



NO MEAT SMOKER WILL BE PLACED AND USED EXTERNAL TO THE MAIN RESTAURANT BUILDING

ACOUSTIC TREATMENTS WILL AT ALL TIMES BE MAINTAINED TO ACHIEVE THE SOUND ATTENUATION LEVELS AS PER THE RECOMMENDATIONS OF THE ACOUSTIC REPORT PREPARED BY WATSON MOSS GROWCOTT DATED 6 JUNE 2018 AND CLARITY ACOUSTICS 11 JUNE 2018

ALTERATIONS TO THE SHIPPING CONTAINER SERVRY AREA BY EXTENSION OF THE ROOF TO JOIN THE MAIN RESTAURANT BUILDING. THE UNDERSIDE OF THE WHOLE ROOF MUST BE LINED WITH PERFORATED FOIL OR PERFORATED METAL SHEET FACED CSR BRADFORD SUPERTEL 50mm THICK, 32kg/m3 DENSITY ACOUSTIC LINING OR EQUIVALENT SOUND ABSORPTIVE MATERIAL ACHIEVING NRC 0.8 OR GREATER

SCREEN PLANTING BETWEEN THE WEST SIDE OF THE SHIPPING CONTAINER SERVRY AREA AND THE BOUNDARY FENCE WITH 404 MAIN ROAD CONSISTING OF AT LEAST 5 TREES TO REACH A HEIGHT OF AT LEAST 3 METRES, WITH A SPREAD OF AT LEAST 2 METRES AT MATURITY

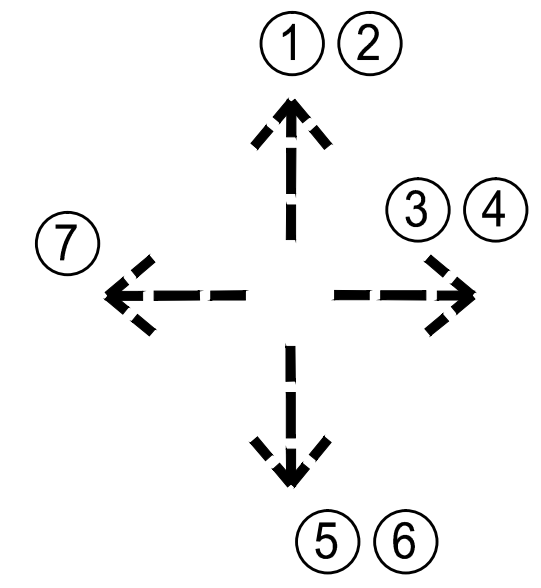
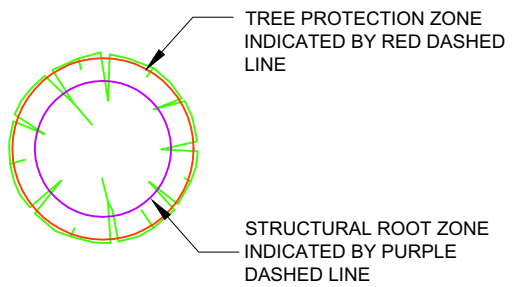
ACOUSTIC FENCE MUST BE UP TO THE HEIGHT OF THE EAVES OF THE EXISTING RESTAURANT BUILDING MADE FROM EITHER - 2 LAYERS OF 25mm THICK TREATED PINE BOARDS SET AT RIGHT ANGLES TO EACH OTHER, OR - ONE LAYER OF SUCH TIMBER PINE BOARDS WITH NARROW STRIPS OF THE SAME THICKNESS NAILED OVER THE JOINTS AND A LAYER OF 6mm HARDIES COMPRESSED CEMENT SHEET ON THE OTHER

Received 10/10/2019

NOTES

TREE NUMBERS CORRESPOND WITH THE ARBORIST REPORT.

TREES NAMED IN ARBORIST REPORT TO BE MAINTAINED - 1 - 36.



HARD SURFACE AREAS

SITE AREA	7114 SQM
HARD SURFACE AREA	435 SQM
SITE COVERAGE	54%

FLOOR AREAS

LOWER FLOOR AREA	202.8 SQM
MIDDLE FLOOR PLAN	121.8 SQM
UPPER FLOOR AREA	39.9 SQM
GARAGE FLOOR AREA	54.4 SQM
UPPER DECK	22.2 SQM
LOWER DECK	17.6 SQM
TOTAL AREA	458.7 SQM

SITE COVERAGE AREAS

SITE AREA	7114 SQM
BUILDING AREA	275 SQM
SITE COVERAGE	34%

NOTES

- 0 METRES TO MAIN ROAD AND BUS ROUTES 293, 513 & 901
- 2.0 KILOMETRES TO MONTMORENCY RAILWAY STATION
- 400 METRES TO FITZSIMONS LANE & BUS ROUTE 902
- 400 METRES TO MAIN YARRA TRAIL AND PARKLANDS
- 200 METRES TO OLD ELTHAM ROAD
- 1.0 KILOMETRE TO WESTERFOLDS PARK
- 900 METRES TO PANORAMA AVENUE AND GRAND BOULEVARD

PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

TOWN PLANNING ISSUE

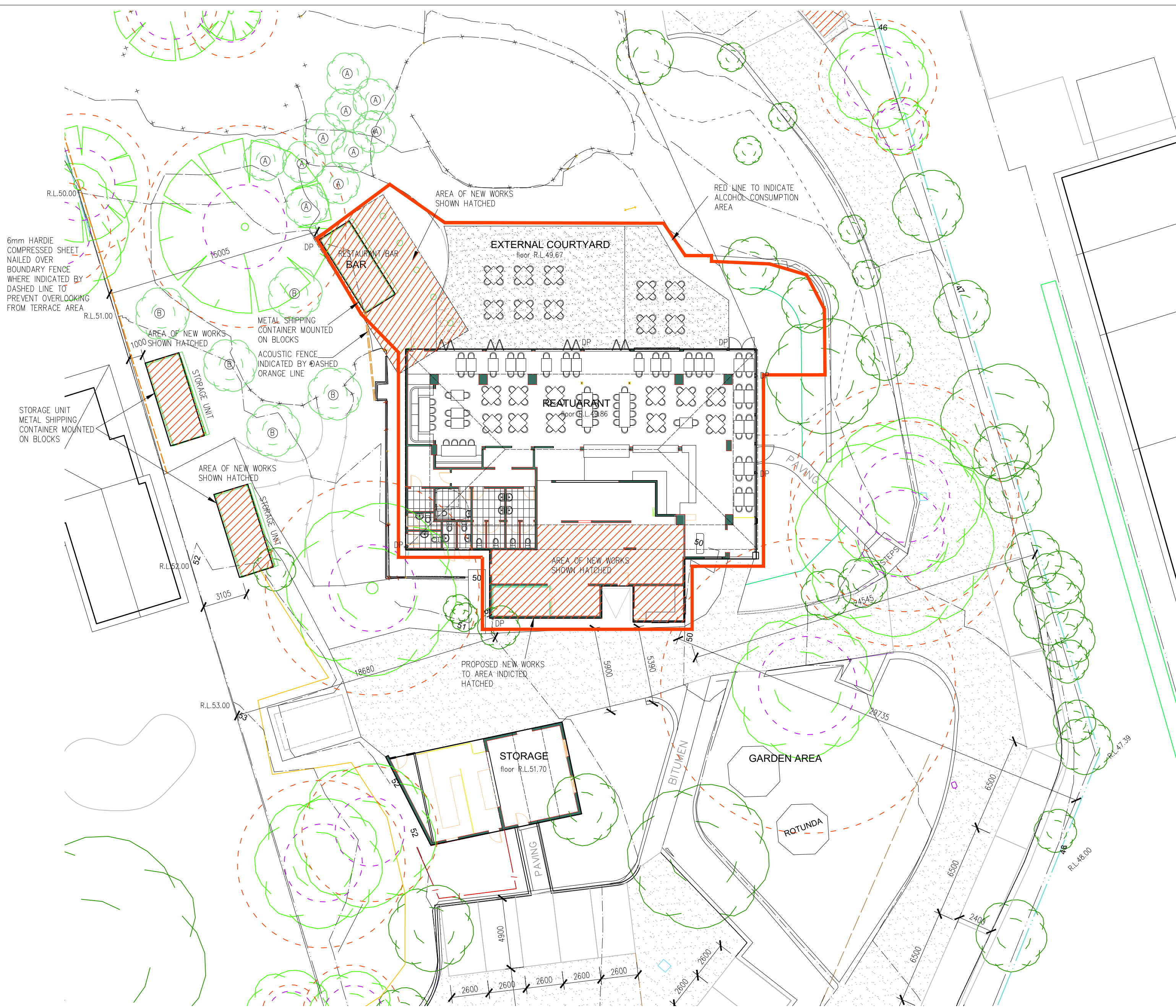
LRW Design
239 LOWER PLENTY ROAD, ROSANNA 3084.
Telephone: 03 9458 1300
Email: admin@lrwdesign.com.au

PROPOSED MINOR WORKS
410 MAIN ROAD, LOWER PLENTY
Permit Number - P561/0899
Issued on - 30/11/2006
PROJECT 18.021

PROPOSED WORKS
SITE ANALYSIS
Sheet Number - 1 of 5
Development Planner - marks
25/10/2019 - D19/234359

SCALE 1:500@A1
SEP 2019

TP01b



NO MEAT SMOKER WILL BE PLACED AND USED EXTERNAL TO THE MAIN RESTAURANT BUILDING

ACOUSTIC TREATMENTS WILL AT ALL TIMES BE MAINTAINED TO ACHIEVE THE SOUND ATTENUATION LEVELS AS PER THE RECOMMENDATIONS OF THE ACOUSTIC REPORT PREPARED BY WATSON MOSS GROWCOTT DATED 6 JUNE 2018 AND CLARITY ACOUSTICS 11 JUNE 2018

ALTERATIONS TO THE SHIPPING CONTAINER SERVRY AREA BY EXTENSION OF THE ROOF TO JOIN THE MAIN RESTAURANT BUILDING. THE UNDERSIDE OF THE WHOLE ROOF MUST BE LINED WITH PERFORATED FOIL OR PERFORATED METAL SHEET FACED CSR BRADFORD SUPERTEL 50mm THICK, 32kg/m³ DENSITY ACOUSTIC LINING OR EQUIVALENT SOUND ABSORPTIVE MATERIAL ACHIEVING NRC 0.8 OR GREATER

ACOUSTIC FENCE MUST BE UP TO THE HEIGHT OF THE EAVES OF THE EXISTING RESTAURANT BUILDING MADE FROM EITHER
 - 2 LAYERS OF 25mm THICK TREATED PINE BOARDS SET AT RIGHT ANGLES TO EACH OTHER, OR
 - ONE LAYER OF SUCH TIMBER PINE BOARDS WITH NARROW STRIPS OF THE SAME THICKNESS NAILED OVER THE JOINTS AND A LAYER OF 6mm HARDIE COMPRESSED CEMENT SHEET ON THE OTHER

Ⓒ SCREEN PLANTING BETWEEN THE WEST SIDE OF THE SHIPPING CONTAINER SERVRY AREA AND THE BOUNDARY FENCE WITH 404 MAIN ROAD CONSISTING OF AT LEAST 5 TREES TO REACH A HEIGHT OF AT LEAST 3 METRES, WITH A SPREAD OF AT LEAST 2 METRES AT MATURITY

EXISTING CHILDRENS PLAY AREA TO THE NORTH WEST BOUNDARY TO BE DELETED

FIRE PIT TO BE DELETED AND USED AS A PLANTER GARDEN BOX FOR A FEATURE GARDEN

EXISTING ACOUSTIC FENCE TO THE NORTH-WEST CORNER OF THE EXTERNAL COURTYARD TO BE DELETED

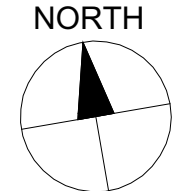
**Received
10/10/2019**

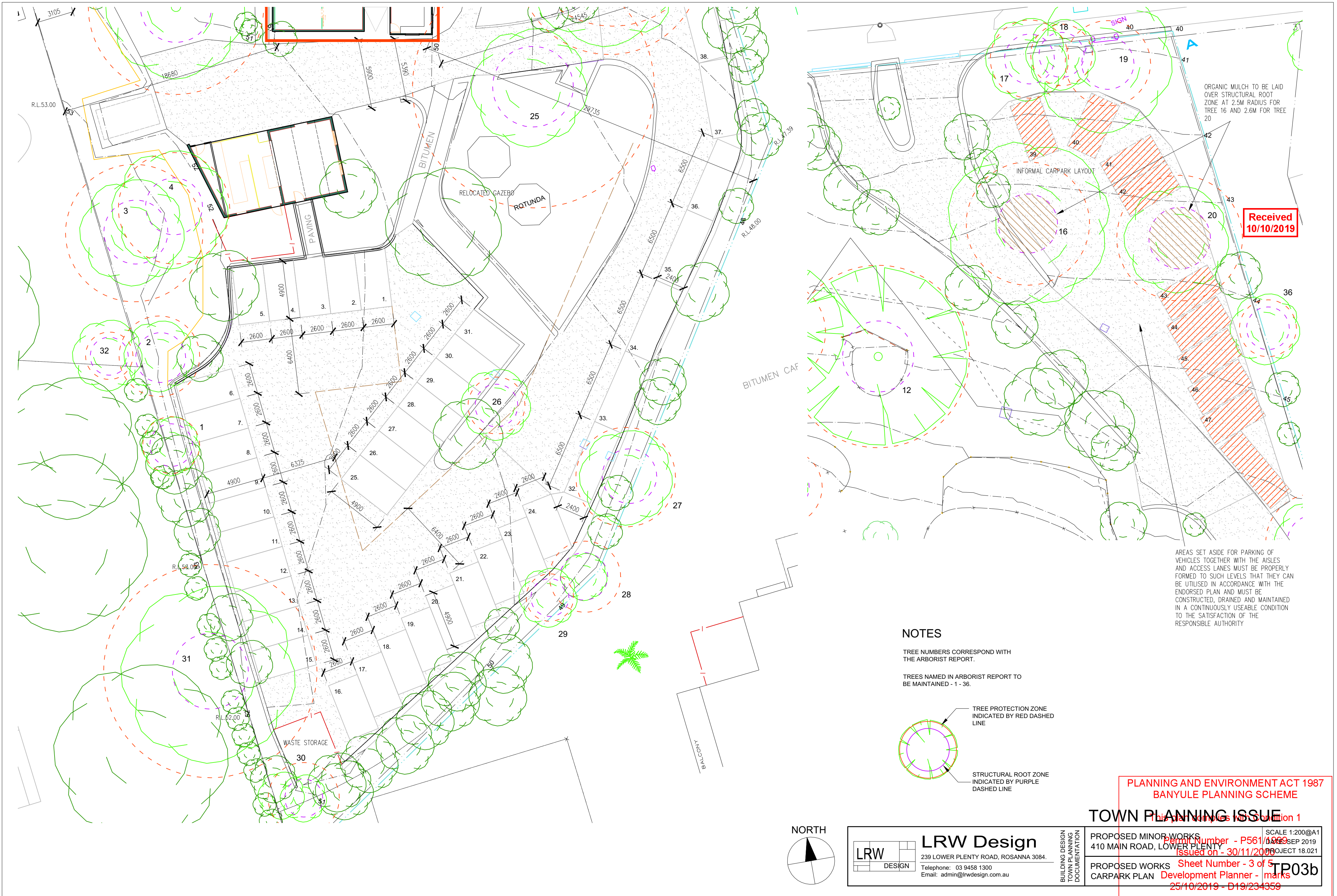
PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

TOWN PLANNING ISSUE

LRW Design
 239 LOWER PLENTY ROAD, ROSANNA 3084.
 Telephone: 03 9458 1300
 Email: admin@lrwdesign.com.au

PROPOSED MINOR WORKS
 410 MAIN ROAD, LOWER PLENTY
 Permit Number - P561/0009
 Issued on - 30/11/2008
 SCALE 1:200@A1
 SEP 2019
 PROJECT 18.021
 PROPOSED WORKS
 FLOOR PLAN
 Sheet Number - 2 of 5
 Development Planner - marks
 25/10/2019 - D19/234359
TP02b





ORGANIC MULCH TO BE LAID OVER STRUCTURAL ROOT ZONE AT 2.5M RADIUS FOR TREE 16 AND 2.6M FOR TREE 20

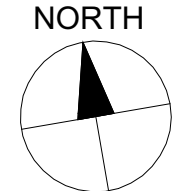
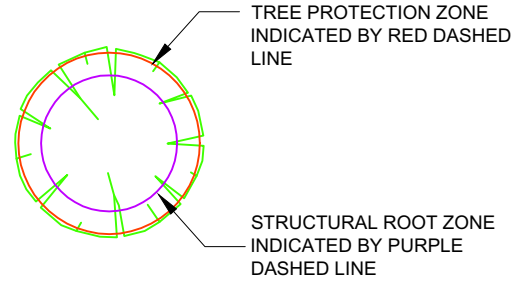
Received 10/10/2019

AREAS SET ASIDE FOR PARKING OF VEHICLES TOGETHER WITH THE AISLES AND ACCESS LANES MUST BE PROPERLY FORMED TO SUCH LEVELS THAT THEY CAN BE UTILISED IN ACCORDANCE WITH THE ENDORSED PLAN AND MUST BE CONSTRUCTED, DRAINED AND MAINTAINED IN A CONTINUOUSLY USEABLE CONDITION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

NOTES

TREE NUMBERS CORRESPOND WITH THE ARBORIST REPORT.

TREES NAMED IN ARBORIST REPORT TO BE MAINTAINED - 1 - 36.



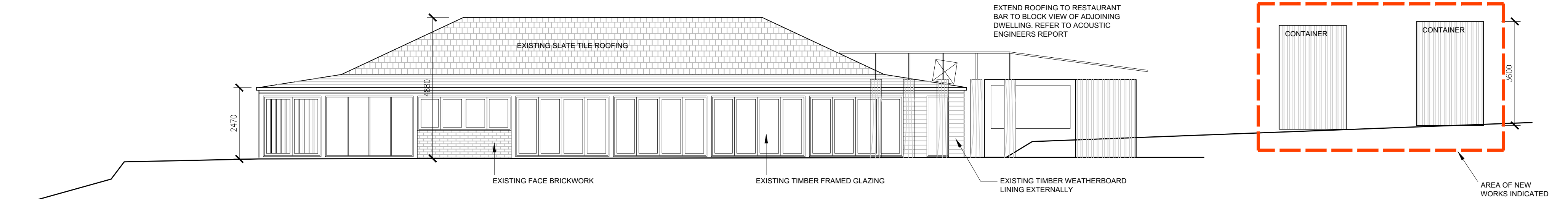
LRW Design
 239 LOWER PLENTY ROAD, ROSANNA 3084.
 Telephone: 03 9458 1300
 Email: admin@lrwdesign.com.au

TOWN PLANNING ISSUE
 PROPOSED MINOR WORKS
 410 MAIN ROAD, LOWER PLENTY
 SCALE 1:200@A1
 Permit Number - P561/0899
 Issued on - 30/11/2008
 PROJECT 18.021

PROPOSED WORKS
 CARPARK PLAN
 Sheet Number - 3 of 5
 Development Planner - marks
 25/10/2019 - D19/234359

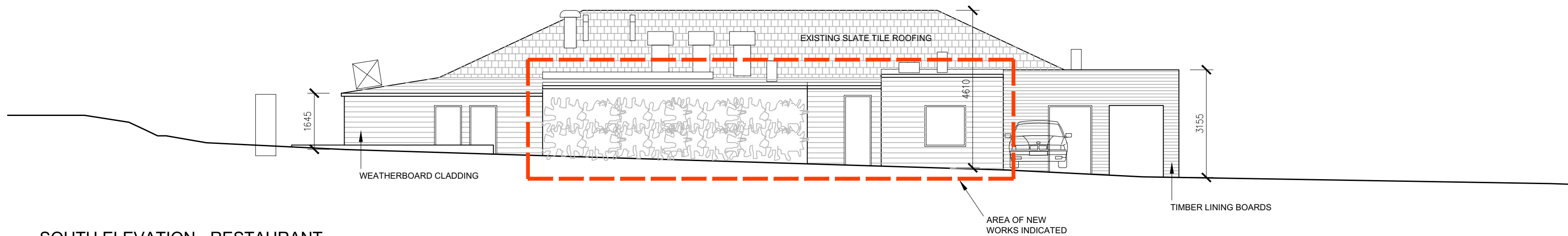
TP03b

PLANNING AND ENVIRONMENT ACT 1987
 BANYULE PLANNING SCHEME

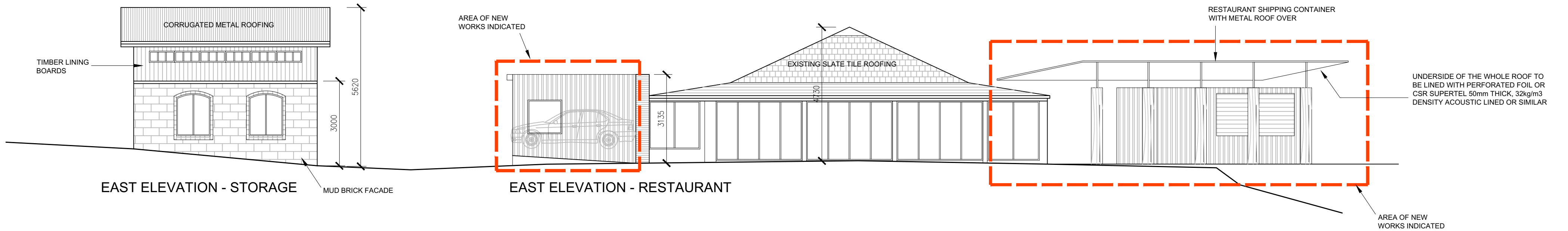


NORTH ELEVATION - RESTAURANT

Received
10/10/2019

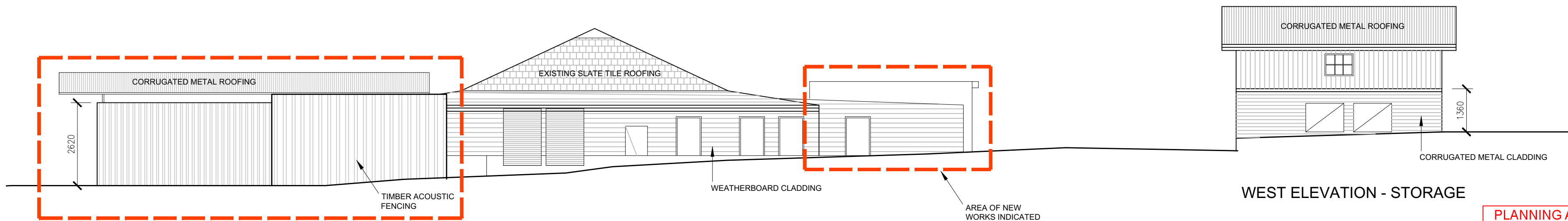


SOUTH ELEVATION - RESTAURANT



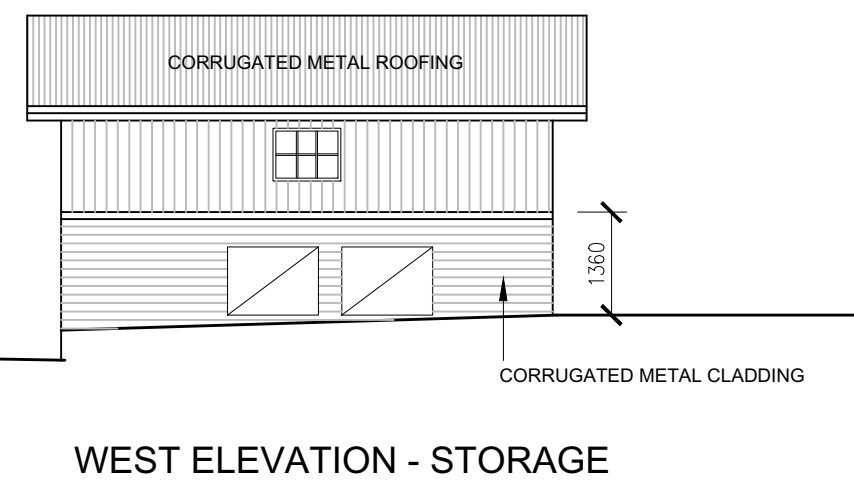
EAST ELEVATION - STORAGE

EAST ELEVATION - RESTAURANT



WEST ELEVATION - RESTAURANT BAR

WEST ELEVATION - RESTAURANT

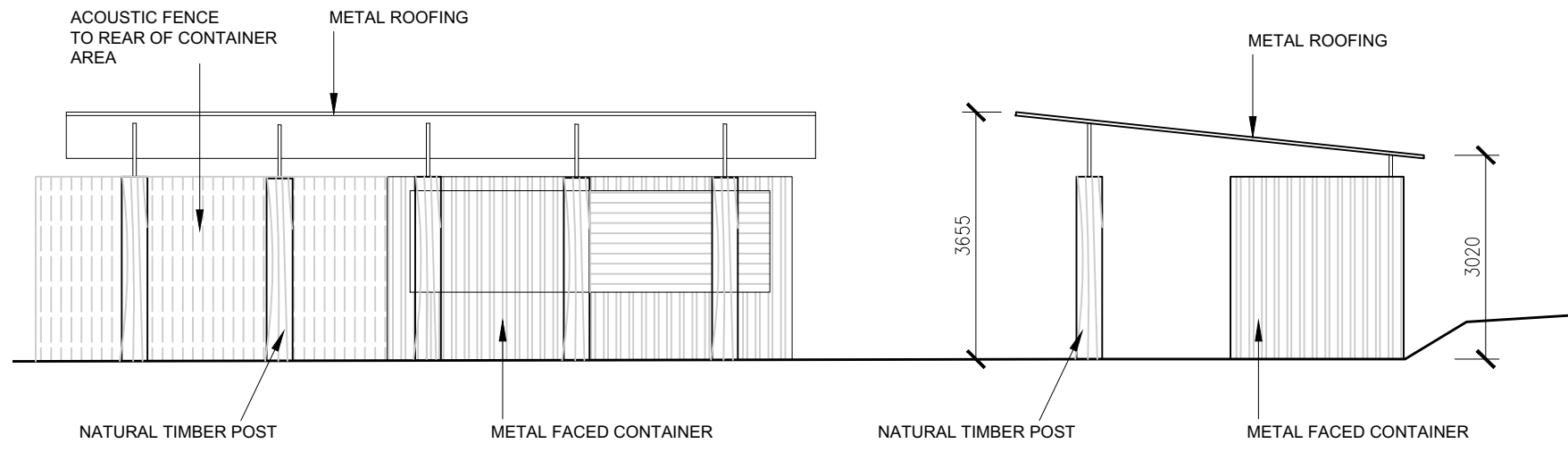


WEST ELEVATION - STORAGE

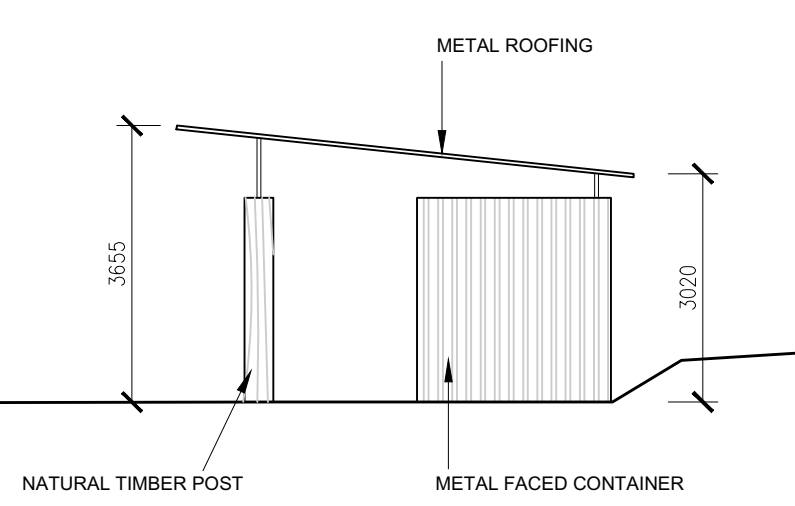
PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

TOWN PLANNING ISSUE

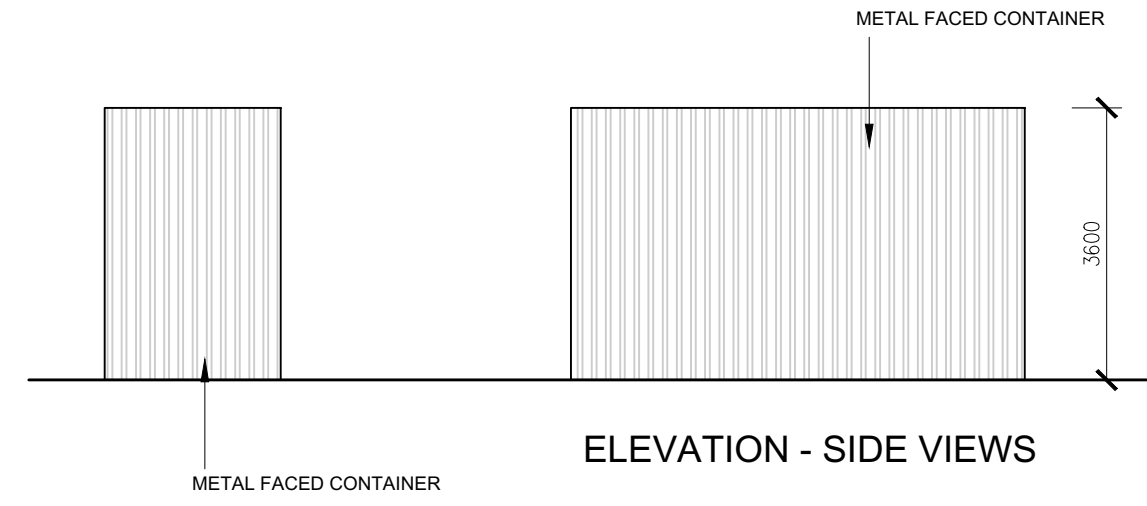
<p>LRW Design 239 LOWER PLENTY ROAD, ROSANNA 3084. Telephone: 03 9458 1300 Email: admin@lrwdesign.com.au</p>	<p>PROPOSED MINOR WORKS 410 MAIN ROAD, LOWER PLENTY</p>	<p>SCALE 1:100@A1 18 SEP 2019 PROJECT 18.021</p>
	<p>PROPOSED WORKS ELEVATIONS</p>	<p>Permit Number - P561/0009 Issued on - 30/11/2008</p> <p>Sheet Number - 4 of 5 Development Planner - marks 25/10/2019 - D19/234359</p>



ELEVATION - FRONT VIEW
ELEVATIONS - RESTAURANT BAR

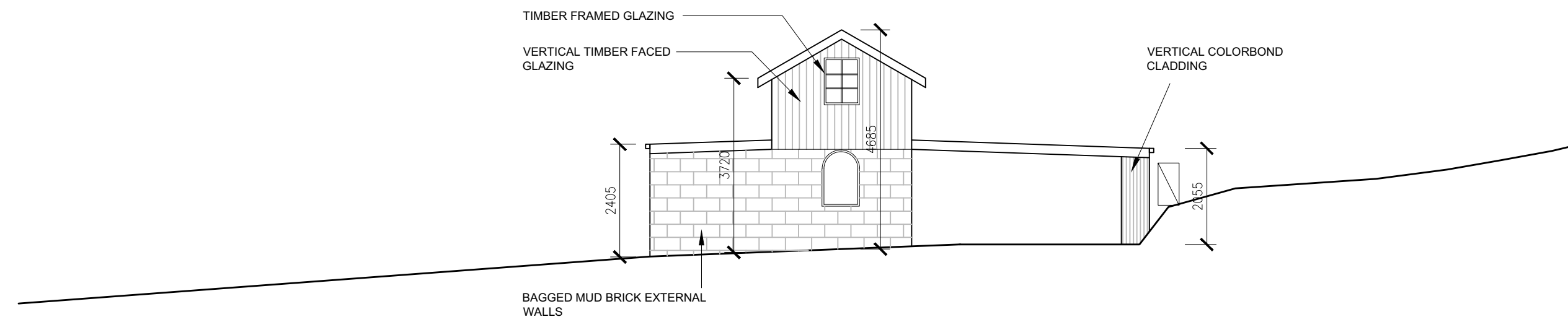


ELEVATION - SIDE VIEW

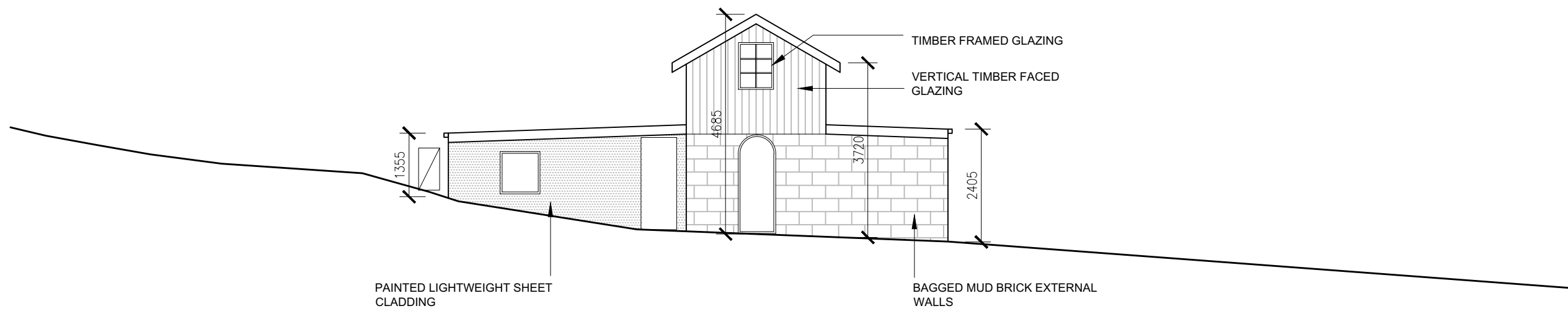


ELEVATION - FRONT/BACK VIEW
ELEVATIONS - STORAGE CONTAINERS

Received
10/10/2019



NORTH ELEVATION - STORAGE



SOUTH ELEVATION - STORAGE

PLANNING AND ENVIRONMENT ACT 1987
BANYULE PLANNING SCHEME

TOWN PLANNING ISSUE

<p>LRW Design 239 LOWER PLENTY ROAD, ROSANNA 3084. Telephone: 03 9458 1300 Email: admin@lrwdesign.com.au</p>	<p>PROPOSED MINOR WORKS 410 MAIN ROAD, LOWER PLENTY</p>	<p>SCALE 1:100@A1 08 SEP 2019 PROJECT 17.049</p>
	<p>PROPOSED WORKS ELEVATIONS</p>	<p>Permit Number - P561/0809 Issued on - 30/11/2008</p> <p>Sheet Number - 5 of 5 Development Planner - marks 25/10/2019 - D19/234359</p>