

Written submission

Building and works

The land currently has two buildings on it, one of which is used as a retail business by Antonia's Unique Creations. The second of the buildings has recently had a face lift with fresh coat of paint and recently installed Exhaust canopy, as well as new flooring to meet the current health regulations.

The proposed café is to cater for the tourists that come to visit the silo art and currently are not being fully serviced by the facilities within the town of Lascelles.

There is no allocation for onsite parking as there is adequate off street parking directly in front of the premise, as well as at the viewing area of the silo art.

Use of land

The purpose of use of land is to operate a Café, offering takeaway and dine in meals. There is one table inside and 5 tables outside for alfresco dining.

The two shop frontages have existing signage on them, and they will remain as tourists visiting the silo art also take the opportunity to take a quick pic. The outside of the buildings have recently been painted with heritage colors giving them more street appeal. I have attached photos of two existing buildings along with the signage.



All excess areas will be mowed and kept clear of rubbish to reduce any vermin or fire threats.

It is intended to erect a fence between 11 Wychunga St and 13 Wychunga St for the privacy of both parties.



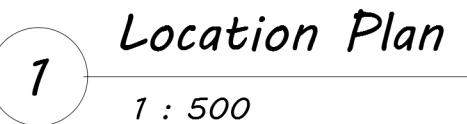
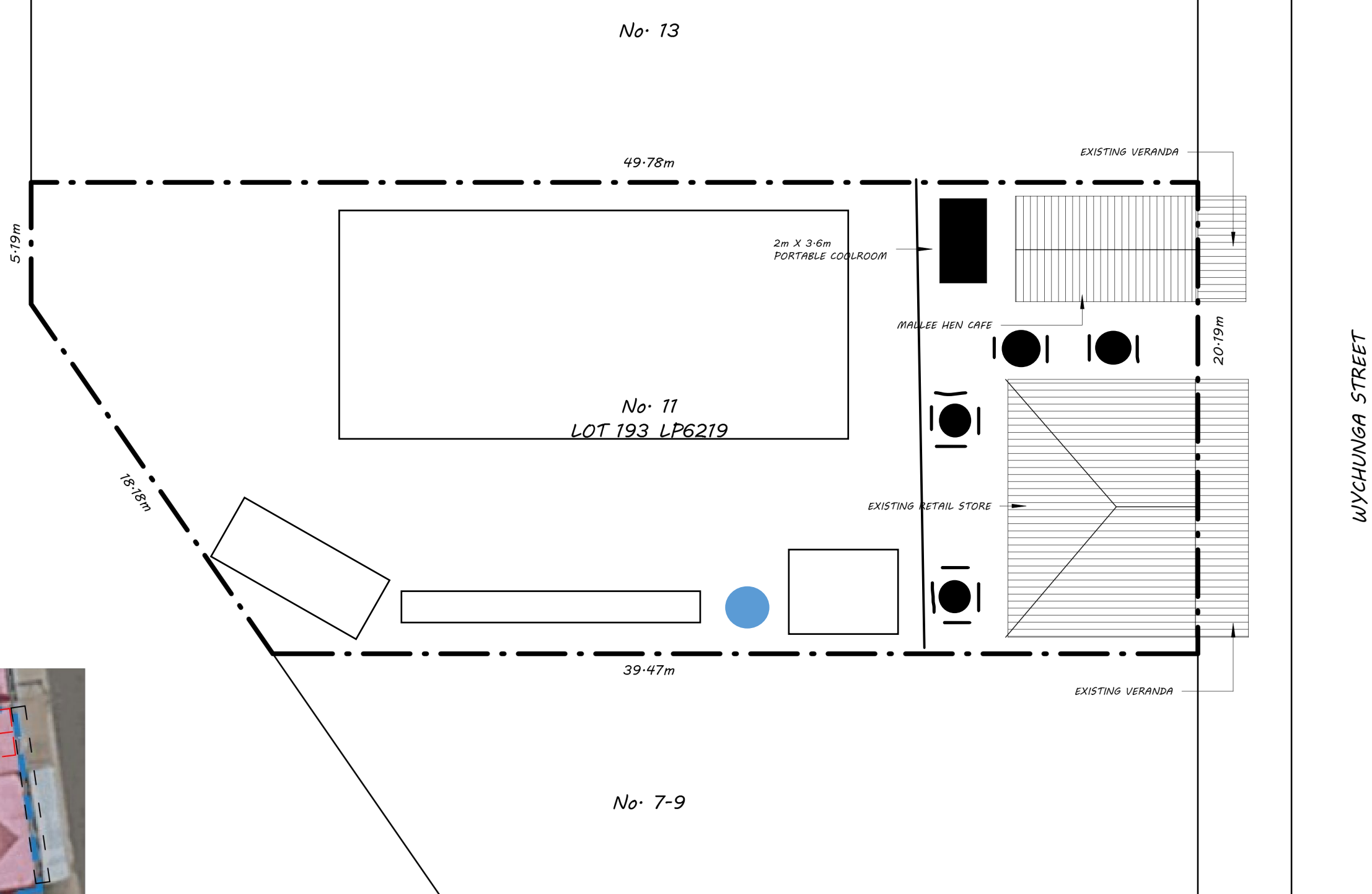
It is anticipated that the initial operating hours will be:

- Mon – Fri 9:30am to 9pm
- Sat 10am - 10pm
- Sun 10am – 9pm

Staffing will vary depending on the success of the café but starting staff levels are anticipated to be 4, with the hope to expand.

An application will be made for the installation of a septic, which we have consulted with Tim Rose about. Once a permit is granted it is proposed to put a transportable toilet block in with disabled access.

Waste will be disposed of using general garbage collection services.



2 Site/Roof Plan
1 : 200



DO NOT SCALE DRAWING.
Registered Building
Practitioner
DB-U 70685

Wallace
Transportable
Units
0499 110 807
PO Box 7
Lascelles VIC 3487

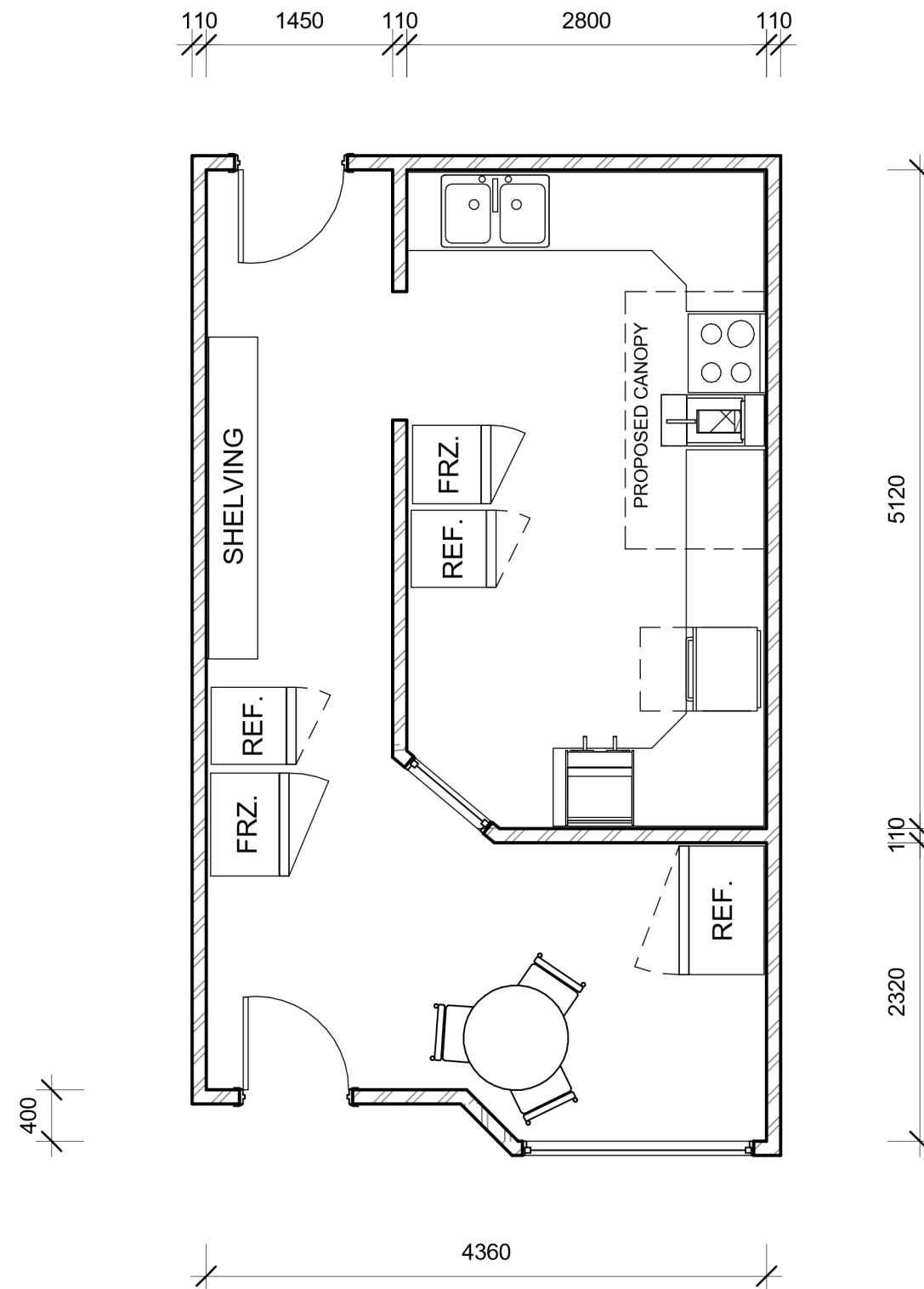
WTU

77 Wychunga St,

Site Plan

Project number	WTU_Wychunga	<div>Sheet 01</div>	
Date	7/8/2023		
Drawn by	BG		
Checked by	Checker		
		Scale	As indicated

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1 Ground Floor
1 : 50



WRITTEN DIMENSIONS TO
TAKE PRECEDENCE OVER
SCALE.

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WTU

11 Wychunga St,

Ground Floor Plan

Project number	WTU_Wychunga
Date	7/8/2023
Drawn by	BG
Checked by	SP

Sheet 02

Scale 1 : 50