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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**708 Main Street BAIRNSDALE VIC 3875** **PC: 378489, Lot: 1 PS: 610070, Lot: 2 PS: 610070**
The application is for a permit to:	**Use and Development of a Retail Premises (Trade Supplies) and Access to Transport Zone 2**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
33.01-1 (IN1Z)	Use and Development of a Retail Premises (Trade Supplies)
33.01-4 (IN1Z)	Construct a building or construct or carry out works
52.05-11	Construct or put up for display Signage
52.29-2	Create or alter access to a road in a Transport Zone 2
The applicant for the permit is:	**Development Solutions Victoria Pty Ltd**
The application reference number is:	**5.2026.317.1**

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

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

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

An objection must

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

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

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

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

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April McDonald

From: Planning Unit Administration
Sent: Tuesday, 15 September 2026 12:28 PM
To: Andrew Bates
Subject: 11/09 ALLO - 708 Main Street BAIRNSDALE
Attachments: APPENDIX B Proposed Development Plans.pdf; APPENDIX A Copy of Title.PDF; APPENDIX C Drainage Plan.pdf; APPENDIX E Signage Plan.pdf; APPENDIX A Plan of Consolidation.PDF; Letter to Council.pdf; Planning_Permit_Application_2026-09-11T14-54-35_37005900_0.pdf; attachment_errors.txt; 26017 Planning Report.pdf; APPENDIX D Traffic Impact Assessment.pdf

---

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 11 September 2026 2:55 PM
To: Planning Unit Administration <Planning@egipps.vic.gov.au>
Subject: Planning Permit application

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: Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address: 48 Bailey Street, Bairnsdale VIC 3875

Street number: 708

Street name: Main Street

Town: Bairnsdale

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Page 2 of 76

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Post code: 3875

Lot number: 1

Plan number: 378489R

Other Legal Description: VOLUME 12689 FOLIO 426

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 : Industrial Development occupied by Assist 'A' Lift Forklifts

Description of proposal : Use and Development of a Retail Premises (Trade Supplies), Signage and Creation of Access to a Transport Zone 2

Estimated cost of development: 3000000

Has there been a pre-application meeting: No

Your reference number: 26017

Full copy of Title: APPENDIX A Copy of Title.PDF, APPENDIX A Plan of Consolidation.PDF

Plans: APPENDIX B Proposed Development Plans.pdf

Planning report: 26017 Planning Report.pdf

ExtraFile: 4

1. Supporting information/reports: APPENDIX C Drainage Plan.pdf

2. Supporting information/reports: APPENDIX D Traffic Impact Assessment.pdf

4. Supporting information/reports: APPENDIX E Signage Plan.pdf

3. Supporting information/reports: Letter to Council.pdf

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

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Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 12689 FOLIO 426

Security no : 124138283100L
Produced 04/09/2026 12:08 PM

LAND DESCRIPTION

Land in Plan of Consolidation 378489R.
PARENT TITLES :
Volume 11039 Folio 306 to Volume 11039 Folio 307
Created by instrument PC378489R 31/08/2026

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC378489R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PC378489R (B)	PLAN OF CONSOLIDATION	Registered	31/08/2026

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ LAW
Effective from 31/08/2026

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PC378489R**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**04/09/2026 12:08**

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PLAN OF CONSOLIDATION

EDITION 1 PC378489R

LOCATION OF LAND

PARISH OF BAIRNSDALE
TOWNSHIP OF BAIRNSDALE
SECTION A
CROWN ALLOTMENT 1 (PART)

TITLE REFERENCE: VOL 11039 FOL 306
VOL 11039 FOL 307

LAST PLAN REFERENCE: LOTS 1 & 2 PS610070C

POSTAL ADDRESS: 708 MAIN STREET,
BAIRNSDALE

MGA CO-ORDINATES (of approx centre of land in plan) E 551959 N 5811521
ZONE 55 MGA2020

Council Name: East Gippsland Shire Council

Council Reference Number: PC378489R
Planning Permit Reference: Planning permit not required
SPEAR Reference Number: S272418T

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Andrew Bates for East Gippsland Shire Council on 11/08/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL.	NIL.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is not based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). -
In Proclaimed Survey Area No. -

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2·50	C/E L240287Q	MITCHELL WATER BOARD
E-2	SEWERAGE	2·50	PS610070C	EAST GIPPSLAND REGION WATER AUTHORITY

AUSTEC SURVEYING
BRUCE BOWDEN LS ABN 58703397201
TITLE & ENGINEERING SURVEYORS
LAND DEVELOPMENT CONSULTANTS
Office: 43B NICHOLSON STREET
P.O.Box 947 BAIRNSDALE, 3875.
Telephone 5152 1197 Mob 0408 521197

SURVEYORS FILE REF: 26120

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Digitally signed by: Bruce Bowden, Licensed Surveyor, Surveyor's Plan Version (0), 14/07/2026, SPEAR Ref: S272418T

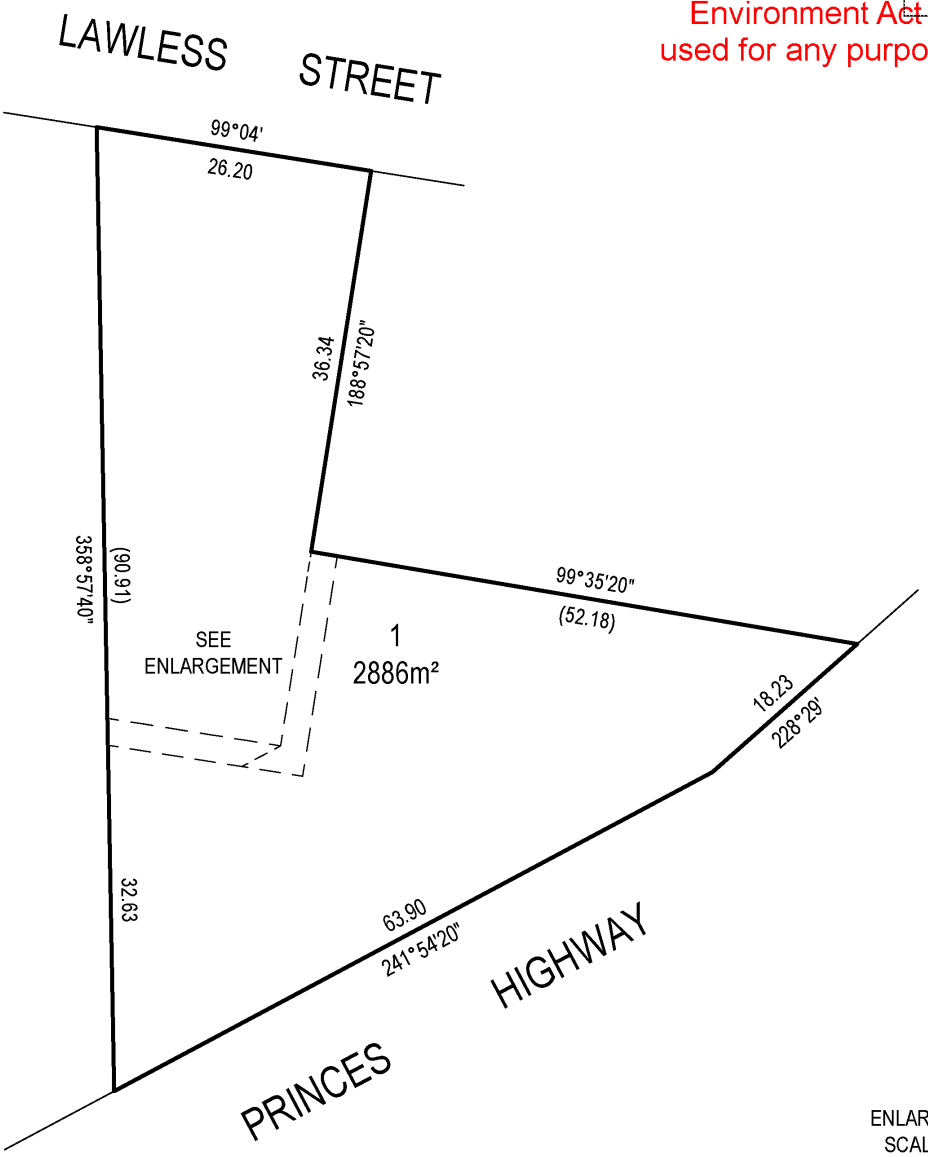
Land Services Victoria Plan Registered
12:42 PM
31/08/2026
Assistant Registrar of Titles

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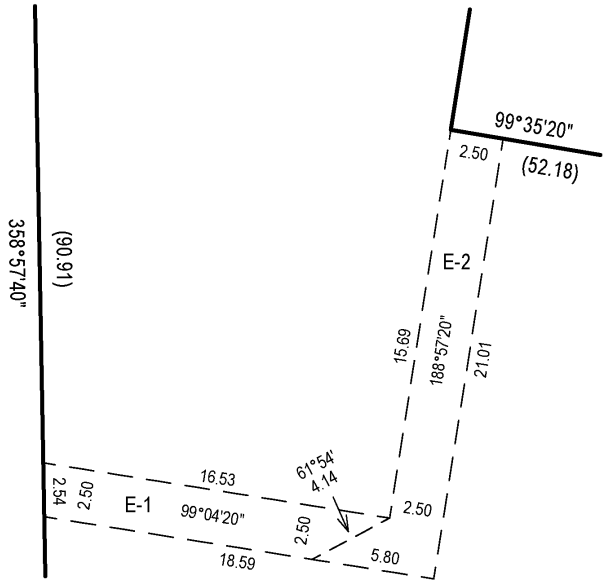
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PC378489R





ENLARGEMENT
SCALE 1:250



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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
1:500	5 0 5 10 15 20		

Digitally signed by: Bruce Bowden, Licensed Surveyor, Surveyor's Plan Version (0), 14/07/2026, SPEAR Ref: S272418T

Digitally signed by: East Gippsland Shire Council, 11/08/2026, SPEAR Ref: S272418T

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DEVELOPMENT SOLUTIONS VICTORIA
P | (03) 5152 4858
E | admin@devsolvic.com.au
A | 48 Bailey Street, Bairnsdale

Our Ref: 26017

11 September 2026

Andrew Bates
East Gippsland Shire Council
Statutory Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Andrew,

Re: Application for a Planning Permit
708 Main Street, Bairnsdale
Use and Development of a Retail Premises (Trade Supplies), Signage and Creation and Alteration of Access to a Transport Zone

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

- Copy of Title and Plan of Consolidation
- Proposed Development Plans
- Planning Submission
- Drainage Plan
- Traffic Impact Assessment
- Signage Plan

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

Kind regards,

Courtney Campbell

Development Solutions Victoria

SEP
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26

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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF A RETAIL PREMISES (TRADE SUPPLIES), SIGNAGE AND CREATION OF ACCESS TO A TRANSPORT ZONE 2

708 MAIN STREET, BAIRNSDALE
REF: 26017

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CONTENTS

1	Introduction	4
2	Site Context	6
3	The Proposal	14
4	Zones and Overlays	17
5	Other Planning Provisions	18
6	Planning Assessment	26
7	Conclusion	29

APPENDIX

A	Copy of Title and Plan of Consolidation
B	Proposed Development Plans
C	Drainage Plan
D	Traffic Impact Assessment
E	Signage Plan

DOCUMENT REVISION

1	Draft Report	DAC	10/09/2026
2	Final Report	CMC	11/09/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the landowner, for this planning permit application for the Use and Development of a Retail Premises (Trade Supplies), Signage and Creation of Access to a Transport Zone 2 at 708 Main Street, Bairnsdale.

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

A planning permit is required for the proposal under the provisions of the Industrial 1 Zone. The proposal will provide a new, modern purpose-built building that will be occupied by a trade supplies business, R & J Batteries.

R & J Batteries is a trusted local business with an established customer base and strong reputation within the community. The new purpose-built premises will provide an opportunity for the business to continue to grow and operate from a modern, functional and highly visible location, providing a strong foundation for its ongoing success.

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

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Address	708 Main Street, Bairnsdale
Site Description	Plan of Consolidation PC378489R
Title Particulars	Vol 12689 Fol 426
Site Area	2,886m^2
Proposal	Use and Development of a Retail Premises (Trade Supplies), Signage and Creation of Access to a Transport Zone
Planning Scheme	East Gippsland Planning Scheme
Zone	Industrial 1 Zone
Overlays	None impacting the site
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 33.01-1 Industrial 1 Zone Use Clause 33.01-4 Industrial 1 Zone Buildings and Works Clause 52.05-2 Signage Permit Requirement Clause 52.29-2 Land Adjacent to the Principal Road Network Permit Requirement
Notice	Exempt from notice at Clause 33.01-4
Referrals	Department of Transport and Planning
Work Authority Licence	Not Applicable
Bushfire Prone Area	Not in a Bushfire Prone Area
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Built environment and heritage – Clause 02.03-5 Economic Development – Clause 02.03-7 Settlement – Clause 11 Built environment and heritage – Clause 15 Economic Development – Clause 17 Industrial 1 Zone – Clause 33.01 Signage – Clause 52.05 Carparking – Clause 52.06 Land Adjacent to the Principal Road Network – Clause 52.29 Stormwater Management in Urban Development – Clause 53.18 Decision guidelines – Clause 65

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2. SITE CONTEXT

Site

The subject site is located at 708 Main Street, Bairnsdale. A copy of the Title and Plan of Consolidation is contained in ***Appendix A.*** The title is not affected by any restrictive covenants or agreements. There is an existing sewerage easement in the centre of the site that extends in a 90 degree angle and will remain unchanged.

The site is irregular in shape and currently contains industrial development occupied by Assist 'A' Lift Forklifts. The total site area is approximately 2,887m$^{2.}$ The subject site was recently subdivided which consolidated two allotments into 1 with planning permit number 5.2025.374.1.

The site is flat in nature and does not contain any vegetation. Details of the site are depicted in photographs provided below.

Existing access to the site is provided via two crossovers. The primary access point is located along the eastern boundary of the site and connects directly to Main Street via a gravel crossover and driveway. A secondary access point is located along the northern boundary of the site and connects directly to Lawless Street.

Main Street and Lawless Street are both bitumen-sealed roads. Main Street is identified as a Transport Zone 2 and traverses in a northeast to southwest direction. Lawless Street traverses in an east west direction.

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

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Figure 1 –*Locality Plan – 708 Main Street, Bairnsdale (source: mapshare.vic.gov.au)*

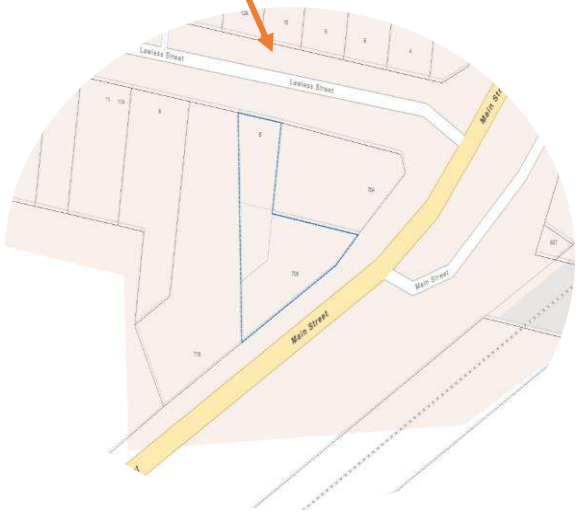


Figure 2 – *Locality Plan – 708 Main Street, Bairnsdale (source: mapshare.vic.gov.au)*

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Surrounds

The land surrounding the subject site is predominantly developed industrial land containing mixed uses.

To the north of the subject site is Lawless Street, PFD Food Services and Bairnsteel. Land to the east of the subject site comprises Bairnsdale Irrigation and further is the intersection between Lawless Street and Main Street. Land to the south of the subject site comprises Main Street, Main Street service road and the Bairnsdale Railway Line. Land to the west includes further industrial / commercial development occupied by Jayco Gippsland.

The boundaries of the site are delineated with a combination of metal sheeting and chain link mesh fencing.

Other development in proximity to the site include:

- JD Automotive Electrical and Engineering
- Kennards Hire Bairnsdale
- Elders Bairnsdale
- Grinter Transport Services
- Riviera Pumps and Generators
- Milestone Chemicals Bairnsdale

The site is located at the western end of Bairnsdale within an existing industrial area.

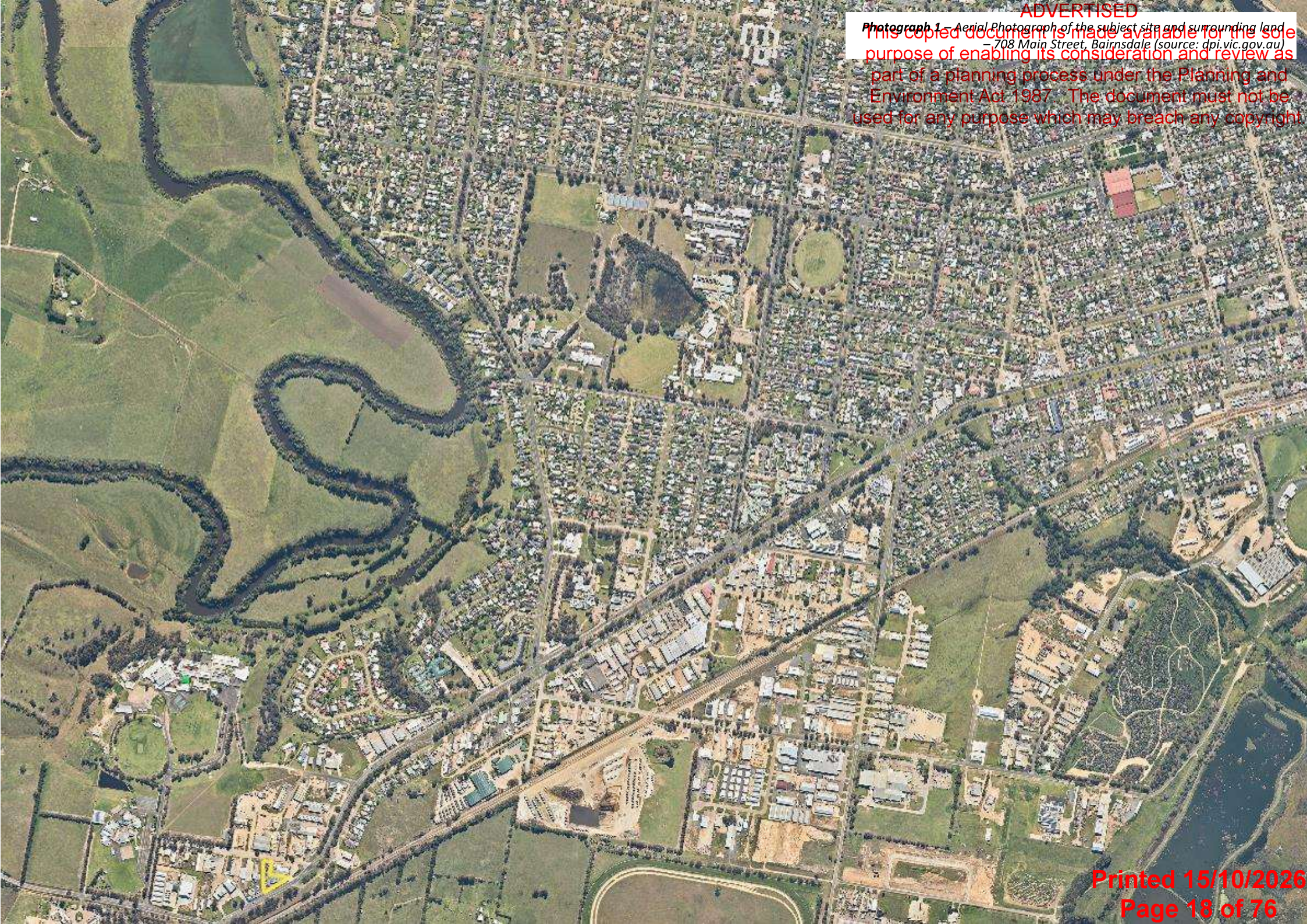
Bairnsdale, the main commercial city of East Gippsland, is located on the Mitchell River and built around the Princes Highway. This large boulevard features trees, gardens, a rotunda, and various public amenities, extending through to Lakes Entrance and beyond.

The subject site in relation to Bairnsdale is shown in the aerial photograph below at ***Photograph 1***.



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Photograph 1 *– Aerial Photograph of the subject site and surrounding land – 708 Main Street, Bairnsdale (source: dpi.vic.gov.au)*

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Photograph 2 – *Subject site at 708 Main Street, Bairnsdale.*



Photograph 4 – *Existing gate on subject site along the southern boundary.*



Photograph 6 – *Existing office on subject site facing west.*



Photograph 3 – *Existing primary access point to subject site along the eastern boundary adjoining Main Street.*



Photograph 5 – *Existing access to subject site along the northern boundary directly adjoining Lawless Street.*



Photograph 7 – *Subject site facing west.*

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Photograph 8 – *Existing industrial building on subject site facing northwest.*



Photograph 10 – *Subject site facing east along the southern boundary adjoining Main Street.*



Photograph 12 – *Subject site facing south.*



Photograph 9 – *Subject site facing north showing portable buildings to be removed.*



Photograph 11 – *Subject site facing northeast.*



Photograph 13 – *Subject site facing southwest along the southern boundary adjoining Main Street.*

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Photograph 14 – *Subject site facing west.*



Photograph 16 – *Neighbouring property to the north of the subject site at 10 Lawless Street, Bairnsdale.*



Photograph 18 – *Neighbouring property adjoining the western boundary at 718 Main Street, Bairnsdale.*

.



Photograph 15 – *Neighbouring property to the north of the subject site at 12A Lawless Street, Bairnsdale.*



Photograph 17 – *Neighbouring property adjoining the eastern boundary at 704 Main Street, Bairnsdale.*



Photograph 19 – *Neighbouring property adjoining the western boundary at 718 Main Street, Bairnsdale at the rear from Lawless Street.*

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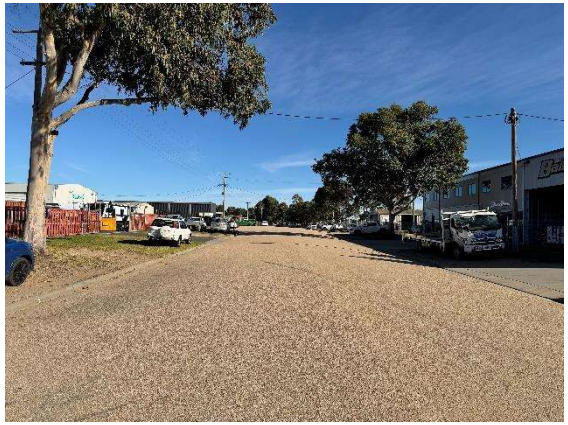
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Photograph 20 - *Road reserve and railway reserve directly opposite the subject site to the south.*



Photograph 22 – *Main Street facing southwest.*



Photograph 24 – *Lawless Street facing west.*



Photograph 21 – *Main Street facing northeast.*



Photograph 23 – *Lawless Street facing east.*



Photograph 25 – *Intersection between Main Street and Lawless Street.*

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3. THE PROPOSAL

This application seeks approval for Use and Development of a Retail Premises (Trade Supplies), Signage and the Creation of Access to a Transport Zone 2. The proposed development plans are contained in ***Appendix B.***

The proposed building will be constructed in the centre of the subject site with walls on the western and northern boundary as identified on the proposed development plans. Given the irregular shape of the subject site the setbacks of the building will be varied throughout the lot. The canopy on the southern boundary adjoining Main Street will have an approximate setback of 850mm.

The total building area is 1,243m^2 not including the canopy areas and 1,442.45m^2 including the canopies. The proposed height of the building will be 7.2 metres. An extract from the plans showing the site plan and elevation is provided below.

The proposed retail premises will be constructed with concrete tilt panels and 60/60/60 fire rated walls in a painted finish, painted in the colour Windspray.

The subject site is currently connected to all available infrastructure and services including reticulated water, sewerage, electricity and a good quality road network. A drainage plan is contained in ***Appendix C*** which provides details of the proposed drainage. Stormwater will be directed to the legal point of discharge to the satisfaction of the responsible authority.

Use

The proposed use will be for a retail premises (Trade Supplies) which is a Section 2 permit required use under the provisions of the Industrial 1 Zone. R & J Batteries will occupy the site and will sell predominantly batteries and oils.

Access

The site currently contains two existing gravel crossovers with one in the northern portion of the site connecting directly to Lawless Street and one in the eastern portion of the site connecting directly to Main Street.

Entry only access is proposed in the western portion of the southern boundary directly from Main Street via a newly constructed concrete crossover.

Customer vehicles will enter the site from Main Street and exit via the Main Street exit connection. Staff vehicles will access the site from either the Main Street entry or Lawless Street and exit via either Main Street or Lawless Street. Heavy vehicles, including delivery vehicles up to approximately 19 m in length, will enter via Main Street, circulate through the site and fitting bay and exit via Lawless Street.

The proposed Main Street entry will utilise the existing right-turn lane at the site frontage, with amended line marking to facilitate right-turn movements into the site. A Traffic Impact Assessment is contained in ***Appendix D*** which provides details on the proposed access arrangements and swept path analysis.

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Car Parking

The proposed use of the site for trade supplies will require 10% of the site area set aside for car parking. There is sufficient space for car parking on the site and the proposal includes 13 formally identified car parking spaces as indicated on the proposed development plans. The proposal is deemed to meet the car parking requirement however a full calculation is contained within Section 5 of this submission.

Landscaping

The proposal includes three areas set aside for landscaping with one in the northwestern corner of the site adjoining Lawless Street, one in the eastern portion of the site and an area along the southern boundary adjoining Main Street. Combined the total landscaped area is approximately 110m^2. The proposed landscaping will be low scale and complementary to the industrial area.

Signs

The proposal includes a combination of business identification signage, directional signage and an illuminated sign, a full assessment of the proposed signage including sign location and size is provided in Section 5 of this submission and within the signage plan contained in ***Appendix E.***



Figure 3 – *3 D Aspect – A1 Building Design and Drafting*

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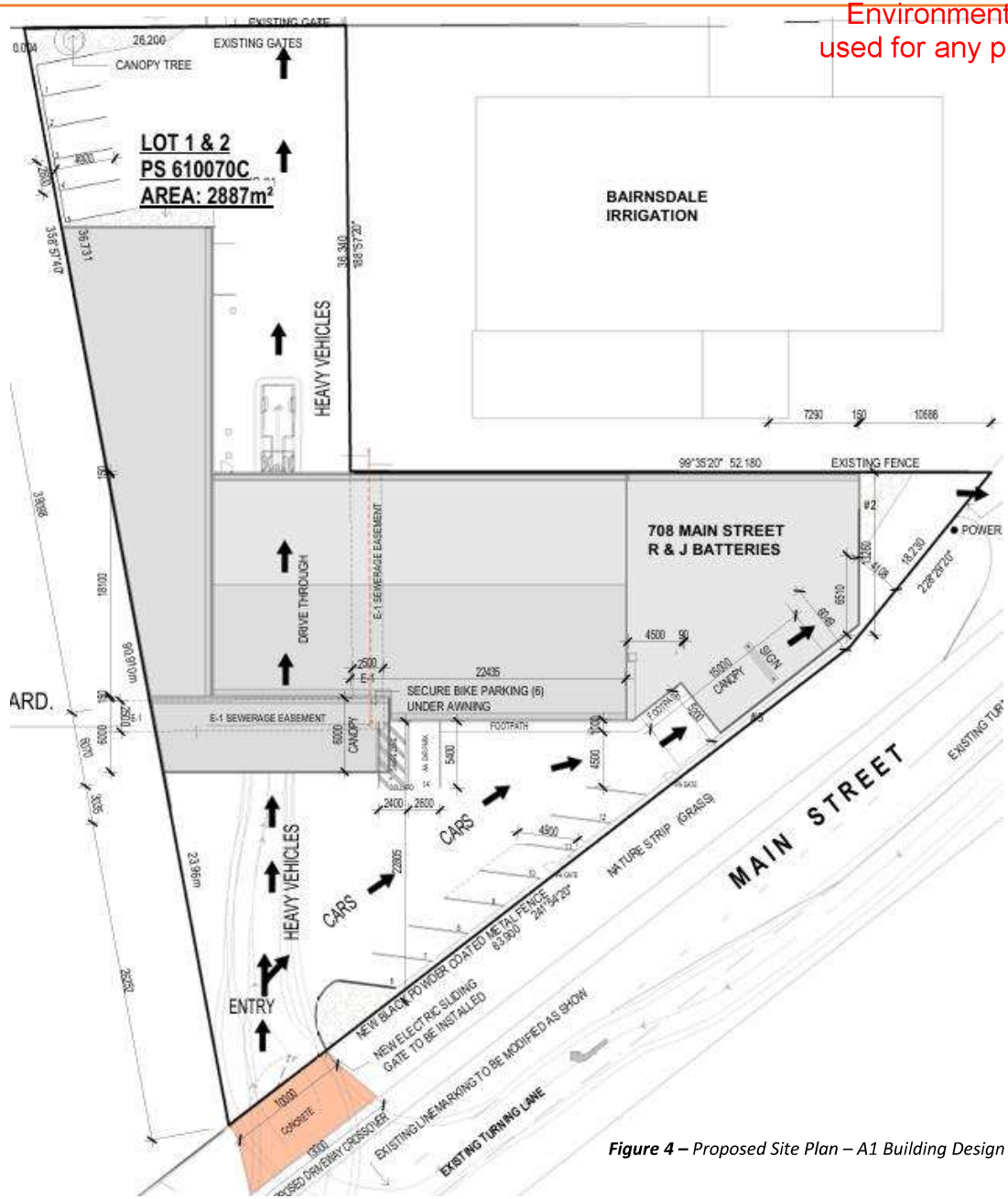


Figure 4 – *Proposed Site Plan – A1 Building Design and Drafting*

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4. ZONES AND OVERLAYS

Industrial 1 Zone

The purpose of the Industrial 1 Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

An extract of the Industrial 1 Zone Map is provided to the right in ***Figure 5***.

Clause 33.01-1 provides in the table of uses that a permit is required for a retail premises (trade supplies).

Clause 33.01-4 provides a permit is required to construct a building or construct or carry out works.

As such, a permit is required for the use and development of a retail premises. The relevant decision guidelines are addressed in Section 6 of this submission.

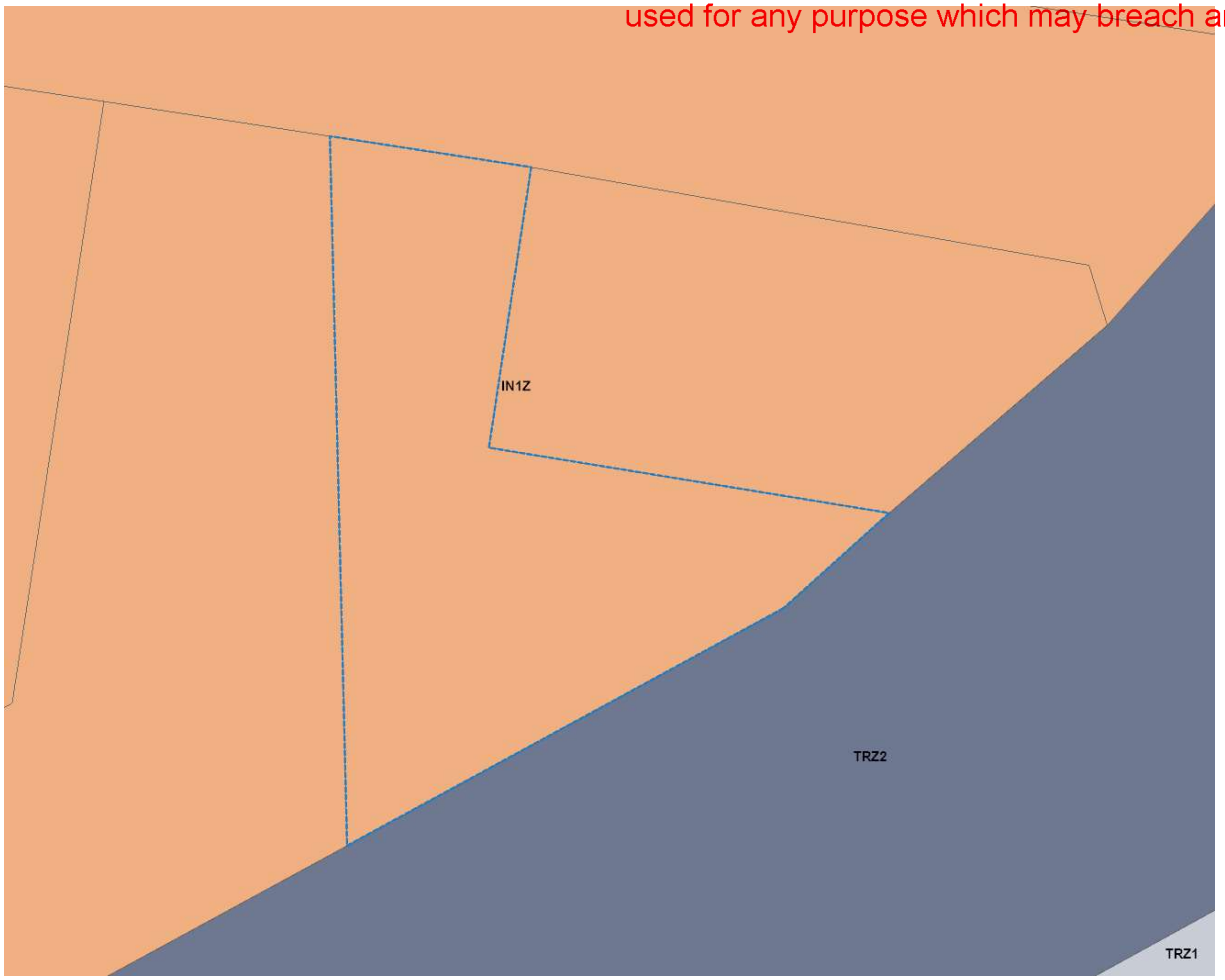


Figure 5 – *Zoning Map – (source - mapshare.vic.gov.au)*

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5. OTHER PLANNING PROVISIONS

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. This is not addressed further.

Clause 52.05 – Signs

The purpose of the Signs provisions at Clause 52.05 are:

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

The subject site is within the Industrial 1 Zone which identifies the land to be within Category 2 – Low Limitation.

Clause 52.05-12 includes the following purpose:

- *To provide for adequate identification signs and signs that are appropriate to office and industrial areas.*

Clause 52.05-12 provides the proposed signage is section 2 permit required as the signs exceed the allowable area.

A full sign schedule is provided below and within the proposed signage plan contained in ***Appendix E.***

The proposal includes 11 areas of signage including business identification signage, directional signage and signage indicating services that will be scattered throughout the subject site.

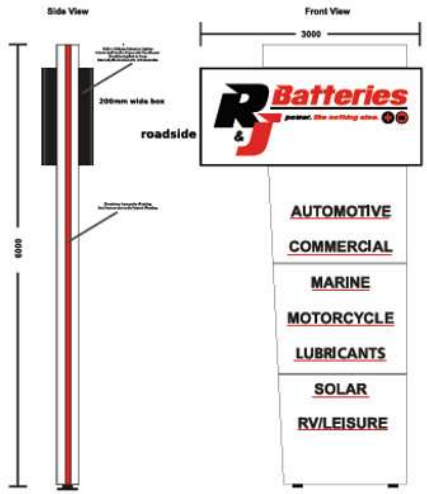
The decision guidelines of Clause 52.05-8 are addressed below in Section 6.

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Sign 1 will be a double sided internally illuminated vertical pillar sign measuring 3 metres wide by 6 metres high. This sign will contain the business logo and services offered. The sign will be located in the landscaped area adjoining the southeastern boundary at the entry only proposed access point.

S1



Sign 2 will be 2.4 metres wide by 1.2 metres high and will be directional signage including a height limit. This sign will be located on the southern side of the proposed building

S2



DSV Ref: 26017

Sign 3 will be 5.5 metres wide by 2 metres high and will include the business name and logo. This sign will be a wall logo located on the southern side of the proposed building.

S3



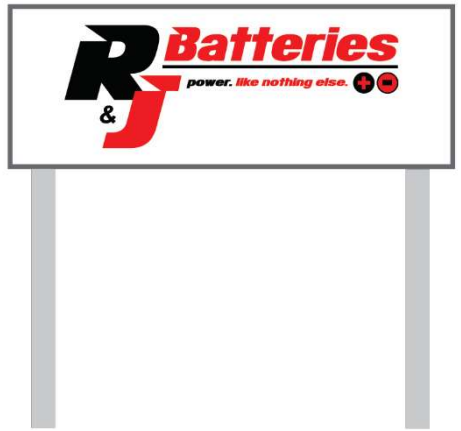
Sign 4 will provide a list of applications and be located on the southern wall of the proposed building. This sign will be finished in vinyl.

S4



Sign 5 will be 3.8 metres wide by 1.4 metres high and will be an internally illuminated roof sign. This sign will be located on the canopy area in the eastern portion of the site.

S5



Sign 6 will be 4.1 metres wide by 1.5 metres high and will include the business name and logo. This sign will be a fascia logo located on the southern fascia of the canopy area along the southeastern boundary of the site.

S6



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Sign 7 will be a window sign in a frosted vinal material covering the width of the window. This sign will be located on the southern side of the showroom and will provide business operating hours, webpage address and company values.

S7



Sign 8 will be 4.1 metres wide by 1.5 metres high and will include the business name and logo. This sign will be a fascia logo and will be located on the eastern fascia of the proposed canopy

S8



Sign 9 will be 2.4 metres wide by 400 mm high and will be a direction sign showing customers the fitting bay. This sign will be located above the entry on the fitting bay.

S9



Sign 10 will be 2.4 metres wide by 1.2 metres high and will be a billboard sign. This sign will be located in the northeastern portion of the site.

S10



Sign 11 will be 2.4 metres wide by 1.2 metres high and will be located on the western side of the existing access point connecting to Lawless Street adjoining the northern boundary.

S11



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The total area of proposed signage is approximately 56.22m^2. This does not include sign 4 or 7. Sign 4 is proposed to provide a list of applications and sign 7 will be a window sign. A signage plan is contained in ***Appendix E*** and an extract provided above with a description of each sign as well as in the sign location plan provided to the right in ***Figure 6.***

Two of the proposed signs will be internally illuminated however, will not contain any flashing lights that may distract drivers. Illumination levels will be in accordance with the specification provided by the responsible authority.

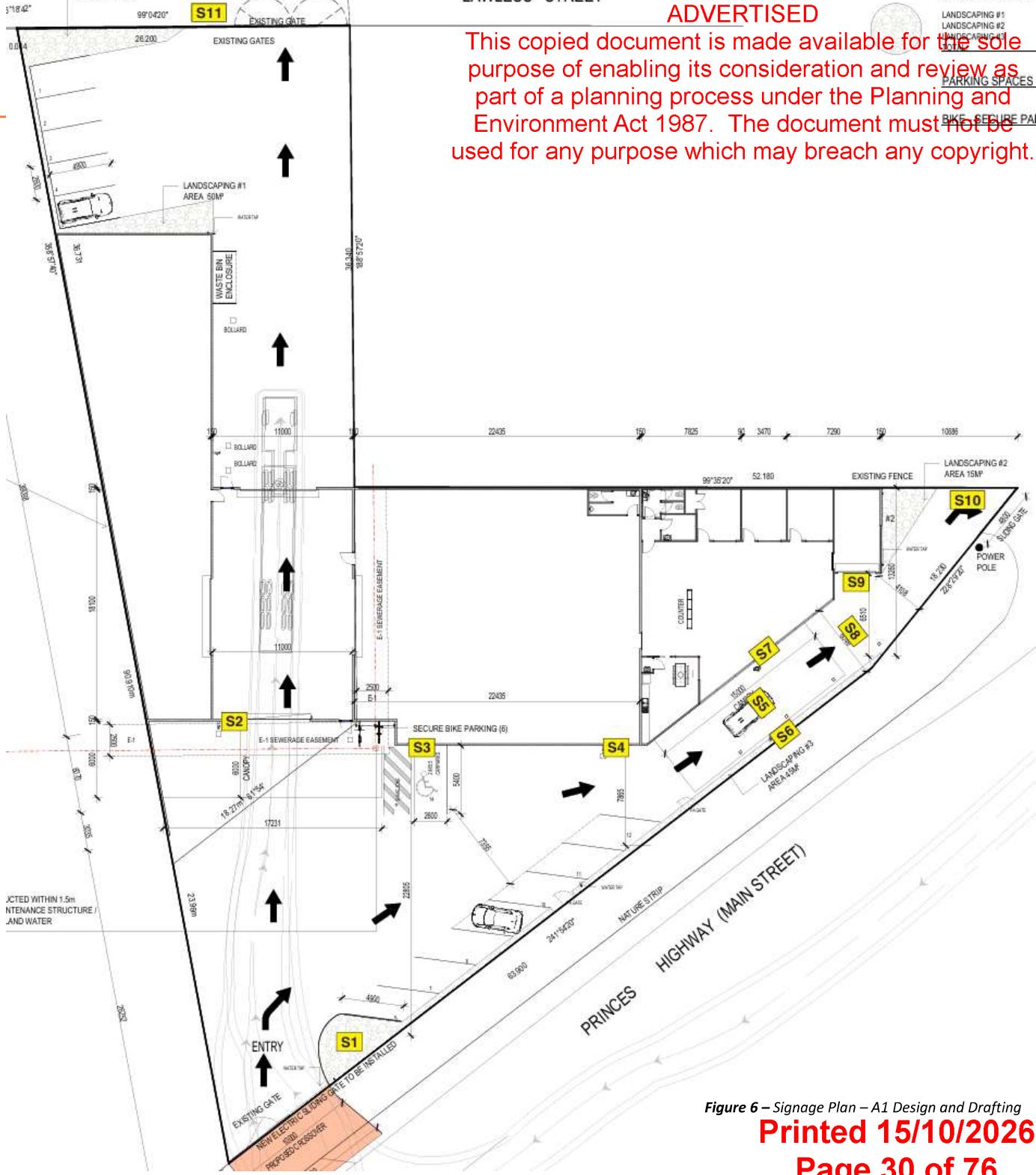


Figure 6 – Signage Plan – A1 Design and Drafting

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Clause 52.06 – Car Parking

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

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

Clause 52.06-1 applies to:

- *A new use;*
- *An increase in the floor area or site area of an existing use; or*
- *An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

Clause 52.06-3 provides a permit is required to:

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

This application is seeking approval for the use and development of a retail premises (trade supplies), signage and the creation of access to a Transport Zone 2. Trade supplies is a listed use in table 1 to the car parking requirement at Clause 52.06-5 and requires 10 percent of the site area for car parking purposes.

The proposal has included 13 formally identified carparking spaces with one being disable compliant and as such meets the car parking requirement. This is not addressed further.

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Clause 52.29 – Land Adjacent to the Principal Road Network

The purpose of the Land Adjacent to the Principal Road Network is:

- *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.*

Clause 52.29-2 requires a permit to create or alter access to a road in a Transport Zone 2 (TRZ2).

The subject site adjoins Main Street along the southeastern boundary, which is identified as a TRZ2. The subject site contains two existing access points with one adjoining the northern boundary directly from Lawless Street and a second in the eastern corner connecting directly to Main Street. Both existing access points will remain unchanged.

A new access point is proposed in the southwestern corner of the site directly from Main Street. As the proposal is seeking to create an additional access point to a road identified as a TRZ2, the relevant decision guidelines at Clause 52.29-6 are addressed below in Section 6 of this submission.

A Traffic Impact Assessment is contained in ***Appendix D*** which provides details of the proposal including swept path analysis.

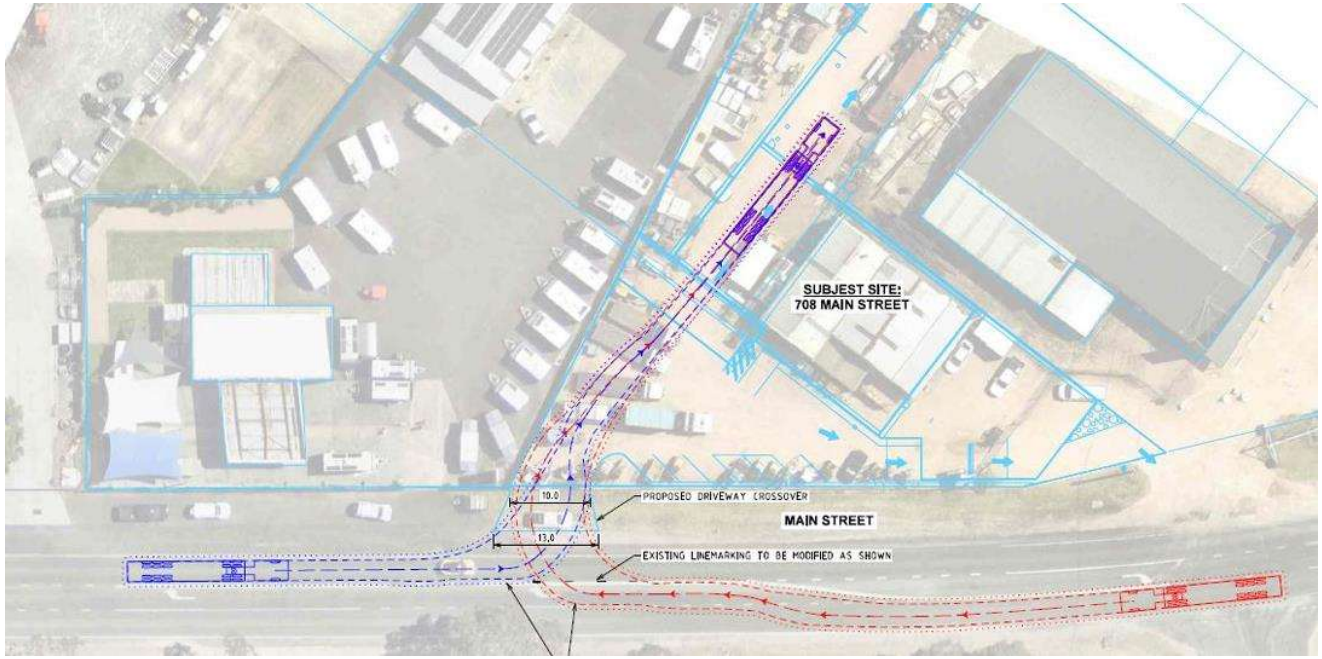


Figure 7 – *Access concept design – (source – Salt Traffic Impact Assessment)*

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Clause 53.18 – Stormwater Management in Urban Development

The purpose of Stormwater Management in Urban Development is:

> *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 53.18-3 provides an application to construct a building or construct or carry out works must meet the objectives of Clauses 53.18-5 and 53.18-6 and should meet the standards of Clauses 53.18-5 and 53.18-6.

Clause 53.18-5 – Stormwater management objectives for buildings and works are:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Standard W2 – The stormwater management systems should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Clause 53.18-6 – Site management objectives:

- To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Standard W3 – An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

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- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

The application includes a Drainage Plan and Landscaping Plan outlining how stormwater will be directed following the construction of the development. It is requested that a Construction Management Plan be a requirement on any planning permit to be granted to ensure that all appropriate measures are implemented during the construction stage.

The drainage plan clearly shows suitable primary treatment systems to be incorporated within the grated pits.

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6. PLANNING ASSESSMENT

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

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework by providing for an appropriate development that can be respectful of the existing surrounding development and the environment whilst supporting important commercial growth.
- The proposal will contribute to a high standard of urban design and amenity by responding sensitively to the existing surrounding uses and development. The subject site is considered appropriate for the proposed development due to the lack of environmental constraints such and bushfire and flooding hazards in addition to the minimal offsite impact on any environmental values in the locality as sought to be protected in the relevant clauses at **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Bairnsdale as a settlement category of regional service centre. The proposal will connect to all available services and infrastructure including electricity, telecommunications, reticulated water, sewer and a good quality road network and provide for a business supporting the regional service centre role.
- The proposed development has been located and designed to complement the existing built form and character of the area as encouraged by **Clause 02.03-5** and is not within a location of cultural or heritage significance.
- **Clause 17** recognises that all sectors are critical to achieving economic prosperity. The proposed use and development will facilitate the establishment of a new retail premises for trade supplies proposed to be occupied by an existing established business being R & J Batteries, providing a range of products and services to the local community. The proposal will support growth of an existing business, ongoing employment opportunities and contribute to the economic activity and prosperity of Bairnsdale as also encouraged by **Clause 02.03-7.**
- The proposal is consistent with the decision guidelines of the Industrial 1 Zone at **Clause 33.01** which seeks to provide for economic development that does not affect the safety and amenity of local communities.
- The application is seeking approval for the use and development of a retail premises (trade supplies), signage and the creation of access to a transport zone 2.
- The proposed use is identified as trade supplies. The proposed building will be occupied by R & J Batteries, an established local business currently operating in Bairnsdale at 45 Macleod Street, Bairnsdale. The proposal will facilitate the continuation and expansion of the business within a purpose-built premises, supporting the ongoing operation and contribution to the local economy.
- The finished material of the proposed building will be consistent with other buildings within the immediate area including the Bairnsteel building which is also finished in concrete panel. The finished material and colours of the proposed building are contained within the proposed development plans and within Section 3 of this submission.

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- The proposal includes three areas of general landscaping with one located in the western portion of the northern boundary and one located in both the northeastern and southwestern corners of the site. The proposed landscaping areas will assist in integrating the development with the surrounding environment and contribute to a visually pleasing development of the site.
- Carparking and bicycle parking has been addressed in section 5 of this submission and it has been concluded the proposal meets both the carparking and bicycle parking requirement.
- Stormwater from the proposed building will be discharged via an underground piping system, directed to the legal point of discharge to the satisfaction of the responsible authority. A proposed drainage plan is contained in ***Appendix C***. Appropriate grated systems will be incorporated to ensure that stormwater discharge from the site will not adversely affect water quality entering the drainage system. It is considered that the drainage system has suitable capacity to accommodate the proposed development as outlined in **Clause 53.18**.
- The proposal is generally consistent with the decision guidelines of **Clause 52.05-8** signage which seeks to regulate the development of land for signs and associated structures.
- The proposed signage will include business identification signage, directional signs and internally illuminated signage. The proposed signage will be located throughout the site. A detailed signage plan is contained in ***Appendix E*** and a full description provided in Section 5 of this submission.
- The proposed signage will provide customers the ability to easily identify the business upon approach ensuring safe entry to the site whilst identifying and following directional signage to manoeuvre throughout the site.
- The signage is considered to be a simple yet high quality design that is respectful of the area. The signage will not contain any flashing lights and will not distract drivers or create any visual clutter in this location. The proposed illumination levels of the signage will be in accordance with the specification as provided by the responsible authority.
- This submission has addressed the decision guidelines of **Clause 52.29** Land adjacent to the Principal Road Network which seeks to ensure appropriate access to the Principal Road Network. The subject site adjoins Main Street along the southeastern boundary, which is identified as a Transport Zone 2 and forms part of the Principal Road Network. The subject site currently has two existing access points, with one located along the northern boundary providing direct access from Lawless Street and the second located in the northeastern corner of the site, providing access to and from Main Street. Both access points will remain unchanged. The existing Lawless Street access will be used by staff for ingress and egress, and heavy vehicles will egress only.
- It is proposed to construct a new crossover and driveway connection to Main Street in the western portion of the southeastern boundary to provide an entry-only access point for all vehicles, with the exception of staff vehicles. This arrangement will provide a clear separation between vehicle entry and exit movements and improve the overall functionality of the site's access arrangements. A Traffic Impact Assessment is contained in ***Appendix D*** which provides details of the proposed new access point including swept path analysis.
- The proposal includes provisions for 6 bicycle parking spaces in excess of the requirements of **Clause 52.34,** however does not include end of trip facilities.
- This submission has addressed the decision guidelines of **Clause 65** and the proposed use and development supports orderly planning of the area. The proposal has taken into consideration the potential effect on the environment, human health and the amenity of the area and it is deemed to have no

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negative impacts. No vegetation removal is required, and no extensive earthworks are proposed. There will not be any negative impact on the existing road network.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

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7. CONCLUSION

This submission is in support of a planning permit application for the Use and Development of a Retail Premises (Trade Supplies), Signage and Creation of Access to a Transport Zone 2 at 708 Main Street, Bairnsdale.

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 and 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 Industrial 1 Zone and will result in a purpose built building for an established trade supplies business.
- The design of the proposal is complementary to the existing surrounding development and is consistent with the character of the area.

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

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PROPOSED COMMERCIAL DEVELOPMENT
708 MAIN STREET, BAIRNSDALE

TRAFFIC IMPACT ASSESSMENT

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PROPOSED COMMERCIAL DEVELOPMENT – 708 MAIN STREET, BAIRNSDALE
Client: :
Report Reference: 26165
File Path: Y:\2026\26165 – 708 Main Street, Bairnsdale\08 Reports\26165TREP01F01.docx

Wednesday, September 09, 2026

Document Control

Version:	Prepared By:	Position:	Date:	Reviewed By:	Position:	Date:	Authorised By:	Position:	Date:
D01	Claudia Goodliffe	Project Traffic Engineer	13/08/2026	Tony Togany	Senior Associate	14/08/2026	Tony Togany	Senior Associate	14/08/2026
F01	Claudia Goodliffe	Senior Traffic Engineer	09/09/2026	Tony Togany	Senior Associate	09/09/2026	Tony Togany	Senior Associate	09/09/2026

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1 INTRODUCTION

SALT has been engaged by to undertake a traffic engineering assessment of the proposed commercial development at 708 Main Street in Bairnsdale.

In the course of preparing this report, the following has been undertaken:

- The existing site conditions have been investigated;
- The development plans have been reviewed and design advice provided to the project team;
- Swept path analysis has been conducted;
- The traffic and parking implications of the proposal have been assessed.

The following sets out SALT's findings with respect to the traffic engineering matters of the proposal.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is situated on the northern side of Main Street within the industrial precinct to the south-west of the main Bairnsdale Township. The site is currently occupied by an industrial land use (equipment and forklift hire), with vehicle access on Lawless Street and Main Street.

Key destinations in the vicinity of the site include Nagle College and St Mary's Primary School to the north west.

Figure 1 depicts the location of the subject site with respect to the surrounding road network and land uses. An aerial view of the site is provided in Figure 2.

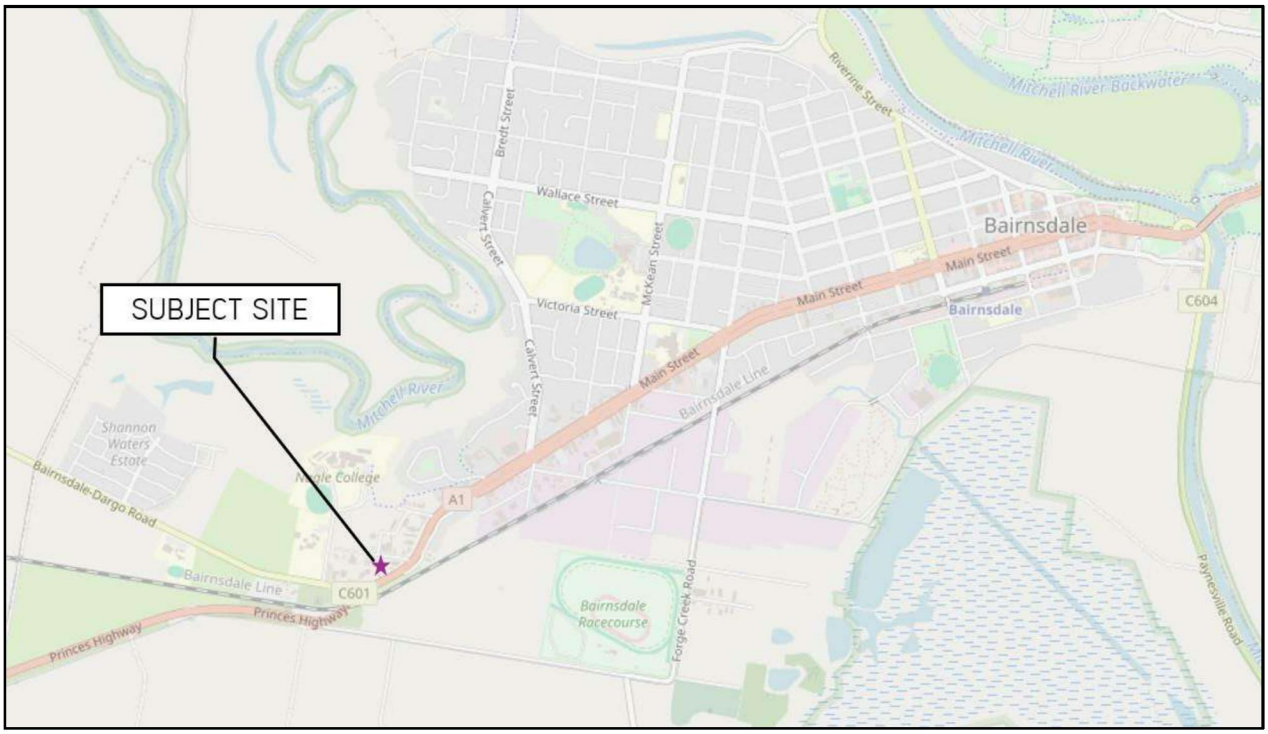


Figure 1 Subject site locality

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Figure 2 Aerial view of subject site

2.2 ZONING AND PLANNING

The subject site lies within an Industrial 1 Zone (IN1Z) under the East Gippsland Planning Scheme, as is other land immediately surrounding the site as depicted in Figure 3. Main Street is within a Transport Road Zone 2 (TRZ2).

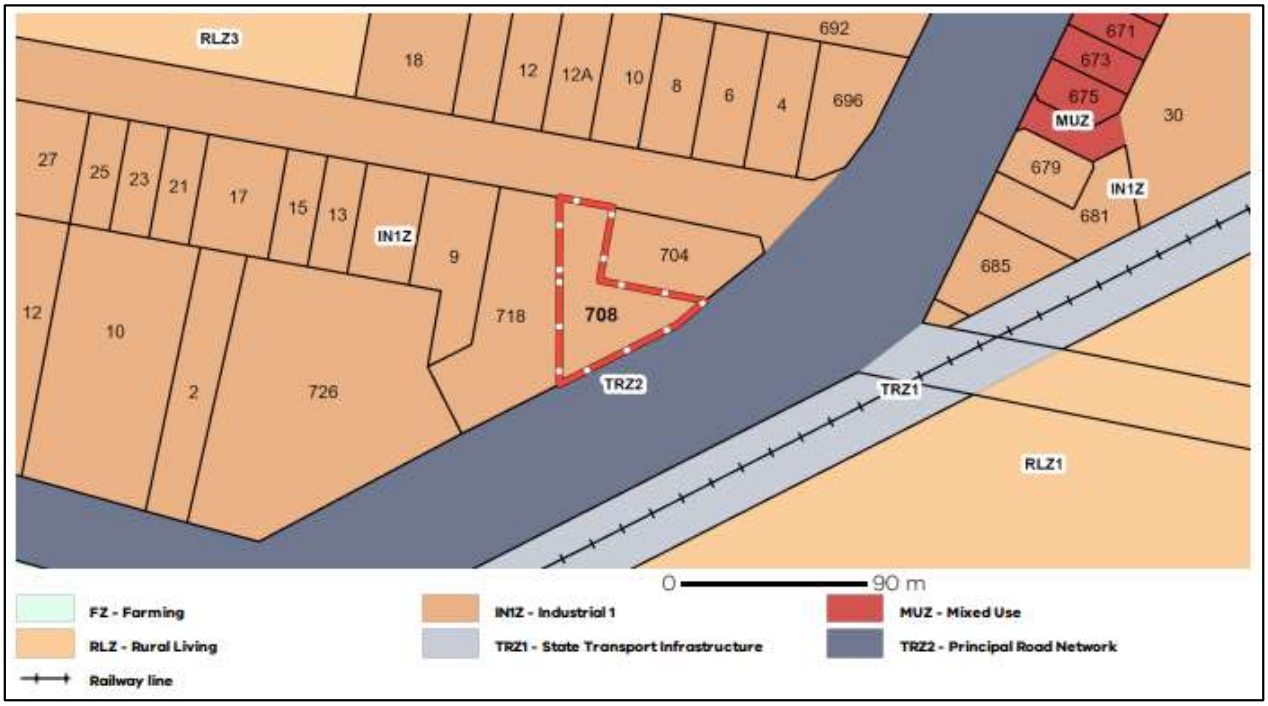


Figure 3 Local zoning map

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2.3 ROAD NETWORK

2.3.1 MAIN STREET

Main Street is an Arterial Road under the care and management of the Department of Transport and Planning (DTP), with a declared name of Princes Highway East.

At the site frontage, Main Street extends in a generally northeast-southwest alignment and provides one traffic lane in each direction, with additional right-turn lanes provided at the site's access point, adjacent properties and at Lawless Street.

On-street parking is not permitted.

A posted speed limit of 60km/hr applies.

2.3.2 LAWLESS STREET

Lawless Street is classified as a 'Urban Access Major" street under the care and management of East Gippsland Shire Council.

At the site frontage, Lawless Street extends in a generally east-west alignment between Main Street and its termination approximately 450m to the west. At the site frontage, Lawless Street has a carriageway width of approximately 12.0m and allows two-way vehicle movements.

Kerbside parking is generally permitted and unrestricted.

The default speed limit of 50km/hr applies.

2.4 SUSTAINABLE TRANSPORT

The subject site has limited access to sustainable transport opportunities.

Bus routes 1, 2 and 3 service the main Bairnsdale Township. The nearest bus stop is located at Arco Court/Calbert Street, accessible via a 1.2km (17-minute) walk from the site.

Bairnsdale Railway Station is situated approximately 4.0km to the north-east of the subject site.

Formal pedestrian footpaths are not provided along the site frontages, nor the immediately surrounding road network.

Formal bicycle routes/lanes are not provided in the direct vicinity of the site.

2.5 TRAFFIC VOLUMES

Existing traffic volumes for Main Street have been sourced from Transport Victoria Annual Average Daily Traffic Volume data as follows:

- North-east bound: 10,089 vehicles per day (including 9% heavy vehicles)
- South-west bound: 10,542 vehicles per day (including 9% heavy vehicles)

2.6 CRASH HISTORY

SALT has reviewed the Transport Victoria Road Crash Data for any incidents that occurred in the vicinity within the past five (5) calendar years.

No road crashes have been recorded at the direct site frontages. The following incidents were recorded toward the soth-west of the site, as depicted in Figure 4.

- At Main Street / Bairnsdale-Dargo Road – an 'other injury' crash occurred between a right-turning and a through vehicle on 9 September 2021 at 4:28pm.
- On Bairnsdale-Dargo Road – an 'other injury' crash occurred by a vehicle out of control on the carriageway, on 1 October 2021 at 1:20pm.

Therefore, it can be concluded that there is no distinct pattern of the type or nature of road crashes in the vicinity of the site in recent history.

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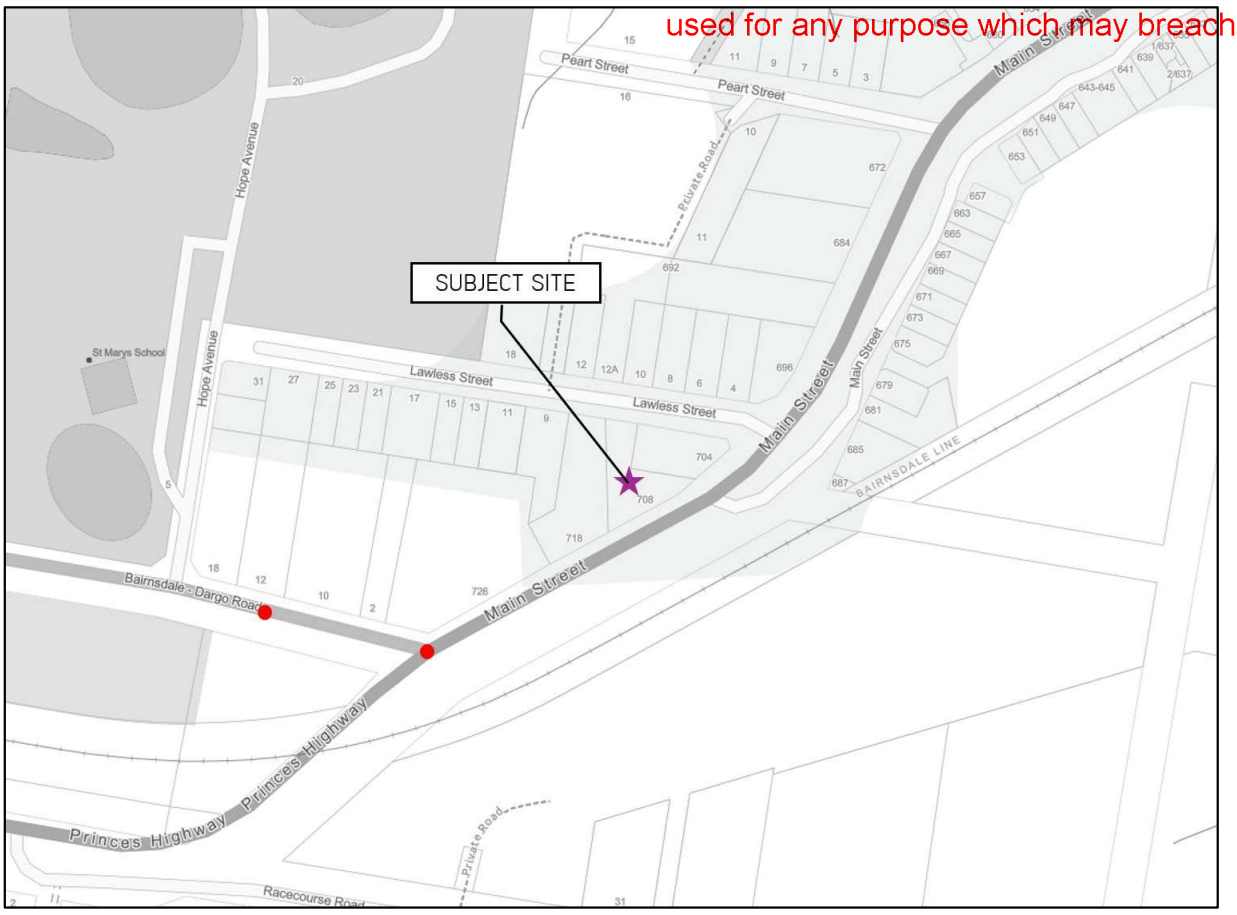


Figure 4 Crash history map

3 PROPOSAL

The proposal involves the development of a new commercial facility for the sale and installation of batteries. The proposed building comprises a showroom with offices and staff facilities, a warehouse area, storage area and a loading/fitting vehicle bay. The total building area (including fitting bays) is proposed to be 1,243.55m^2.

Vehicle access to/from the site is proposed via a new crossover to Main Street at the south-western end of the frontage with vehicle exit to occur via the existing points of access to Main Street and Lawless Street.

The proposal includes a total of 13 on-site car parking spaces, including one (1) accessible space. The proposal also includes six (6) bicycle parking spaces located adjacent to the accessible space.

We are instructed that the proposed use will operate with up to seven (7) staff, including three (3) that will travel to and from the site in company vehicles. Two (2) of these company vehicles are typically off-site during business hours, undertaking customer deliveries.

It is anticipated that customer demand will equate to one (1) battery fitment per hour, with larger battery fitments to be carried out within the drive-through loading area.

The largest vehicle expected on-site will be a prime mover with a 40-foot tri-axle trailer with an overall vehicle length of 16-17m.

The development plans assessed by this report are provided in APPENDIX 1.

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4 CAR PARKING ASSESSMENT

4.1 STATUTORY REQUIREMENTS

Table 1 to Clause 52.06 of the Planning Scheme outlines the car parking requirements for various land uses.

It is understood that the proposal will fall under a 'trade supplies' land use, for which the car parking requirement within a Category 1 area is:

- Trade supplies: 10 per cent of site area

Applying this to the total site area of 2,887m^2 results in a required parking area of 288.7m^2. In this case, an area of 29.38m^2 per parking space is adopted, based on the total area for a Planning Scheme compliant parking space and adjacent accessway (2.6m wide, 4.9m long, 6.4m wide aisle), resulting in a requirement for nine (9) car parking spaces (rounded down to the nearest whole number pursuant to Clause 52.06 of the Planning Scheme).

4.2 ADEQUACY OF CAR PARKING PROVISIONS

The proposal includes 13 car parking spaces (plus the fitting bay and drive-thru bay), exceeding the above requirement.

5 BICYCLE PARKING ASSESSMENT

5.1 STATUTORY REQUIREMENTS

Table 1 to Clause 52.34 of the Planning Scheme outlines the bicycle parking requirements for various land uses. The bicycle parking requirements applicable to the proposal are summarised in Table 1.

Table 1 Bicycle parking requirements

Land Use	Area	Employees		Visitors	
		Bicycle Parking Rate	Bicycle Parking Required	Bicycle Parking Rate	Bicycle Parking Required
Trade supplies (other retail)	1,243.55m^2	1 to each 300m^2 of leasable floor area	4 spaces	1 to each 500m^2 of leasable floor area	2 spaces

Therefore, the proposal has a total requirement for six (6) bicycle parking spaces.

5.2 ADEQUACY OF BICYCLE PARKING PROVISIONS

The proposal includes six (6) bicycle parking spaces located adjacent to the accessible space.

These spaces are suitable for use by staff and/or customers noting that the lack of off- and on-street bicycle infrastructure within the surrounding area means that it is highly unlikely that any staff or customers will cycle to/from the site.

The proposed level of bicycle parking provision therefore meets the statutory bicycle parking requirement for the proposed development.

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6 DESIGN ASSESSMENT

6.1 VEHICLE ACCESS ARRANGEMENTS

Vehicle access is proposed via a new entry-only crossover to Main Street, exit only to Main Street via connection to the adjacent site (as per existing conditions), and a crossover to Lawless Street for heavy vehicle exit and staff car entry and exit.

Staff vehicles will access the site from either Main Street (entry-only crossover) or Lawless Street (to access designated parking area). Staff vehicles will exit via the Main Street exit-only crossover, or to Lawless Street.

Customer vehicles (passenger cars) will access the site from the entry-only crossover on Main Street and exit via the exit-only crossover to Main Street. Customers should not enter the site from Lawless Street ('staff only' or similar signage is recommended).

Heavy vehicles (for delivery purposes) will enter the site from the entry-only crossover on Main Street, travel through the fitting bay and exit the site to Lawless Street.

The proposed crossovers exceed the minimum width stipulated in the Planning Scheme, and what is suggested under Australian Standard AS2890.1.

SALT has prepared a concept plan for the proposed entry on Main Street, as provided in APPENDIX 2, and an extract provided in Figure 5. This makes use of the existing right-turn lane at the site frontage on Main Street, with amended line marking to permit right-turn movements into the site. The access has been designed to accommodate up to a 19m long semi-trailer, as conservatively adopted to represent the largest vehicle expected to require access to the site.

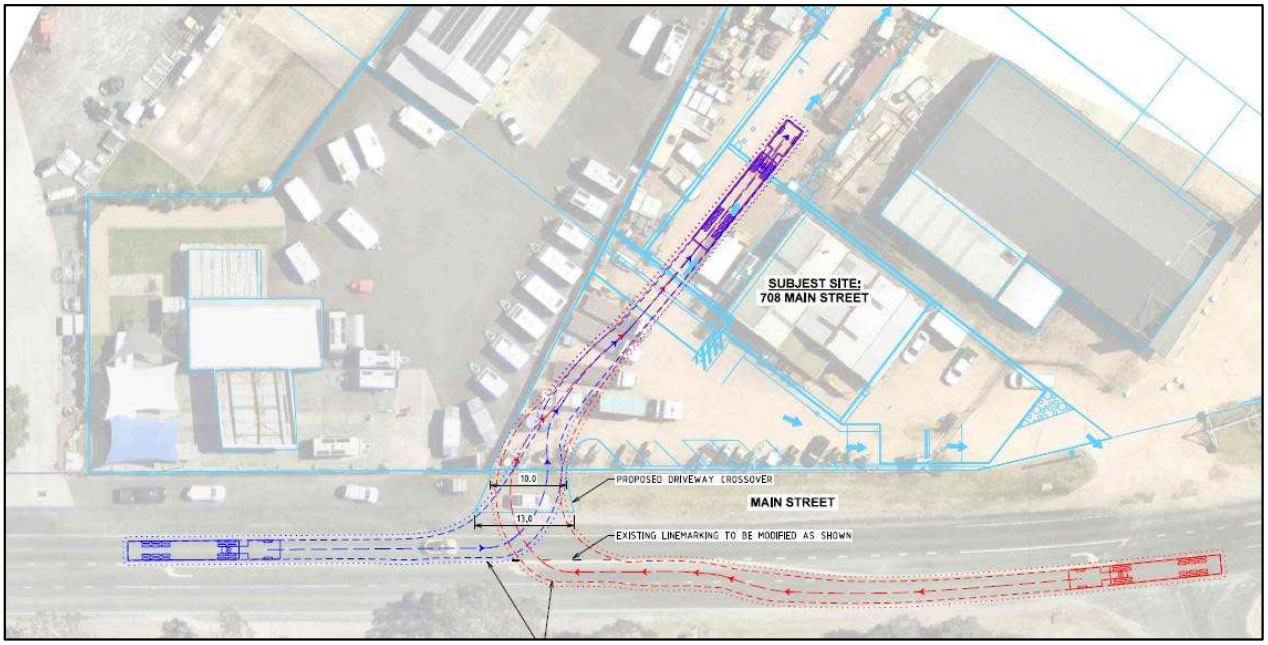


Figure 5 Access concept design (extract)

6.2 CAR PARKING LAYOUT

On-site car parking has been designed in accordance with the requirements of the Planning Scheme and/or Australian Standards, as follows:

- 90-degree parking spaces are proposed to be 2.6m wide and 4.9m long, accessed from an aisle in excess of 6.4m width.
- Angled parking spaces are proposed to be 2.6m wide and 4.9m long, with generous aisle width in excess of the statutory requirements.
- The accessible parking space is proposed to be 2.4m wide and 5.4m long with a shared area of the same dimensions, as per Australian Standard AS2890.6.
- No obstructions are proposed within the required clearance zones for access and door opening.

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- No dead-end aisle are proposed, and all parking spaces have been designed to allow vehicles to enter and exit the site in a forward direction.

Swept path analysis has been conducted to demonstrate access by an Australian Standard B99 vehicle driving through the site, entering and exiting the site at Main Street, refer to SK-002 in APPENDIX 2,

6.3 FITTING BAY ARRANGEMENTS

The proposal includes a small vehicle fitting bay and a large vehicle drive-through loading/fitting bay.

The small vehicle loading bay is proposed to be 3.6m wide and 6.5m long. These dimensions exceed the requirements of the Planning Scheme for a single vehicle garage.

Adjacent the showroom, a canopy awning of 3.56m headroom is proposed which complies with Australian Standard AS2890.3 for small vehicles expected to traverse this accessway including passenger cars, cars with trailers and up to 6.4m long Small Rigid Vehicles (SRVs).

The large vehicle loading/fitting bay is proposed to be 11m wide and 18.1m long. These dimensions are suitable to accommodate the largest vehicle expected on-site (16-17m long). This is proposed with a headroom of 4.58m which is compliant with AS2890.3 for medium and large trucks.

7 TRAFFIC CONSIDERATIONS

7.1 TRAFFIC GENERATION

In this case, traffic generation can be estimated based on the likely staff and customer numbers as follows.

We are instructed that the proposed use will operate with up to seven (7) staff, including three (3) that will travel to and from the site in company vehicles. Two (2) of these company vehicles are typically off-site during business hours, undertaking customer deliveries.

It is anticipated that customer demand will equate to one (1) battery fitment per hour, with larger battery fitments to be carried out within the drive-through loading area.

Based on the above, vehicle movements during the AM and PM peak hour traffic generation is expected to comprise:

- AM peak hour:
  - Seven (7) staff arriving to site
  - Two (2) staff departing the site to undertake off-site business
  - Up to two (2) customers arriving and departing for battery fitment
- PM peak hour
  - Up to two (2) customers arriving and departing for battery fitment
  - Two (2) staff arriving back to site after undertaking off-site business
  - Seven (7) staff departing the site for the day

Therefore, the AM and PM peak hour traffic generation is expected to be:

- AM peak hour: up to 13 vehicle trips, including 9 vehicles in / 4 vehicles out
- PM peak hour: up to 13 vehicle trips, including 4 vehicles in / 9 vehicles out

7.2 TRAFFIC DISTRIBUTION

The distribution of traffic can be estimated based on the layout of the surrounding road network and locations of nearby residential and employment precincts.

In this case, it is estimated that the majority (80%) of vehicles will be distributed to/from the east on Main Street to/from the main Bairnsdale township.

For the purpose of this assessment, it is assumed that all vehicles will enter and exit the site at Main Street. This is a conservative assessment as some vehicles (especially staff vehicles) will enter and exit the site via the Lawless Street access point.

The resulting estimated traffic distribution is depicted diagrammatically in Figure 6.

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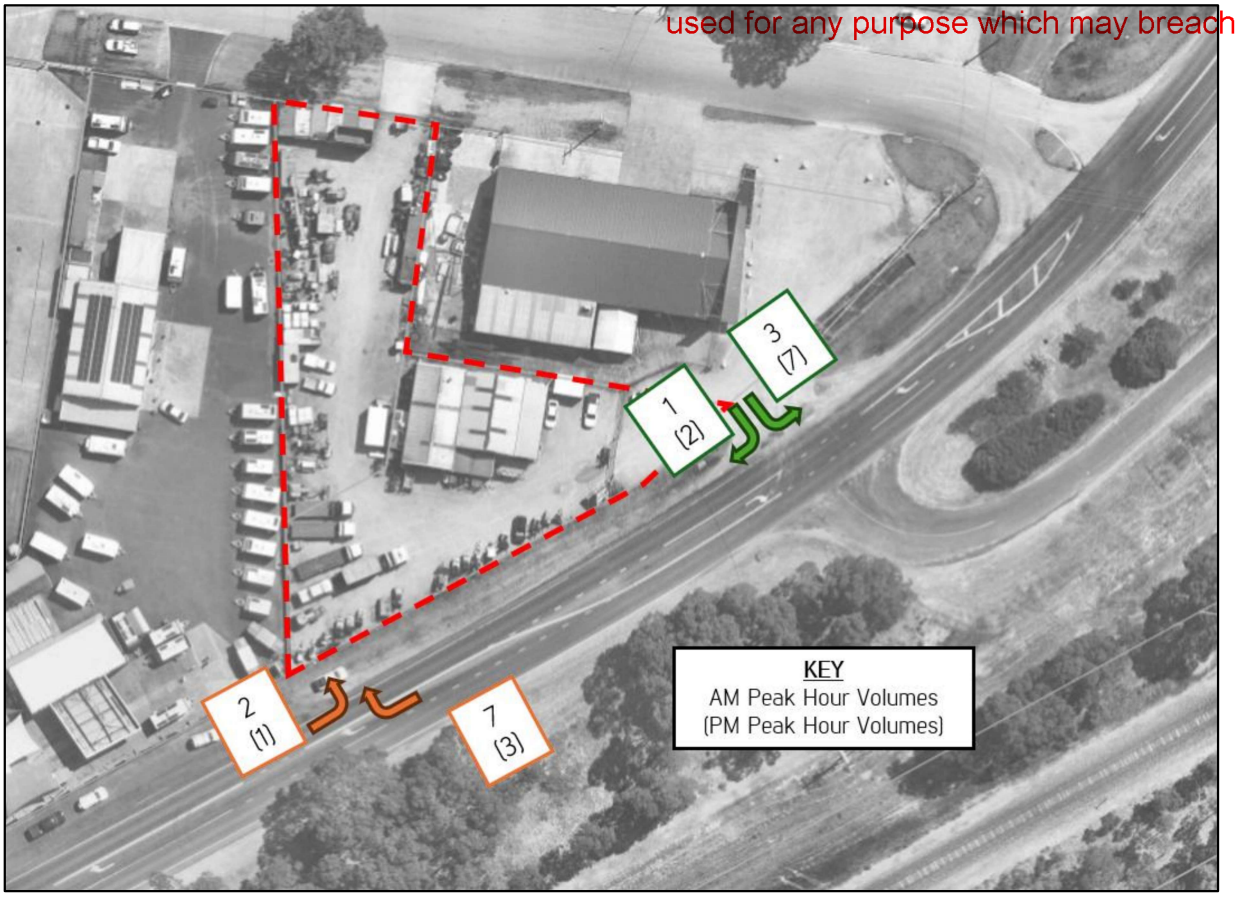


Figure 6 Estimated traffic distribution

7.3 TRAFFIC IMPACTS

The level of traffic anticipated to be generated by the proposal is relatively low in traffic engineering terms.

The addition of up to 7 vehicle turning movements into or out of the site during a peak hour equates to one vehicle every 8-9 minutes on average. This is not expected to have any significant adverse impact on Main Street.

This is also a conservative assessment assuming that all staff and customers will arrive in the same hour and only use the Main Street access.

There is an existing right-turn lane at the site frontage on Main Street, currently providing access to a number of properties to the west. It is proposed to amend the line marking to permit right-turn access to the subject site. This right-turn lane has sufficient length to store approximately four (4) cars between the site access and its taper which is considered more than sufficient to accommodate the relatively little traffic expected to be generated.

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8 CONCLUSION

Based on the preceding assessment, the following can be concluded:

1. It is proposed to redevelop the site at 708 Main Street, Bairnsdale to provide a commercial facility for the sale and installation of batteries. The proposed building will comprise a showroom with offices and staff facilities, a warehouse area, storage area and a loading/fitting vehicle bay.
2. Vehicle access is proposed via a new crossover to Main Street at the south-western end of the frontage with vehicle exit to occur via the existing points of access to Main Street and Lawless Street.
3. SALT has prepared a concept layout for the proposed entry from Main Street, designed for the largest vehicle expected to require access to the site, and making use of the existing right-turn lane at the site frontage.
4. The proposal has a statutory requirement to provide nine (9) car parking spaces. This is exceeded by the proposed provision of 13 on-site spaces.
5. The proposed level of on-site bicycle parking provision meets the statutory requirement for the proposed development.
6. The on-site parking and fitting bay arrangements have been designed generally in accordance with the requirements of the Planning Scheme and Australian Standards.
7. The level of traffic anticipated to be generated by the proposal is relatively low in traffic engineering terms and is not expected to have significant adverse impact on the road network.

Therefore, the proposal is supported from a traffic engineering perspective.

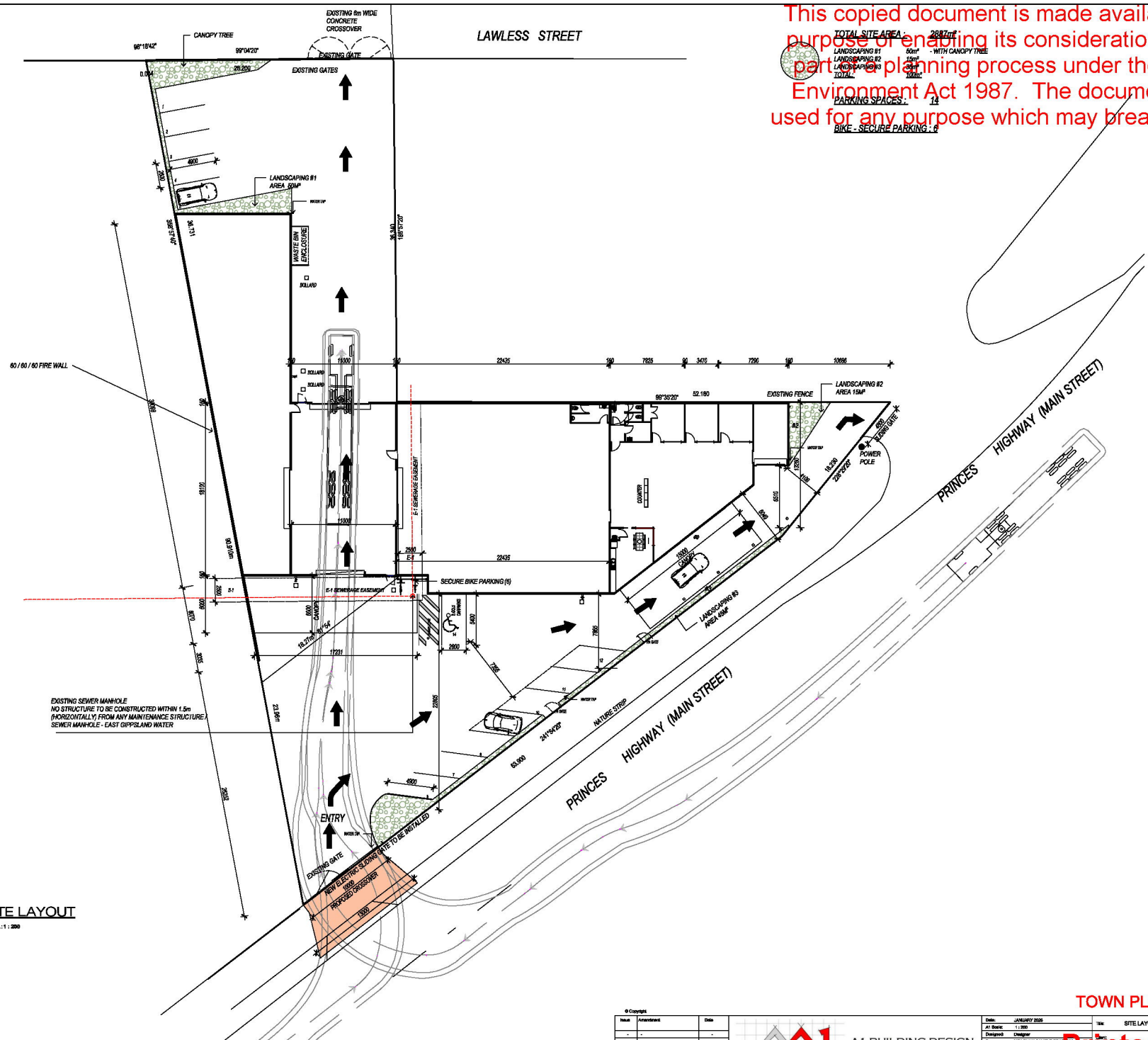
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APPENDIX 1 DEVELOPMENT PLANS

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SITE LAYOUT
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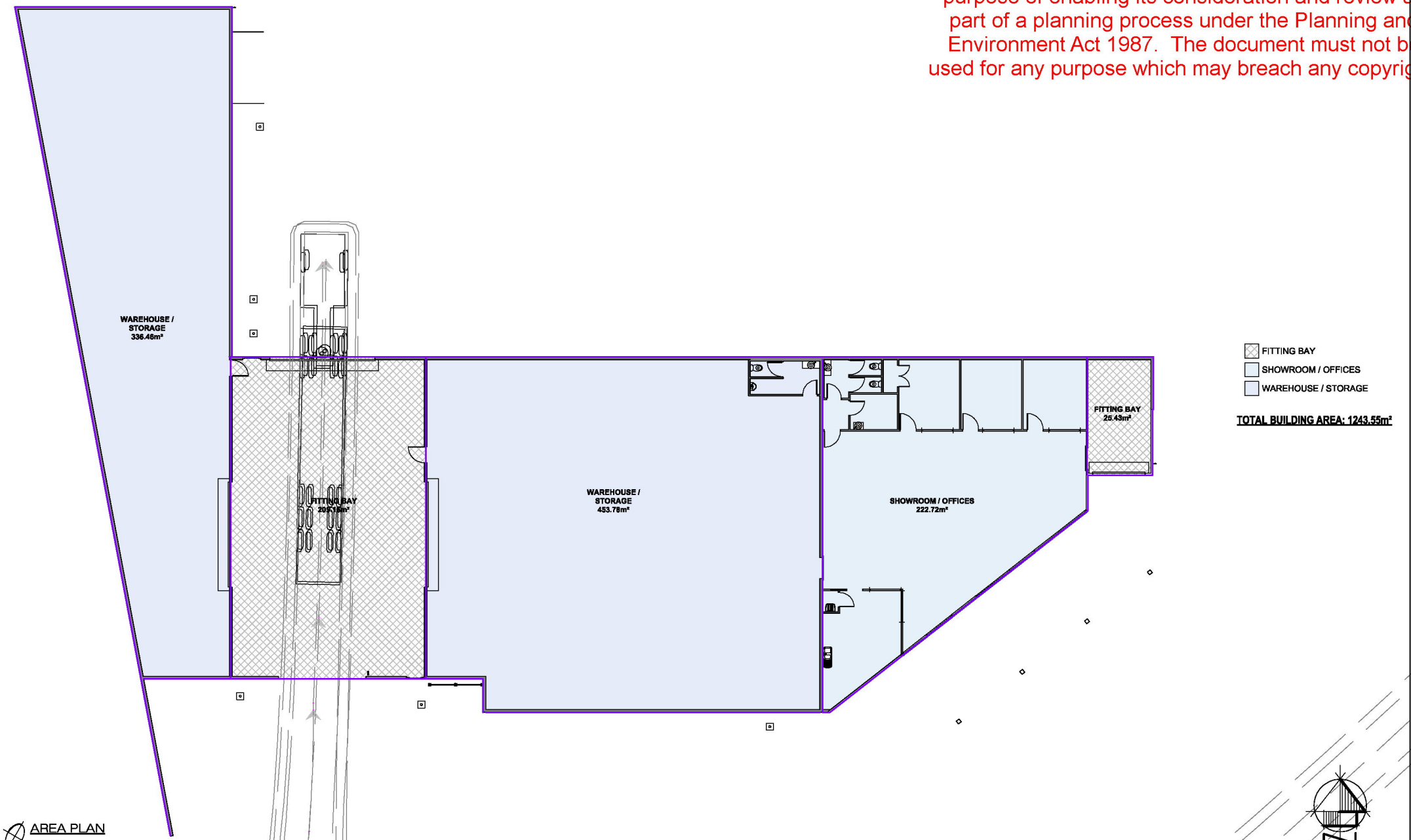
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10 Dalmahoy Street, Balmsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
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Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAC 200
Plot Date:	7/08/2026 11:38:11 AM
Client Approval Signature:	
Date:	

TM: SITE LAYOUT
Project: PROPOSED ALTERATIONS & ADDITIONS TO RESTAURANT/CAFE AT 208 MAIN STREET
LOT 1 PS 207870 - VIC 3870
Job No: 18337 | Revision: - | Drawing No: A00

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AREA PLAN
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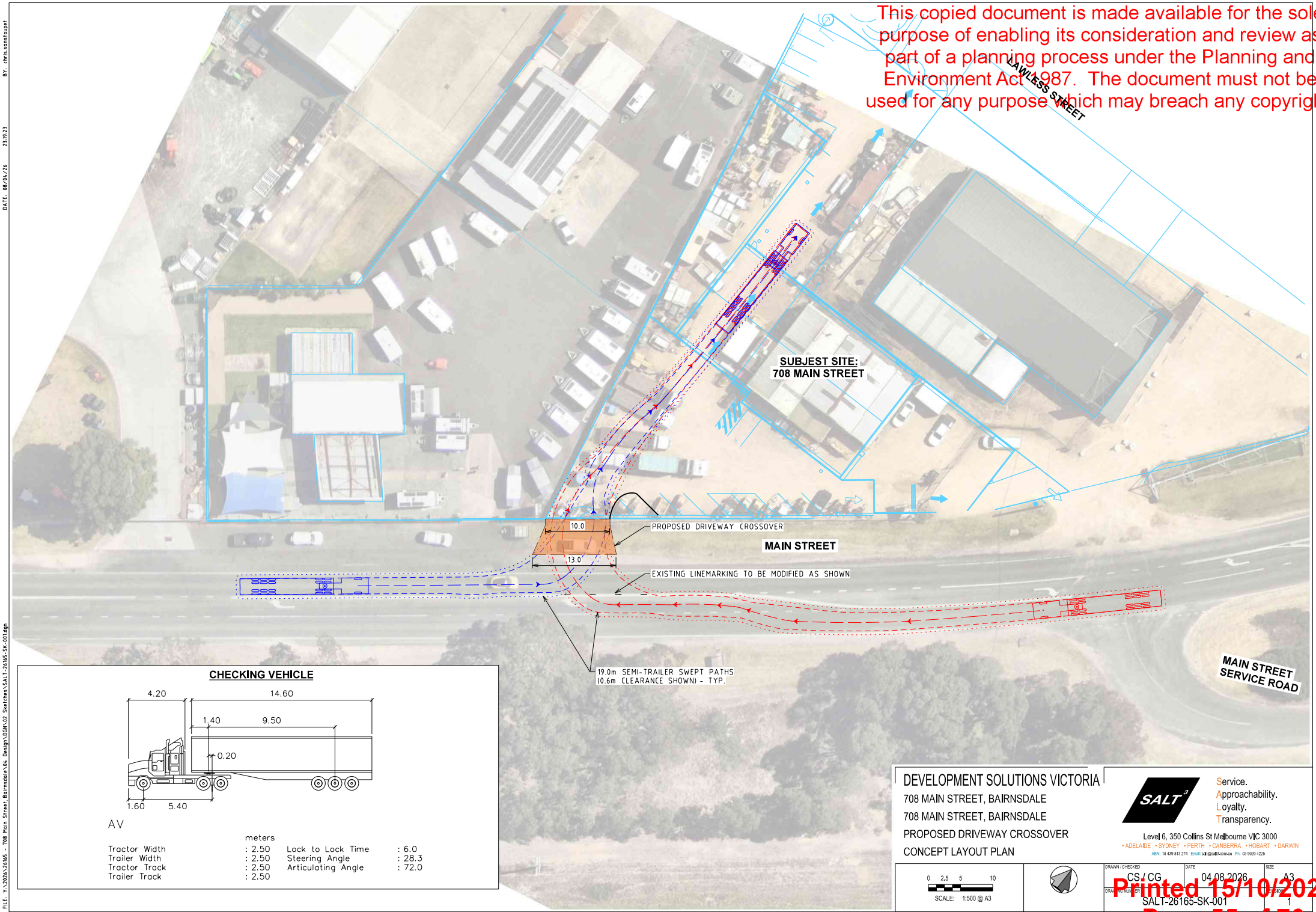
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APPENDIX 2 ACCESS CONCEPT PLAN

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CHECKING VEHICLE

AV

meters

Tractor Width	: 2.50	Lock to Lock Time	: 6.0
Trailer Width	: 2.50	Steering Angle	: 28.3
Tractor Track	: 2.50	Articulating Angle	: 72.0
Trailer Track	: 2.50		

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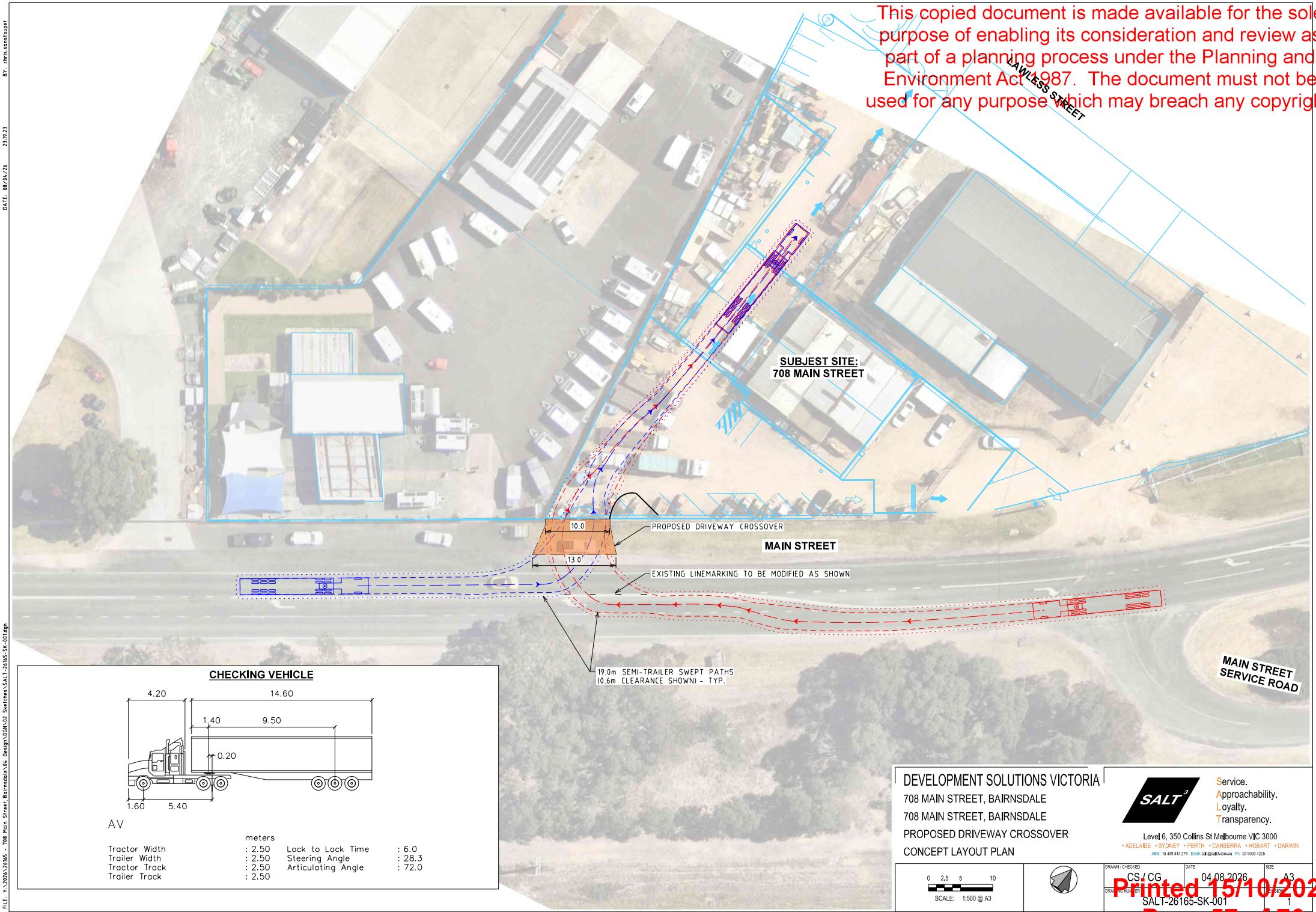
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APPENDIX 3 SWEPT PATH DIAGRAMS

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Trailer Width	: 2.50	Steering Angle	: 28.3
Tractor Track	: 2.50	Articulating Angle	: 72.0
Trailer Track	: 2.50		

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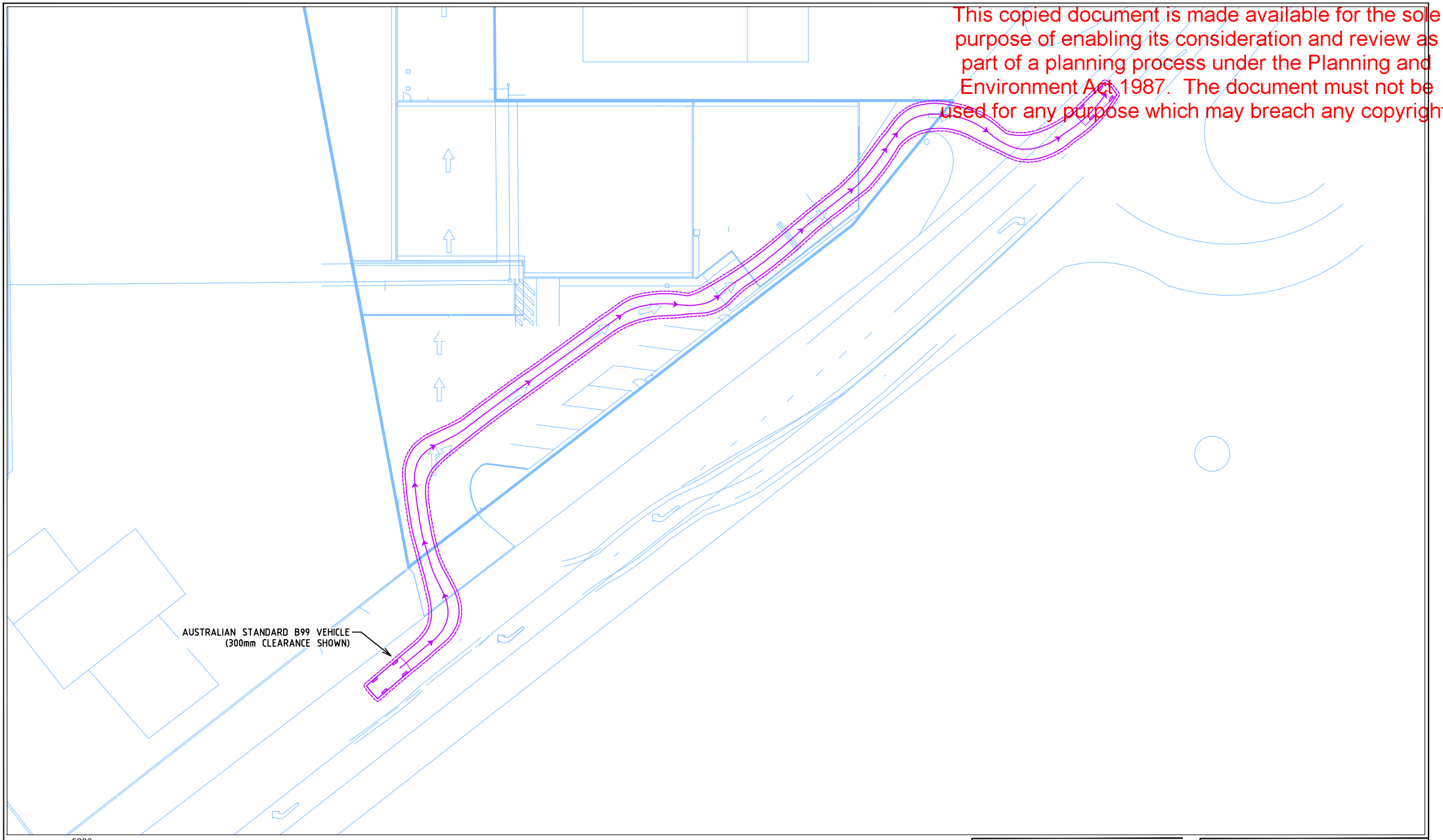
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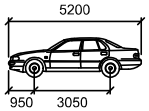
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B99

	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

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PROPOSED COMMERCIAL DEVELOPMENT

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BAIRNSDALE

SWEPT PATH DIAGRAM

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MELWAY MAP REF X929 A5

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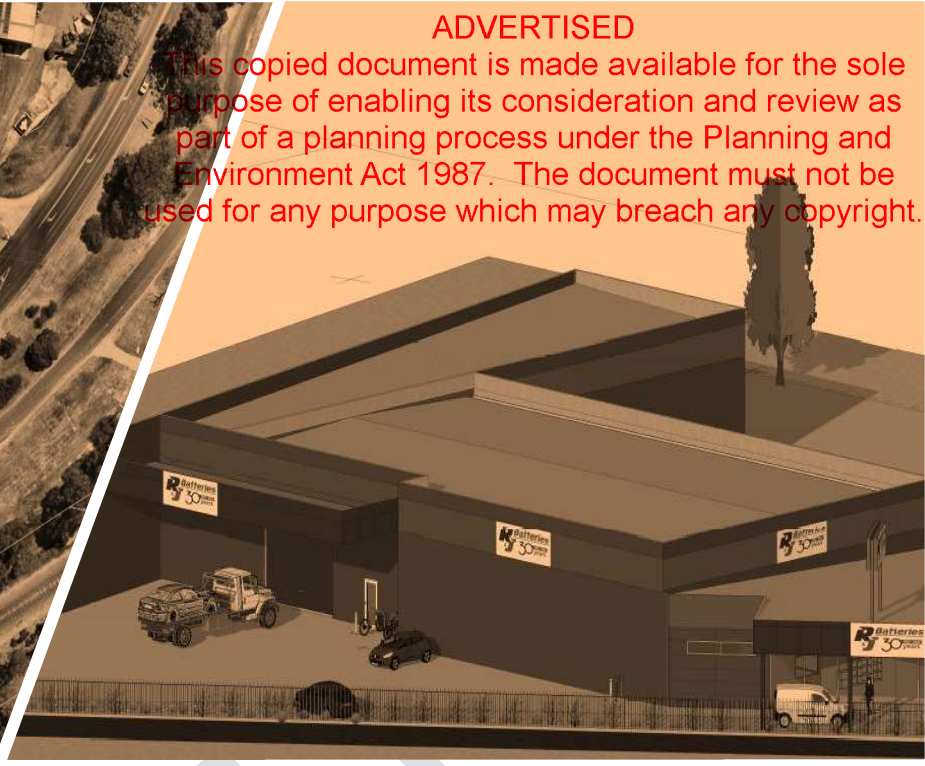
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GENERAL NOTES

1. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS AND THE APPROVED ENGINEERING PLANS.
2. PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AND DETAILS.
3. DRAINAGE LINES UNDER PAVED AREAS TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
4. ON COMPLETION OF WORKS THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION WASTE, RUBBISH AND SPOIL FROM THE SITE.

DRAINAGE NOTES

1. ALL INTERNAL DRAINAGE WORKS TO BE CONSTRUCTED TO SATISFY AS/NZS 3500.
2. CONNECTION OF THE SITE DRAINAGE TO THE EXISTING DRAINAGE CONNECTION IS TO BE INSPECTED BY COUNCIL REPRESENTATIVE AT VARIOUS STAGES.
3. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS ARE TO BE VERIFIED ON SITE IN CONJUNCTION WITH THE SITE SUPERVISOR
4. ROOF DRAINAGE (DOWNPIPES & FITTINGS) TO BE DWV QUALITY UPVC SWJ TO AS1280.
5. ROOF DRAINAGE TO DISCHARGE TO 90mm SN2 PVC SWJ. PROVIDE 100mmØ UPVC SEWER CLASS SWJ PIPES WITH MINIMUM GRADE OF 1 in 100 WITH A MINIMUM COVER 450mm WHERE SUBJECT TO VEHICLE LOADING OR IF A SEALED AND CHARGED SYSTEM.
6. ALL PLUMBING & ASSOCIATED WORKS TO BE TO THE SATISFACTION OF THE BUILDING SURVEYOR.
7. PIPES UNDER BUILDINGS, PAVEMENTS OR BEHIND KERB & CHANNEL TO BE BACKFILLED WITH COMPACTED CLASS 2 FCR (PLACED IN 150mm MAX LAYERS COMPACTED TO 95% MODIFIED COMPACTION.
8. CAREFUL ATTENTION TO DRAINAGE IS ESSENTIAL AND SURFACE WATER MUST THEREFORE BE PREVENTED FROM PONDING ANYWHERE ON THE SITE.
9. PROVIDE INSPECTION OPENINGS AT EACH CHANGE IN PIPE DIRECTION OR GRADE.
10. PUMP SYSTEMS TO COMPLY WITH AS3500.3:2018 SECTION 8. PUMPS ARE TO BE SUITABLE FOR UNSCREENED STORMWATER. SYSTEM TO REMAIN THE RESPONSIBILITY OF THE LAND OWNER TO MAINTAIN AND RECTIFY ISSUES.
11. ALL LEVELS NOMINATED ARE SUBJECT TO CONFIRMATION ON SITE AFTER FINAL EXCAVATIONS AND DWELLING FLOOR LEVELS.

SURFACE WATER DRAINAGE NOTES

SURFACE WATER MUST BE DIVERTED AWAY FROM BUILDINGS AS FOLLOWS:

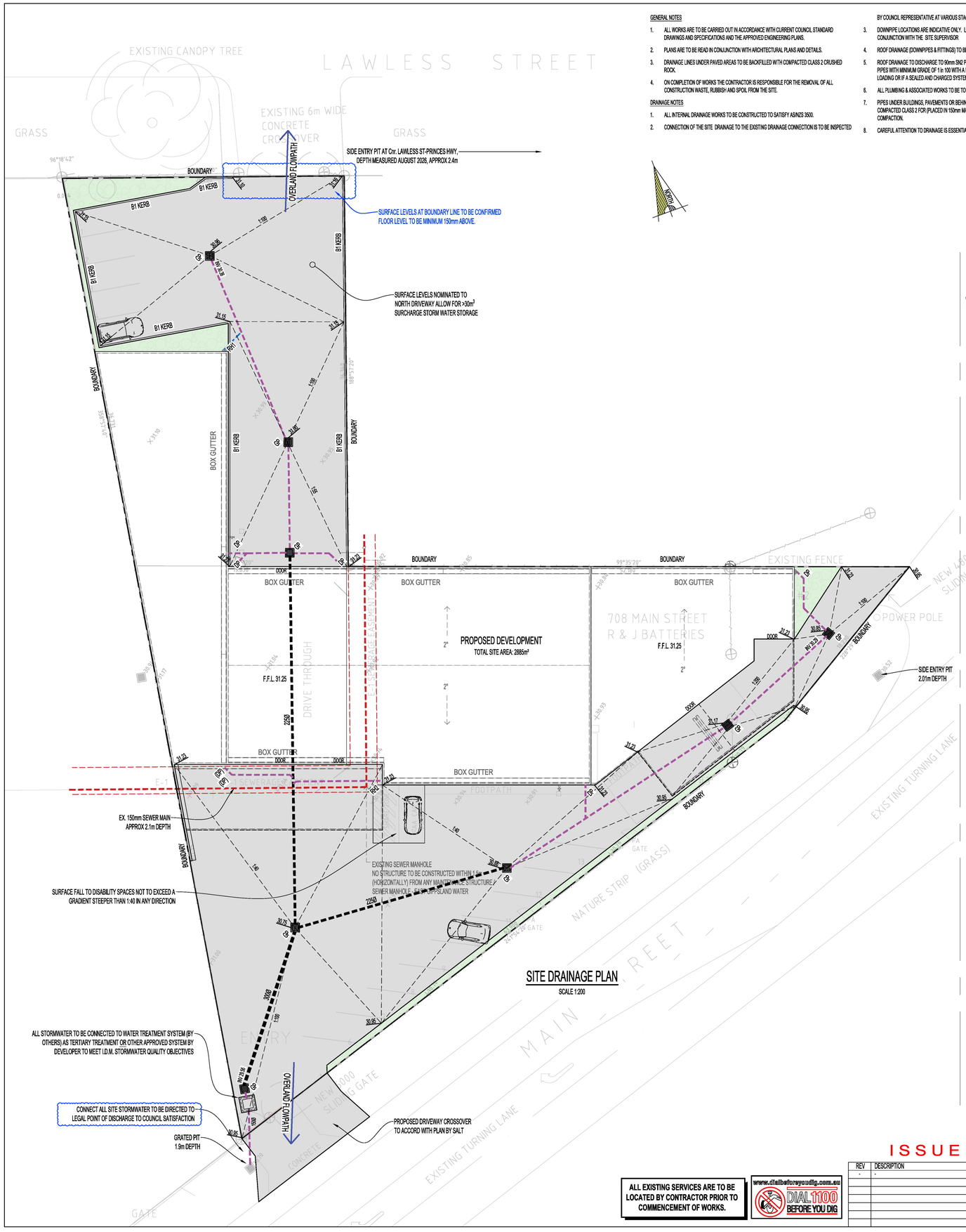
(a) Slab-on-ground – finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than –
(i) 25 mm over the first 1 m from the building in *low rainfall intensity areas* for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(ii) 50 mm over the first 1 m from the building in any other case.
(b) Slab-on-ground – finished slab heights: (Where no minimum floor level flood conditions are imposed)
the height of the slab-on-ground above external finished surfaces must be not less than –
(i) 100 mm above the finished ground level in *low rainfall intensity areas* or sandy, well-drained areas; or
(ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
(iii) 150 mm in any other case.
ALL SURFACE WATER SHOULD BE DIRECTED TO A PIPED UNDERGROUND SYSTEM VIA GRATED INLETS AND CONNECTED TO THE LEGAL POINT OF DISCHARGE.

BOX GUTTER SCHEDULE

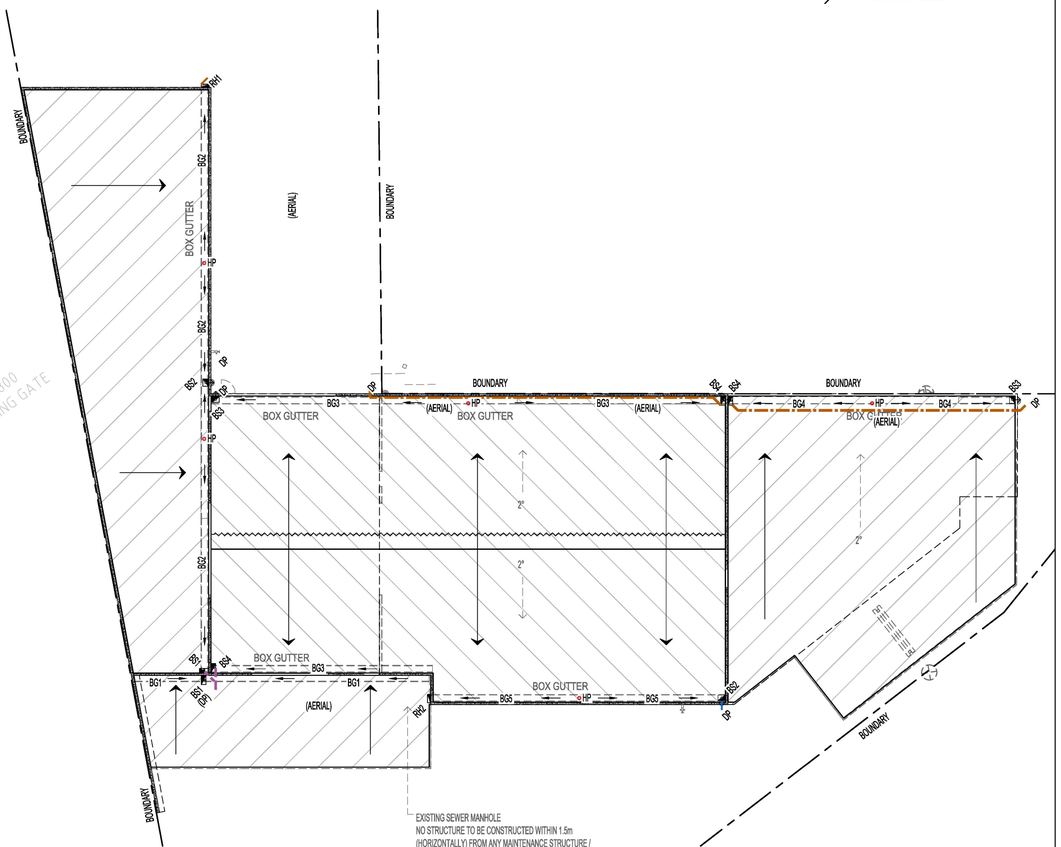
MARK	W x D (mm MIN.)	FALL (MIN.)
BG1	400 x 120	1:200
BG2	400 x 120	1:200
BG3	400 x 130	1:200
BG4	400 x 130	1:200
BG5	400 x 120	1:200

LEGEND

- ROOF FALL
- DOWNPIPE
- BOX GUTTER SUMP. INTERNAL DOWNPIPE HIGH CAPACITY OVERFLOW DEVICE
- BOX GUTTER SUMP. INTERNAL DOWNPIPE SIDE OVERFLOW THROUGH PARAPET
- BG# BOX GUTTER & DIRECTION OF FALL
- HP GUTTER HIGH POINT & **EXPANSION JOINT**
- CONCRETE GRATED PIT (REFER SCHEDULE) FITTED WITH 'ATLANTRAP' PRIMARY TREATMENT
- 150Ø uPVC SEALED AND CHARGED SYSTEM
- 100Ø uPVC SEALED AND CHARGED SYSTEM
- 150Ø uPVC GRADIENT PIPE
- 100Ø uPVC GRADIENT PIPE
- +XX.XX EXISTING SURFACE LEVELS. AUSTEC SURVEYING Ref: 15030. SURVEY DATE: 21/05/20
- XX.XX DESIGN SURFACE LEVEL



SITE DRAINAGE PLAN
SCALE 1:200



ROOF DRAINAGE PLAN
SCALE 1:200

NOTE: DEPTH TO INVERT FOR PITS
- <450MM = 350 x 350
- 450-600 = 450 x 450
- 600-900 = 600 x 600
- 900-1200 = 600 x 900
- (120 = 600 x 900

ISSUED FOR COUNCIL APPROVAL. NOT FOR CONSTRUCTION

ALL EXISTING SERVICES ARE TO BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG

REV	DESCRIPTION	BY	DATE
-	-	-	-

Design: LG
Drawn: LG
Checked: JB
Date: AUG 2026

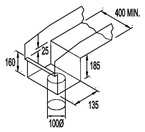
Project: PROPOSED DEVELOPMENT
708 MAIN STREET, BAIRNSDALE

Job No: 267389
Drawing No: C1
Sheet Size: A1

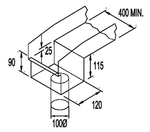
Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS
10 / 158 Fyans Street, South Geelong 3220
T: 0448 499 322 ACN 615 170 600
geelong@simonandersonconsultants.com.au
BAIRNSDALE | SALE | GEELONG

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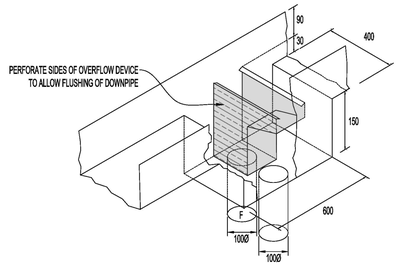
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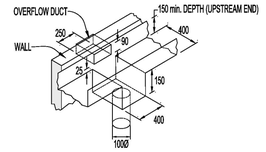
RAINHEAD (RH1)



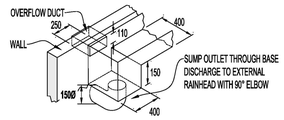
RAINHEAD (RH2)



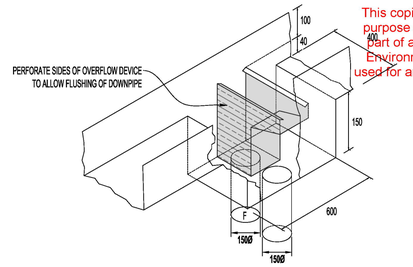
SUMP/HIGH CAPACITY OVERFLOW DEVICE (BS1)



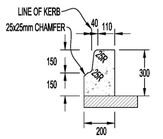
SUMP WITH SIDE OVERFLOW (BS2)



SUMP WITH SIDE OVERFLOW (BS3)



SUMP/HIGH CAPACITY OVERFLOW DEVICE (BS4)



"B1" KERB DETAIL
NOT TO SCALE

ISSUED FOR COUNCIL APPROVAL. NOT FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
-	-	-	-

Design: LG
Drawn: LG
Checked: JB
Date: AUG 2026

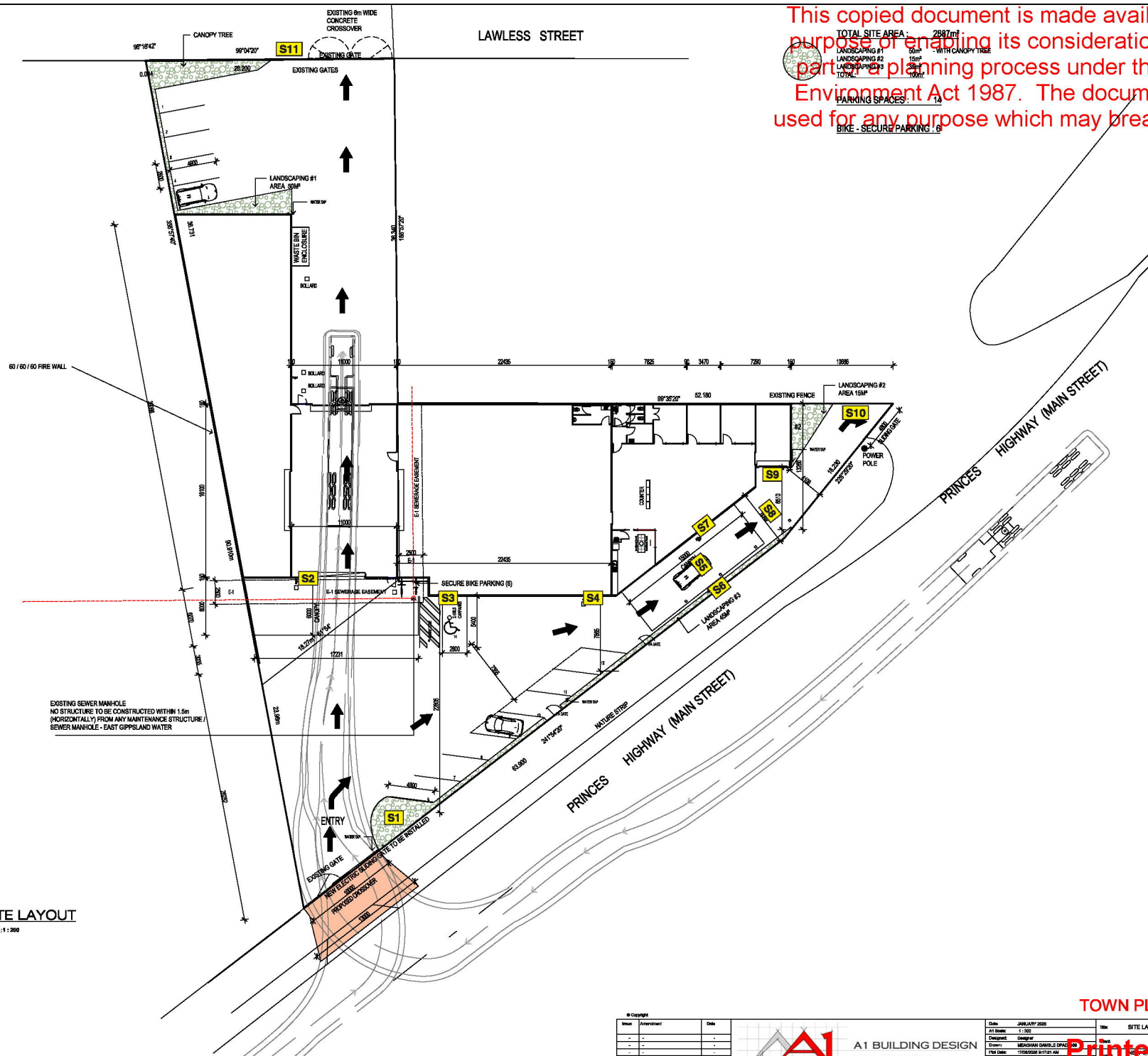
Project:
PROPOSED DEVELOPMENT
708 MAIN STREET, BAIRNSDALE

Job No: 267389
Drawing No: C2
Sheet Size: A1

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS
10 / 158 Fyans Street, South Geelong 3220
T: 0448 499 322 ACN 615 170 600
geelong@simonandersonconsultants.com.au
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TOTAL SITE AREA : 2687m²
LANDSCAPING #1 50m² - WITH CANOPY TREE
LANDSCAPING #2 15m²
LANDSCAPING #3 35m²
TOTAL: 100m²

PARKING SPACES : 14

BIKE - SECURE PARKING : 6

SITE LAYOUT

Scale.: 1 : 200

TOWN PLANNING ISSUE

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Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN AND DRAFTING
10 Dalmahoy Street, Balnsdale Victoria 3875
Mob.: 0438 560 215

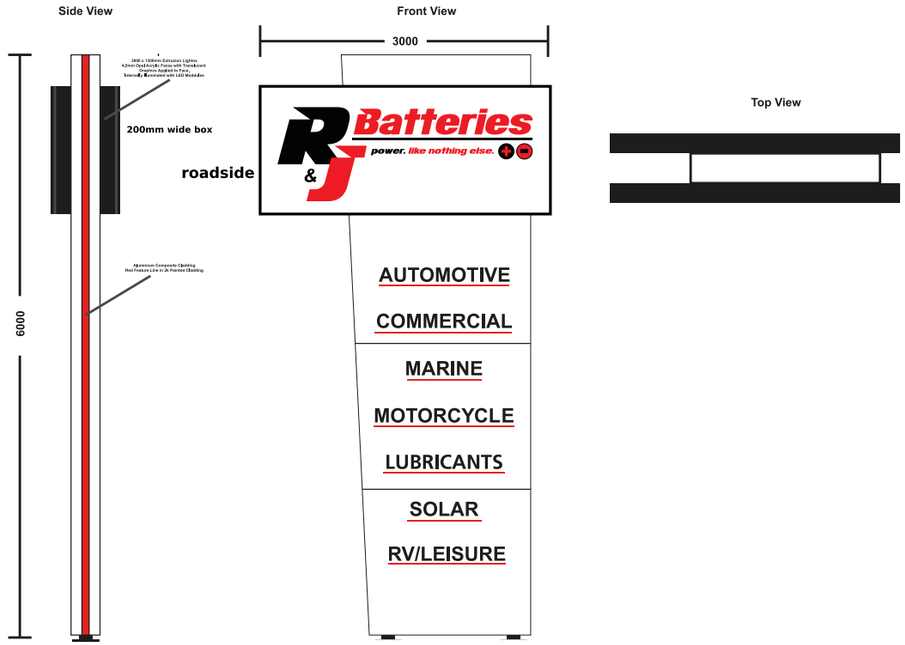
Date:	JANUARY 2026
A1 Scale:	1 : 200
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DRAFTSMAN
Plot Date:	17/06/2026 9:17:01 AM
Client Approval Signature:	
Date:	

TITLE: SITE LAYOUT
PROJECT: NEW SHED, WORKROOM & CARPORT TO AN EXISTING DWELLING
ADDRESS: 307 PRINCES HIGHWAY, BALNSDALE VIC 3875
Job No.: 18337 | Revision: - | Drawing No: A00

Printed 15/10/2026

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S1



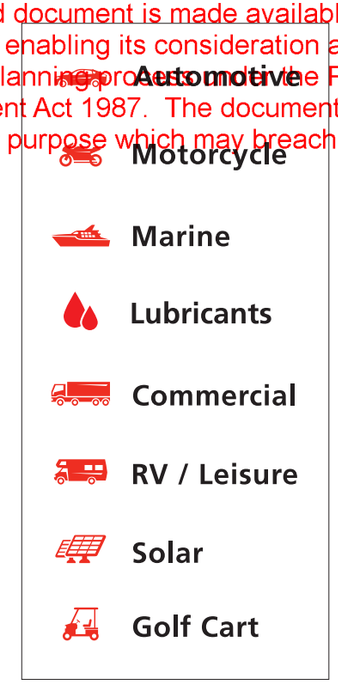
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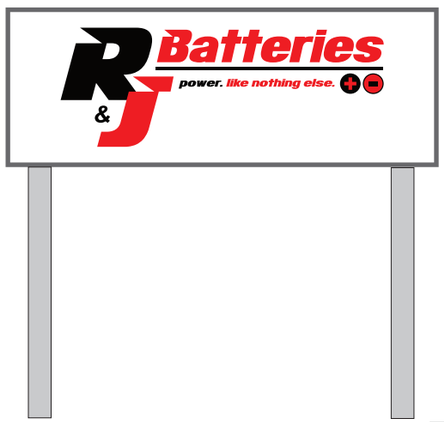
S3



S4



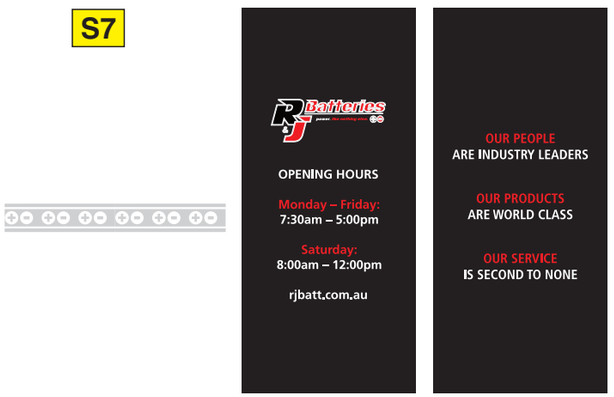
S5



S6



S7



S8



S9



S10



S11



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R&J Batteries Bairnsdale Signage Plan

Signage Areas Schedule						
Sign	**Description**	**QTY**	**Dimensions WxHxDmm**	**Materials**	**Illuminatation**	**Notes**
S1	Vertical Pillar (Double Sided)	1	3000x6000x200	Aluminium Composite Cladding, Extrusion lightbox with acrylic face.	Lightbox - Internally Illuminate with LED modules	
S2	Receiving & Dispatch	1	2400x1200	Alubond	No	
S3	Warehouse Wall Logo	1	5500x2000x5	Die Cut Alubond	No	
S4	Applications	1	?x?	Vinyl on Wall	No	
S5	Illuminated Roof Sign	1	3800x1400x??		Lightbox - Internally Illuminate with LED modules	Legs to stand 2200 high from roof
S6	Fascia Logo	1	4100x1500x5	Die Cut Alubond	No	This is the size if we match to fascia height
S7	Plus Minus window strip	7	Width of Windowsx80	Frosted Vinyl	No	
S8	Side Fascia Logo	1	4100x1500x5	Die Cut Alubond	No	This is the size if we match to fascia height
S9	Fitting Bay	1	2400x400	Alubond	No	
S10	Exit Billboard Sign	1	2400x1200	Alubond	No	
S11	No Entry	1	2400x1200	Alubond	No	

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SITE CLASSIFICATION: *
IN ACCORDANCE WITH AS2870-2011
WIND CLASSIFICATION: N*
IN ACCORDANCE WITH AS4055-2012

PROPOSED NEW COMMERCIAL DEVELOPMENT
708 MAIN STREET, BAIRNSDALE
R&J BATTERIES



R&J Batteries 1995 - 2025 30 years

DRAWING LIST		
DRAWING N0.	SHEET NAME	Drawn By
A01	COVER	MEAGHAN GAMBLE DPAD2468
A02	SITE LAYOUT	MEAGHAN GAMBLE DPAD2468
A03	LANDSCAPING PLAN	MEAGHAN GAMBLE DPAD2468
A04	SITE PLAN	MEAGHAN GAMBLE DPAD2468
A05	GROUND FLOOR PLAN	MEAGHAN GAMBLE DPAD2468
A06	ELEVATIONS	MEAGHAN GAMBLE DPAD2468
A07	SECTION & ELEVATION	MEAGHAN GAMBLE DPAD2468
A08	EMERGENCY LIGHTING	MEAGHAN GAMBLE DPAD2468
A09	ALL ABILITY TOILET DETAILS	MEAGHAN GAMBLE DPAD2468
A10	AREA PLAN	MEAGHAN GAMBLE DPAD2468
A11	3D VIEWS	MEAGHAN GAMBLE DPAD2468
A12	ILLUMINATED SIGN	MEAGHAN GAMBLE DPAD2468
A13	WINDOWS	MEAGHAN GAMBLE DPAD2468
Grand total: 13		

TOWN PLANNING ISSUE

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Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 1
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:46:12 PM
Client Approval Signature:	
	Date:

Title:	COVER
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A01

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LAWLESS STREET

EXISTING 6m WIDE CONCRETE CROSSOVER

EXISTING GATE

EXISTING GATES

CANOPY TREE

96°18'42"

99°04'20"

0.000

LANDSCAPING #1 AREA 50M²

WATER TAP

4900

2600

WASTE BIN ENCLOSURE

BOLLARD

BOLLARD

BOLLARD

358°57'40"

96.131

38.340

188°57'20"

60 / 60 / 60 FIRE WALL

11000

22435

7825

3470

7290

10686

99°35'20"

52.180

EXISTING FENCE

LANDSCAPING #2 AREA 15M²

WATER TAP

POWER POLE

SLIDING GATE

10.230

220°25'20"

COUNTER

E-1 SEWERAGE EASEMENT

SECURE BIKE PARKING (6)

E-1 SEWERAGE EASEMENT

2 DISABLED CARSPACES

SLOPE 1:20

6000 CANOPY

15000 CANOPY

LANDSCAPING #3 AREA 45M²

SLIDING GATE

WATER TAP

NATURE STRIP

241°54'20"

63.900

PRINCES HIGHWAY (MAIN STREET)

EXISTING SEWER MANHOLE
NO STRUCTURE TO BE CONSTRUCTED WITHIN 1.5m (HORIZONTALLY) FROM ANY MAINTENANCE STRUCTURE / SEWER MANHOLE - EAST GIPPSLAND WATER

90.910m

23.95m

26.22

ENTRY

WATER TAP

EXISTING GATE

NEW ELECTRIC SLIDING GATE TO BE INSTALLED

10.000 PROPOSED CROSSOVER

13.900

PRINCES HIGHWAY (MAIN STREET)

SITE LAYOUT

Scale.: **1 : 200**

TOTAL SITE AREA : 2887m²

LANDSCAPING #1	50m²	- WITH CANOPY TREE
LANDSCAPING #2	15m²	
LANDSCAPING #3	35m²	
TOTAL:	100m²	

PARKING SPACES : 13

BIKE - SECURE PARKING : 6

TOWN PLANNING ISSUE

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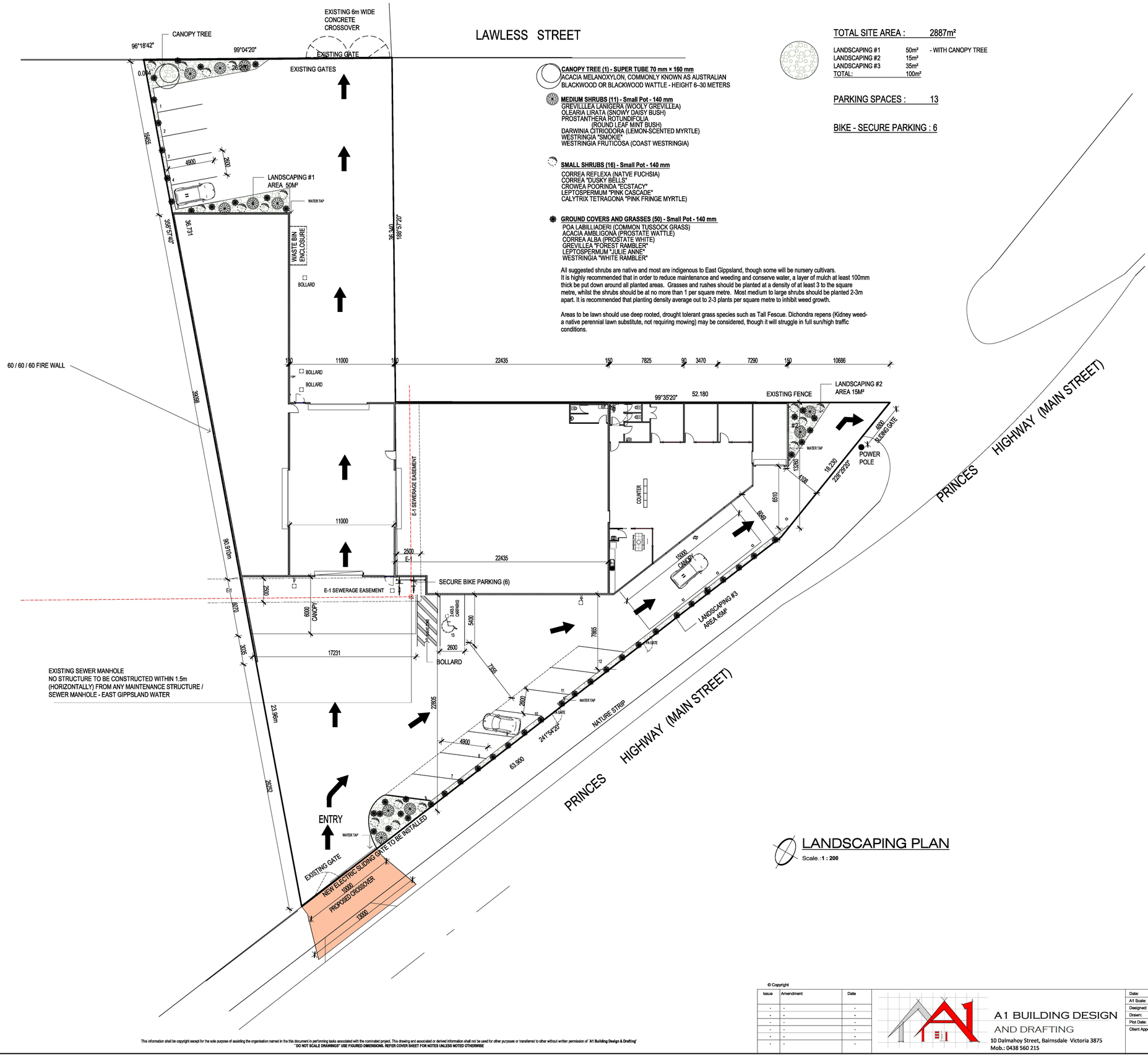
Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN
AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 200
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:46:16 PM
Client Approval Signature:	
Date:	

Title: SITE LAYOUT
Client:
Project: NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No: 18337 Revision: - Drawing No: A02

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CANOPY TREE (1) - SUPER TUBE 70 mm × 160 mm
ACACIA MELANOXYLON, COMMONLY KNOWN AS AUSTRALIAN BLACKWOOD OR BLACKWOOD WATTLE - HEIGHT 6-30 METERS

MEDIUM SHRUBS (11) - Small Pot - 140 mm
GREVILLLEA LANIGERA (WOOLY GREVILLEA)
OLEARIA LIRATA (SNOWY DAISY BUSH)
PROSTANTHERA ROTUNDIFOLIA (ROUND LEAF MINT BUSH)
DARWINIA CITRIODORA (LEMON-SCENTED MYRTLE)
WESTRINGIA "SMOKIE"
WESTRINGIA FRUTICOSA (COAST WESTRINGIA)

SMALL SHRUBS (16) - Small Pot - 140 mm
CORREA REFLEXA (NATVE FUCHSIA)
CORREA "DUSKY BELLS"
CROWEA POORINDA "ECSTACY"
LEPTOSPERMUM "PINK CASCADE"
CALYTRIX TETRAGONA "PINK FRINGE MYRTLE)

GROUND COVERS AND GRASSES (50) - Small Pot - 140 mm
POA LABILLIADERI (COMMON TUSSOCK GRASS)
ACACIA AMBLIGONA (PROSTATE WATTLE)
CORREA ALBA (PROSTATE WHITE)
GREVILLEA "FOREST RAMBLER"
LEPTOSPERMUM "JULIE ANNE"
WESTRINGIA "WHITE RAMBLER"

All suggested shrubs are native and most are indigenous to East Gippsland, though some will be nursery cultivars. It is highly recommended that in order to reduce maintenance and weeding and conserve water, a layer of mulch at least 100mm thick be put down around all planted areas. Grasses and rushes should be planted at a density of at least 3 to the square metre, whilst the shrubs should be at no more than 1 per square metre. Most medium to large shrubs should be planted 2-3m apart. It is recommended that planting density average out to 2-3 plants per square metre to inhibit weed growth.

Areas to be lawn should use deep rooted, drought tolerant grass species such as Tall Fescue. Dichondra repens (Kidney weed- a native perennial lawn substitute, not requiring mowing) may be considered, though it will struggle in full sun/high traffic conditions.

TOTAL SITE AREA : 2887m²

LANDSCAPING #1	50m²	- WITH CANOPY TREE
LANDSCAPING #2	15m²	
LANDSCAPING #3	35m²	
TOTAL:	100m²	

PARKING SPACES : 13

BIKE - SECURE PARKING : 6

LANDSCAPING PLAN
Scale.: **1 : 200**

TOWN PLANNING ISSUE

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Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 200
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:46:21 PM
Client Approval Signature:	
Date:	

Title:	LANDSCAPING PLAN
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A03

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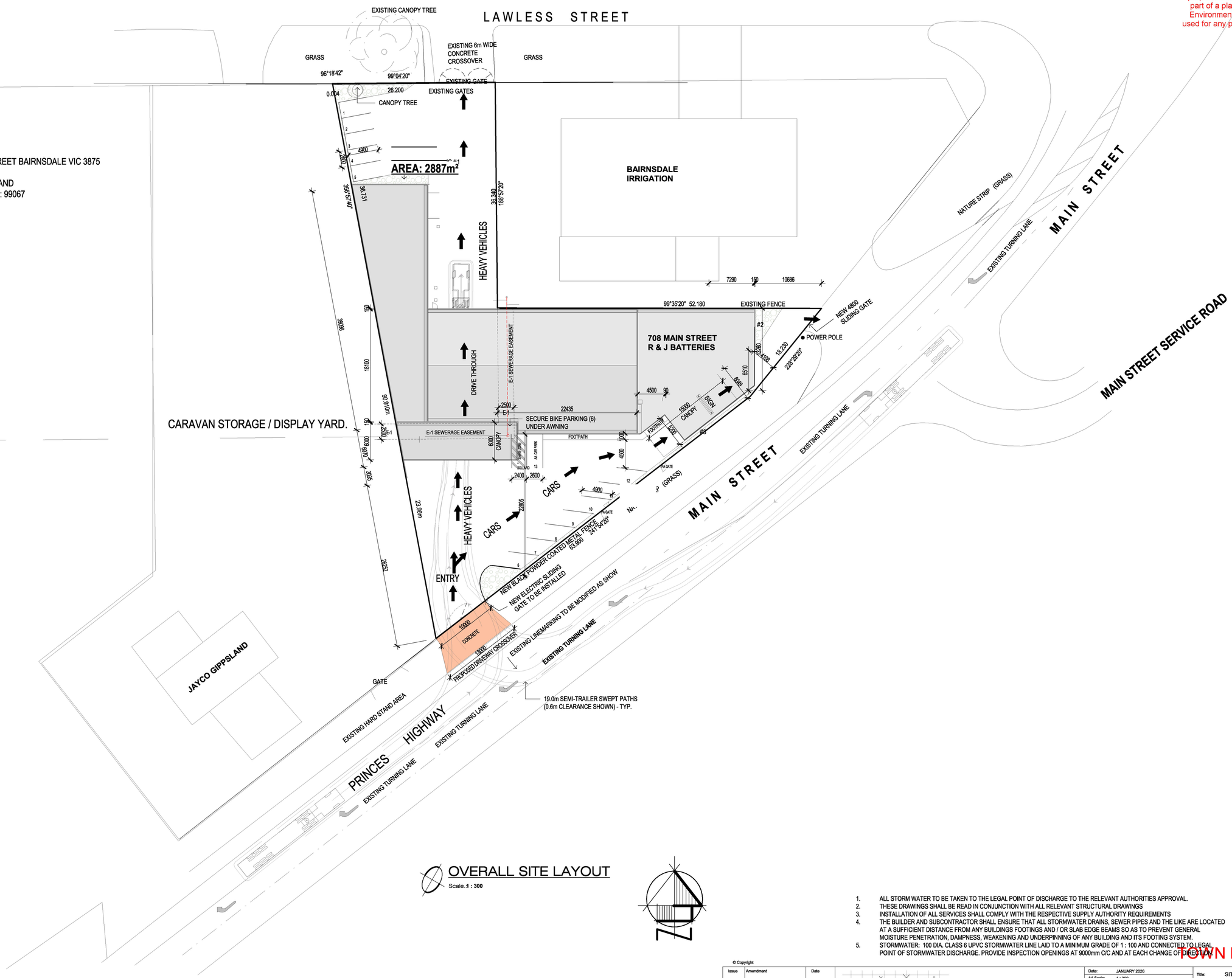
Printed 15/10/2026

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PROPERTY REPORT:

ADDRESS: 708 MAIN STREET BAIRNSDALE VIC 3875
LOT: Lot 1 PC378489R
COUNCIL: EAST GIPPSLAND
COUNCIL PROPERTY No.: 99067

TOTAL AREA: 2886m²



OVERALL SITE LAYOUT

Scale..**1 : 300**

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

TOWN PLANNING ISSUE

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Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN
AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 300
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPA02468
Plot Date:	10/09/2026 4:46:31 PM
Client Approval Signature:	Date:

Title:	SITE PLAN
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A04

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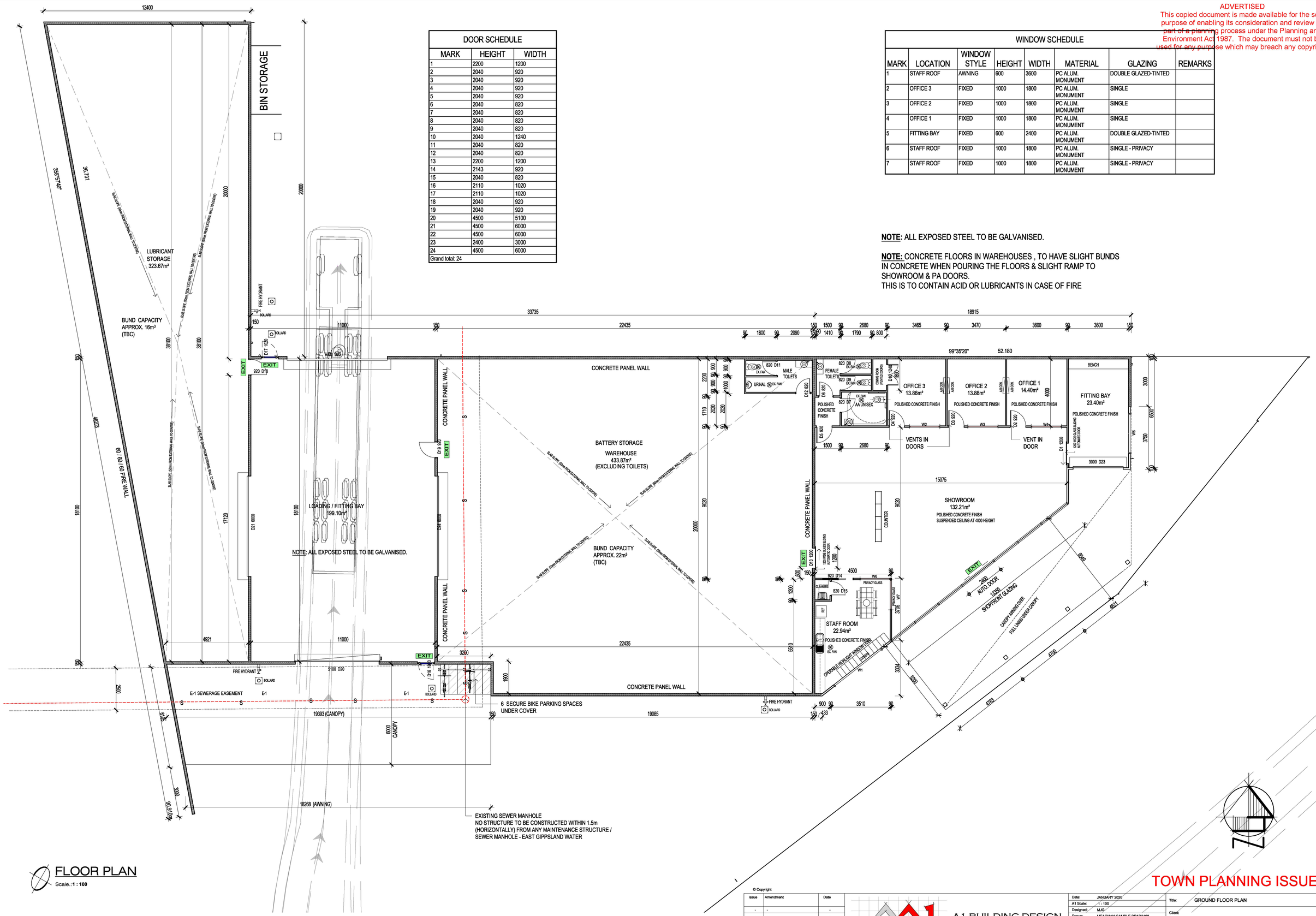
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DOOR SCHEDULE		
MARK	HEIGHT	WIDTH
1	2200	1200
2	2040	920
3	2040	920
4	2040	920
5	2040	920
6	2040	820
7	2040	820
8	2040	820
9	2040	820
10	2040	1240
11	2040	820
12	2040	820
13	2200	1200
14	2143	920
15	2040	820
16	2110	1020
17	2110	1020
18	2040	920
19	2040	920
20	4500	5100
21	4500	6000
22	4500	6000
23	2400	3000
24	4500	6000
Grand total: 24		

WINDOW SCHEDULE							
MARK	LOCATION	WINDOW STYLE	HEIGHT	WIDTH	MATERIAL	GLAZING	REMARKS
1	STAFF ROOF	AWNING	600	3600	PC ALUM. MONUMENT	DOUBLE GLAZED-TINTED	
2	OFFICE 3	FIXED	1000	1800	PC ALUM. MONUMENT	SINGLE	
3	OFFICE 2	FIXED	1000	1800	PC ALUM. MONUMENT	SINGLE	
4	OFFICE 1	FIXED	1000	1800	PC ALUM. MONUMENT	SINGLE	
5	FITTING BAY	FIXED	600	2400	PC ALUM. MONUMENT	DOUBLE GLAZED-TINTED	
6	STAFF ROOF	FIXED	1000	1800	PC ALUM. MONUMENT	SINGLE - PRIVACY	
7	STAFF ROOF	FIXED	1000	1800	PC ALUM. MONUMENT	SINGLE - PRIVACY	

NOTE: ALL EXPOSED STEEL TO BE GALVANISED.

NOTE: CONCRETE FLOORS IN WAREHOUSES , TO HAVE SLIGHT BUNDS IN CONCRETE WHEN POURING THE FLOORS & SLIGHT RAMP TO SHOWROOM & PA DOORS.
THIS IS TO CONTAIN ACID OR LUBRICANTS IN CASE OF FIRE



FLOOR PLAN

Scale.: **1 : 100**

TOWN PLANNING ISSUE

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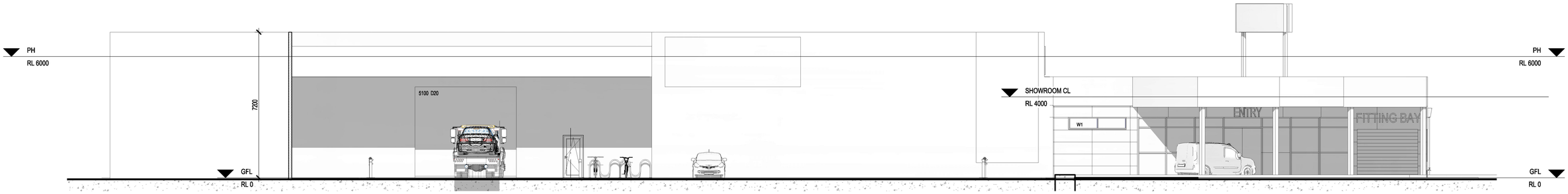
Issue	Amendment	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

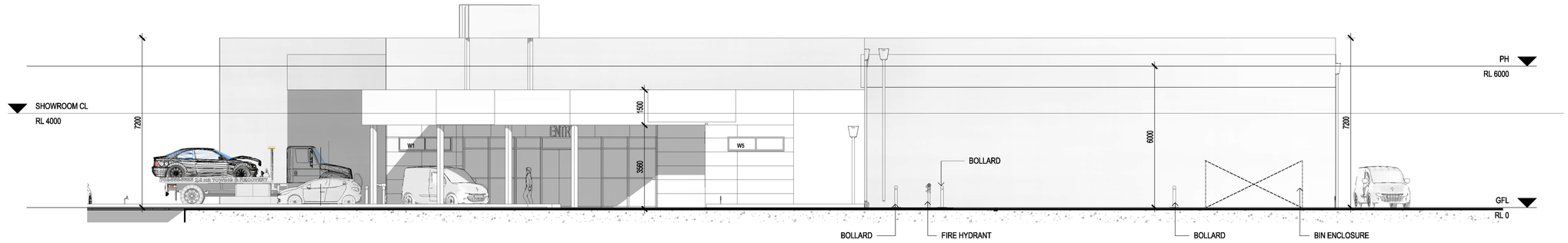
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Designed:	MJG
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:48:35 PM
Client Approval Signature:	
Date:	

Title:	GROUND FLOOR PLAN
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A05

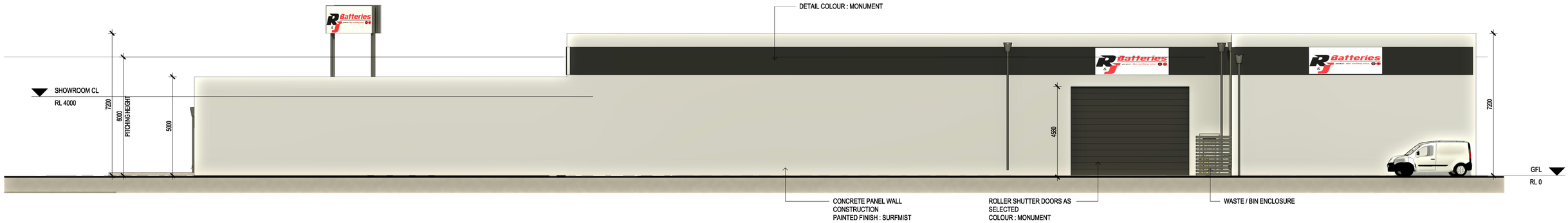
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SOUTH ELEVATION
Scale.:**1 : 100**



EAST - ELEVATION
Scale.:**1 : 100**



NORTH ELEVATION
Scale.:**1 : 100**

TOWN PLANNING ISSUE

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Issue	Amendment	Date
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-	-	-
-	-	-
-	-	-
-	-	-
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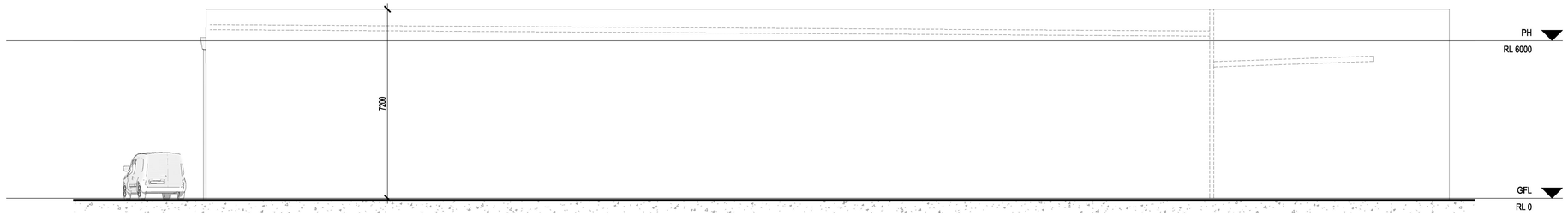
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10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
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Drawn:	MEAGHAN GAMBLE DPA02468
Plot Date:	10/09/2026 4:46:48 PM
Client Approval Signature:	
Date:	

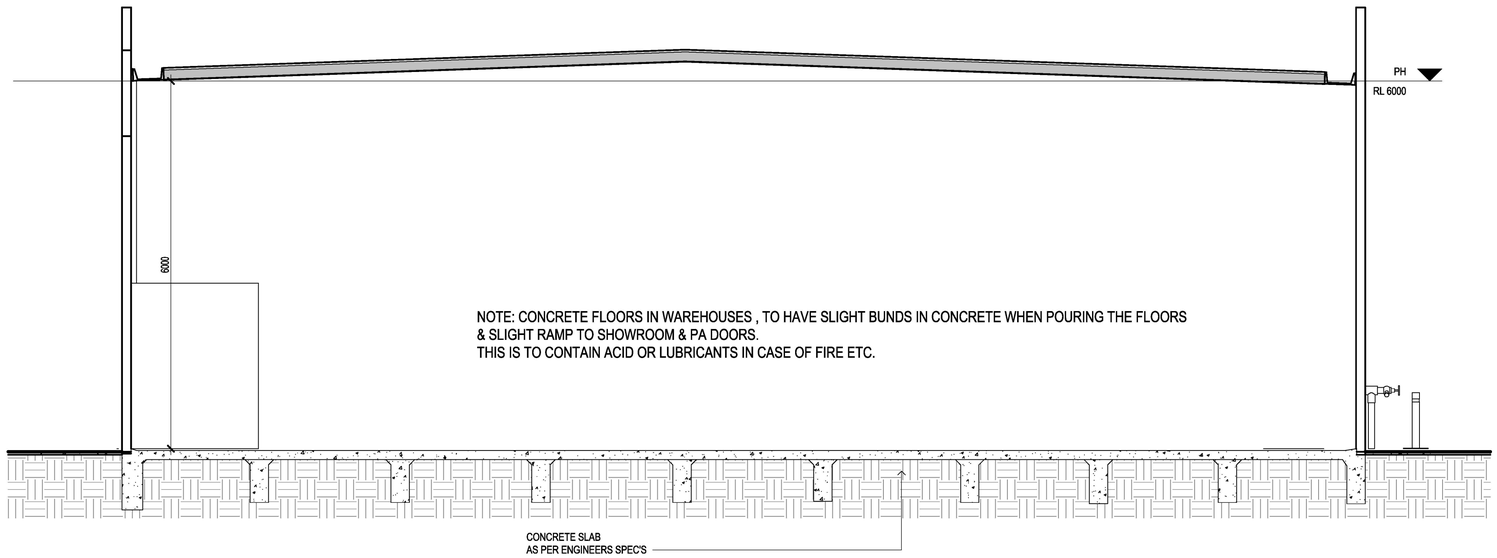
Title:	ELEVATIONS
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A06

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WEST - ELEVATION
Scale.: **1 : 100**



Section A - A
Scale.: **1 : 50**

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Issue	Amendment	Date
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-	-	-
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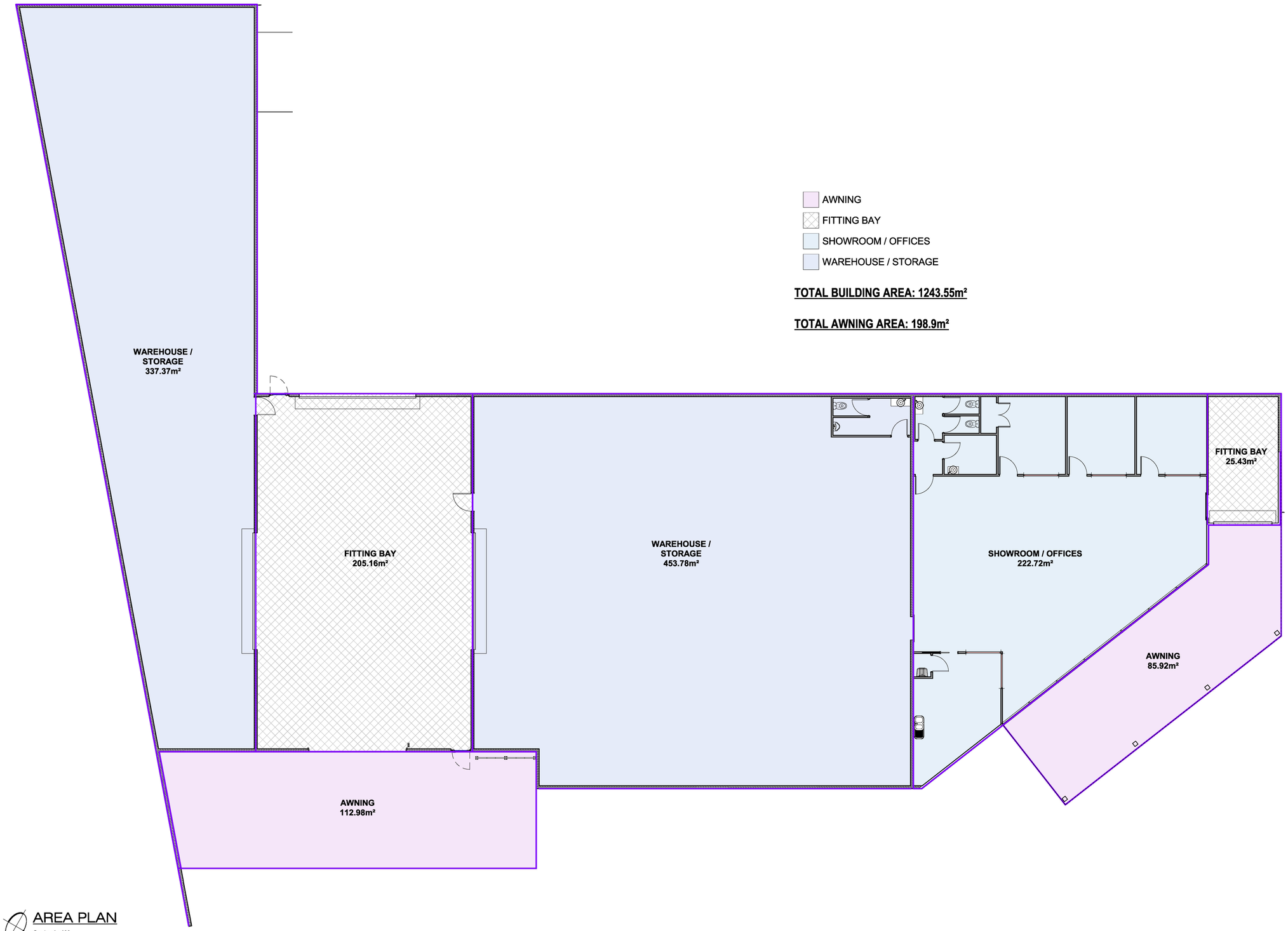
A1 BUILDING DESIGN
AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	As indicated
Designed:	
Drawn:	MEAGHAN GAMBLE DPA02468
Plot Date:	10/09/2026 4:46:49 PM
Client Approval Signature:	
Date:	
Title:	SECTION & ELEVATION
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A07

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AREA PLAN
Scale.: **1 : 100**

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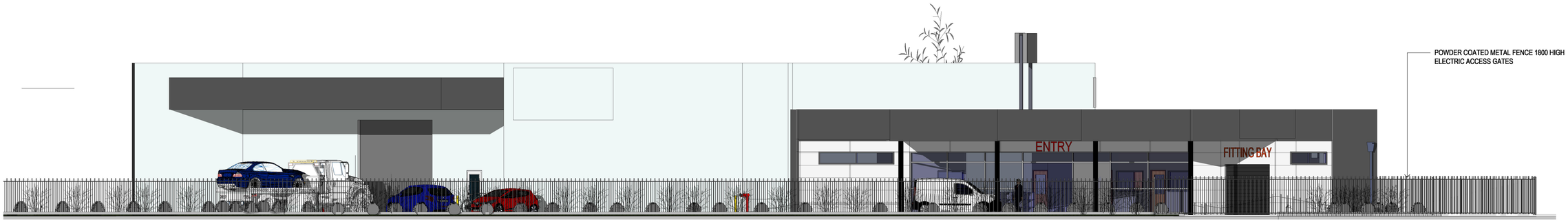
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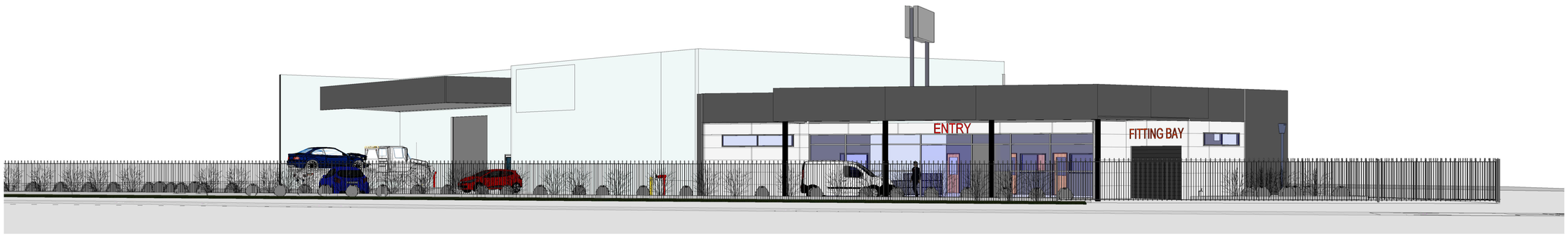
A1 BUILDING DESIGN
AND DRAFTING
10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:47:02 PM
Client Approval Signature:	
Date:	

Title:	AREA PLAN
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A10

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Issue	Amendment	Date
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-	-	-
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10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPA02468
Plot Date:	10/09/2026 4:47:09 PM
Client Approval Signature:	
Date:	

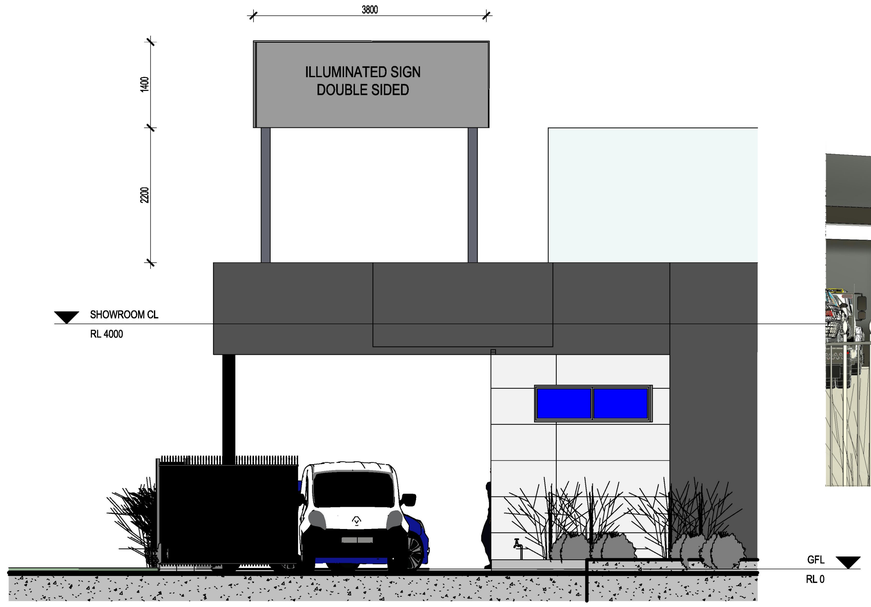
Title:	3D VIEWS
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A11

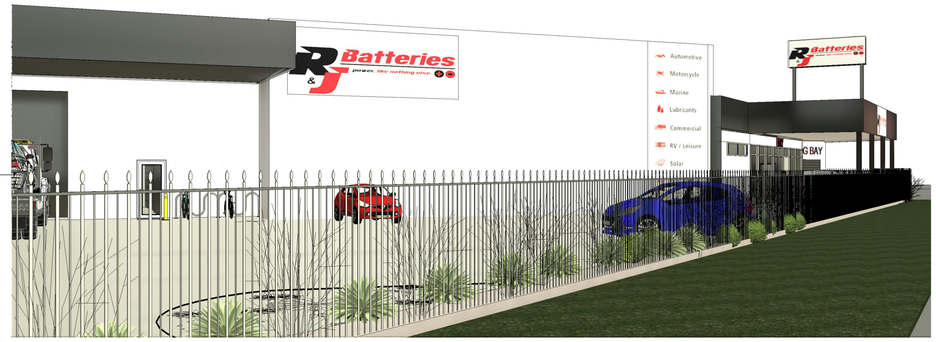
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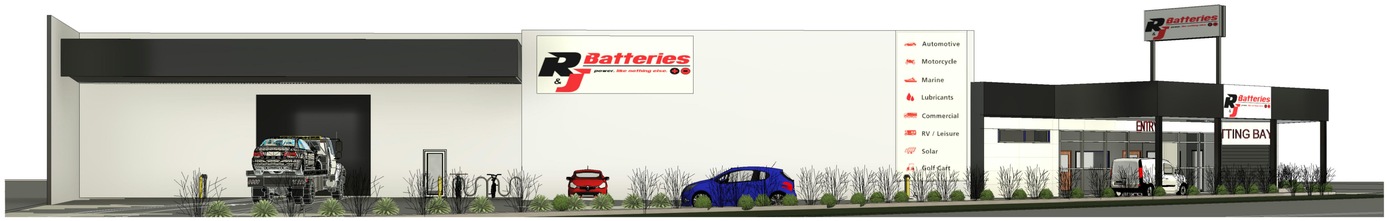






ILLUMINATED SIGN - EAST ELEVATION

Scale.:**1 : 50**





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Issue	Amendment	Date
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-	-	-
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-	-	-
-	-	-
-	-	-

A1 BUILDING DESIGN
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10 Dalmahoy Street, Bairnsdale Victoria 3875
Mob.: 0438 560 215

Date:	JANUARY 2026
A1 Scale:	1 : 50
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	10/09/2026 4:48:00 PM
Client Approval Signature:	Date:

Title:	ILLUMINATED SIGN
Client:	
Project:	NEW SHOWROOM & WAREHOUSE AT 708 MAIN STREET BAIRNSDALE VIC 3875
Job No:	18337
Revision:	-
Drawing No:	A12

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