

NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	37 Dalmahoy Street BAIRNSDALE VIC 3875 Lot: 1 LP: 23262, Lot: 1 TP: 521047, Lot: 2 TP: 521047, Lot: 3 TP: 521047, Lot: 4 TP: 521047, Lot: 5 TP: 521047, Lot: 2 LP: 23262, Lot: 3 LP: 23262, Lot: 4 LP: 23262, Lot: 1 TP: 601401, Lot: 1 TP: 877014, Lot: 1 PS: 717797, Lot: 2 PS: 717797
The application is to amend permit number 5.2012.401.1 by:	Change to the endorsed plans (extend the onsite medical centre)
The applicant for the amendment to the permit is:	Gippsland & East Gippsland Aboriginal Co-Op Ltd
The application reference number is:	5.2012.401.2

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 applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

26 June 2026

Petra Wood
Statutory Planning Officer
East Gippsland Shire Council

Lodged online.

**Section 72 Amendment Application
Planning Permit No. 401/2012/P
37 Dalmahoy Street, Bairnsdale**

Dear Sir / Madam,

Ratio Consultants act on behalf of *Gippsland and East Gippsland Aboriginal Co-Operative ('GEGAC')* the applicant in relation to the above-mentioned matter.

Our client seeks permission from Council to amend Planning Permit No. 401/2012/P pursuant to Section 72 of the *Planning and Environment Act 1987*. Namely, it is proposed to extend the existing medical centre on-site, resulting in amended endorsed plans and Permit Conditions.

In support of the application, we enclose the following documentation:

- Application Form (completed online).
- Recent Copy of Title.
- Architectural Plans prepared by Baldasso Cortese, dated 17 July 2026.
- Landscape Plans prepared by Fraser Consulting, dated 4 June 2026.
- Planning Report prepared by Ratio Consultants, dated 26 July 2026.
- Traffic Impact Statement prepared by onemilegrid, dated 18 June 2026.
- Arboricultural Assessment and Report prepared by Treelogic, dated 30 March 2026.
- Waste Management Plan prepared by onemilegrid, dated 26 June 2026.
- Blue Factor Assessment prepared by Intrax, dated 12 June 2016.

Payment of the relevant application fee will be made upon receipt of invoice.

We look forward to Council's consideration of the application. Should you have any queries in relation to this matter, please contact the undersigned on

Yours sincerely,



Lily Lockley

Planner

Ratio Consultants Pty Ltd

Encl.

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 26 June 2026 11:01 AM
To: Planning Unit Administration
Subject: Application to Amend a Planning Permit received
Attachments: 37 Dalmahoy Street, Bairnsdale - Arborist Report.pdf; 37 Dalmahoy Street Bairnsdale - Planning Report.pdf; 37 Dalmahoy Street, Bairnsdale - Landscape.pdf; 37 Dalmahoy Street, Bairnsdale - Copy of Title.pdf; 37 Dalmahoy Street, Bairnsdale - Bluefactor.pdf; Amend_a_Planning_Permit_2026-06-26T11-01-14_34966068_0.pdf; attachment_errors.txt; 37 Dalmahoy Street, Bairnsdale - Cover letter.pdf; 37 Dalmahoy Street, Bairnsdale - Plans.pdf; 37 Dalmahoy Street, Bairnsdale - TIA.pdf; 37 Dalmahoy Street, Bairnsdale - WMP.pdf

Application to amend a Planning Permit

An "Application to amend a planning permit" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Gippsland and East Gippsland Aboriginal Co-Operative Ltd

Email address

Postal address :

Preferred phone number:

Street number: 37

Street name: Dalmahoy 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

Planning Permit Amended: 401/2012/P

Original Estimate: 0

New cost development: 5850000

The application is to amend the existing planning permit by (select all that apply): Deleting or amending conditions, Changes to plans

Existing conditions : Medical centre, childcare centre and community purposes

Has there been a pre-application meeting: Yes

Officer's name: Petra Wood

Your reference number: N/A

Full copy of Title: [37 Dalmahoy Street, Bairnsdale - Copy of Title.pdf](#)

Covenants agreements: [37 Dalmahoy Street, Bairnsdale - Copy of Title.pdf](#)

Plans: [37 Dalmahoy Street, Bairnsdale - Plans.pdf](#)

Planning report: [37 Dalmahoy Street Bairnsdale - Planning Report.pdf](#)

ExtraFile: 6

1. Supporting information/reports: [37 Dalmahoy Street, Bairnsdale - Cover letter.pdf](#)
2. Supporting information/reports: [37 Dalmahoy Street, Bairnsdale - Arborist Report.pdf](#)
4. Supporting information/reports: [37 Dalmahoy Street, Bairnsdale - Bluefactor.pdf](#)
3. Supporting information/reports: [37 Dalmahoy Street, Bairnsdale - Landscape.pdf](#)
5. Supporting information/reports: [37 Dalmahoy Street, Bairnsdale - TIA.pdf](#)
6. Supporting information /reports: [37 Dalmahoy Street, Bairnsdale - WMP.pdf](#)

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 08094 FOLIO 328

Security no : 124134895920D

Produced 22/05/2026 10:45 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 023262.
PARENT TITLE Volume 06817 Folio 392
Created by instrument A050948 10/10/1955

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD

M731317N 05/03/1987

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1975964

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 LP023262 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: 37 DALMAHOY STREET BAIRNSDALE VIC 3875

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd



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Document Type	Plan
Document Identification	LP023262
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/05/2026 10:46

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PLAN OF SUBDIVISION OF
PART OF CROWN PRE-EMPTIVE RIGHT SECTION A
TOWNSHIP OF BAIRNSDALE
PARISH OF BAIRNSDALE
COUNTY OF TANJIL

VOL.6817 FOL.392

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

COLOUR CODE

E-1=BLUE E-4=GREEN
R1=BROWN
E-3=YELLOW

APPROPRIATIONS

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

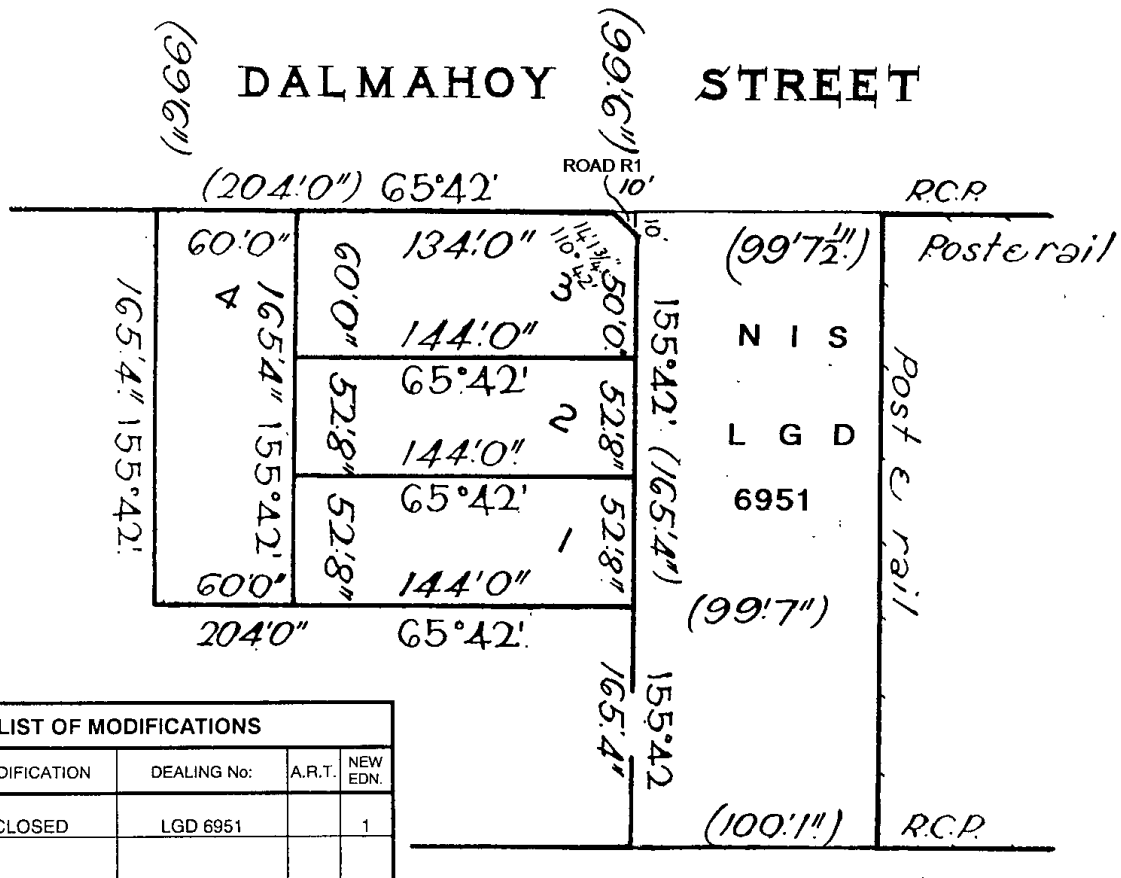
REFERENCE PLAN: OFFICE OF TITLES ALIGNMENT
PLAN NO. R.A. 342

RAILWAY

Concrete post & wire

Post & wire

DALMAHOY STREET



RUPERT STREET

Post rail & wire netting



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Document Type	Instrument
Document Identification	1975964
Number of Pages (excluding this cover sheet)	4
Document Assembled	22/05/2026 10:46

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ADVERTISED

4275340

VICTORIA

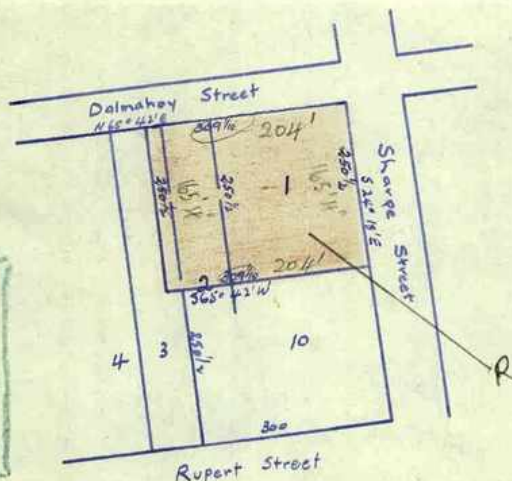
TRANSFER & PAID

MICROFILMED

20 NOV. 1945



I KATHERINE MORRISON of Bairnsdale formerly Married Woman now Widow being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FOUR HUNDRED AND EIGHTY POUNDS paid to me by PERCY BYRON DAHLSEN Merchant JAMES LINCOLN JACKSON Tanner REX ALBERT EDWARD FOARD Draper and the said KATHERINE MORRISON Widow all of Bairnsdale and in further consideration of the sum of SIX HUNDRED POUNDS paid to the said Percy Byron Dahlisen, James Lincoln Jackson, Rex Albert Edward Foard and Katherine Morrison by GEORGE HOLFORD of Bairnsdale Carpenter DO HEREBY at the request and by the direction of the said Percy Byron Dahlisen, James Lincoln Jackson, Rex Albert Edward Foard and Katherine Morrison testified by their execution hereof TRANSFER to the said George Holford ALL my estate and interest in ALL THAT piece of land being Lot 1 and parts of Lots, two and three Block 19 on Plan of Subdivision Number 1026 lodged in the Office of Titles and being part of Crown Section A Parish of Bairnsdale County of Tanjil and being part of the land described in Certificate of Title Volume 5301 Folio 1060125 and being the land delineated and coloured



red on the Plan hereon. AND the said George Holford for himself his heirs executors administrators and transferees DOTH HEREBY COVENANT with the said Katherine Morrison her heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land remaining untransferred in Certificate of Title Volume 5301 Folio 1060125 that he will not at any time hereafter use the said land hereby transferred for any but residential or public or private recreation purposes and hereby requests

5301 pt / 125 The measurements are in links.
Under an acre
Togo etc Roads Brown
Enc. The
Covenant here to issue in respect thereof.

DATED this Sixth day of August One thousand nine hundred and forty-five.

SIGNED by the said KATHERINE MORRISON)
in Victoria in the presence of)

K. Morrison

IMAGED

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SIGNED by the said PERCY BYRON DAHESMAN
in Victoria in the presence of

J. King
CLERK TO MARGEN THOMPSON & MOSLEY
SOLICITORS, BAINBRIDGE

SIGNED by the said JAMES LINCOLN JACKSON
in Victoria in the presence of

J. Shanfranchi
Robert Bainbridge

SIGNED by the said REX ALBERT EDWARD FOARD
in Victoria in the presence of

J. King

SIGNED by the said KATHERINE MORRISON
in Victoria in the presence of

K. Morrison
K. Morrison


SIGNED by the said GEORGE HOLFORD in
Victoria in the presence of

J. Shanfranchi
Robert Bainbridge

ENCUMBRANCES REFERRED TO

N11

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.

WE PERCY BYRON DAHLSSEN, JAMES LINCOLN JACKSON, and KATHERINE MORRISON the within named directing parties HEREBY CERTIFY that the transaction to which this instrument relates is not in contravention of any provisions of the National Security (Land Transfer) Regulations and that this instrument has not been executed in contravention of those regulations.

SIGNED by the said PERCY BYRON DAHLSSEN)
in the presence of

W. Gordon Smith Bairnsdale

P B Dahlssen

SIGNED by the said JAMES LINCOLN JACKSON)
in the presence of

J. L. Jackson
J. Shaufrault
Collector Bairnsdale

SIGNED by the said REX ALBERT EDWARD FOARD)
in the presence of

Rex Albert Edward Foard
W. Gordon Smith Bairnsdale

SIGNED by the said KATHERINE MORRISON)
in the presence of

K. Morrison
M. J. Morrison
Collector Bairnsdale

I GEORGE HOLFORD the within named Transferee HEREBY CERTIFY that the transaction to which this instrument relates is not in contravention of any provisions of the National Security (Land Transfer) Regulations and that this instrument has not been executed in contravention of those regulations.

SIGNED by the said GEORGE HOLFORD in)
the presence of

George Holford
J. Shaufrault
Collector Bairnsdale

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DATED . 1945

KATHERINE MORRISON

(BY direction of P.B. Dehlsen,
J.L. Jackson, R.A.E. Ward and
K. Morrison)

to

GEORGE HOLFORD

TRANSFER

A.P. AGG & INCELL,
Solicitors,
BAIRNSDALE.

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 20 th DAY OF November 1945	To George Holford	1975964

ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL 5301 FOL 1060/25

ASSISTANT REGISTRAR OF TITLES

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Document Identification	M731317N
Number of Pages (excluding this cover sheet)	2
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Lodged at the Titles Office by

CROWN SOLICITOR,
221 QUEEN STREET,
MELBOURNE, 3000.

Code

3012

NEW TITLE

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land

(Note 5)

Certificate of Titles volume 8094 folio 328, volume 8128 folio 342.
Lots 5 to 9 (incl) on Plan of Subdivision 1026 being part of the land comprised in Certificate of Title volume 2732 folio 323.

Consideration

(Note 6)

\$303,500.00

Transferor

(Note 7)

IAN ROBERT CATHIE in his capacity as Minister for the time being administering the Education Act. 1958.

Transferee

(Note 8)

GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD., of 67 Francis Street, Bairnsdale.

Date - 4 MAR 1987



DH731317N-1-9

(Note 9)

Execution & Attestation

Signed by IAN ROBERT CATHIE
in his capacity as Minister
for Education in the presence of:

I. Cathie

[Signature]

THE COMMON SEAL OF THE
GIPPSLAND & EAST GIPPSLAND
ABORIGINAL CO-OPERATIVE LIMITED.
IS AFFIXED IN ACCORDANCE WITH
ITS RULES IN THE PRESENCE OF



Alan B. [Signature]
SECRETARY

Rob [Signature]
DIRECTOR

Comptroller of Stamps Used

18 MAR 1987
With consent of
Solicitor for

AD

T1

Office Use Only



A memorandum of the within instrument has been entered in the Register Book.

Ch V.2732 F.323
(PC)



TOTAL AREA: 1.018 ha.
No CERTS AS TO OTHERS

Printed 10/07/2026

Page 15 of 111

- 9 APR 1987

Approval No. T1/1

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NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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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 11531 FOLIO 186

Security no : 124134906786S

Produced 22/05/2026 01:55 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 717797E.
PARENT TITLE Volume 11525 Folio 763
Created by instrument PS717797E 06/11/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND AND EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD

PS717797E 06/11/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL643766J 27/01/2015
COMMONWEALTH OF AUSTRALIA

CAVEAT AL643767G 27/01/2015
Caveator
COMMONWEALTH OF AUSTRALIA
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
16/06/2014
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
DAVIS FAULKNER LAWYERS
Notices to
BRANCH HEAD LEGAL SERVICES BRANCH DEPARTMENT OF HEALTH of 23 FURZER STREET
PHILLIP ACT 2606

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 PS717797E 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: 37 DALMAHOY STREET BAIRNSDALE VIC 3875

DOCUMENT END



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Document Type	Plan
Document Identification	PS717797E
Number of Pages (excluding this cover sheet)	3
Document Assembled	22/05/2026 13:56

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EDITION 1

PS 717797 E

PLAN OF SUBDIVISION

LOCATION OF LAND

Parish: BAIRNSDALE

Township: BAIRNSDALE

Section: A

Crown Allotment: PART OF CROWN PRE-EMPTIVE RIGHT

Crown Portion: -

Title Reference: VOL. 09811 FOL. 828 (PART)

Last Plan Reference: TP 521047 E (LOTS 2 & 3)

Postal Address: 37 DALMAHOY STREET
(at time of subdivision) BAIRNSDALE, VIC, 3875

MGA Co-ordinates E 555 330 GDA 94
(of approx. centre of land in plan) N 5 812 890 ZONE: 55

Notations

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. N.A.

Depth Limitation NIL

THE ROADS COLOURED BROWN ON LP 1026 ARE
APPURTENANT TO THE LAND HEREIN.

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

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s):

IN PROCLAIMED SURVEY AREA No. 19

Vesting of Roads and / or Reserves

Identifier	Council/Body/Person

Notations

THIS IS A SPEAR PLAN.

Estate:
Phase No.:
No. of Lots:
PHASE AREA:

EASEMENT INFORMATION

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LRS USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED ☒ DATE: 4 / 7 / 2013 LRS USE ONLY PLAN REGISTERED TIME: 1.22pm DATE: 6 / 10 / 2014 HEATH RICHARDS Assistant Registrar of Titles SHEET 1 OF 2 SHEETS



Beveridge Williams
development & environment consultants

Bairnsdale ph : 03 5152 4708

www.beveridgewilliams.com.au

LICENSED SURVEYOR DAVID STRINGER
(PRINT)

SIGNATURE DIGITALLY SIGNED DATE

REF. 1300633
1300633-PS(V1)-DWG

VERSION 1

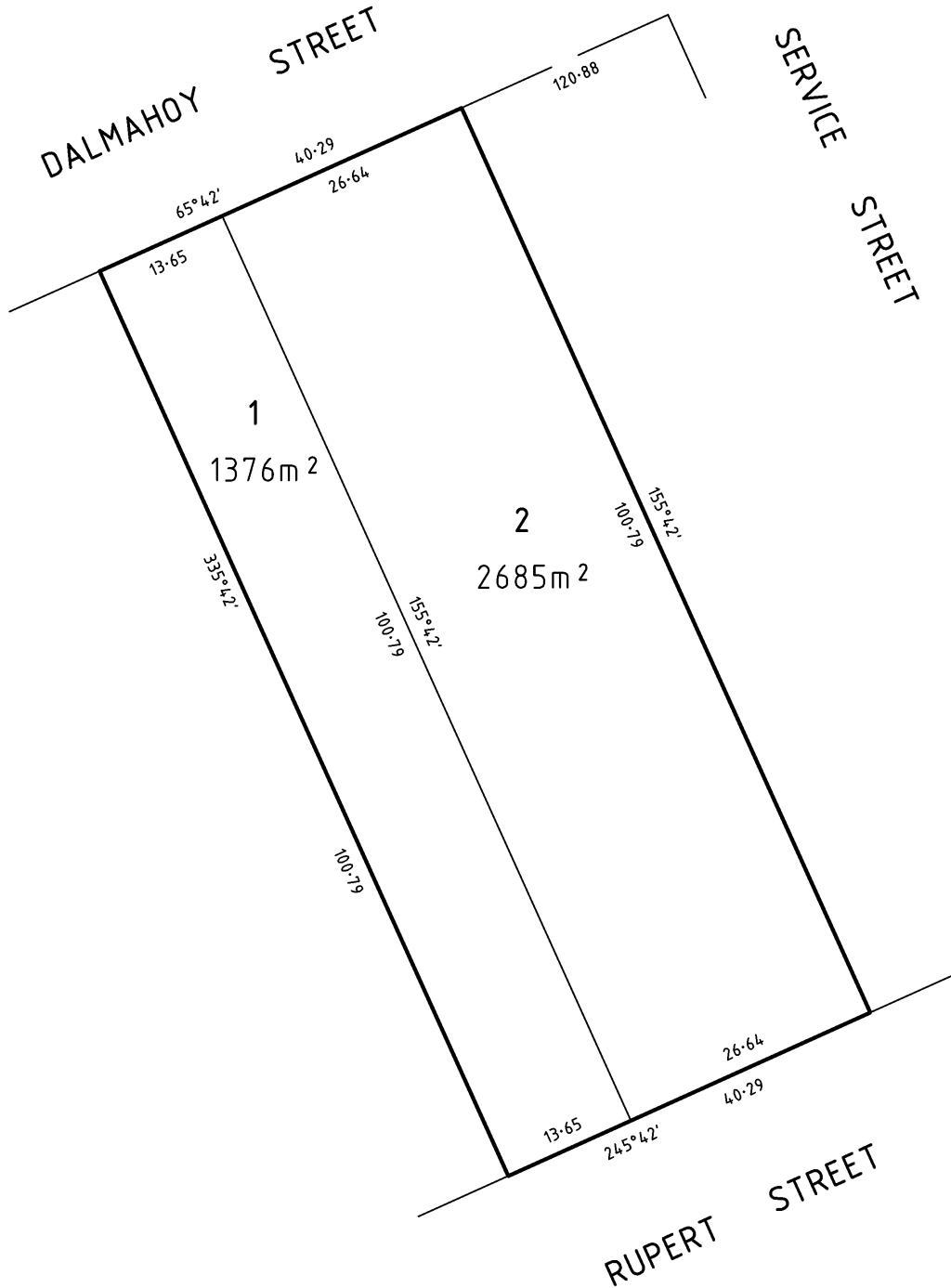
DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION

PS 717797 E

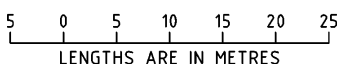


Beveridge Williams
development & environment consultants

Bairnsdale ph : 03 5152 4708

www.beveridgewilliams.com.au

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE
1:500

SHEET
SIZE
A3

LICENSED SURVEYOR (PRINT) **DAVID STRINGER**

SIGNATURE DIGITALLY SIGNED DATE

REF. **1300633**
1300633-PS(V1)-DWG

VERSION 1

Sheet 2

ORIGINAL SHEET SIZE A3



Plan of Subdivision PS717797E
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S038012B
Plan Number: PS717797E
Responsible Authority Name: East Gippsland Shire Council
Responsible Authority Reference Number 1: Section 62.04 Exemption
Responsible Authority Reference Number 2: PS717797E
Surveyor's Plan Version: 1

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Aaron Hollow
Organisation: East Gippsland Shire Council
Date: 14/10/2013

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Number of Pages (excluding this cover sheet)	1
Document Assembled	22/05/2026 13:56

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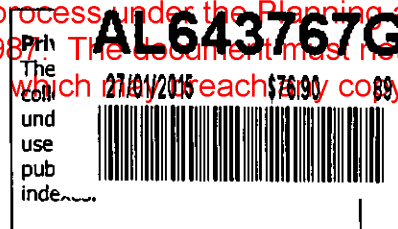
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Caveat

Section 89 Transfer of Land Act 1958



Lodged by
Name: *Davis Faulkner Langer*
Phone:
Address: *DX 24401*
Reference: *YASS NSW*
Customer Code:

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: (volume and folio, and if applicable mortgage, charge or lease)

Volume 11525 Folio 763; Volume 11531 Folio 185; Volume 11531 Folio 186 and Volume 10114 Folio 641 ✓

Caveator: (full name)

Commonwealth of Australia as represented by the Department of Health

Estate or Interest claimed:

An equitable interest as chargee

Grounds of claim:

Equitable charge in relation to the land created pursuant to the agreement between the registered proprietor and the caveator dated 16 June 2014

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)

ABSOLUTELY

Address for service of notice: (full name and address, include postcode)

Branch Head, Legal Services Branch, Department of Health, 23 Furzer Street, Phillip ACT 2606

Dated: *21.01.2015*

Signature of Australian Legal Practitioner (under the Legal Profession Act 2004 for caveator)

A. Nicholls
ALEXANDER JAMES NICHOLLS
SOLICITOR FOR THE CAVEATOR

30800812A

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Page 1 of 1

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Printed 10/07/2026

Page 23 of 111

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

VOLUME 11525 FOLIO 763

Security no : 124134906780Y
Produced 22/05/2026 01:55 PM

LAND DESCRIPTION

Lots 1,4 and 5 on Title Plan 521047E.
PARENT TITLE Volume 09811 Folio 828
Created by instrument AL417177S 13/10/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND AND EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD

M731317N 05/03/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL643766J 27/01/2015
COMMONWEALTH OF AUSTRALIA

CAVEAT AL643767G 27/01/2015
Caveator
COMMONWEALTH OF AUSTRALIA
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
16/06/2014
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
DAVIS FAULKNER LAWYERS
Notices to
BRANCH HEAD LEGAL SERVICES BRANCH DEPARTMENT OF HEALTH of 23 FURZER STREET
PHILLIP ACT 2606

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 TP521047E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Document Assembled	22/05/2026 13:56

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TITLE PLAN		EDITION 1	TP 521047E														
Location of Land Parish: BAIRNSDALE Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 1026 Derived From: VOL 9811 FOL 828 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN															
Description of Land / Easement Information ALL THAT PIECE OF LAND IN THE PARISH OF BAIRNSDALE BEING LOTS 5 6 7 8 AND 9 BLOCK 18 ON PLAN OF SUBDIVISION NO.1026 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROADS DELINEATED AND COLOURED BROWN ON THE MAP ON CERTIFICATE OF - - - - - TITLE VOL.2732 FOL.323 - - - - -			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/06/2000 VERIFIED: M.P														
TOTAL AREA: 1.016ha																	
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td>PARCEL 1</td> <td>= LOT 5 BLOCK 18 ON LP 1026</td> </tr> <tr> <td>PARCEL 2</td> <td>= LOT 6 BLOCK 18 ON LP 1026</td> </tr> <tr> <td>PARCEL 3</td> <td>= LOT 7 BLOCK 18 ON LP 1026</td> </tr> <tr> <td>PARCEL 4</td> <td>= LOT 8 BLOCK 18 ON LP 1026</td> </tr> <tr> <td>PARCEL 5</td> <td>= LOT 9 BLOCK 18 ON LP 1026</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1	= LOT 5 BLOCK 18 ON LP 1026	PARCEL 2	= LOT 6 BLOCK 18 ON LP 1026	PARCEL 3	= LOT 7 BLOCK 18 ON LP 1026	PARCEL 4	= LOT 8 BLOCK 18 ON LP 1026	PARCEL 5	= LOT 9 BLOCK 18 ON LP 1026
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PARCEL 5	= LOT 9 BLOCK 18 ON LP 1026																
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets															

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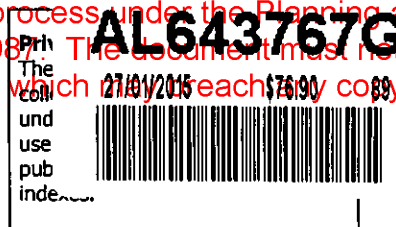
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Caveat

Section 89 Transfer of Land Act 1958



Lodged by
Name: *Davis Faulkner Langer*
Phone:
Address: *DX 24401*
Reference: *YASS NSW*
Customer Code:

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: (volume and folio, and if applicable mortgage, charge or lease)

Volume 11525 Folio 763; Volume 11531 Folio 185; Volume 11531 Folio 186 and Volume 10114 Folio 641 ✓

Caveator: (full name)

Commonwealth of Australia as represented by the Department of Health

Estate or Interest claimed:

An equitable interest as chargee

Grounds of claim:

Equitable charge in relation to the land created pursuant to the agreement between the registered proprietor and the caveator dated 16 June 2014

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)

ABSOLUTELY

Address for service of notice: (full name and address, include postcode)

Branch Head, Legal Services Branch, Department of Health, 23 Furzer Street, Phillip ACT 2606

Dated: *21.01.2015*

Signature of Australian Legal Practitioner (under the Legal Profession Act 2004 for caveator)

A. Nicholls
ALEXANDER JAMES NICHOLLS
SOLICITOR FOR THE CAVEATOR

30800812A

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

VOLUME 07554 FOLIO 016

Security no : 124134895923A

Produced 22/05/2026 10:45 AM

LAND DESCRIPTION

Lot 1 on Title Plan 601401T (formerly known as part of Lot 10 Section 19 on Plan of Subdivision 001026).
PARENT TITLE Volume 04690 Folio 866
Created by instrument 2400232 30/04/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD

P856245B 19/06/1990

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1099417

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 TP601401T 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: 37 DALMAHOY STREET BAIRNSDALE VIC 3875

DOCUMENT END

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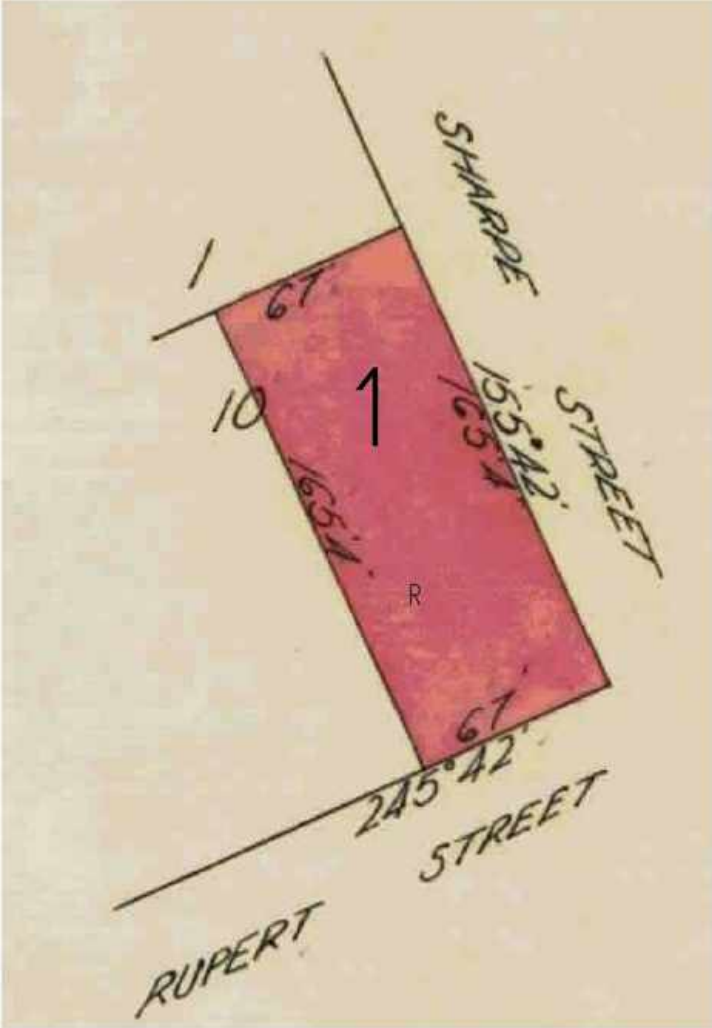
Document Type	Plan
Document Identification	TP601401T
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TITLE PLAN		EDITION 1	TR 6014017						
Location of Land Parish: BAIRNSDALE Township: BAIRNSDALE Section: A Crown Allotment: Crown Portion: CROWN PRE-EMPTIVE RIGHT (PT) Last Plan Reference: LP1026 Derived From: VOL 7554 FOL 016 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <i>All that piece of Land, delineated and coloured-----</i> red on the map in the margin being part of Lot 10 Section Nineteen on Plan of Subdivision No.1026 lodged in the Office of Titles and being part of Crown Pre-emptive Right Section A Township and Parish of Bairnsdale County of Tanjil - Together with a right of carriage way over Dalmahoy, Sharpe and Macarthur Streets coloured brown on the map on Certificate - of Title Vol.4690 Fol.937866 - - - - -			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/08/2000 VERIFIED: MP						
			COLOUR CODE R=RED						
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 10 (PT) SECTION 19 ON LP1026</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 10 (PT) SECTION 19 ON LP1026	
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LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
		Sheet 1 of 1 sheets							



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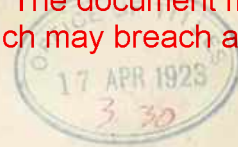
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2355576

Bh. WB

Bairnsdale



Chard

V I C T O R I A



01099417-1-8

TRANSFER OF LAND



I EDWARD ROWLANDS of Bairnsdale retired Storekeeper being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Two hundred and sixty four pounds paid to me by HELEN WILLANS HOOPER of Bairnsdale married Woman (and whose address apart from her husband is Bairnsdale aforesaid) DO HEREBY TRANSFER to the said Helen Willans Hooper ALL my estate and interest in ALL THAT piece of land being Lot Ten Block Nineteen on Plan of Subdivision No 1026 lodged in the Office of Titles and being part of Crown Section A Parish of Bairnsdale County of Tanjil TOGETHER with all registered appurtenant Easements.

The said Helen Willans Hooper doth hereby for herself her heirs executors administrators and transferees covenant with the said Edward Rowlands his executors administrators and transferees registered proprietor or proprietors for the time being of the land comprised in Certificate of Title Vol 2717 Fol 543235 that the said Helen Willans Hooper will not at any time hereafter use the land hereby transferred for any but residential purposes.

DATED the *17th* day of April one thousand nine hundred and twenty three.

SIGNED in Victoria by the said Edward Rowlands in the presence of *A. J. Morrison*

E. Rowlands

SIGNED in Victoria by the said Helen Willans Hooper in the presence of

Helen Willans Hooper

A. J. Morrison
for Bairnsdale

ENCUMBRANCES REFERRED TO

NIL

Printed 10/07/2026

Page 33 of 111

2717 Part. 235 under an old copy of the book 2717 11/1/23

26.11.11 15.5.23

Jim 16/4/23

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Dated *9th* April 1923

Mr Edward Rowlands

to

Mrs. H. W. HOOPER

TRANSFER

DEED OF INSTRUMENT.

W. B. Thomson
Bairnsdale

DESCRIPTION OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
Transfer as to part	THE <i>17th</i> DAY OF <i>April</i> 1923.	<i>Helen Hillman Hooper</i>	<i>1099417.</i>

A. J. W. Thompson
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL *2717* FOL *5413235.*

A. J. W. Thompson
ASSISTANT REGISTRAR OF TITLES.

Appeared before me at Bairnsdale the ninth day of April One thousand nine hundred and twenty three Archibald Davidson Morrison the attesting witness to this instrument and declared that he personally knew Edward Rowlands the person signing the same, and whose signature the said Archibald Davidson Morrison attested; and that the name purporting to be the signature of the said Edward Rowlands is his own handwriting, and that he was of sound mind and freely and voluntarily signed such instrument

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REGISTER

RECORDED

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Lodged at the Titles Office by

WARDS
SOLICITORS
DX 32203 BAIRNSDALE

Code 3556G

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

Certificate of Title Volume 7554 Folio 016.

Consideration (Note 6)

FIFTY-NINE THOUSAND DOLLARS (\$59,000.00).

Transferor (Note 7)

WILLIAM JOHN CAMERON.

Transferee (Note 8)

GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LIMITED of 67 Francis Street, Bairnsdale in the State of Victoria.

Date 31st May 1990

Execution & Attestation

(Note 9)

SIGNED by the said
WILLIAM JOHN CAMERON
in the presence of:

Bill Cameron
W.J. CAMERON

Nemolah Bayley

THE COMMON SEAL of GIPPSLAND AND
EAST GIPPSLAND ABORIGINAL
CO-OPERATIVE LIMITED was hereto
affixed in accordance with its
Articles of Association in the
presence of:



Director

Director

Director

NOT CHARGEABLE
WITH
STAMP DUTY
7 JUN 1990
Comptroller of Stamps
VICTORIA

Comptroller of Stamps Use Only



DP856245B-1-5

T1

Office Use Only

A memorandum of the within instrument has been entered in the Register Book.



KAG
27 JUN 1990

Approval No. T1/1

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NOTES

1. ~~This form must be used for all transfers by the registered proprietor of an estate in fee simple other than~~
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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

VOLUME 10114 FOLIO 641

Security no : 124134906790N

Produced 22/05/2026 01:55 PM

LAND DESCRIPTION

Lot 1 on Title Plan 877014H (formerly known as part of Section A Township of Bairnsdale Parish of Bairnsdale).
PARENT TITLE Volume 05355 Folio 992
Created by instrument S057287L 07/08/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND AND EAST GIPPSLAND ABORIGINAL CO-OPERATIVE LTD

S057287L 07/08/1992

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AL643767G 27/01/2015

Caveator
COMMONWEALTH OF AUSTRALIA
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
16/06/2014
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
DAVIS FAULKNER LAWYERS
Notices to
BRANCH HEAD LEGAL SERVICES BRANCH DEPARTMENT OF HEALTH of 23 FURZER STREET
PHILLIP ACT 2606

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 TP877014H 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: 37 DALMAHOY STREET BAIRNSDALE VIC 3875

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP877014H
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/05/2026 13:56

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TITLE PLAN

LOCATION OF LAND

Parish: BAIRNSDALE
Township: BAIRNSDALE
Section: -
Crown Allotment: CROWN PRE-EMPTIVE RIGHT SECTION A (PT)
Crown Portion: -

Last Plan Reference:-
Derived From: VOL. 10114 FOL. 641
Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 29/09/2006
VERIFIED: A. DALLAS
Assistant Registrar of Titles

ENCUMBRANCES

The right title power authority or interest of Mitchell Water Board, State Electricity Commission of Victoria and Telecom Australia as saved by virtue of Section 528(2)(e) of the Local Government Act 1958 -

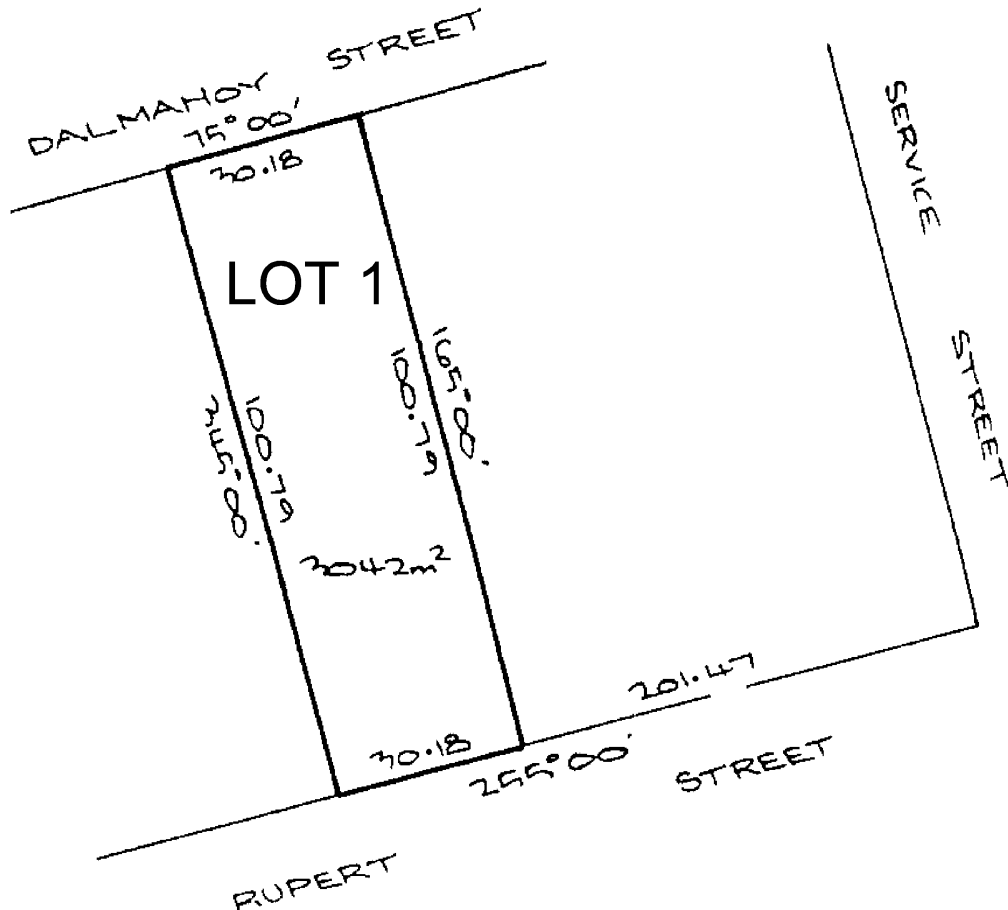


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

LOT 1 = CROWN PRE-EMPTIVE RIGHT SECTION A (PT)

LENGTHS ARE IN METRES

Metres = 0.3048 Feet
Metres = 0.201168 x Links

Sheet 1 of 1 Sheets

Printed 10/07/2026

Page 40 of 111

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Document Type	Instrument
Document Identification	AL643767G
Number of Pages (excluding this cover sheet)	1
Document Assembled	22/05/2026 13:56

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Caveat

Section 89 Transfer of Land Act 1958



Lodged by
Name: *Davis Faulkner Langer*
Phone:
Address: *DX 24401*
Reference: *YASS NSW*
Customer Code:

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: (volume and folio, and if applicable mortgage, charge or lease)

Volume 11525 Folio 763; Volume 11531 Folio 185; Volume 11531 Folio 186 and Volume 10114 Folio 641 ✓

Caveator: (full name)

Commonwealth of Australia as represented by the Department of Health

Estate or Interest claimed:

An equitable interest as chargee

Grounds of claim:

Equitable charge in relation to the land created pursuant to the agreement between the registered proprietor and the caveator dated 16 June 2014

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)

ABSOLUTELY

Address for service of notice: (full name and address, include postcode)

Branch Head, Legal Services Branch, Department of Health, 23 Furzer Street, Phillip ACT 2606

Dated: *21.01.2015*

Signature of Australian Legal Practitioner (under the Legal Profession Act 2004 for caveator)

A. Nicholls
ALEXANDER JAMES NICHOLLS
SOLICITOR FOR THE CAVEATOR

30800812A

Duty Use Only

C

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Printed 10/07/2026

Page 42 of 111

GIPPSLAND & EAST GIPPSLAND ABORIGINAL
CO-OPERATIVE (GEGAC)
BRABUWOOLOONG MEDICAL CENTRE EXPANSION
37-53 DALMAHOY STREET, BAIRNSDALE, VICTORIA, 3875

TOWN PLANNING - PRELIMINARY
17/06/26



ARTIST IMPRESSION ONLY. REFER TO ELEVATIONS AND MATERIALS AND FINISHES SCHEDULE FOR ALL COLOURS AND FINISHES SELECTIONS

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DRAWING LIST TP			
Drawing Number	Sheet Name	Current Revision	Current Revision Date
DD-000	COVER SHEET	A	17/06/26
DD-001	LOCATION PLAN	A	17/06/26
DD-002	SITE PLAN - EXISTING CONDITIONS	A	17/06/26
DD-003	SITE PLAN - PROPOSED	A	17/06/26
DD-100	GROUND FLOOR PLAN - EXISTING CONDITIONS	A	17/06/26
DD-101	GROUND FLOOR PLAN - DEMOLITION	A	17/06/26
DD-102	GROUND FLOOR PLAN - PROPOSED	A	17/06/26
DD-103	LEVEL 1 PLAN - PROPOSED	A	17/06/26
DD-104	ROOF PLAN - PROPOSED	A	17/06/26
DD-400	ELEVATIONS - NORTH	A	17/06/26
DD-401	ELEVATIONS - EAST	A	17/06/26
DD-402	ELEVATIONS - SOUTH & WEST	A	17/06/26
DD-800	EXTERNAL 3D VIEWS	A	17/06/26
DD-801	EXTERNAL 3D VIEWS	A	17/06/26
DD-900	MATERIALS	A	17/06/26

TOTAL NUMBER OF DRAWINGS / DOCUMENTS: 15

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTATIONS AND THE DATE ON ARE TRUE TO THE CORRESPONDENCE OF ANY PLANS AND QUANTITY WORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY. THE DOCUMENT HAS BEEN PREPARED FOR THE PURPOSES OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE BUILDER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE BUILDER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE BUILDER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

NORTH

CHECKED
RS

DRAWN
NTT/JH

DATE
17/06/26

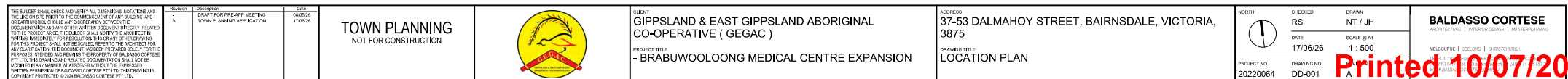
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PROJECT NO.
20220064

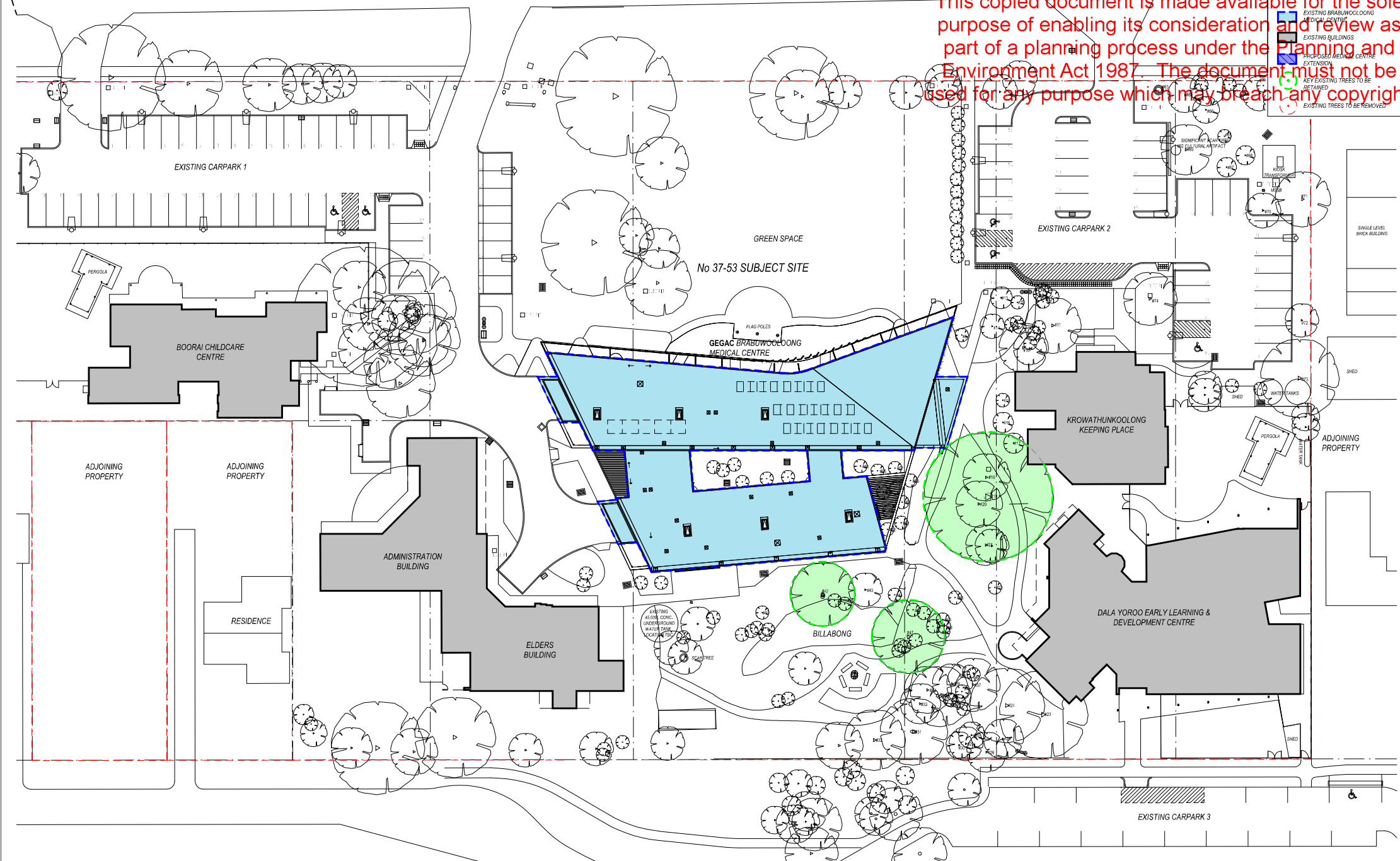
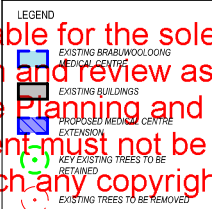
DRAWING NO.
DD-000

REVISION
A

BALDASSO CORTESE
INCORPORATED
ARCHITECTURE | INTERIOR DESIGN | BUSH PLANNING



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Revision
A

Description
DRAFT FOR PRE-APP MEETING
TOWN PLANNING APPLICATION

Date
08/06/20
17/06/20

TOWN PLANNING
NOT FOR CONSTRUCTION



CLIENT
GIPPSLAND & EAST GIPPSLAND ABORIGINAL
CO-OPERATIVE (GEGAC)

PROJECT TITLE
- BRABUWOOLONG MEDICAL CENTRE EXPANSION

ADDRESS
37-53 DALMAHOY STREET, BAIRNSDALE, VICTORIA,
3875

DRAWING TITLE
SITE PLAN - EXISTING CONDITIONS

NORTH

CHECKED
RS

DRAWN
NT / JH

DATE
17/06/26

SCALE (A1)
1:250

PROJECT NO.
20220064

DRAWING NO.
DD-002

BALDASSO CORTESE
ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE

MELBOURNE | DELONG | CHRISTOPHER

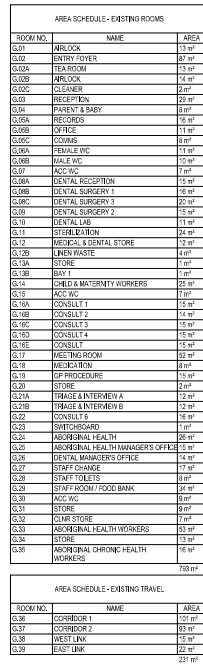
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Page 45 of 111

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THE BUILDING SHALL COVER THE ENTIRE ALLOCATED VOTING AREA AND THE JAWA SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR OPERATIONS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OF THE INFORMATION SPECIFICALLY RELATED TO THIS PROJECT ARISE, THE BUILDING SHALL NOT BE CONSIDERED A VALID PROJECT. THE BUILDING SHALL NOT BE CONSIDERED A VALID PROJECT FOR ANY CONSTRUCTION. THE DOCUMENT HAS BEEN PREPARED FOR THE PURPOSES OF TENDING AND REMAINS THE PROPERTY OF BALDASSO CORTESE PTY LTD. THE DRAWING AND ALL ITS DOCUMENTATION SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BALDASSO CORTESE PTY LTD. THE DRAWING IS COPYRIGHT PROTECTED © 2024 BALDASSO CORTESE PTY LTD.	Reason / Description A	Date 01/07/2024	TOWN PLANNING NOT FOR CONSTRUCTION		CLIENT GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE (GEGAC)	PROJECT TITLE BRABUWOOLONG MEDICAL CENTRE EXPANSION	ADDRESS 37-53 DALMAHOY STREET, BAIRNSDALE, VICTORIA, 3875	DRAWING TITLE SITE PLAN - PROPOSED	NORTH 	CHECKED RS	DRAWN NT / JH	DATE 17/06/26	SCALE 1:250	PROJECT NO. 20220064	DRAWING NO. DD-003	BALDASSO CORTESE ARCHITECTS ENGINEERS INTERIORS
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ELDER'S BUILDING		
AREA SCHEDULE - EXISTING EXTERNAL		
ROOM NO.	NAME	AREA
G.33A	DECK	27 m ²
G.40	CENTRAL COURTYARD	106 m ²
G.41	AMBULANCE BAY	30 m ²
G.42	SERVICE YARD	23 m ²
		186 m ²

Page 47 of 111

**KROWATHUNKOOLONG
KEEPING PLACE**

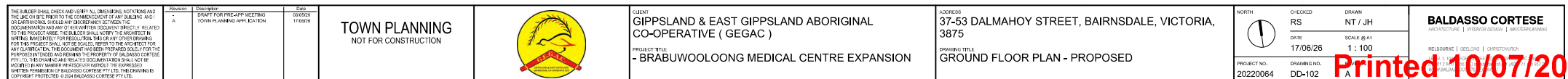


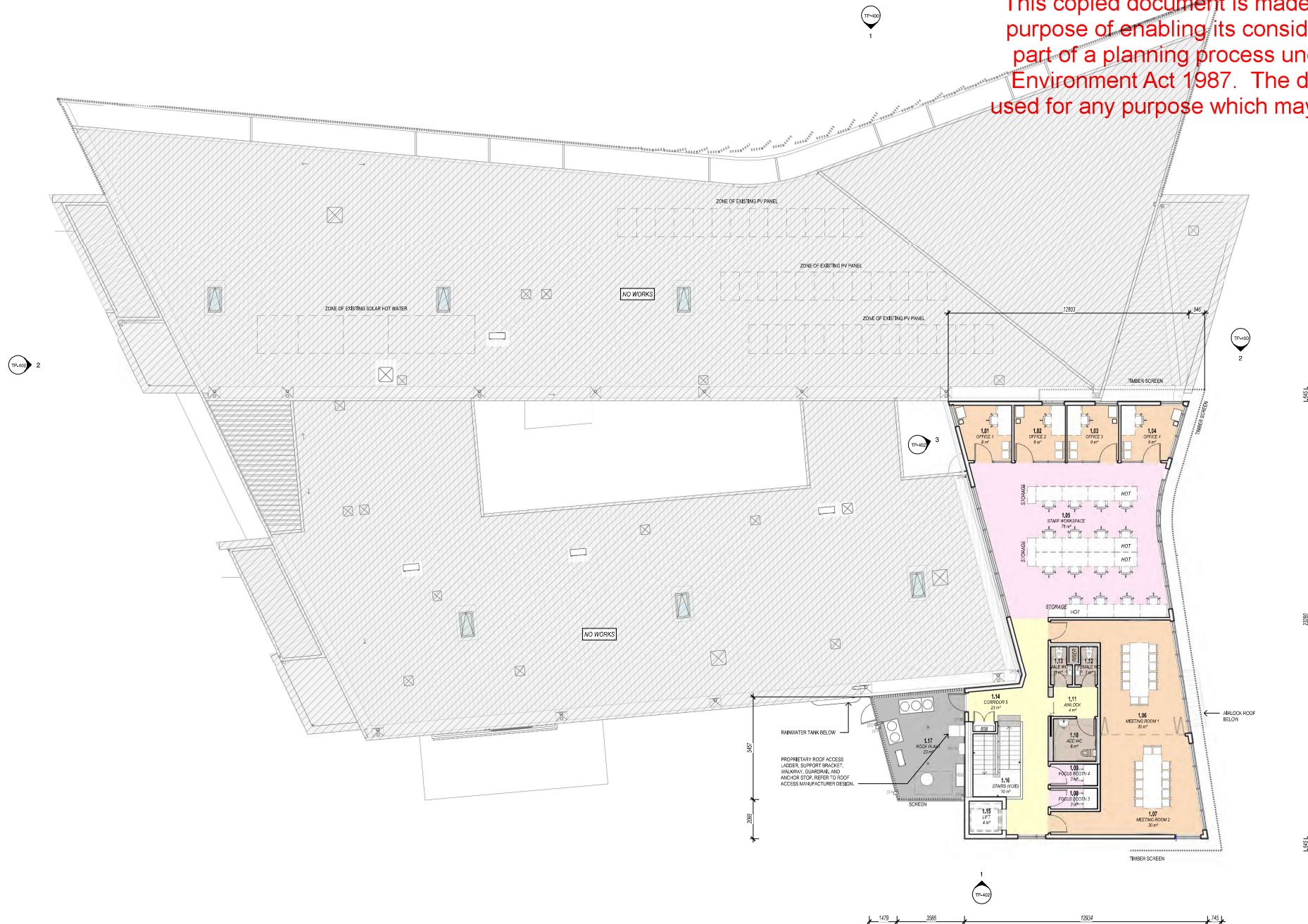
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MELBOURNE | DEEONG | CHRISTCHURCH

CALL 03 9397 1111 OR VISIT WWW.BALDASSOCORTESE.COM

ed 10/07/20



[illegible]

[illegible]



MATERIALS LEGEND	
MATERIAL CODING	
XXyy	XX (MATERIAL) - yy (TYPE/COLOUR)
FC1	I.E. - CFC FACADE PANEL TYPE 1
ABBREVIATIONS	
DP	DOWNPIPE
HD	HINGED DOOR
SD	SLIDING DOOR
FG	FIXED GLAZING

MATERIALS AND FINISHES SCHEDULE	
CODE	DESCRIPTION
BT1	TIMBER BATTEN
DP	DOWNPIPE - PAINTED FINISH IN COLOUR: DARK GREY
FC1	CEMENT SHEET, PAINTED FINISH IN COLOUR: DARK GREY
GL1	CLEAR PNEUMATIC GLASS
MTW1	POWDERCOAT FINISH - EXTERNAL GRADE: COLOUR: MOVEMENT
PCO1	POWDERCOAT FINISH - EXTERNAL GRADE: COLOUR: MOVEMENT
RF1	CONCRETE FILLED, PROFILED SHEETING - COLOUR: COLORED BROWN SHALE GREY

THE BALDASSO CORTESE ARCHITECTS AND DESIGNERS SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTATIONS AND THE AEC CODES REFER TO THE COMMODITY OF ANY BUILDING AND TO THE TOWN PLANNING APPLICATION. DATE: 08/05/20 10/06/20	DESCRIPTION: DRAFT FOR PRE-APPEAL MEETING	DATE: 08/05/20 10/06/20	TOWN PLANNING NOT FOR CONSTRUCTION		CUSTOMER: GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE (GEGAC) PROJECT TITLE: - BRABUWOOLONG MEDICAL CENTRE EXPANSION	ADDRESS: 37-53 DALMAHOY STREET, BAINSRDALE, VICTORIA, 3875 DRAWING TITLE: ELEVATIONS - NORTH	NORTH 	CHECKED: DATE: 17/06/26	DRAWN: NT/ Y/W SCALE: 1: 100	BALDASSO CORTESE ARCHITECTS & DESIGNERS WE BELIEVE IN DESIGNING A COMMUNITY-ORIENTED ENVIRONMENT THAT IS SUSTAINABLE, FUNCTIONAL, AND BEAUTIFUL. WE ARE COMMITTED TO THE HIGHEST STANDARDS OF DESIGN AND CONSTRUCTION, AND WE STRIVE TO EXCELLENCE IN EVERYTHING WE DO.
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MATERIALS AND FINISHES SCHEDULE	
CODE	DESCRIPTION
BT1	TIMBER BATTEN
DP	DOWNPipe - PAINTED FINISH IN COLOUR: DARK GREY
GL1	CEMENT SHEET, PAINTED FINISH IN COLOUR: DARK GREY
FC1	CLEAR PERFORMANCE GLASS
MTW1	POWDERCOAT FINISH - EXTERNAL GRADE: COLOUR: MONUMENT
PCO1	POWDERCOAT FINISH - EXTERNAL GRADE: COLOUR: MONUMENT
RF1	CONEICAL VEED, PROFILED SHEETING - COLOUR: COLORBOND SHALE GREY

BALDASSO CORTESE
ARCHITECTURE | INTERIOR DESIGN | MASTERPLANNING

MELBOURNE | GEELONG | CHRISTCHURCH

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1 SOUTH
SCALE: 1:100



2 WEST OVERALL
SCALE: 1:100



3 COURTYARD
SCALE: 1:100

MATERIALS LEGEND	
MATERIAL CODING	
XXyy	XX (MATERIAL) - yy (TYPE/COLOR)
FC1	I.E. - CFC FACADE PANEL TYPE 1
ABBREVIATIONS	
DP	DOWNPIPE
HD	HINGED DOOR
SD	SLIDING DOOR
FG	FIXED GLAZING

MATERIALS AND FINISHES SCHEDULE	
CODE	DESCRIPTION
BT1	TIMBER BATTEN
DP	DOWNPIPE- PAINTED FINISH IN COLOUR: DARK GREY
FC1	CEMENT SHEET, PAINTED FINISH IN COLOUR: DARK GREY
GL1	CLEAR PERFORMANCE GLASS
MTW1	POWDERCOAT FINISH - EXTERNAL GRADE, COLOUR: MONUMENT
PCD1	POWDERCOAT FINISH - EXTERNAL GRADE, COLOUR: MONUMENT
RF1	CONICAL FIXED, PROFILED SHEETING - COLOUR: COLORBOND SHALE GREY

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Revision: A
Description: TOWN PLANNING APPLICATION
Date: 17/06/26

CLIENT: GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE (GEGAC)
PROJECT TITLE: - BRABUWOOLONG MEDICAL CENTRE EXPANSION

ADDRESS: 37-53 DALMAHOY STREET, BAIRNSDALE, VICTORIA, 3875
DRAWING TITLE: ELEVATIONS -SOUTH & WEST

NORTH
CHECKED: RS
DATE: 17/06/26
PROJECT NO: 20220064

DRAWN: NT / JH
SCALE @ A1: 1:100
DRAWING NO: DD-402

BALDASSO CORTESE
ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE
MELBOURNE | SEELONG | CHRISTCHURCH

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VIEW FROM MAIN ENTRANCE



VIEW OF THE INTERFACE BETWEEN EXISTING BUILDING & PROPOSED EXTENSION



VIEW FROM THE EASTERN COURTYARD

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VIEW FROM DALA YOORO BUILDING



VIEW OF THE SOUTH ELEVATION FROM THE BILLABONG AREA

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Revision	Description	Date																				
A	START FOR PRE-APP MEETING TOWN PLANNING APPLICATION	08/06/26 17/06/26																				
NORTH	CHECKED RS	DRAWN YW/NT																				
PROJECT NO. 20220064	DATE 17/06/26	SCALE @ A1																				
DRAWING NO. DD-901	A																					

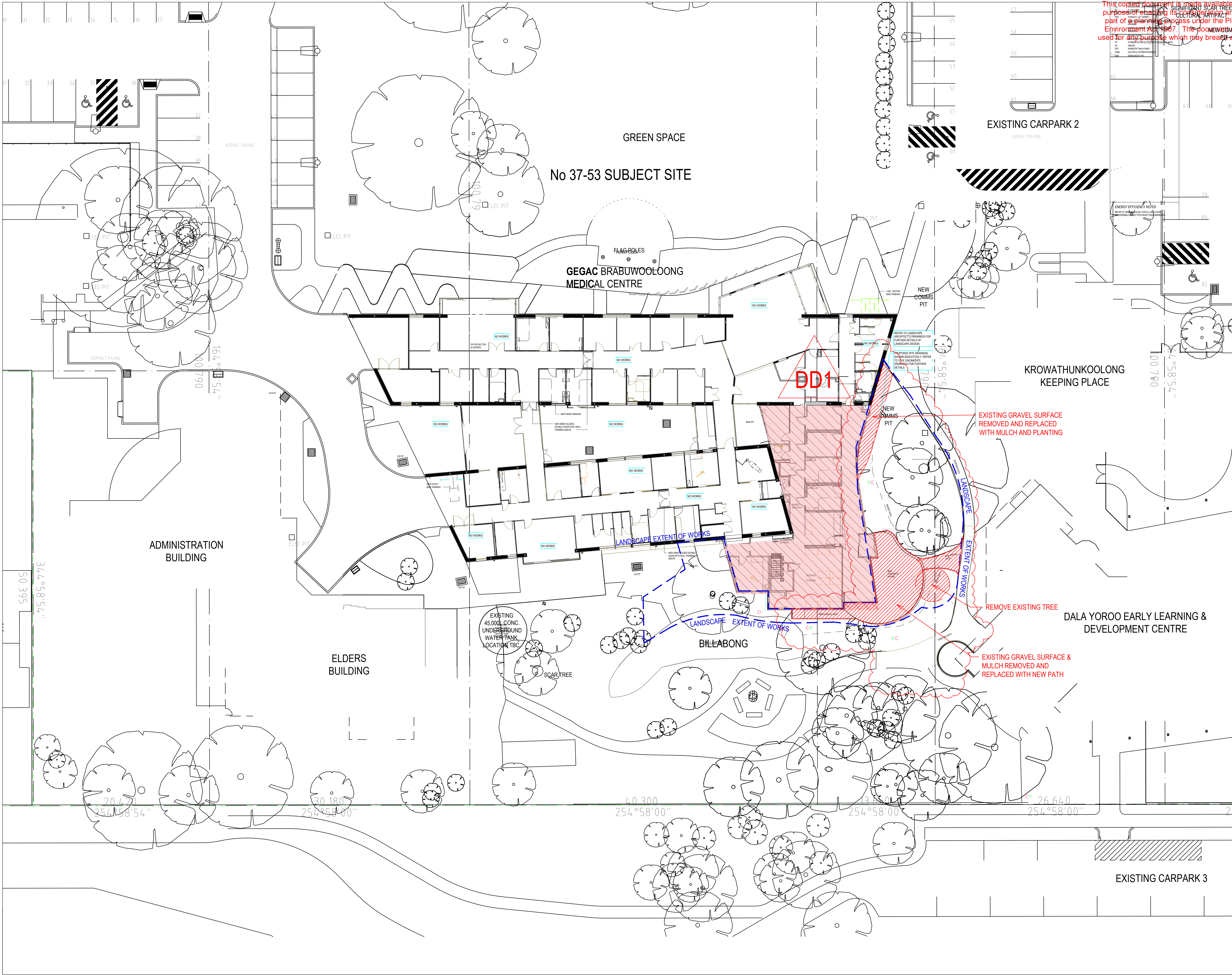
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MATERIALS AND FINISHES SCHEDULE - LARGE	
	CODE DESCRIPTION
	BT1 TIMBER BATTEN
	DP DOWNPIPE - PAINTED FINISH IN COLOUR: DARK GREY
	FC1 CEMENT SHEET, PAINTED FINISH IN COLOUR: DARK GREY
	GL1 CLEAR PERFORMANCE GLASS
	MTW1 POWDERCOAT FINISH - EXTERNAL GRADE COLOUR: MONUMENT
	PCO1 POWDERCOAT FINISH - EXTERNAL GRADE COLOUR: MONUMENT
	RF1 CONCEAL FIXED, PROFILED SHEETING - COLOUR: COLORBOND SHALE GREY

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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY LANDSCAPE SCOPE	10/07/2026	FDC
2	LANDSCAPE DESIGN	10/07/2026	FDC
3	LANDSCAPE DESIGN	10/07/2026	FDC
4	LANDSCAPE DESIGN	10/07/2026	FDC
5	LANDSCAPE DESIGN	10/07/2026	FDC
6	LANDSCAPE DESIGN	10/07/2026	FDC
7	LANDSCAPE DESIGN	10/07/2026	FDC
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LEGEND

[Red hatched box]	PROPOSED BUILDING FOOTPRINT REFER ARCH PLANS
[Red diagonal lines box]	PROPOSED REMOVAL WORKS
[Blue dashed line]	EXTENT OF LANDSCAPE WORKS

Fraser Design Collaborative

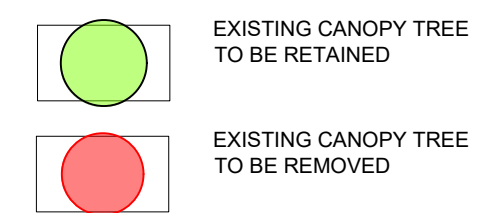
3/15 Railway Road Blackburn
PO Box 6147 Croydon Victoria 3136
0411 301 401
info@fraserdesign.com.au
www.fraserdesign.com.au

PROJECT GEGAC BRABUWOOLONG MEDICAL CENTRE EXPANSION

DRAWINGS LANDSCAPE SITE PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING ANY CHANGES. DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DRAWINGS MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION FROM THE LANDSCAPE ARCHITECT. THIS DRAWING REMAINS COPYRIGHT AND THE PROPERTY OF THE LANDSCAPE ARCHITECT.

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DATE	04.06.2026		
REV.	DD1		
DRG.NO.	DD100		



**Fraser
Design**

Collaborative

3/45 Railway Road Blackburn
PO Box 8147 Croydon Victoria 3136
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DRAWING: LANDSCAPE
CANOPY AREA STUDY

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. FIGURED DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DRAWINGS MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR PERMISSION FROM THE LANDSCAPE ARCHITECT. THIS DRAWING REMAINS COPYRIGHT AND THE PROPERTY OF THE LANDSCAPE ARCHITECT.

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DRAWN BY LF CHKD LF

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REV. DD0

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	PROPOSED 50mm COMPACTED GRANITIC GRAVEL WITH 2% SOILBOND, OVER 50mm CRUSHED ROCK
	PROPOSED PLANTING AREA. LOOSEN EXISTING TOPSOIL & PLANT LOCALLY, TOP WITH 75mm DEPTH ORGANIC MULCH. ASSUME 1 PLANT per m²
	PROPOSED PLAIN CONCRETE PAVING 125mm THICK REINFORCED CONCRETE OVER 75mm FCR OVER COMPACTED SUBGRADE
	BOTTOM & GARDINER 'AVENUE' TIMBER AND STEEL CURVED SEAT BENCH, WITH BACK AND ARMS, w/ STANDARD 2m RADIUS & 2m ARC LENGTH
	EXISTING TREE TO BE RETAINED
	STRUCTURAL ROOT ZONE
	NOTIONAL ROOT ZONE

SCALE	1:100@A1 1:200@A3		
DRAWN BY	MD	CHKD	LF
DATE	04.06.2026		
REV.	DD1		
DRG.NO.	DD200		



BOTANICAL NAME		COMMON NAME	MATURE SIZE (HxW)	INSTALL SIZE	DENSITY
SHRUBS					
<i>Acacia ulicifolia</i>	Juniper Wattle	2 x 2m	140mm pots	1/m ²	
<i>Daviesia latifolia</i>	Hop Bitter Pea	2 x 2m	140mm pots	1/m ²	
<i>Pultenaea gunnii</i>	Golden Bush-Pea	2 x 1.5m	140mm pots	1/m ²	
<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 4m	140mm pots	1/m ²	
<i>Correa reflexa</i>	Mallee Bells	1.2 x 1m	140mm pots	1/m ²	
GRASSES SEDGES, RUSHES					
<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	1.2 x 1m	140mm pots	1/m ²	
<i>Poa labillardieri</i>	Common Tussock-grass	1.2 x 0.8m	140mm pots	1/m ²	
<i>Poa sieberiana</i>	Grey Tussock-grass	1 x 0.6m	140mm pots	1/m ²	
GROUNDCOVERS/ CREEPERS					
<i>Hardenbergia violacea</i>	Purple Coral-Pea	Ground cove	140mm pots	1/m ²	
<i>Disphyma crassifolium</i>	Rounded Noon Flower	Ground cove	140mm pots	1/m ²	

DRG.NO. DD300

Client
GEGAC c/o Baldasso Cortese

Date
11 June 2026

Planning

Transport

Urban Design

Waste Management

Landscape Architecture

Civil Engineering

ratio.com.au

Town Planning Report

Section 72 Amendment – Planning Permit No. 401/2012/P

37 Dalmahoy Street, Bairnsdale Proposed Medical Centre Extension

ratio:

Project
Section 72 Amendment – Planning
Permit No. 401/2012/P

Prepared for
GEGAC c/o Baldasso Cortese

Our reference
24547P

Version	Date	Issue	Prepared by	Checked by
A	11 June 2026	Draft	LL	BM
B	26 June 2026	Final	LL	BM

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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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Application Summary

Site

Address of the land

37 Dalmahoy Street, Bairnsdale

Title Details

The subject site extends across multiple titles, including:

- Lots 1, 2, 3 and 4 on Plan of Subdivision 023262
- Lot 2 on Plan of Subdivision PS717797E
- Lots, 1, 4 and 5 on Title Plan 521047E
- Lot 1 on Title Plan 601401T
- Lot 1 on Title Plan 877014H

Site Area

17,365.78 square metres.

Are there any covenants?

Covenant 1975964 applies to Lot 1-4 on PS023262 – The covenant restricts the use of the land for residential purposes.

Caveat Ref. AL643767G applies to Lots 1,4 and 5 on TP521047E; Lot 2 on PS717797E; and Lot 1 on TP877014H, which relates to a claim to Title.

Covenant 1099417 applies to Lot 1 on TP601401T – The covenant restricts the use of the land for residential purposes.

Are there any easements?

Yes, relating to rights of carriage over now public streets.

Are there any Section 173 Agreements?

There are no Section 173 Agreements formally on title, although it is understood that one was prepared as required by Condition 10 of Permit No. 401/2012/P.

It is understood that the agreement would relate to the implementation of the approved offset lan and the permanent protection of the offsets.

Planning Controls

Zone

General Residential Zone Schedule 1.

Overlays

No overlays affect the subject site.

Particular Provisions	Clause 52.06 'Car Parking' Clause 52.34 'Bicycle Parking' Clause 52.37 'Canopy Trees' Clause 53.18 'Stormwater Management in Urban Development'
Current relevant Planning Scheme Amendments	No relevant amendments.
Bushfire prone area	No.
Cultural Heritage sensitivity	Yes.
Registered Aboriginal Party	Gunaikurnai Land and Waters Aboriginal Corporation.
Flood prone area	No.

1. Introduction

1.1. Overview

Ratio Consultants Pty Ltd has been engaged by Baldasso Cortese, on behalf of the Gippsland and East Gippsland Aboriginal Co-Operative ('GEGAC'), to prepare and lodge a planning application to Council for the proposed expansion to the existing medical centre at No. 37 Dalmahoy Street, Bairnsdale.

Gippsland and East Gippsland Aboriginal Co-operative Limited is a community controlled not-for-profit organisation with proud history that is dated back to 1972.

GEGAC is an Aboriginal Community Controlled Health Organisation based in Victoria. It offers a full range of holistic services for Aboriginal people across the lifespan that includes but is not limited to medical, housing, community wellbeing, family support, education and employment.

GEGAC is located across a number of sites in Bairnsdale, with the main office at 37 Dalmahoy Street, Bairnsdale.

1.2. Planning Permit No. 401/2012/P

Planning Permit No. 401/2012/P was issued on 12 July 2013 and allows:

Building and works to a section 2 use (health care facility incorporating medical, dental and allied health services) in accordance with the endorsed plans.

It is proposed to amend this permit via Section 72 of the *Planning and Environment Act 1987* to allow for the expansion of the now constructed medical centre on site.

1.3. Additional Permit Triggers

The amended application will result in the following new permit triggers:

- **Clause 52.37-2** - a permit is required to remove destroy or lop a canopy in the General Residential Zone.
- **Clause 52.06-3** - a permit is required to reduce the minimum number of car parking spaces required under Clause 52.06-5.

2. Subject Site & Surrounding Area

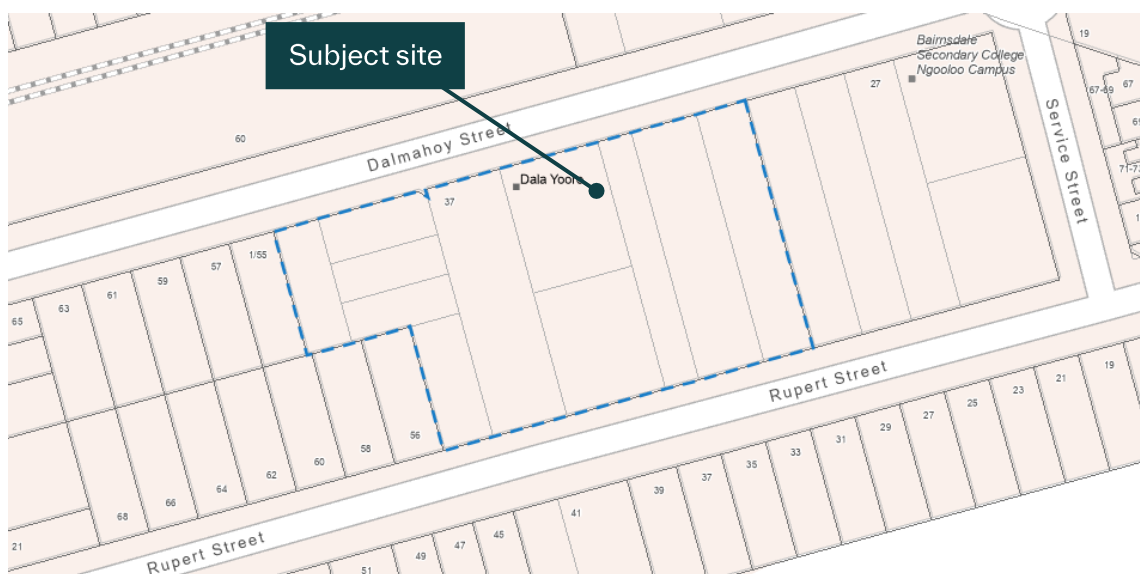
2.1. Subject site

The subject site is located at No. 37 Dalmahoy Street and is bound by Dalmahoy Street to the north and Rupert Street to the south. It is also noted that GEGAC are in ownership of No. 56-58 Rupert Street, albeit does not form as part of this application.

The site is formally known as:

- Lots 1, 2, 3 and 4 on Plan of Subdivision 023262;
- Lot 2 on Plan of Subdivision PS717797E;
- Lots, 1, 4 and 5 on Title Plan 521047E;
- Lot 1 on Title Plan 601401T; and
- Lot 1 on Title Plan 877014H.

Figure 1: Cadastral plan of subject site



Source: VicPlan

The key features of the subject site are summarised as follows:

- The overall site area is approximately 17,365.78 square metres.
- The site is rectangular in shape. The site has a northern (primary) frontage of 191.34 metres to Dalmahoy Street, and a secondary frontage to Rupert Street (south) and has a length of 151.14 metres.
- The site supports various existing buildings including;

- The GEGAC Brabuwoolong Medical Centre centrally located on the site.
 - The Krowathunkoolong Keeping Place and Dala Yoroo Early Learning and Development Centre located to the east of the site.
 - The administration building and Elders building located to the southwest of the site.
 - The Boorai Childcare Centre located to the northwest of the site.
- The subject site includes mature vegetation, including culturally significant Scar Trees, located throughout the site. Groups of trees extend along the northern and southern boundaries of the subject site.
- Line-marked, angled, car parking is provided along the northern boundary. Thirty-eight (38) line marked car parking spaces are provided directly outside the site boundary on Dalmahoy Street. Four of the spaces on Dalmahoy Street are accessible spaces. Car parking is also provided within the road reserve of Rupert Street. Spaces to the south-west of the site are not line marked. A drop-off area for the existing Kindergarten is located to the south-east of the site. The drop-off area provides 16 line-marked car parking spaces (inclusive of one accessible space).
- The subject site has three crossovers to Dalmahoy Street, facilitating vehicular access and egress to two existing line marked car parks with 82 car parking spaces, including 5 accessible spaces and additional drop-off bays.

Figure 2: Subject site layout

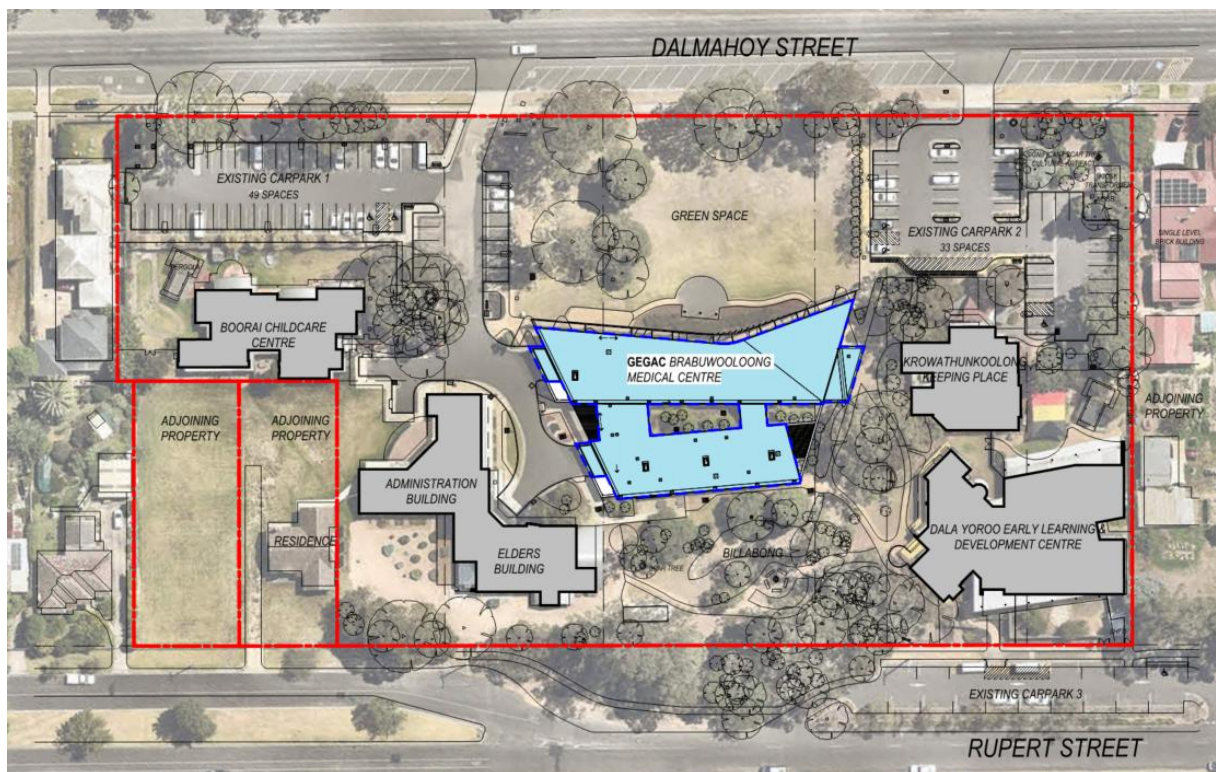


Figure 3: Aerial Photographs of Subject Site



Source: Nearmap (14 February 2026)

2.2. Surrounding Context

The subject site's surrounds include a mix of uses, with varied built forms. The surrounding context can best be described as:

NORTH

- Land beyond Dalmahoy Street to the north is associated with Bairnsdale Station and is located within Transport Zone 1. The railway land in close proximity to the site is largely vacant, with tracks and the station located approximately 75 metres north of the subject site's boundary.

Figure 4: View from site to the North



EAST

- The eastern boundary of the subject site wholly adjoins No.27 Dalmahoy Street. The neighbouring site comprises a number of buildings and outbuildings which are in a mix of community, education and office uses. The site is included in the Public Use Zone Schedule 2 ('Education use') and the Heritage Overlay applies to the former High School building.

Figure 5: 27 Dalmahoy Street



SOUTH

- The profile of Rupert Street to the south of the subject site is irregular. The road transitions between an avenue with a wide vegetated central reserve to a single width carriageway immediately south of the site. A one-way pick-up/drop-off zone has been created within the reserve between the subject site and carriageway for the existing childcare centre.

Figure 6: View along Rupert Street to the East



- Land on the southern side of Rupert Street comprises a mix of single and two-storey dwellings.

Figure 7: View of Nos.41-47 Rupert Street



WEST

- The western boundary adjoins a single dwelling on a lot at No.60 Rupert Street and three two-storey townhouses at 1-3/55 Dalmahoy Street.

Figure 8: View from No.58 to No.60 Rupert Street



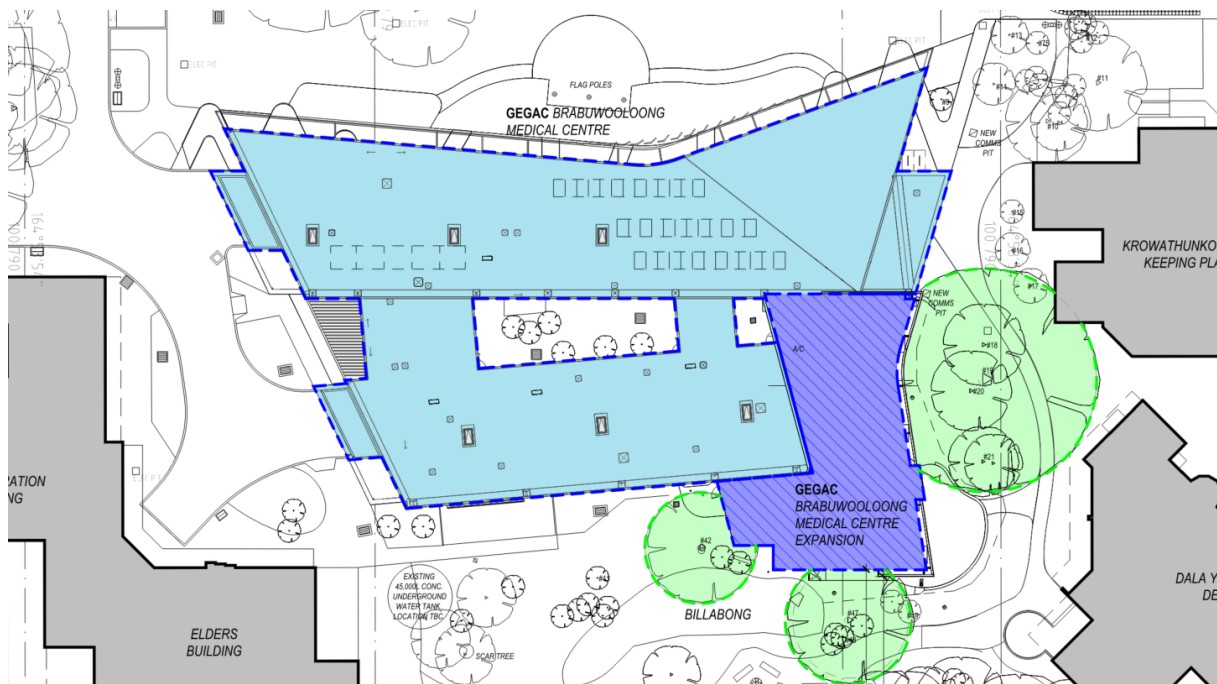
Figure 9: View from across site to No.1-3/55 Dalmahoy Street



3. Proposal

It is proposed to construct a two storey extension to the existing medical centre building on site. The extent of the proposed extension is shown in blue hatching at Figure 10 below.

Figure 10: Site plan (extension in blue hatching)



PROPOSED EXTENSION

The proposed extension can be summarised as follows:

- Construction of a two storey extension to the southeast of the existing medical centre building, with an additional floor area of 509sqm.
- The ground floor of the extension to comprise of a secondary entry to the eastern façade of the building; waiting area; reception; four new consultation rooms; dental surgery room; integrated community services area. The extension will internally link to the ground floor of the existing building.
- The first floor extension will comprise of meeting rooms; offices; open staff workspaces; and amenities. The first floor will be accessible via an internal stairway and lift.
- Proposed internal changes to the ground floor of the existing medical centre building, including the conversion of existing rooms to 3 new consultation rooms; a dental surgery room; and other associated rooms and amenities.

- The proposed extension to be constructed of similar materials to the existing building, including, dark grey cement sheeting, metal wall cladding, powdercoat finish and profile sheeting, and timber and metal battens finished in a dark grey.
- A maximum building height of 7.55 metres.
- Provision of 2 employee bicycle parking spaces and 4 visitor parking spaces, located to the northeast and west of the building.
- 5 additional practitioners will be present on site, with a total of 17 practitioners across the medical centre.

Figure 11: Render of southeastern corner of proposed extension



LANDSCAPING

It is proposed to remove some existing trees on site to enable the proposed extension, and plant entirely native landscaping response in lieu. All key existing trees on site will be retained and protected.

Specifically, it is proposed to remove Trees 22, 43-46, and 50-61 which are identified on Arboricultural Impact Assessment prepared by TreeLogic.

The proposed landscaping response will comprise a native planting palette, including a range of shrubs, grasses and ground covers.

The proposal will also feature a new landscaped forecourt area around the extension area with gravel paths, planting areas and light duty concrete paving, with curved timber and steel seating benches.

AMENDMENT TO PERMIT

It is proposed to amend the conditions of Planning Permit No. 401/2012/P as follows.

- Amend the permit preamble to allow for new permit triggers including the reduction of car parking and removal of a canopy trees pursuant to Clause 52.37-2.
- Amend Condition 2, relating to the expiry of the permit, to allow for the amended development.
- Condition 13 amended as follows:

The proposed health care facility must not be used for more than ~~12~~ 17 medical practitioners at any one time.

4. Planning Controls

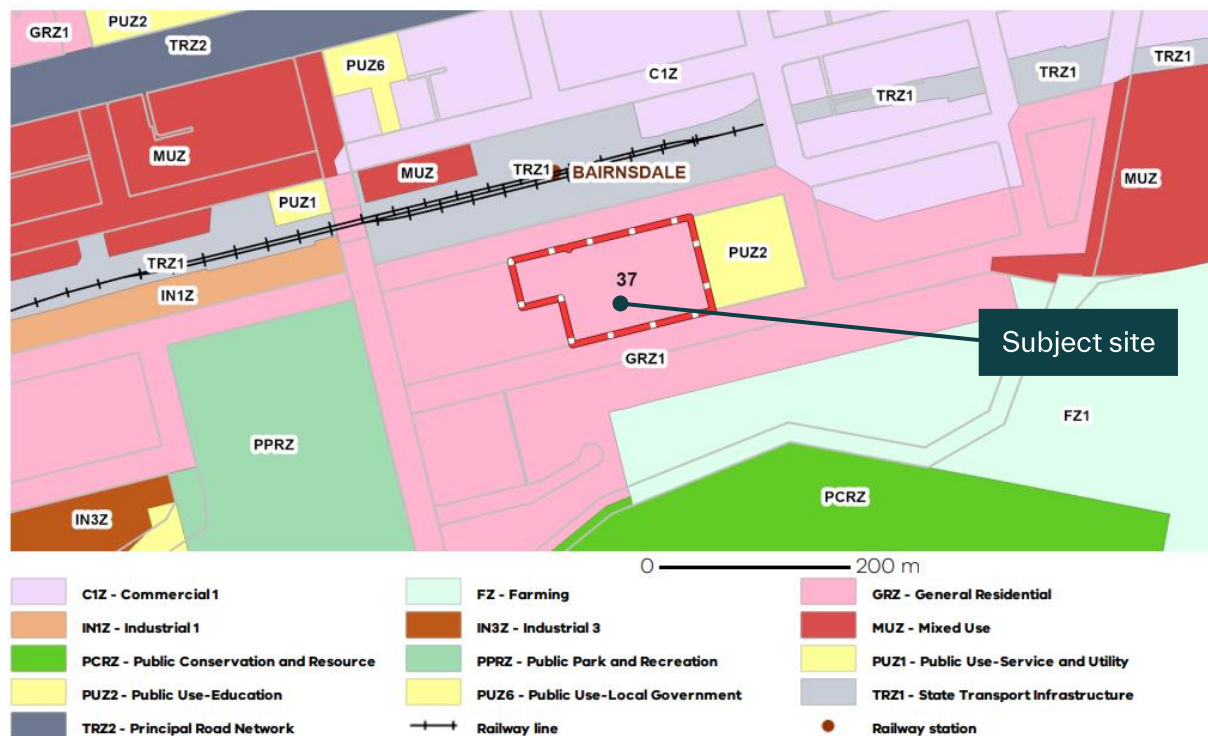
4.1. Zone

The subject site is located in the **General Residential Zone – Schedule 1 (GRZ1)** (East Gippsland Residential Area).

The purposes of the **GRZ** are:

- To implement the *Municipal Planning Strategy and the Planning Policy Framework*.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Figure 12: Zoning map



Source: VicPlan

Pursuant to **Clause 32.08-2**, a 'Medical Centre' is a section 2 use. The proposed extension of the medical centre continues to benefit from existing use rights.

Pursuant to **Clause 32.08-10**, a permit is required to construct a building or carry out works for a Section 2 use. Planning Permit No. 401/2012/P already allows for the development of the land.

Decision guidelines are set out at **Clause 32.08-14**. Relevant guidelines are reproduced as follows:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

4.2. Overlays

The subject site is not affected by any overlays.

4.3. Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF)

Relevant provisions of the MPS and PPF are as follows:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03-2 – Environmental and landscape values
- Clause 02.03-3 – Environmental risks and amenity
- Clause 02.03-5 – Built environment and heritage
- Clause 02.04 – Strategic framework plan

- Clause 11.01-1L-02 – Bairnsdale
- Clause 11.03-1L-01 – Bairnsdale Activity Centre
- Clause 12.01-2L – Native vegetation management
- Clause 12.05-2L – Landscapes
- Clause 12.06-1S – Urban forests
- Clause 15.01-1L – Urban design
- Clause 15.01-2S – Building design
- Clause 15.01-4S – Healthy neighbourhoods
- Clause 15.01-4L – Health and wellbeing
- Clause 15.01-5S – Neighbourhood character
- Clause 19.02-1S – Health facilities

4.4. Particular Provisions

CLAUSE 52.06 – CAR PARKING

Car parking requirements are set out at **Clause 52.06**.

Pursuant to the Car Parking Requirements Map, the subject site is located in a ‘category 1’ area.

Pursuant to **Clause 52.06-5**, the applicable car parking rate for the use Medical Centre in a category 1 area is:

5 spaces to each 100 square metres of leasable floor area.

The proposed medical centre expansion will accommodate an additional 509sqm of floor area, generating a statutory requirement of 25 car parking spaces. No additional car parking is proposed on site.

Pursuant to **Clause 52.06-3**, a permit is required to reduce the minimum number of car parking spaces required under **Clause 52.06-5**.

CLAUSE 52.17 – NATIVE VEGETATION.

Pursuant to **Clause 52.17-1**, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

This does not apply if the table of exemptions to **Clause 52.17-7** specifically states that a permit is not required.

All trees proposed to be removed on site are exempt from permit requirements of **Clause 52.17-1**, noting that they are all either planted or non-native species.

CLAUSE 52.34 – BICYCLE PARKING.

Bicycle parking requirements are set out at **Clause 52.34**

Pursuant to **Clause 52.34-5**, the applicable bicycle parking rate for the use Medical Centre is:

- 1 to each 8 practitioners (for employees)
- 1 to each 4 practitioners (for visitors)

Based on the provision of 5 additional consultant rooms, and assuming one practitioner per consulting room, a total of 2 bicycle parking spaces will be required for employees and visitors.

The proposal seeks to provide 2 employee spaces and 4 visitor spaces (total of 6 bicycle parking spaces) as part of the expansion, exceeding the minimum statutory requirements.

CLAUSE 52.37 – CANOPY TREES

The purposes of **Clause 52.37** are:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

Pursuant to **Clause 52.37-2**, a permit is required to remove destroy or lop a canopy in the General Residential Zone.

This does not apply if the table of exemptions in **Clause 52.37-8** specifically states that a permit is not required.

It is proposed to remove Trees 22, 43-46, and 50-61. Of these, a permit is only required to remove Tree 43, noting that all other trees are undersized, as outlined in the Arboricultural Impact Assessment submitted with this application.

Canopy tree requirements are set out under **Clause 52.37-3**.

Given the site has an area of more than 1000sqm (site area approx. 17.365.78sqm) and the existing total canopy cover within the site is more than 20 per cent of the site area, the canopy trees on the site should achieve a total canopy cover within the site that is equal to at least 20 per cent of the site area plus 50 per cent of the area of existing canopy cover that exceeds 20 per cent.

The existing canopy cover on site is 25.2%, thereby 50 per cent of the existing canopy cover over 20%, is 2.6%.

Therefore, a minimum of 22.6% of canopy cover should be provided on site. The proposed development will provide a canopy coverage of 24.6% on site meeting the minimum requirement.

CLAUSE 53.18 – STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Clause 53.18 seeks to manage the impacts of stormwater on the environment and applies to this application.

The purpose of **Clause 53.18** is as follows:

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

CLAUSE 65 - DECISION GUIDELINES

Decision Guidelines state that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.

4.5. Aboriginal Cultural Heritage Sensitivity

The subject site is located in an area of aboriginal cultural heritage sensitivity.

A cultural heritage consultant has been engaged to carry out a review of site and impact of the works, with a Cultural Heritage Management Plan (CHMP) to be prepared if required.

It is understood that a decision cannot be made on this matter, until a CHMP is prepared, should it be required.

Figure 13: Aboriginal Cultural Heritage Sensitivity Map



Source: Vicplan

5. Planning Considerations

5.1. Introduction

This proposal represents an expansion of a critical piece of social infrastructure that services the local community, particularly the indigenous community. To address an increased need and an expansion of the services on site, this proposal proposed an extension to the existing building. Both the architectural response, which is integrated into the existing built form and the use itself represent a positive outcome for the site and the locale and will make an important contribution to the local area.

Clause 71.02-3 of the East Gippsland Planning Scheme promotes the “balancing” of sometimes conflicting policies in favour of ‘net community benefit’ and sustainable development. In this case, the “balancing act” should assess matters such as the value of providing an expansion of this essential use in this regional location, against other matters such as tree removal and car parking.

Turning to the planning analysis of this particular application, the key considerations in the assessment are:

- Is there strategic support for the proposal?
- Is the proposed built form appropriate to its context and will the proposal have acceptable off-site amenity outcomes?
- Is the proposed tree removal and landscaping response appropriate?

We offer a response to each of these prompts and other matters as follows.

5.2. Is there strategic support for the proposal?

The proposal is for the construction a double storey extension to the existing medical centre on the site, comprising new consulting rooms, a dental surgery room, and office spaces.

The site has housed the existing medical centre and the broader operations and offerings for numerous years. The site, zoning and locational context make it an appropriate candidate for the existing use and operations, as well as the proposed expansion.

The proposed expansion will facilitate the provision of additional medical service capacities for the local indigenous community, and improved office facilities for staff. This is consistent with general planning policy that seeks to provide accessible services for local communities.

The proposed development is considered consistent with the strategic direction of the East Gippsland Planning Scheme. This is evidenced by:

- Bairnsdale forms as the vibrant regional centre for the municipality that provides a range of important commercial and community services (Clause 02.01). The proposed medical centre expansion will further the establishment of its community services in Bairnsdale, servicing the wider municipality.
- The proposed development will complement the existing character, environmental and landscape values of the areas, as sought by Clause 02.03-5, Clause 15.01-1L and Clause 15.01-5S. This is furthered through the nature of the proposal, being integrated extension of the existing building on the site and utilising the same materials and finishes to ensure it reads as part of the overall built form. Further, the proposed built form will be well setback and nestled within the site, limiting views of the proposed built form from the public realm.
- The proposed extension will be of a high-quality design and has been environmentally sustainably designed (Clause 15.01-2S) which is evidenced in the architectural plans.
- The site is located on the periphery of the Bairnsdale Activity Centre (Clause 11.03-1L-01) and support the expansion of an essential community use in a well located area, fostering connectivity and community wellbeing (Clause 15.01-4S).
- Will facilitate the expansion of an existing health facility in a regional location, supporting the broader municipality (Clause 19.02-1S).

5.3. Is the proposed built form appropriate to its context and will the proposal have acceptable off-site amenity outcomes?

The proposed extension has been designed to nestle within the subject site and concealed behind large existing presence of mature canopy trees on the site. The materiality of the extension will match the existing medical centre building, reading as part of the original building form and representing an integrated, well considered design response.

The objective of Clause 15.01-5S is to recognise and protect neighbourhood character, cultural identity, and sense of place. In considering whether the objective is met, primary considerations are the site's residential zoning. It is considered that the development strongly meets the objective of Clause 15.01-5S by creating a safe, healthy, and functional urban environment which creates a sense of place. This is achieved through the use and function of the medical centre and broader site.

The proposed built form is appropriate for the following reasons:

- The proposed extension is relatively modest in size when considering the size of the site and the other built form present. Generally speaking, the presentation of the new built form will not be highly visible from the street, particularly given it will be setback approximately 23 metres from Rupert Street frontage and will be largely concealed within the centre site, away from any key views from the public realm.
- The proposed maximum building height of 7.275 metres is a modest building height, consistent with the residential scale of buildings in the area and what is sought for residential buildings in the GRZ, being a maximum of 3 storey and 11 metres.
- The existing mature vegetation on site will assist in filtering views of the proposed built form from the public realm and adjoining properties as well as maintaining a well landscaped setting on site.

- All elevations are well animated through architectural features such as windows, batten screens, materiality and the general geometry of the building. The design is architecturally consistent with the existing built form and the materiality will comfortably integrate the building with the landscape setting.
- The proposed façade is of contemporary design and incorporates vertical and horizontal articulation through detailing. This will make a positive contribution to the site and surrounds.
- The variety of materials and finishes, including cement sheeting, cladding, profiled sheeting, timber and metal, will create visual interest.
- The accompanying landscaping response and existing landscaping across the development site will provide for a positive contribution to the character of surrounding area

Figure 14: Render of proposed development, as viewed from the east



Further, the proposed development will not result in any unreasonable off-site amenity impacts, largely owing to the considerable setbacks from adjoining residential properties, resulting from the siting of the building. We make the following comments in this respect.

- The proposed extension is orienteered away from the adjoining residential properties to the west, noting that No. 56-58 Rupert Street is in the ownership of GEGAC. The extension is setback approximately 57 metres from the land to the east removing any opportunity for amenity or bulk impacts. Notwithstanding this, we note that land to the east (No. 27 Dalmahoy Street) is used for non-residential purposes. The proposal will therefore not have any impacts in terms of its visibility or creation of visual bulk when viewed from residential properties.
- The proposed extension will not cause any overshadowing or loss of daylight to adjoining properties, again owing to the generous setbacks of the extension.

- The proposed development will not cause any overlooking to adjoining residential properties given the siting and setbacks of the extension.

Figure 15: Render of proposed development, as viewed from the south



5.4. Is the proposed tree removal and landscaping response appropriate?

The proposal will require the removal of several trees on site to make way for the proposed works. A large number of the trees proposed to be removed were planted as part of the landscaping response for the original development of the medical centre. All key existing trees on site will be retained and protected.

Specifically, it is proposed to remove Trees 22, 43-46, and 50-61 (as referenced in the Arboricultural Impact Assessment). Of these, a permit is only required to remove Tree 43, pursuant to Clause 52.37 (Canopy Trees), noting that all other trees are undersized.

The canopy tree requirements are set out under Clause 52.37-3 and require a minimum of 22.6% of canopy cover should be achieved on site, noting the large site size and existing canopy cover on site.

The proposed development will continue to provide a generous canopy cover on site of 24.6%, meeting the minimum requirements of Clause 52.37-3, as detailed on the Tree Canopy Calculations, prepared by Frater Consulting.

A permit is not required pursuant to Clause 52.17 (Native Vegetation), noting that all trees proposed to be removed are either planted or non-native species and are therefore exempt from permit requirements under this provision. It is proposed to retain and protect all key existing trees on the site.

The proposed landscaping response will comprise an entirely native planting palette, including a range of shrubs, grasses and ground covers. The proposal will also feature a new landscaped

forecourt area around the extension area with gravel paths, planting areas and light duty concrete paving, with curved timber and steel seating benches.

The overall planning and design of the site is intended to integrate the built form into the landscape setting and the proposal will ensure that this character is maintained.

Figure 16: Proposed landscape response



5.5. Other matters

CAR AND BICYCLE PARKING

A Transport Impact Assessment has been prepared by One Mile Grid and includes specific details relating car and bicycle parking requirements.

With regard to car parking requirements, Clause 52.06 will generate a statutory requirement of 25 car parking spaces for the additional floor area. No additional car parking is proposed on site. Accordingly, a permit is required for the reduction of car parking.

The car parking demand assessment prepared by One Mile Grid estimates that the expansion will generate a demand for an additional 18 car spaces comprising 8 staff spaces and 10 patient spaces. Based on the car parking surveys there is comfortable capacity within the existing on-site car parking available to accommodate the additional parking demands generated by the expansion.

The additional anticipated traffic volumes generated by the expansion are expected to have a negligible impact on the operation of Dalmahoy Street or the surrounding road network given they are relatively minor having regard to the existing traffic conditions and activity already occurring on the site.

We defer to the Traffic Report prepared by One Mile Grid, with further regard to car parking matters.

In relation to bike parking, the proposal seeks to provide 2 employee spaces and 4 visitor spaces (total of 6 bicycle parking spaces) as part of the expansion, exceeding the minimum statutory requirements of Clause 52.34, requiring a total of 2 additional bicycle parking spaces.

The generous provision of bicycle parking will also exceed Victorian Health Building Authority Sustainability guidelines requiring an additional 20% of bicycling parking supplies above Clause 52.34 requirements.

WASTE MANGEMENT

The proposed development will continue to utilise the existing waste systems, namely through a private waste contractor to manage the collection of waste associated with the medical centre.

In keeping with current arrangements, garbage and recycling skip bins for the medical centre will continue to be stored externally. These existing collection arrangements for both skip bins will remain unchanged.

Any additional bins required for the medical centre will be accommodated within the dedicated bin storage area located in the southwest corner of the building, adjacent to the services yard.

Waste collection vehicles will access the site via the existing loading dock, where bins will be transferred directly from the storage area to the collection truck for emptying.

We defer to the Waste Management Plan prepared by One Mile Grid for further details.

6. Conclusion

This proposal seeks to construct a double storey extension to the existing medical centre on the subject site for the Gippsland and East Gippsland Aboriginal Cooperative, which services in the indigenous population the broader area.

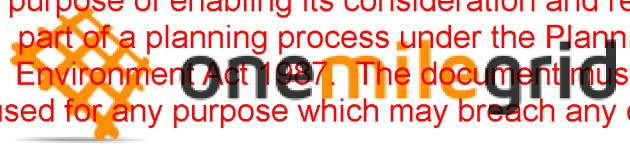
The existing site offering along with the proposed expansion make a positive contribution to the local area, providing key services for the community. Further, the architectural responsive is integrated into the existing building and responds well to the features of the site, as well as the character of the area.

The assessment demonstrates that the proposal warrants support for the following reasons:

- The proposal enjoys strong strategic support within the East Gippsland Planning Scheme, advancing key objectives related to community health, regional service provision, and built form quality.
- The proposed built form is appropriate to its context, responding sensitively to surrounding character through considered materiality, articulation, and generous setbacks that limit off-site amenity impacts to neighbouring properties.
- The proposed tree removal is limited in scope, with canopy cover requirements under Clause 52.37 comfortably satisfied, and the landscaping response delivering a high-quality native planting palette that enhances the site's environmental contribution.
- Car and bicycle parking demands generated by the expansion can be adequately accommodated, with existing on-site parking capacity confirmed as sufficient through independent traffic assessment.

On balance, the proposal delivers a clear net community benefit by expanding an essential health facility serving the local indigenous community and is worth of Council's support.

Ratio Consultants Pty Ltd



The Gippsland & East Gippsland Aboriginal Co-operative (GEGAC) Medical Centre

Transport Impact Assessment



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18 June 2026

onemilegrid

ABN: 79 168 115 679

Wurundjeri Woieworung Country
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onemilegrid operates from Wurundjeri Woieworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

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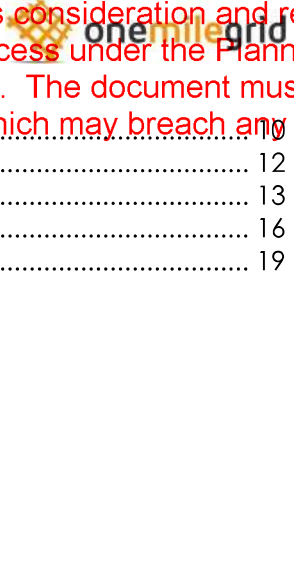


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1 INTRODUCTION

onemilegrid has been requested by Baldasso Cortese to undertake a Transport Impact Assessment of the proposed medical centre expansion at The Gippsland & East Gippsland Aboriginal Co-operative (GEGAC) Medical Centre.

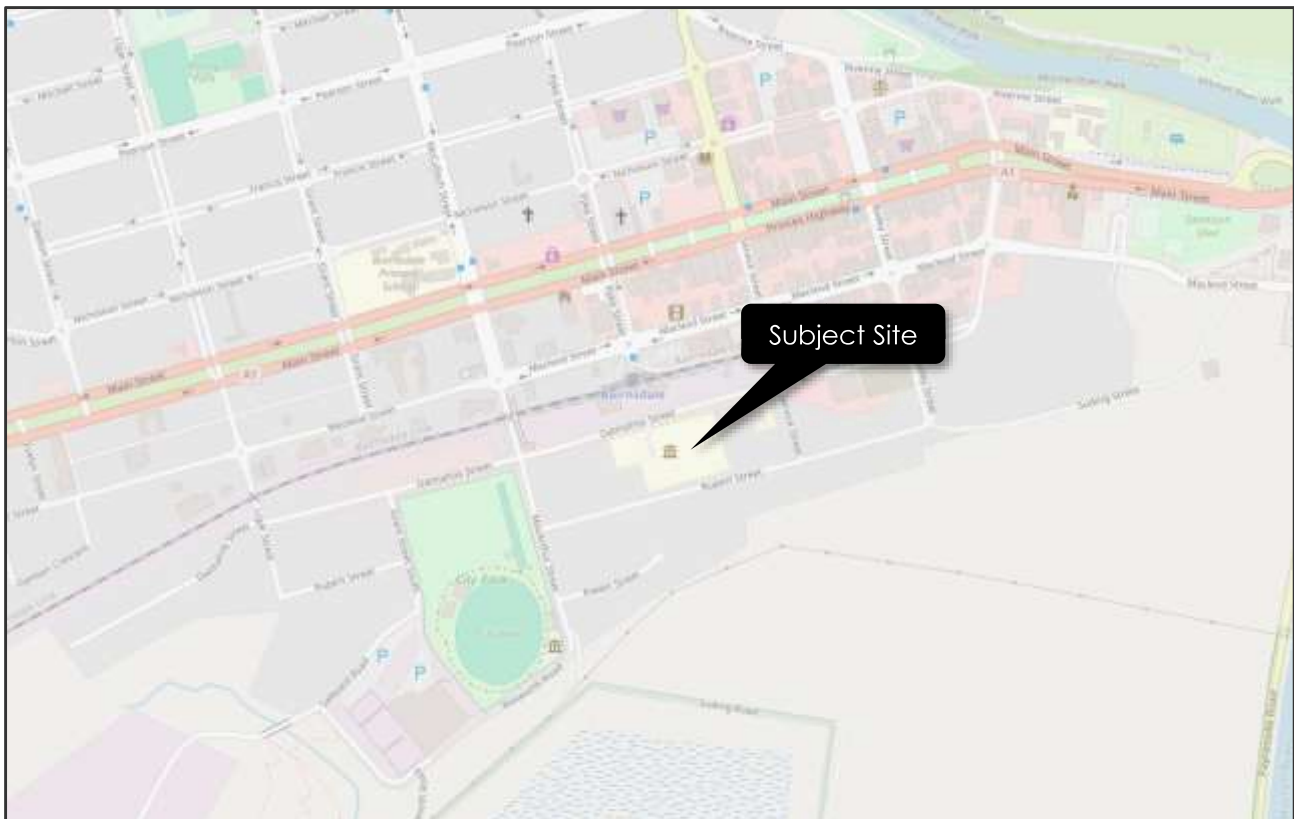
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced, and relevant background information has been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The Gippsland & East Gippsland Aboriginal Co-operative (GEGAC) Medical Centre is bound by Dalmahoy Street in the north, and Rupert Street in the south, as shown in Figure 1.

Figure 1 Site Location



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The Gippsland & East Gippsland Aboriginal Co-operative (GEGAC) Medical Centre is located central to the greater GEGAC site. The overall GEGAC site includes office, administrative, accommodation and health services buildings.

The overall site includes a total of 82 car parking spaces across two main car parking areas. The on-site car parking supply comprises 64 unrestricted parking spaces, 5 accessible spaces, 8 GEGAC Elders spaces, and 5 spaces allocated to Boorai Parking.

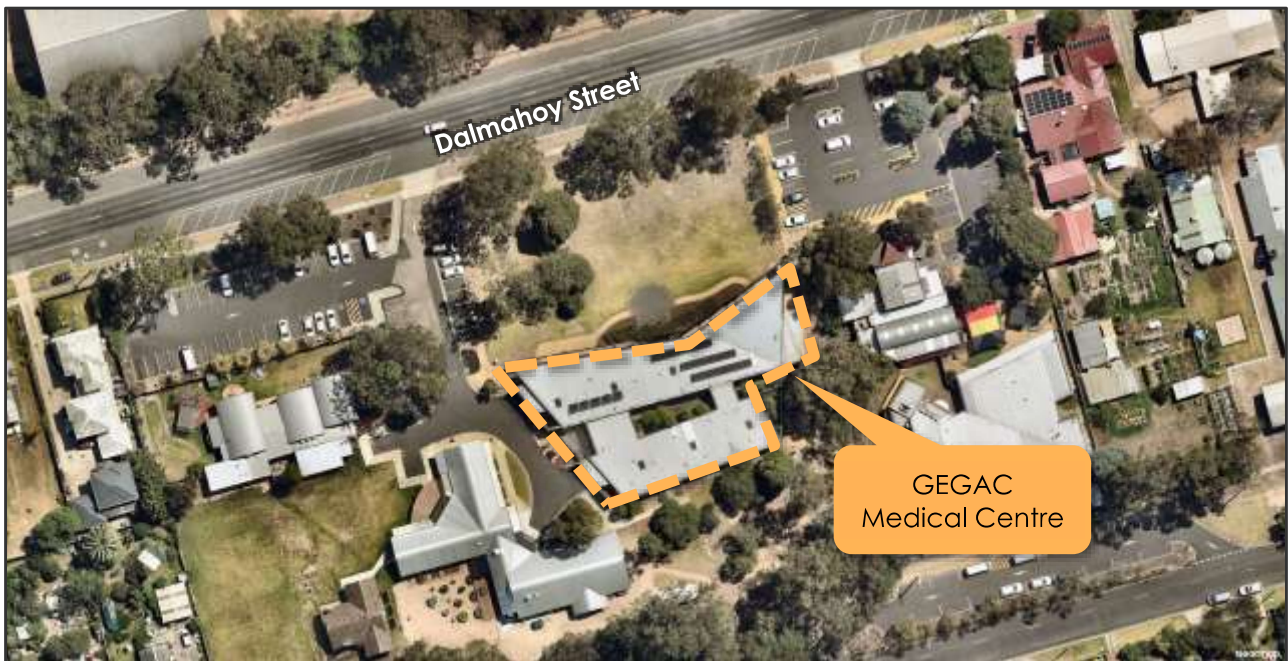
Access to the site is provided via three crossovers to Dalmahoy Street along the northern boundary, providing access to the on-site parking areas. The eastern crossover facilitates simultaneous two-way entry and exit movements, whilst the central crossover permits entry only, and western crossover is restricted to exit movements.

A designated loading dock is located on the western side of the medical centre building, accessed via the central driveway.

immediately to the east, west and south of the site. Bairnsdale town centre is located to the north of the site.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (14th February 2026)

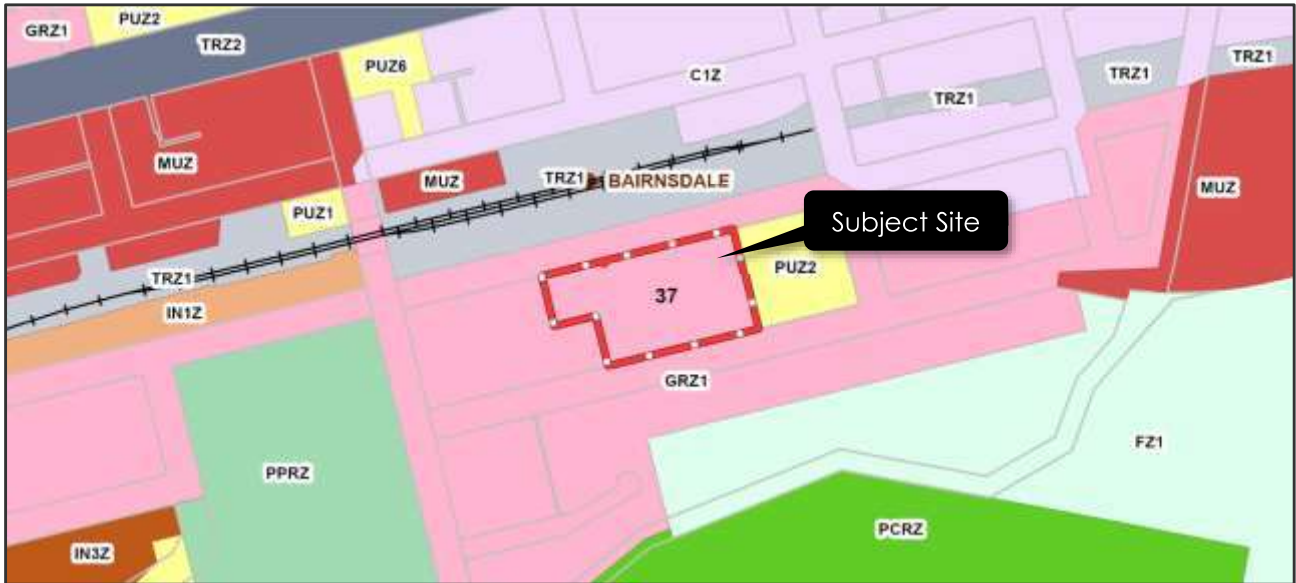


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2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a General Residential Zone (GRZ1).

Figure 3 Planning Scheme Zones



2.3 Road Network

2.3.1 Dalmahoy Street

Dalmahoy Street is a local road generally aligned east-west, running between Wood Street in the east, and terminating at a dead-end approximately 400m west of Ligar Street. Dalmahoy Street provides a single traffic lane in each direction adjacent to the site. Angled kerbside parking bays are provided on the southern side of the road, generally unrestricted. The northern side of Dalmahoy Street includes an approximately 4.5 metre wide gravel shoulder, utilised for informal parking.

The cross-section of Dalmahoy Street at the frontage of the site is shown in Figure 4.

Figure 4 Dalmahoy Street, looking east from adjacent to the subject site



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The default 50 km/h speed limit applies to Dalmahoy in the vicinity of the site.

2.3.2 Rupert Street

Rupert Street is a local road generally aligned east-west, running between Bailey Street in the east, and MacArthur Street in the west. Rupert Street provides a single traffic lane in each direction adjacent to the site. Kerbside parking is provided on both sides of the road, generally unrestricted.

Rupert Street includes a one-way eastbound service road on the north side of the road at the site frontage, providing car parking for the Dala Yooro Early Learning and Development Centre.

The cross-section of Rupert Street at the frontage of the site is shown in Figure 5.

Figure 5 Rupert Street, looking west from adjacent to the subject site



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The default 50 km/h speed limit applies to Rupert Street in the vicinity of the site.

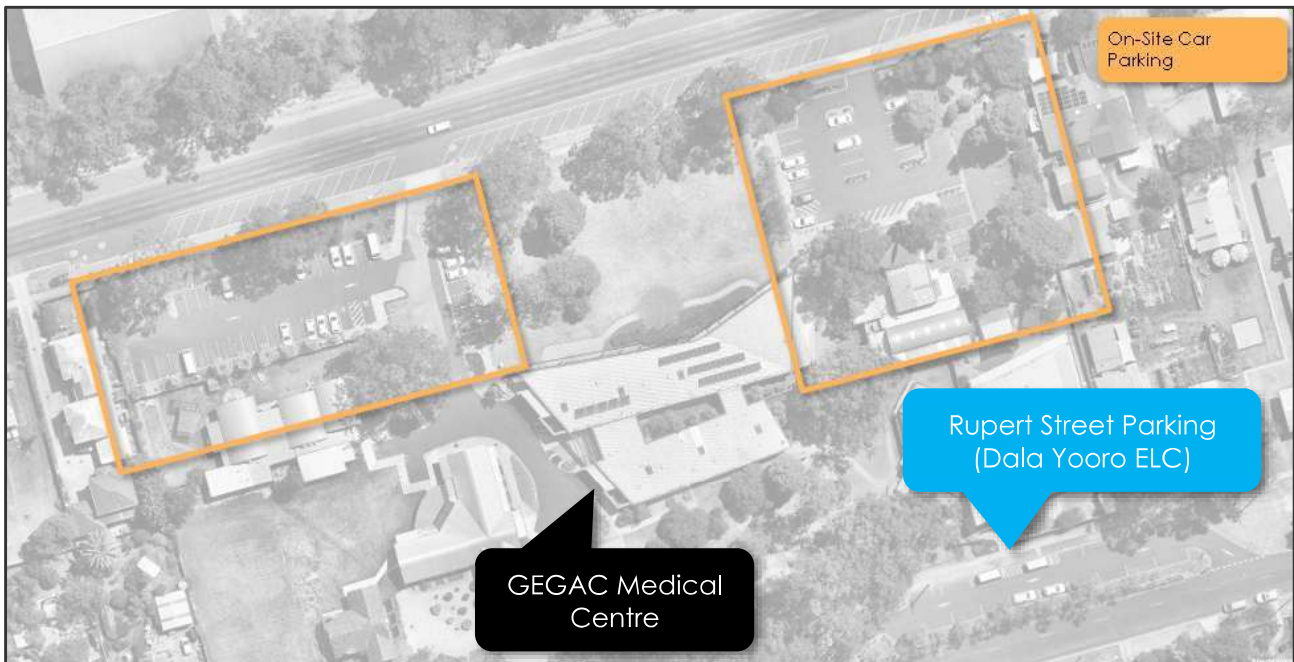
2.4 Car Parking

Car parking occupancy surveys of the existing on-site car parking areas were undertaken by Trans Traffic Survey on behalf of **onemilegrid** in the vicinity of the site on Wednesday 1st April 2026, between 9:30am and 4:30pm.

As noted above, Rupert Street includes a car parking area on the northern side of the road, for the Dala Yooro Early Learning and Development Centre. Noting that this car park falls outside of the site boundary, these parking spaces have not been included within the on-site parking area.

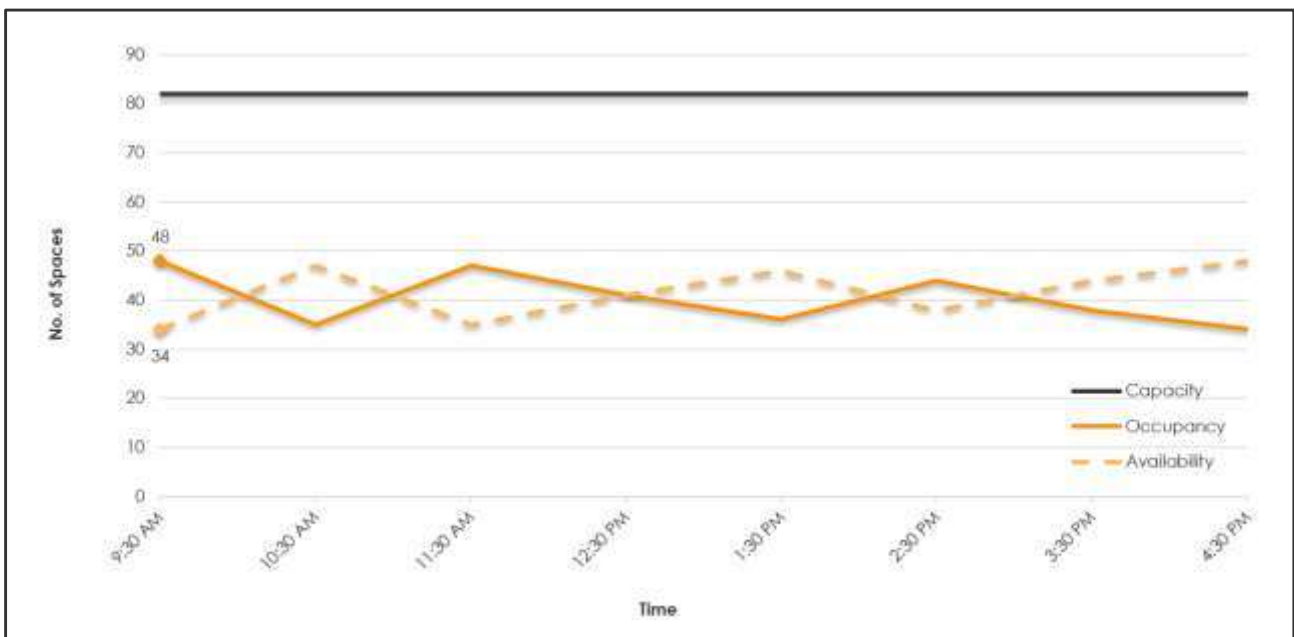
The survey area is shown in Figure 6.

Figure 6 Survey Area – On-Site Car Parking



The survey results are shown below in Figure 7.

Figure 7 Car Parking Occupancy Profile

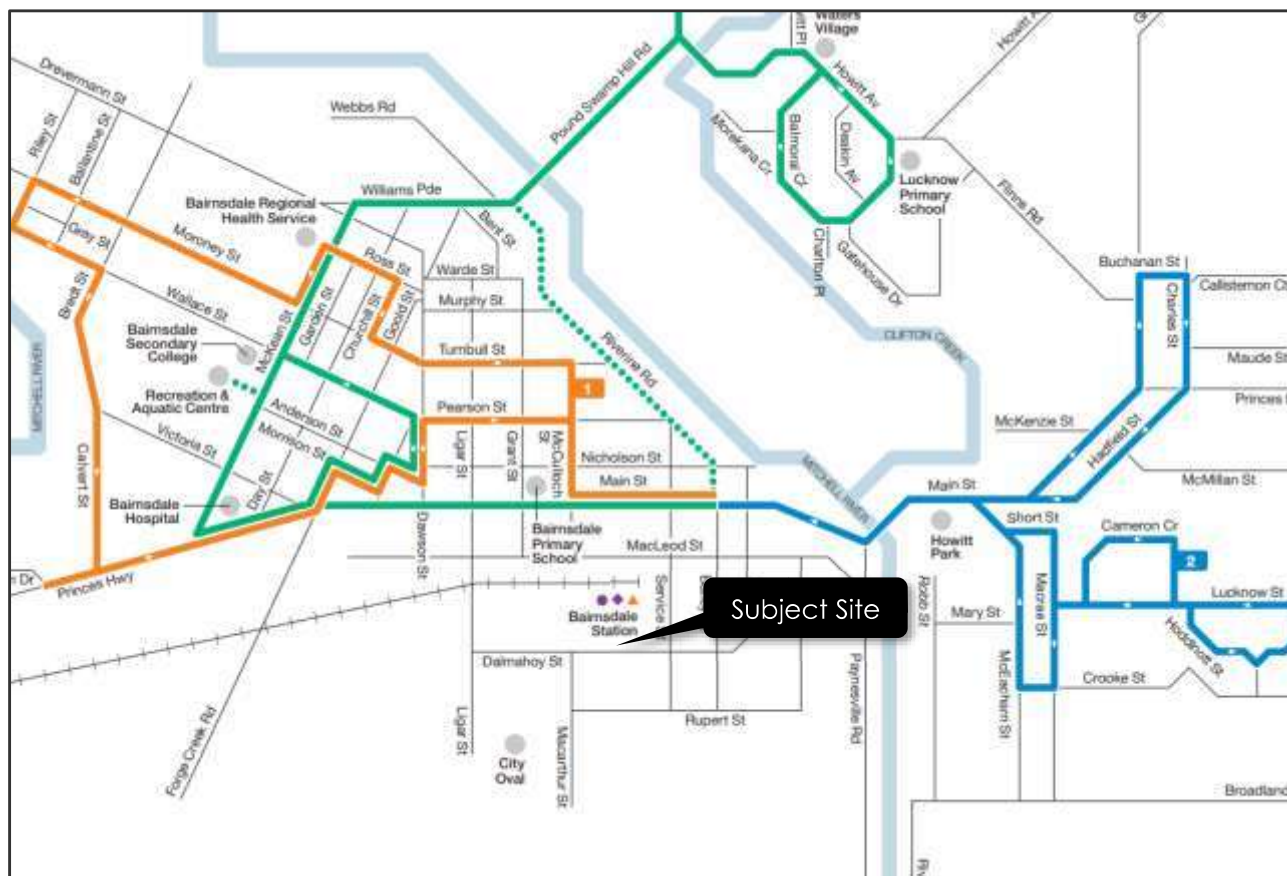


As shown above, the parking demand profile identified that the peak parking demand occurred at 9:30am when 48 spaces were occupied, leaving no fewer than 34 spaces available for use.

Parking utilisation varied between 59% and 41% of capacity.

The full public transport provision in the vicinity of the site is shown in Figure 8.

Figure 8 Public Transport Provision



Public transport in the vicinity of the site is largely limited to local bus services. The site is located directly south of Bairnsdale Train Station, providing convenient access to V/Line train and bus services.

3 PROPOSAL

It is proposed to expand the existing GEGAC medical centre on-site to provide an additional 509 m² of floor area across two levels.

No changes to the existing access or car parking arrangements are proposed as a part of the development. As such, the site will continue to provide a total of 82 car spaces across the on-site parking areas, to service the existing uses and upgraded medical centre.

A view of the proposed site plan is shown below in Figure 9.

Figure 9 Proposed Site Plan



It is proposed to provide an additional 6 bicycle parking spaces, including 2 employee and 4 visitor bicycle parking spaces as a part of the expansion.

4 DESIGN ASSESSMENT

4.1 East Gippsland Planning Scheme – Clause 52.06

The application does not seek to make any modifications to the existing access arrangements of the overall site, and therefore an assessment against Design Standard 1 of Clause 52.06 does not apply.

Additionally, no changes to the car parking arrangements are proposed as a part of the development and as such an assessment against Design Standard 2 of Clause 52.06 is not required.

4.2 Waste Collection

Consistent with the existing waste collection arrangements for the site, waste will be collected via the on-site loading dock located on the western side of the medical centre building. Waste will be collected via a private contractor.

Refer to the Waste Management Plan for further information.

4.3 Bicycle Parking

Bicycle parking is proposed to be provided in a mixture of vertically mounted bicycle racks and on-ground bicycle hoops.

The vertical mounted racks have been designed in accordance with the Australian Standard; specifically, they are located at 500 mm centres, with an envelope of 1.2 metres provided for bicycles and a 1.5 metre access aisle.

The bicycle hoops have been designed in accordance with the Australian Standard; specifically, they are provided at one metre centres, with an envelope of 1.8 metres provided for bicycles and a 1.5 metre access aisle.

In addition, 4 of the 6 bicycle parking spaces proposed have been provided as on-ground hoops exceeding the Australian Standard requirement for 20% of spaces being provided on-ground.

4.4 Electric Vehicle and Small Car Spaces

The Victorian Health Building Authority (VHBA) Sustainability guidelines require 25 per cent of total parking spaces designed and labelled for small cars or motorcycles and mopeds (or both), hybrids, electric cars and alternative-fuel vehicles and carpool vehicles in preferential locations with adequate signage or markings.

Noting that no additional car parking is proposed as a part of the application, it is not expected that this requirement applies.

4.5 Accessible Car Parking

As above, no additional car parking is proposed as a part of the application, and therefore no additional accessible parking spaces are required for the expansion.

The site includes 5 accessible parking spaces, which are considered appropriate to service the overall site.

5 LOADING

Clause 65 (Decision Guidelines) of the East Gippsland Planning Scheme identifies that “Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.”

Consistent with the current on-site loading arrangements, it is proposed to accommodate all loading (including waste collection) within the existing loading dock located on the western side of the medical centre building.

Swept path diagrams have previously been prepared by Ratio Consultants as a part of the original masterplan report, illustrating loading vehicle movements to the loading dock, with an 8.8 m medium rigid vehicle (MRV).

The provision for loading is therefore considered appropriate for the proposed use.

6 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the East Gippsland Planning Scheme.

Further, Clause 52.34 states “Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.” The bicycle parking requirements therefore only apply to the proposed increase in floor area, and are summarised in Table 1 below.

Furthermore, the VHBA sustainability guidelines require bicycle parking supplies to exceed the requirements of Clause 52.34 of the Planning Scheme by 20 percent.

Based on the provision of 5 additional consultant rooms, and assuming one practitioner per consulting room, the following bicycle parking requirements apply.

Table 1 Clause 52.34 – Bicycle Parking Requirements

Component	No/Area	Requirement	Total
Medical centre	+5 practitioners	1 space per 8 practitioners for employees	1
		1 space per 4 practitioners for visitors	1
Total	VHBA guidelines +20%		2 2

Based on the above, the expansion generates a requirement to provide 2 additional employee and 2 visitor bicycle parking spaces.

Given the nature of the site and locality, the site is not expected to generate significant bicycle parking demands. Nonetheless, a total of 2 employee spaces and 4 visitor spaces are proposed to be provided as a part of the expansion, exceeding the VHBA requirements above.

The staff bike parking will be located near the south-western service entry, and visitor hoops near the entry foyer, which is appropriate.

7 CAR PARKING

7.1 Statutory Car Parking Requirements

7.1.1 Car Parking Requirements – Clause 52.06

The car parking requirements for the subject site are identified in Clause 52.06 of the East Gippsland Planning Scheme. Furthermore, Clause 52.06 also specifies that:

'Where an existing use specified in Table 1 is increased by the corresponding measure, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced'.

The car parking requirements for the subject site are identified in Clause 52.06 of the East Gippsland Planning Scheme, which provides different requirements depending on the public transport accessibility of the site. This can be determined from the land category, which is identified in the Car Parking Requirement Maps published by the Department of Transport and Planning.

As shown in Figure 10, the site is located within Category 1.

Figure 10 Car Parking Requirement Map



Based on the additional 509 m² of floor area for the expansion, the resulting car parking requirements for the proposed development are shown in Table 2.

Table 2 Clause 52.06 – Car Parking Requirements

Use	Area	Rate	Car Parking Measure	Total
Medical centre	+509 m ²	5	to each 100 m ² of leasable floor area	25

7.1.2 Proposed Car Parking Provision

Based on the above calculations, 25 additional car parking spaces are required for the proposed medical centre expansion.

No additional car parking is proposed, and thus the proposal requires a waiver of the Planning Scheme requirements.

Planning Practice Note 22 (August 2023) specifies that the provisions for reducing car parking requirements draw a distinction between the assessment of the likely demand for parking spaces (the Car Parking Demand Assessment), and whether it is appropriate to allow the supply of fewer spaces than assessed by the car parking demand assessment. These are two separate considerations, one technical while the other is more strategic. Different factors are taken into account in each consideration.

Accordingly, the applicant must satisfy the responsible authority that the provision of car parking is appropriate on the basis of a two-step process, which has regard to:

- The car parking demand likely to be generated by the use; and
- Whether it is appropriate to allow fewer spaces to be provided than the likely demands generated.

An assessment of the likely parking demands and the appropriateness of reducing the car parking provision below them is set out as follows.

7.2 Car Parking Demand Assessment

7.2.1 Overview

Car parking demands generated by the proposed expansion are expected to comprise of staff (practitioners and support staff) as well as patients.

To determine the anticipated car parking demands generated by the proposed expansion, a first principles assessment based on the additional number of practitioners has been undertaken which follows.

7.2.2 Staff Parking Demands

The anticipated car parking demand generated by the expansion will be based on the additional number of practitioners for the medical centre.

Based on the provision of 5 additional consultant rooms, and assuming one practitioner per consulting room, it is assumed that an additional 5 support staff will be on-site to assist the practitioners (nurses, office staff etc).

Considering the site location with respect to the surrounding residential land use and access to public transport services, it is expected that a portion of staff and patients will walk or take public transport when travelling to the site. With regards to staff, this is supported by journey to work data obtained from the 2021 Census which indicates that 85% of work journeys to East Gippsland Shire were by car drivers. As such, it will be assumed that 85% of the additional staff will drive to site.

7.2.3 Visitor Parking Demands

Regarding patient parking demands, given the nature of the site it will be assumed that 100% of patients will drive or be driven to the site.

Furthermore, it is assumed that each practitioner is seeing a patient whilst one other is waiting, resulting in an additional 10 patients on-site.

7.2.4 Total Car Parking Demand

Adopting the expected travel behaviour to the site outlined in Section 7.2.1 above, the likely car parking demand for the expansion is shown in Table 3 below.

Table 3 Car Parking Demands

Component	No.	Car Parking Rate	Car Parking Demand
Practitioners	5	0.85	4
Support Staff	5	0.85	4
Patients	10	1	10
Total	20		18

Based on the above, the proposed expansion is expected to generate a demand for 18 car parking spaces comprising of 8 staff spaces and 10 patient spaces.

7.2.5 Anticipated Parking Demand

Based on the above assessment, it is projected that the proposed expansion will generate a demand for 18 car spaces comprising of 8 staff spaces and 10 patient spaces.

It is proposed to provide no additional car parking spaces on-site, which equates to a shortfall of 18 spaces when compared to the anticipated parking demand outlined above.

Clause 52.06-7 of the East Gippsland Planning Scheme further indicates that a permit may be granted to reduce the number of parking spaces, in consideration of the following:

- *The Car Parking Demand Assessment.*
- *Any relevant local planning policy or incorporated plan.*
- *The availability of alternative car parking in the locality of the land, including:*
 - ✦ *Efficiencies gained from the consolidation of shared car parking spaces.*
 - ✦ *Public car parks intended to serve the land.*
 - ✦ *On street parking in non-residential zones.*
 - ✦ *Streets in residential zones specifically managed for non-residential parking.*
- *On street parking in residential zones in the locality of the land that is intended to be for residential use.*
- *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
- *The future growth and development of any nearby activity centre.*
- *Any car parking deficiency associated with the existing use of the land.*

- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to, or provision of, alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.

7.3 Review of Car Parking Provision

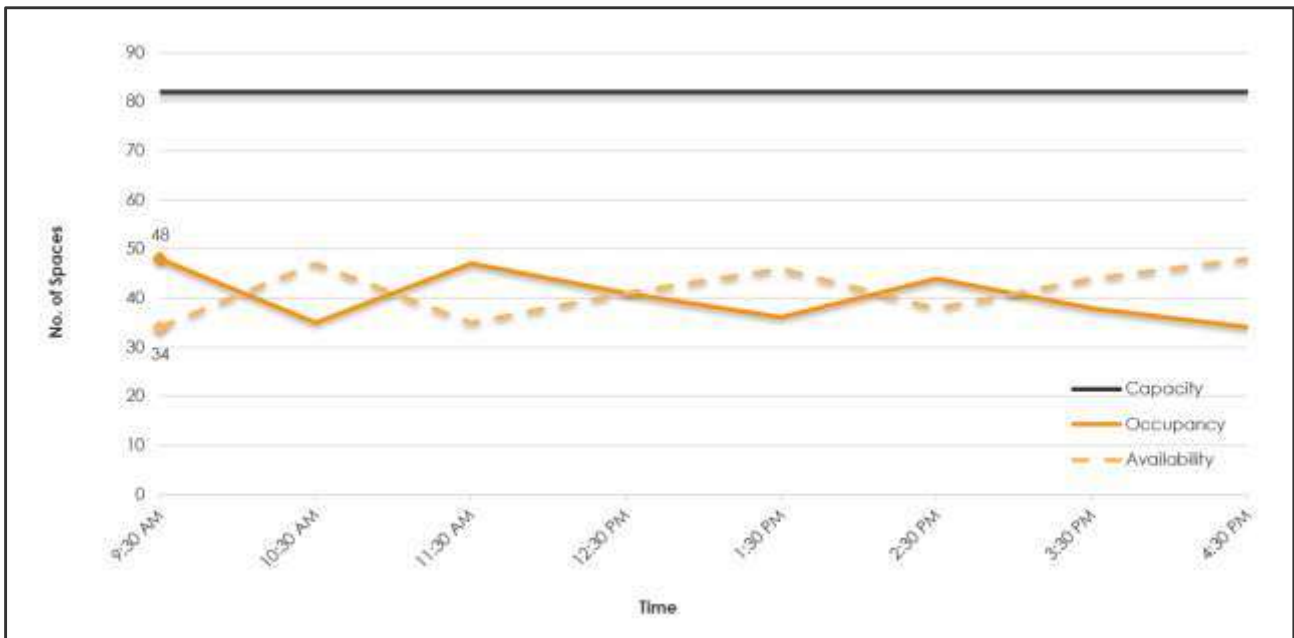
7.3.1 Parking Survey

As previously outlined, car parking occupancy surveys of the existing on-site car parking areas were undertaken by Trans Traffic Survey on behalf of **onemilegrid** in the vicinity of the site on Wednesday 1st April 2026, between 9:30am and 4:30pm.

It should be noted that the 'Delivery Only' and 'Ambulance Bay' spaces have been excluded from the total supply of car parking across the survey area.

The survey results are shown below in Figure 7.

Figure 11 Car Parking Occupancy Profile



As shown above, the parking demand profile identified that the peak parking demand occurred at 9:30am when 48 spaces were occupied, leaving no fewer than 34 spaces available for use. Parking utilisation varied between 59% and 41% of capacity.

The above survey data demonstrates that the existing car parking areas did not exceed 59% capacity throughout the survey period. Of note, a minimum of 34 spaces were available across the day, and an average parking utilisation of 49%. As such, the data indicates that a surplus of car parking is currently provided on-site for the existing uses.

The above data indicates that there is existing availability within the on-site parking areas to accommodate the additional parking demands generated by the medical centre expansion, without exhausting the existing parking supply for the current uses and site operation.

7.3.2 Alternative Modes of Transport

As indicated in Section 2.5, the site has very convenient access to Bairnsdale Station, providing direct access to V/Line train and bus services.

Access to various modes of public transport ensures that both staff and visitors will have access to alternate modes of transport without complete reliance on private vehicles.

7.3.3 Adequacy of Proposed Car Parking Provision

The proposed provision of no additional on-site parking for the expansion is considered acceptable noting the following:

- As determined by the on-site parking surveys, there is comfortable parking available within the on-site parking areas to comfortably accommodate additional staff and short term patient parking demands for the expansion;
- The site has very convenient access to Bairnsdale Station, providing direct access to V/Line train and bus services. The station is a close walking distance to the site providing patients and staff from travelling from surrounding suburbs easy access to the subject site.

8 TRAFFIC

8.1 Traffic Generation

Considering the nature of the medical centre, the number of vehicle movements generated from the subject site during the peak hours is expected to be a function of the staff car parking demands.

The peak traffic generation for visitors to the medical centre will be directly related to the frequency of appointments and will typically not coincide with the road network peak hours of the surrounding road network.

As such, the peak hour traffic generation will be directly associated with the arrival and departure of staff. Based on the car parking demand assessment, the additional 5 practitioners and 5 support staff for the medical centre, are expected to generate a demand for 8 car parking spaces.

For the purposes of this assessment, based on the demand for 8 staff car spaces for the expansion, it will be assumed that the 8 staff parking spaces fill in the AM peak, and empty it in PM peak. This results in an additional 8 inbound movements and 8 outbound movements 8 in the AM peak and PM peak hours respectively.

8.2 Traffic Impact

Reviewing the volumes above, it is noted that a maximum of 8 additional vehicle movements are expected in the peak hours, equivalent to approximately one vehicle trip every 7 minutes. In this regard, the additional traffic volumes generated by the proposed expansion are very low, and are expected to be easily absorbed into the surrounding road network.

9 CONCLUSIONS

It is proposed to expand the existing GEGAC medical centre on-site, providing an additional 509 m² of floor area.

Considering the analysis presented above, it is concluded that:

- The application does not seek to make any modifications to the existing access arrangements of the overall site, and therefore an assessment against Design Standard 1 of Clause 52.06 does not apply;
- Bicycle parking has been provided in accordance with Australian Standard for Parking facilities, Part 3: Bicycle parking (AS 2890.3:2015);
- A total of 6 bicycle parking spaces are proposed to be provided on-site for staff and visitor use, to meet the Planning Scheme and VHBA requirements;
- The expansion generates a requirement to provide an additional 25 car parking spaces based on the Planning Scheme requirements;
- The car parking demand assessment estimates that the expansion will generate a demand for an additional 18 car spaces comprising 8 staff spaces and 10 patient spaces;
- Based on the car parking surveys there is comfortable capacity within the existing on-site car parking available to accommodate the additional parking demands generated by the expansion; and
- The additional anticipated traffic volumes generated by the expansion are expected to have a negligible impact on the operation of Dalmahoy Street or the surrounding road network.