

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	182 Macleod Street BAIRNSDALE VIC 3875 Lot: 1 LP: 26675
The application is for a permit to:	Use and Development of a Car Park and Store
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
32.04-2 (MUZ)	Use of land for a Car Park and Store
32.04-10 (MUZ)	Construct a building or construct or carry out works for a Car Park and Store
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.169.1

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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**Kerry Stow**

---

**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Thursday, 29 May 2025 12:14 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** Planning\_Permit\_Application\_2025\_2025-05-29T12-13-56\_25461391\_0.pdf; CoT Vol 8064 Fol 053.pdf; 21172 StormRatingReport.pdf; 21172 Site Plan V2.pdf; 21172 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:

**Business trading name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale

**Preferred phone number:** 0351525011

**Owner's business trading name (if applicable):** M.S.V Property Pty Ltd

**Owner's postal address:** 325 Main Street, Bairnsdale

**Street number:** 182

**Street name:** Macleod Street

**Town:** Bairnsdale

**Post code:** 3875

**Lot number:** 1

**Plan number:** PS026675

**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

**Existing conditions :** Existing Dwelling

**Description of proposal :** Use & Development of a Car Park

**Estimated cost of development:** 50000.00

**Has there been a pre-application meeting:** Yes

**Your reference number:** 21172

**Full copy of Title:** [CoT Vol 8064 Fol 053.pdf](#)

**Plans:** [21172 StormRatingReport.pdf](#), [21172 Site Plan V2.pdf](#)

**Planning report:** [21172 Report.pdf](#)

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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

Page 1 of 3

VOLUME 08064 FOLIO 053

Security no : 124123904388V  
Produced 24/04/2025 10:36 AM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 026675.  
PARENT TITLE Volume 05237 Folio 275  
Created by instrument 2682111 13/10/1954

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
M.S.V. PROPERTY PTY LTD  
AU956562C 27/10/2021

### 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 or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP026675 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: 182 MACLEOD STREET BAIRNSDALE VIC 3875

### ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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

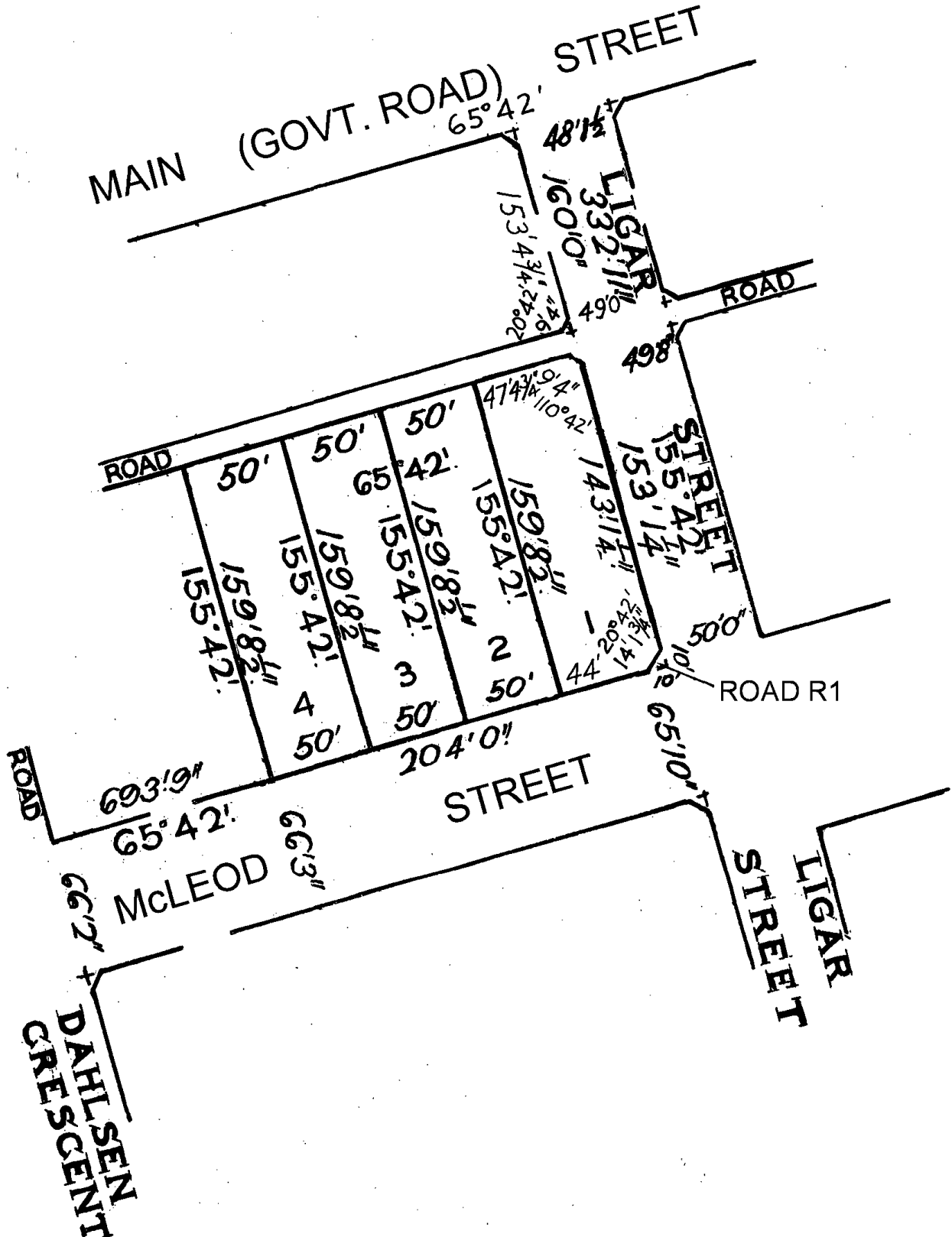
VOL.5036 FOL.002  
VOL.5237 FOL.275

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

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ADVERTISED  
LP 26675  
EDITION 1  
PLAN MAY BE LODGED 9/11/53  
COLOUR CODE  
R1 = BROWN

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



## Planning Report

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Use and Development of a Car Park  
182 Macleod Street, Bairnsdale

Our reference – 21172

29 May 2025



FS 520900



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	Application Form	
	Proposed Site Plan (Version 2)	
	STORM Rating Report	
	Copy of Title (Lot 1 on PS26675)	

*Note: Applicable Planning Application fee is \$2,086.20*



## 1. Introduction

This Planning Report is prepared in support of a proposed use and development of a car park at 182 Macleod Street, Bairnsdale. The Report addresses the provisions of the Mixed Use Zone, Car Parking and Stormwater Management in Urban Development as contained within the East Gippsland Planning Scheme.



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



## 2. Subject Land & Surrounding Context

Formally known as Lot 1 on PS26675 or more commonly known as 182 Macleod Street, Bairnsdale, the subject land is located on the north-west corner of Macleod Street and Ligar Street.

The subject land has an approximate area of 775 square metres and is developed with a detached weatherboard dwelling fronting Macleod Street within the southern part of the land and a car park fronting Ligar Street within the northern part of the subject land.



*Aerial image of the subject land identifying the separate uses (Source: Google Earth)*



*Subject land looking north-west across Macleod Street*



*Car park looking north-west from Ligar Street*

The car park has been developed in association with a veterinary clinic on the adjoining northern property, and is accessed via the northern laneway. Part of the car park is developed with a shed used for secure car parking.



*Proposed car park and Veterinary Clinic looking south-west across Main Street*





*Further image of the car park access from the northern laneway looking south*

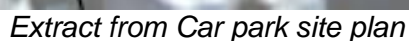
East of the subject land, across Ligar Street, is a detached single storey dwelling, similarly to the west of the property is a single storey detached dwelling. To the south, across Macleod Street is an office/depot facility.

The subject land is located on the periphery of the Bairnsdale Activity Area and within a quickly developing Mixed Use Zone area that comprises of a range of uses including professional offices, motels, medical premises, depot buildings and dwellings.

The application seeks retrospective approval to formalise the use and development of a car park within the northern part of the subject land.

The total car parking spaces accommodated within the car park is seventeen, including the two car parking spaces within the garage.

The car park will have an aisle width of 6.4 metres and it is proposed to create a vehicle crossover to Ligar Street. The car park is constructed in asphalt screenings and includes a spray seal.



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

Planning Scheme Clause	Matter for which a Permit is required
32.04-2 Mixed Use Zone	Use of a car park
32.04-10 Mixed Use Zone	Buildings and works associated with a Section 2 use

The application is not required to be referred in accordance with Section 55 of the *Planning and Environment Act 1987*.



## 5. Planning Policy

### 5.1 Planning Policy Framework

Planning policy within Clause 11.01-1S Settlement seeks to support the sustainable development of regional centres including Bairnsdale. The development of the car park associated with the veterinary clinic assists to provide for a service within the region and supports existing office-based employment within a central location.

Providing a car park which supports the existing veterinary clinic is consistent with Clause 11.01-1L-02 Growth area towns – Bairnsdale, as it will provide for additional infrastructure to service the existing business.

The objectives and strategies of Clause 13.07-1S Land use compatibility are met by the proposed use of the land for a car park. The proposed car park will only be used within daylight hours from Monday to Friday and Saturday mornings limiting noise associated with vehicles and vehicle occupants. It is also noted that the car park is located close to a significant noise source, being Main Street (Princes Highway) which reduces the perception and reality of vehicle noise disruption.

Using and developing the subject land for the purposes of a car park reflects the mixed use nature of the area and the emerging character. A site inspection reveals that recent fit for purpose developments and conversions of dwellings to offices is seeing properties developed with associated car parking. The proposed car park has been developed in an open manner providing for good visual surveillance from Ligar Street and has been constructed with a black gravel finish to reduce visual prominence as encouraged within Clause 15.01-1S Urban design.

Providing a car park associated with the adjoining veterinary clinic will assist the existing business to provide services to the local community as sought within Clause 17.02-1S Business.

The proposed car park reduces the reliance on on-street car parking and assists to reduce road congestion within the local area consistent with Clause 18.02-4S Roads.

The proposal is entirely appropriate having regard to Clause 18.02-4L-02 Car parking which encourages the use of off-street car parking for highway based businesses.



## 5.2 Municipal Planning Strategy

Improving off-street car parking associated with the existing veterinary clinic will strengthen a long established local business within the regional centre of Bairnsdale, meeting Council's strategic direction of reinforcing Bairnsdale as the main commercial, retail and service centre for East Gippsland, as sought within Clause 02.03-1 Settlement and housing – Growth area towns.

Clause 02.03-6 Economic development supports the proposal. The relevant strategic direction of Council is enhancing Bairnsdale's role as the principal commercial and retail centre, and the development of a dedicated car park to an existing business will assist to promote business activity.

## 6. Planning Elements

### 6.1 Mixed Use Zone

The land is contained within the Mixed Use Zone of the East Gippsland Planning Scheme.



*Planning scheme zone mapping (Source: VicPlan)*

The proposed car park meets the purpose of the zone by assisting to strengthen an existing commercial use, responding to the emerging character of the area that sees commercial uses with associated car parking within the Mixed Use Zone.

The proposed use and development of a car park enjoys positive planning policy support contained within the Municipal Planning Strategy and Planning Policy Framework and will alleviate demand for on-street car parking, responding to the decision guidelines of the zone.

## 6.2 Car Parking

Clause 52.06-8 states that plans must be prepared to the satisfaction of the responsible authority before a new use commences.

The plans submitted show all car parking spaces that are proposed to be provided and the access lane in accordance with Clause 52.06-8.

In accordance with Clause 52.06-9 Design standards for car parking we offer the following commentary:

### Design standard 1 - Accessways

The proposed accessway is at least 3 metres wide and allows for a passing area at the entrance of 6.1 metres wide and 7.0 metres long, an internal radius of 4.0 metres is achieved at a change of direction, the car park is a private car park nevertheless all vehicles can egress the car park in a forward direction, there are no overhead obstructions, the accessway connects to a local road and will have clear corner splays.

### Design standard 2 – Car parking spaces

The accessway is 6.4 metres wide, car spaces are 2.6 metres in width and 4.9 metres in length. The double car parking spaces within the garage/shed exceed 5.5 metres in width and are six metres long.

### Design standard 3 - Gradients

The accessway gradient is flat with no need for ramps.

### Design standard 4 – Mechanical parking

No mechanical parking is proposed.

### Design standard 5 – Urban design

The ground level car park does not visually dominate the public space. The open nature of the car park allows for casual surveillance to/from Ligar Street, the car park has been formalised with the use of black gravel to reduce its visual appearance and wheel stops ensure pedestrian safety along Ligar Street.

### Design standard 6 - Safety

The use of the car park will be within daylight hours, natural surveillance and pedestrian visibility is achieved from close by car parking areas and pedestrian access is convenient, being a short walk from Ligar Street.

### Design standard 7 - Landscaping

Landscaping is not a strong theme within the area and the majority of the site needs to be used to maximise car parking accommodation.

In accordance with Clause 52.06-11 Construction of car parking, car parking is available for use, the car park is formed and the use of gravel allows stormwater to percolate through to the soil level, it is treated with a durable surface and wheel stops identify car parking spaces.

### 6.3 Stormwater Management in Urban Development

An application to construct or carry out works must meet the objectives of Clauses 53.18-5 and 53.18-6 and should meet the standards of these clauses.

The proposed car park meets the objectives of Clause 53.18-5, having an asphalt screening surface allowing for permeability through natural penetration of stormwater. Sediment, waste and chemical pollutants will be captured by an infiltration sand drain prior to release to Council's stormwater system which is confirmed by the submitted STORM Rating Report.

Clause 53.18-6 Site management objectives are not relevant in this particular case given the retrospective approval being sought, with the exception of the vehicle crossover to Ligar Street.

## 7. Conclusion

The proposed use and development of a car park at 182 Macleod Street, Bairnsdale is considered to accord with all relevant provisions of the Mixed Use Zone, Car Parking and Stormwater Management in Urban Development of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Framework and will reduce pressure with respect to on street car parking.

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



# STORM Rating Report

TransactionID: 0  
 Municipality: EAST GIPPSLAND  
 Rainfall Station: BAIRNSDALE  
 Address: 182  
 Macleod Street  
 Bairnsdale  
 VIC  
 Assessor: Aaron Hollow  
 Development Type: Other  
 Allotment Site (m2): 462.00  
 STORM Rating %: 138

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Car Park	462.00	Infiltration Sand	2.00	0	138.40	0.00

Our ref: 21172

31 July 2025

Ms. Penny Cross  
East Gippsland Shire Council  
Via email: [planning@egipps.vic.gov.au](mailto:planning@egipps.vic.gov.au)

Dear Penny,

**Re: Planning Application 5.2025.169.1  
182 Macleod Street, Bairnsdale  
Response to Additional Information Request**

We refer to Council's correspondence dated 3 June 2025 and are pleased to provide additional information to assist with Council's consideration of the abovementioned Planning Application.

Council's request calls for *"a detailed statement describing the correlation between the proposed car park and the existing residential dwelling, including all relevant standards of Clause 54 as required by Clause 32.04-8."*

The subject land has been acquired by the owner of the Main Street Veterinary Clinic, who has identified the need for increased off street parking associated with their existing enterprise. Whilst the existing Vet Clinic was lawfully established with appropriate consideration of the particular provisions relating to Car Parking (at Clause 52.06), demand for parking in the immediate vicinity has been identified as a constraint to the current operation.

The subject land was purchased with the primary intention of providing additional off street parking for use by staff or clients on surplus land to the rear of the existing dwelling. An internal fence incorporating a pedestrian gate was erected to provide privacy and security for the occupants of the dwelling.



*Internal fence, viewed from the north*



FS 520900





The existing 6m by 7m shed erected in the south-western corner of the car park is used for the secure storage of vehicles associated with the Vet Clinic. The additional security of a locked garage allows vehicles to be loaded with equipment and instruments that may be required by a Veterinarian in the field, ready to depart in the event of an emergency.

With the existing dwelling containing two bedrooms, one car parking space is required. Car Park #7, to the north of the existing shed, is specifically allocated for use by residents of the existing dwelling, as this location is within the field of view of a security camera affixed to the existing shed. Should Council determine it necessary, signage could be erected on boundary fencing adjoining Car Park #7, noting the reservation of this space for residents only. All other parking spaces within the car park remain available for use in association with the Vet Clinic.

Please find enclosed an updated Site Plan (Version 3) which reflects these comments.

Clause 32.04-8 provides opportunity for Council to specify the requirements of specific standards of Clause 54 or Clause 55 within a Schedule to the Zone. No such specifications are provided in Schedule 1 to the Mixed Use Zone relating to *East Gippsland Mixed Use Areas*.

We understand the relevance of Clause 54 within the context of the Mixed Use Zone is limited to the following matters:

- The construction or extension of one dwelling on a lot less than 300m<sup>2</sup> (as per Clause 32.04-5);
- The construction or extension of a small second dwelling on a lot less than 300m<sup>2</sup> (as per clause 32.04-6);
- For a VicSmart application to construct a building or construct or carry out works associated with a Section 2 use where development is not associated with a dwelling, primary school or secondary school and have an estimated cost of up to \$100,000 (as per Clause 32.04-10); and
- For a VicSmart application to construct a building or construct or carry out works associated with a Section 2 use where development is associated with a primary or secondary school, with an estimated cost of up to \$500,000 (as per Clause 32.04-10)


The subject Application does not propose any of these four scenarios, and on that basis the provisions of Clause 54 do not apply.



Nonetheless, we understand the specific standards nominated at Clause 32.04-8 provide useful guidance to Council in considering likely internal amenity impacts for the existing dwelling. The attached Design Response Plan (Version 1) provides key information to demonstrate appropriate consideration of the nominated standards of Clause 54.

The Design Response Plan also includes calculations for lot area and dwelling site area which demonstrate that should a future proposal to subdivide the property, adopting the existing fenceline separating the car park and dwelling components, the area associated with the dwelling would continue to exceed the 300m<sup>2</sup> lot size, reinforcing our position on the limited relevance of Clause 54.



The following table provides a response to the Standards of Clause 54 to assist with Council's consideration of amenity for the existing dwelling.

Clause and Standard	Comment
<b>Neighbourhood Character</b>	
54.02-1 - Standard A1 Neighbourhood character objective	<b>Not applicable</b> Relates to design of new dwelling.
54.02-2 – Standard A2 Integration with street objective	<b>Complies</b> Existing dwelling retains strong frontage to Macleod Street, with the existing low level picket fence retaining opportunities for observation of the street.
<b>Site Layout and Building Massing</b>	
54.03-1 – Standard A3 Street setback objective	<b>Not applicable</b> Relates to design of new dwelling. Existing dwelling maintains the same setback as the front wall of the adjoining dwelling to the west.
54.03-2 – Standard A4 Building height objective	<b>Not applicable</b> Relates to design of new dwelling. Existing dwelling is well below the maximum building height of 9 metres.
54.03-3 – Standard A5 Site coverage objective	<b>Complies</b> Site coverage for the dwelling site is calculated at 35.2%, well below the 60% permissible within the Zone.
54.03-4 – Standard A6 Permeability objectives	<b>Complies</b> Impervious surfaces in addition to the aforementioned site coverage is limited to an area of concrete hardstand to the rear of the dwelling, and a narrow concrete path to the east. (continued overleaf)

Clause and Standard	Comment
(...continued)	The extent of pervious surfaces retained on site greatly exceeds the 20% permissible within the Zone.
54.03-5 – Standard A7 Energy efficiency protection objectives	<b>Not applicable</b> Relates to design of new dwelling. The proposal will not result in overshadowing of existing rooftop solar energy systems on adjoining lots.
54.03-6 – Standard A8 Significant trees objectives	<b>Complies</b> No vegetation removal proposed
54.03-7 – Standard A9 Building setback	<b>Not applicable</b> Relates to small second dwelling
54.03-8 – Standard A9.1 Safety and accessibility	<b>Not applicable</b> Relates to small second dwelling
<b>Amenity Impacts</b>	
54.04-1 – Standard A10 Side and rear setbacks objective	<b>Not applicable</b> Relates to design of new dwelling.
54.04-2 – Standard A11 Walls on boundaries objective	<b>Not applicable</b> No walls on boundaries proposed
54.04-3 – Standard A12 Daylight to existing windows objective	<b>Complies</b> All existing windows retain appropriate clearance to the sky, with separations in excess of 1m in all directions.
54.04-4 – Standard A13 North-facing windows objective	<b>Not applicable</b> The existing dwelling has no north facing windows, demonstrated as follows: 

Clause and Standard	Comment
<p>(...continued)</p>	
<p>54.04-5 – Standard A14 Overshadowing open space objective</p>	<p><b>Complies</b></p> <p>The secluded private open space of the adjoining dwelling to the west retains its northern aspect, ensuring appropriate hours of sunlight are retained.</p>
<p>54.04-6 – Standard A15 Overlooking objective</p>	<p><b>Complies</b></p> <p>The existing dwelling does not have views into existing secluded private open space or habitable room windows of the adjoining dwelling to the west. The existing western boundary fence provides appropriate screening of views.</p>  <p><i>Looking south along western boundary</i></p>



On-Site Amenity and Facilities	
54.05-1 – Standard A16 Daylight to new windows objective	<p><b>Not applicable</b></p> <p>No new habitable room windows proposed. Existing windows retain appropriate clearance to sky.</p>
54.05-2 – Standard A17 Private open space objective	<p><b>Complies</b></p> <p>The Design Response Plan demonstrates that private open space equating to 66.6% of the Dwelling site remains available and includes an area of secluded private open space with a minimum area of 30m<sup>2</sup> to the side of the dwelling.</p>  <p><i>Secluded private open space</i></p>
54.05-3 – Standard A18 Solar access to open space objective	<p><b>Complies</b></p> <p>A small shed (2.56m high) is located on the northern side of the SPOS. The southern boundary of the SPOS is 5.3m from the shed.</p> <p>Standard A18 requires a minimum distance of 4.3m to the southern boundary of the SPOS. The provision on site exceeds this requirement by 1m.</p>  <p><i>Southern boundary of SPOS</i></p>

Clause and Standard	Comment
<b>Detailed Design</b>	
54.06-1 – Standard A19 Design detail objective	<b>Not applicable</b> Relates to design of new dwelling.
54.06-2 – Standard A20 Front fence objective	<b>Not applicable</b> No new front fence proposed – existing fence to Macleod Street will be retained.

The assessment against the objectives and standards of Clause 54 demonstrates that the existing dwelling on the subject land will continue to enjoy an appropriate level of internal amenity.

In response to Council's request for floor plans and elevations of the existing shed erected within the car park, please find enclosed a plan set prepared by Riviera Barns and Garages.

We trust this information assists Council's consideration of the Planning Application and would be pleased to assist should you require any further information.

Should you have any questions or wish to discuss the matter further please contact our office.

Regards,



KATE YOUNG

Encl. *Site Plan (Version 3)*  
*Design Response Plan (Version 1)*  
*Floor Plans and Elevations (Riviera Barns and Garages)*

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

- LOT AREA = 795m<sup>2</sup>
- AREA OF DWELLING SITE = 318m<sup>2</sup>
- SITE COVERAGE = 112m<sup>2</sup> (35.2%)
- TOTAL PRIVATE OPEN SPACE = 212m<sup>2</sup> (66.6%)
- SECLUDED PRIVATE OPEN SPACE = 30m<sup>2</sup>
- PROPOSED FENCE EXTENSION  
(MIN. TOTAL HEIGHT 1.8m)



Printed 19/08/2025



# SITE PLAN

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

C/T VOL 8064 FOL 053  
LOT 1 ON LP26675

C/T VOL 8064 FOL 053  
LOT 1 ON LP26675

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MGA2020 ZONE 55



**LICENSED SURVEYORS & TOWN PLANNERS**  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5152 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

MAIN STREET VETERINARY CLINIC  
182 MAIN STREET, BAIRNSDALE

SURVEYORS REF.

21172

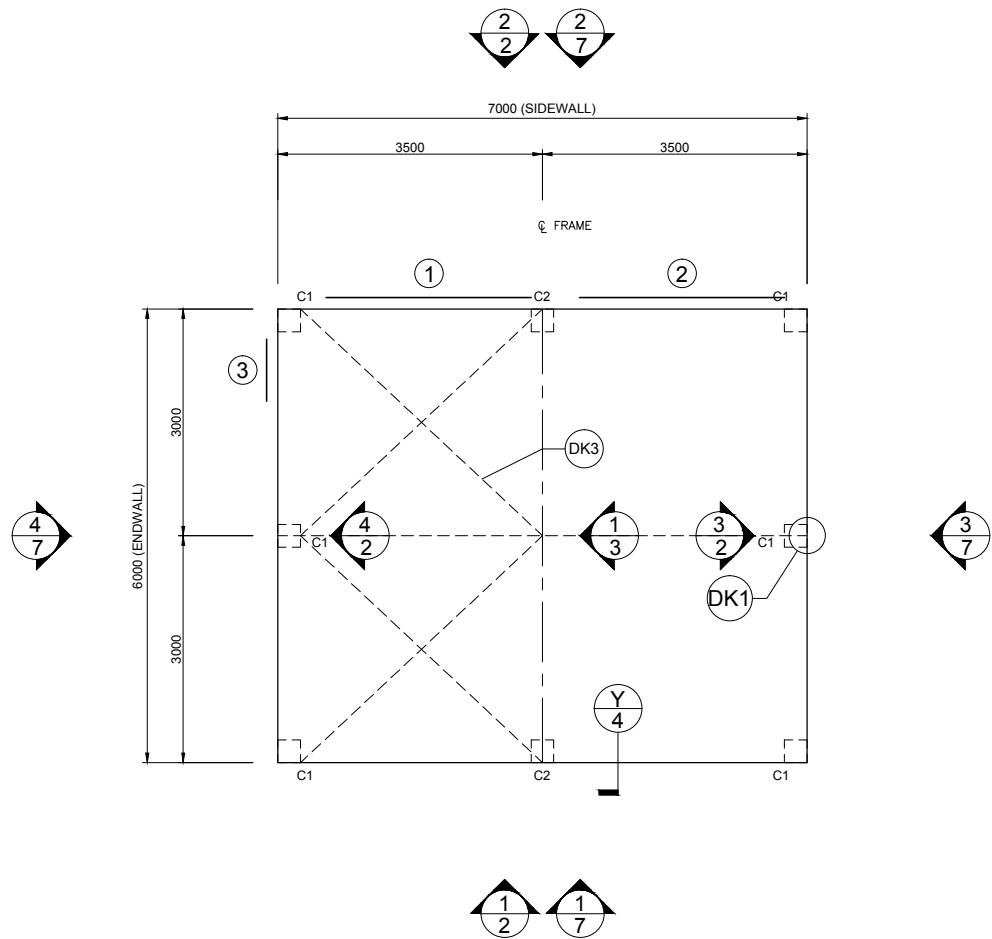
VERSION 4 - DRAWN **Printed** 07/08/2025

Printed 19/08/2025

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1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

MEMBER LEGEND

C1	C15012
C2	C15015

1 OF 7

SHEET

JOB NO.  
FDBD100788

DATE  
23/7/2024

CHECKED  
TM

DRAWN  
FDB

STEEL BUILDING BY  
**FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES**  
(CONTACT)  
03 5153 1455  
**JADE HAMMER**  
182 MACLEOD STREET  
BAIRNSDALE

Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
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

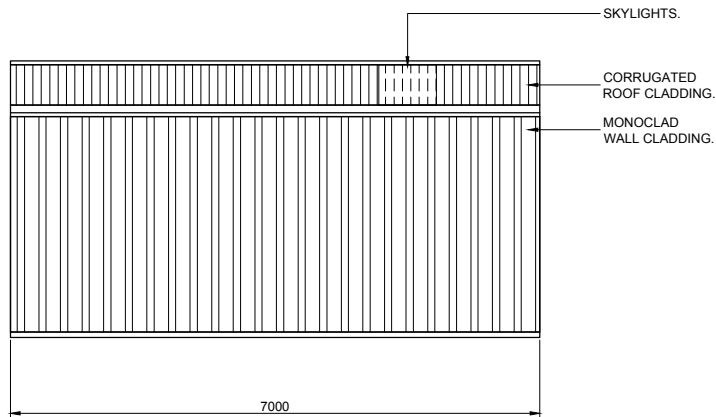
Date ..... 23/7/2024

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of Civil & Structural National Professional  
Engineers Register

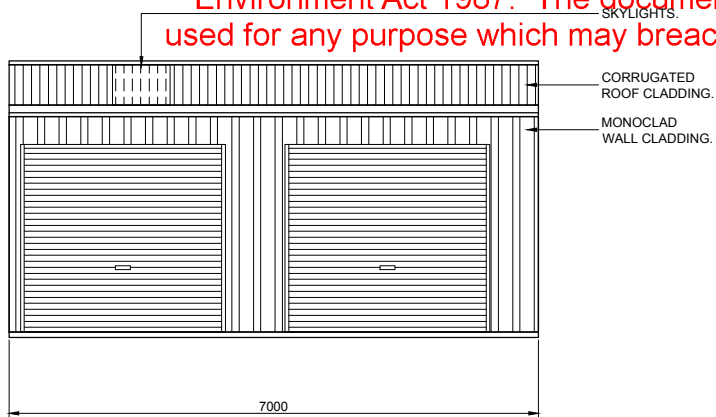
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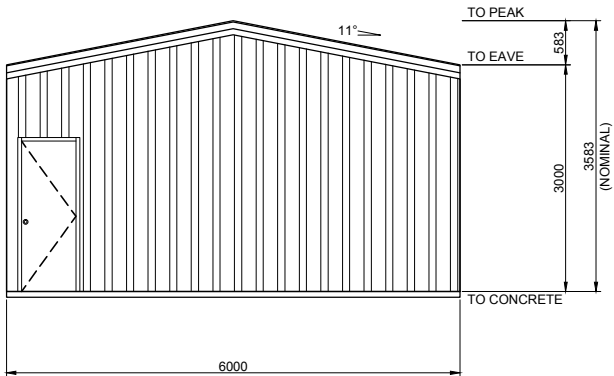
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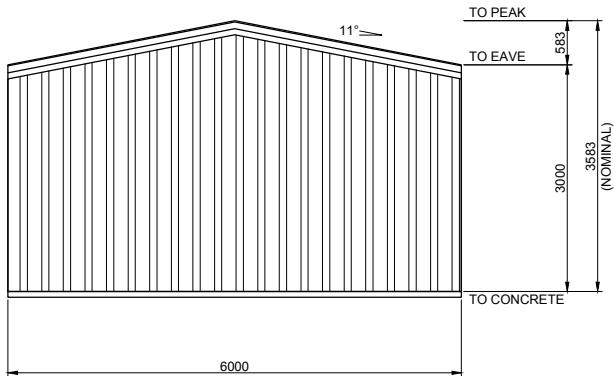
1  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



3  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

BUILDING COLOURS

WALL	SURFMIST
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
P.A. DOOR	MONUMENT
DOWNPIPE	MONUMENT
GUTTER	MONUMENT
CORNER FLASHING	SURFMIST
BARGE FLASHING	MONUMENT
OPENING FLASHING	SURFMIST

7  
OF  
7

SHEET

JOB NO.  
FD8D100788

DATE  
23/7/2024

CHECKED  
TM

DRAWN  
FDB

STEEL BUILDING BY  
**FAIR DINKUM BUILDS**

(CONTACT)  
FOR  
**JADE HAMMER**  
AT  
182 MACLEOD STREET  
BAIRNSDALE

03 5153 1455

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Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature   
Date 23/7/2024  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register