

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	37 Bullock Island Road LAKES ENTRANCE VIC 3909 CA: 2009 CL: 09-346/11
The application is for a permit to:	Buildings and Works for a Multi-purpose Outbuilding (take away food premises)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
33.03-4 (IN3Z)	Construct a building or construct or carry out works.
44.04-2 (LSIO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Lakes Entrance Fishermens Co-Op
The application reference number is:	5.2025.316.1

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

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

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 17 September 2025 1:39 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: LEFL land title.pdf; LEFL Plan.pdf; Certificate Crown Folio Statement.pdf; Planning_Permit_Application_2025-09-17T13-39-16_27820191_0.pdf; FW: Planning permit application for Off The Wharf cafe Lakes Entrance ; JGA - LEFL Cafe, Viewing Deck and Site Civil Worker.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:

Applicant name: Lakes Entrance Fishermen's Limited

Business trading name: Off The Wharf Cafe

Email address: manager@lefcoll.com.au

Postal address : Po Box 1125, Lakes Entrance

Preferred phone number:

Secondary phone number: 51551 688

Owner's name:

Owner's postal address: As above

Street number: 37

Street name: Bullock Island

Town: Lakes Entrance

Post code: 3909

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 : We built a Cafe/Restaurant which has been for approximately 18 months ago.

Description of proposal : Off The Wharf Cafe & Restaurant, would like to build a small multi-purpose building, to accommodate a place where we can serve alcohol, coffee, takeaway meals, as well as a dry storage area.

Estimated cost of development: \$6,000

Has there been a pre-application meeting: No

ExtraFile: 1

Invoice Payer: LEFL

Address for Invoice: Po box 1125 Lakes Entrance

Invoice Email: Manager@lefcoll.com.au

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [LEFL land title.pdf](#)

Plans: [LEFL Plan.pdf](#)

Covenants agreements: [Certificate Crown Folio Statement.pdf](#)



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 3

VOLUME 12546 FOLIO 530

Security no : 124128162527J
Produced 17/09/2025 11:45 AM

CROWN LEASE

LAND DESCRIPTION

Crown Allotment 2009, Crown Allotment 2017 and Crown Allotment 2055 Parish of Colquhoun.
Created by instrument AX989407D 13/05/2024

REGISTERED PROPRIETOR

Estate Leasehold
EXPIRY DATE 21/02/2045
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown lease reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP972642V 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11726/946, 11726/959, 12515/836

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 12/07/2024

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP972642V
Number of Pages (excluding this cover sheet)	64
Document Assembled	17/09/2025 11:45

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EDITION 1		TITLE PLAN			TP972642V
Location of Land Parish: COLQUHOUN Section: - Crown Allotment: 2009, 2017 & 2055				LEASE UNDER SECTION 17D CROWN LAND (RESERVES) ACT 1978	
Easement Information E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT. COMPILED : 13/05/2024 VERIFIED : NT Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of	
SEE PLAN ATTACHED TO CROWN LEASE PAGES					
LENGTHS ARE IN METRES		NOT TO SCALE	SHEET SIZE A3	DEALING No.: AX989407D	
Sheet 1 of 64 Sheets					

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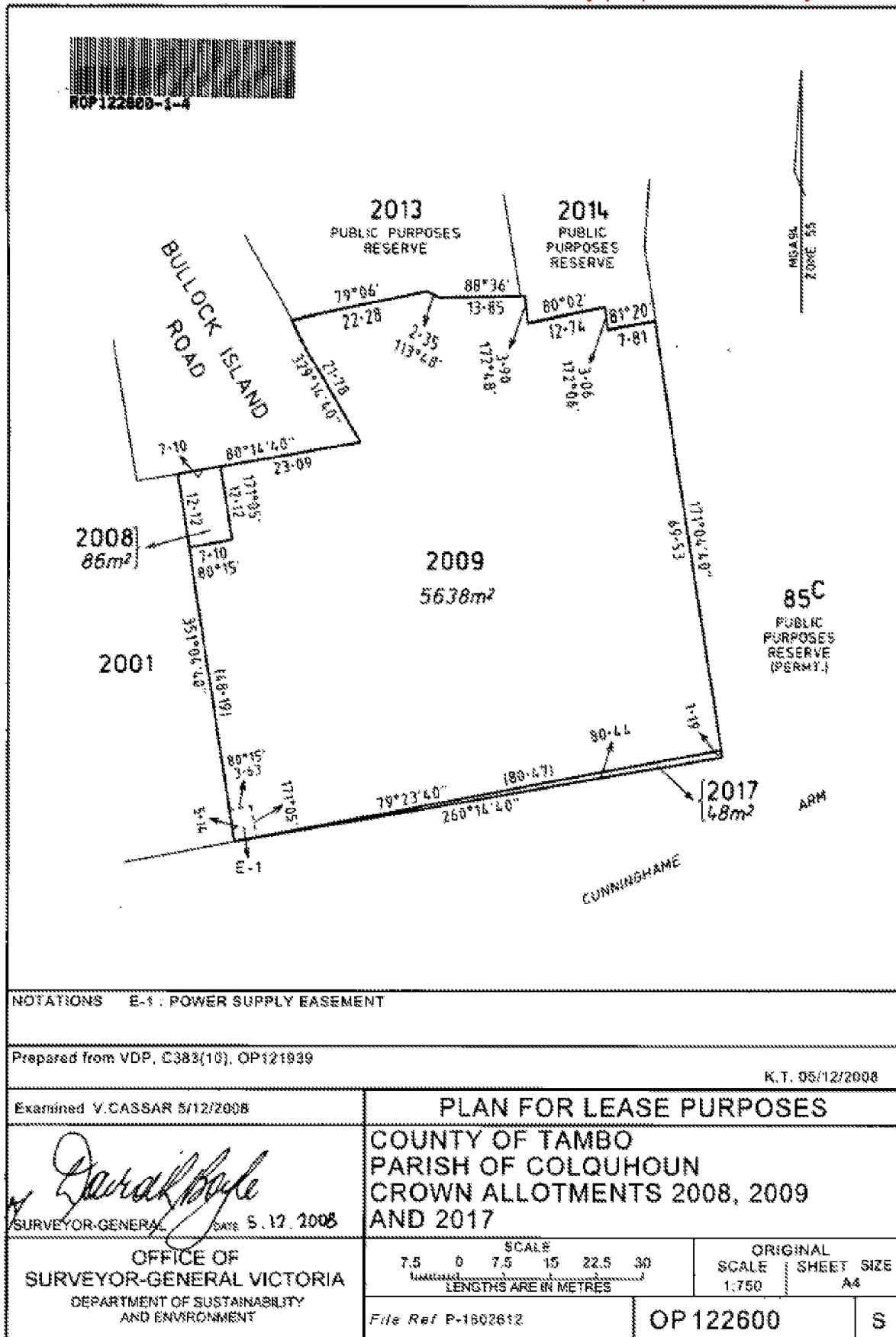
TP972642V

Attachment 1 Premises Plan

PLAN OF CROWN ALLOTMENT		EDITION 1	OP126528P
LOCATION OF LAND COUNTY: TAMBO PARISH: COLSLUNDON CROWN ALLOTMENT: 2055 SPI: 2055\PP2412 TITLE REFERENCE: C/F VOL 1860 FOL 498		NOTATIONS	
ORIGINAL SHEET SIZE: A3 SCALE 1:500 0 5 10 20 METRES FILE REF: 1602612 CAD FILE: 2055 Plan of CA.pro DRAWN: DR 13/6/2023 EXAMINED: AT 9/8/2023		CERTIFICATION BY SURVEYOR SHEET 1 OF 1 SHEET I, Paul Anthony Dwyer of 152 Macleod Street, Balaclava, VIC, 3875 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 09/08/2023, that this plan is accurate and correctly represents the adapted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015. Digitally signed by Paul Anthony Dwyer 21/08/2023 Licensed Surveyor, Surveying Act 2004	
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF TRANSPORT AND PLANNING		Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor Surveyor's Plan Version (1) 21/08/2023, SPEAR Ref: S2148028 Certified by Craig Sandy Surveyor-General 08:38 AM 22/11/2023 SPEAR Ref: S2148028	

Amended by: Paul Anthony Dwyer, Licensed Surveyor 21/11/2023

TP972642V

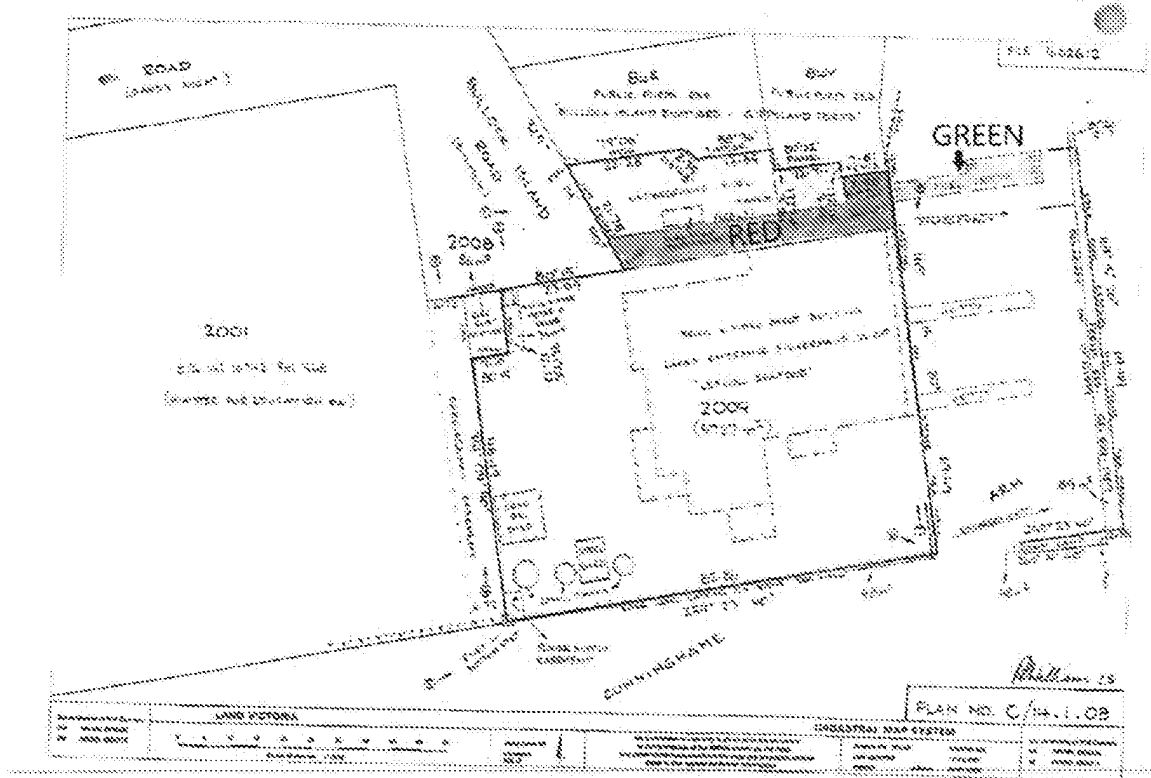


Landlord reference: 1602612
13294446v5

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TP972642V

Attachment 2 Access Plan



Landlord reference: 1602612
13294446v5

CROWN FOLIO STATEMENT

VOLUME 11726 FOLIO 940
No Coft exists

Security no : 124128148519K
Produced 17/09/2025 07:23 AM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2014 Parish of Colquhoun.
PARENT TITLE Volume 11698 Folio 008
Created by instrument MI073541U 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI073541U 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI073543Q 06/08/2016
TEMPORARY
PUBLIC PURPOSES
GP2703

INDIGENOUS LAND USE AGREEMENT as to part MI073544N 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION

SEE CD031066C 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: "LEFCOL" 37 BULLOCK ISLAND ROAD LAKES ENTRANCE VIC 3909

DOCUMENT END

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John Gardner & Associates
Consulting Engineers | Structural & Civil

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Mobile 0429 646 022

email john@johngardner.com.au



LEFL CAFE , VIEWING DECK & SITE CIVIL WORKS

37 BULLOCK ISLAND ROAD - LAKES ENTRANCE.

CONTENTS:

S0: GENERAL NOTES AND DRAWING SCHEDULE

S1: CAFE SUPPORT PLATFORM PLANS

S2: CAFE SUPPORT PLATFORM DETAILS

S3: CAFE STEEL PLAN AT DECK LEVEL

S4: CAFE ROOF & PLANT PLATFORM PLAN

S5: VIEWING DECK & RAMP - FOOTINGS PLAN

S6: VIEWING DECK & RAMP - FRAMING PLAN

S7: SITE CIVIL DEMOLITION PLAN

S8: SITE CIVIL PLAN - SOUTHERN SECTION

S9: SITE CIVIL PLAN - NORTHERN SECTION

S10: PILED DECK & ENTRY RAMP DETAIL

S11: CIVIL DETAILS

S12: VIEWING DECK

S13: CAFE ROOF DETAILS

S14: FREE FRAMED ROOF

[illegible]

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*TENDER REVISION
ISSUE
13 JULY 2021*

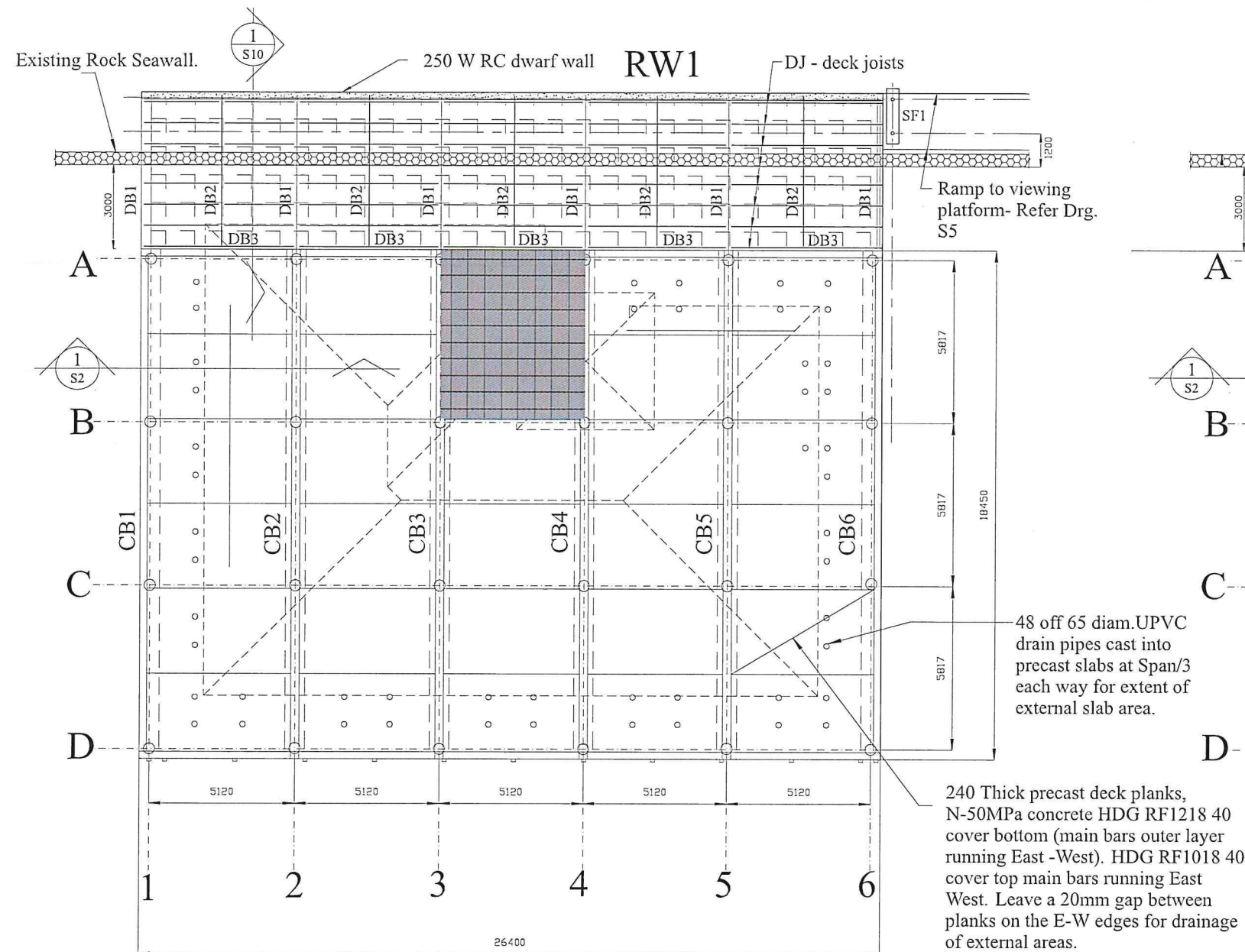
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Job No. 19024

Drawing No.	Rev.
S0	B

Printed 8/10/2025

Page 11 of 45



○ Denotes driven 425 OD x 20mm FRP Marine Composites piles - Refer to Schedule this sheet.

Denotes Treadwell GTX381313M2 mm gritted FRP micro mesh to entry deck area supported on HDG steel framing. Mesh secured to deck battens with S/S fixings at 600c/c.

Denotes 260mm set down to deck planks

DECK BEAM & PLANK PLAN

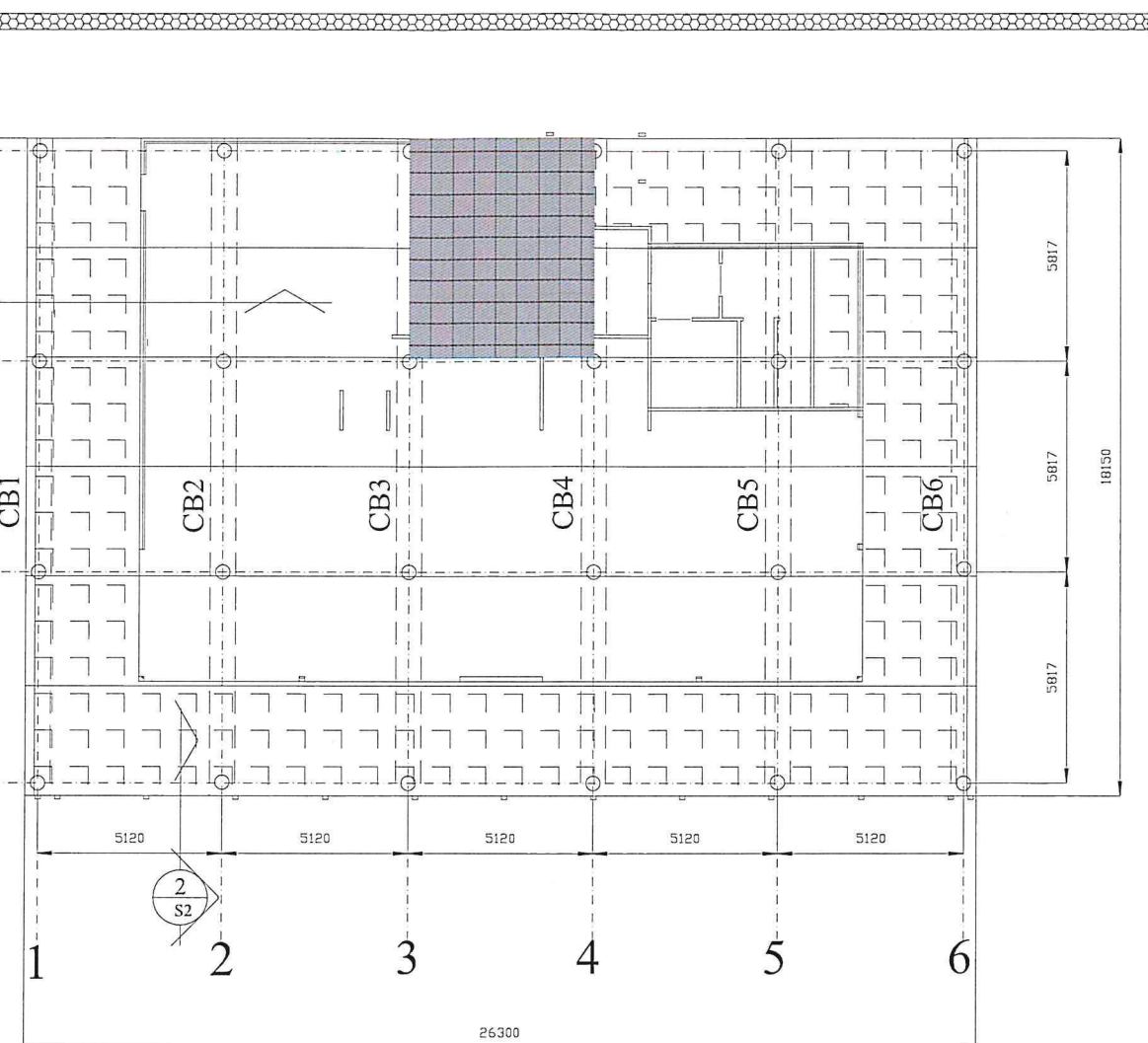
SCALE 1:100

DECK BEAMS		
MARK	SIZE (L x W x D)	REINFORCEMENT
CB1	800X550D.	Refer details sheet S10
CB2,5	800X550D.	Refer details sheet S10
CB6	800X550D.	Refer details sheet S10
CB3,4	800X550D (810D North end).	Refer details sheet S14

PILE SCHEDULE			
	DIAM x WALL T	PILE LENGTH	PILE PROOF LOAD
A1-A6	425x20 FRP CHS	11.5 M	250 kN (25tonne)
B1,B6	425x20 FRP CHS	11.5 M	250 kN (25tonne)
B2-B5	425x20 FRP CHS	14.8 M	500 kN (50tonne)
C1,C6	425x20 FRP CHS	11.5 M	250 kN (25tonne)
C2-C5	425x20 FRP CHS	14.8 M	500 kN (50tonne)
D1-D6	425x20 FRP CHS	11.5 M	250 kN (25tonne)
TEST PILES			
A1,D6	425x20 FRP CHS		250 kN (50tonne)
B3,C4	425x20 FRP CHS		500 kN (50tonne)

* Extra 3.3 m length achieved with submitted 900 spigot splice detail as submitted. Splice at embedded end of pile.

ACCESS RAMP MEMBER SCHEDULE :		
MARK	DESCRIPTION	REMARKS / CONNECTIONS
DB1	250UB31	Support on RC wall North end, 12 end plate 6cfw 4-M16 B.B/S chemsets to RC beams South end
DB2	250UB26	Support on RC wall North end, 10 plate cleat 6 cfw 2-M20 4.6/S to DB3
DB3	250UB31	10 plate cleat 6cfw 2-M20 4.6/S each end
DJ1	100 PFC @ 600 c/c	8 plate cleat 6 cfw 2- M12 4.6/S each end
NOTES:		
1. ALL EXTERNAL STEELWORK & WALL STEEL LINTELS TO BE HOT DIPPED GALVANISED.		



Denotes nominal 85 thick screed slab to footprint of cafe area. Allow falls in wet areas to floor outlets. Refer Architects Drgs. for sill and threshold details, falls in floor and floor finishes.

Denotes Treadwell GTX381313M2 gritted FRP micro mesh to external deck area supported on 44x44 FRP solid square battens at 600 c/c. Battens secured to deck planks with M8 S/S anchors @ max 900 c/c. Mesh secured to battens @ max 600 c/c with S/S fixings. Leave 100mm gaps in battens at max. 1500 c/c for drainage.

CAFE FLOOR SCREED & EXTERNAL DECK MESH PLAN

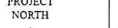

SCALE 1:100

NOTES TO PRECAST DECK PLANKS

PRECAST DECK PLANKS TO BE CAST ON STEEL TROWEL FINISHED CASTING BED OR STEEL PLATE CASTING BED CONCRETE TO BE 50MPa MAXIMUM 65mm SLUMP. CONCRETE TO BE THOROUGHLY VIBRATED AND STEEL TROWEL FINISHED TOP FACE TO BE CURED WITH AN APPLIED CURING COMPOUND. LIFTING ANCHORS TO BE S/S AND TO BE EITHER TOP FACE LIFTERS OR FULLY RECESSED EDGE LIFTERS - FINAL DESIGN BY PRECASTER.

TENDER REVISION
ISSUE
13 JULY 2021

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Revision				Orientation	Client	Architects	Job title		Date Commenced		Job No.		
Rev	Date	Summary	BY		<p>Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lcfcol.com.au</p>	<p>JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au</p>	 <p>John Gardner & Associates Consulting Engineers Structural & Civil</p> <p>27 The Terrace, Metung Vic 3904 Telephone 0429 446 022 email john@johngardner.com.au</p>	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE	Date Commenced	19024	Drawing No. S1	Rev. D	
A	15.6.21	Piles changed to FRP and driven depth increased, Concrete Beams depth increased to 550	JAG						Date Released				
		Cafe screed reduced to 85mm, spec on precast planks and FRP mesh altered	JAG						Scale				1:100 @ A1.
B	30.6.2021	Drain holes added to floor planks, FRP extend into chair store	JAG						Design				JAG
C	5.7.2021	Pile schedule altered, splice note added for piles B2-B5 and C2-C5	JAG						Drawn				JAG
D	13.7.21	Deck Plank set down 260 mm Grids 1/B & 3/4, CB3&4 altered in schedule	JAG						Checked				

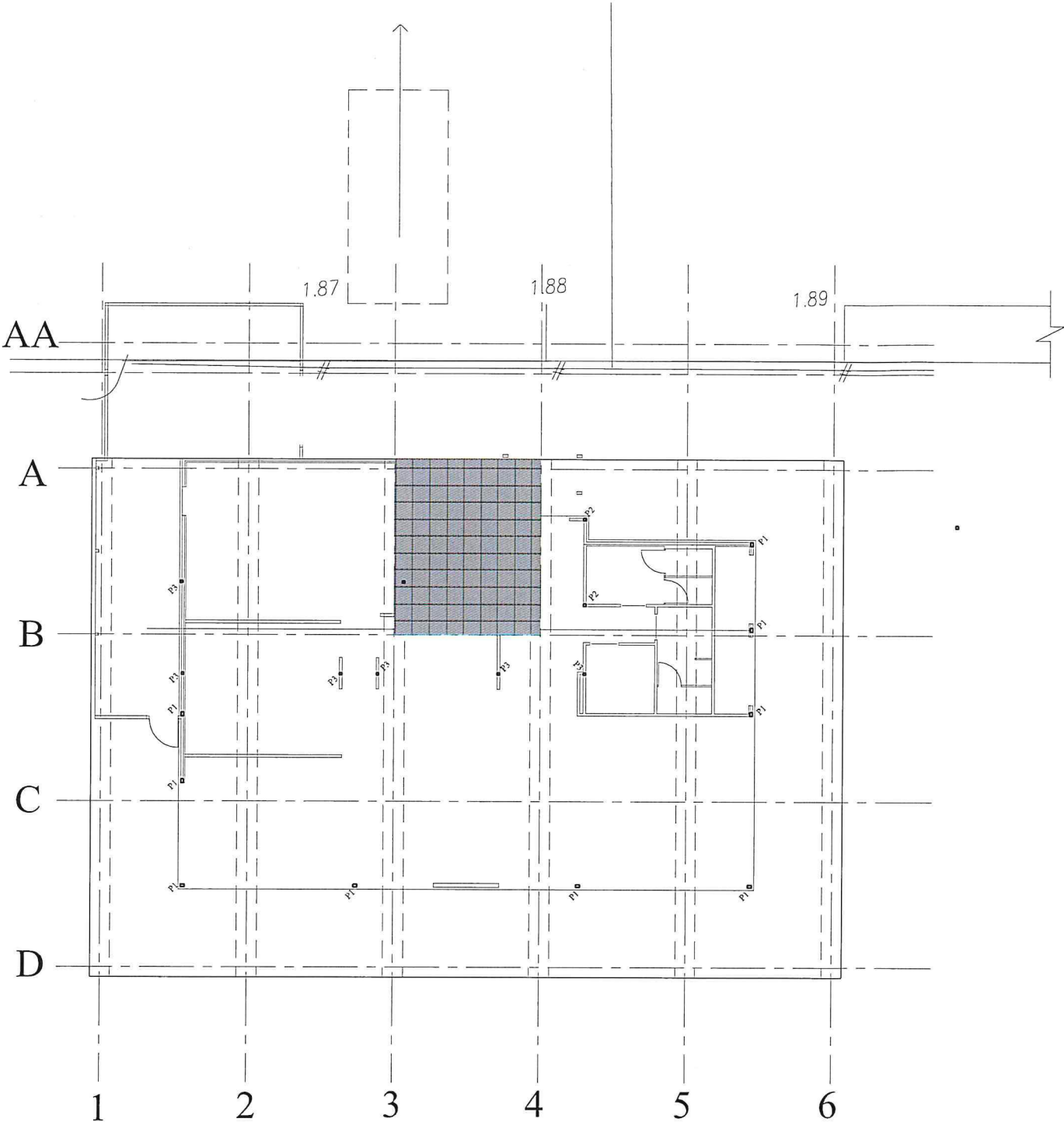


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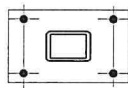


Job title
LEFL SITE
37 BULLOCK ISLAND
LAKES ENTRANCE
Drawing title
CAFE SUPPORT PLATFORM PLANS

Date Released
Scale 1:100 @ A1.
Design JAG
Drawn JAG
Checked
Job No.
19024
Drawing No.
S1
Rev.
D

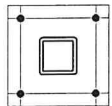


Not : Perimeter post base plates offset to ensure full cover by floor screed.



P1 baseplate detail

300x250x16 plate FSBW to P1 post. 4 - M20 8.8 chemset bolts on 230x180 pitch grid. Chemsets min. 200 into precast deck planks, min. 100 bolt projection. 30mm non shrink levelling grout. Trim excess bolt projection above nut.



P2 baseplate detail

275x275x16 plate FSBW to P2 post. 4 - M20 8.8 chemset bolts on 205x205 pitch grid. Chemsets min. 200 into precast deck planks, min. 100 bolt projection. 30mm non shrink levelling grout. Trim excess bolt projection above nut.






P3 baseplate detail

250x250x12 plate 8 cfw to P3 post. 4 - M16 8.8 chemset bolts on 180x180 pitch grid. Chemsets min. 200 into precast deck planks, min. 100 bolt projection. 30mm non shrink levelling grout. Trim excess bolt projection above nut.

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Revision				Orientation	Client	Architects			Job title	Date Commenced	Job No.						
Rev	Date	Summary	BY	<div>PROJECT NORTH</div> 	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcoll.com.au	JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	 <div>Association of Consulting Structural Engineers Victoria</div>	<div>John Gardner & Associates Consulting Engineers Structural & Civil</div> 27 The Terrace, Metung Vic 3904 Telephone 0429 646 022 email john@johngardner.com.au		Date Released	19024						
A	28.6.21	P3 POSTS ADDED	JAG							Scale							
B	13.7.21	2 off P3 posts added. Note re. post base offsets added								Design							
-	-	-	-							-	-	-	-	-	-	Drawing No.	Rev.
-	-	-	-							-	-	-	-	-	-	S3	B
-	-	-	-							-	-	-	-	-	-		
-	-	-	-							-	-	-	-	-	-		
-	-	-	-							-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-								
Drawing title STEEL POST BASE PLATE PLAN & DETAILS										Drawn							
										Checked							

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AA

For Entry Ramp
Refer to S1 and S10.

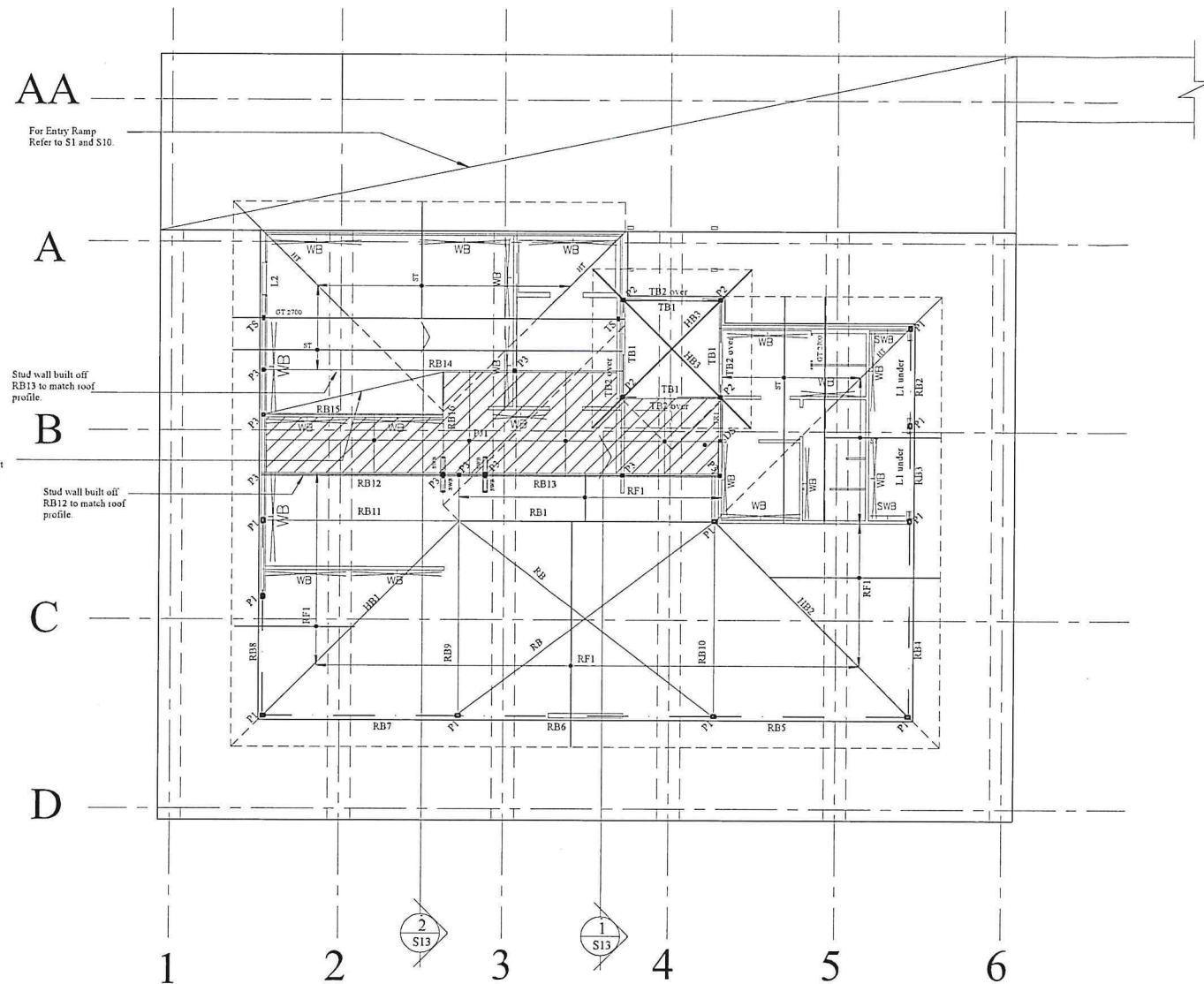
A

B

C

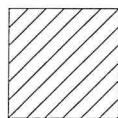
D

Void for Exhaust
hood. Hood support
on stud wall South
side & RB13 plus
fitments on North
side.



ROOF PLAN

SCALE 1:100



Denotes plant platform at
above ceiling level. Refer to
architect detail for RL's.

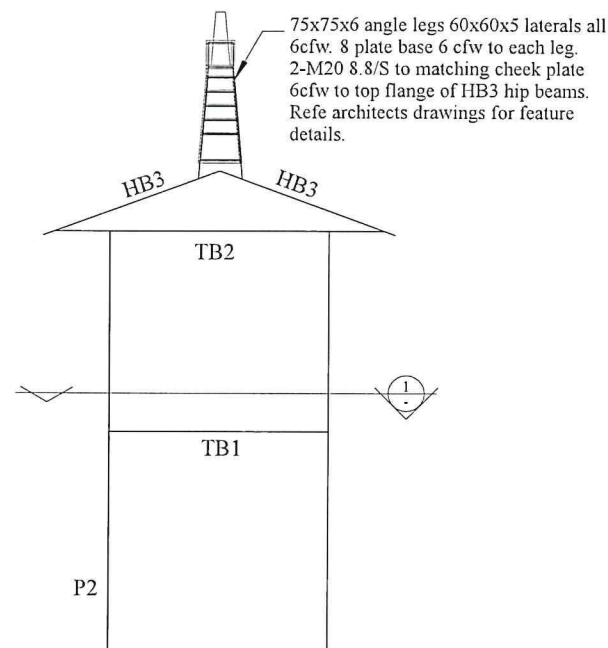


Denotes load bearing stud wall
to support plant platform and
exhaust hood. 90x45 MGP15
studs @ 450 c/c noggied at
third height points.

Notes :

Steel workshop drawings to be submitted to Engineer for approval
a minimum seven days before fabrication.

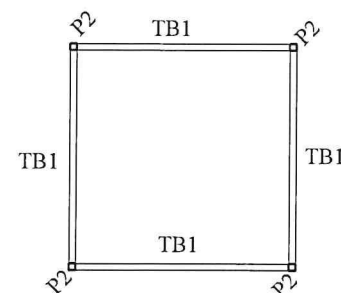
Refer Drawing S15 for free framed roof over plant platform



FOYER TOWER

SCALE 1:50

Tower fully welded
structures. Some site
welding at splices
necessary.



SECTION

SCALE 1:50

MEMBER SCHEDULE		
MARK	DESCRIPTION	REMARKS / CONNECTIONS
RB1	250 PFC	Refer typical details on S13
RB2	230 PFC	Refer typical details on S13
RB3	230 PFC	Refer typical details on S13
RB4	230 PFC	Refer typical details on S13
RB5	230 PFC	Refer typical details on S13
RB6	230 PFC	Refer typical details on S13
RB7	230 PFC	Refer typical details on S13
RB8	230 PFC	Refer typical details on S13
RB9	310UB46	FSDW @ eave, 10 plate cleat 6cfw 2-M20 8.8/S each end. Refer detail on Drg. S13
RB10	310UB32	10 P1 cleat 6cfw 2-M20 8.8/S each end to P1 & RB1
RB11	230 PFC	10 P1 cleat 6 cfw 2-M20 8.8 to P1 post & HB1
RB12	230 PFC - 2 spans	10 P1 cleat 6 cfw 2-M20 8.8 to P3 post full seating to west P4 post 10 end plate 2-M20 8.8/S splice to RB15
RB13	230 PFC - 2 spans	Full seating on east P4 post 10 end plate splice to RB12 full seating on P3 post
RB14	230 PFC - 2 spans	10 plate cleat 6 cfw 2-M20 8.8/S to west P3 post and TB1. Full seating on P3 post
RB15	200 PFC	10 P1 cleat 6 cfw 2-M20 8.8/S to RB15
RB16	200 PFC	10 P1 cleat 6 cfw 2-M20 8.8/S to RB14 & RB12
HB1	250 PFC	Hip Beam - 6 plate cleat 6 cfw 2 - M12 bolts each RF1 rafter, 10 plate cleat 6 cfw 2-M20 8.8/S each end
HB2	250 PFC	Hip Beam - 6 plate cleat 6 cfw 2 - M12 bolts each RF1 rafter, 10 plate cleat 6 cfw 2-M20 8.8/S each end
HB3	100x50x4 0 RHS	4 off to form cap to tower - cfw to each other and to P2 and TB2 tower members
P1	150x100x6 RHS	External facade posts. Refer details on S13
P2	125x125x8 SHS	Posts to tower frame. cfw to laterals to create a fully welded tower frame
P3	100x100x4 SHS	Refer details on S13
ST	Station Trusses at 900 c/c	Trusses to manufacturers Design
HT	Hip Truss	Trusses to manufacturers Design
GT2700	Girder Truss at 2700	Trusses to manufacturers Design. Triple studs in walls at support points
GT	Girder Truss	Trusses to manufacturers Design. Double studs in walls at support points
RF1	290x35 LVL15 @ 600 c/c	Refer details on S13. Rafters south side of RB1 noggied at Span/3
TR1	190x45 LVL15	Trimmer to terminate plant platform
PJ1	240x42 LVL15 @ 450 c/c	Plant room joists. Fully nailed joint hangers each end
L1	200x42 LVL15	
L2	90x45 MGP10 KDPine	Double studs each end
TB1	125x125x8 SHS	Laterals 8 cfw to P2 posts to create a fully welded tower frame
TB2	125x125x8 SHS	Laterals 8 cfw to P2 posts to create a fully welded tower frame
		JAMB STUD
TS	Girder Truss	
DS	Girder Truss	
WB	PRYDA MINI BRACE	TO MANUFACTURERS DETAILS
SWB	HARDIES SHEET WALL BRACE	TYPE B NAILING PATTERN REFER TO DRAWING 1102-57 FOR DETAILS
SB	PRYDA SPEED STRAP	TO MANUFACTURERS DETAILS

NOTES

- ALL EXTERNAL STEELWORK & WALL STEEL LINTELS TO BE HOT DIPPED GALVANISED.
- ALL BEAMS AND LINTELS TO BEAR MINIMUM 110 ON MASONRY (OR ON DOUBLE STUD) EACH END, UNLESS NOTED OTHERWISE.
- ALL KDP TO BE TREATED AS FOLLOWS:
EXTERIOR ABOVE GROUND USE HAZARD 3 RATING TO AS1604.
EXTERIOR BELOW GROUND USE HAZARD 5 RATING TO AS1604.

WALL FRAMING SPECIFICATION

EXTERNAL WALLS - 140X35 MGP10 T2 studs at 450 c/c noggied at third height points.

INTERNAL WALLS - 90X45 MGP10 T2 studs at 450 c/c noggied at mid height.

TENDER REVISION
ISSUE
13 JULY 2021

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Revision			Orientation	Client	Architects	Job title	Date Commenced	Job No.
Rev	Date	Summary	BY	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcoll.com.au	JR Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE	Date Released	19024
A	18.3.2021	Wall framing notes added. Studs deleted from schedule.	JAG				Scale	
B	14.6.21	Roof framing changed	JAG				Design	
C	28.6.21	Plant Platform added	JAG				Drawn	
D	13.7.2021	RB15 & 16 added + 1 P3 post.	JAG				Checked	
						Drawing title		
						CAFE ROOF PLAN & PLANT PLATFORM		



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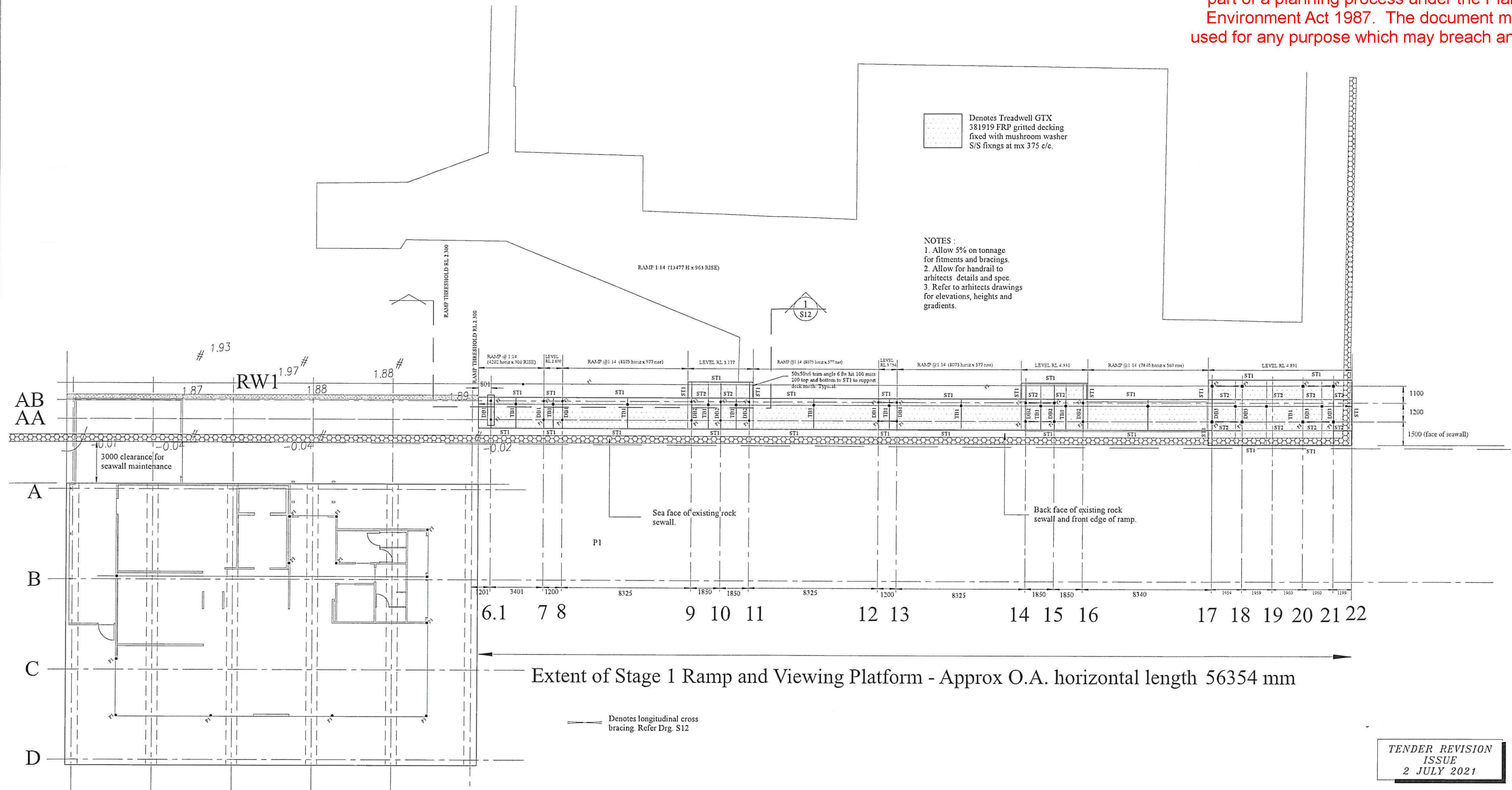
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ISSUE
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Job No.	
19024	
Drawing No.	Rev.
S5	.



VIEWING RAMP & DECK FRAMING

Notes:

Refer Drg Sheets S10, S11 & S12 for ramp and deck details

All Transverse frames Grids 6.1 to 16 to be fully welded prior to HDG



Transverse frames Grids 17,18, 20 & 21 to have bolted post to headstock connection, refer detail Drg.S12

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MEMBER SCHEDULE :			MEMBER SCHEDULE :		
MARK	DESCRIPTION	REMARKS / CONNECTIONS	MARK	DESCRIPTION	REMARKS / CONNECTIONS
ST1	250PFC stringers	Min. 10 plate cleat 2-MB.8/S bolts each end.	P3	150x150x6 SHS	Columns: grids 17,18,20 & 21
DB1	100x100x6.0 SHS Headstock	Head stock 6 cfw to posts	ST2	180 PFC beneath FRP decking	Bolted connection to headstocks.
DB2	125x75x6.0 RHS Headstock	Slot into posts and 6cfw both sides			
DB3	150x100x9.0 RHS Headstock	Slot into posts and 6cfw both sides			
TB1	75x75x6 angle @600 c/c	6cfw to ST1 Stringers - Refer Details			
P1	100x100x6.0 SHS	Columns: grids 6.1 to 13			
P2	125x125x6 SHS	Columns: grids 14 to 16			

NOTES:
1. ALL EXTERNAL STEELWORK, BOLTS & WASHERS TO BE HOT DIPPED GALVANISED.

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Rev	Date	Summary	BY	PROJECT NORTH		Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefc01.com.au		JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au		LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE		Date Released		19024	
A	18.3.2021	Reference to Stage 2 viewing platform removed	JAG							27 The Terrace, Metung Vic 3904 Telephone 0429 646 022 email john@johngardner.com.au		Scale 1:125			
-	-	-	-							JGA		Design		Drawing No. S6	
-	-	-	-							Drawing title		Drawn		Rev. A	
-	-	-	-							VIEWING DECK & RAMP - FRAMING PLAN		Checked			
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FEDERATION
TRAINING

ELECTRICAL
SUB
STATION

For continuation
refer Drg. S9.

DEMOLITION NOTES:

1. Demolish existing 150 thick slabs.
2. Demolish existing brick building, floor slab and apron slab.
3. Demolish concrete tank.
4. Tank removal by others. Demolish concrete slab.
5. Building removal by others. Demolish concrete slab.
6. Tank removal by others.
7. Demolish concrete hardstand.

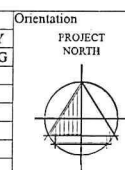


CONCRETE

TENDER REVISION
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2 JULY 2021

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Revision	Date	Summary	BY
Rev	Date	Summary	BY
A	18.3.2021	Demolition Notes items 4, 5 & 6 altered item 8 deleted	JAG
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-



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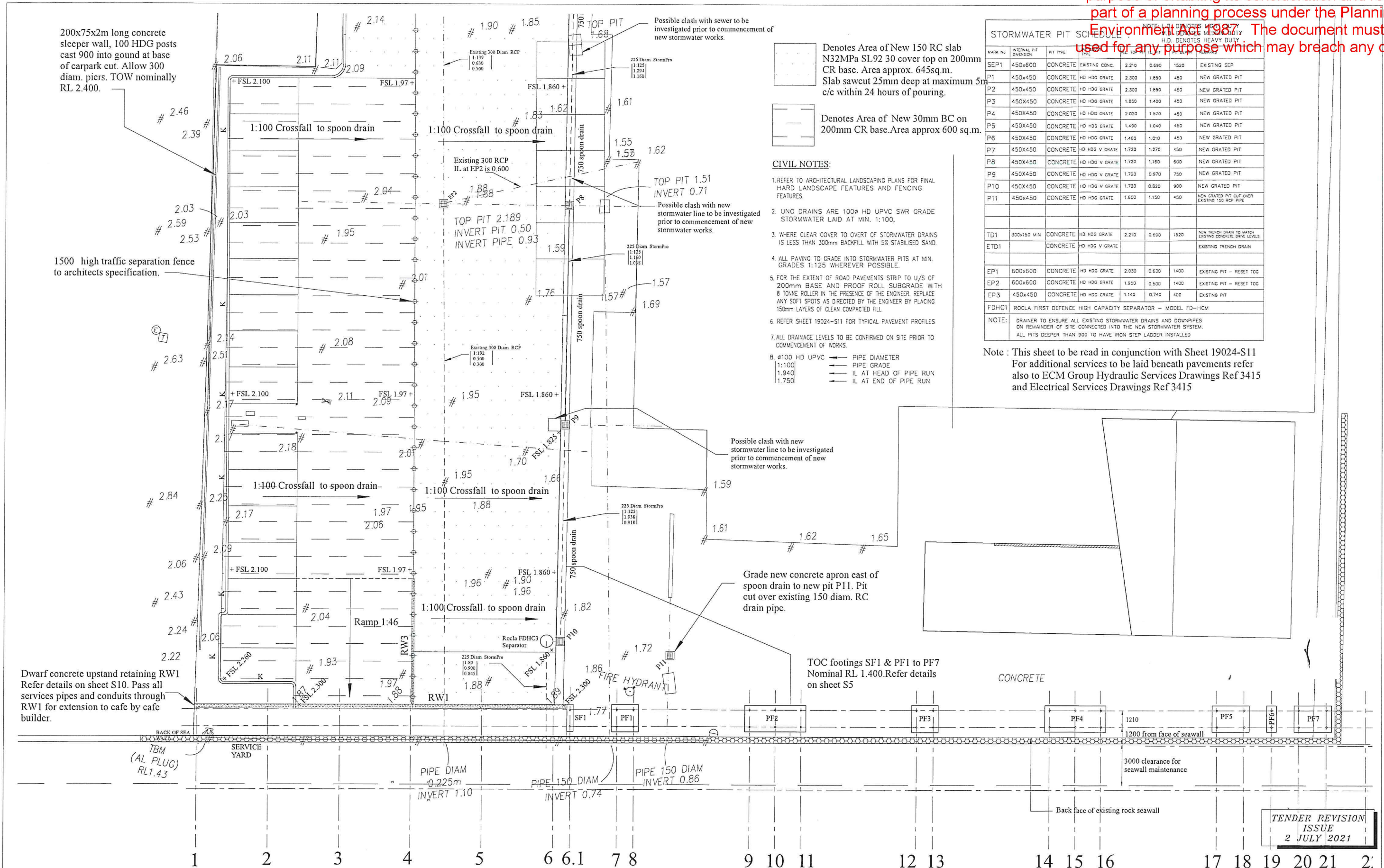
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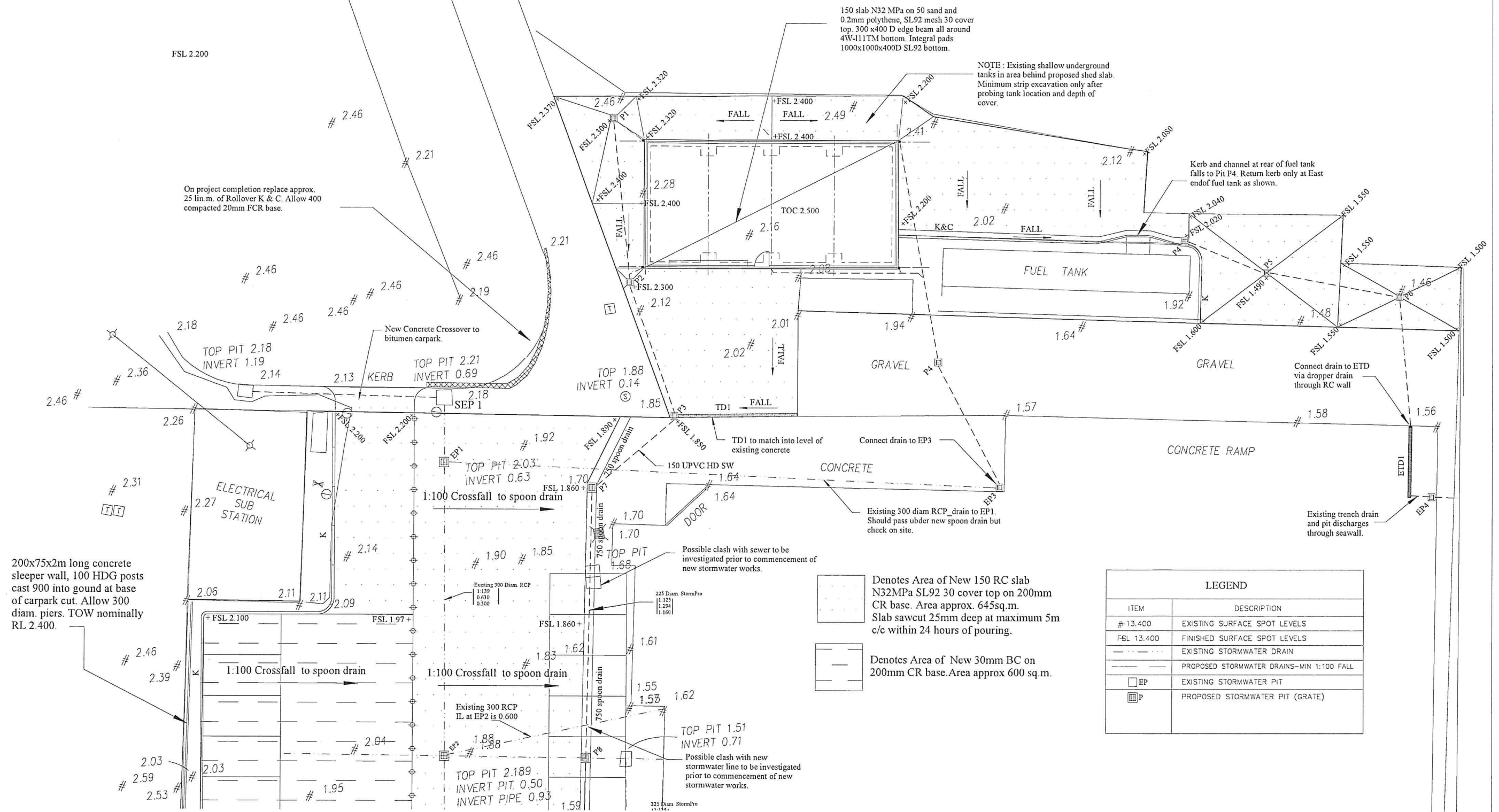
Job title
LEFL SITE
37 BULLOCK ISLAND
LAKES ENTRANCE
Drawing title
CIVIL SITE DEMOLITION PLAN

Date Commenced	Job No.
Date Released	19024
Scale	
Design	Drawing No.
Drawn	S7
Checked	Rev. A



Revision	Rev	Date	Summary	BY
A	18.3.2021	Loading bay S.E. corner removed from works schedule. Note to EP2 altered, N32 MPa and sawcuts note added to pavement legend.	JAG	

Orientation PROJECT NORTH	Client Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcoll.com.au	Architects JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	John Gardner & Associates Consulting Engineers Structural & Civil 27 The Terrace, Metung Vic 3904 Telephone 0429 646 022 email john@johngardner.com.au	Job title LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE	Date Commenced Date Released Scale 1:100 on A1	Job No. 19024
				Drawing title SITE CIVIL PLAN - SOUTHERN SECTION	Design Drawn Checked	Drawing No. S8 Rev. A



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ISSUE
2 JULY 2021

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Revision			BY	Orientation	Client	Architects	Job title	Tender Revision	
Rev	Date	Summary						Issue	2 JULY 2021
A	18.3.2021	Loading bay S.E. corner removed from works schedule. Note to EP2 altered, N32 MPa and sawcuts note added to pavement legend. N32 MPa noted to shed slab. Legend added.	JAG	PROJECT NORTH	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcsl.com.au	JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE	Date Commenced	Job No.
								Date Released	19024
								Scale	1:100 on A1
								Design	Drawing No.
								Drawn	S9
								Checked	Rev.
									A



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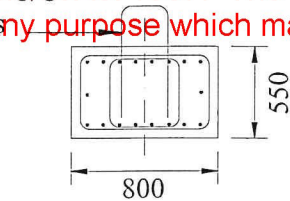
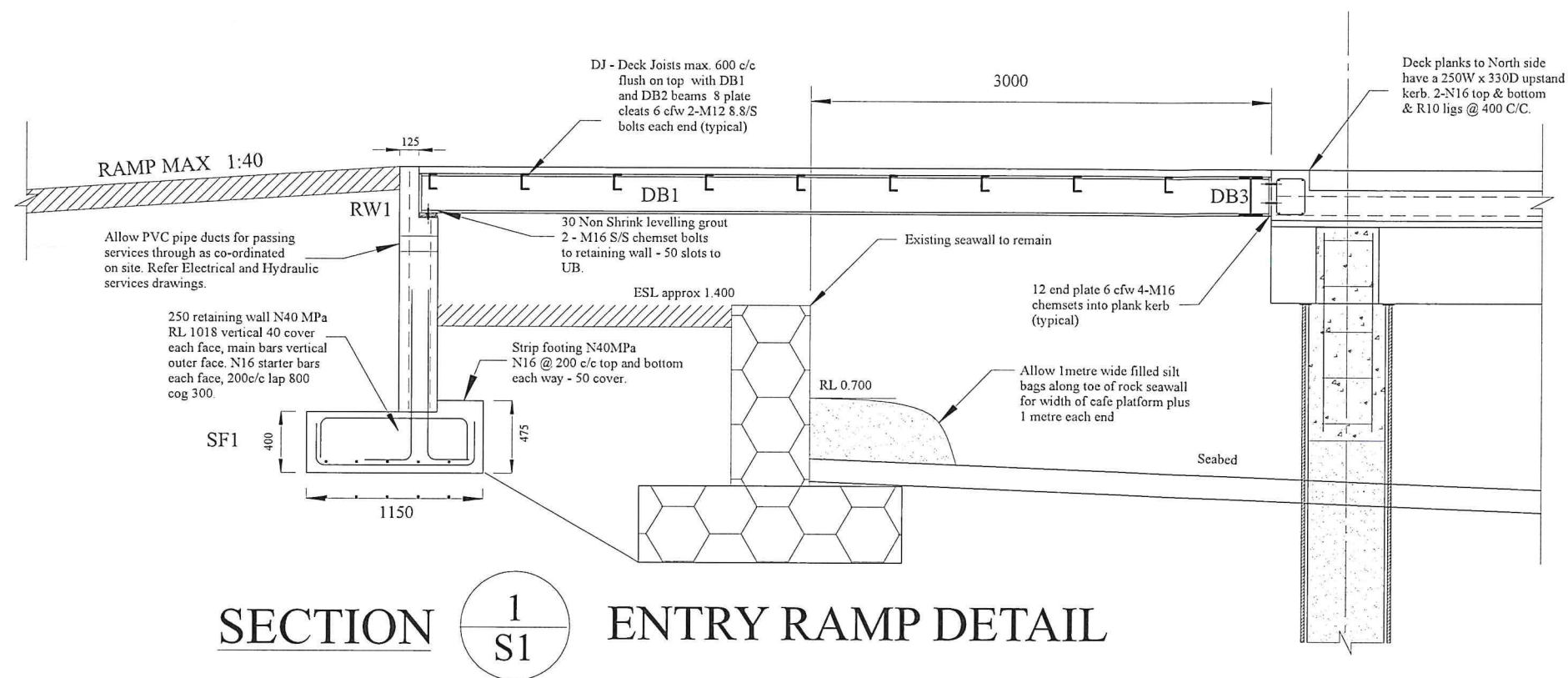


Job title
LEFL SITE
37 BULLOCK ISLAND
LAKES ENTRANCE

Drawing title
SITE CIVIL PLAN - NORTHERN SECTION

Date Commenced Job No. || Date Released | 19024 |
Scale	1:100 on A1
Design	Drawing No.
Drawn	S9
Checked	Rev.
	A

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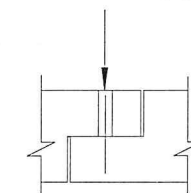


Refer to Sheet S2 for cast in ligs for CB1 and CB6

SECTION

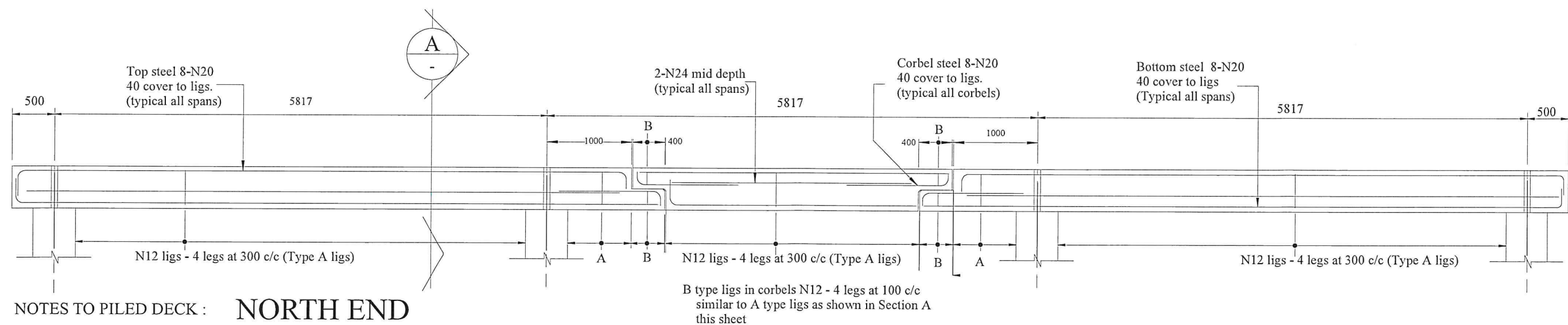
SCALE 1:20

actual non shrink grout min. 40 M
out prior to installing planks



CORBEL DOWELL DETAIL

SCALE 1:20



PRECAST BEAMS CB1,2,5 & 6


SCALE 1:25

NOTE : Deck beams are cast as a 3 part assembly with a corbelled infill central span.
Allow 15mm end to end tolerance gap each end of centre span

Revision			
Rev	Date	Summary	By
A	18.3.2021	Notes to precast beams to be a 3 part assembly with corbelled central span	JAC
B	15.6.21	Concrete Beam reo. & depth altered	JAC
C	28.6.21	Corbel reo note added	JAC
D	13.7.2021	Ramp gradient altered	JAC
-	-	-	-
-	-	-	-

Orientation

PROJECT NORTH



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--------	--

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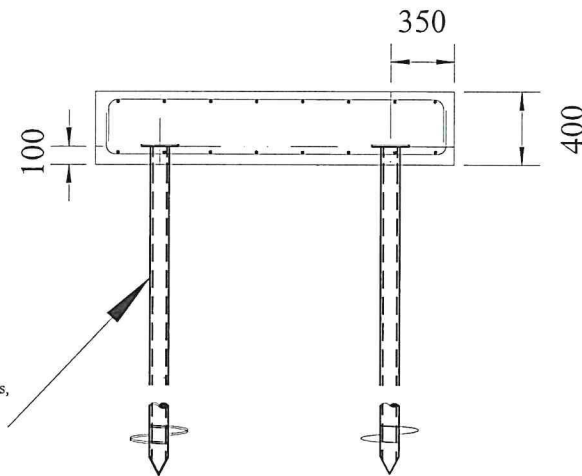
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Job title	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE
Drawing title	PILED DECK & ENTRY RAMP DETAILS

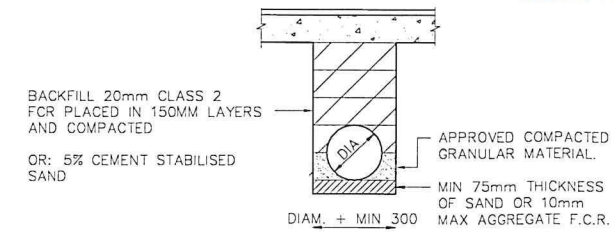
Date Commenced	Job No.	
Date Released	19024	
Scale		
Design	Drawing No.	Rev.
Drawn	S10	D



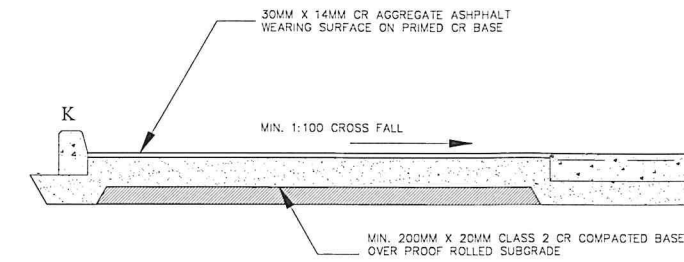
Galvanised screw piles 114x6.0 CHS shafts, 200x10 drive plates, 400x12 helix flutes. Drive to 100 kN (10 tonne) capacity. Estimated pile depth 8 metres. Pile test required at 2 locations.

TYPICAL RAMP FOOTING DETAILS

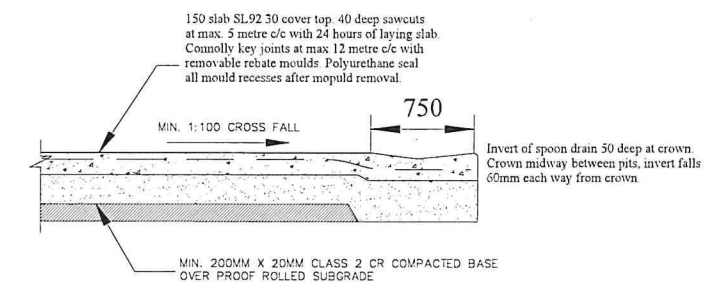
SCALE 1:20



BACKFILL UNDER PAVEMENTS



CARPARK PROFILE



HARDSTAND PROFILE

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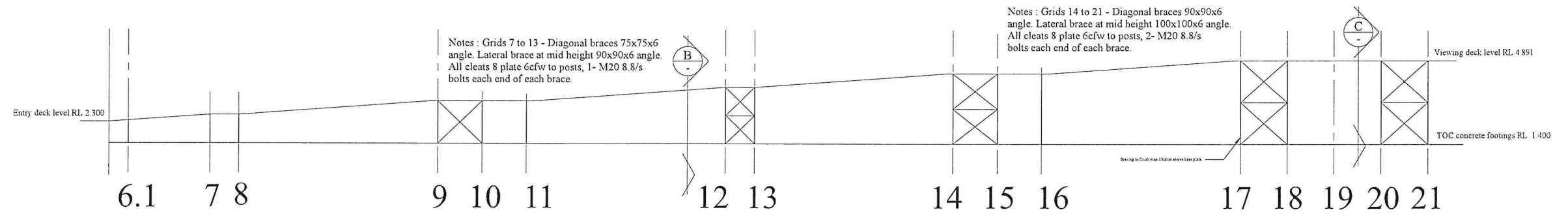
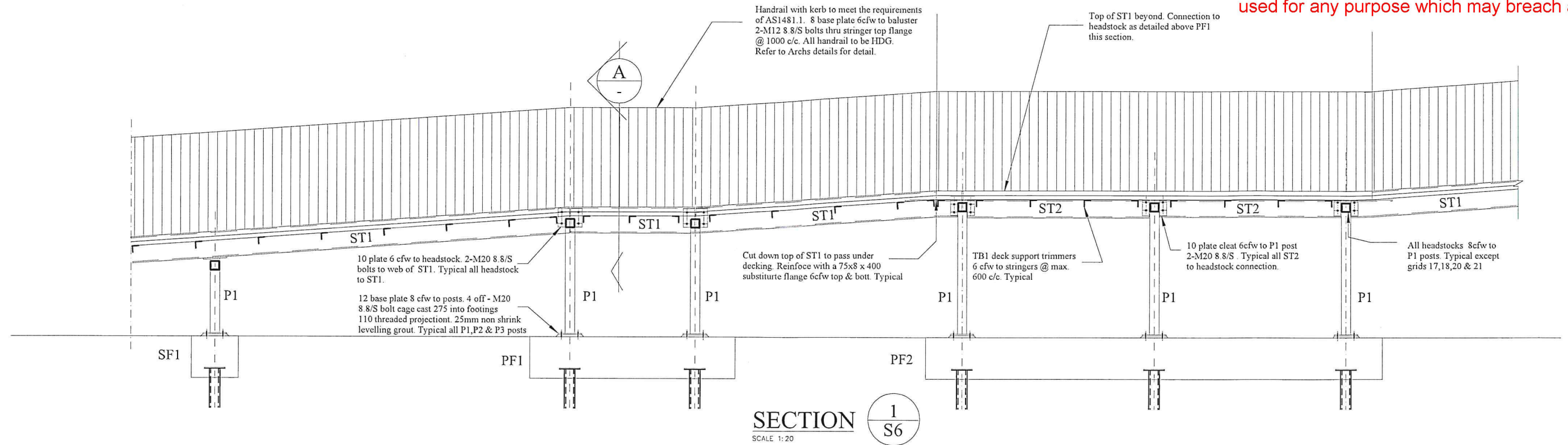
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Revision				Orientation	Client	Architects	Job title	Tender Revision		
Rev	Date	Summary	BY					Date Commenced	Date Released	Job No.
A	18.3.2021	Sections 1 & 2 removed from works schedule	JAG	PROJECT NORTH	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcol.com.au	JP Design Australia Pty Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE	As Noted	As Noted	19024
							Drawing title	Design	Drawn	Drawing No.
							CIVIL DETAILS DETAILS	JAG	JAG	S11
								Checked		Rev.
										A



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Ramp Longitudinal bracing North & South faces
SCALE 1:100

Mid ht. lateral : Grids 12 & 13
75x75x6 SHS 8cfw to P1 posts.
Grids 14 & 15 90x90x6 SHS
8cfw to P2 posts.

SECTION B
SCALE 1:100

Mid ht. lateral : Grids 17,18,20 & 21
100x100x6 SHS 8cfw to P3 posts.

SECTION C
SCALE 1:100

DB3
12 plate 8cfw to DB3 & P3
4 - M20 8.8/S Typical DB3
to P3 field connection

DETAIL D
SCALE 1:20

Handrail with kerb to meet the requirements of AS1481.1. 8 base plate 6cfw to baluster 2-M12 4.6/S bolts thru stringer top flange @ 1000 c/c. All handrail to be HDG. Refer to Archs details for detail.

Denotes Treadwell GTX 381919 FRP gridded decking fixed with mushroom washer S/S fixings at max 375 c/c to TA1 angle support joists (not shown for clarity).

10 end plate 6cfw to DB1. 2-M20 4.6/S bolts to each stringer beam.

SECTION A
SCALE 1:20

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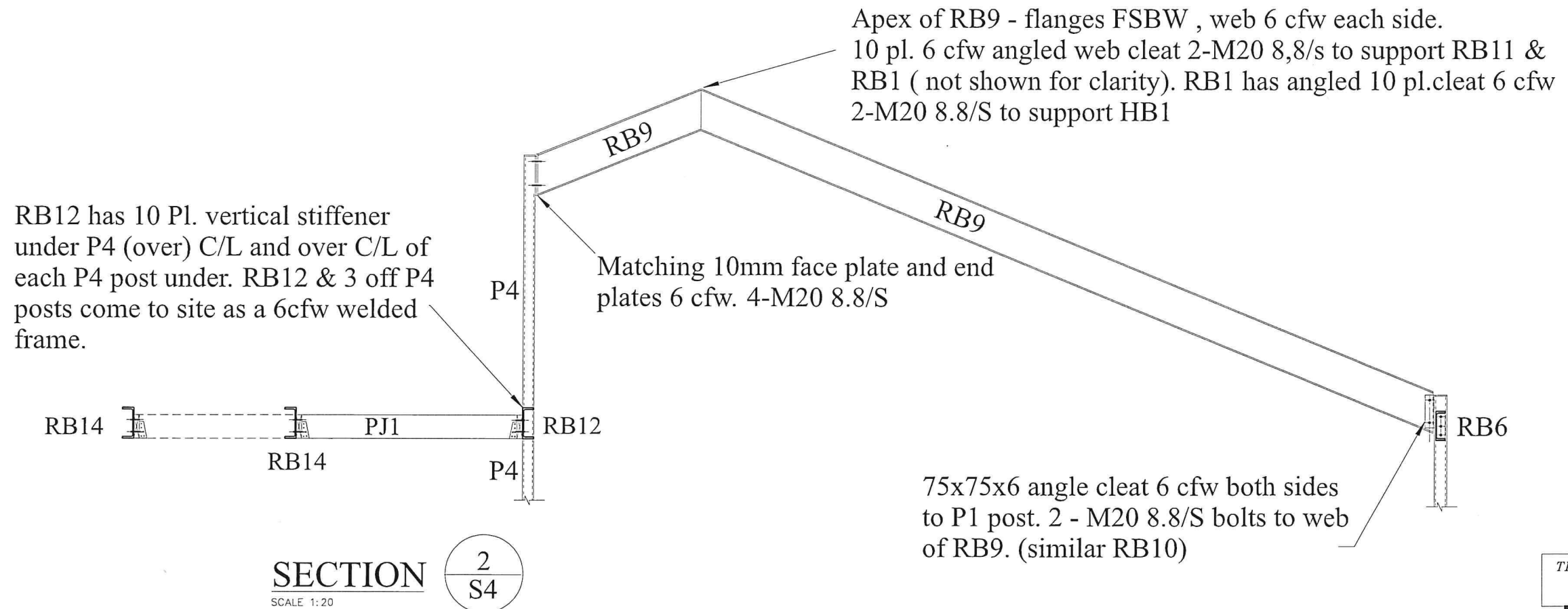
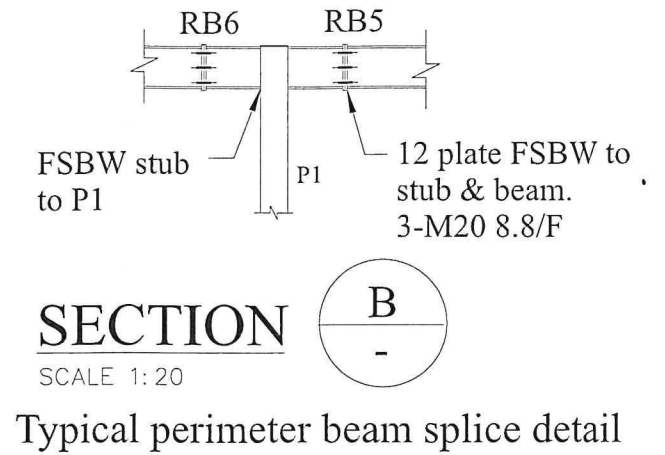
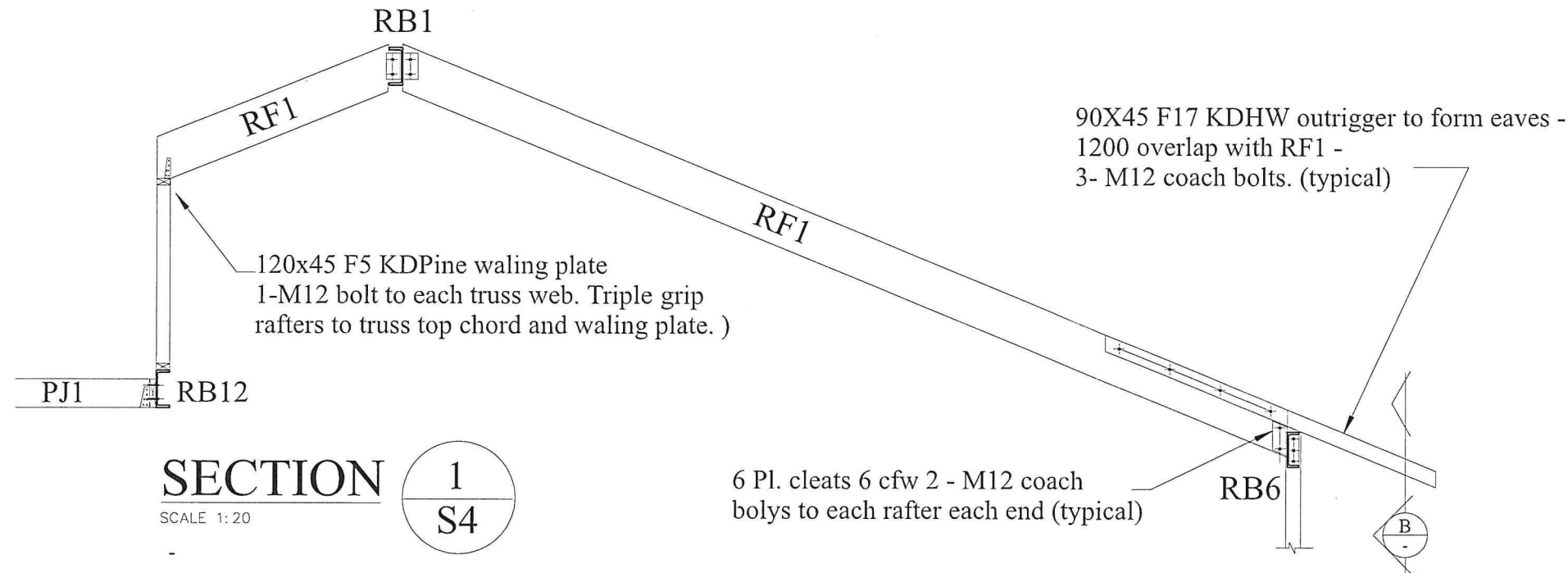
Revision	Rev	Date	Summary	BY	Orientation	Client	Architects	Job title	Date Commenced	Job No.
					PROJECT NORTH	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lcfcol.com.au	JP Design Australia Pty Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE		19024
								Drawing title	Scale	As Noted
								VIEWING DECK AND RAMP DETAILS	Design	JAG
									Drawn	JAG
									Checked	



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Drawing No.
S12



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Rev	Date	Summary	BY	Orientation	Client	Architects	Job title	Date Commenced	Job No.
A	14-6-21	Sections 1 & 2 altered to align with revised roof framing	JAG	PROJECT NORTH	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcoll.com.au	JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	LEFL SITE 37 BULLOCK ISLAND LAKES ENTRANCE		19024
B	13.7.2021	RB14 added. stud wall under removed	JAG				Drawing title	Scale	As Noted
							Design	JAG	Drawing No.
							Drawn	JAG	Rev.
							Checked		S13 B
							CAFE ROOF DETAILS		

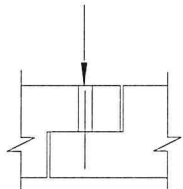
FREE FRAMED ROOF ABOVE PLANT PLATFORM

SCALE 1:50

MEMBER SCHEDULE :		
MARK	DESCRIPTION	REMARKS / CONNECTIONS
VB1	190x35 LVL15	Valley Beam cantilevers to support RG1 DS built off plant platform double joists
HB4	190x35 LVL15	Hip beams supported off DS each end
RG1	190x35 LVL15	Ridge Beam cantilevers South end
RF3	240x35 LVL15 @ 900 c/c	Rafters @ 900 c/c
RF4	190x35 LVL15 @ 900 c/c	Rafters @ 900 c/c

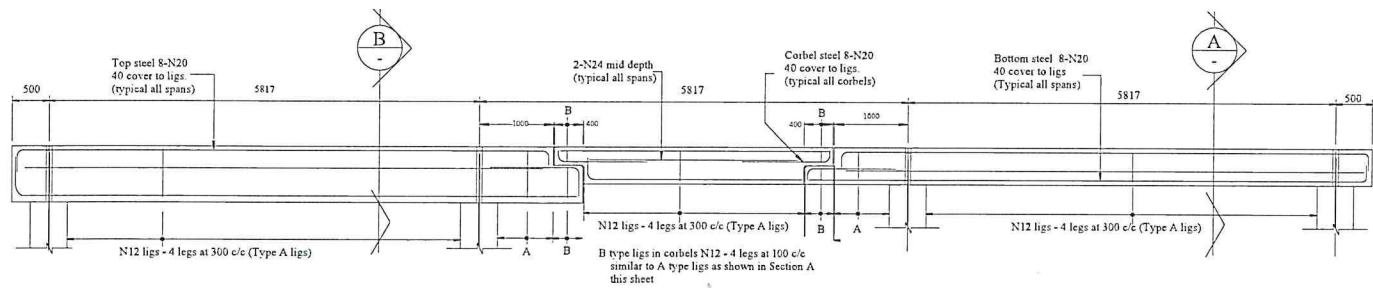
NOTES:
 Building in a high wind load area. Special attention to be paid to tying down all roof members with hoop iron straps, cyclone batten straps, fully nailed joist hangers, triple grips. Top plates of walls to have cyclone stud straps every second stud.

60 diam. corrugated metal grout tube/hole
for N24 shear pin 400 long cast 200 into
bottom corbel. (typical all corbels)
Structural non shrink grout min. 40 MPa.
Grout prior to installing planks

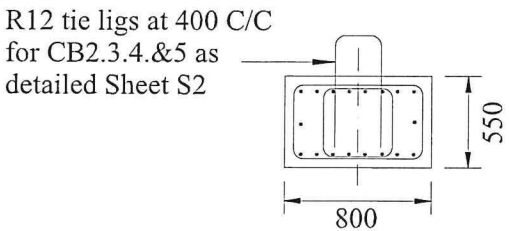


CORBEL DOWELL DETAIL

SCALE 1:20



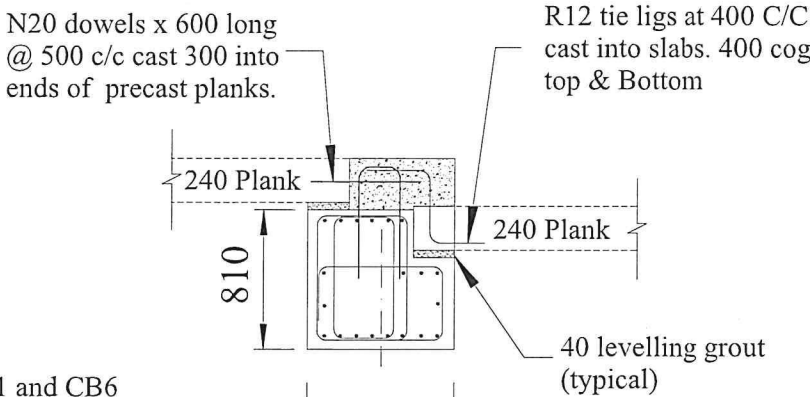
PLATFORM BEAMS CB3&4 ELEVATION



Refer to Sheet S2 for cast in ligs for CB1 and CB6

SECTION 

SCALE 1:20

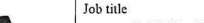




SECTION 

SCALE 1:20

Note : Rebye for plank set down is opposite hande for each each of
CB3 & CB4 - Refer to floor plan for set down area

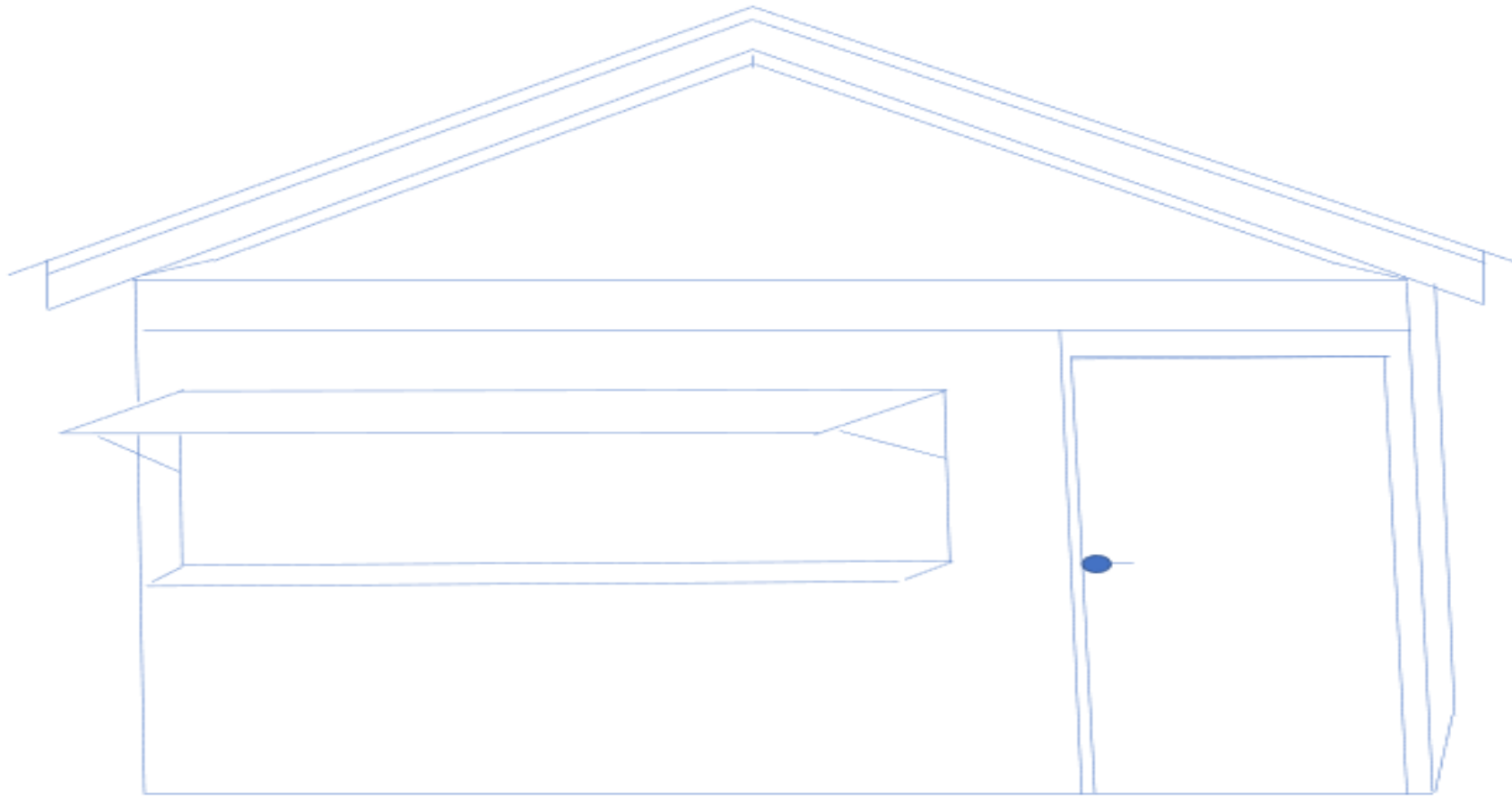
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13 JULY 2021*

Revision				Orientation	Client	Architects	John Gardner & Associates Consulting Engineers Structural & Civil			Job title	Date Commenced	Job No.
Rev	Date	Summary	BY	 PROJECT NORTH	Lakes Entrance Fisherman Ltd. 37 Bullock Island Lakes Entrance VIC 3909 Email manager@lefcoll.com.au	JP Design Australia Pty.Ltd. Ph. 5977 7411 Mbl. 0417 102 153 Email james@jrdal.com.au	 Association of Consulting Structural Engineers Victoria.	LEFL SITE		Date Released	19024	
A	13.7.2021	Deck beams CB3 & 4 added	JAG					37 BULLOCK ISLAND LAKES ENTRANCE		Scale		As noted
-	-	-	-					Design		JAG <th>Drawing No.</th> <th>Rev.</th>	Drawing No.	Rev.
-	-	-	-					Drawn		JAG	S14	A
-	-	-	-					Checked				
-	-	-	-									

Off The Wharf Café: Bar & Storage Shed

A poor example of what the shed would look like

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Measurements: Walls- 3200mm x 3200mm Internal ceiling height-2450mm Roof pitch roof 18 degree

Building materials- Corrugated roofing iron, Hardwood exterior cladding 150mm x 25mm & corrugated iron cladding on wall sections.

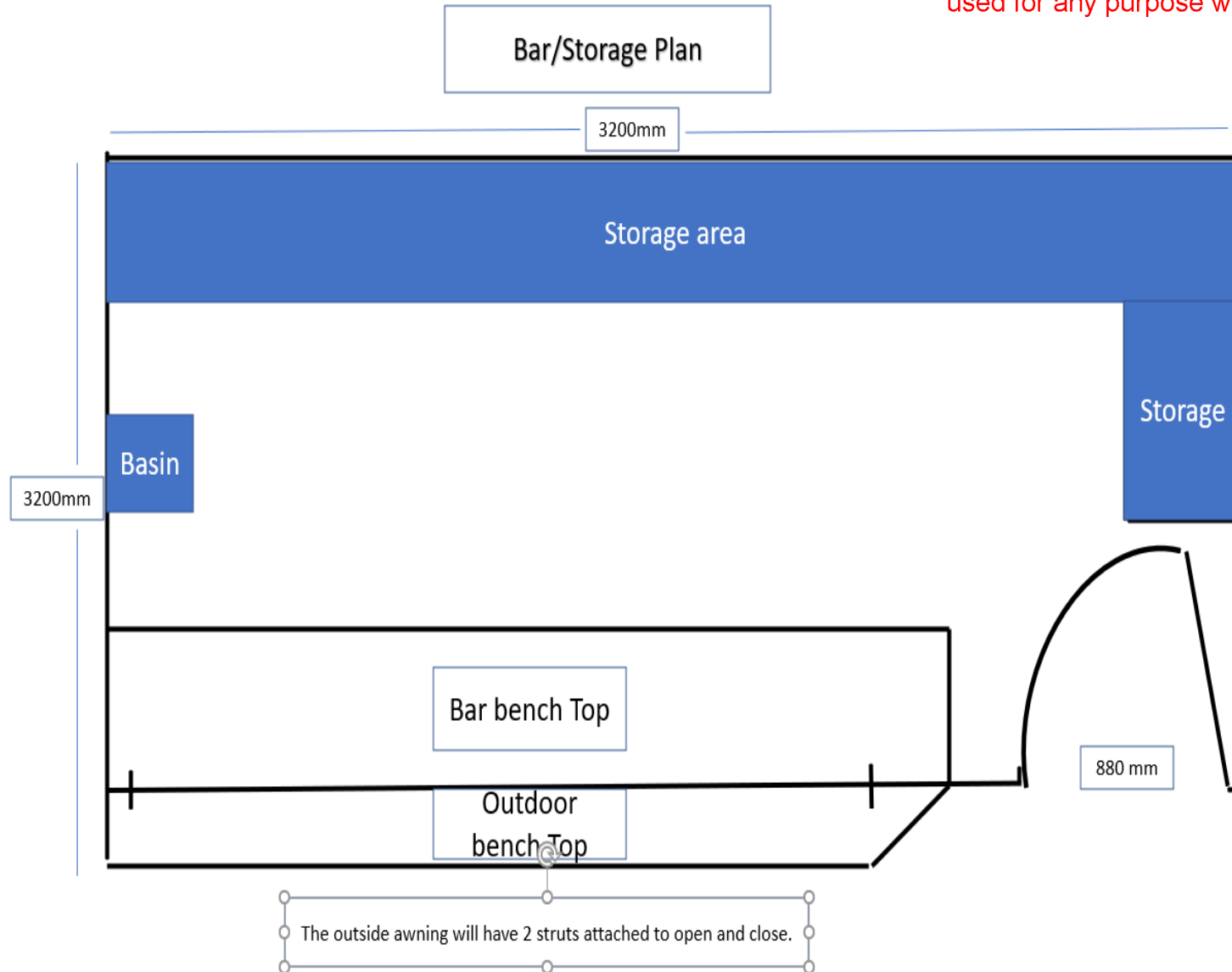
Electricity will be connected for lights and power. Plumbing- Hot and cold water supply & plumbing waste for the basin.

Standard bench heights made of hardwood, flooring will be artificial grass carpet over the mess floor.

Timber for wall frames 90mm x 45mm Pine . Rafters 130mm x 45mm- Spaced .700mm apart. Timber roof battens (90mm X 35mm)

Off The Wharf Café: Bar & Storage Shed

A poor example of what the shed would look like



A poor example of what the shed would look like



Off The Wharf Café: Bar & Storage Shed

A poor example of what the shed would look like

Proposed Location of the building

The building will be designed as a beach shack, it will have fake doors at the front



Off The Wharf Café: Bar & Storage Shed

A poor example of what the shed would look like

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- A section of the fenced service yard will be removed to accommodate the build.
- The Bar is facing Easterly.

