

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	359 Main Street BAIRNSDALE 3875 Lot: 82 LP: 17562
The application is for a permit to:	Use and Development of a Drive Thru Coffee Shop & Creation of Access to Transport Zone 2
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.4.1

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.

Our Ref: 23095

12th January 2024

Robert Pringle
East Gippsland Shire Council
Statutory Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Robert,

**Re: Application for a Planning Permit
359 Main Street, Bairnsdale
Use and Development of a Drive Thru Coffee Shop & Creation of Access to a Transport Zone**

Please find attached an application for planning permit with the following:

- Application for Planning Permit Form
- Planning Submission
- Proposed Development Plans
- Current Copy of Title

Should you require any further information, please do not hesitate to contact our office on 03 5152 4858.

Regards



Courtney Campbell
Development Solutions Victoria

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

Page 1 of 1

VOLUME 07211 FOLIO 019

Security no : 124111451484L

Produced 20/12/2023 04:20 PM

LAND DESCRIPTION

Lot 82 on Plan of Subdivision 017562.
PARENT TITLE Volume 05566 Folio 185
Created by instrument 2183036 09/09/1948

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GABRIELLE MARY NOONAN
AX072366D 21/07/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX072367B 21/07/2023
SECURE FUNDING PTY LTD

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

DIAGRAM LOCATION

SEE LP017562 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: 359 MAIN STREET BAIRNSDALE VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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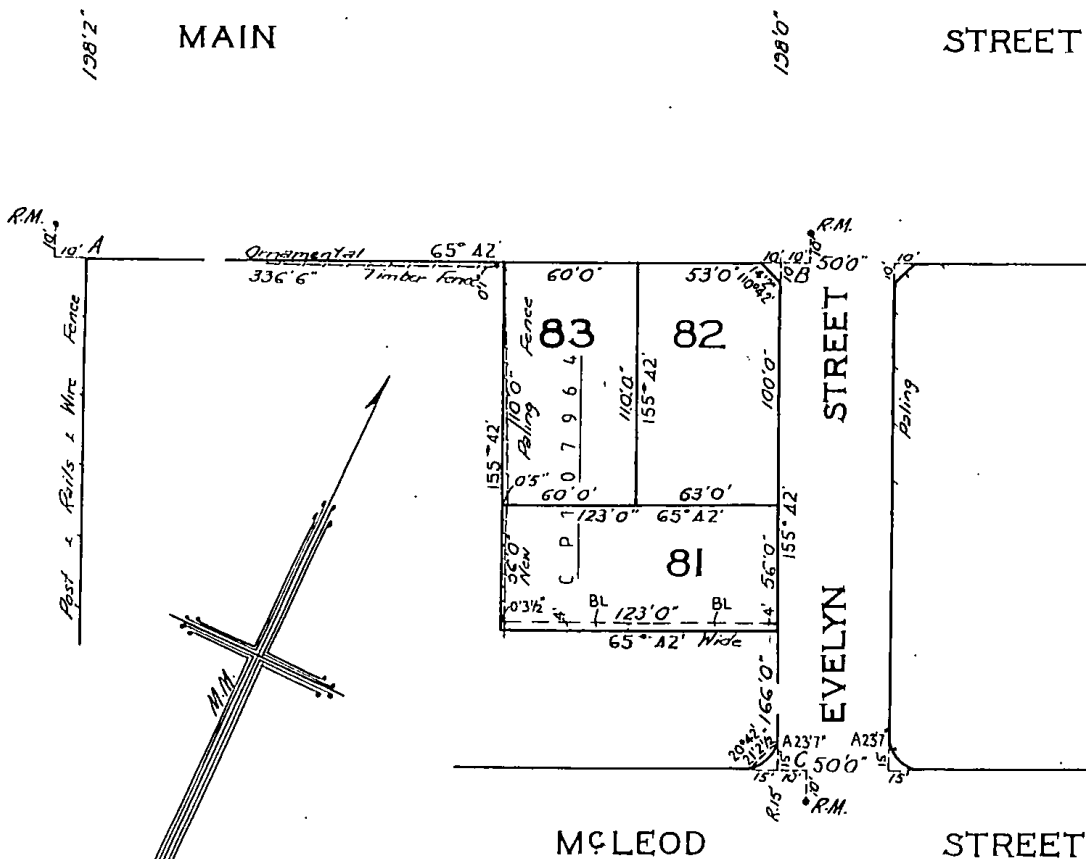
PLAN OF SUBDIVISION OF
PRE-EMPTIVE RIGHT
PART OF CROWN A SECTION A
TOWNSHIP & PARISH OF BAIRNSDALE
COUNTY OF TANJIL
SCALE 60 FEET TO AN INCH

COLOUR CODE

BL=BLUE G=GREEN
BR=BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

Post & Rails Post & Rails



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JAN
20
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Printed 16/02/2024

APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF A DRIVE THRU COFFEE SHOP AND CREATION OF ACCESS TO A TRANSPORT ZONE

359 MAIN STREET, BAIRNSDALE
GEOFF MANSON – SCARLETKEEP PTY LTD
REF: 23095

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APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Development Plans

DOCUMENT REVISION

- | | | |
|---|--------------|----------------|
| 1 | Draft Report | DAC 09/01/2024 |
| 2 | Final Report | CMC 09/01/2024 |

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Geoff Manson, the applicant for the planning permit application for the use and development of a drive thru coffee shop and creation of access to a transport zone at 359 Main Street, Bairnsdale.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate use and development in this location and will result in a positive planning outcome.

Address	359 Main Street, Bairnsdale
Site Description	Lot 82 on Plan of Subdivision 017562
Title Particulars	Vol 07211 Fol 019
Site Area	639m ²
Proposal	Use and Development of a Drive Thru Coffee Shop and Creation of Access to a Transport Zone
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	No overlays affecting the site
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-2 General Residential Zone – Buildings and works associated with a Section 2 use. Clause 53.05 Signage Clause 53.04 Convenience Restaurant and Take Away Food Premises Clause 52.29 Land Adjacent to the Principal Road Network
Notice	Exempt from notice and review at Clause 52.29-5
Referrals	Department of Transport
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Economic Development – Clause 17 General Residential Zone – Clause 32.08 Signs – Clause 52.05 Land Adjacent to the Principal Road Network – Clause 52.29 Convenience Restaurant and Take-Away Food Premises – Clause 53.04 Decision guidelines – Clause 65

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2. SITE CONTEXT

Site

The subject site is located at 359 Main Street, Bairnsdale. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is almost rectangular in shape with a total area of approximately 639m² and contains an existing dwelling, garage and garden shed.

The site is relatively flat in nature and contains some planted vegetation scattered throughout. Details of the site are depicted in the photographs provided below.

Access is existing via a gravel crossover along the eastern boundary directly from Evelyn Street. Evelyn Street is a bitumen sealed road with roll over kerb and channel and traverses in a north to south direction. Evelyn Street connects to Main Street at the northern corner of the subject site. Main Street is a dual lane bitumen sealed road with kerb and channel traversing in an east to west direction.

The subject site in relation to Bairnsdale as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

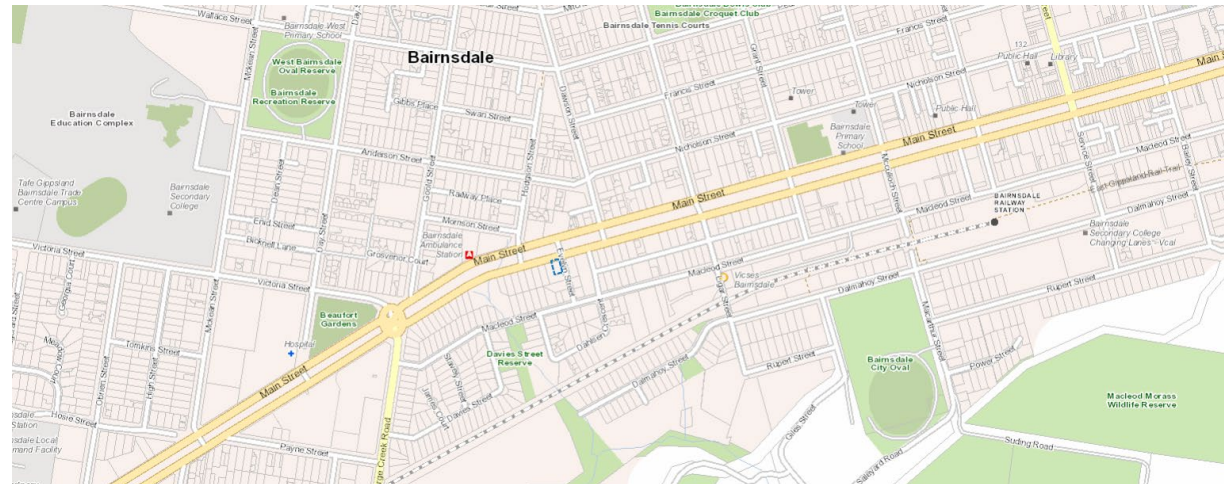


Figure 1 – Locality Plan – 359 Main Street, Bairnsdale (source: mapshare.vic.gov.au)



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Figure 2 – Locality Plan – 359 Main Street, Bairnsdale (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is generally mixed, containing both residential and commercial development.

Adjoining the northern boundary of the subject site is Main Street and further commercially developed land, adjoining the eastern boundary contains Evelyn Street and Evelyn House Psychology and adjoining the southern and western boundary is Paul's Milk Distribution being the Bairnsdale Dairy.

Other commercial development within the area includes:

- Bairnsdale International (hotel)
- Bloom Hearing
- Hungry Jacks
- BP Service Station
- Bairnsdale Medical Group

The site is located approximately 1 kilometre to the south east of the central business district of Bairnsdale.

Bairnsdale is the main commercial and employment centre for East Gippsland, and it is supported by various smaller communities such as Orbost, Lakes Entrance and Bruthen.

The subject site in relation to Bairnsdale is shown in the aerial photograph below.



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Bairnsdale

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Photograph 2 – Subject site at 359 Main Street, Bairnsdale.



Photograph 4 – Proposed new access to the subject site.



Photograph 6 – Existing garage to be demolished on subject site facing west.



Photograph 3 – Existing access to the subject site from Evelyn Street.



Photograph 5 – Existing dwelling to be demolished on subject site facing southwest.



Photograph 7 – Existing garden shed to be demolished on subject site facing southwest.

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Photograph 8 – Subject site facing north along the eastern boundary.



Photograph 10 – Subject site facing south.



Photograph 12 – Neighbouring property to the east at 357 Main Street, Bairnsdale.



Photograph 9 – Subject site facing northwest.



Photograph 11 – Subject site facing west along the northern boundary.



Photograph 13 – Neighbouring property adjoining the western boundary at 361 Main Street, Bairnsdale.

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Photograph 14 – Evelyn Street facing north.



Photograph 16 – Main Street facing east.



Photograph 18 – Intersection adjoining Evelyn Street and Main Street facing northeast.



Photograph 15 – Evelyn Street facing south.



Photograph 17 – Main Street facing west.

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3. THE PROPOSAL

This application is seeking approval for the use and development of a drive thru coffee shop and the creation of access to transport zone. The proposed development plans are contained in **Appendix B**.

The subject site contains an existing dwelling, garage and shed that will be demolished as indicated on the proposed development plans.

The proposal includes the development of a drive thru coffee shop that will be centrally located on the site and will have a setback of 6 metres to the northern boundary, being Main Street and 3.5 metres to the western boundary.

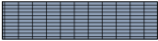


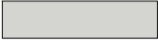


The finished materials will include a combination of tiles, cement sheet with a paint finish, painted metal trim and timber look aluminium battens. The proposed colour and finish schedule has been extracted from the proposed development plans and provided to the right.

The proposed building footprint including the awning will be 159.8m². The total site coverage will be 25%.

The subject site is connected to a suitable level of services and infrastructure and the proposed

development will connect to all available services including electricity, reticulated water, sewerage, telecommunications and the existing road network.

COLOUR & FINISHES SCHEDULE

	TILES ON CEMENT SHEET SUBSTRATE ATMOSPHERE NAVY BLUE GLOSS STRUCTURED SIZE 60 x 240
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE 2766C (R29 G32 B78) LOW SHEEN EXTERIOR
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE 710 C (R230 G61 B82) LOW SHEEN EXTERIOR
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE COOL GREY 1C (R212 G213 B209) LOW SHEEN EXTERIOR
	PAINTED METAL & TRIM COLOUR - COLORBOND MONUMENT LOW SHEEN EXTERIOR
	TIMBER LOOK ALUMINIUM BATTENS DECOBATTEN - COASTAL SPOTTED GUM 50 x 200MM 2 PIECE BATTEN



Operating times

The proposed drive thru coffee shop will be open 7 days a week with the following hours:

- Monday to Friday 5:30 am – 10 pm
- Saturday and Sunday 7 am – 10 pm

Access

Access to the subject site and entry to the drive thru coffee shop is proposed via a dual lane concrete crossover along the eastern boundary directly from Evelyn Street. The dual crossover will merge into one lane and exit the site via single vehicle concrete crossover along the northern boundary being Main Street as indicated on the proposed development plans.

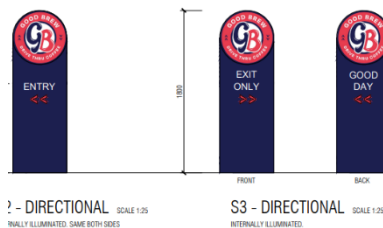
Signage

The proposal includes 9 areas of signage including business identification signage, directional signage and display boards that will be scattered throughout the subject site.

- Sign 1 will be 1.8 metres wide by 6 metres high and will include the business logo, opening days and business type. This sign will be the same on both sides and will be internally illuminated.



- Signs 2 and 3 will be 600mm wide by 1.8 metres high and will be directional signage. These signs will be internally illuminated.



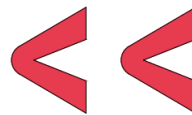
- Sign 4 will be 1.2 metres wide by 1.2 metres high and will include the brand logo. This sign will be wall graphic and will be flood lit.



- Sign 5 will be 3.8 metres wide and 1.2 metres high and will include the brand logo. This sign will be wall graphic and will be flood lit.



- Sign 6 will be 1.5 metres wide by 900mm high and will be a wall graphic directional sign.



- Sign 7 will be 655mm wide by 1.85 metres high and will be a single side digital menu display board.



- Sign 8 will be 655mm wide by 1.85 metres high and will be a single sided digital promotional display board.



- Sign 9 will be 655mm wide by 1.85 metres high and will be a single sided digital advertising board.



The total combined area of the proposed signage will be 27.7m². An extract from the development plans of the proposed signage is contained above. This zone is category 3 under the signage provisions being High Amenity Areas.

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Car Parking

The proposal includes 3 car parking spaces with one being disable compliant. The car parking spaces will be located on the eastern side of the building. The proposal also includes 2 bicycle spaces that will be located to the north of the building as indicated on the proposed development plans and the extracted landscape plan to the right.

Vegetation Removal

The subject site contains scattered planted vegetation. 3 existing trees will require removal to facilitate the proposed drive thru coffee shop. The proposed trees to be removed are centrally located on the subject site and are identified on the site plan.

Landscaping

The proposal includes general landscaping that will be scattered throughout the subject site to provide a visually pleasing development.

The proposed landscape plan has been extracted from the development plans and is provided to the right. The proposed landscaping will provide for a variety of vegetation including trees, shrubs, tufted plants and groundcovers ensuring a visually pleasing outcome.

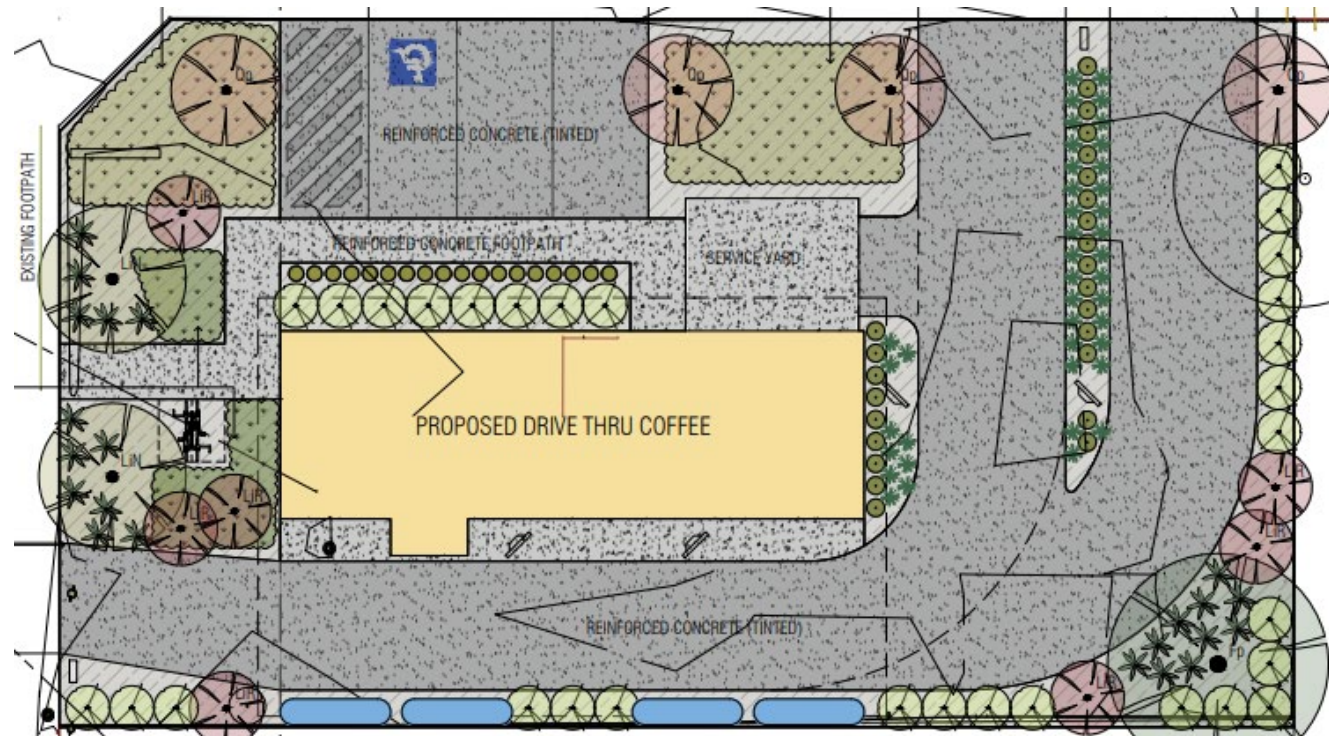


Figure 4 – Landscape Plan – JR Design Australia

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4. ZONES AND OVERLAYS

General Residential Zone

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects 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.

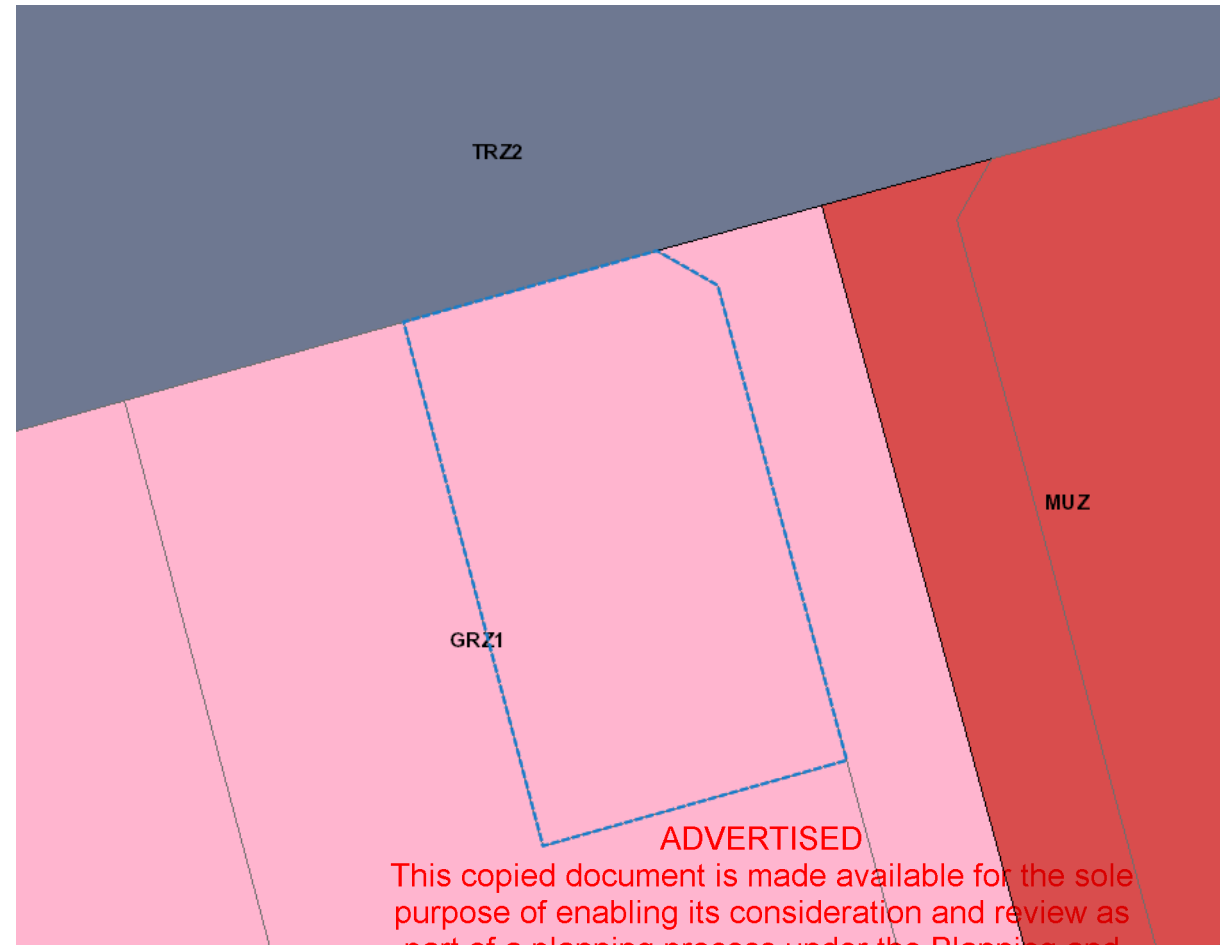
An extract of the General Residential Zone Map is provided to the right in **Figure 5**.

Clause 32.08-2 provides the use of land for a takeaway food premises is a Section 2 use – permit required, and the site must adjoin or have access to a road in a Transport Zone 2 or Transport Zone 3.

Clause 32.08-10 provides a permit is required for buildings and works associated with the Section 2 use.

The subject site does adjoin a Transport 2 Zone. A permit is required under the provisions of the General Residential Zone for the use and

development of a drive thru coffee shop and as such the relevant decision guidelines are addressed below in Section 6.



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Figure 5 – Zoning Map (source: mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity, as such a Cultural Heritage Management Plan is not required. This is not addressed further.

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5. OTHER PLANNING PROVISIONS

CLAUSE 52.05 – SIGNS

The purpose of the Signs provisions at Clause 52.05 are:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

The subject site is within a General Residential Zone which identifies the land to be within Category 3 – High amenity areas. Clause 52.05-13 includes the following purpose:

- *To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.*

Clause 52.05-13 provides direction signs are a Section 1 – permit not required, as such sign number 2,3 and 6 do not require a permit. All other signage is Section 2 permit required signs.

A full sign schedule is provided within the proposed development plans and in Section 3 of this submission.

The decision guidelines of Clause 52.05-8 are addressed below in Section 6.

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CLAUSE 52.06 – CAR PARKING

The purpose of the Car parking provisions at Clause 52.06 are:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car use.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 applies to:

- A new use;
- An increase in the floor area or site area of an existing use; or

- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06-3 provides a permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This application is seeking approval for the use and development of a food and drink premises being a drive thru coffee shop and the creation of access to a Transport Zone.

The car parking calculations for a food and drink premises are provided below in Table 1:

Use	Rate Column A	Rate Column B	Car parking measure Column C
Food and Drink premises other than listed in this table.	4	3.5	To each 100 sq m of leasable floor area.

Table 1 – Car parking provisions

The drive thru coffee shop will have a building footprint of 83m².

4 x 0.83 = 3.32 rounded down to a requirement of 3 spaces.

The proposal includes 3 car parking spaces with one being disable compliant and two additional bicycle spaces.

The proposal meets the car parking requirements for food and drink premises.

CLAUSE 52.29 - LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

The purpose of the provisions at Clause 52.29 are:

“To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.”

A permit is required under Clause 52.29-2 to create an access point to a road in a Transport Zone 2. The application is seeking to create an access point along the northern boundary being Main Street which is identified as a Transport Zone 2. This access point will be used as an exit point only for vehicles that have accessed the drive thru service. Vehicle entry will be provided via Evelyn Street.

Preliminary planning discussions with officers from the Department of Transport and Planning did not raise any issues with the proposed access.

A Traffic Impact Assessment was not deemed necessary in response to this proposal.

Details of the proposed access point are contained within the development plans at **Appendix B.**

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6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed development is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing for an appropriate development that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the proposal to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Bairnsdale as a growth area town. The proposed drive thru coffee shop will connect to all available services and infrastructure including electricity, telecommunications, reticulated water, sewer and a good quality road network.
- **Clause 17** considers all sectors to be critical in achieving economic prosperity. The

proposed use and development will result in a new drive thru coffee shop that will provide a range of ongoing employment opportunities as well as contributing to the economic sector of Bairnsdale. Supplies will be sourced locally where possible.

- The proposal includes general landscaping that will be scattered throughout the site to ensure integration with the surrounding environment and to ensure a visually pleasing development.
- The proposal is generally consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed use and development of a drive thru coffee shop and the creation of access to a Transport Zone has been designed to be respectful of the existing neighbourhood character of the area as much as possible.
- Vehicle access will be provided to the site as indicated on the proposed development plans. A dual crossover is proposed along the eastern boundary via Evelyn Street that will provide for entry to the drive through area and a single exit along the northern boundary directly to Main Street. is proposed for vehicles existing the drive thru. The proposal includes 3 car parking

spaces along the eastern side of the proposed building with one being disabled compliant and two bicycle spaces which will be located to the north of the proposed building.

- The proposed use and development of a drive thru coffee shop is appropriate for the area and will provide for a high quality business that will be open seven days a week.
- The proposal is generally consistent with the decision guidelines of **Clause 52.05-8** signage which seeks to regulate the development of land for signs and associated structures.
- The proposed signage will include business identification signage, directional and display board signage that will be located throughout the site. A detailed signage plan is located in the proposed development plans contained in **Appendix B** and in Section 3 of this submission. The total combined area of the proposed signage is 27.7m².
- The proposed signage will provide customers the ability to easily identify the business upon approach ensuring safe entry to the site whilst identifying and following directional signage. Some of the signage will be internally illuminated and flood lit however will not distract or dazzle drivers.

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- The signage is considered to be a simple yet high quality design that is respectful of the area. The signage will not contain any flashing light and will not distract drivers or create any visual clutter in this location.
- The proposal has addressed the decision guidelines at **Clause 52.29-6** Land Adjacent to the Principal Road Network. The proposal has been designed to include an access point along the northern boundary being Main Street. Main Street is identified as a Transport Zone 2. This access point will be used for a single exit lane for vehicles exiting the site from the drive thru coffee area. Entry to the site and drive thru area will be provided along the eastern boundary, directly from Evelyn Street.
- Following a preliminary meeting with Council and the Department of Transport, no traffic impact assessment or report will be required.
- The proposal has addressed the relevant decision guidelines of **Clause 53.04-2** Convenience Restaurant and Take Away Food Premises. The subject site is surrounded by Bairnsdale Dairy, which is a non-residential use. Other non-residential uses within the area include Bloom Hearing, Bairnsdale International, Hungry Jacks, BP Service Station and Bairnsdale Medical Group. The site adjoins Evelyn Street to the east and Main Street to the north. Main Street is identified as a Transport Zone 2.
- The proposed building has been designed to be respectful of the area and will not dominate the streetscape.
- Landscaping is proposed and a detailed landscape plan is provided within the proposed development plans. Car parking has been addressed in Section 5 of this submission and within the proposed development plans, it has been ascertained the proposal meets the car parking requirements set out in Clause 52.06.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed use and development of a drive thru coffee shop and the creation of access to a transport zone supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. Three planted trees will require removal to facilitate the proposed use and development.
- The proposal has been assessed against all relevant components of the East Gippsland Planning Scheme and it is determined that the proposal will provide for a positive contribution to the area by providing consumers with an alternative choice for a drive thru coffee shop.
- Vehicle access will be provided to the subject site via a dual concrete crossover along the eastern boundary being Evelyn Street that will provide entry to the drive thru area as well as an exit only crossover that will be provided along the northern boundary directly to Main Street.
- Pedestrian access will be provided via Main Street as indicated on the proposed development plans. It is concluded that there is unlikely to be a negative impact on the existing road network. The increased traffic as a result of the proposal is unlikely to generate any negative impact on the existing road network.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

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7. CONCLUSION

This submission is in support of a planning permit application for the use and development of a drive thru coffee shop and creation of access to a transport zone at 359 Main Street, Bairnsdale.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed use and development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone.
- The design of the proposal is complementary to the area and existing surrounding development.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

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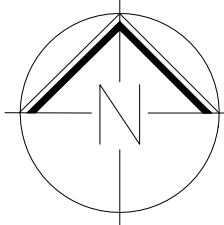
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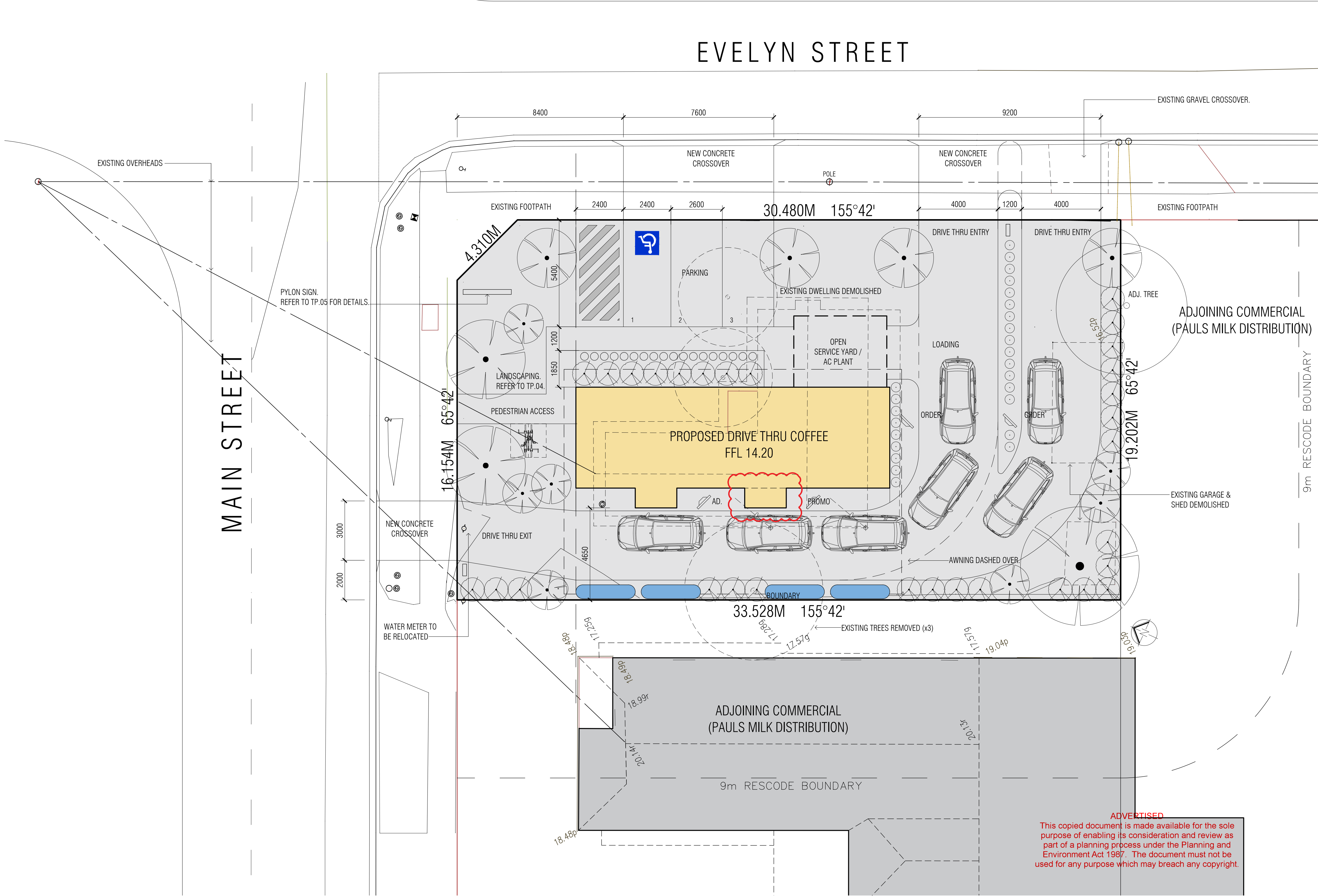
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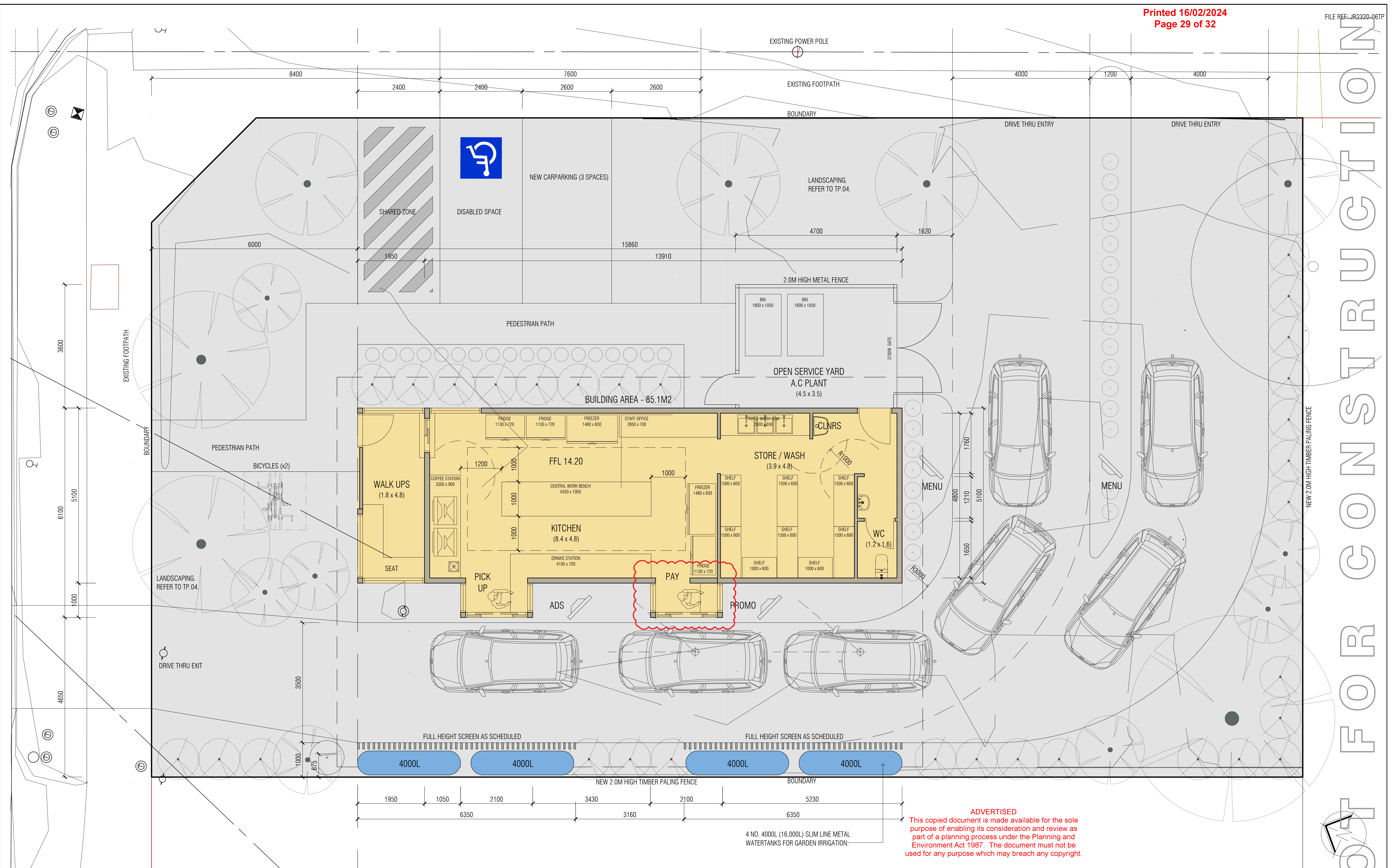
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ALL TITLE BOUNDARIES ARE TO BE RE-ESTABLISHED BY A LICENSED SURVEYOR. ALIGNMENTS AND AREAS SHOWN ARE TO BE CONFIRMED.



DEVELOPMENT SUMMARY:	
SITE-	639.0 M2
FOOTPRINT-	85.1 M2
FOOTPRINT (INCL AWNING)-	159.8 M2
SERVICE YARD-	16.1 M2
PAVING-	326.6 M2
LANDSCAPING-	213.3 M2
SITE COVERAGE:	
FOOTPRINT (INCL AWNING) 159.8 / 639.0 =	25.00%
PERMEABILITY:	
FOOTPRINT & PAVE 425.7 / 639.0 =	66.62%
LANDSCAPING:	
213.3 / 639.0 =	33.38%
CAR SPACES-	3
BICYCLE SPACES-	2



DRIVE THROUGH COFFEE

359 MAIN STREET, BAIRNSDALE

REV B - PAY WINDOW ADDED - 14.02.2024
REV A - TOWN PLANNING ISSUE - 20.12.2023

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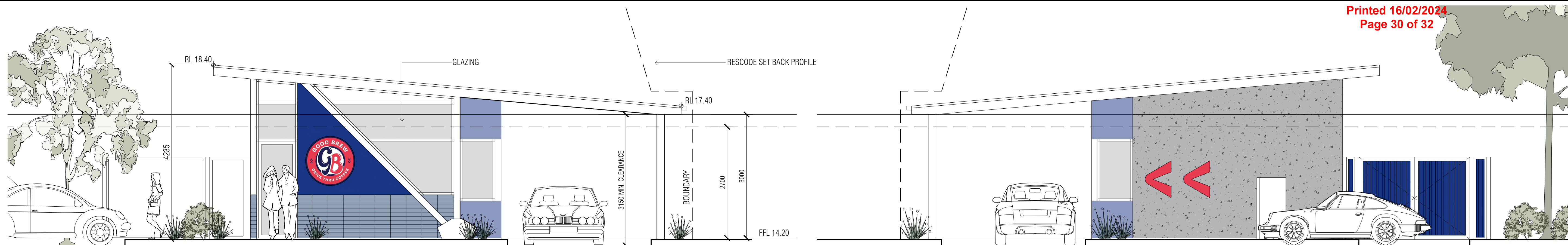
FLOOR PLAN

*ALL DIMENSIONS ARE APPROXIMATE ONLY

TP.03B

1:50@A1

12.12.2023



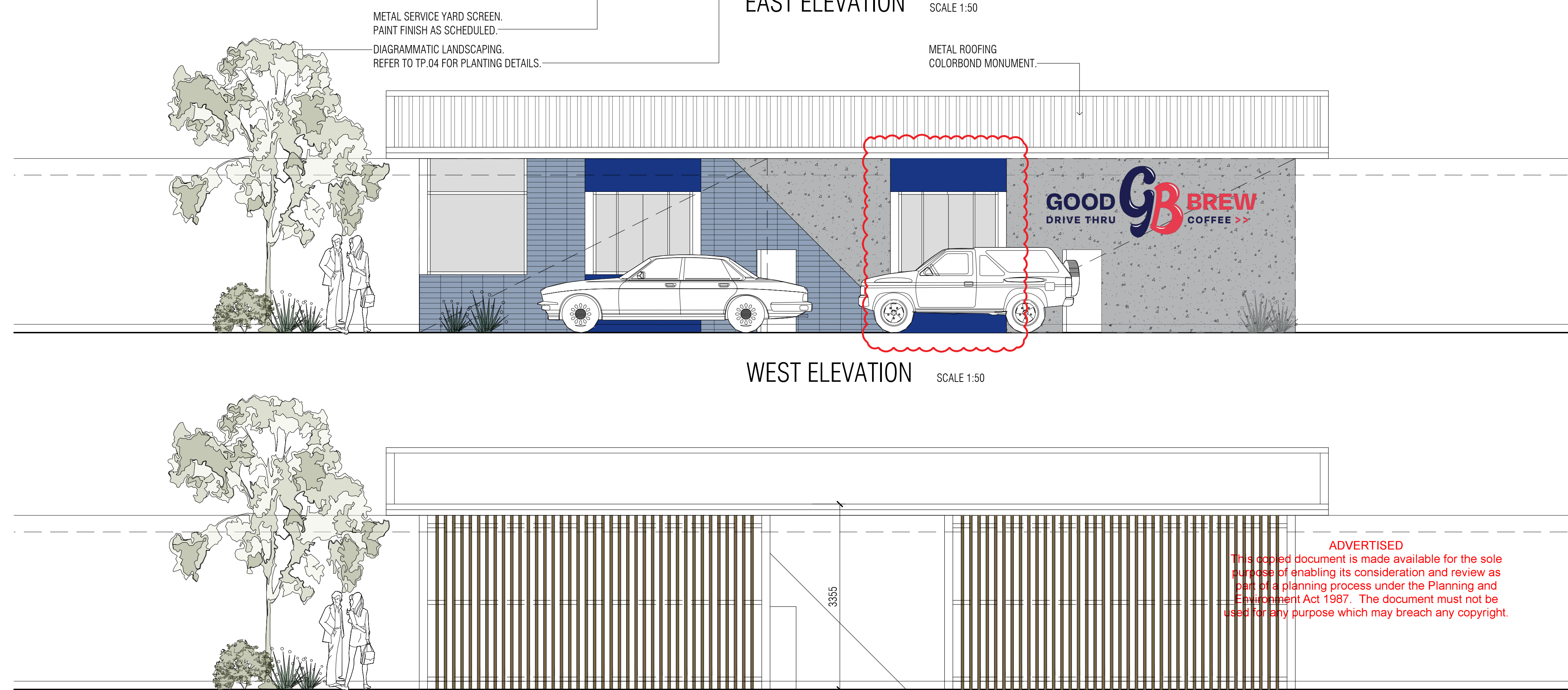
NORTH (MAIN STREET) ELEVATION SCALE 1:50

SOUTH ELEVATION SCALE 1:50



EAST ELEVATION SCALE 1:50

WEST ELEVATION SCALE 1:50



WEST ELEVATION - DRIVE THRU SCEN SCALE 1:50

COLOUR & FINISHES SCHEDULE

	TILES ON CEMENT SHEET SUBSTRATE ATMOSPHERE NAVY BLUE GLOSS STRUCTURED SIZE 60 x 240
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE 2766C (R29 G32 B78) LOW SHEEN EXTERIOR
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE 710 C (R230 G61 B82) LOW SHEEN EXTERIOR
	CEMENT SHEET PAINT FINISH COLOUR - PANTONE COOL GREY 1C (R212 G214 B209) LOW SHEEN EXTERIOR
	PAINTED METAL & TRIM COLOUR - COLORBOND MONUMENT LOW SHEEN EXTERIOR
	TIMBER LOOK ALUMINIUM BATTENS DECOBATTEN - COASTAL SPOTTED GUM 50 x 200MM 2 PIECE BATTEN

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DRIVE THROUGH COFFEE

359 MAIN STREET, BAIRNSDALE

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ELEVATIONS

TP.04B

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12.12.2023



1



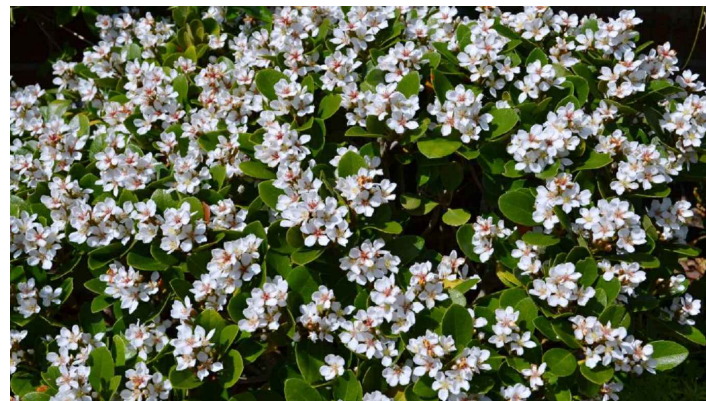
2



3



4



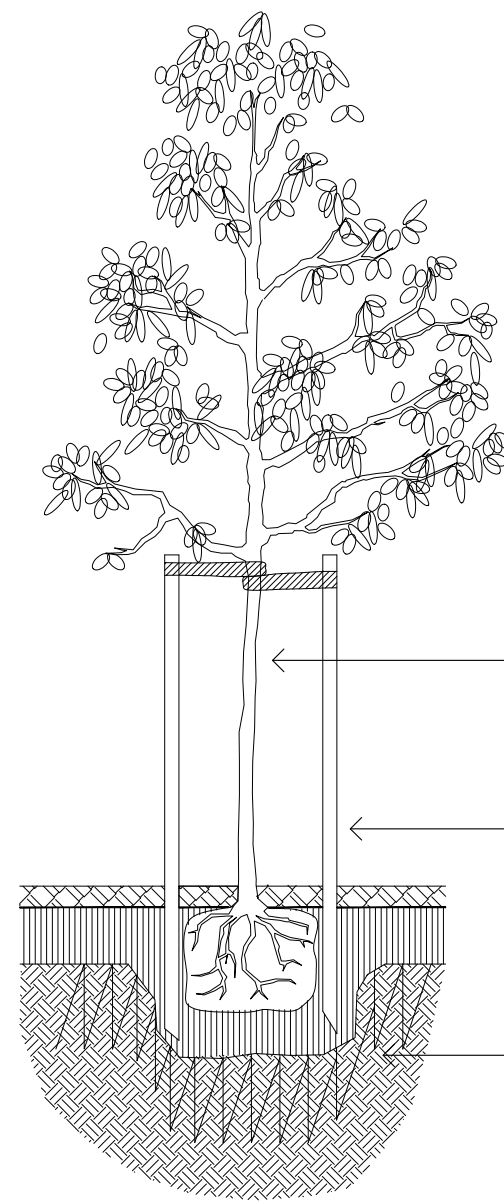
5



10



11



TREE TO BE SET VERTICAL WITH DAMAGED BRANCHES PRUNED BACK. TREE POT SIZE AS SCHEDULED.

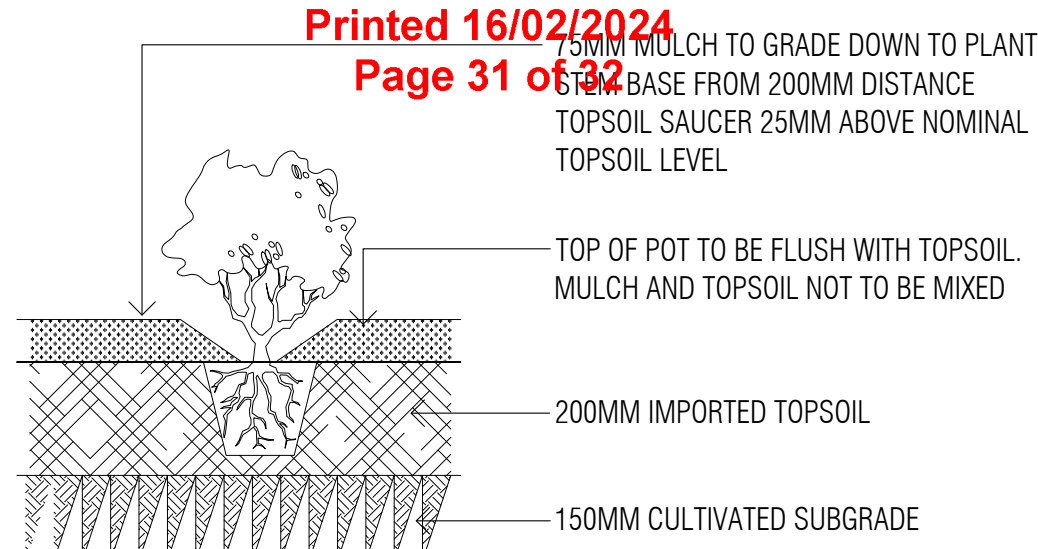
2 NO. 2400 X 50 X 50MM H.W. STAKES TO BE DRIVEN 900MM INTO THE GROUND SET VERTICAL AND CLEAR OF ROOTBALL WITH CANVAS OR APPROVED RUBBER TIES WITH 1 NO. TWIST. STAKES TO BE PAINTED BLACK.

DIG A SLOPING SHALLOW HOLE 2 TO 3 TIMES THE WIDTH OF THE ROOT BALL AND NO DEEPER. BACKFILL WITH SITE TOPSOIL FIRING PROGRESSIVELY. MIX WITH APPROVED SLOW RELEASE FERTILISER.

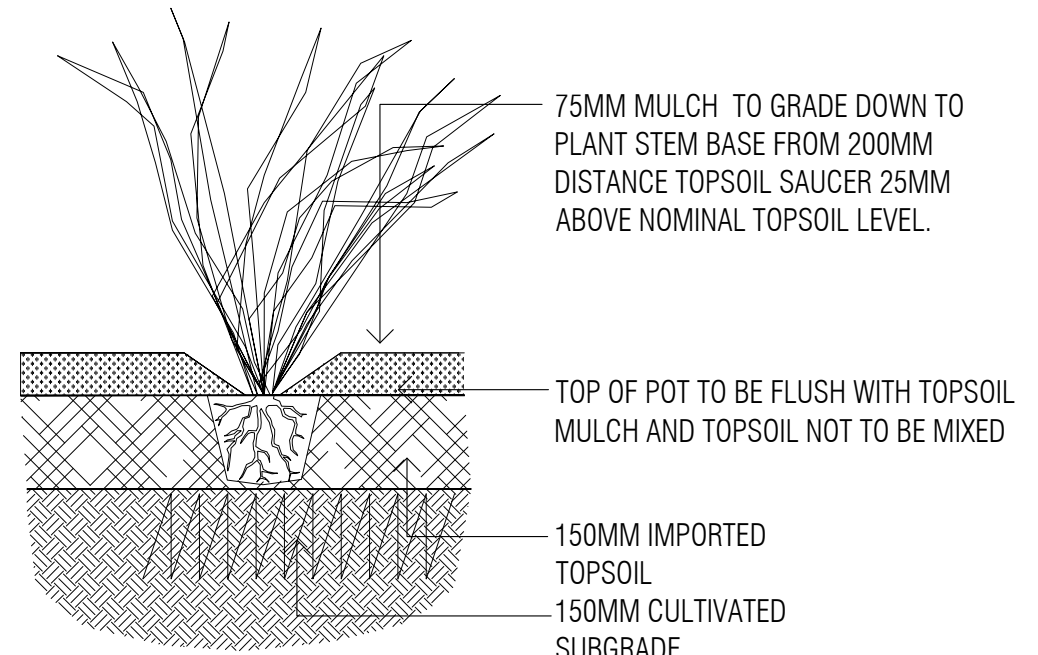
ADVANCED TREE PLANTING DETAIL (NTS)

NOTES:

- ALL CHOSEN PLANTS ARE SUBJECT TO AVAILABILITY.
- THE LANDSCAPE CONTRACTOR SHALL OBSERVE ALL LOCAL WATER AUTHORITY WATERING RESTRICTIONS. THE CONTRACTOR SHALL OBTAIN WATERING PERMITS AS REQUIRED.
- PROVIDE APPROVED WATER RETAINING MULCH TO ALL EXPOSED PLANTING BEDS.



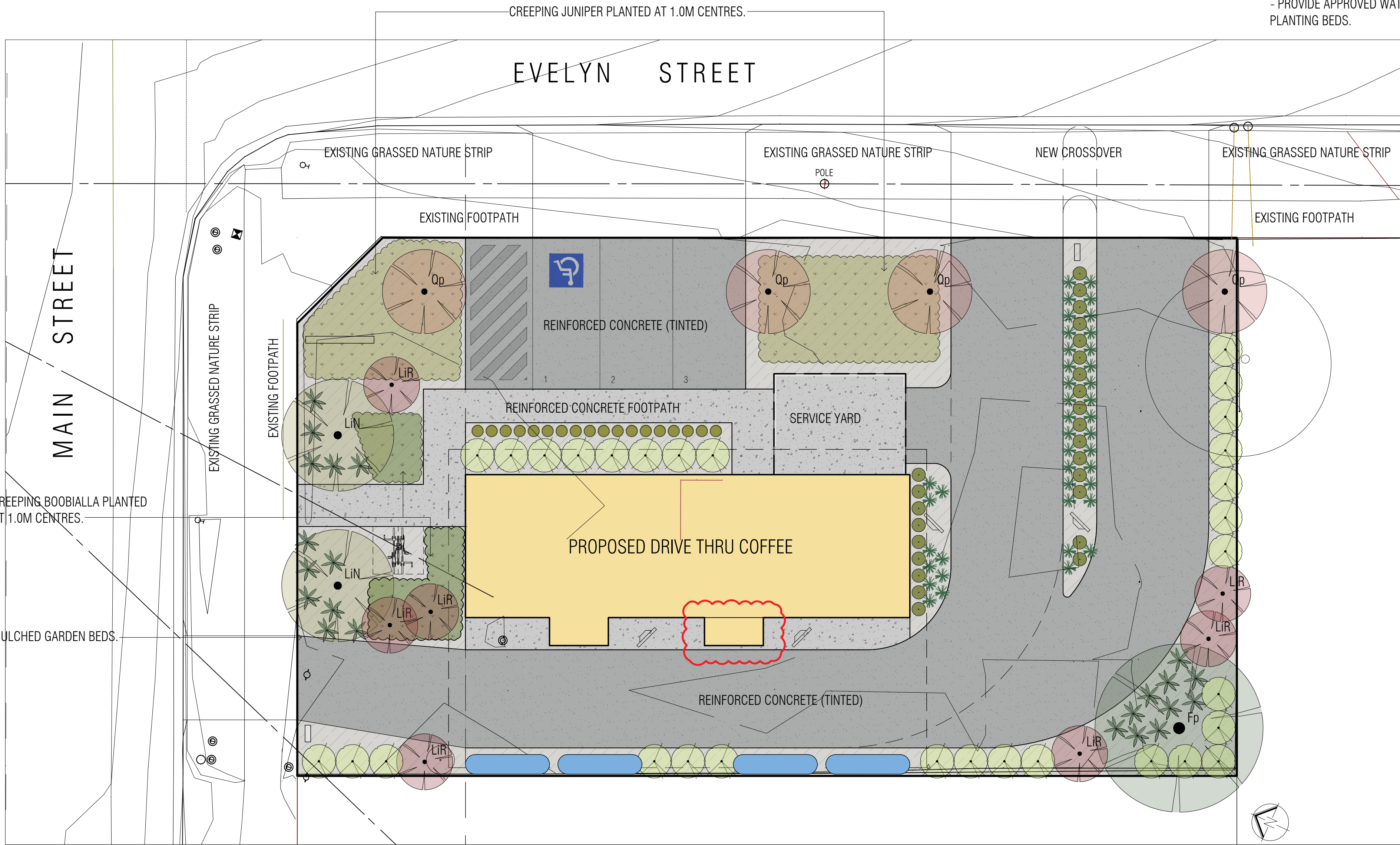
SHRUB PLANTING DETAIL (NTS)



GRASSES / GROUNDCOVER PLANTING DETAIL (NTS)

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
1	FRAXINUS PENNSYLVANICA 'CIMMAM' CIMMARON	GREEN ASH	13.0h x 4.0w
2	LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE FLOWERING CREPE MYRTLE	6.0h x 4.0w
3	LAGERSTROEMIA INDICA 'RED MAGIC'	RED FLOWERING CREPE MYRTLE	1.8h x 1.8w
4	QUERCUS PALUSTRIS 'PINGREEN' GREEN PILLAR	COLUMNAR PIN OAK	14.0h x 3.0w
SHRUBS AND HERBS			
5	RAPHIOLEPIS INDICA 'ORIENTAL PEARL'	INDIAN HAWTHORN	
GRAMINOIDS / TUFTED PLANTS			
6	DIANELLA 'LITTLE REV'	SPREADING FLAX-LILY	
7	CHRYSOCEPHALUM APICULATUM	WILD IRIS	
8	ARENARIA MONTANA	MOUNTAIN SANDWORT	
9	CHRYSOCEPHALUM APICULATUM	YELLOW BUTTONS	
10	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	
11	MYOPORUM PARVIFOLIUM	CREeping BOOBIALLA	



DRIVE THROUGH COFFEE


359 MAIN STREET, BAIRNSDALE

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PLANTING DIAGRAMS TP.05B 1:100@A1 12.12.2023

1200




1285

S4 - BRAND LOGO

SCALE 1:25

WALL GRAPHIC. FLOOD LIT.

3800



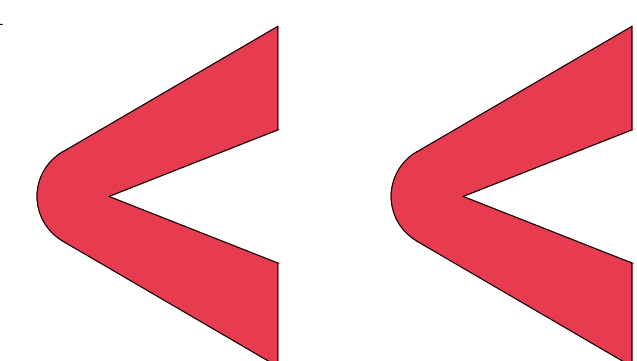
1285

S5 - BRAND LOGO

SCALE 1:25

WALL GRAPHIC. FLOOD LIT.

1575



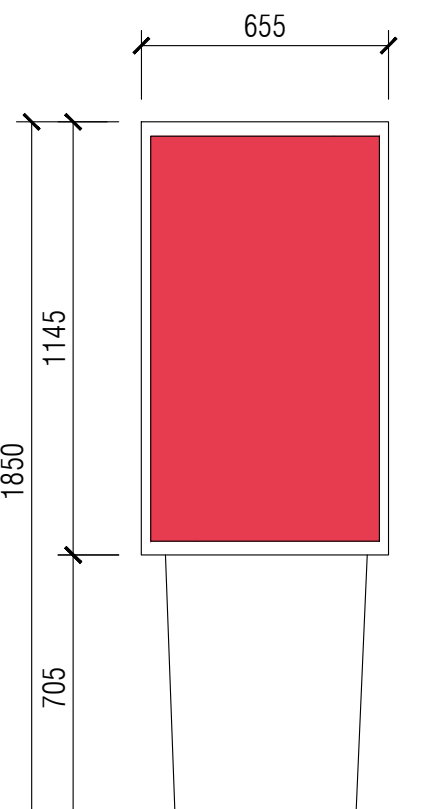
900

S6 - DIRECTIONAL

SCALE 1:25

WALL GRAPHIC.

655



1145

1850

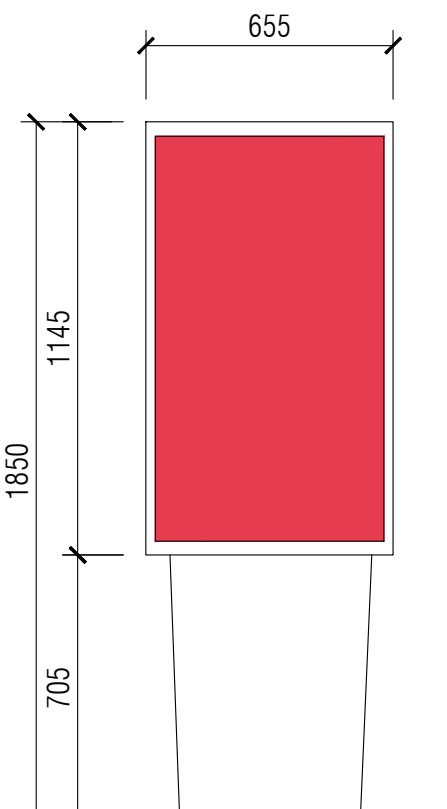
705

S7 - MENU BOARD

SCALE 1:25

DIGITAL DISPLAY. SINGLE SIDED

655



1145

1850

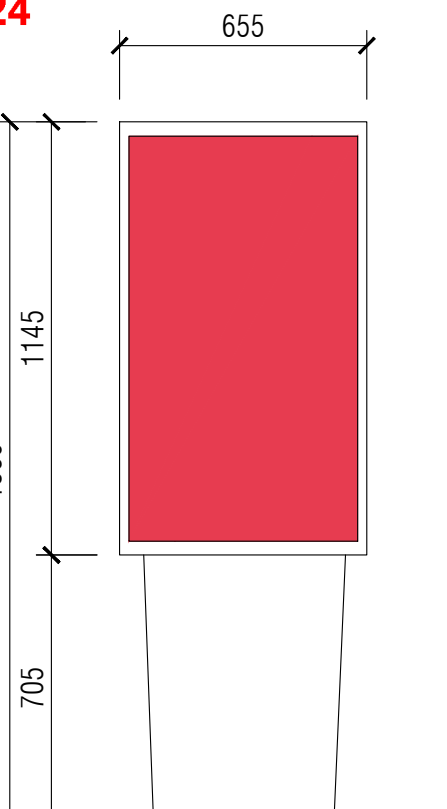
705

S8 - PROMO BOARD

SCALE 1:25

DIGITAL DISPLAY. SINGLE SIDED

655



1145

1850

705

S9 - ADVERT. BOARD

SCALE 1:25


DIGITAL DISPLAY. SINGLE SIDED

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FILE REF: JR2320-06TP

1800



245

900

900

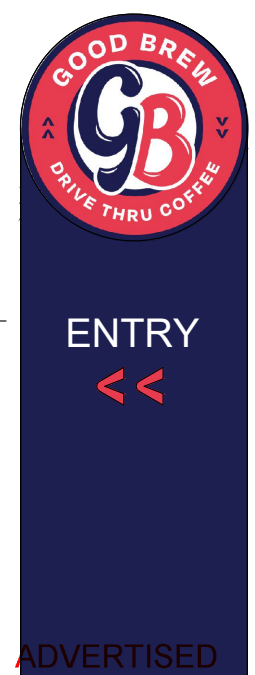
3055

S1 - MAIN PYLON

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800


1000 NOM.

S2 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800

S3 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED.


SIGNAGE AREAS SCHEDULE

SIGN	AREA (M2)
1 (DOUBLE SIDED)	3.8 x 2 = 7.6
2 (DOUBLE SIDED)	1.0 x 2 = 2.0
3 (DOUBLE SIDED)	1.0 x 2 = 2.0
4 (SINGLE SIDED)	1.1
5 (SINGLE SIDED x 2)	4.9 x 2 = 9.8
6 (SINGLE SIDED)	1.4 x 1 = 1.4
7 (SINGLE SIDED x 2)	0.6 x 2 = 1.2
8 (SINGLE SIDED)	0.6
9 (SINGLE SIDED)	0.6
TOTAL AREA	26.3 M2

FRONT

BACK

1800



245

900

900

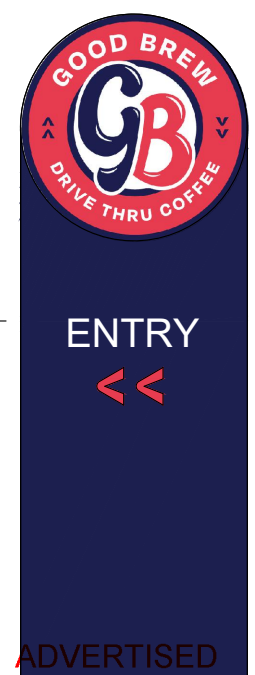
3055

S1 - MAIN PYLON

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800


1000 NOM.

S2 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800

S3 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED.


SIGNAGE AREAS SCHEDULE

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7 (SINGLE SIDED x 2)	0.6 x 2 = 1.2
8 (SINGLE SIDED)	0.6
9 (SINGLE SIDED)	0.6
TOTAL AREA	26.3 M2

FRONT

BACK

1800



245

900

900

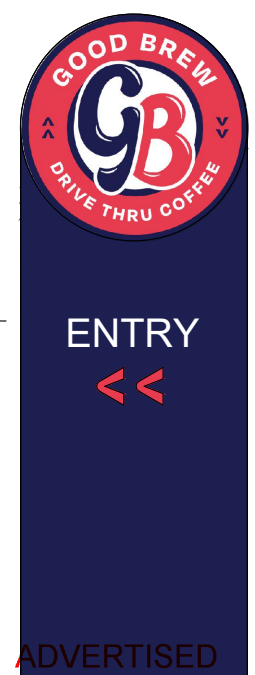
3055

S1 - MAIN PYLON

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800


1000 NOM.

S2 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED. SAME BOTH SIDES

600



1800

S3 - DIRECTIONAL

SCALE 1:25

INTERNALLY ILLUMINATED.

SIGNAGE AREAS SCHEDULE

SIGN	AREA (M2)
1 (DOUBLE SIDED)	3.8 x 2 = 7.6
2 (DOUBLE SIDED)	1.0 x 2 = 2.0
3 (DOUBLE SIDED)	1.0 x 2 = 2.0
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8 (SINGLE SIDED)	0.6
9 (SINGLE SIDED)	0.6
TOTAL AREA	26.3 M2

FRONT

BACK

DRIVE THROUGH COFFEE

359 MAIN STREET, BAIRNSDALE

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SIGNAGE

TP.06B

1:AS@A1

12.12.2023