

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	103 Rupert Street BAIRNSDALE 3875 Lot: 7 PS: 407978
The application is for a permit to:	Buildings and Works (Industrial Building) and Reduction of Car Parking
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2024.340.1

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 3 October 2024 10:44 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 20983 CoT Vol_10333_Fol_098.pdf; 20983 Site Plan V3.pdf; Floor Plan & Elevations.pdf; 20983 Report.pdf

Planning Permit Application

A Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale, Vic 3875

Work phone number: 51 52 5011

Street number: 103

Street name: Rupert Street

Town: Bairnsdale

Post code: 3875

Please upload a copy of plan: [20983 CoT Vol_10333_Fol_098.pdf](#)

Has there been a pre-application meeting: Yes

Officer's name: Robert Pringle

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

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

Description of proposal - Describe the use, development or other matter which requires a permit: Buildings and works (industrial building) and reduction of car parking

Existing conditions - Describe how the land is used and developed now: Industry

Estimated cost of development. Note: You may be required to verify this estimate: \$112,000

Title (must have been generated within the past 30 days: [20983 CoT Vol_10333_Fol_098.pdf](#)

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Site plan/floor - plan/elevations: [20983 Site Plan V3.pdf](#), [Floor Plan & Elevations.pdf](#)

Planning report: [20983 Report.pdf](#)

Declaration: Yes

Privacy Statement: Yes

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

VOLUME 10333 FOLIO 098

Security no : 124118423799H
Produced 20/09/2024 03:10 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 407978E.
PARENT TITLES :
Volume 04593 Folio 428 Volume 08096 Folio 438
Volume 08929 Folio 066 to Volume 08929 Folio 067
Volume 09481 Folio 341 Volume 10101 Folio 035
Created by instrument PS407978E 27/06/1997

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Joint Proprietors
 CHARLES RAYMOND WHELAN
 LYNNE MAREE WHELAN
 AG848032J 02/11/2009
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 LYNNE MAREE WHELAN
 AQ358798Q 18/10/2017

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 PS407978E 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: 103 RUPERT STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL



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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**

DOCUMENT END

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Page 2 of 2

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PLAN OF SUBDIVISION
UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988

STAGE No. **1** TO USE ONLY ITS CONTENT AND REVIEW AS PART OF A PLANNING PROCESS UNDER THE PLANNING AND ENVIRONMENT ACT 1987. PLAN NUMBER **EDITION 2 PS 407978E**

LOCATION OF LAND

COUNCIL CERTIFICATION AND ENDORSEMENT

PARISH: BAIRNSDALE
TOWNSHIP: BAIRNSDALE
SECTION: A | B
CROWN ALLOTMENT: — | 35
CROWN PORTION: PRE EMPTIVE RIGHT (PART)
LTO BASE RECORD: VOL 4593 FOL 428,
TITLE REFERENCES: VOL 8096 FOL 438, VOL 8929 FOL 066,
VOL 8929 FOL 067, VOL 9481 FOL 341 & VOL 10101 FOL 035
LAST PLAN REFERENCE/S: LP 92819 LOTS 1 & 2,
PS 319773P LOT 27 & LP 4102 LOT 11
POSTAL ADDRESS: RUPERT STREET,
(At time of subdivision) BAIRNSDALE, 3875

Council Name: EAST GIPPSLAND SHIRE COUNCIL Ref:
A - This is a plan under section 35 of the *Subdivision Act 1988* which does not create any additional lots.
B - This plan is exempt from Part 3 of the *Subdivision Act 1988*.
C - This is a plan under section 35 of the *Subdivision Act 1988* which creates (an) additional lot(s).
D - It is certified under section 6 of the *Subdivision Act 1988*.
E - It is certified under section 11 (7) of the *Subdivision Act 1988*.
F - Date of original certification under section 6. / /
G - This is a Statement of Compliance under section 21 of the *Subdivision Act 1988*.
(Council delegate)
(Council seal)
(Date of Certification)

AMG Co-ordinates (of approx centre of land in plan) E 554 460 ZONE: 55
N 5812 050

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1 & R2 RESERVE N° 1 & RESERVE N° 2	EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL

STAGING This is/is not a staged subdivision.
Planning Permit No.
DEPTH LIMITATION 15 METRES BELOW THE SURFACE
APPLIES TO C/T VOL 9481 FOL 341 ONLY

Land to be acquired by agreement NIL
Land to be acquired by compulsory process: NIL

Survey: This plan is/~~is not~~ based on survey.
To be completed where applicable.
This survey has been connected to permanent marks no.s 235, 236, 241, 248, 319 & 320
In Proclaimed Survey Area No. 19

All the land is to be acquired free from all encumbrances other than any easements specified on this plan.

EASEMENT INFORMATION

Easements marked (+) are created upon registration of this plan.
Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.
Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED
DATE: 15 / 5 / 97

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

LTO USE ONLY

PLAN REGISTERED
TIME 11:05 am
DATE 27 / 6 / 97

[Signature]
Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

Crowther & Sadler Pty Ltd
CONSULTING SURVEYORS
152 MACLEOD STREET, BAIRNSDALE, 3875
TELEPHONE (051) 52 5011

LICENSED SURVEYOR (PRINT) JON MARK BRODZIK
SIGNATURE DATE 13 / 3 / 97
REF 8366 VERSION 1

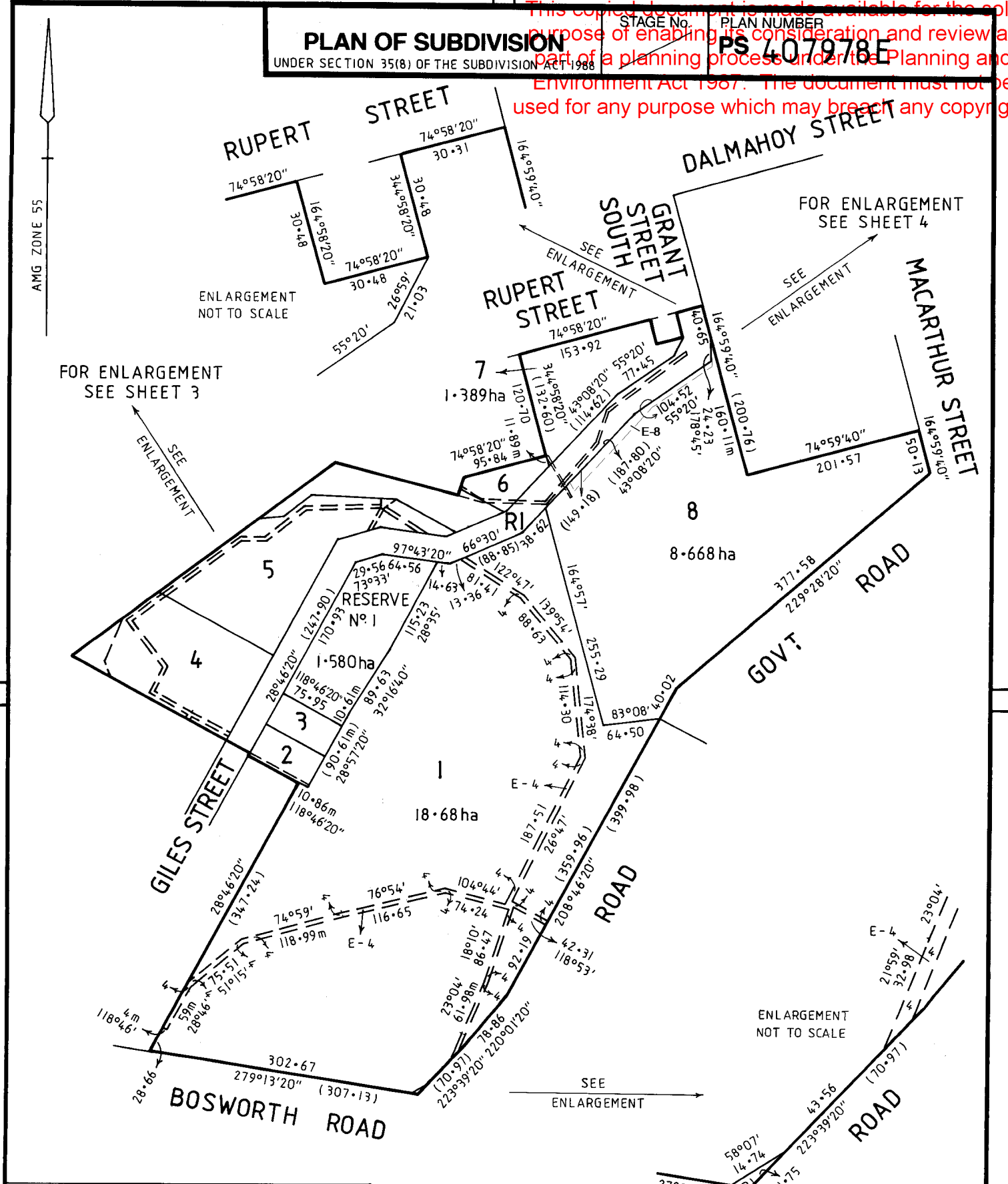
DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

ADVERTISED

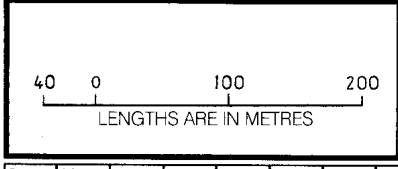
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PLAN OF SUBDIVISION
UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988

STAGE No. PLAN NUMBER
PS 407978E

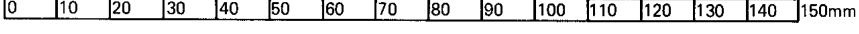


Crowthier & Sadler Pty Ltd
CONSULTING SURVEYORS
152 MACLEOD STREET, BAIRNSDALE, 3875
TELEPHONE (051) 52 5011



ORIGINAL SCALE SHEET SIZE: 1:4000 A3
LICENSED SURVEYOR (PRINT): JON MARK BRODZIK
SIGNATURE: DATE 13 / 3 / 97
REF 8366 VERSION 1

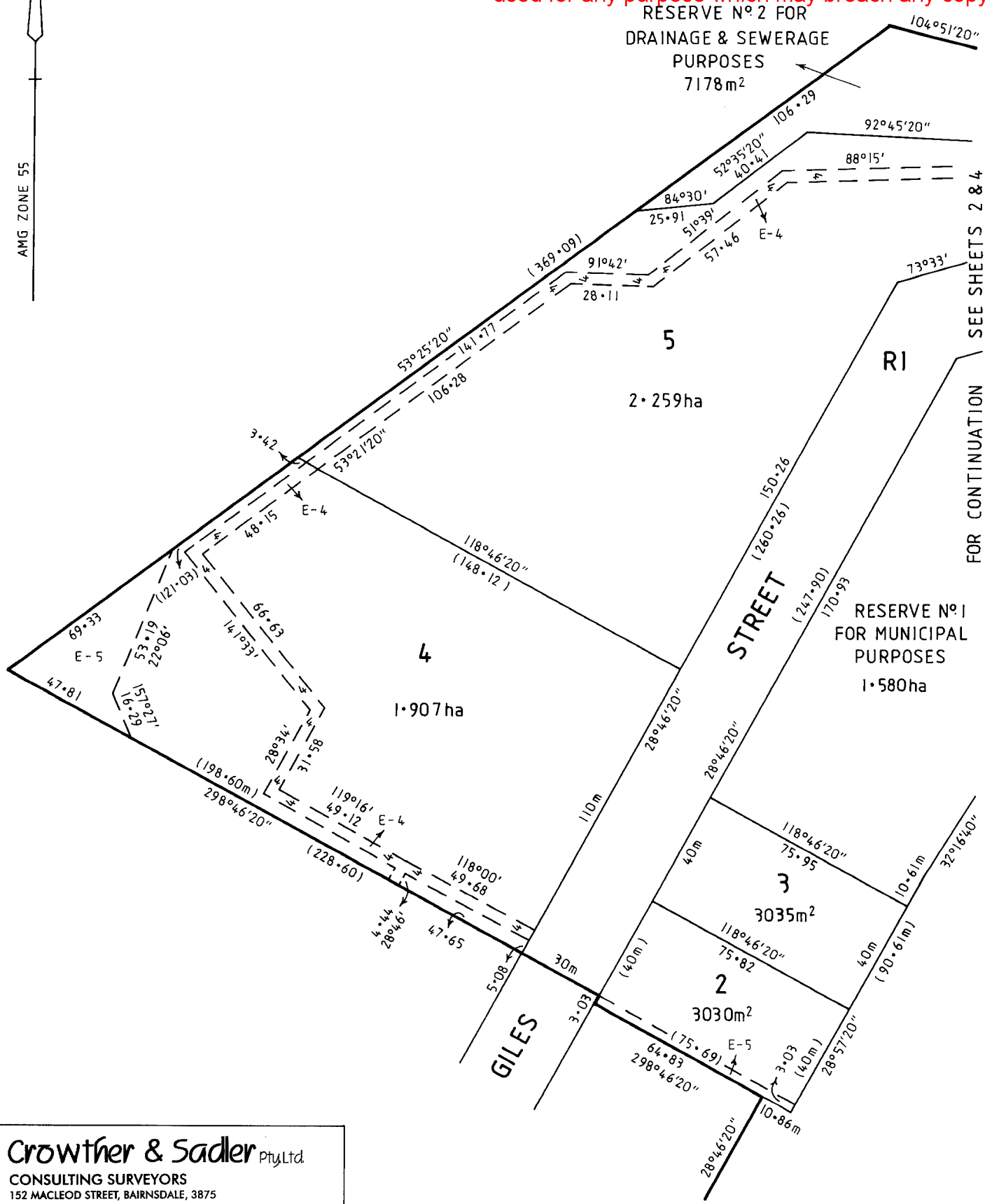
SHEET 2 OF 4 SHEETS
DATE: / /
COURT FILE NO. SIGNATURE



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PLAN OF SUBDIVISION		STAGE No.	PLAN NUMBER
UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988			PS 407978E



FOR CONTINUATION SEE SHEETS 2 & 4

Crowther & Sadler Pty Ltd
 CONSULTING SURVEYORS
 152 MACLEOD STREET, BAIRNSDALE, 3875
 TELEPHONE (051) 52 5011

 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:1250	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) JON MARK BRODZIK SIGNATURE DATE 13 / 3 / 97 REF 8366 VERSION 1	SHEET 3 OF 4 SHEETS DATE / / COUNCIL USE ONLY
				Printed 15/11/2024 Page 8 of 30

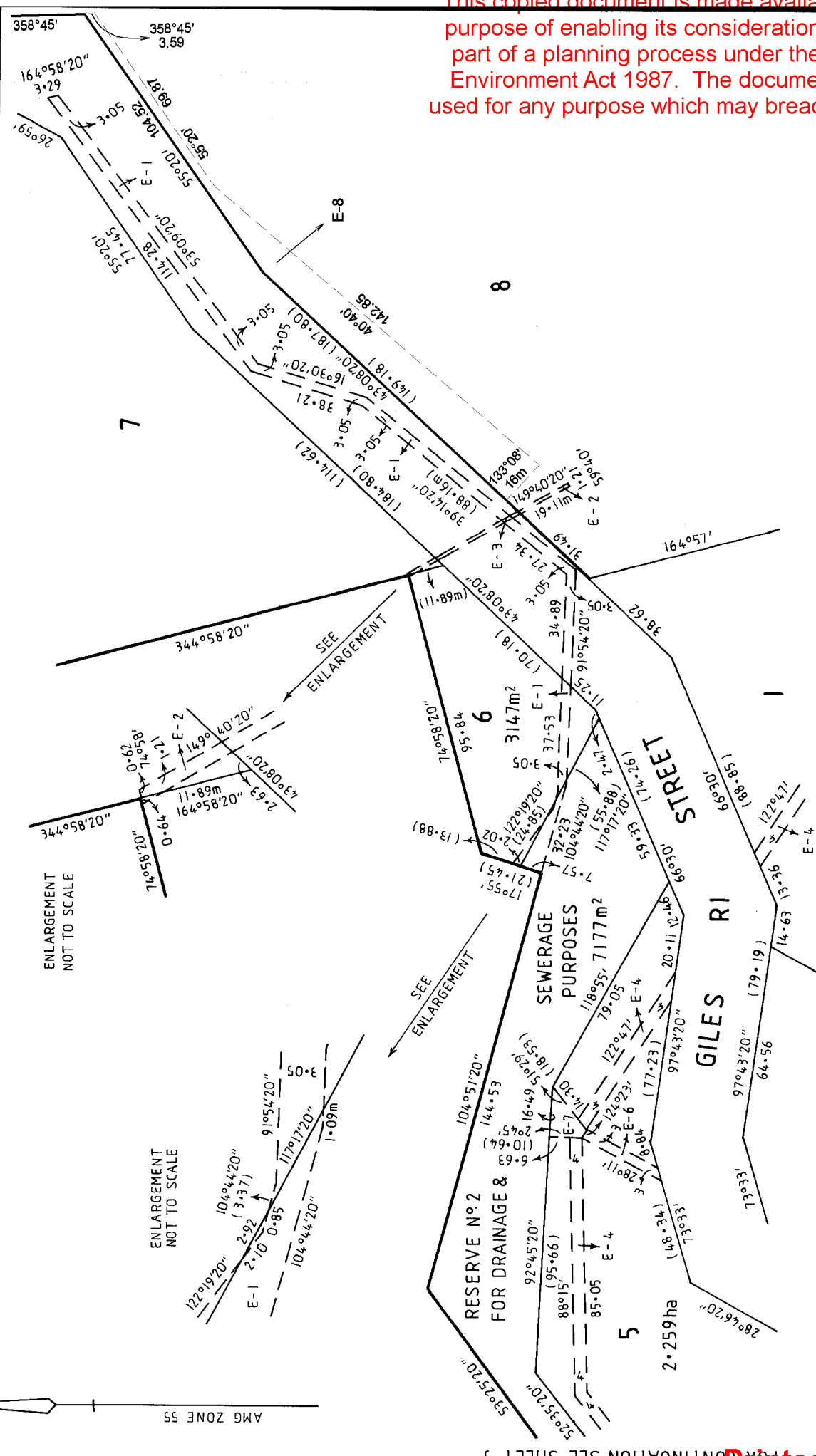
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PLAN NUMBER
PS 407978 E

STAGE No. /

PLAN OF SUBDIVISION
UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988



Crowthier & Sadler Pty Ltd CONSULTING SURVEYORS 152 MACLEOD STREET, BAIRNSDALE, 3875 TELEPHONE (051) 52 5011	ORIGINAL SCALE 1:1250 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) JON MARK BRODZIK SIGNATURE REF 8366	SHEET 4 OF 4 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
	SCALE 12.50 0 25 50 LENGTHS ARE IN METRES	DATE 13 / 3 / 97 VERSION 1	SHEET 4 OF 4 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER
PS407978E**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 8	E-8	CREATION OF EASEMENT	AH517487D	24/9/10	2	S.B.

Planning Report

Buildings and Works (Industrial Building) and
Reduction of Car Parking
103 Rupert Street, Bairnsdale

Our reference – 20983

30 September 2024



FS 520900



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	Application Form	
	Proposed Site Plan (Version 3)	
	Proposed Floor and Elevation Plans (<i>Riviera Barns and Garages</i>)	
	Copy of Title (Lot 7 on PS407978)	

Note: Applicable Planning Application fee is \$2,433.20

1. Introduction

This Planning Report is prepared in support of proposed buildings and works and reduction of car parking at 103 Rupert Street, Bairnsdale. The Report addresses the provisions of the Industrial 3 Zone, Salinity Management Overlay and Clause 52.06 Car Parking as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Lot 7 on PS407978 or more commonly known as 103 Rupert Street, Bairnsdale the subject land is an irregular shaped allotment of approximately 1.4 hectares and is used as a store and industry by a local civil works and earthmoving contractor (Whelans group).

The land currently contains two large industrial sheds sited centrally on the property. The buildings are used for the servicing and repair to heavy vehicle and machinery owned and operated by the business with the remainder of the subject land used for the parking of vehicles and storage of equipment. An office is also contained at the western end of the northern building for administrative activities associated with the business.

On-site car parking is located to the west of the existing industrial buildings.



Image of subject land (Google Earth 31/08/2023)

The northern boundary adjoins Rupert Street while the southern boundary adjoins Giles Street. The main access to the property is obtained from Giles Street with a secondary access from Rupert Street adjacent to the north-west corner of the property that services a car park for the office.



Rupert Street is a sealed urban road with no formal road drainage to the south of the road. The southern road reserve of Rupert Street contains planted non-indigenous native trees.



View of the planted trees in Rupert Street

To the north of the subject land across Rupert Street are a number of residential single storey detached dwellings.



View north side of Rupert Street opposite north-east corner of the subject land

Immediately east of the property at the corner of Rupert Street and Giles Street is 91 Rupert Street. The property contains two established buildings fronting Rupert Street.

3. The Application & Proposal

The application seeks approval for the construction of an additional industrial building and reduction in car parking. The purpose of the new building is to accommodate a new element of the businesses' operations which is welding, steel fabrication and engineering,

The proposed building will be located at the north-east corner of the property and is proposed to be setback three metres from the eastern site boundary and three metres of the northern boundary. Vehicular access to the building is proposed directly from Rupert Street via a new vehicle crossing. The setback of the proposed building and width of the proposed vehicle crossing are comparable to the building setback and vehicle crossing established on the adjoining property at 91 Rupert Street.



Proposed Site Plan

The proposed access will necessitate the removal of two planted trees within the Rupert Street road reserve. A request for Land manager consent for the proposed removal of the trees has been submitted concurrently with the planning application. It is understood a permit will be required to undertake prior to any works commencing within the road reserve.

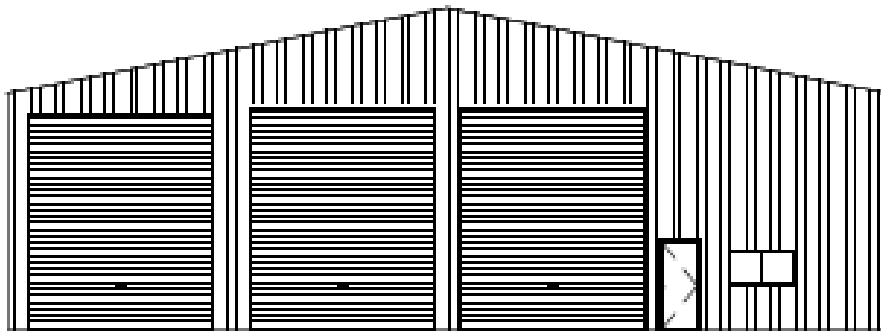


View proposed access location from Rupert

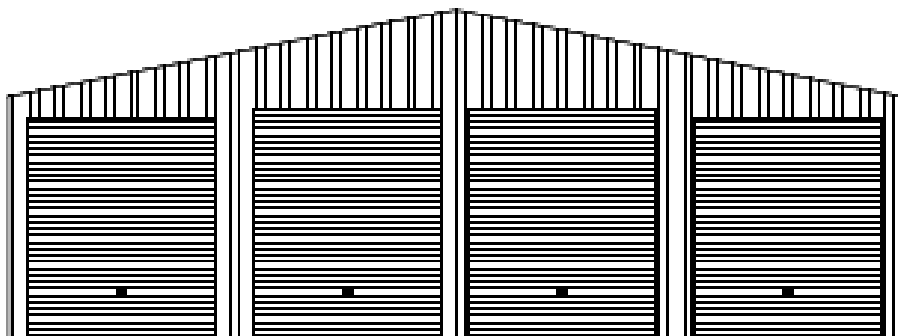
The proposed industrial shed will have a width of 20 metres and a length of 24 metres.

The proposed wall height of the building is 5.2 metres and the overall height of the building will be 7.0 metres. It is proposed to construct the building from Colorbond and will be coloured shale grey.

The proposed building is to have three vehicle roller doors fronting Rupert Street and four vehicle roller doors to the rear of the shed.



North elevation of proposed building



South elevation of proposed building

The proposed new industrial business will initially employ four people and is hoped to increase when the business is fully operational. It is proposed that the initial employees will be part of a Forestry retraining program.

As part of the new development additional car parking will be provided on the subject land, with six car parking spaces to be constructed within the eastern part of the property, close to the rear of the proposed building.

Adequate area is available for the provision of additional car parking should the need arise.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause No.	Description of what is Proposed
33.03-4 Industrial 3 Zone	Buildings and works
44.02-2 Salinity Management Overlay	Buildings and works
52.06-3 Car Parking	Reduce the number of car parking spaces required under Clause 52.06-5

An application under the Salinity Management Overlay must be referred to the Department of Energy, Environment and Climate Action pursuant to Section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Cultural Heritage Sensitivity Mapping (Source: VicPlan)

Although the proposed works associated with an existing industrial use are considered a high impact activity, the subject land is not contained within an area of cultural heritage sensitivity, and as such a CHMP is not required for the proposed building and associated works.

5. Planning Policy

5.1 Planning Policy Framework

State planning policy supports sustainable development of regional centres including Bairnsdale within Clause 11.01-1S Settlement. The proposed development will strengthen the existing construction sector business within the regional centre of East Gippsland.

Clause 11.01-1L-02 Growth area towns – Bairnsdale encourages the infill of serviced industrial land which the proposal will achieve and allows a more efficient delivery of civil construction services within the wider region.

The proposed industrial building will allow for the new business and will improve the presentation of the property and will be compatible with the adjoining land uses within the area consistent with Clause 13.07-1S Land use compatibility.

The proposed industrial shed is responsive to the built form on the southern side of Rupert Street and is an expected outcome within an industrial zoned property. The frontage setbacks are consistent with the existing industrial development to the east of the site. The height and scale of the proposed building are also comparable with the eastern industrial buildings. The materials and colours are muted avoiding any potential glare impacts within the area as sought within Clause 15.01-2S Building design.

The investment into this new business will facilitate further employment opportunities particularly within the re-training and use of existing skills of former timber workers and assists to grow the rural economy in accordance with Clause 17.01-1S Diversified economy.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Growth area towns advises that Bairnsdale is the largest town in the Shire and provides for the major commercial services of the region. The proposed development will assist to reinforce Bairnsdale as the main service centre for East Gippsland.

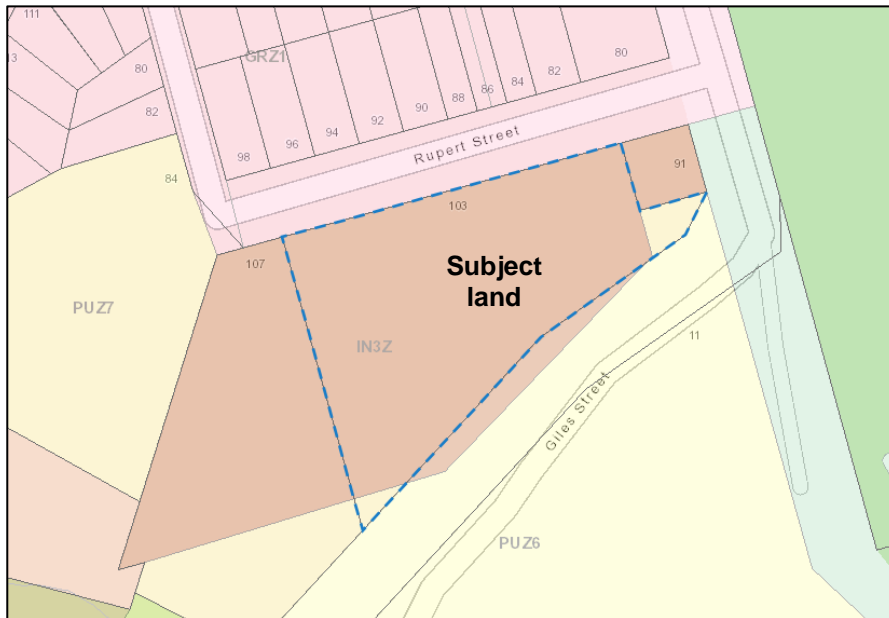
The proposed development is to be located on a disturbed site that shows no sign of active salinity consistent with Clause 02.03-3 Environmental risks.

The proposal will positively forward Council's strategic directions within Clause 02.03-6 Economic development by enhancing Bairnsdale as the principal commercial centre and will support the workforce transition from the timber industry.

6. Planning Elements

6.1 Industrial 3 Zone

The subject land is contained within the Industrial 3 Zone in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The proposed buildings and works to develop an industrial building achieves the relevant purposes of the zone. The proposed building will allow for the expansion of the existing business and will provide for a buffer from the heavier industrial uses within the Bairnsdale South Industrial precinct and residential land to the north. The proposed activity will not give rise to inter-industry conflict given the nature of the activities currently undertaken on the subject land.

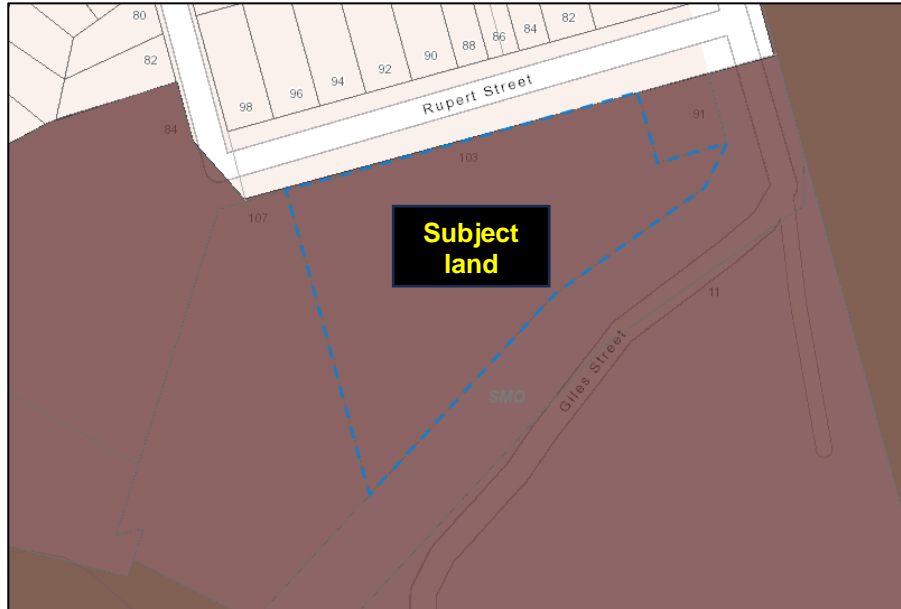
Decision Guidelines

The proposed development meets the decision guidelines of the zone:

- Positive planning support is contained within the Planning Policy Framework and Municipal Planning Strategy.
- The streetscape character on the southern side of Rupert Street is industrial with a predominance of industrial buildings/shedding.
- Building form as proposed is consistent with the industrial scale and height of industrial buildings to the south of Rupert Street.
- The subject land is a large allotment which provides ample area for car parking.
- Loading can be provided directly within the building and will not rely on on-street loading/unloading within Rupert Street.
- There will be no detrimental impact on neighbouring industrial uses and nearby industry will not affect the proposed buildings and works.

6.2 Salinity Management Overlay

The subject land is contained within a Salinity Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The purposes and decision guidelines of the Overlay are considered to be addressed by the proposed development. A review of the current site and surrounds does not see evidence of active salinity, the site is currently disturbed by the depot use and the proposed building will not see any significant disruption of the water table.

6.3 Clause 52.06 Car Parking

A planning permit to reduce the number of car parking spaces is required pursuant to Clause 52.06-3 of the planning scheme.

Clause 52.06-5 requires 2.9 car spaces to each 100 square metres of floor area. The floor area of the proposed industrial building is 480 square metres generating a car parking requirement of 19 car spaces.

It is proposed to reduce the number of car spaces to six requiring a car parking demand assessment to support the application.

Car Parking Demand Assessment

- The subject land is approximately 1.4 hectares, providing ample area within the subject land for the parking of staff vehicles.
- Provision initially of six car parking spaces including a disabled car space will provide for the immediate staffing parking requirements. Provision for six proposed future car parking spaces will provide for staff car parking requirements as the business hopefully expands.

- The nature of the use being industrial has minimal visitation with little need to provide for customer car parking.
- Multi-purpose trips to the locality associated with the proposed use would be rare.
- There will be limited variation in car parking demand given the use of the land, which does not see peak periods of car parking demand such as a restaurant use.
- Car parking demand will generally be long-stay car parking as employees park vehicles during their working hours. To the west of the site provision has been made for current staff car parking demand on the land.
- The subject land is located a relatively short distance from residential areas in Bairnsdale allowing for pedestrian and cyclist access to the property.
- Rupert Street has significant availability to accommodate on street parking and informal car parking within the southern road reserve.

7. Conclusion

The proposed buildings and works and reduction of car parking at 103 Rupert Street, Bairnsdale is considered to accord with all relevant provisions of the Industrial 3 Zone, Salinity Management Overlay and Clause 52.06 Car Parking of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

Our ref: 20983

1 November 2024

Mr. Martin Richardson
Manager Planning
East Gippsland Shire Council
Via email: planning@egipps.vic.gov.au

Attention: Petra Wood

Dear Petra,

**Re: Planning Application 5.2024.340.1
103 Rupert Street, Bairnsdale
Buildings and Works (Industrial Building) and
Reduction of Car Parking**

We refer to our meeting yesterday and Council's concerns raised in a further information request dated 14 October 2024.

In response we have reviewed the proposed industrial building design and have altered the proposed building. The primary change is a reduction of vehicle entrances along the northern elevation to a single vehicle entrance. We have enclosed a new Site Plan, Floor Plan and Elevations.

The new building design is considered a better response to the surrounds reducing the need to remove two street trees. The purpose of the vehicle entrance is to allow larger vehicles to enter the building from Rupert Street and to leave via Giles Street.

We reiterate our client's position that the majority of vehicles accessing the building will be from Giles Street, as this is the main controlled access to the property.

Steel fabrication is currently undertaken on the land within an open sided building, servicing the businesses heavy vehicles and machinery associated with the civil construction part of the business. Primary activities associated with steel fabrication are grinding and welding.

The purpose of the business' operations is to service a local growing market requiring steel fabrication works. The business will be a general steel fabrication operation allowing various vehicles and machinery from farming enterprises, construction business' through to general customer steel fabrication needs to be serviced.



FS 520900



It was determined by the business the need to have a purpose built facility on the subject land to accommodate the steel fabrication activities and employees.

The benefit of a purpose built facility associated with steel fabrication is that the building will be enclosed reducing noise emissions and allowing for the building to be enclosed rather than doors opened towards Rupert Street.

The hours of operation will remain as currently exists being 7a.m to 6p.m Monday – Friday.

The new building will have a similar height as the adjoining industrial buildings and the altered building design will minimise the required vehicle crossover.

Whilst we appreciate that Council is seeking to understand the operations and activities to take place within the proposed building, we note that the land has a planning permit for the use of industry. Given the application seeks a planning permit for buildings and works, we note the inability of a permit to contain use conditions.

Should you have any further questions please don't hesitate to contact me.

Regards,



RICHARD HOXLEY
Principle Planner

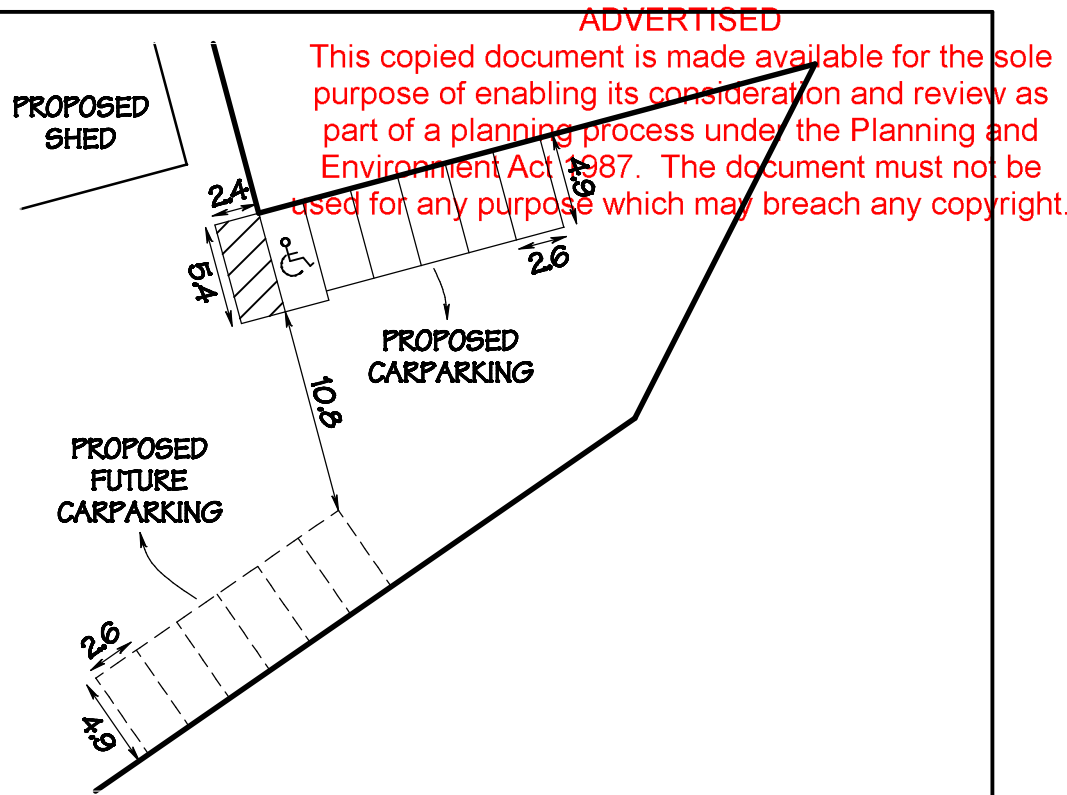
*Encl. Proposed Streetview Image
Site Plan (Version 2)
Floor and Elevation Plans*

SITE PLAN

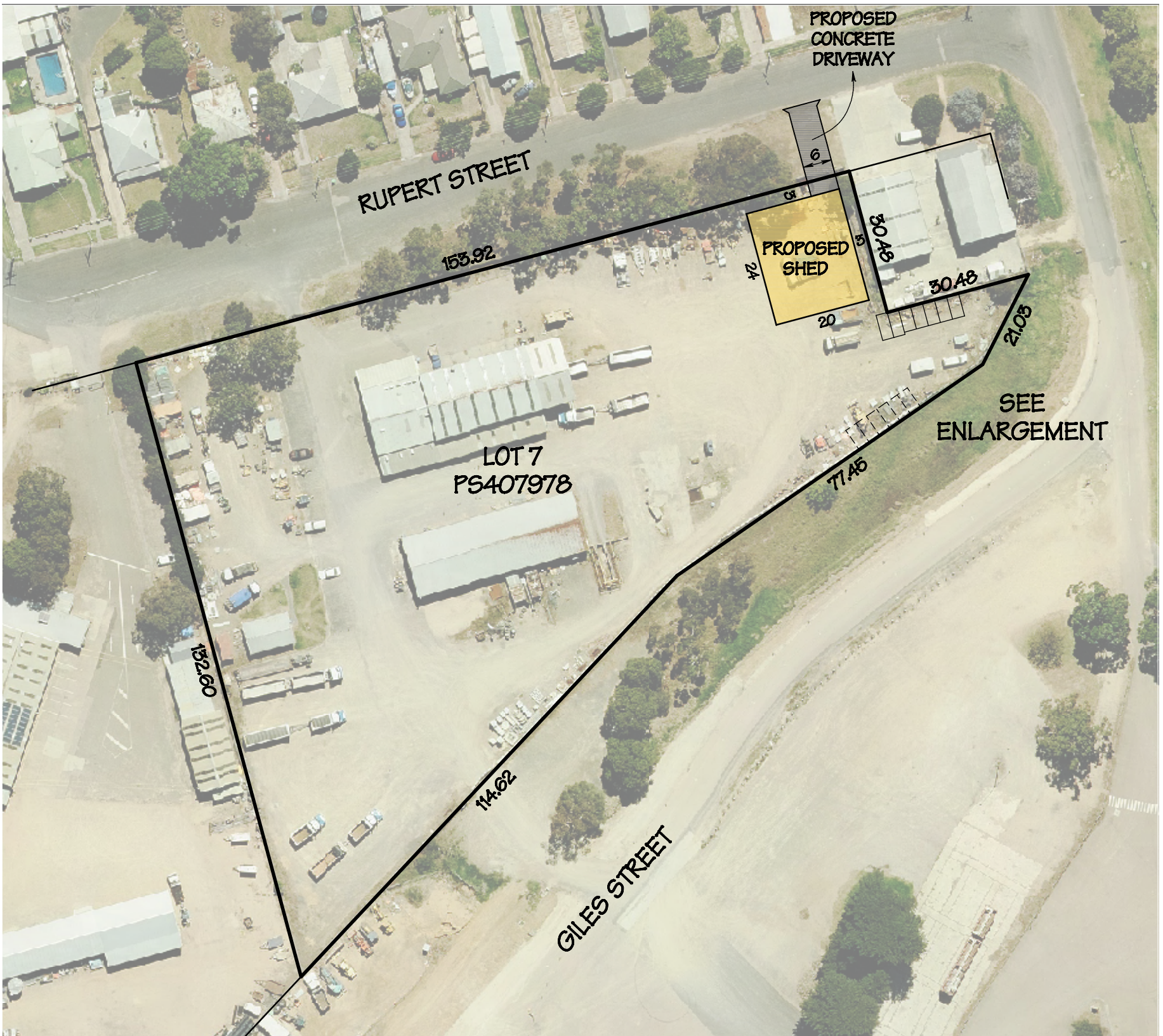
PARISH OF BAIRNSDALE
TOWNSHIP OF BAIRNSDALE
SECTION A
CROWN PRE-EMPTIVE RIGHT (PART)

LOT 7 ON PS407978E

MGA2020 ZONE 55



SCALE OF ENLARGEMENT
1:400



WHELANS GROUP

103 RUPERT STREET, BAIRNSDALE

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20900- 20999\20983 Whelans Group\20983 Site Plan V4.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)

1 : 1000

SURVEYORS REF.

20983

VERSION 4 - DRAWN 01/11/2024

Printed 15/11/2024

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1. ALL BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT / DESIGNER.
2. PARTIAL SERVICE: ANY DISCREPANCIES WITH SITE OR OTHER INFORMATION IS TO BE ADVISED TO THE ARCHITECT / DESIGNER AND DIRECTION OR APPROVAL IS TO BE SOUGHT BEFORE THE IMPLEMENTATION OF THE DETAIL.
3. BLOCK AND SITE PLANS SHOULD BE VERIFIED BY A CHECK BOUNDARY SURVEY PRIOR TO COMMENCEMENT ON SITE.
4. DO NOT SCALE THIS DRAWING.
5. FOR THE PURPOSE OF COORDINATION, ALL RELEVANT PARTIES MUST CHECK THIS INFORMATION PRIOR TO IMPLEMENTATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / DESIGNER.

REV	DATE	DESCRIPTION	DRN	CHKD
P1	29.10.24	ISSUED FOR INFORMATION LN	LN	PS

INFORMATION

PROJECT No. 24083

PROJECT WAREHOUSE FITOUT
 ADDRESS 103 RUPERT STREET
 BAIRNSDALE

CLIENT WHELANS GROUP



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 T: +61 3 5224 7300

MELBOURNE A: L2 390 ST KILDA ROAD MELBOURNE VIC 3004
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SELECT ARCHITECTS PTY LTD ABN: 41 117 134 406
 DIRECTOR: PETER SERRA RAIA - ARCHITECT REG: 15818
 W: www.selectarchitects.com.au
 E: reception@selectarchitects.com.au

DRAWN	CHECKED
LN	PS

SCALE
 NTS

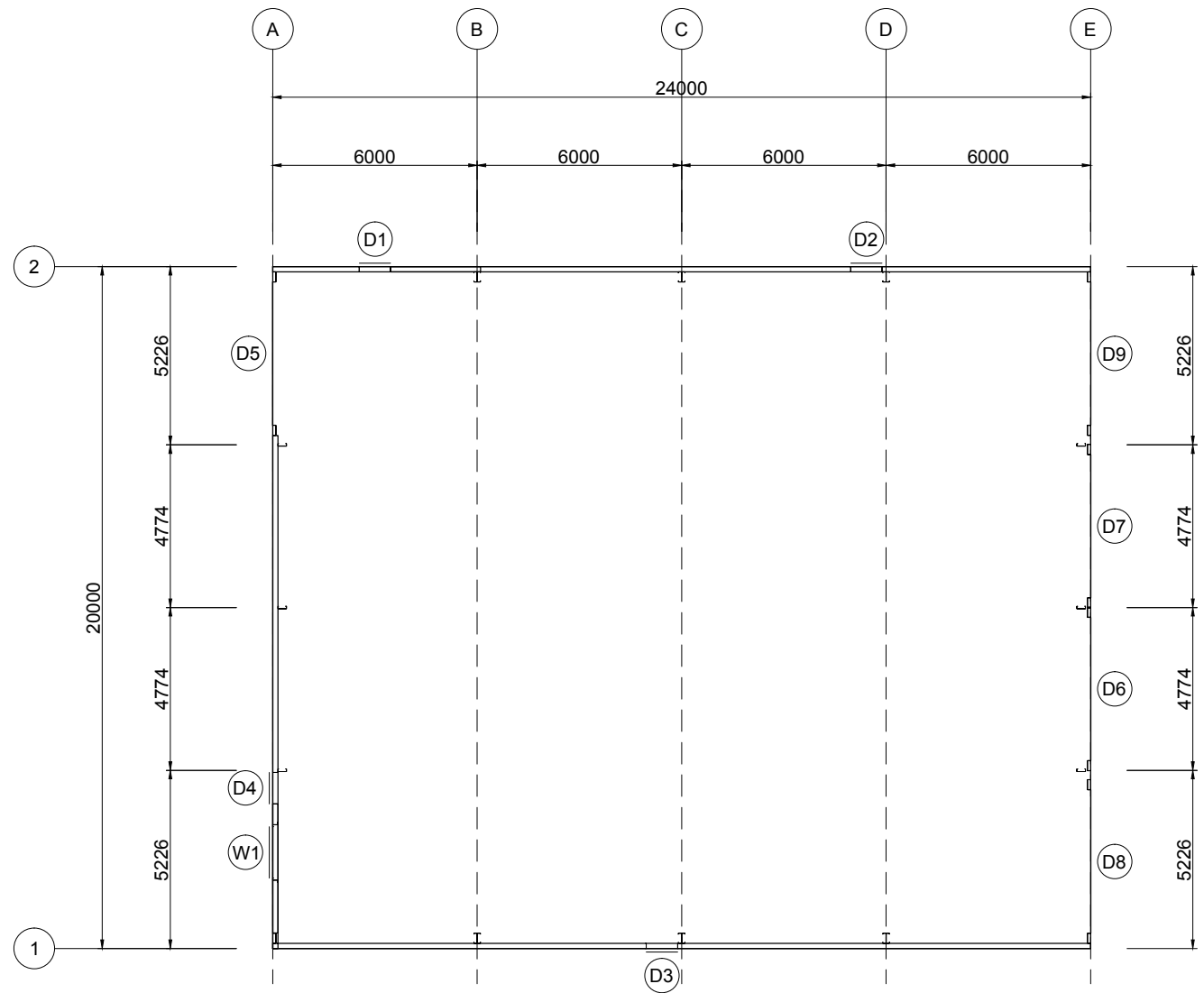
DRAWING
 PROPOSED STREET VIEW

DRAWING no. SK01
 Printed 15/11/2024
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01 PROPOSED STREET VIEW
 SCALE: NTS

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SCHEDULE OF OPENINGS			
TAG	NAME	WIDTH	HEIGHT
D1	Sentry - 200.47 - 920 Wide - Semi Solid Core Clad Both Sides	920	2040
D2	Sentry - 200.47 - 920 Wide - Semi Solid Core Clad Both Sides	920	2040
D3	Sentry - 200.47 - 920 Wide - Semi Solid Core Clad Both Sides	920	2040
D4	Sentry - 200.47 - 920 Wide - Semi Solid Core Clad Both Sides	920	2040
D5	Roller Door	4200	4890
D6	Roller Door	4200	5080
D7	Roller Door	4200	5080
D8	Roller Door	4200	4890
D9	Roller Door	4200	4890
W1	Window	1505	790

1 FLOOR PLAN
8 SCALE: 1 = 200

DISTRIBUTOR (CONTACT)
Fair Dinkum Builds Riviera Barns and Garages
 CLIENT 03 5153 1455
Andrews (Jeff)
 ADDRESS 103 Rupert Street
 Bairnsdale 3875



NORTHERN CONSULTING engineers
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 Registered Professional Engineer (Civil & Structural) QLD
 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
 Registered Engineer - (Civil) TAS

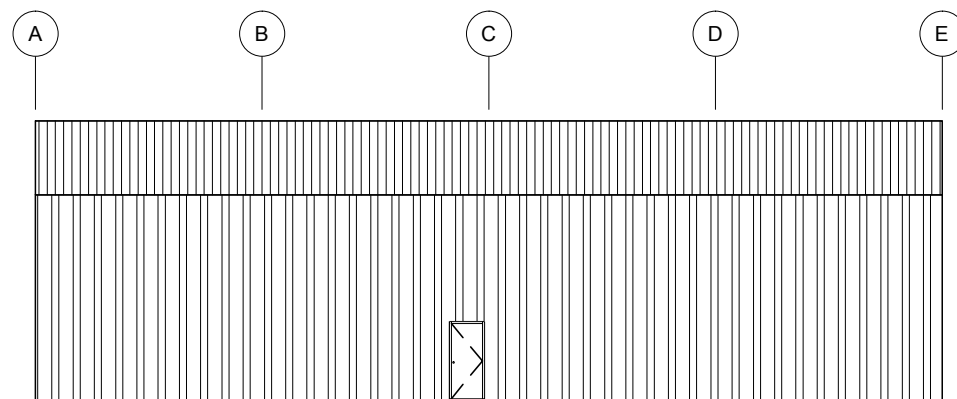
Regn. No. 2558980
 Regn. No. 9985
 Regn. No. 116373ES
 Regn. No. PE0002216
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
 Signature
 Date 31/10/2024
 Registered on the NPER in the areas of practice
 of Civil & Structural National Professional
 Engineers Register

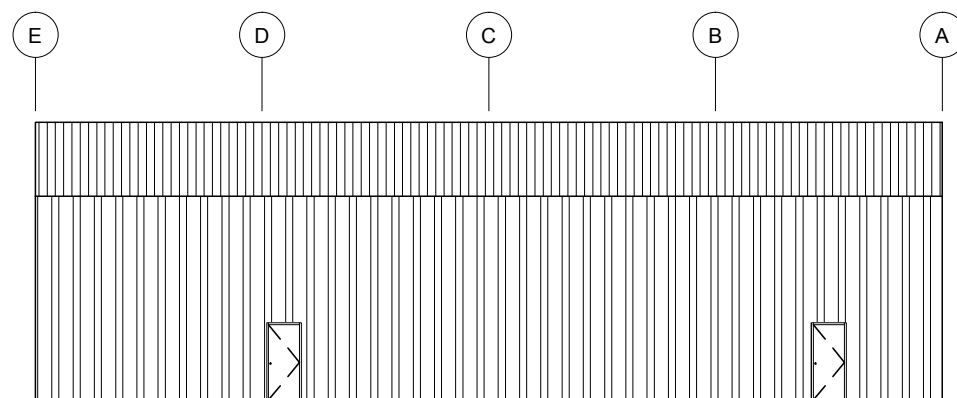
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BUILDING COLOURS	
WALL COLOUR	SHALE_GREY
ROOF COLOUR	ZINCALUME
ROLLER DOOR COLOUR	WOODLAND_GREY
P.A. DOOR COLOUR	SHALE_GREY
WINDOW COLOUR	SHALE_GREY
DOWNPIPE COLOUR	SHALE_GREY
GUTTER COLOUR	WOODLAND_GREY
CORNER FLASHING COLOUR	SHALE_GREY
BARGE FLASHING COLOUR	WOODLAND_GREY
OPENING FLASHING COLOUR	SHALE_GREY



1 EXTERNAL ELEVATION 'FRONT'
SCALE: 1 = 200



2 EXTERNAL ELEVATION 'BACK'
SCALE: 1 = 200

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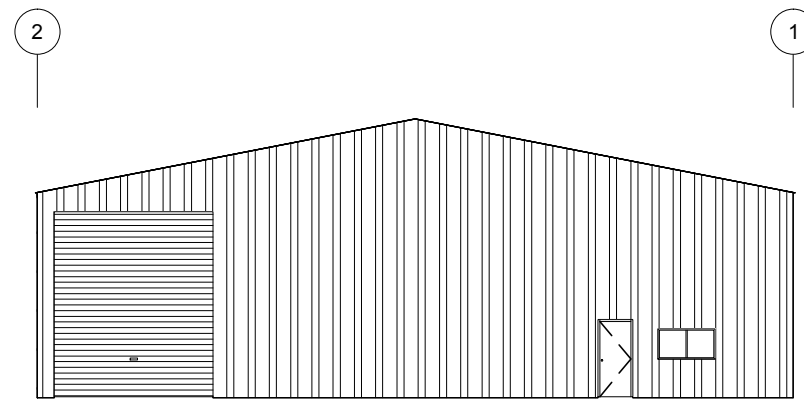
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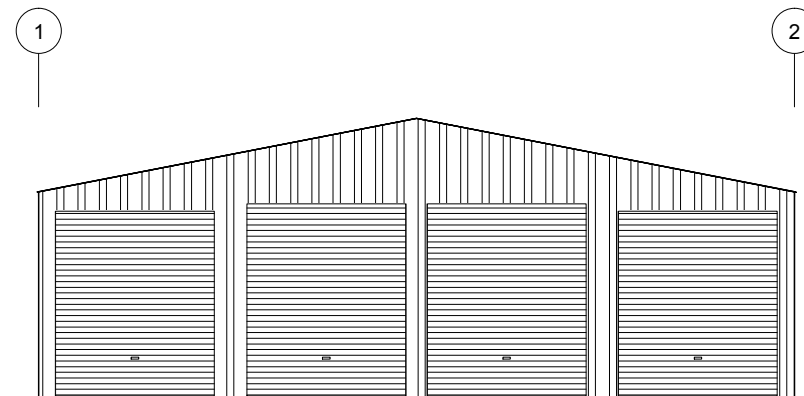
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BUILDING COLOURS	
WALL COLOUR	SHALE_GREY
ROOF COLOUR	ZINCALUME
ROLLER DOOR COLOUR	WOODLAND_GREY
P.A. DOOR COLOUR	SHALE_GREY
WINDOW COLOUR	SHALE_GREY
DOWNPIPE COLOUR	SHALE_GREY
GUTTER COLOUR	WOODLAND_GREY
CORNER FLASHING COLOUR	SHALE_GREY
BARGE FLASHING COLOUR	WOODLAND_GREY
OPENING FLASHING COLOUR	SHALE_GREY



1 EXTERNAL ELEVATION 'LEFT'
18 SCALE: 1 = 200



2 EXTERNAL ELEVATION 'RIGHT'
18 SCALE: 1 = 200

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