

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	49 Main Street BRUTHEN VIC 3885 CA: 15Q
The application is for a permit to:	Buildings and Works (extension to building)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05	Construct a building or construct or carry out works for a SECTION 2 USE
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.242.1

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.

# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

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## Applicant Details:

Applicant name:	
Business trading name (if applicable): DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	
Email address: ADMIN@DEVSOLVIC.COM.AU	
Postal address: 48 BAILEY STREET, BAIRNSDALE	
	Postcode: 3875
Preferred Phone number: 03 5152 4858	Secondary number:

## Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable): SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	
Postal address: 48 BAILEY STREET, BAIRNSDALE	
	Postcode: 3875

## Description of the Land:

Street number: 49	Street name: MAIN STREET
Town: BRUTHEN	Postcode 3885

## AND/OR

Lot Number: 15Q	Plan Number:
Other Legal Description: CROWN ALLOTMENT 15Q TOWNSHIP OF BRUTHEN PARISH OF TAMBO	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.  
If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

## Declaration in relation to Title Restrictions:

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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## Existing conditions:

Describe how the land is currently used and developed:

CONTAINS THE EXISTING BRUTHEN MECHANICS INSTITUTE HALL AND AN ASSOCIATED STORAGE SHED

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Estimated cost of development:	\$ 220,000
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*Note: You may be required to verify this estimate*

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 24088	

## Application requirements and supporting documents

### Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

### Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

## Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer): DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	
Address 48 BAILEY STREET, BAIRNSDALE	
	Postcode: 3875
Email Address: ADMIN@DEVSOLVIC.COM.AU	Phone Number: 03 5152 4858

## Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

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# Planning Permit Application

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## Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application. I confirm that I have authority to use the relevant documents. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:

Name: COURNTEY CAMPBELL

Date: 21 / 07 / 2025

## Contact Council



03 5153 9500



feedback@egipps.vic.gov.au



eastgippsland.vic.gov.au



PO Box 1618, Bairnsdale 3875

## Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade



## CROWN FOLIO STATEMENT

VOLUME 11792 FOLIO 340  
No Coft exists

Security no : 124126380557H  
Produced 21/07/2025 12:02 PM

CROWN FOLIO

### LAND DESCRIPTION

Crown Allotment 15Q Township of Bruthen Parish of Tambo.  
Created by instrument MI250795A 06/08/2016

### CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
MI250795A 06/08/2016

### STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI250797V 06/08/2016  
PERMANENT  
MECHANICS INSTITUTE

INDIGENOUS LAND USE AGREEMENT as to part MI250798T 06/08/2016  
NATIVE TITLE DETERMINATION VID6007/1998

### DIAGRAM LOCATION

SEE CD096400B FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 49 MAIN STREET BRUTHEN VIC 3885

DOCUMENT END

# Imaged Document Cover Sheet

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Document Assembled	<b>21/07/2025 12:08</b>

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CD096400B

## CROWN DIAGRAM

### Location of Land

Parish : TAMBO  
Township : BRUTHEN  
Allotment : 15Q

Warning: No warranty is given as to the accuracy or completeness of this plan

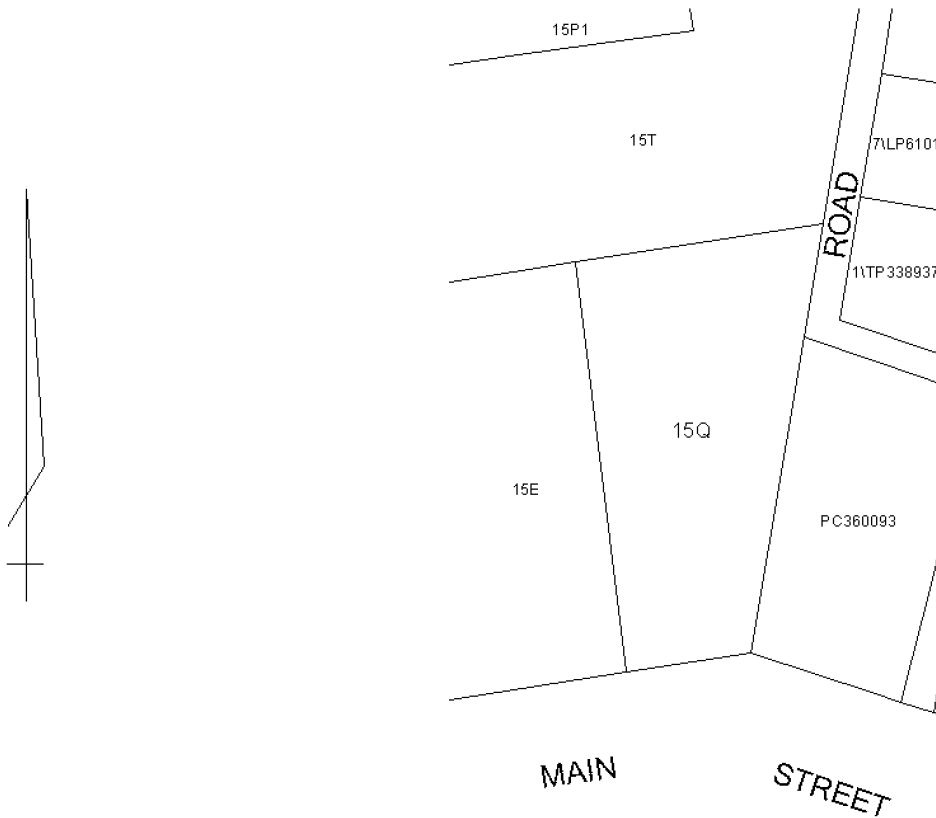
Any derived dimensions are approximate

Standard Parcel Identifier (SPI) : 15Q\PP5120  
Vicmap Parcel PFI : 45528937

Coordinate Position  
MGA : 573320, 5826350 (55)  
Vicroads Directory Reference : 686 F10 (ed. 6)

Compiled from VICMAP cadastral mapping data

Date: 22/05/2009



SCALE  
0 20 40 60 80 100  
METRES

Sheet 1 of 1 Sheets

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## Department of Energy, Environment and Climate Action

574 Main Street  
Bairnsdale VIC 3875  
Telephone: (03) 5152 0400  
ABN 90 719 052 204  
[deeca.vic.gov.au](http://deeca.vic.gov.au)

21 July 2025

Bruthen Mechanics Institute &  
Recreation Reserve Committee Inc.

Dear Jeff

**RE: LANDOWNER SUPPORT/CONSENT FOR A PLANNING AND BUILDING PERMIT APPLICATIONS &  
UNDERTAKING WORKS ON CROWN LAND, BRUTHEN HALL.**

### **PART OF CROWN ALLOTMENT 15Q, TOWNSHIP OF BRUTHEN AND PARISH OF TAMBO**

I refer to your request for landowner support and consent to the lodging of a planning permit application through the East Gippsland Shire Council for the alteration and addition to the Bruthen Hall, to install new internal toilet amenities.

The Department of Energy, Environment and Climate Action (DEECA), as the landowner fully supports and herenow provides consents to the Bruthen Mechanics Institute and Recreation Reserve Committee Incorporated, to submit an application.

For the purposes of section 48 of the Planning and Environment Act 1987, this letter also acknowledges that the applicant has notified the landowner about the proposed development. DEECA reserves the right to comment, including the right to object or recommend conditions on the permit application, at a later date.

The intended works must comply with all relevant statutory regulations and the necessary permits and approvals are to be obtained prior to any works commencing, including a Building Permit, in which landowner consent is also given for this.

Should you have any questions, please contact me on \_\_\_\_\_ or via email  
[tracey.west@deeca.vic.gov.au](mailto:tracey.west@deeca.vic.gov.au)

Yours sincerely

**Tracey West**  
Program Officer  
Land and Built Environment



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OFFICIAL



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JUL  
20  
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APPLICATION FOR PLANNING PERMIT

# ADDITIONS AND ALTERATIONS TO THE BRUTHEN MECHANICS INSTITUTE HALL

49 MAIN STREET, BRUTHEN  
BRUTHEN MECHANICS INSTITUTE HALL COMMITTEE  
REF: 24088

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## APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Landowner Consent

## DOCUMENT REVISION

1	Draft Report	DAC	17/07/2025
2	Final Report	CMC	19/07/2025



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## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the Bruthen Mechanics Institute Hall committee, the applicant for this planning permit application for additions and alterations to the existing Bruthen Mechanics Institute Hall at 49 Main Street, Bruthen.

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.

A planning permit is required for the proposed buildings and works under the provisions of the Township Zone.

The Bruthen Mechanics Institute Hall is a high value community asset that provides a space for social, cultural and recreational activities. Improving the facility with additions and alterations for new amenities will support increased community use, improve accessibility and ensure the hall continues to meet the needs of current and future users.

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

Address	49 Main Street, Bruthen
Site Description	Crown Allotment 15Q Township of Bruthen Parish of Tambo
Title Particulars	Vol 11792 Fol 340
Site Area	Approximately 2,065m <sup>2</sup>
Proposal	Additions and Alterations to the Existing Bruthen Mechanics Institute Hall
Planning Scheme	East Gippsland Planning Scheme
Zone	Township Zone
Overlays	None Applicable
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.05-11 Township Zone – Buildings and Works
Notice	No exemptions available
Referrals	No referrals required
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Rural settlements – 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 Township Zone – Clause 32.05 Decision Guidelines – Clause 65

## 2. SITE CONTEXT

### Site

The subject site is located at 49 Main Street, Bruthen. A copy of the Title and Crown Diagram is contained in **Appendix A**. The title is affected by Reservation MI250797V and Indigenous Land Agreement MI250798T.

The site is irregular in shape with a total area of approximately 2,065m<sup>2</sup> and contains the existing Bruthen Mechanics Institute Hall and an associated storage shed.

The site is relatively flat in nature and contains minimal scattered vegetation concentrated along the northern boundary. The boundaries of the site are defined by a combination of timber paling and wire fencing.

Details of the site are depicted in the photographs provided below.

Vehicle access is existing via a concrete crossover and bitumen driveway along the southern boundary directly from Main Street. Pedestrian access is existing along the southern and eastern boundary via footpaths. Main Street is a bitumen sealed road with kerb and channel, traversing in an east to west direction.



Figure 1 – Locality Plan – 49 Main Street, Bruthen (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 49 Main Street, Bruthen (source: mapshare.vic.gov.au)

## Surrounds

The land in this locality is developed with a variety of residential and commercial development and contains some public land.

Immediately adjoining the northern boundary is a vacant parcel of land known as the “Police Paddock” and beyond is the Bruthen CFA and Bruthen Uniting Early Learning. Adjoining the eastern boundary is an existing building occupied by Gippsland Lakes Complete Health and Bruthen SES. Adjoining the southern boundary is Main Street. Adjoining the western boundary is the Bruthen Post Office and Police Station.

Bruthen is located approximately 26 kilometres northeast of Bairnsdale and approximately 35 kilometres northwest of Lakes Entrance and is a small highway service town. Bruthen provides a basic range of services and facilities, a larger suite of services and facilities is available further afield in Bairnsdale and Lakes Entrance.

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





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Photograph 1 – Aerial Photograph of the subject site and surrounding land  
– 49 Main Street, Bruthen (source: dpi.vic.gov.au)  
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**Photograph 2** – Subject site at 49 Main Street, Bruthen showing Bruthen Mechanics Institute Hall.



**Photograph 4** – Existing storage shed on site facing west.



**Photograph 6** – Subject site facing east.



**Photograph 3** – Existing access to subject site.



**Photograph 5** – Subject site facing north along the eastern boundary.



**Photograph 7** – Subject site facing east showing proposed location for additions and alterations.





**Photograph 8** – Subject site facing south along the eastern boundary.



**Photograph 10** – Subject site facing west showing proposed location for additions and alterations.



**Photograph 12** – Neighbouring property adjoining the eastern boundary at 51 Main Street, Bruthen.



**Photograph 9** – Subject site facing southwest showing proposed location for additions and alterations.



**Photograph 11** – Neighbouring property adjoining the northern boundary at 6A Church Street, Bruthen – “Police Paddock”.



**Photograph 13** – Neighbouring property adjoining the western boundary at 47 Main Road, Bruthen.



**Photograph 14** – Main Street facing east.



**Photograph 15** – Main Street facing west.

### 3. THE PROPOSAL

This application seeks approval for buildings and works associated with the proposed additions and alterations to the existing Bruthen Mechanics Institute Hall under the provisions of the Township Zone. The existing use is classified as a Place of Assembly under the provisions of the East Gippsland Planning Scheme. The proposed development plans are contained in **Appendix B**.

The proposed buildings and works will be concentrated to the northwestern corner of the existing building and will have an additional floor area of 45.26 m<sup>2</sup>. The overall height will not exceed the height of the existing hall and will be 2.55m.

The buildings and works will have a setback of 1.49 metres to the western boundary and 1.99m to the existing outbuilding.

The proposal will include male and female bathrooms including toilets, showers and vanities, one unisex accessible bathroom and a storage room.

The finished material of the proposed buildings and works will include fibre cement cladding in a painted finish of Colorbond Classic Cream and corrugated metal roof sheeting in a Zincalume finish. Gutters, fascia and flashings will have a

painted finish of Colorbond Cottage Green or similar. A visual description of the proposed materials and colours is contained in **Figure 3** and within the proposed development plans.

Vehicle and pedestrian access to the site is existing and will remain unchanged.

The subject site is currently connected to all available services which will remain unchanged.

No vegetation removal is required to facilitate the proposal and only minor excavations will be required to create a level building surface and provide for services.

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
FCS1	PAINT-COLORBOND CLASSIC CREAM OR SIMILAR TO MATCH EXISTING	FIBRE CEMENT CLADDING - TYPE 1 AXON 133 SMOOTH OR SIMILAR
MR1	CUSTOM ORB ZINCALUME OR SIMILAR	CORRUGATED METAL ROOFING TYPE 1
	PAINT-COLORBOND COTTAGE GREEN OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIA AND FLASHINGS
	PAINT-CLASSIC CREAM OR SIMILAR TO MATCH EXISTING	ALUMINIUM WINDOW FRAMES

Figure 3 – Colour and material Schedule – TDH

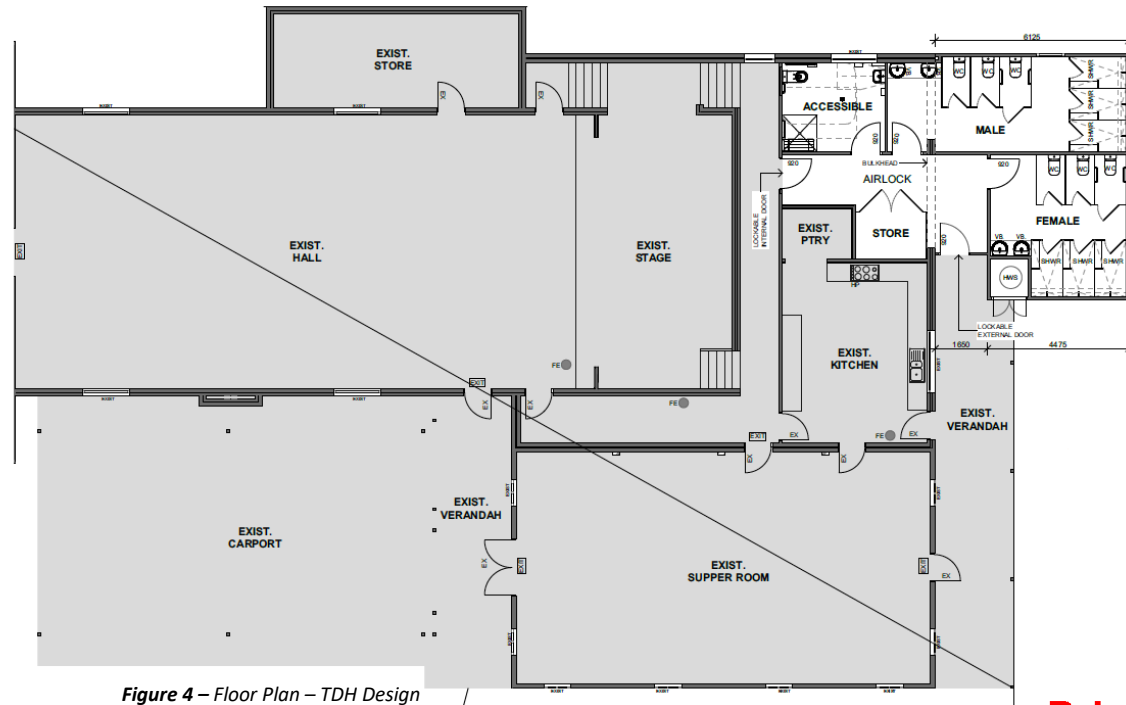


Figure 4 – Floor Plan – TDH Design



## 4. ZONES AND OVERLAYS

### Township Zone

The purpose of the Township Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that is responsive to the neighbourhood character of the area.
- 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 Township Zone Map is provided in **Figure 5**.

Clause 32.05-11 provides a permit is required for buildings and works associated with Section 2 use. The proposal does not meet the VicSmart provisions.

The relevant decision guidelines of the Township Zone are addressed below in Section 5.

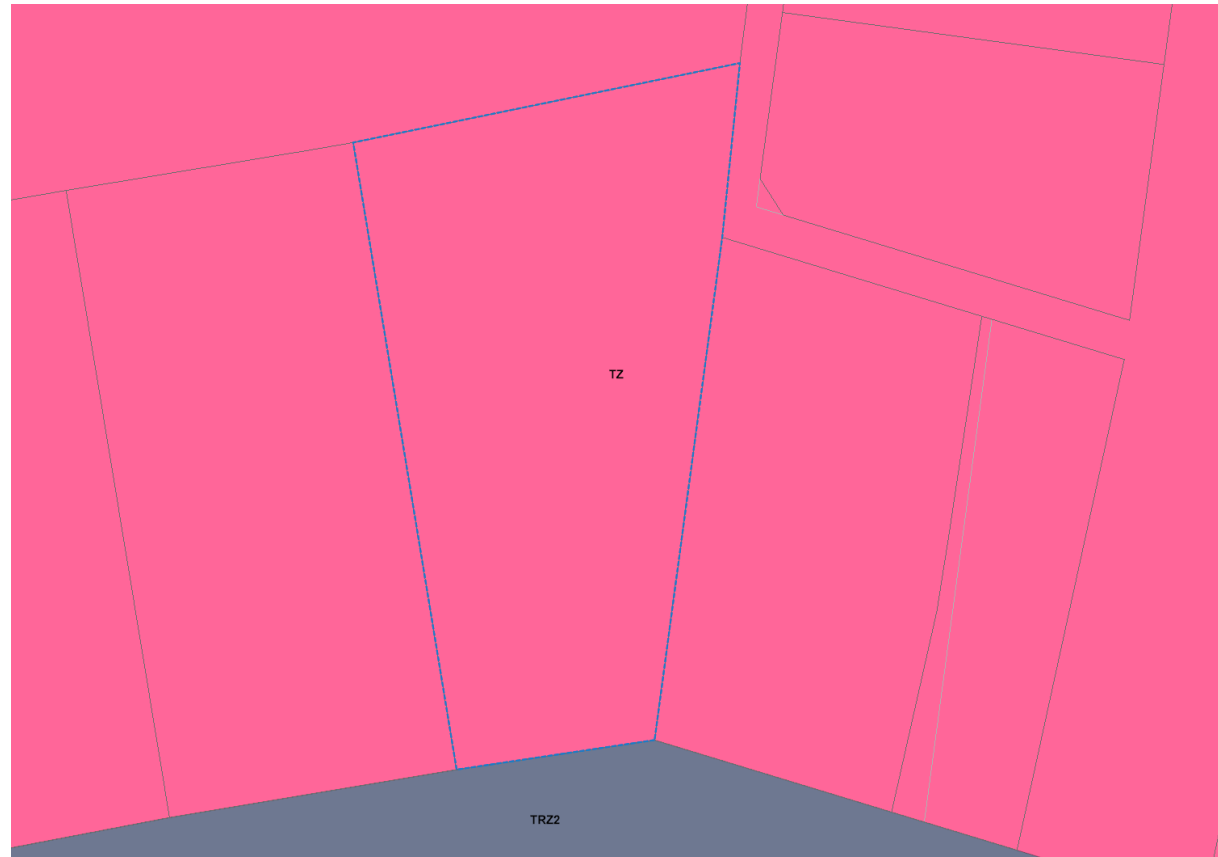


Figure 5 – Township Zone – (source - mapshare.vic.gov.au)

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## 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 and as such a Cultural Heritage Management Plan is not required.

## 5. OTHER PLANNING PROVISIONS

### 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 additions and alterations to an existing building used for place of assembly. The car parking calculations for a place of assembly are provided below in Table 1:

Use	Rate Column A	Rate Column B	Car parking measure Column C
Place of Assembly	0.3	0.3	To each patron permitted.

**Table 1 – Car parking provisions**

## 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.”*

The subject site adjoins a road identified as a Transport Zone 2 along the southern boundary. A permit is not required under Clause 52.29 as the proposal is not seeking to create or alter access. Access is existing and will remain unchanged.

## 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 buildings and works are 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 appropriate additions and alterations to an existing building that can be respectful of the existing and surrounding development and the environment whilst providing an improved community facility.
- There are no environmental constraints associated with the subject site. The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the proposed additions and alterations reduce 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 Bruthen as a rural settlement. Bruthen is ideally located for rural-residential living, being 25 kilometres

north-east of Bairnsdale and 30 kilometres north west of Lakes Entrance.

- The proposal is consistent with the decision guidelines of the Township Zone at **Clause 32.05-15** which seeks to encourage development that is responsive to the neighbourhood character of the area.
- The use of the existing Mechanics Institute Hall for place of assembly will remain unchanged.
- The proposed additions and alterations will enhance and support the existing use of the site by creating new modern and user-friendly amenities. The buildings and works will include male and female toilets and showers, an accessible unisex bathroom and a storage room.
- The finished materials and colours of the proposal have been chosen to match the existing building to ensure a well integrated addition to an existing building. Whilst the building is not identified as being heritage listed and is not affected by the Heritage Overlay, the building is still considered to be of heritage significance and as such any additions or alterations should ensure the historical values are retained. The proposed additions and alteration are a small addition to the rear of the building in an area that has previously been modified from the original building.

- Consent from the landowner being the Department of Energy, Environment and Climate Action is provided in **Appendix C**.
- Pedestrian and vehicle access to the site are existing and will remain unchanged. Pedestrian access is via footpaths entering from the eastern and southern boundary connecting to Main Street. Vehicle access is via a concrete crossover and bitumen driveway entering from the southern boundary directly from Main Street.
- The site does not contain any formal car parking spaces however, does contain a carport and a large area available for parking. No additional car parking spaces are proposed as a result of this proposal and the number of patrons is not being increased.
- Drainage from the proposed additions and alterations will be directed to the legal point of discharge to the satisfaction of the responsible authority.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposal supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- Access to the site is existing and will remain unchanged. There is not expected to be an



increase in traffic as a result of the proposal and no additional car parking is proposed.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- The Bruthen Mechanics Institute Hall is a valued community asset that provides a central space for social, cultural and recreational activities. Improving the facility with new amenities will support increased community use, improve accessibility and ensure the hall continues to meet the needs of current and future users.

## 7. CONCLUSION

This submission is in support of a planning permit application for additions and alterations to the existing Bruthen Mechanics Institute Hall at 49 Main Street, Bruthen.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed 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 Township Zone.
- The design of the additions and alterations are complementary to the existing building and surrounding development.
- The proposal will enhance and support the existing use of the site.

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

**Development Solutions Victoria**

### Disclaimer:

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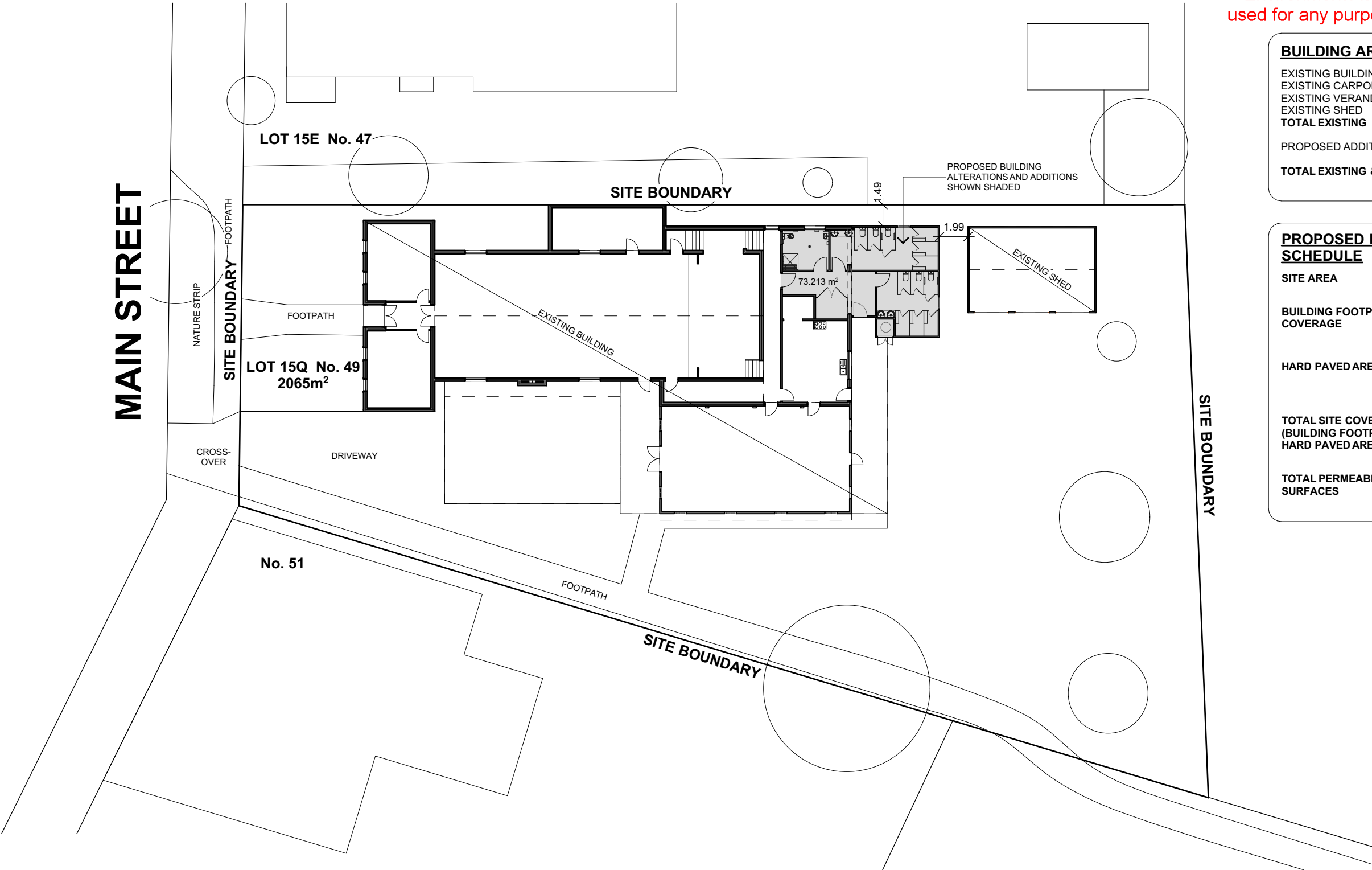
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BUILDING AREA SCHEDULE

EXISTING BUILDING	502.89m <sup>2</sup>
EXISTING CARPORT	104.26m <sup>2</sup>
EXISTING VERANDAH	58.28m <sup>2</sup>
EXISTING SHED	53.00m <sup>2</sup>
TOTAL EXISTING	665.43m <sup>2</sup>
PROPOSED ADDITION	45.26m <sup>2</sup>
TOTAL EXISTING & ADDITION	763.69m <sup>2</sup>

PROPOSED LAND AREA SCHEDULE

SITE AREA	2065m <sup>2</sup>
BUILDING FOOTPRINT COVERAGE	763.69m <sup>2</sup> 36.98% (OF SITE AREA)
HARD PAVED AREA	320.00m <sup>2</sup> 15.50% (OF SITE AREA)
TOTAL SITE COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	1083.69m <sup>2</sup> 52.48% (OF SITE AREA)
TOTAL PERMEABLE SURFACES	981.31m <sup>2</sup> 47.52% (OF SITE AREA)



SITE PLAN

1:300

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:  
**BUILDING ALTERATIONS & ADDITIONS**

PROJECT ADDRESS:  
**49 MAIN STREET, BRUTHEN**

CLIENT:  
**BRUTHEN MECHANICS INSTITUTE AND RECREATION RESERVE HALL**

JOB NUMBER:  
**0449-24**

DRAWING TITLE:  
**SITE PLAN**

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH      CHECKED: TH

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**TP01**

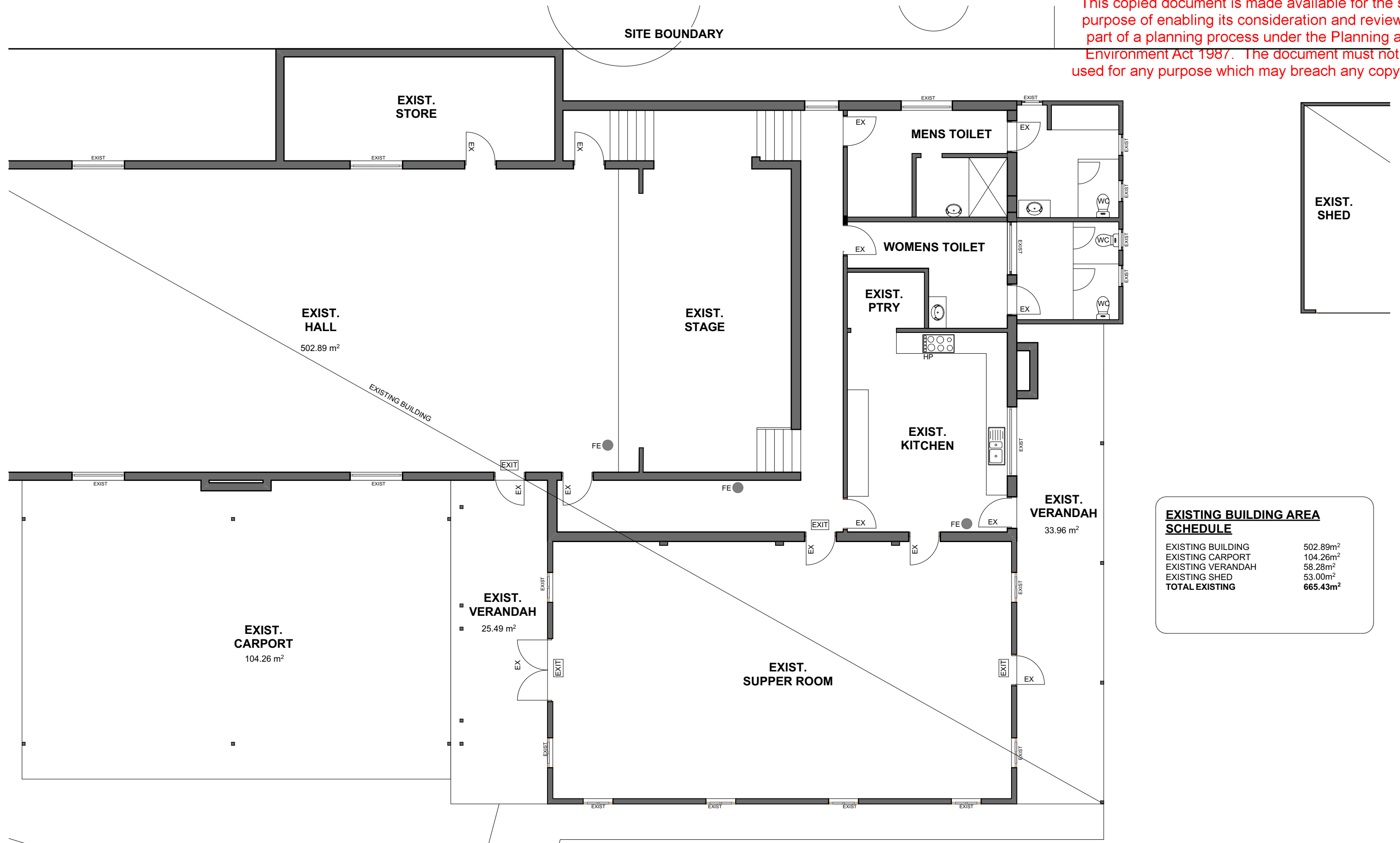


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<b><u>EXISTING BUILDING AREA</u></b>	
<b><u>SCHEDULE</u></b>	
EXISTING BUILDING	502.89m <sup>2</sup>
EXISTING CARPORT	104.26m <sup>2</sup>
EXISTING VERANDAH	58.28m <sup>2</sup>
EXISTING SHED	53.00m <sup>2</sup>
<b>TOTAL EXISTING</b>	<b>665.43m<sup>2</sup></b>

## EXISTING CONDITIONS

1:100

## TOWN PLANNING

[illegible]

**PROJECT:**  
**BUILDING ALTERATIONS &  
ADDITIONS**

**PROJECT ADDRESS:**  
**49 MAIN STREET,  
BRUTHEN**

CLIENT:  
**BRUTHEN MECHANICS INSTITUTE  
AND RECREATION RESERVE HALL**

JOB NUMBER:  
**0449-24**

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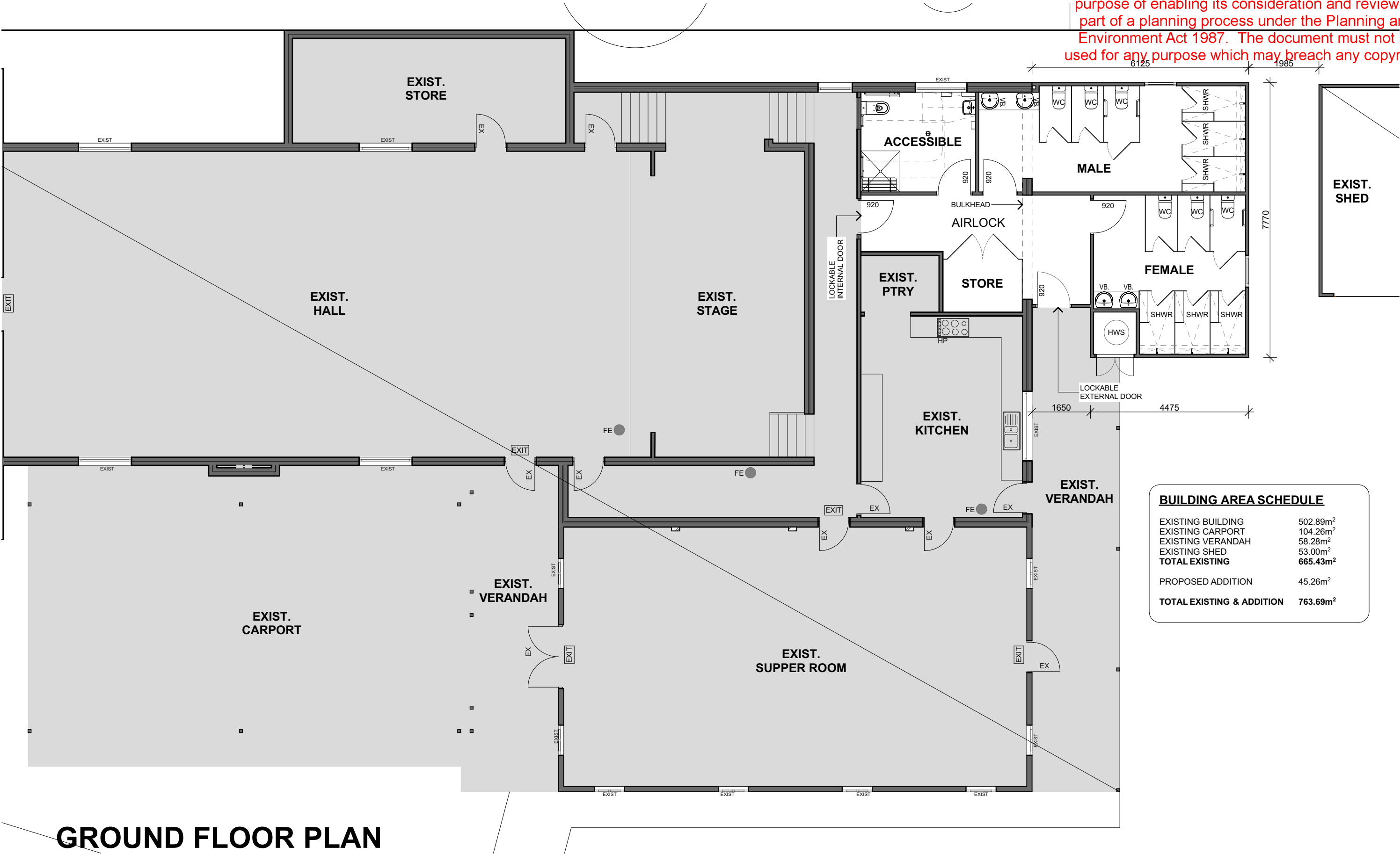


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GROUND FLOOR PLAN

1:100

TOWN PLANNING

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PROJECT:  
**BUILDING ALTERATIONS & ADDITIONS**

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**49 MAIN STREET, BRUTHEN**

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JOB NUMBER:  
**0449-24**

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**GROUND FLOOR PLAN**

SCALE: AS SHOWN

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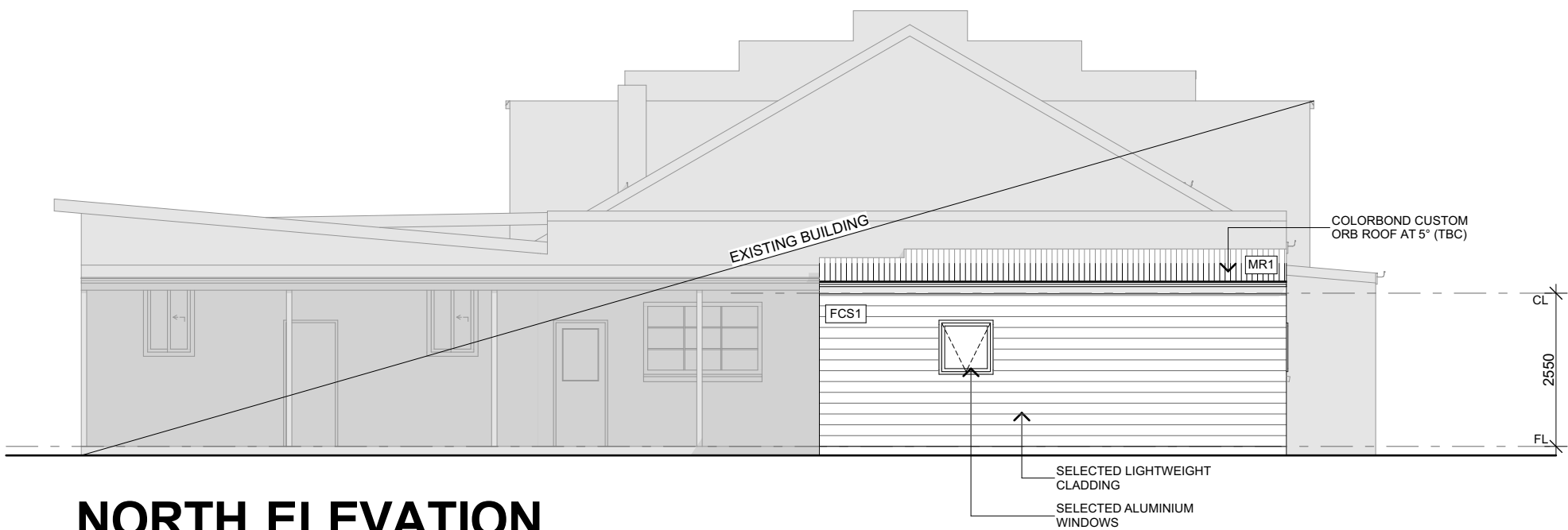
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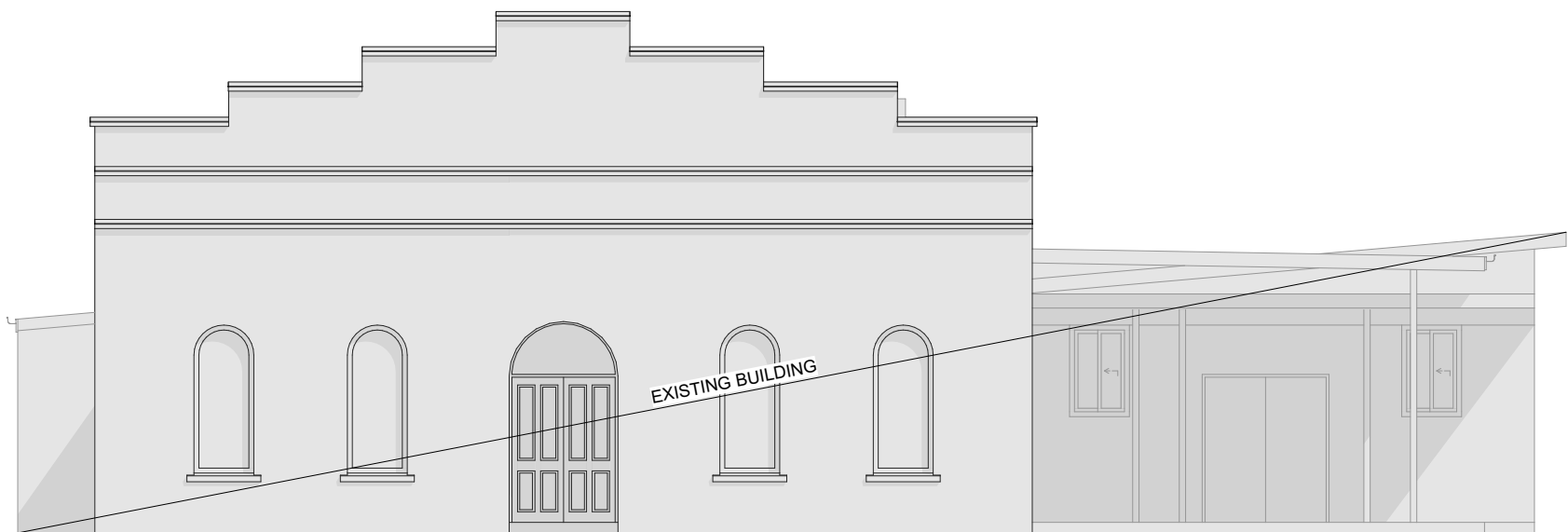
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**PRELIMINARY**

REVISION:

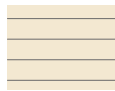


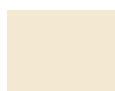
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**NORTH ELEVATION**  
1:100

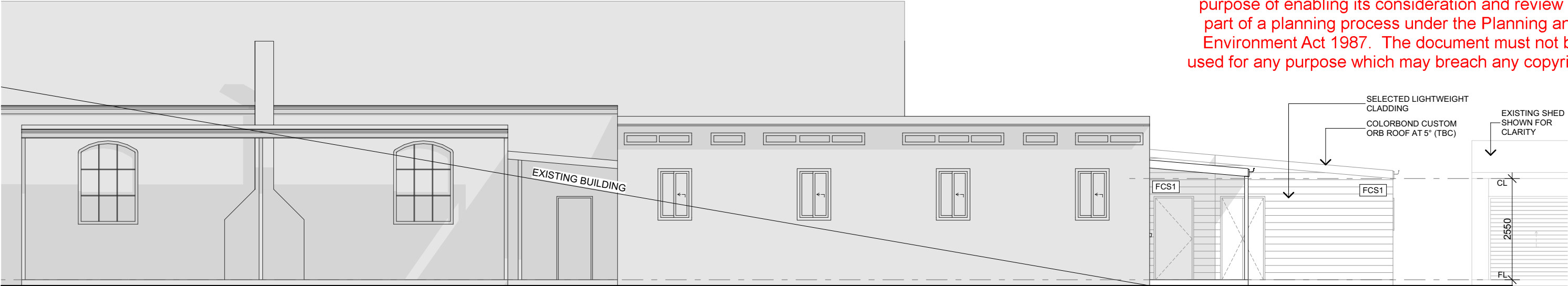


**SOUTH ELEVATION**  
1:100

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
FCS1 	PAINT-COLORBOND CLASSIC CREAM OR SIMILAR TO MATCH EXISTING	FIBRE CEMENT CLADDING - TYPE 1 AXON 133 SMOOTH OR SIMILAR
MR1 	CUSTOM ORB ZINCALUME OR SIMILAR	CORRUGATED METAL ROOFING TYPE 1
	PAINT-COLORBOND COTTAGE GREEN OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIA AND FLASHINGS
	PAINT-CLASSIC CREAM OR SIMILAR TO MATCH EXISTING	ALUMINIUM WINDOW FRAMES

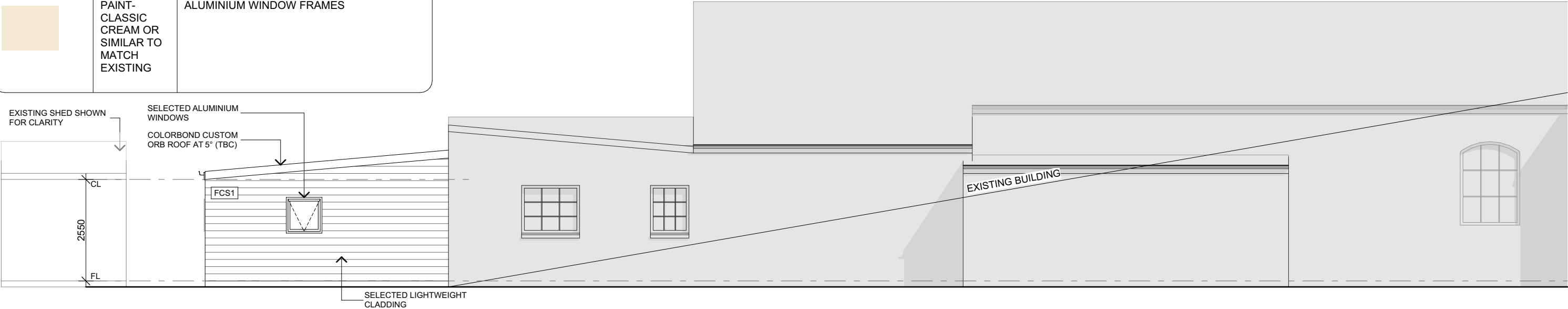


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	PAINT-COLORBOND COTTAGE GREEN OR SIMILAR TO MATCH EXISTING	GUTTERS, FASCIAAND FLASHINGS
	PAINT-CLASSIC CREAM OR SIMILAR TO MATCH EXISTING	ALUMINIUM WINDOW FRAMES

EAST ELEVATION  
1:100



WEST ELEVATION  
1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



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**BUILDING ALTERATIONS & ADDITIONS**  
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JOB NUMBER:  
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DRAWING TITLE:  
**ELEVATIONS**

SCALE: AS SHOWN  
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