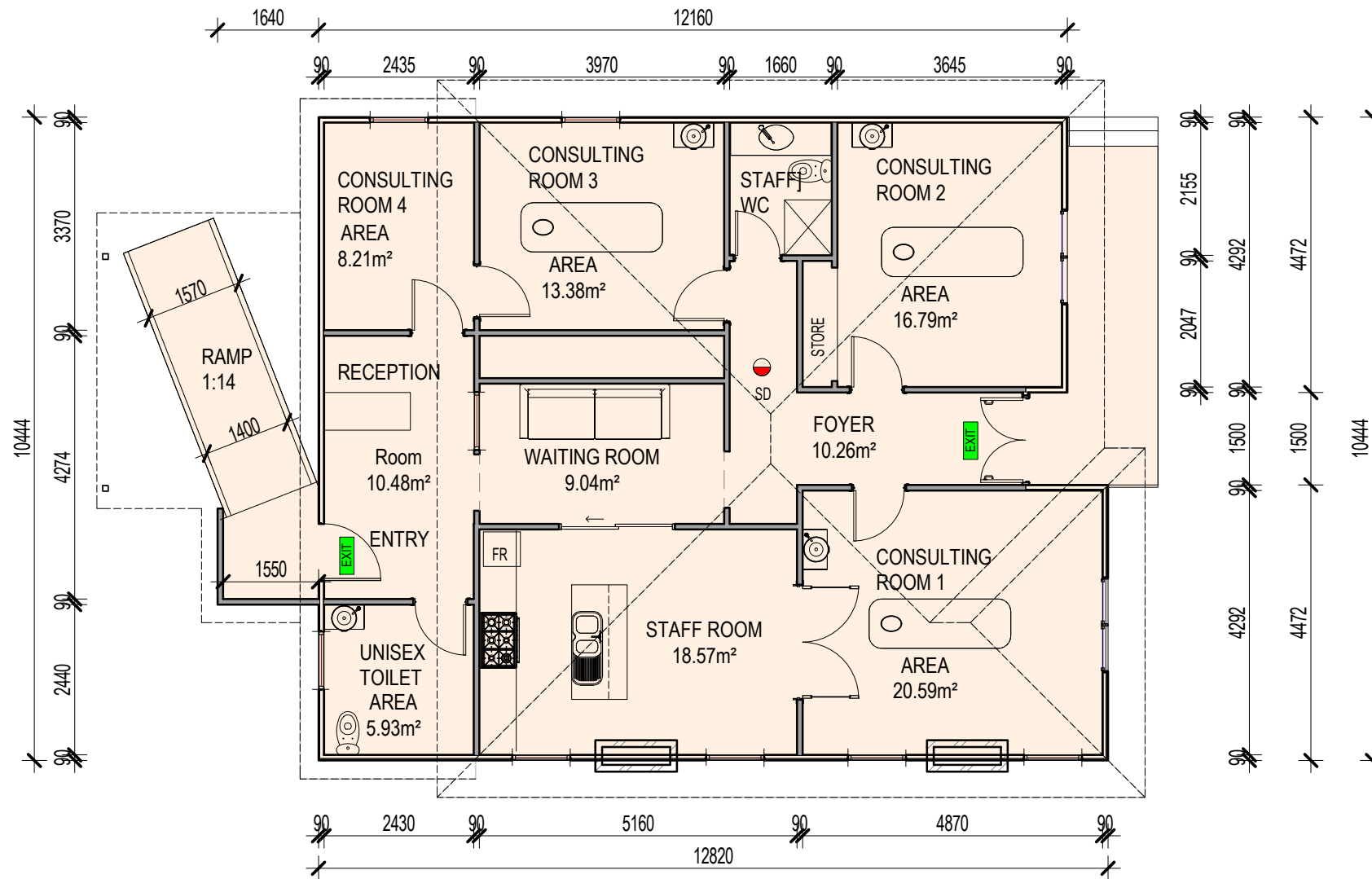
AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



A1 BUILDING DESIGN AND DRAFTING
 P.O. Box 911 Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	FEBURARY 2024
A3 Scale:	1 : 250
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	13/02/2024 12:20:42 PM
Client Approval Signature:	
Date:	

Title:	SITE PLAN	
Client:	TWIN RIVERS OSTEOPATHY CLINIC - SHARON BANKS	
Project:	PROPOSED CHANGE OF USE FROM CLASS 1A TO CLASS TO Class 9a (MEDICAL) - 60 LIGAR STREET BAIRNSDALE	
Job No:	17950	Revision:



PROPOSED CHANGE OF USE:
CLASS 1A TO CLASS 9A (MEDICAL CONSULTANT)
TOTAL FLOOR AREA : 147m²

CHANGE OF USE DWELLING CLASS 1A TO MEDICAL CENTRE CLASS 9A:

MEDICAL CENTRE

- REQUIRES A PLANNING PERMIT UNDER CLAUSE 52.06-3.
 - CAR PARKING

C RM1 (5 PARKS) / C RM2 (3 PARKS) / C RM3 (3 PARKS) / C RM4 (3 PARKS)

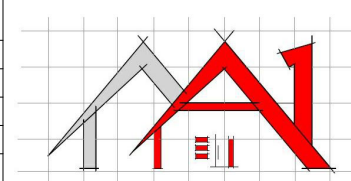
TOTAL 11 PARKS - REQUIRED PARKS = 15 PARKS REQUIRED
DISPENSATION REQUIRED FOR 3 PARKS.

FLOOR PLAN
 Scale: 1 : 100

52.06-3 PERMIT REQUIREMENT CAR PARKING - MEDICAL CENTRE	
PARKS	
5	To the first person providing health services plus
3	To every other person providing health services

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		-	-	-



A1 BUILDING DESIGN AND DRAFTING
 P.O. Box 911 Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	FEBURARY 2024	Title:	GROUND FLOOR PLAN
A3 Scale:	1 : 100	Client:	TWIN RIVERS OSTEOPATHY CLINIC - SHARON BANKS
Designed:	MJG	Project:	PROPOSED CHANGE OF USE FROM CLASS 1A TO CLASS TO Class 9a (MEDICAL) - 60 LIGAR STREET BAIRNSDALE
Drawn:	MEAGHAN GAMBLE DPAD2468	Job No:	17950
Plot Date:	13/02/2024 12:20:44 PM	Revision:	
Client Approval Signature:		Printed:	20/02/2024
Date:		Page:	8 of 8