

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	263 Main Street BAIRNSDALE 3875 Lot: 1 TP: 850546
The application is for a permit to:	Buildings and Works for the construction of buildings associated with office
The applicant for the permit is:	Janic Investments Pty Ltd
The application reference number is:	5.2024.191.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
---	---

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

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

VOLUME 02786 FOLIO 176

Security no : 124115296063V
Produced 27/05/2024 10:38 AM

LAND DESCRIPTION

Lot 1 on Title Plan 850546X.
PARENT TITLE Volume 02773 Folio 452
Created by instrument 0426819 05/09/1900

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP850546X 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: 263 MAIN STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING
Effective from 23/08/2023

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP850546X
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/05/2024 10:38

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TITLE PLAN

LOCATION OF LAND

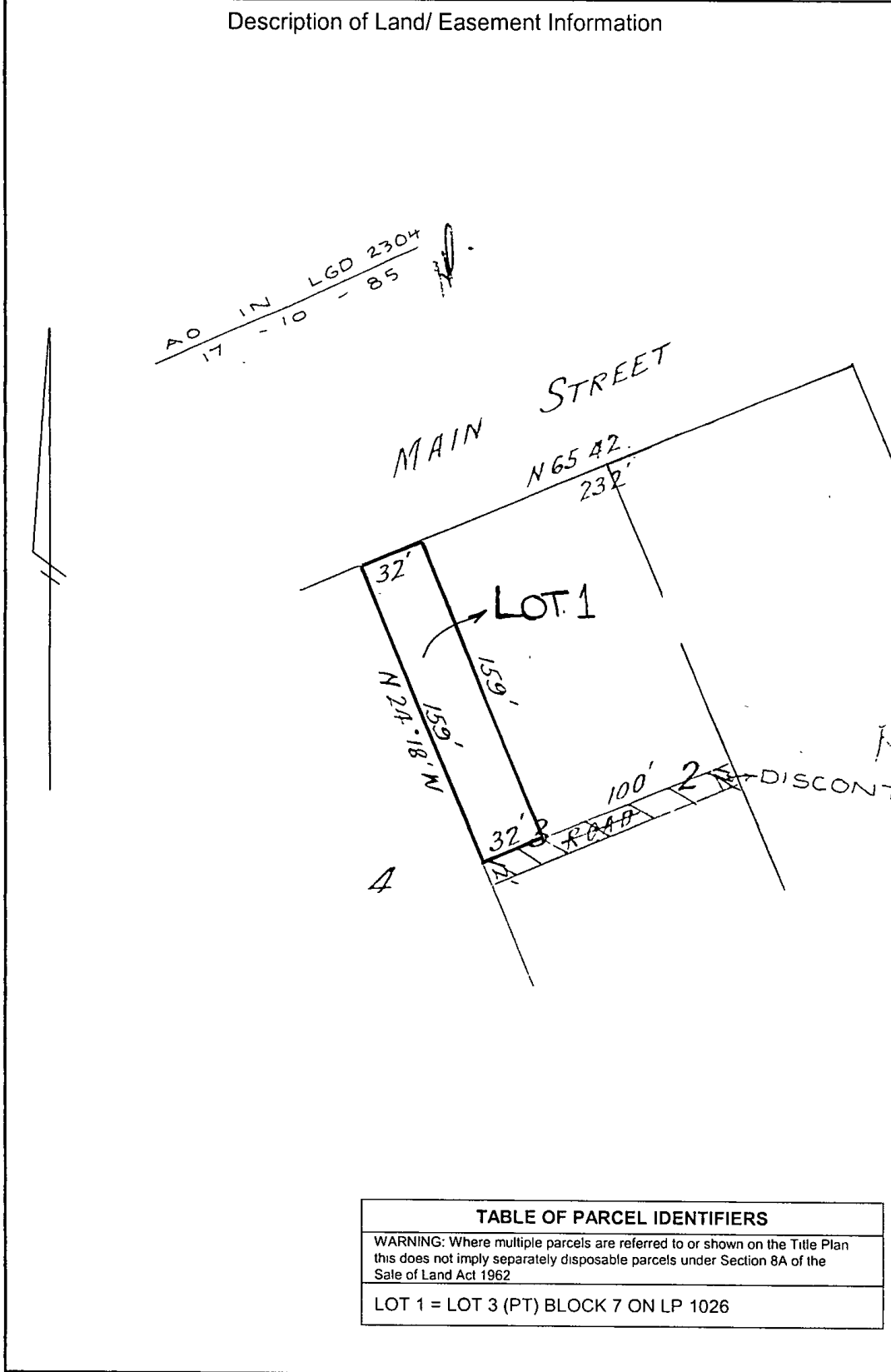
Parish : BAIRNSDALE
 Township: -
 Section: -
 Crown Allotment: -
 Crown Portion: -
 CROWN PRE-EMPTIVE RIGHT SECTION A (PT)
 Last Plan Reference : LP 1026
 Derived From: VOL. 2786 FOL. 176
 Depth Limitation : NIL

EDITION 1

TP 850546X

Notations

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



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

COMPILED: Date: 14/06/08
 VERIFIED: A. DALLAS
 Assistant Registrar of Titles

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 3 (PT) BLOCK 7 ON LP 1026

LENGTHS ARE IN
 FEET AND INCHES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links



- Date of Survey: 06/06/2024
 - See Certificate of Title for Easement details.
 - Only significant trees are shown on this plan.
 - Whilst every effort has been made to locate all features details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
 - No underground features have been located unless specifically shown.
 - All data shown on this plan is an accurate representation of the subject site at the time of survey.
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



1 0 1 2 3 4
 Lengths are in metres

Notations
 Re-establishment datum vide PS346217T
 Levels are to the Australian Height Datum (AHD) vide BAIRNSDALE PM 34 - RL 13.796m
 Contour interval: 0.1m

Lot 1 on TP850546X: 474m²
 Lot 1 on TP595817M: 59m²
 Lot 1 on TP516785U: 89m²
 Lot 2 on TP516785U: 445m²
 Lot 2 on PS847917U: 61m²
 Total site area: 1128m²

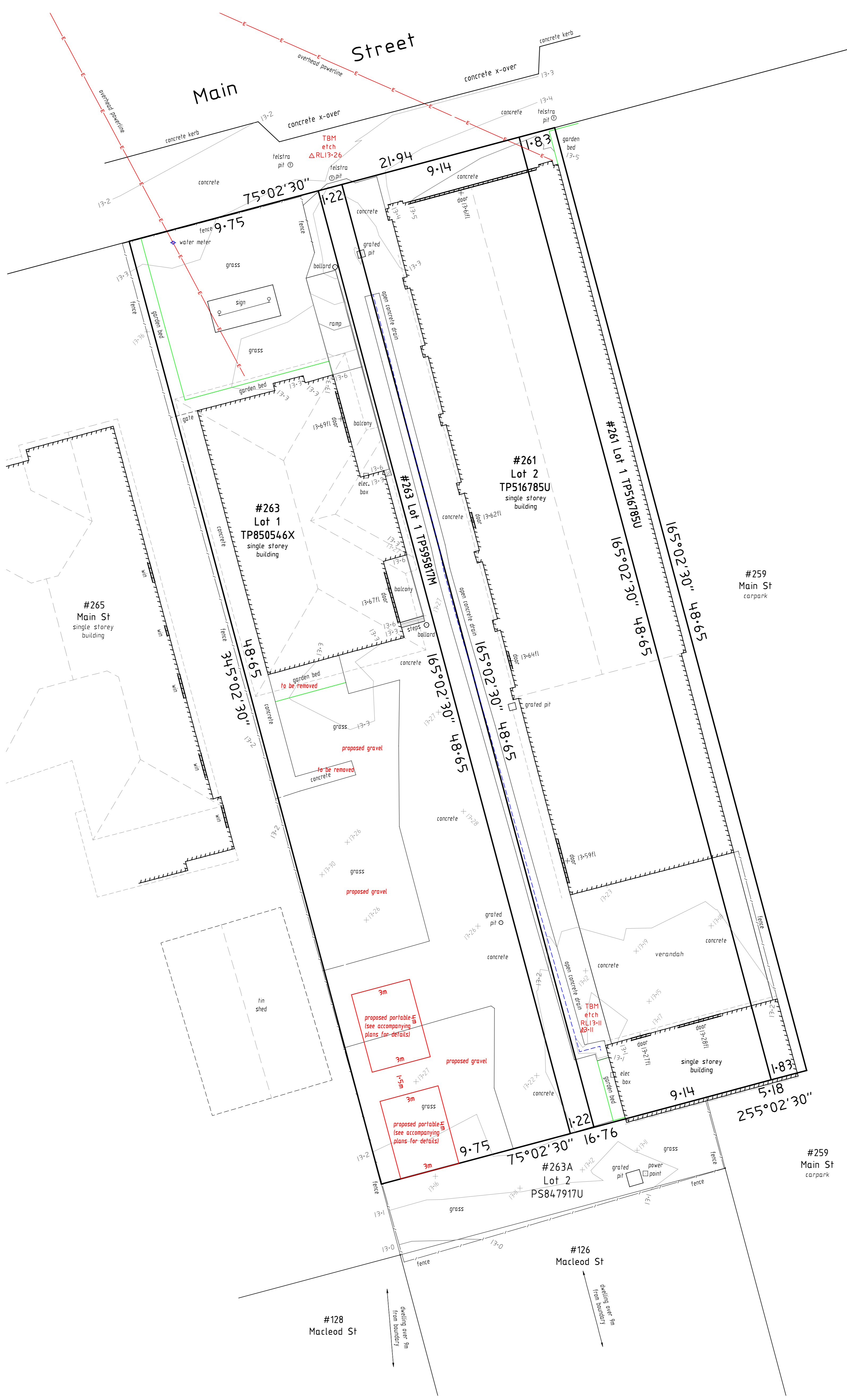
Mr. Jack Peterson
 261, 263 & 263A Main Street, Bairnsdale, 3875
 East Gippsland Shire

Plan No.	Scale	Drawn
242522 SCSR-1	1:100 - A1 1:200 - A3	11/06/2024

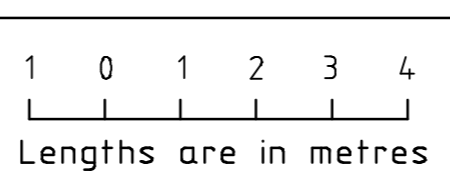
Site Context Plan with Shed Removal
 Parish of Bairnsdale

Lot 1 on TP850546X, Lot 1 on TP595817M, Lot 1 on TP516785U, Lot 2 on TP516785U & Lot 2 on PS847917U

Paracentroid (MGA2020) : E 555 100, N 5813 130



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Mr. Jack Peterson
 261, 263 & 263A Main Street, Bairnsdale, 3875
 East Gippsland Shire

Plan No.	Scale	Drawn
242522 SCPP-1	1:100 - A1 1:200 - A3	12/06/2024

Site Context Plan with Proposed Portables
 Printed 20/7/2024
 Page 6 of 10

Parish of Bairnsdale

Lot 1 on TP850546X, Lot 1 on TP595817M,
 Lot 1 on TP516785U, Lot 2 on TP516785U
 & Lot 2 on PS847917U

Paracentroid (MGA2020) : E 555 100, N 5813 130

EKO POD

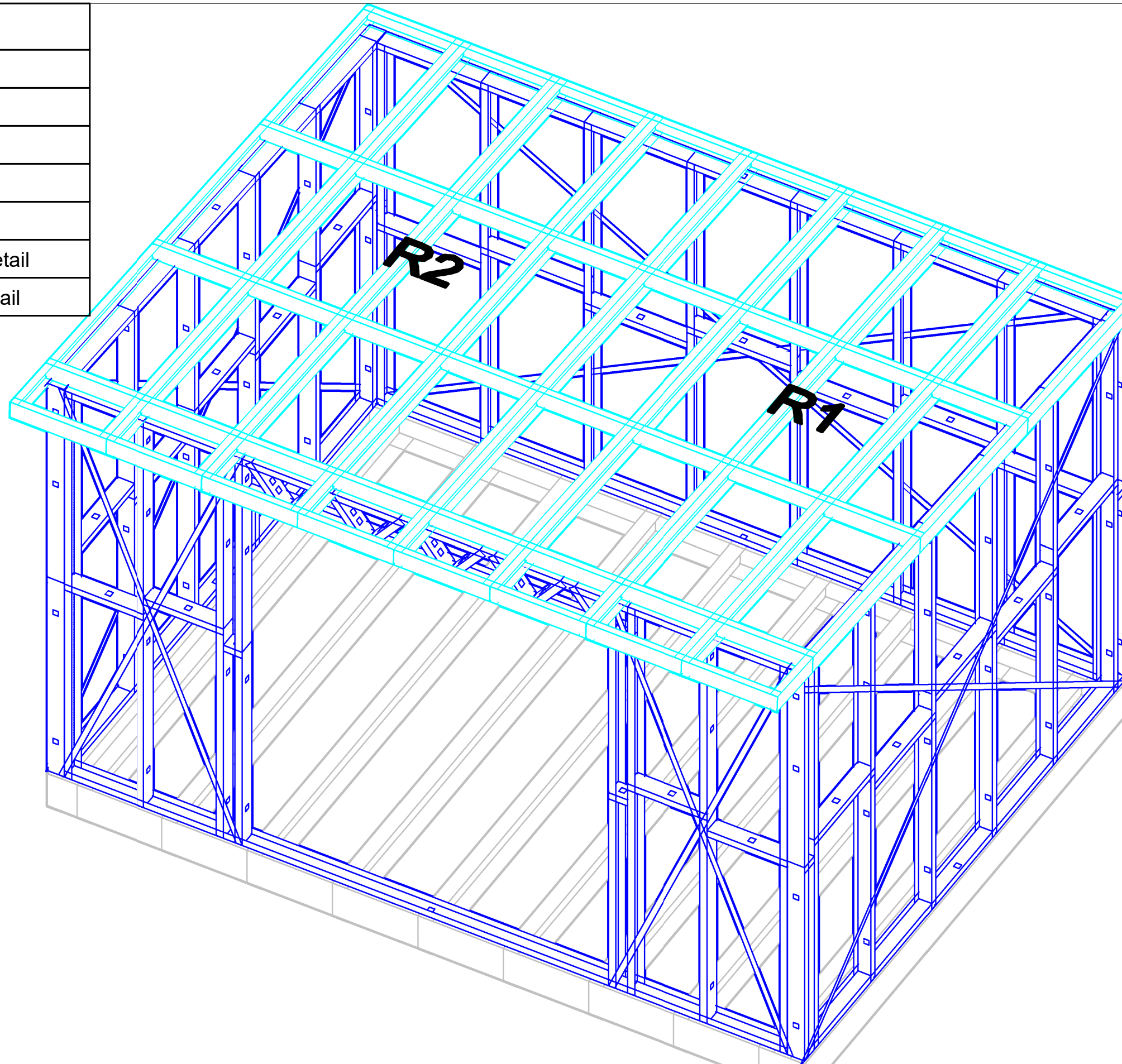
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DATE	AMENDMENTS	BY	REV.
21.05.24	Initial Issue		0

NOTES

LAYOUTS

No.	Title
01	Cover Page
02	Overview
03	Wall GLO-1
04	Roof-ELEV
05	Wall Connect.Fixing detail
06	Wall Strap Bracing Detail



CLIENT: **ARRONS OUTDOOR**

PROJECT: **EKO POD**

LOCATION: **-**



213-215 Greenhills Road Pakenham Vic. 3810
 70 Yallourn Drive Yallourn Vic 3865
 www.lightsteel framing.net.au
 Phone: +613 8319 5748
 Division of
 HARDCHROME ENGINEERING SERVICES group

Title: **Cover Page**

PROJECT No: **LSF01270**

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CHECKED BY: **-**

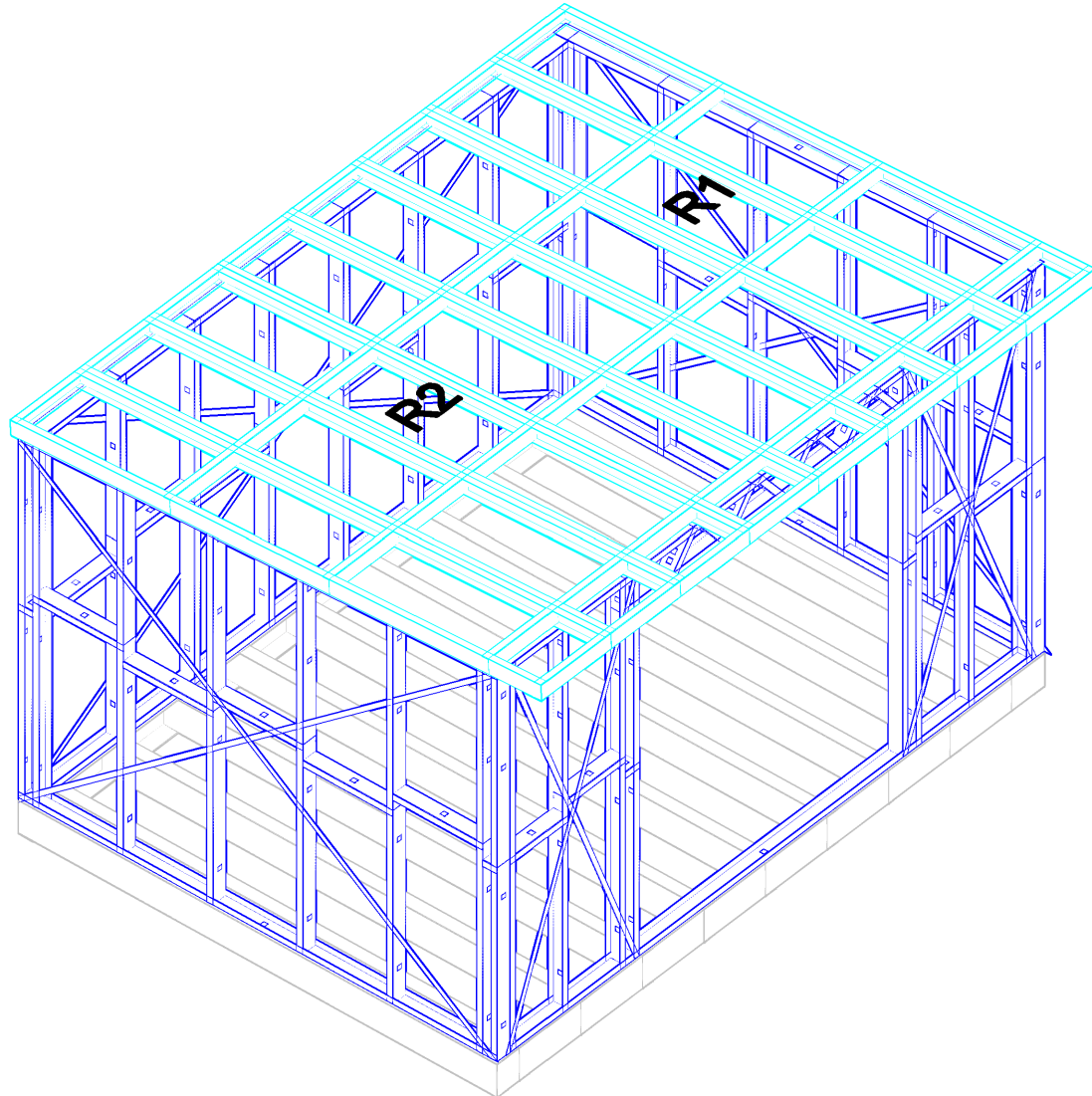
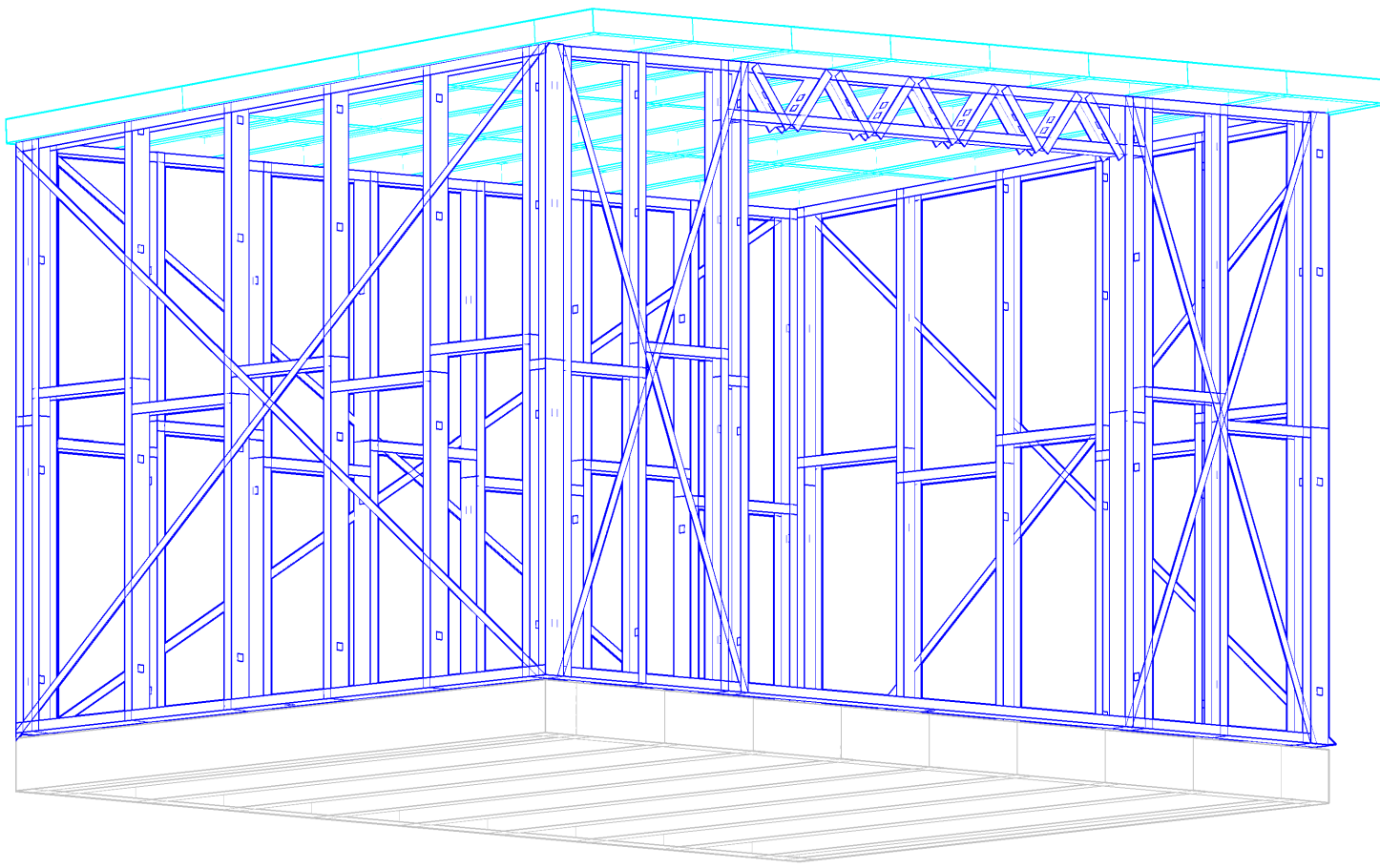
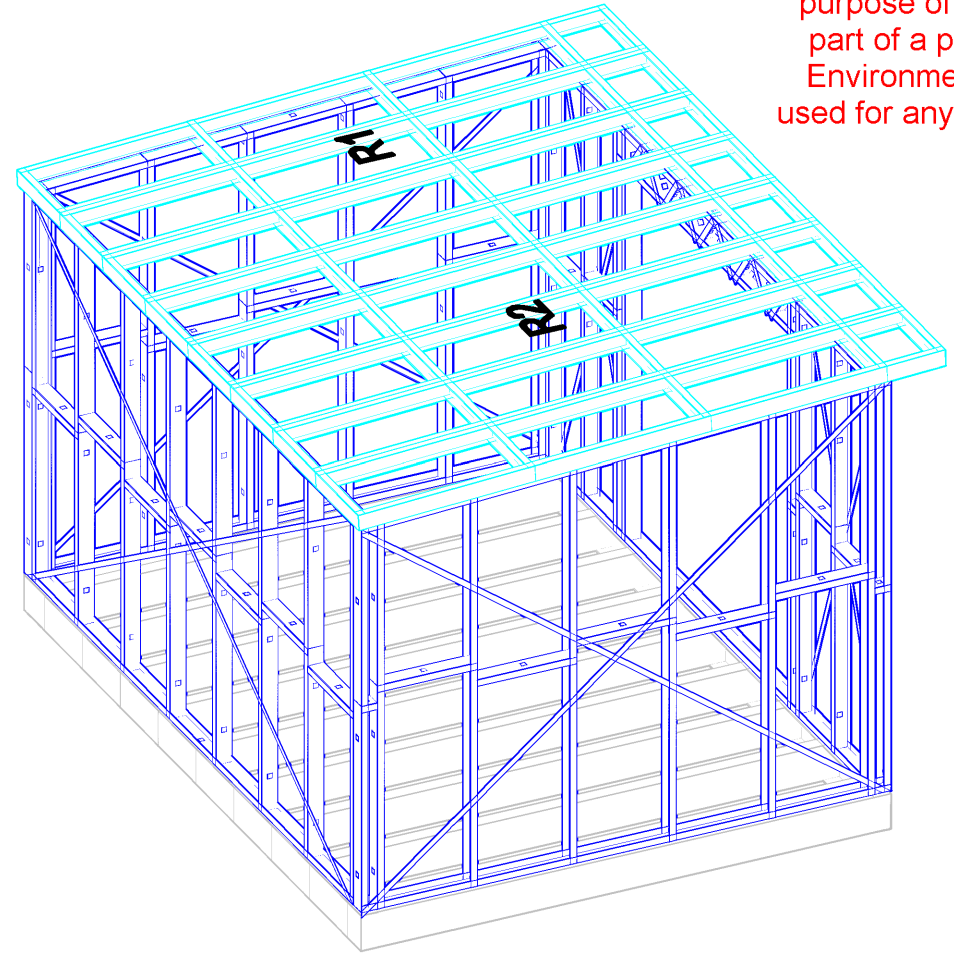
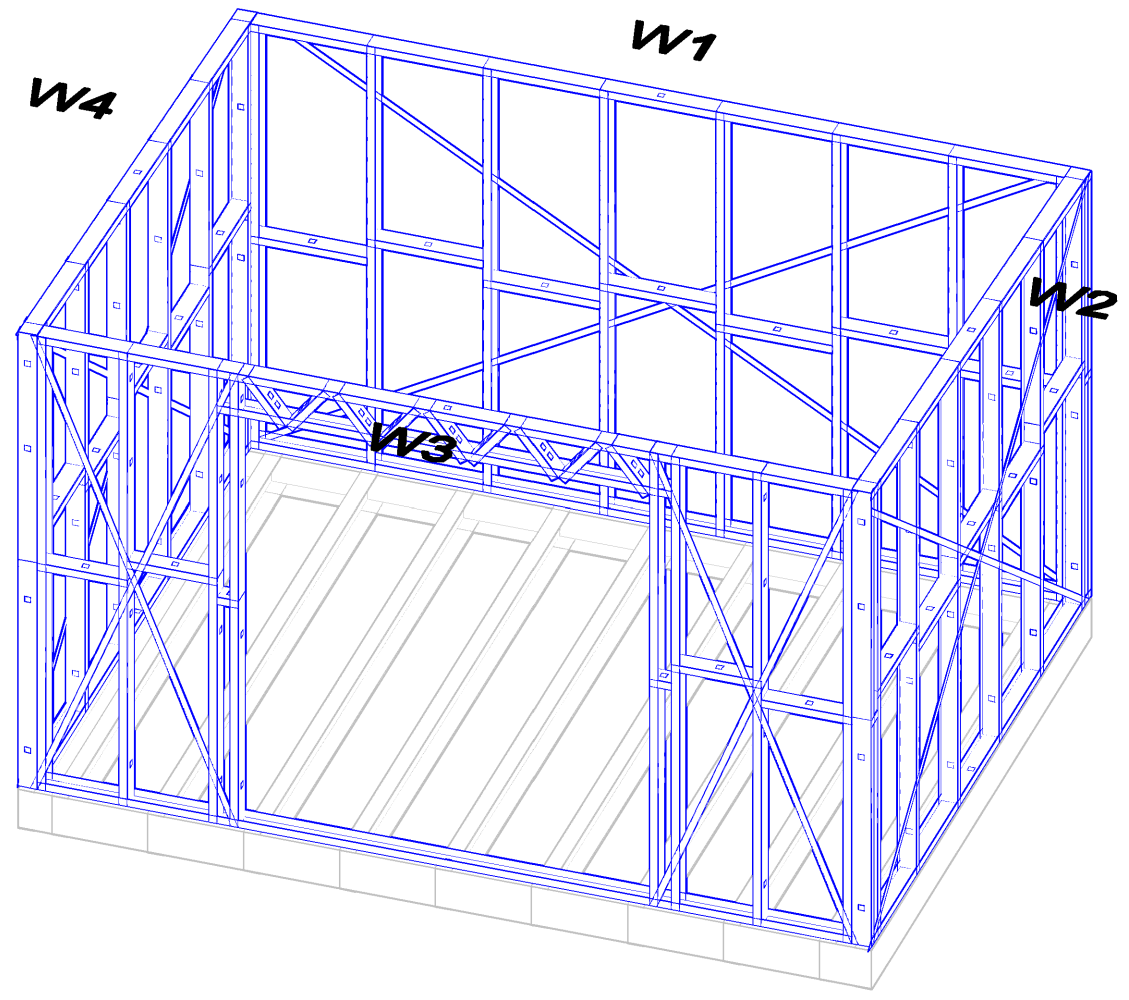
01 OF 6

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21.05.24	Initial Issue	DS	0



NOTES

CLIENT: **ARRONS OUTDOOR**

PROJECT: **EKO POD**

LOCATION: **-**



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Title: **PROJECT OVERVIEW**

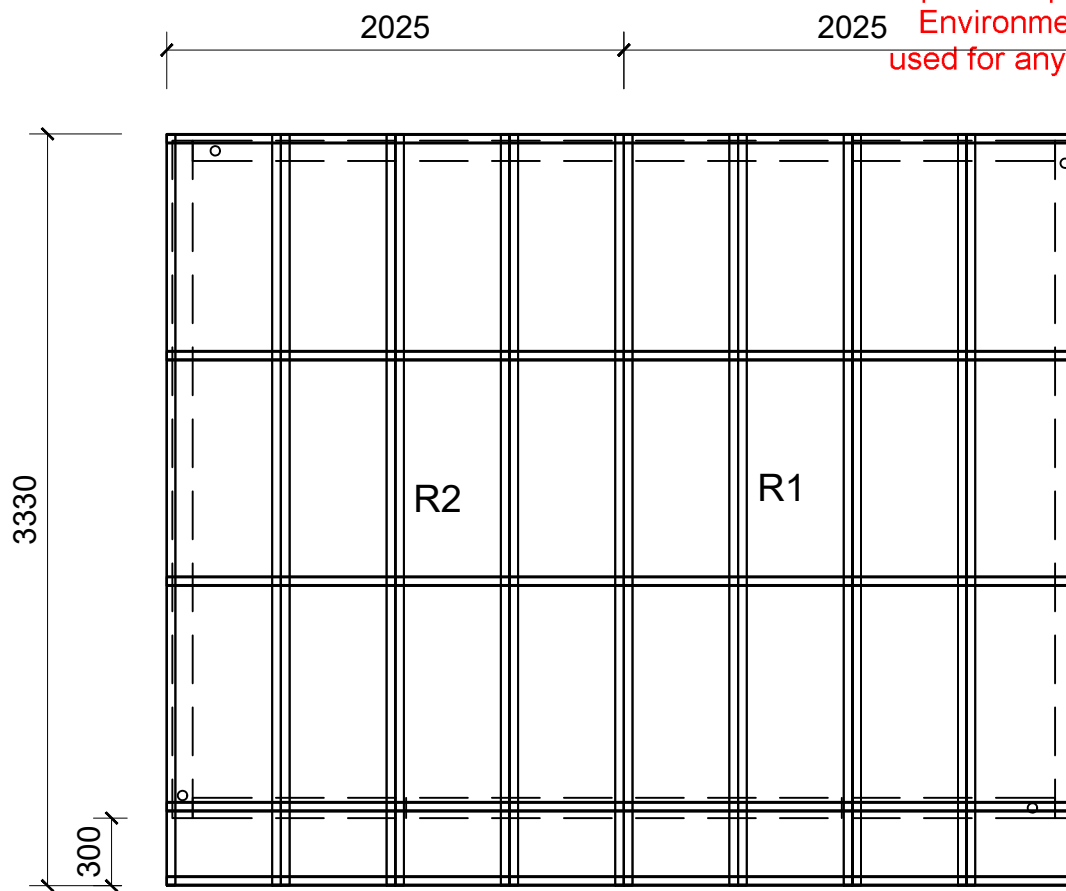
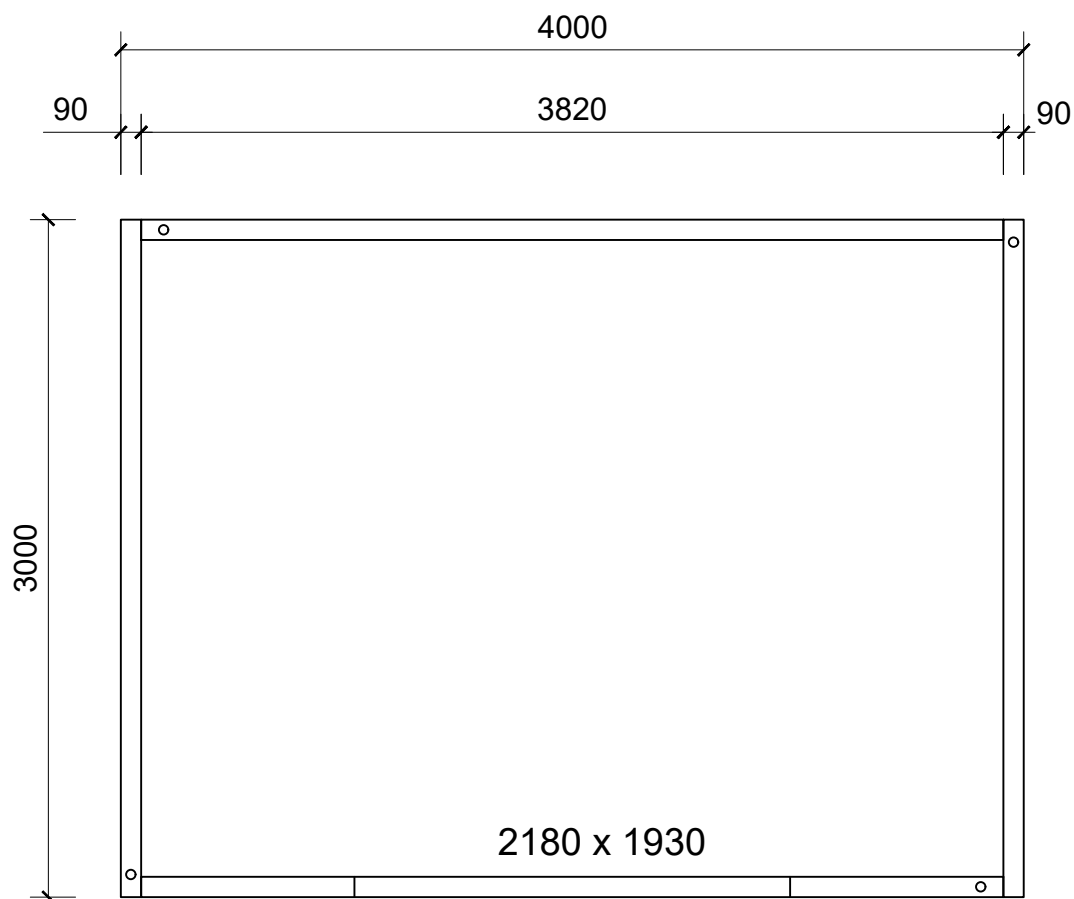
PROJECT No: **LSF01270**

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Item	Width(mm)	Height(mm)	Weight(kg)
R-1	2025	3330	48.0
R-2	2025	3330	48.0
W1	3816	2250	32.4
W2	3000	2409	30.4
W3	3816	2404	36.8
W4	3000	2409	30.4

NOTES

- o WALL FRAME c/w ORIENTATION HOLE
- SB STRAP BRACING

CLIENT: **ARRONS OUTDOOR**

PROJECT: **EKO POD**

LOCATION: -



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Title: **WALL FRAME LAYOUT**

PROJECT No: **LSF01270**

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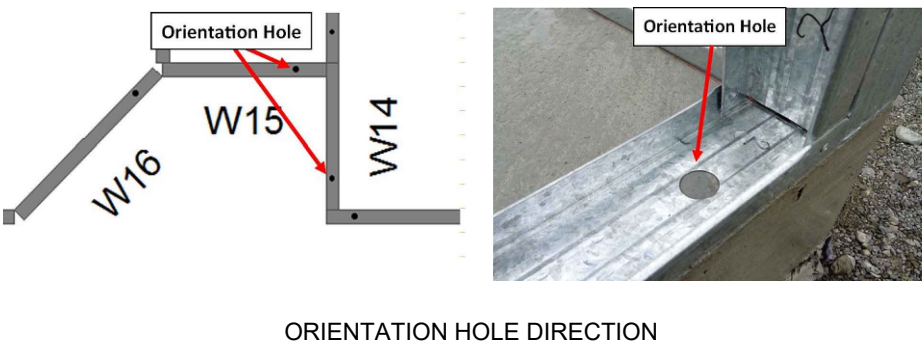
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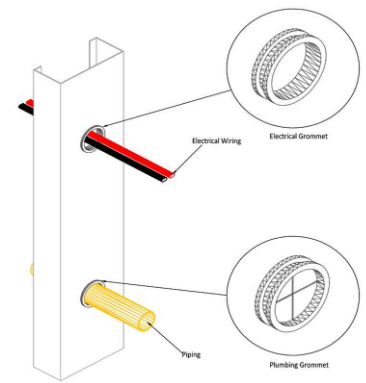
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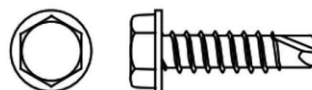
ORIENTATION HOLE DIRECTION



SERVICE HOLE EDGE PROTECTION DETAIL

HEX HEAD TEK SCREW

10g - 16 x 16mm, HWH. Hex, DP 4.8mm Dia



WAFFER HEAD TEK SCREW

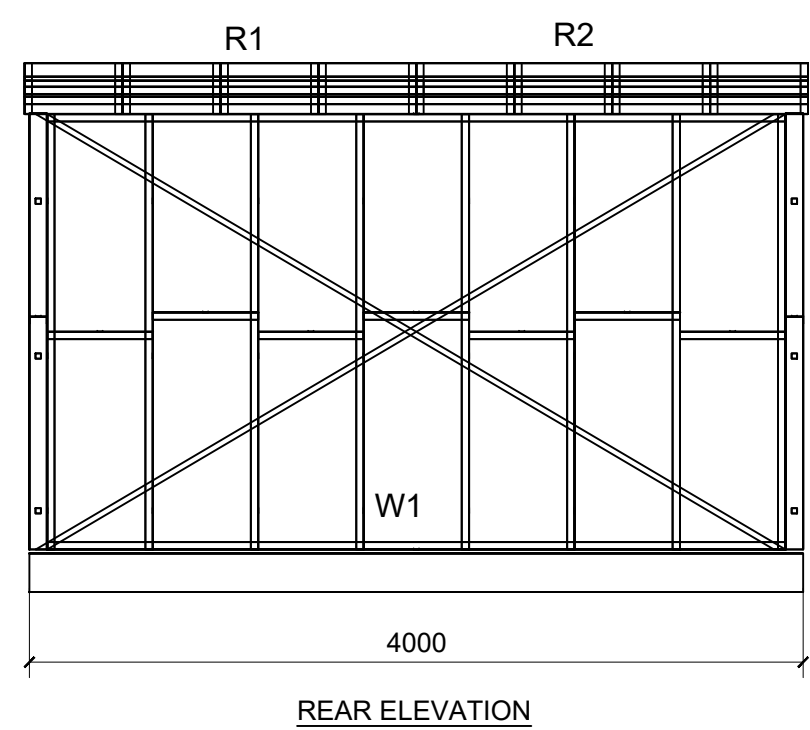
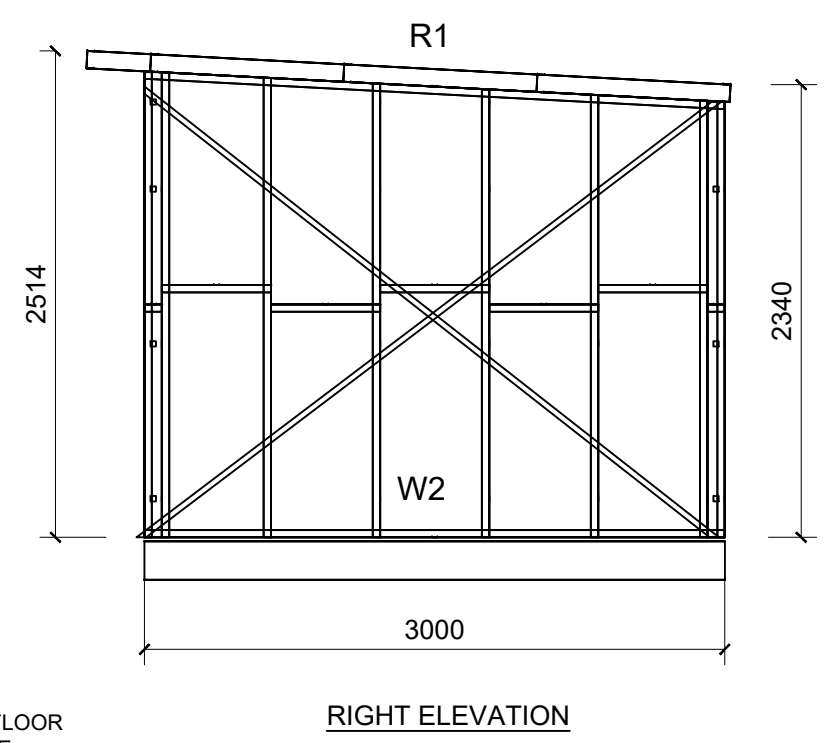
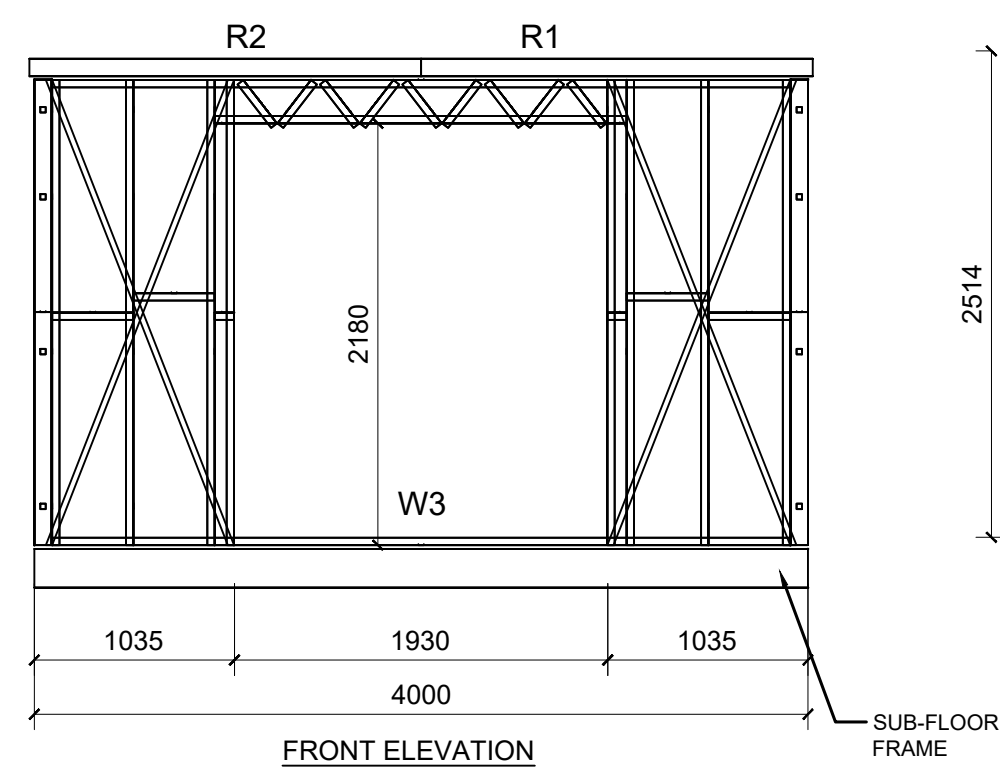
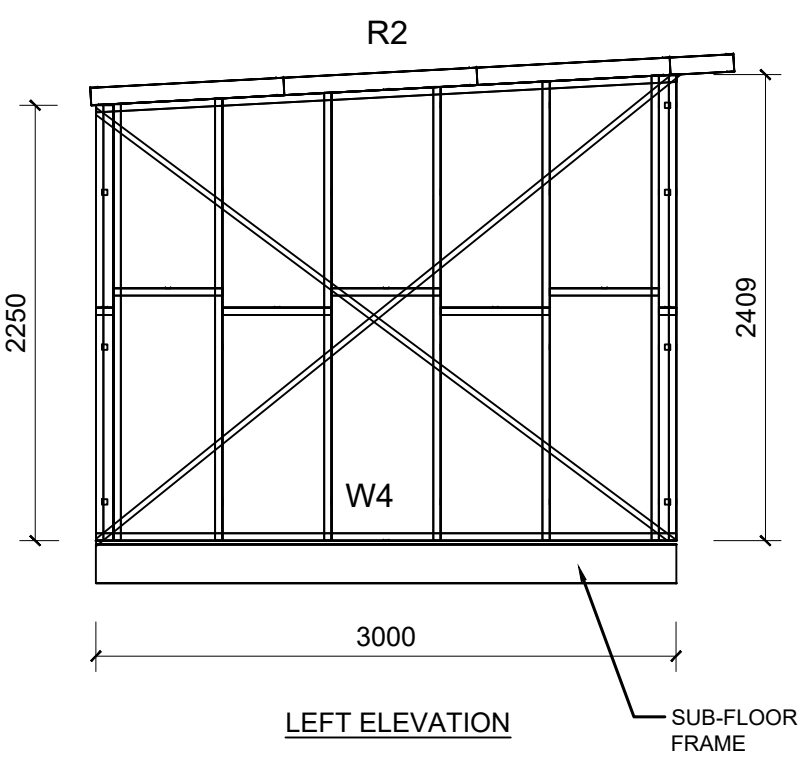
10g - 16 x 16mm, Flat. Ph#2, DP 4.8mm Dia



DATE	AMENDMENTS	BY	REV.
21.05.24	Initial Issue	DS	0

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NOTES



CLIENT: **ARRONS OUTDOOR**

PROJECT: **EKO POD**

LOCATION: -



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Title: **ROOF PANELS & WALL ELEVATION**

PROJECT No: **LSF01270**

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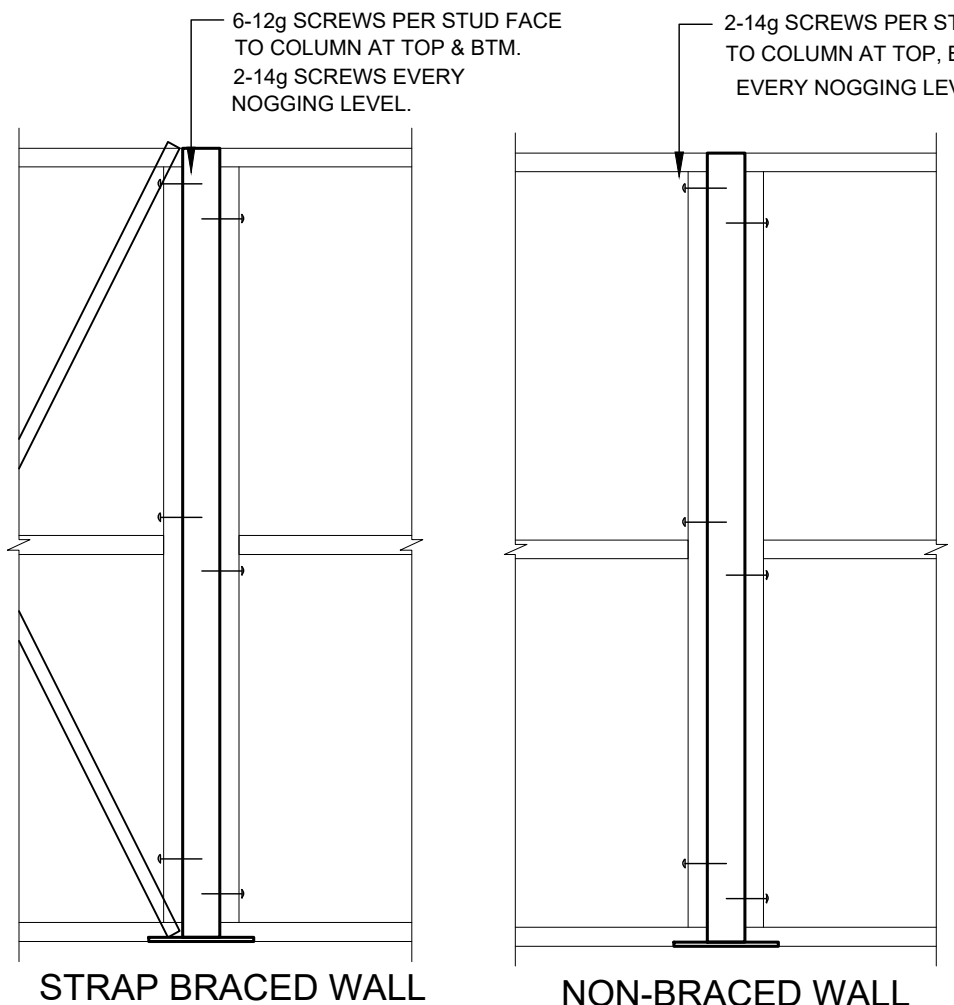
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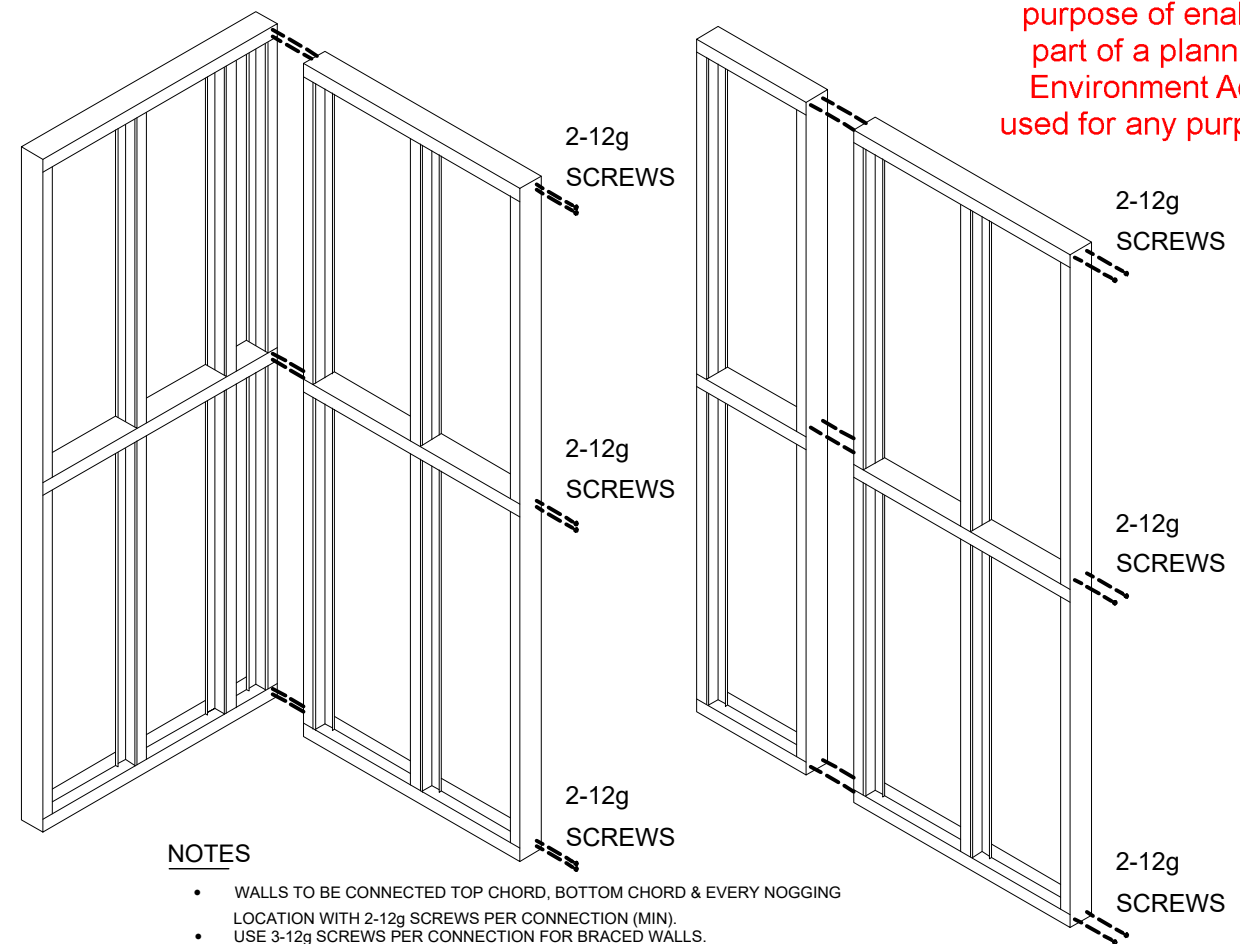
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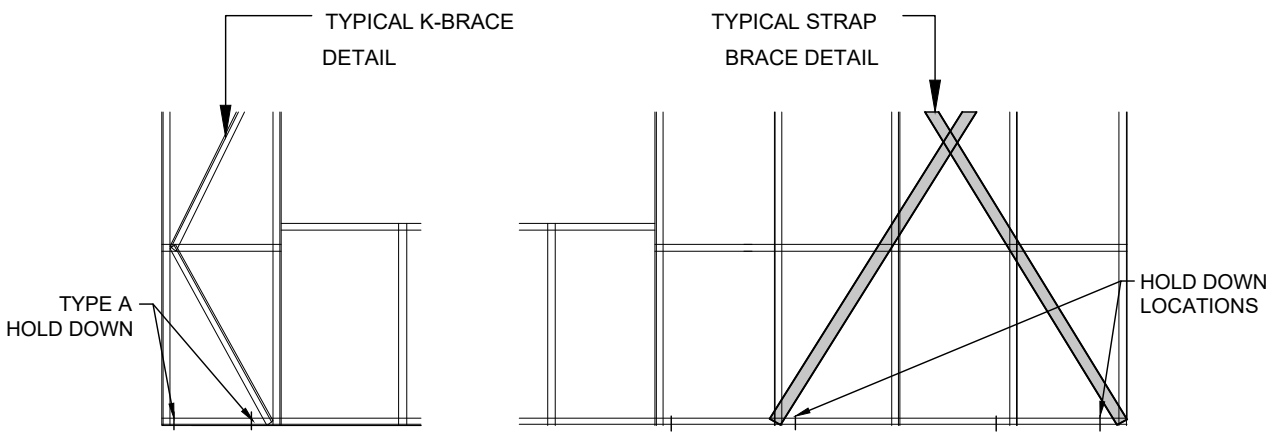
STRAP BRACED WALL **NON-BRACED WALL**

TYPICAL STEEL FRAME TO STEEL COLUMN
(UNLESS NOTED OTHERWISE)



- NOTES**
- WALLS TO BE CONNECTED TOP CHORD, BOTTOM CHORD & EVERY NOGGING LOCATION WITH 2-12g SCREWS PER CONNECTION (MIN).
 - USE 3-12g SCREWS PER CONNECTION FOR BRACED WALLS.
 - USE HILTI M8X65 HUS3-H SCREW ANCHOR W/50mm EMBEDMENT (MIN.) PER CONNECTION FOR WALL TO CONCRETE WALL.

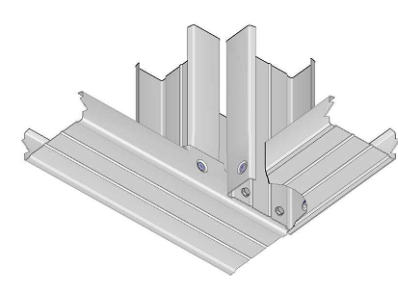
WALL TO WALL CONNECTION DETAIL



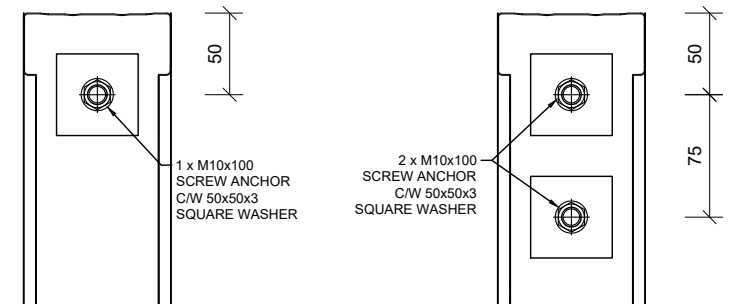
CONNECTION DETAIL AT BRACE LOCATIONS



WALL FRAME TOP PLATE CONNECTION DETAIL

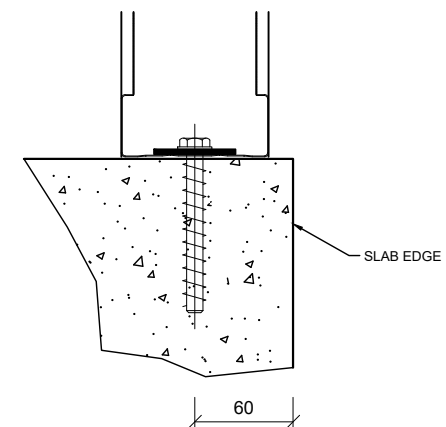


WALL FRAME BOTTOM PLATE CONNECTION DETAIL

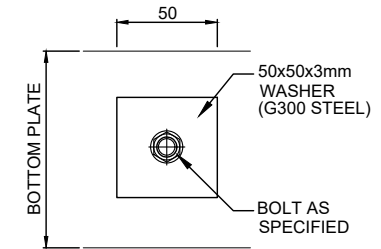


TYPE-A SINGLE CROSS-BRACE TIE DOWN CONNECTION DETAIL

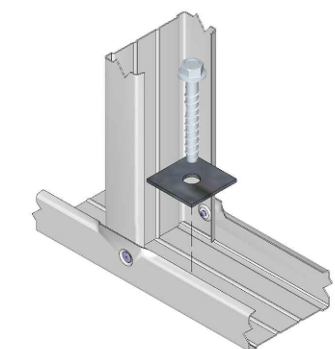
TYPE-B DOUBLE CROSS-BRACE TIE DOWN CONNECTION DETAIL



SLAB EDGE BOLT OFFSET
MIN 60mm EDGE DISTANCE



WASHER DETAIL 1
OFFSET HOLE TO SUIT CONCRETE EDGE



SQUARE WASHER & MASONRY ANCHOR ARRANGEMENT FOR EXTERNAL & LOAD BEARING WALL

WALL HOLD DOWN: MIN. 50x50x3.0 BMT WASHER AND 1/M10x100 SCREW ANCHOR BOLT AT 1200 CTS NOMINAL SPACING.

NOTES

CLIENT: **ARRONS OUTDOOR**

PROJECT: **EKO POD**

LOCATION: -



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Title: **WALL CONNECTION FIXING DETAIL**

PROJECT No: **LSF01270**

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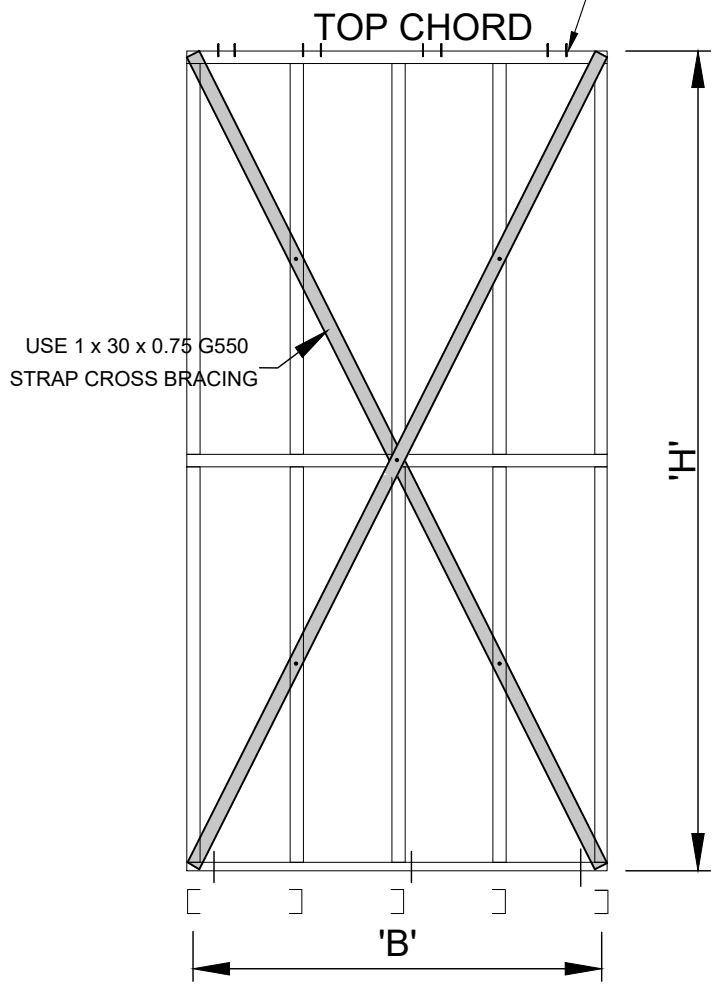
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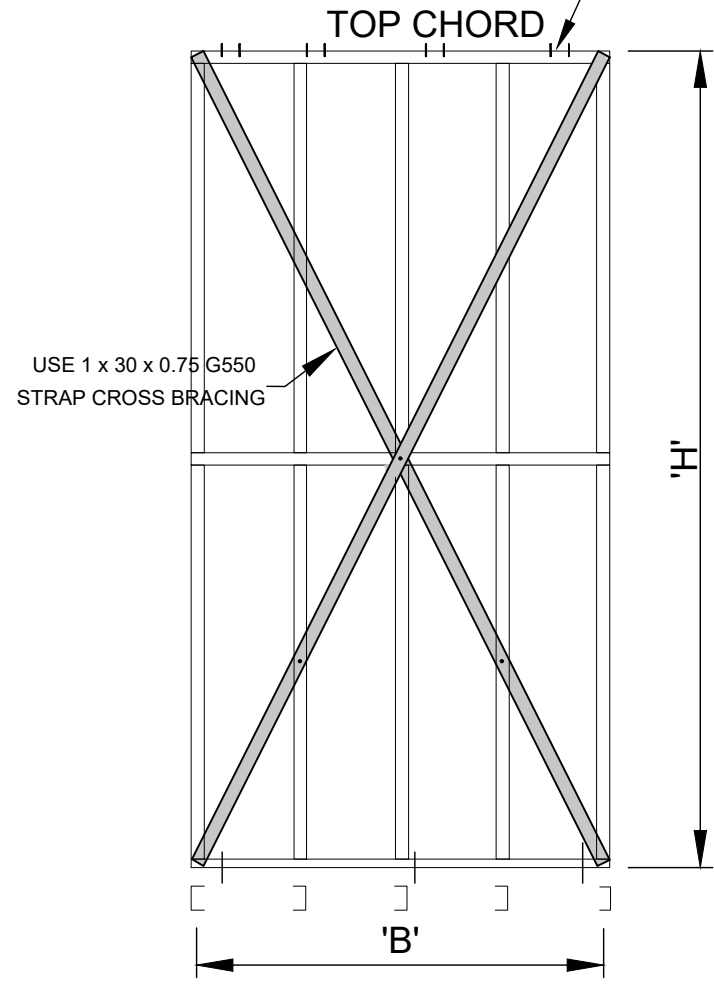
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FIX TRUSS BOTTOM CHORD TO WALL TOP CHORD (ALONG FULL LENGTH) USING 8-12g TEKS (MIN.) FOR NON-LOAD BEARING WALLS. PROVIDE 2X CEILING HITCH BRACKETS W/2-12g TEKS PER TAB (MIN).



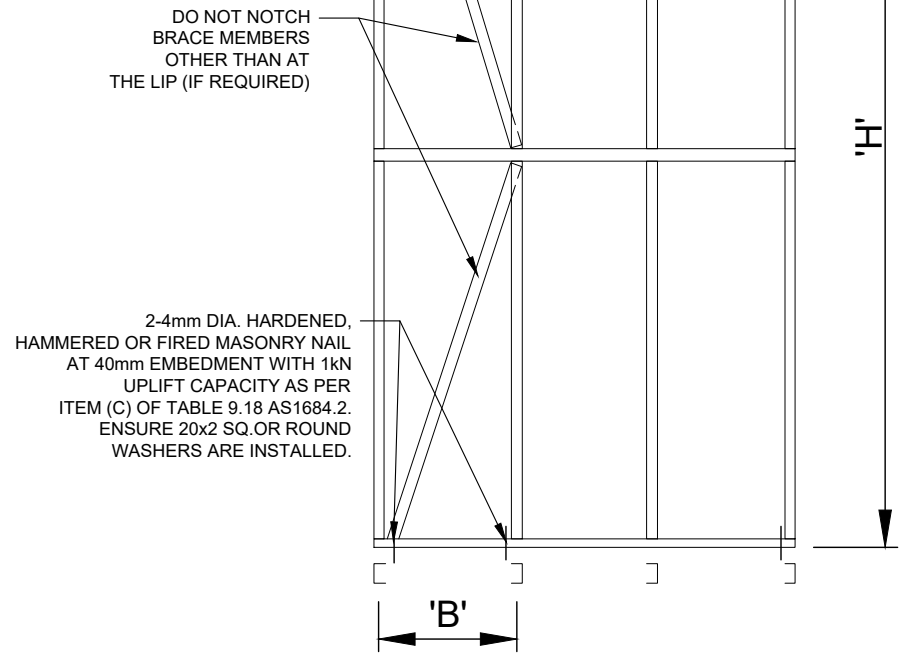
SB - STRAP BRACE DETAIL

FIX TRUSS BOTTOM CHORD TO WALL TOP CHORD (ALONG FULL LENGTH) USING 8-12g TEKS (MIN.) FOR NON-LOAD BEARING WALLS PROVIDE 4 CEILING HITCH BRACKETS W/2-12g TEKS PER TAB (MIN).



SBH - HIGH CAPACITY STRAP BRACE DETAIL

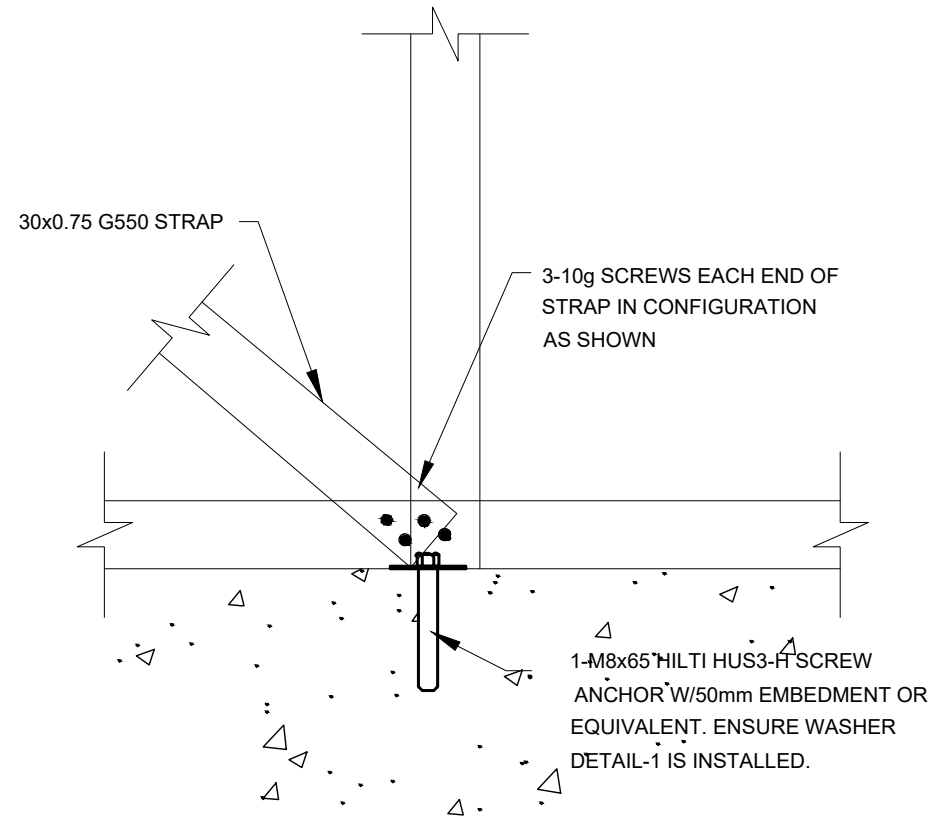
TOP CHORD



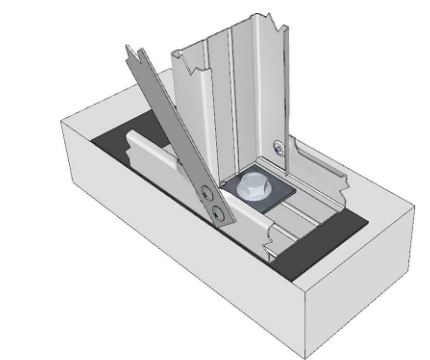
K - BRACE (1 BAY) DETAIL

BRACE DESIGN CAPACITY TABLE		
BRACE TYPE	BRACE WIDTH 'B' (mm)	CAPACITY
K - BRACE	450	0.75 kN
K - BRACE	600	1.00 kN
SB - STRAP BRACE	1800 - 3000	1.10 kN/m

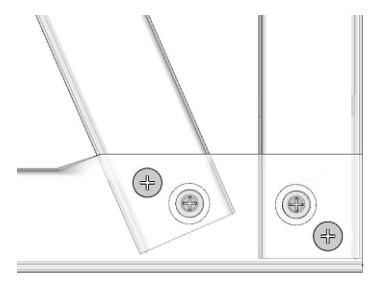
NOTE:
BRACING CAPACITIES GIVEN ABOVE ARE FOR WALL HEIGHT 'H' UP TO 2700mm. FOR WALL HEIGHTS GREATER THAN 2700mm, A HEIGHT MULTIPLICATION FACTOR HAS TO BE USED (REFER TABLE 6.4 OF NASH STANDARD PART 2).



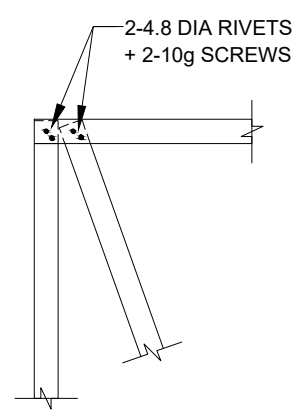
SB STRAP FIXING DETAIL



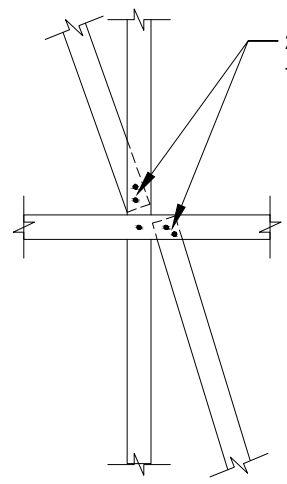
GROUND LEVEL SLAB BRACING ANCHOR DETAIL



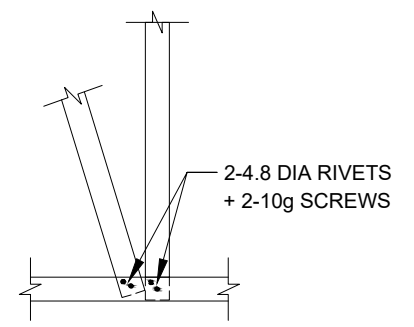
RIVET/TEK SCREWS CONNECTION DETAIL



TOP PLATE



NOGGIN



BOTTOM PLATE

K-BRACE FIXING DETAIL



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Title: **WALL STRAP BRACING DETAIL**

PROJECT No: **LSF01270**

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