



Colac Otway
SHIRE

PLANNING COMMITTEE MEETING

AGENDA

Wednesday 1 November 2023

at 4:00 PM

COPACC

95 - 97 Gellibrand Street, Colac



COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Wednesday 1 November 2023

TABLE OF CONTENTS

| | |
|--|----|
| 1 Declaration of Opening of Meeting | 3 |
| 2 Present..... | 3 |
| 3 Apologies and Leaves of Absence..... | 3 |
| 4 Welcome and Acknowledgement of Country..... | 3 |
| 5 Declarations of Interest | 4 |
| 6 Confirmation of Minutes | 4 |
| 7 Verbal Submissions from applicants/objectors | 4 |
| 8 Officer Planning Reports..... | 5 |
| 8.1 PP75/2023-1 - 71-75 Main Street BIRREGURRA - Retrospective Use of Land for Place of Assembly and Accommodation and Waiver of Car Parking Spaces | 5 |
| 8.2 PP119/2023 – 9 Dennis Street, Colac – Proposed Hotel & Other Uses..... | 31 |
| 8.3 PP149/2023-1 - 765 & 792 Nalangil Road - Use and Development of Land for a Dwelling | 60 |
| 8.4 PP308/2022 - 10-14 Pascoe Street and 51-55 Great Ocean Road, Apollo Bay – Retail and Accommodation..... | 76 |

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next *PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL* will be held at COPACC on Wednesday 1 November 2023 at 4:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.

AMEN

2 PRESENT

3 APOLOGIES AND LEAVES OF ABSENCE

4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past, present and emerging and welcomes any descendants here today.

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Planning Committee meetings are live streamed and recorded when the meeting is held either at COPACC or online. When meetings are held in other locations, Council will endeavour to make an audio recording of the meeting for community access. Matters identified as confidential items in the Agenda will not be live streamed or recorded regardless of venue or mode.

By participating in open Planning meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Council and Planning Committee meeting, the live stream recording will be accessible on Council's website. Recordings are also taken to facilitate the preparation of the minutes of open Council and Planning Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

This meeting will be livestreamed to the public via Council's YouTube channel (search Colac Otway Shire Council at www.youtube.com).

5 DECLARATIONS OF INTEREST

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

6 CONFIRMATION OF MINUTES

- **Planning Committee Meeting held on 11 October 2023.**

Recommendation

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on <<day month year>>.

7 VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A time limit of five minutes will apply.

Item: 8.1

**PP75/2023-1 - 71-75 Main Street BIRREGURRA -
Retrospective Use of Land for Place of Assembly and
Accommodation and Waiver of Car Parking Spaces**

| | |
|--------------------------------|--|
| OFFICER | Ravi Ayyagari |
| CHIEF EXECUTIVE OFFICER | Anne Howard |
| DIVISION | Executive |
| ATTACHMENTS | <ol style="list-style-type: none">1. Site Plan [8.1.1 - 1 page]2. Photos of Signage [8.1.2 - 2 pages]3. P P 75 2023-1 - 71-75 Main Street BIRREGURRA - Redacted Response to Objectors [8.1.3 - 17 pages] |

1. PURPOSE

To hear verbal submissions from the applicant and objectors about a planning application for the use of the land at 71-75 Main Street, Birregurra as a place of assembly and for accommodation. The application will be considered by the Planning Committee or Council at a future meeting as there are five outstanding objections.

The role of the Planning Committee in this instance is to hear submissions. Whilst the Committee has powers to make a decision on the application, officers have not yet provided a report on the planning merits of the proposal. The intention is that this will be done at a separate meeting.

2. EXECUTIVE SUMMARY

The application seeks a planning permit for the use of land at 71-75 Main Street, Birregurra as a place of assembly and for accommodation, as well as for the display of signage and for a reduction in car parking from the specified rate.

The use has been carried out on the site on a number of occasions without the requisite planning permission, and the signage has also already been altered. This planning application seeks to regularise the situation. Independently of the planning application which must be considered on its merits, Council's Planning Compliance Unit has been taking action in response to complaints by community members about the use operating without a permit.

The application was subject to public notice and there are five outstanding objections. It is intended that the application will be determined when an officer report is considered at a future meeting.

3. RECOMMENDATION

That the Planning Committee:

- 1. Acknowledges and notes the verbal comments made in support of written submissions.*
- 2. Thanks the submitters and the applicant for their contribution to the submission process*
- 3. Having heard all persons wishing to speak to their submissions, recommends that Council consider all submissions at a future Planning Committee or Council meeting.*

4. KEY INFORMATION

Site and Surroundings

The subject site is located on the south side of Main Street, within the commercial precinct of the Birregurra township. The site has a long history of commercial use, historically being used as a café. The site also contains a shop that has most recently been used to sell musical instruments and provide lessons (the Zither House).

Whilst 71-75 Main Street comprises two lots, as shown in the aerial image below, it is only the lot that fronts Main Street that forms the subject of the planning application. The southern lot, which has a frontage to Jenner Street, does not form part of the site for the purpose of this application. Therefore, in the event a planning permit is issued, it would not authorise the use of the southern lot for any purpose associated with the place of assembly and accommodation, such as parking or camping.



It is noted that the site has been used unlawfully in recent times as a wedding venue, without the requisite planning permission. The existing weatherboard building fronting Main Street, which is known as the 'Bootmakers Cottage', is also being used without planning permission for accommodation purposes. That use has been operating since 2018. The current application seeks to regularise both the place of assembly and accommodation uses.

The site, which is in the Commercial 1 Zone, is also surrounded by land in that zone to the north, east, west and south (with the latter being the rear part of 71-75 Main Street, which does not form part of the application). The nearest residentially zoned land is the Township Zone (TZ) to the south, on the opposite side of Jenner Street; the sites to the immediate south are vacant. Main Street is a Transport Zone 2 (TRZ2).



The site is covered by Design and Development Overlay, Schedule 13 (DDO13) – Birregurra Preferred Character Area C (Roadknight Street Entry and South of Main Street). In addition, it is covered by Vegetation Protection Overlay 3 (VPO3) - Birregurra Tree Protection Area. That part of 71-75 Main

Street that forms the subject site also is covered by a Heritage Overlay - HO303: Birregurra Main Street Precinct Birregurra.

The Application

The application seeks planning permission to use the courtyard area on the site as a place of assembly, mainly as a wedding event space, and the building at the front of the site for accommodation purposes.

The applicant has advised that the wedding event space would accommodate a maximum of 120 patrons and staff during an event. A maximum of 10 events are proposed each year, with the events limited to one day wedding receptions over weekends only. The applicant has also advised that there would be use of DJs with speakers for certain events, with the remaining events to be limited to acoustic guitar and stringed and wind instruments. Music would cease by 11pm.

Whilst the existing signs have been altered, no additional signage is proposed.

The application does not propose any on-site car parking spaces, with permission sought to waive the requirement for 36 parking spaces.



Public Notice

Public notice was given in the form of a site notice and letters to adjoining landowners/occupiers. Six objections were received, one of which was subsequently withdrawn. The objections are summarised below:

- Proposal is inconsistent with the existing residential neighbourhood character.
- Unauthorised use of the site for wedding purposes in the past blocked driveway access.
- Unauthorised use in the past involved vehicles and caravans parking on nature strips.
- Concerns over absence of car parking for the proposed use.
- Concerns over use of the rear lot of the subject site for informal camping in the past.
- Noise disturbance; amplified noise, light and disruption; detrimental to health and well-being.

- Disturbance to the peaceful atmosphere of the neighbourhood.
- Lack of toilet facilities for patrons attending the events.

Referrals

The application was referred to Council's Infrastructure Department and Health Protection Unit, and to Council's Heritage Advisor.

No objection was raised by the Health Protection Unit, subject to recommended conditions being included on any permit issued.

At the time of writing this report, the Infrastructure Department had requested further information from the applicant relating to parking, which the applicant advised would be provided shortly for review. Any future report to Planning Committee or the Council, when the application is being determined, will provide advice on the information received and the Infrastructure Department's comments on that information.

The Heritage Advisor reviewed the signage changes and the repainting of the facade, which have already occurred, and raised no objection from a heritage perspective.

5. CONSIDERATIONS

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant Governance Principles by seeking to ensure that those who have made submissions on the planning application, including the applicant and those objecting to the proposal under Section 57 of the *Planning and Environment Act 1987*, also have the opportunity to do so verbally to Councillors as the decision-makers in this case.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A full report with an officer assessment of the proposal will be presented to a future Planning Committee or Council meeting for consideration.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the future officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Landowners and residents of land surrounding the application site were notified of the application and a sign was posted at the property entry. Six objections were received, one of which was subsequently withdrawn.

In accordance with Council's standard practice, a Consultation Meeting facilitated by Council was held on 16 October 2023 with the applicant and objectors. Two Councillors also attended that meeting as observers.

Public Transparency (s58 LGA 2020)

The Planning Committee meeting provides an opportunity for people to speak to their submission, providing further clarity around key points they wish to convey to Councillors. The applicant and objectors will also be invited to attend any future publicly held meeting at which the decision on the application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

The officer report presented to a future meeting will make an assessment of the extent to which the proposal meets relevant planning policy.

Financial Management (s101 *Local Government Act 2020*)

Not applicable.

Service Performance (s106 *Local Government Act 2020*)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

A report on the planning application will be presented at a future Council or Planning Committee meeting for consideration. This will have regard to submissions received during the processing of the application. All submitters will be advised of the meeting date.

Human Rights Charter

No impact.

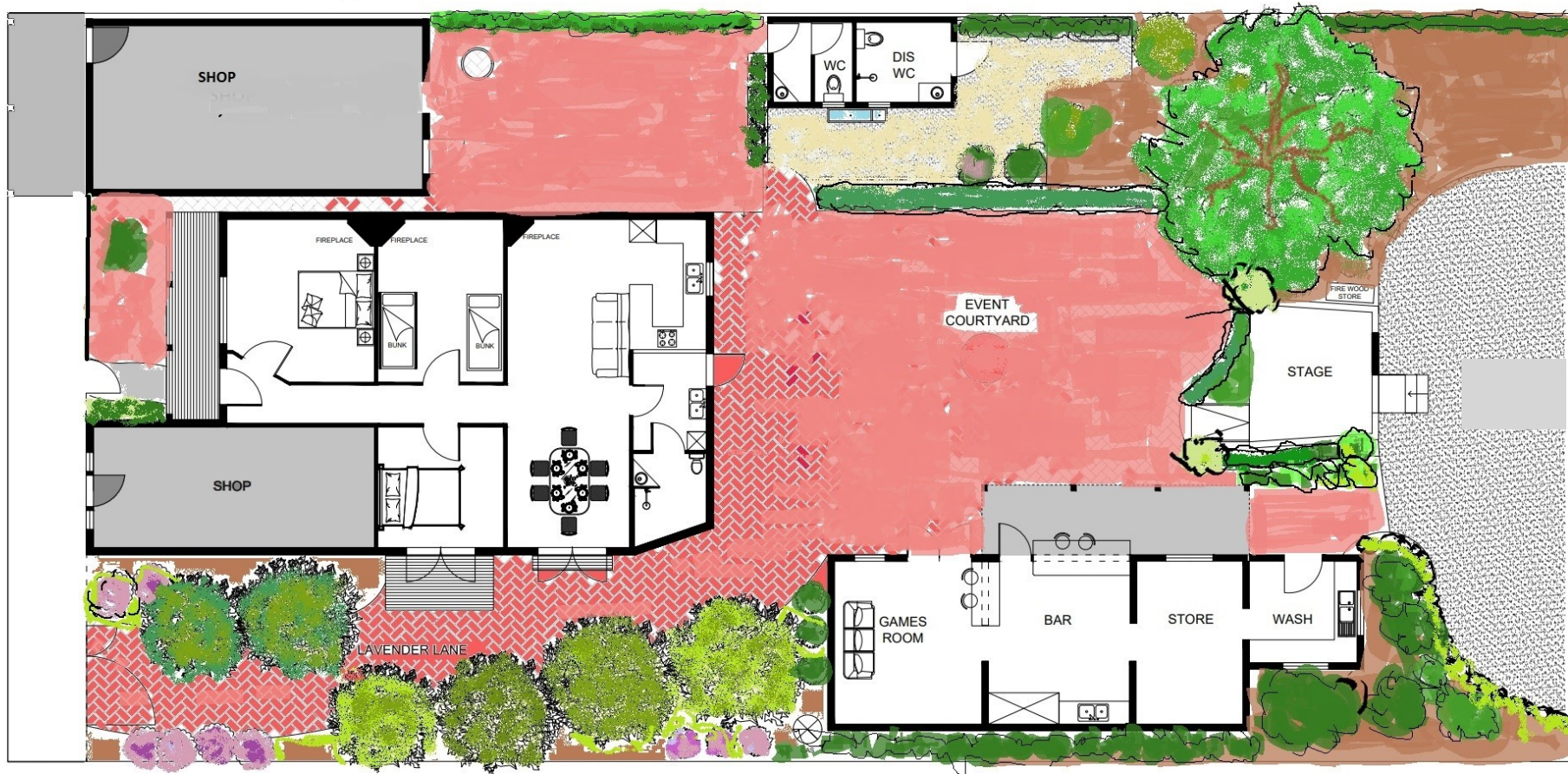
Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Options

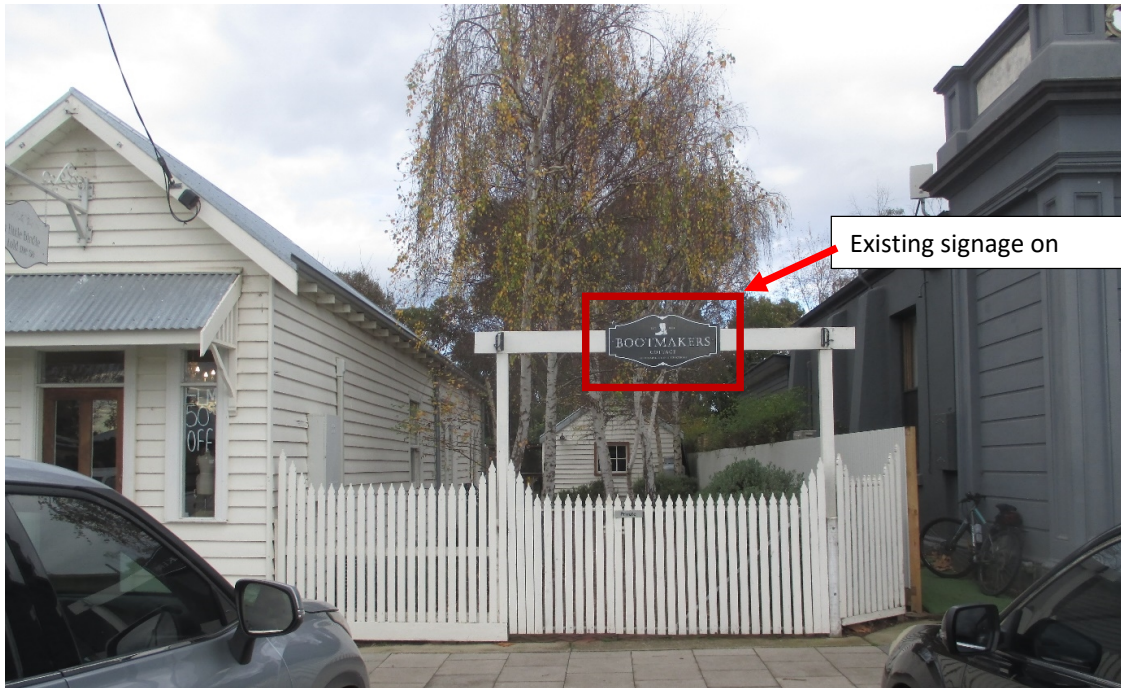
Option 1 – Note the verbal submissions

This option is recommended by officers, as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future meeting.



BOOTMAKERS COTTAGE - ACCOMODATION & EVENTS
71-75 MAIN ST, BIRREGURRA







PLANNING PERMIT 75/2023-1 71-75 MAIN STREET BIRREGURRA

RESPONSE TO ISSUES RAISED BY OBJECTORS

SUMMARY

Objections were received from two parties – [REDACTED] Below is a summary of the matters raised in their objections and our response. We have listed the objections in logical order. We have also endeavoured to confine our response to legitimate planning considerations and not emotive ones.

Objection 1 : Failure to serve official notification to 77 Main Street

Notices were served in accordance with the requirements of Council, which included both the owner and the occupier of 77 Main Street Birregurra. Notices were sent via registered mail on 25th of August 2023.

Objection 2: The advertising sign was illegally erected

The sign was erected in accordance with the strict requirements of Council. It was erected on the subject property, immediately on the street, under cover and with good light, in a highly visible location. It was also placed for 16 days – 2 days longer than required.

Objection 3: Adjacent residences have not been identified as part of the application

This is incorrect. Page 9 of the Planning Report refers to residences to the east and west of the site. Further, all adjacent property owners and their tenants have been notified as part of this planning application process and invited to comment on it.

Objection 4: No 56 Jenner Street is not included in the application

The accommodation and entertainment facilities relevant to this application are all located on the land referred to as 71-75 Main Street Birregurra, and include accommodation, courtyard, bar and lounge area, stage, storeroom, and amenities block. The land at 56 Jenner Street is vacant land on a separate title and does not form part of this application. Guest parking is intended to be provided off-site under exemptions sought in this application. A parking dispensation is sought and is supported by EB Traffic who have conducted parking surveys to demonstrate that there is ample on-street car parking to cater for the modest anticipated parking demand generated by the use.

Objection 5: The contents of the supporting documents are inconstant and missing significant detail

On the contrary, the supporting documents lodged with Council were extremely comprehensive and included all necessary details for the permit application and information for running of events at the subject property. They included:

- * Planning report by ASK Planning Services
- * Acoustic report by Clarity Acoustics
- * Traffic and Car parking impact assessment by EB Traffic
- * Venue plan
- * Venue Management Plan
- * Browse booklet
- * Wedding checklist

Objection 6: Past use of the property

The applicant was running events as an adjunct to the accommodation use which he mistakenly assumed was a valid use in a Commercial 1 Zone. The Commercial Zone allows restaurants, hotels, shops, outdoor dining and entertainment as an as-of-right use not requiring planning permission. Upon complaints and subsequent notifications from Council, the owner took steps to cancel and/or defer future events and to obtain a planning permit to legitimise the use of his land for a place of assembly.

Objection 7: Past noise has been excessive

The purpose of this planning application is to seek to manage noise and other operational matters from the subject property's use as accommodation and a place of assembly for future events. Controls include limited hours of operation, limit noise levels to within regulated noise control limits, and noise remediation infrastructure including an acoustic wall. Additionally, it should be noted that a place of assembly is permissible to operate 365 days of the year, at noise levels of 55dBA. The applicant has offered to limit total number of events each year to 15 only.

Historically the property was used as café and bar with live music concerts and amplified music from Wednesdays to Sundays. The use sought under this planning application is in fact a dramatic decrease in use and intensity on the subject property from its past use. Under the commercial zone, a hotel, a bar, or an outdoor restaurant with live music entertainment would be permissible use without a planning permit.

Objection 8: Past behaviour of guests

The objector has claimed intoxicated patrons leaving the venue with smashed alcohol bottles and excessive litter on the Main Street and Jenner Street. We dispute this. Submissions and feedback from other residents and businesses state there has been no problems with such behaviour, and that wedding guests are generally well behaved and cause no problems. In fact local residents report that the "wedding crowd" is more often a better vibe than the typical late night revellers from the Royal Mail Hotel. This is logical given the subject property is small and suits smaller boutique weddings of around 50-70

people, and weddings are often family affairs with older people and small children. There are no reports by local police about such incidents.

We acknowledge however behaviour of guests is in part beyond the control of the applicant. Guest behaviour is an operational issue and best managed by the Venue Management Plan and Terms and Conditions of use of the subject property, together with guest behaviour, together with local law enforcement.

Objection 9: Car parking is inadequate

The traffic and car parking study conducted by EB Traffic XX has assessed available car parking on three separate occasions during potential event times of Friday and Saturday, and concluded there is an abundance of available spaces to accommodate the developments resultant statutory parking deficiency of 32 spaces. Further, it determined that the anticipated peak traffic flows generated by the proposal is considered to be adequately accommodated on the surrounding road network during the peak arrival and departure periods.

Objection 10: Car parking on Jenner Street

Car parking along Jenner Street can be managed by way of conditions in the planning permit and by the Venue Management Plan. Further, Council can act to limit or restrict car parking in Jenner Street by signage or residential permits should it choose to do so.

Objection 11: Lack of toilets

The objector asserts that there is only one toilet serving the premises. This is incorrect. There are in fact three toilets, one of which is a all-access toilet. Typical industry ratios for an event work on one toilet per 60 people. Given most events are around 50-70 people, three toilets are more than sufficient. Three toilets could cater for numbers well in excess of 120 people which is the maximum number of guests offered as a cap in this application.

The objector refers to guests using a toilet at 77 Main Street. We are not clear how this can occur. In any event, guests will be strictly prohibited from entering on to any private property adjacent to the subject property. We would encourage any affected nearby residents or business to contact police in the event of trespass on to their property.

Objection 12: Lack of coach drop off/pick up zone

We encourage the use of buses. Buses are a sensible idea to provide safe transport for guests to their accommodations, helps avoid drink-driving and excessive behaviour, and puts a closing time on the event. We also encourage guests to use the Hutchinson Bus company which is local Birregurra business employing townfolk. There is ample room for coaches to park on Main Street, both sides, and the likely pick up time around 11pm on Friday or Saturday nights. Bus pick and drop off locations can be set out in the Venue Management Plan. Any infrastructure associated with the provision of coach drop off and pick up locations is not the responsibility of the applicant.

Objection 13: Use of 77 Main Street as a residence is inconsistent with use of the subject property as a place of assembly

The applicant acknowledges that the use of the rear of 77 Main Street as a residence is potentially inconsistent with use of the subject property for a commercial purpose. It is important to highlight that main purpose of a Commercial 1 Zone under the Colac-Otway Planning Scheme is to “...*create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses*”. It is not a “mixed use” zone as the objector asserts. If a legitimate use of a commercial premises for an event venue is not permissible in a commercial zone, then where would it be? Many other commercial uses are in fact permitted as of right (ie without a planning permit) and these include a restaurant, bar, hotel, and shop. Conversely, under the planning scheme, a residence is only an as-of-right use if it has frontage of less than 2m to Main Street.

The dominant use of 77 Main Street is as a commercial premise. It was formerly the National Bank building and historically was not used as a residence. Its primary use today is as a commercial bakery.

A resident at the rear of 77 Main Street is choosing to live in a commercial district and as such should expect a lower level of amenity than a resident in a Residential Zone. The vast majority of the township of Birregurra is zoned residential and more suitable for quiet living. In a Commercial Zone, amenity standards do not apply the same way they would in a Residential Zone. Nonetheless, the applicant has prepared a Noise Management Plan specifically to deal with noise impacts to sensitive uses at 77 Main Street, as required by Council. It is reasonable to expect that as the township develops, businesses locating in the commercial area of town are not only enabled by Council but actively encouraged to invest and develop their businesses for the long-term betterment of the local community.

Objection 1: The proposal is inconsistent with existing residential neighbourhood character, peacefulness etc

The proposal is on subject property located in a Commercial 1 Zone under the Colac-Otway Planning Scheme and not a Residential Zone. The use of the property for accommodation and place of assembly /events is consistent with that zone. (also see Objection 13 above)

Objection 2: The objector is investing money in building a house

The applicant acknowledges the objectors financial and personal commitment to the town and welcomes the investment and the flow on benefit of construction of a house to local tradesmen etc.

The applicant also wishes to note it has invested over \$150,00 in addition to the purchase price of the subject property in restoring and renovating the subject property from its

dilapidated state, and is also heavily committed financially to this project. The applicant has borrowed funds for this purpose.

Further, the proposed use has substantial financial flow on benefits to the town, including employment for bar staff, cleaners, a gardener, firewood merchant, property, and wedding manager, as well as the large number of businesses associated with putting on an event including marquee and equipment hire, celebrant, photographer, florist, musician, stylists etc. Typically wedding guests will stay in town and spend money on accommodation as well as local business such as hairdresser, fashion shops and the hotel and general store. Wedding guests to Birregurra often “add on a weekend” and take the opportunity to site see, visit local vineyards, go the coast etc.

Figures from a national survey by the Australian Bridal Industry Academy (ABIA) and Easy Wedding provide a guide on the average cost of a wedding in key states across Australia. In Victoria couples pay an average of \$36,358 to \$37,430 for their wedding.

The majority of weddings at the subject property, either held to date or from general enquiries, are from Couples in the Colac-Otway Shire (approx. 60%), or adjacent Council LGA being Surf Coast or Geelong (30%). Approx 10% of couples are from Melbourne or other cities.

Most of the expenditure is captured locally, either in Birregurra or surrounding towns and local municipality. This is because of the necessity to source close to the venue for logistics or cost (eg food, equipment hire, entertainment etc), or close in time to the event (hair, makeup, etc). Even for wedding guests from Geelong or Melbourne or beyond, only a small percentage of their spend was likely to occur out of the area (eg Bridal dresses, invitations).

It is estimated the economic impact from one average sized wedding (70 pax) to the Birregurra township, or local LGA, is approximately \$70,000. ¹ For 15 weddings a year, this represents over \$1mil per annum in spending in the local area. And this spending can continue every year. The economic impact of this a business for Birregurra that should not be underestimated. Frankly, it is well in excess of the construction of single dwelling.

Objection 3: Management and Security

Strict controls are proposed as part of the Venue Management Plan and Terms and Conditions of use of the subject property. This includes RSA (responsible serving of alcohol) accredited bar staff, in sufficient ratios with copies of certificates required before an event. It includes a nominated security person or GO TO person with contact phone number in the event of security issues. A permanent police presence is in Birregurra with the police station only 300m away, and after-hours police are available on call if required with calls diverted to the Colac Police Station only 15 minutes away. A guest list (with numbers) is required to be provided before the event and forms a condition of the Agreement. Any breach of this agreement will constitute a forfeit of the bond of \$1500.

¹ Based on ABIA data including local spend rates

Objection 4: Parking on Jenner Street

The applicant acknowledges the objectors concern about parking on Jenner Street and in particular in front of their drive. This is unacceptable. Management of car parking can be managed by Venue Management Plan and Terms and Conditions of use of the subject property. Parking on Jenner Street is referred to above (see Objection 10)

Objection 5: Noise

Contrary to the objectors' comments, events are limited to a 8 hour (max) period. Further, the applicant has chosen to limit the number of events to 15 per annum – despite the fact that there is no restriction to the number of events with noise limits at or under 55 dBA, meaning that events could be held every week. The location of the objector's residence is not considered to be a noise sensitive location.

Objection 6: Patron arrivals, hours of operation etc

A strict limit of 11.30 pm is to be placed for the conclusion of events and music is required to be turned off by 11pm

Objection 7: Rubbish

All rubbish generated as part of the event is confined to the subject property. A 6m³ skip bin is permanently located on site for rubbish and is emptied regularly. Strict requirements are placed on guests to manage and dispose of rubbish, leading to a forfeiture of bond for non-compliance. Paper confetti is banned, and we encourage environmentally responsible behaviour such as limiting disposable plastic cups, plates etc.

Objection 8: Deliveries and use of Jenner Street

Deliveries from suppliers and caterers will now be from Main Street at the double car gates at the subject property. The occasional use of the rear drive may be required for food trucks which cannot access from Main Street. The food to be served from the food trucks is only available to wedding guests and continues to fit the definition of "function centre" which allows for the service of food and drink:

Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.

Jenner street is not a typical street in Birregurra because it backs on to the main commercial precinct and therefore is needed to service all commercial properties along Main Street including the Royal Mail Hotel, Yield Restaurant, proposed Otway Distillery, General Store, post office etc. This would include deliveries, staff cars, and rubbish which will be more than normal residential lots. The Royal Mail Hotel has recently obtained planning approval for several apartments which will also use the road. Jenner Street is regularly graded and is generally acknowledged around the town that it gets better with grading than most other streets because of its commercial use. Should the Council consider a dirt road is inadequate in the future it should be encouraged to upgrade the road to a sealed road.

Objection 9: Parking

The applicant acknowledges the objectors concerns about car parking. Car parking along Jenner Street will be restricted as part of the terms and conditions of use of the property. The objector is encouraged to lobby Council to sign mark this street if necessary. In relation to car parking spaces, the car park assessment report has clearly determined there is ample car spaces available in Birregurra to manage the relatively small number of additional spaces required on the limited event days of the year. Finally, wedding hosts will be asked to notify their guests to park in designated areas, on curb and channel roads, and not on the south side of Main Street where business parking is most needed.

Objection 10: Accommodation for guests

Contrary to the objector's assertion that most guest stay in campervans and tents, most guests stay in rented accommodation in town (making use of the number of bnbs), or in neighbouring towns such as Colac, Geelong or Lorne. These towns are often serviced by hire buses to take guests home. Use of private land for a temporary tent or mobile camper is not a prohibited use. There is nothing in the planning scheme preventing people camping on the land. Pitching a tent would be classified as "Camping and Caravan" use under Clause 73.03. This is included under the broader definition of "Accommodation" which is an as-of-right use in the zone.

Objection 11: Varied use of Place of Assembly

The applicant seeks discretion in the permit to use the subject property for events which may include music recitals, arts community events, product launches, sport club presentations, yoga classes, cooking classes etc. It is the applicant's intention to use this great location to help generate a wide variety of interesting uses and events for the town.

In doing so, it will comply with conditions of the permit governing its use.

Objection 12: Receipt of notice

This objector was notified by way of registered mail in accordance with the requirements of the Council. It is noted that their submission was received by Council on the 12th September two days of the objection period closed.

PLANNING PERMIT 75/2023-1

71-75 MAIN STREET BIRREGURRA

RESPONSE TO ISSUES RAISED BY OBJECTOR [REDACTED]

Summary

An objection was received from [REDACTED]. Below is a summary of the matters raised in their objections and our response.

Objection 1 : Parking

The application seeks a waiver of the statutory requirement to provide 32 car spaces. This figure is calculated not by us but by ratios adopted by Council based on maximum guest numbers of 120. Typically, events number 50-70 people which require around 15 car spaces.

It is important to emphasise this is NOT an ALL-YEAR ROUND request but only for a limited number of events per year.

The parking and traffic consultant EB Traffic has determined that there is ample parking in and around Birregurra, during the critical time periods (being Friday or Saturday evening).

Notifications of the application were done in accordance with Council requirements including direct notification by registered mail and a public notice.

We have strong support from local businesses, who see the venue as supporting their business rather than hindering it. To date we have received 4 letters of support from Main Street businesses and offers for many more.

We acknowledge that the Birre Park area on Strachan Street is a lovely location for families etc. This area is mostly used during the day and the results of the survey show it is almost completely empty on Friday and Saturday nights. Notwithstanding, we are happy to require our guests to park in zones nominated by Council if Council deems this is necessary. We also note that our guests are public members too, and visitors to Birregurra, and should have every right to park in accordance with any parking limits, as any other visitor to town.

We agree people sleeping in their cars is unacceptable behaviour! We have never experienced any reports of people sleeping in cars, and if this ever happens, we agree this should be reported to local authorities. We tend to find wedding guests are well-dressed for the occasion, mature and family orientated, with children and grandparents attending. Typically, our guests take up accommodation in Birregurra (frequently renting every available BnB in town!) and also, often use a bus to take guests home to Colac or Geelong.

Objection 2 : Event duration and number

Events are one afternoon/evening only. They are not intended to be 3-day festivals. We offer accommodation only for 2 or 3 nights which is typical with guest accommodation. Under the use allowed under the planning scheme, there is potentially no limit to the number of events that could

be run subject to other controls. We have sought approval for only 15 events per year in order to limit impact and find a balance with resident concerns.

Objection 3 : Patron numbers

We have originally sought approval for events up to 150 patrons. This was further reduced to 120 patrons. We hope this will help address resident concerns. As explained above, typical wedding guest numbers are 50-70. 100 is considered a large wedding today.

Objection 4 : Economic cost to community

We disagree that events at Bootmakers will be an economic cost to the community. To the contrary, we believe the proposed use has substantial financial flow on benefits to the town, including employment for bar staff, cleaners, a gardener, firewood merchant, property, and wedding manager, as well as the large number of businesses associated with putting on an event including marquee and equipment hire, celebrant, photographer, florist, musician, stylists etc. Typically wedding guests will stay in town and spend money on accommodation as well as local business such as hairdresser, fashion shops and the hotel and general store. Wedding guests to Birregurra often “add on a weekend” and take the opportunity to site see, visit local vineyards, go the coast etc.

Figures from a national survey by the Australian Bridal Industry Academy (ABIA) and Easy Wedding provides a guide on the average cost of a wedding in key states across Australia. In Victoria couples pay an average of \$36,358 to \$37,430 for their wedding.

The majority of weddings at the subject property, either held to date or from general enquiries, are from Couples in the Colac-Otway Shire (approx. 60%), or adjacent Council LGA being Surf Coast or Geelong (30%). Approx. 10% of couples are from Melbourne or other cities.

Most of the expenditure is captured locally, either in Birregurra or surrounding towns and local municipality. This is because of the necessity to source close to the venue for logistics or cost (eg food, equipment hire, entertainment etc), or close in time to the event (hair, makeup, etc). Even for wedding guests from Geelong or Melbourne or beyond, only a small percentage of their spend was likely to occur out of the area (eg Bridal dresses, invitations). It is estimated the economic impact from one average sized wedding (70 pax) to the Birregurra township, or local LGA, is approximately \$70,000. For 15 weddings a year, this represents over \$1mil per annum in spending in the local area. The economic impact of this a business for Birregurra should not be underestimated and we believe it is important to balance this with the desire of some residents to limit commercial activity.

Objection 4 : Use of property is inconsistent with use as a place of assembly

We would like to highlight that main purpose of a Commercial 1 Zone under the Colac-Otway Planning Scheme is to “**...create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses**”. If a legitimate use of a commercial premises for an event venue is not permissible in a commercial zone, then where would it be?

Many other commercial uses are in fact permitted as of right (ie without a planning permit) and these include a restaurant, bar, hotel, and shop. That means we could open a restaurant with live music in the courtyard, or café-bar etc, without planning approval, as was previously the case with the property.

Summary

Thank you for raising your concerns and we hope this explanation provides some detail to your questions and concerns.

Regards



Applicant

**PLANNING PERMIT 75/2023-1
71-75 MAIN STREET BIRREGURRA
RESPONSE TO ISSUES RAISED BY OBJECTOR [REDACTED]**

Summary

Below is a summary of the matters raised in [REDACTED] objection and our response.

Objection 1 : Parking – Jenner & Austin Street, and Market times

We agree disorganised parking is unacceptable. We note that the roadside reserve on Jenner Street is natural and not kerb and channel. We agree to make Jenner St completely off-limits to car parking for all guests.

Austin Street is actually a kerb and channel street, on both east and west sides, and we have suggested to Council that this area may suitable for parking. Failing that, we are happy to require all guests to park in designated areas or zones as determined by Council, provided they are within walking distance of the venue. We have identified suggested zones as part of our application. We note that the traffic and parking report prepared by EB Traffic shows there is ample carparking available in Birregurra.

We also note that events proposed are only for a limited number of times per year, which tend to be summer and autumn, when road reserves are rarely boggy.

Objection 2: Birre Sunday Market parking

We don't see a conflict with use of the town for hosting the Birre Sunday Market. We love the market and all it brings to our town. Our events will be likely to be Friday or Saturday evening with guests departing that night, even if they are staying in accommodation in town, or occasionally leave cars parked overnight and remove them the next day. In this way they do not directly conflict with the Birregurra Market on Sunday. Further, the zones we can require our guests to park in can be located well away from the market precinct on market days. Finally, the number of guests cars typically would number around 30, which is a very small amount compared to the number visiting the Birre Market.

Objection 3: Litter

We agree any litter is unacceptable. Our property is immaculately presented and we take great pride in its cleanliness (please see photos at dufflebird.com.au/). We provide a large air tight skip bin which is emptied regularly, individual colour coded recycle bins, event garbage black bins, and smoker trays. Guests are required to be remove all litter including decorations, upon leaving and not to drop litter anywhere other than designated bins. This is a condition of their use of the property, and loss of bond applies should it be breached. We have managers at the function and also conduct an inspection upon guests departing.

We can strengthen check by extending the inspection to surrounding streets.

We cannot accept responsibility for general litter such as along Main Street, from the hotel etc.

Objection 4: Toilets

Typical toilet ratios are 1 toilet per 60pax. This is an event industry norm. We provide three toilets, including an all-access toilet which would allow potential numbers of up to 180, which is well in excess of the capacity we are seeking approval for.

Summary

Thank you for your comments. We hope this will make for a better outcome for all. We would be happy to meet to discuss further if this helps.

Regards



Applicant

PLANNING PERMIT 75/2023-1

71-75 MAIN STREET, BIRREGURRA

AN OPEN LETTER TO OBJECTORS - 16 OCTOBER 2023

[REDACTED]

Thank you for raising your concerns today. I was disappointed not able to attend in person. I am single dad at present managing full time work and young children.

I appreciate this proposal does not sit easily with some of you. I understand you have some genuine concerns with weddings at Bootmakers, and they are probably something you would prefer to see Birregurra do without.

I have noted the following issues raised in the meeting and I will attempt to address these.

Noise

Naturally, objections have been made about noise. I understand few people like living near noisy neighbours. The barking dog, the people who shout loud or have parties, the budding rockstar who practices on his drums etc. This can happen even in a residential street. Heather at the Post Office has lived with it with Glen next door and his record collection. To live near to a venue that holds events from time to time, will be noisy, and for that I am genuinely sorry.

To help minimise the impact of noise as best as possible, I'd like to suggest the following concessions:

- Reduce wedding events to no more than **10 per year**
- Limit events to one wedding reception function only over the weekend, for no more than 8 hours
- Comply with normal noise limits of EPA (including shut down of music at 11pm)
- Properly screened fences around the property – visually and acoustic
- Notify you at least 6 months in advance of upcoming events
- Offer compensation in the form of donation to your community group of choice (see below)

Management

Another concern raised by Kathryn was about enforcement of conditions. In order to help ensure conditions are complied with, I'd like to suggest the following:

Before the event

- Legal agreement to be signed with both bride and groom, and to include a comprehensive set of terms and conditions governing such things as parking, noise times, loss of bond etc. I am happy to circulate a copy of the agreement for feedback if that would give you additional comfort. I am also happy to circulate proof of signed copies (subject to consent from the client).
- Guest Information sheet required to be sent to all guests coming to the event. Again, this sets out where to park, noise limits, respect for neighbours on arrival and leaving etc. It will help ensure the message gets through to all guests and not rely on others passing it on. It

can also cover accommodation options, tourist attractions, things to do in and around Birregurra etc. I am happy to circulate a draft for comment if this helps.

- Signage around the property reminding guests to be quiet upon arrival and leaving etc.
- Bump In and Bump Out manager – this person to be responsible for organising the responsible delivery and pick up of any equipment etc. Name and contact details to be provided.
- 2 x pre-event meetings with guest, including an on-site meeting, to explain again the terms of conditions of use and consequence for non-compliance.
- Wedding event checklist – require guests to complete a 10 page survey covering every conceivable item required to be thought of to run a successful event, which includes again deliveries, music, hours, avoiding disruption to neighbours etc. I am happy to circulate this document for comment should you wish.
- Direct phone call or meeting with any entertainment providers – DJ etc – about noise controls
- Guest to provide exact number of guests attending and sign off this. (Note I will not ask for their names as this is a breach of privacy)
- Registration of event with Party-Safe Victoria
- Registering the event with Constable Josh Goonan at Birre Police

During the event

- Wedding event manager, employed by me, ideally from the local community, to be available to attend and supervise an event as required.
- Nomination of a “GO TO” or security person from their guest list, who will be sober, carry a phone at all times, and be ready to call police, deal with any incidents, complaints etc.
- Alcohol serving – RSA accredited staff to provide names and copies of their RSA certificates, and suitable number of them depending on guest numbers. We recommend the people from the Birre Football and Netball Club to support townfolk.

After the event

- Complaints procedure, to our manager and me
- Non-compliance with agreement may result in part of all the bond being forfeited and this amount to paid to a nominated local community group (see below)

Staff

A query was raised by Kathryn about the reference to 6 staff in the Traffic Report. Typically, staff will include a celebrant (who usually leaves after the ceremony), a photographer (who leaves mid evening, and often is just a guest), one or two bar staff, and one or two catering staff. Caterers typically park on the property and do not need additional spaces.

If staff numbers are considered an issue for parking, I am happy to include them in the calculation of guest numbers – ie maximum of 120 people, including guests *and staff*.

Toilets

Another query was raised about toilet numbers. We have three toilets available for use. To my knowledge, industry standards are one toilet per 60 people. Given most events are around 50-70 people, three toilets is sufficient.

Parking

I understand parking is a concern for some of you, particularly [REDACTED] on Jenner Street. I don't accept however that parking is likely to be a problem elsewhere in town, because as I explained I think the number of people who drive to the venue is very limited. Most people choose to walk, and the reception only lasts for an evening which does not necessitate people leaving their car for days on end. Compared to Melbourne or big cities, Birre is blessed with huge wide roads, and lots of available car spaces. The town is completely bereft of cars on Friday and Saturday nights except outside the pub. The Traffic survey included dozens of photos to support this. I am happy to circulate photos of the traffic surveys taken on Friday and Saturday afternoon and evenings to demonstrate this.

Notwithstanding, I would like to suggest the following concessions:

- Ban all parking on Jenner Street, for all guests.
- Limit parking to designated "zones" such as northside of Main Street, Roadknight Street, etc.
- Lobby Council to clear some of the overgrown soil and grass on Austin Street (east and west side) up to the existing kerb and channel, to allow more parking generally for Birregurra (if Council deems necessary).
- Ask Council to consider some parking sign restrictions (eg residential areas, no overnight parking on Main st etc) if Council consider it necessary

Supporting the local community by donations

Weddings to town bring huge economic benefits, to lots of people. We estimate around \$1million in expenditure directly to the town each year. This includes people supplementing their income by renting out a house for Airbnb (there are approx. 25 now in and around Birregurra, which all mostly rent out for a wedding), income to local business such as the hotel, restaurants, café, boutiques, hairdresser etc, and income to businesses in the region such as photographers, caterers, celebrants, stylists, wineries, equipment hire company, rubbish removal etc.

But if this doesn't include you, I propose a further way we can all share in the benefits. I would like to offer to make a donation for every wedding of \$250, totalling up to a potential of \$2,500 per year, to go to a nominated community group. Perhaps we could rotate the groups that receive the donation each year, or ask the Birregurra Community Group to choose a benefactor. Or perhaps it is a group closer to your heart? I welcome any suggestions.

Past weddings

I note many of you have raised concerns about past weddings at the property. I can assure you I have not taken any further bookings since being informed about the need for permit and commencing the planning process in February of this year. I have since received over 50 enquiries which I have had to reject, and those weddings have gone elsewhere. Those weddings occurring at the property since March are all legacy weddings booked over a year ago. Because weddings are long-lead events (eg guests booking flights from overseas etc, scarcity of venues, desired caterers during wedding season etc), it has not been practicable to cancel them. I apologise for that. All guests have been advised of changed conditions to limit noise hours to 11pm, parking arrangements, alcohol serving arrangements etc. They have also been refunded all or part of their fee.

I will take down the outdated advertisement still online as noted by Kathryn, thank you.

Weddings in a commercial zone?

Whilst I am keen to do what I can to minimize the impact of weddings at Bootmakers within reason, I would like to pose the question, if a courtyard wedding cannot happen in my backyard, in the commercial zone in town, then where is a better place? Residential zoned houses are not suitable (nor permissible), and remote rural farms also are not ideal due to the lack of nearby accommodation, risk of drink driving, and the money spent is captured at the property and not spread around the town. A wedding in central Birregurra makes good sense, at least for guests and the vast majority of townspeople, as guests can walk to the venue without the risk of drink-driving, gravitate around the centre of town for coffee, breakfasts, shopping, meals at the pub etc. It brings people together, old and young, in the heart of our town and surely that is a positive thing.

The commercial zone, whilst acknowledging residents, is clearly established for uses like this. Uses such as a hotel, a bar (which includes "*sale of liquor, food entertainment dancing, amusement machines and gambling*") and a restaurant with outdoor dining and music, are all allowed as of right, without a planning permit, and are in fact actively encouraged in this zone. As you will probably know, the previous use of my property was a Café and Bar which traded every week and hosted numerous live performances with hundreds of patrons. I remember clearing out 1000's of bourbon and coke cans. I think weddings in fact are an improvement on the property, as they are high quality events, and it is reasonable for that my venue is permitted to host a limited number of weddings each year.

And a personal note

I wish to say that I have loved Birregurra since I first came across the town in 2005. I got married in Birregurra at Christchurch. I have borrowed heavily to buy the property and spent almost everything I have earned from the place back into it. I have full time work in Melbourne where my kids are at school, but I try and get down to Birre as often as I can, usually to work on the property. I love the history of the town and have had the history of the cottage traced by the Historical Society. I even tracked down Marg who was the granddaughter of one of the original owners, and she was happy to sell me her grandfather's chair which was originally from the cottage, and which now sits proudly in our living room.

I have transformed the property from a run-down old house, to a beautiful, restored cottage. It has featured in magazines such as Country Style and Wonen. I have used local tradespeople exclusively to work on the property. Carpenters, plumbers, electricians, roofers. I employ two local ladies to clean the property. I employ a local handyman, gardener, firewood man, lawnmower man, and skip bin company. I have spent a lot at the timber mill (recently replaced the front deck) and Outback Trading hardware store.

I ask my guests to employ RSA accredited members of the Football and Netball club to help run the bar. I have reached out to adjoining business such as the cake shop, hotel, Otway Artisan bakery, the General Store etc, to help cater for weddings. I spend over \$50 for each guest who stay to provide them with a breakfast hamper (sourced from local producers such as eggs, bacon, cereal, bread etc) from the General Store. I supply our cottage with local wines from nearby wineries like Dinny Goonan, Brown Magpie and Pondalowrie.

I encourage our wedding guests to stay local in Birregurra. They are provided with a list of all available accommodation in town, which now number around 25 homes, including next door at 77 Main Street which is almost always used by wedding guests.

I encourage our guests to enjoy Birregurra, to go play a game golf, or try barefoot bowls at the Bowling Club, or walk along the Heritage Trail. Or explore further afield to the Otways , the waterfalls, Forrest etc. Our leather compendium has lots of information about attractions in the area.

In summary, weddings are for most, a truly joyous occasion. To choose Birregurra as the place on earth where you choose to get married is a very special thing and will live with one forever. Bringing together family and friends, to celebrate such a special occasion is, I think, a great honour for our town.

This is what motivates me.

I hope you can see my side of the picture, and hope my suggestions are taken in the manner in which they are intended.

Thank you for your attention

Yours faithfully

[Redacted signature]



Item: 8.2

PP119/2023 – 9 Dennis Street, Colac – Proposed Hotel & Other Uses

| | |
|--------------------------------|--|
| OFFICER | Ian Williams |
| CHIEF EXECUTIVE OFFICER | Anne Howard |
| DIVISION | Executive |
| ATTACHMENTS | <ol style="list-style-type: none">1. Application Plans [8.2.1 - 20 pages]2. Site Location Plan [8.2.2 - 1 page] |

1. PURPOSE

To hear verbal submissions from the applicant and objectors about a planning application for the construction of a three-storey mixed use building with basement parking at 9 Dennis Street, Colac.

The role of the Planning Committee in this instance is to hear submissions. Whilst the Committee has powers to make a decision on the application, the officers have not provided a report on the merits of the proposal, with the intention that this be done at a separate meeting. The application will be considered by the Planning Committee or Council as the number of objections exceeds three.

2. EXECUTIVE SUMMARY

The application is for building and works comprising the construction of a three-storey mixed use building, and basement parking at 9 Dennis Street in Colac. The proposed building would provide accommodation (residential hotel and ancillary gym), offices, a medical centre, food and drink premises (retail) and a function room (place of assembly). Permission is also sought for a reduction in car parking from the specified rate. The land is in the Commercial 1 Zone (C1Z), and is covered by Design and Development Overlay, Schedule 8 (DDO8 – Colac CBD) and Parking Overlay, Schedule 1 (PO1 – Colac Commercial Centre).

The application was subject to public notice and seven objections were received. It is intended that the application will be determined when an officer report is considered at a future Council or Planning Committee meeting.

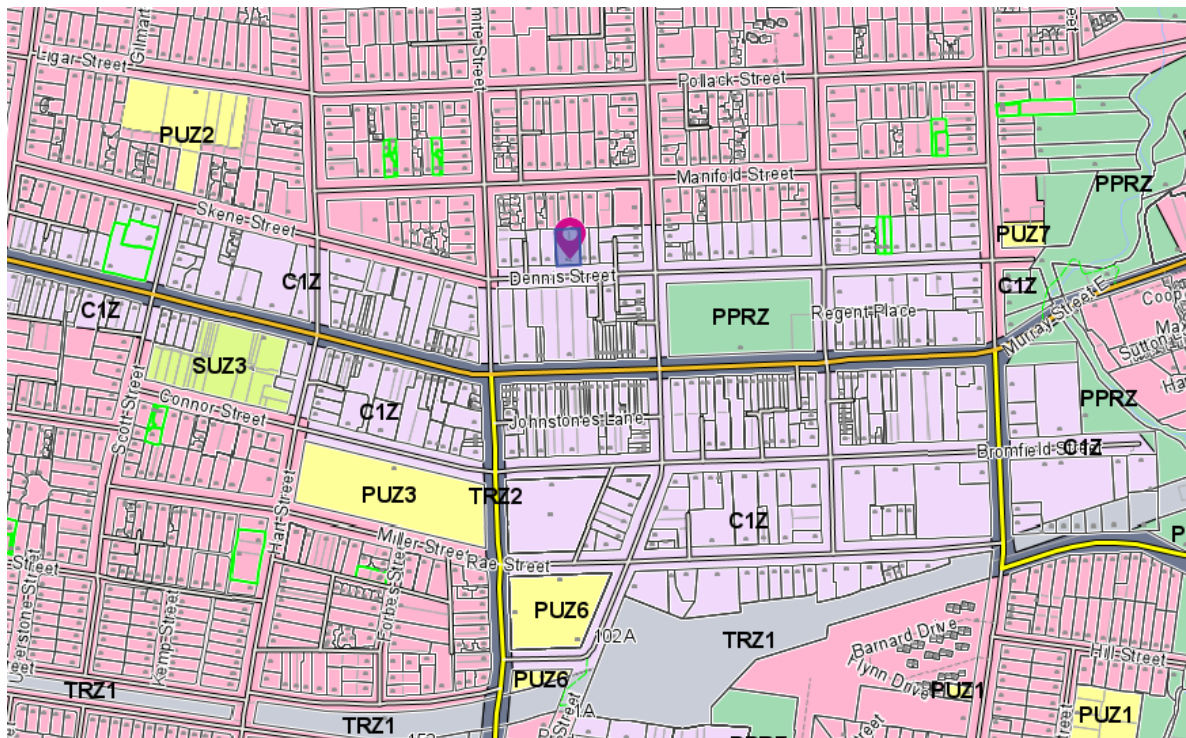
3. RECOMMENDATION

That the Planning Committee:

- 1. Acknowledges and notes the verbal comments made in support of written submissions.**
- 2. Thanks the submitters and the applicant for their contribution to the submission process.**
- 3. Having heard all persons wishing to speak to their submissions, recommends that Council consider all submissions at a future Council or Planning Committee meeting.**

4. KEY INFORMATION

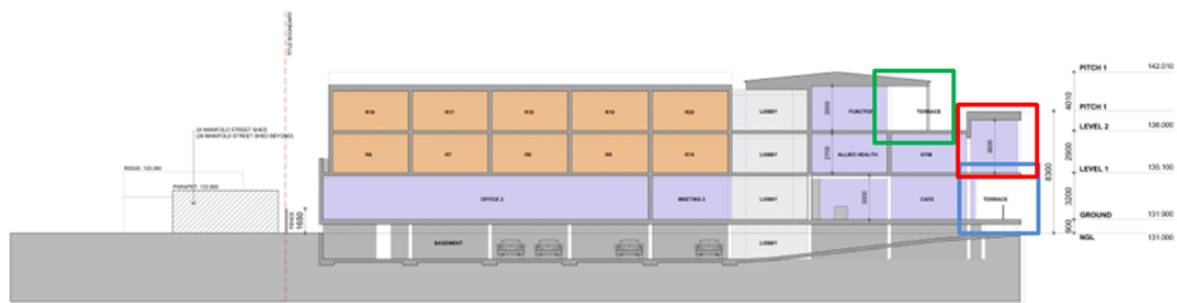
The subject site comprises two lots over a total area of 1,676 sqm, with a 33.2m frontage to Dennis Street. The site is currently vacant and has been used for informal car parking. The site is located within the Commercial 1 Zone. Immediately to the north of the subject site are single-storey residential homes fronting Manifold Street.



As noted above, the proposal is for a three-storey development, with basement parking. The proposed basement would provide 41 car parking spaces, with access via a relocated crossover and a basement entry ramp off Dennis Street. The basement car parking spaces would only be accessible to tenants of the proposed building.

The building is proposed to contain, among other uses, a café, offices, a gym and a medical centre. No permit is required to use the building for these purposes. A permit is required to use the land at first and second floor levels for a residential hotel and for a place of assembly.

The building would have a total height above natural ground level of 11m. The section below shows the entry terrace at ground floor level (blue square), with the cantilevered room of the gym space above (red square). The open terrace for the function space is shown above this (green square).

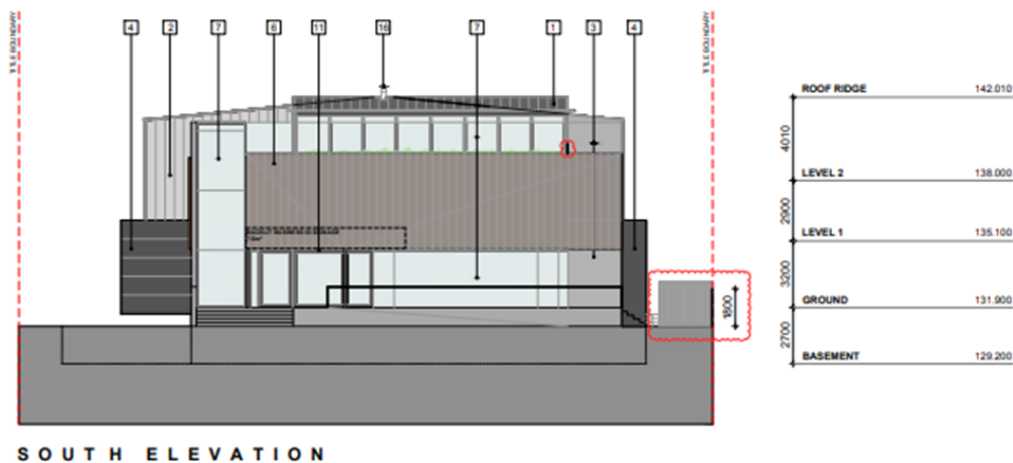


SECTION BB

The excavation for the proposed basement is not proposed to extend to the side boundaries but would be recessed in 2.2m from the rear boundary, 3.8m from the eastern boundary and 1.8m from the western side boundary.

At ground floor level the proposed building would generally be stepped in 2.2m from the rear boundary, 2.3m from the eastern boundary and 1.8m from the western side boundary. At first and second floor levels, the proposed building would be 2.5m from the rear boundary, 6.2m from the western side boundary and 4.7m from the eastern side boundary.

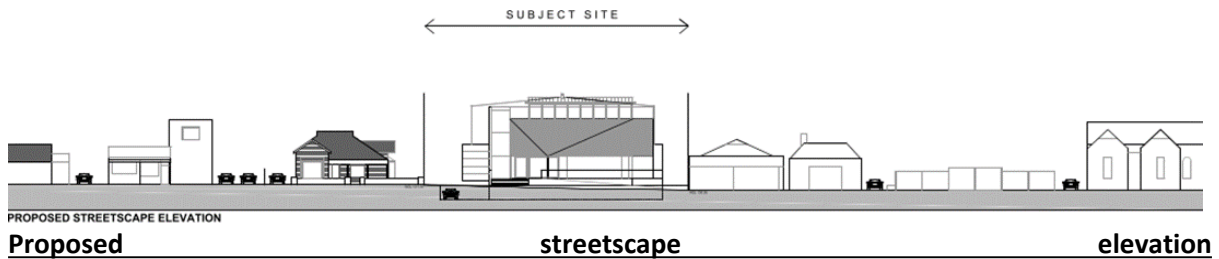
The proposed building would be constructed using a mix of materials, including Colorbond roof (Monument in colour), metal cladding (Dune in colour), compressed sheet cladding (with a natural finish in grey), clear glazing, steel balustrades, timber batons (Blackbean) and aluminium windows and doors.



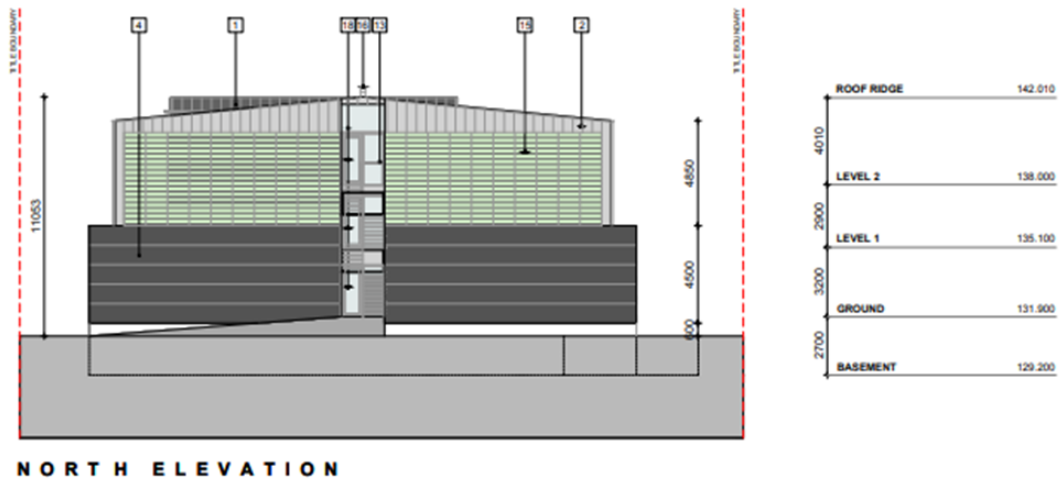
SOUTH ELEVATION



Proposed elevation to Dennis Street



The proposed northern façade is shown below. This façade would face on to residential properties located in Manifold Street to the rear. This façade would be constructed using painted compressed sheet cladding and a green wall. A central staircase is proposed to provide emergency access. No windows are proposed in the rear northern façade, which would ensure that there would be no scope for overlooking into the private open spaces of surrounding residential properties.



Public notice was given for the application in the form of a site notice and letters to adjoining landowners/occupiers. Seven objections were received, which are summarised below:

Privacy

1. The occupants of the proposed building will overlook the residential dwellings and rear gardens to the north. The submitted landscape concept report does not provide appropriate privacy protection on west side of building. Backyards will be visible from the balconies on the eastern and western sides.
2. To address the issues of overlooking into private open space from the balconies of rooms - 4, 5, 15 and 16 - the north elevation green wall or other obscure screens on the first and second floor should be extended 1.2m to the outer deck line of the ground floor. This modification could also be adopted at the western end of the north elevation to prevent the same overlooking issue to No. 20 Manifold Street and to maintain symmetry to the elevation.

Noise and Amenity

3. The proposed function room will cause an unwanted noise at night and will disrupt the residential area through live music. The submitted acoustic report references adjoining doors closed to a terrace area, however will these be permanently closed when there is live music, and will this be a condition of approval and how will this be policed?
4. The proposed hours of the function centre will be 7am – 12am (live music until 11pm) 6 days per week. Objection is raised to the potential for audible noise during the evening prior to workdays. A reduction in these hours should be considered.
5. The acoustic report does not make a definite conclusion regarding the potential for noise from the plant and machinery. A further acoustic report should be completed on this.
6. The acoustic report suggests café noise every day of the week. Music being played by the café (including music within the alfresco area) is a concern.
7. Smoking and noise from the balconies will affect health, wellbeing and the livelihood of nearby residents.
8. The building would be set back 2m from the fence which is close to the boundary of the properties to the north, facing a significantly high green wall.

Sunlight and Natural Light

9. The proposed building's height and proximity would cast a shadow over the properties to the north, drastically reducing the amount of sunlight and natural light that reaches homes to the north of the site.

Heritage

10. Manifold Street is heritage listed. The streetscape should be maintained in its current form. The height of the building is not in line with the character of the neighbourhood, being visible from Manifold Street and beyond, thus negatively affecting the residential charm of the immediate neighbourhood. The modern design does not align with the character of the surrounding area. If this development were to gain approval it would set a set a negative precedent for further development of three-story buildings in the area.

Decrease Property Value

11. The development has the potential to decrease property values for existing residents. If the development does not align with the established character of the neighbourhood or creates undesirable living conditions, it will negatively impact on the value of adjoining properties.

Car Parking

12. Reduced car parking would create more traffic issues and would result in increased noise to Manifold Street.
13. The traffic assessment does not break down or analyse the specific parking times the spaces were available at the time of the assessment (e.g., all day parking, 4 hour, 2 hour). As the land is currently being used as an informal car park, the traffic assessment does not mention the cars that are currently parked there on a daily basis, which will be required to park on the street.
14. The parking assessment also does not consider events that lead to increased demand for parking along Dennis Street including pension/Centrelink payment day, public holidays, Christmas and Easter and events at the Memorial Square and other areas of the Colac CBD. The application for reduced parking does not consider future growth in Colac and would result in car parking in front of driveways.
15. The proposed development has a potential to become worker accommodation. As such, there is potential for workers with large vehicles to be housed in the precinct. The basement car park is suitable only for standard sized vehicles, and is unsuitable for larger vehicles, including trucks and vans.
16. More clarification is needed around how many workers would reside within the accommodation at any one time. If there is a potential for more than one worker per room, where would additional vehicles be parked, considering there is only one parking space allocated per room in the basement car park.

Noise and Disturbance During Construction

17. The construction including excavation, heavy machinery, and general dust and noise pollution, will disrupt the tranquillity of the neighbourhood.
18. Construction of a three-story building, including excavation works for basement car park, has the potential to cause damage to the structural integrity of surrounding properties. Vibrations, excavation, and other construction-related activities have the potential to cause cracks, shifting, or other structural issues that could impact the value and safety of properties.
19. A dilapidation report should be undertaken (at the developer's expense) prior to any works commencing on site. Any structural damage arising from the construction of the entire development should be fixed at the expense of the applicant.

Security

20. The function centre will result in young and intoxicated members of the public in the area (particularly after performances by live bands and other functions in the function centre).

Landscaping

21. Trees will overhang the boundary of adjacent properties. There is no detail regarding who would be responsible for the maintenance of any trees that cross the boundary, or what access would be required for this maintenance.

Materials

22. The use of a galvanised balustrade to the east elevation will cause sun glare in the morning and this material is too reflective as it will be seen from private open space. An alternative balustrade option would be more appropriate on the eastern elevation at least.

Scale of Development

23. The overall height of the development is out of character with the existing streetscape. The addition of the second floor is over-development of the site. This is very apparent when looking at the streetscape elevation, completely dwarfing the heritage buildings in the immediate vicinity. The height and scale of the building does not suit this precinct and no attempt has been made to blend in with the existing character of the area.

The application was referred internally to Council's Infrastructure Department, the Health Protection Unit and the Environment Unit. It was also referred to Council's Heritage Advisor. No objection has been raised, subject to conditions being included on any permit issued.

The application was not required to be referred externally.

5. CONSIDERATIONS

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant Governance Principles by seeking to ensure that those who have made submissions on the planning application, including the applicant and those objecting to the proposal under Section 57 of the *Planning and Environment Act 1987*, also have the opportunity to do so verbally to Councillors as the decision-makers in this case.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A full report with an officer assessment of the proposal will be presented to a future Planning Committee or Council meeting for consideration.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the future officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Landowners and residents of land surrounding the application site were notified of the application and a sign placed at the property entry. Seven objections were received.

In accordance with Council's standard practice, a Consultation meeting was offered to the applicant and objectors. The Consultation Meeting, to which Councillors were also invited, was held on 31 October 2023.

Public Transparency (s58 LGA 2020)

A Planning Committee meeting provides an opportunity for people to speak to their submission, providing further clarity around key points they wish to convey to Councillors. The applicant and objectors will also be invited to attend any future publicly held meeting at which the decision on the application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

The officer report presented to a future meeting will make an assessment of how the proposal meets relevant planning policy.

Financial Management (s101 Local Government Act 2020)

Not applicable.

Service Performance (s106 Local Government Act 2020)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

A report on the planning application will be presented at a future meeting for consideration. This will have regard to submissions received during the processing of the application. All submitters will be advised of the meeting date.

Human Rights Charter

No impact.

Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Options**Option 1 – Note the verbal submissions**

This option is recommended by officers, as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future meeting.

WALSH & HAY DEVELOPMENT

9 DENNIS STREET COLAC, VIC 3250.

TOWN PLANNING DRAWINGS SCHEDULE

| | | |
|--------|------------------------------|-------|
| TP0.00 | COVER | NTS |
| TP0.01 | AREA SCHEDULE | NTS |
| TP0.02 | SITE LOCATION | NTS |
| TP0.03 | SITE PHOTOGRAPHY | NTS |
| TP0.04 | EXISTING CONDITIONS | 1:100 |
| TP0.05 | DESIGN RESPONSE | 1:100 |
| TP0.06 | STREETScape | NTS |
| TP1.01 | BASEMENT FLOOR PLAN | 1:100 |
| TP1.02 | GROUND FLOOR PLAN | 1:100 |
| TP1.03 | FIRST FLOOR PLAN | 1:100 |
| TP1.04 | SECOND FLOOR PLAN | 1:100 |
| TP1.05 | ROOF PLAN | 1:100 |
| TP1.06 | APARTMENT LAYOUT | 1:50 |
| TP1.07 | BASEMENT FLOOR RCP | 1:100 |
| TP1.08 | GROUND FLOOR RCP | 1:100 |
| TP1.09 | FIRST FLOOR RCP | 1:100 |
| TP1.10 | SECOND FLOOR RCP | 1:100 |
| TP2.01 | SECTIONS 1 | 1:100 |
| TP2.02 | SECTIONS 2 | 1:100 |
| TP3.01 | ELEVATIONS 1 | 1:100 |
| TP3.02 | ELEVATIONS 2 | 1:100 |
| TP4.01 | MATERIALS SCHEDULE | NTS |
| TP5.01 | SIGHTLINE DIAGRAM | 1:50 |
| TP6.01 | DETAIL 1 | 1:50 |
| TP6.02 | DETAIL 2 | 1:50 |
| TP6.03 | DETAIL 3 | 1:50 |
| TP7.01 | LIQUOR LICENCE RED LINE PLAN | 1:100 |
| TP8.01 | SHADOW DIAGRAM - 9AM | 1:100 |
| TP8.02 | SHADOW DIAGRAM - 10AM | 1:100 |
| TP8.03 | SHADOW DIAGRAM - 11AM | 1:100 |
| TP8.04 | SHADOW DIAGRAM - 12PM | 1:100 |
| TP8.05 | SHADOW DIAGRAM - 1PM | 1:100 |
| TP8.06 | SHADOW DIAGRAM - 2PM | 1:100 |
| TP8.07 | SHADOW DIAGRAM - 3PM | 1:100 |



| | |
|---------------------|---------------------------|
| CLIENT | TYSON WALSH & MATTHEW HAY |
| ARCHITECT | DARYL PELCHEN ARCHITECTS |
| LAND SURVEYOR | SWANSON SURVEYING |
| PLANNER | TRACT CONSULTANTS |
| LANDSCAPE ARCHITECT | TRACT CONSULTANTS |
| TRAFFIC & WASTE | TRAFFIX GROUP |
| 3D VISUALISATION | TILT PROJECTS |
| ACOUSTIC CONSULTANT | ENFIELD ACOUSTICS |

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WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

COVER
TOWN PLANNING ISSUE

| | | |
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| CHECKED DP | DATE MAY 22 | REVISION 9 |



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|---|--|

AREA SCHEDULE

| | RESIDENTIAL HOTEL | EXTERNAL | COMMERCIAL | CARPARKING | BIKE STORE | CIRCULATION/ SERVICES | TOTAL | COMMERCIAL | 1 BED | CARS | BIKES |
|--------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------------|-------------------------|---------------------------|------------|-----------|-----------|-----------|
| BASEMENT | - | 122m ² | - | 1,131m ² | 30m ² | 38m ² | 1,321m ² | - | - | 41 | 15 |
| GROUND | - | 807m ² | 688m ² | - | - | 187m ² | 1,682m ² | 3 | - | - | 8 |
| FIRST | 580m ² | 36m ² | 230m ² | - | - | 162m ² | 978m ² | 2 | 10 | - | - |
| SECOND | 580m ² | 120m ² | 115m ² | - | - | 133m ² | 948m ² | 1 | 10 | - | - |
| TOTAL | 1,160m² | 1,085m² | 1,033m² | 1,131m² | 30m² | 520m² | 4,929m² | 6 | 20 | 41 | 21 |
| | | | | | | | | | | | |
| SITE AREA | 1,682m ² | | | | | | | | | | |

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WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

AREA SCHEDULE
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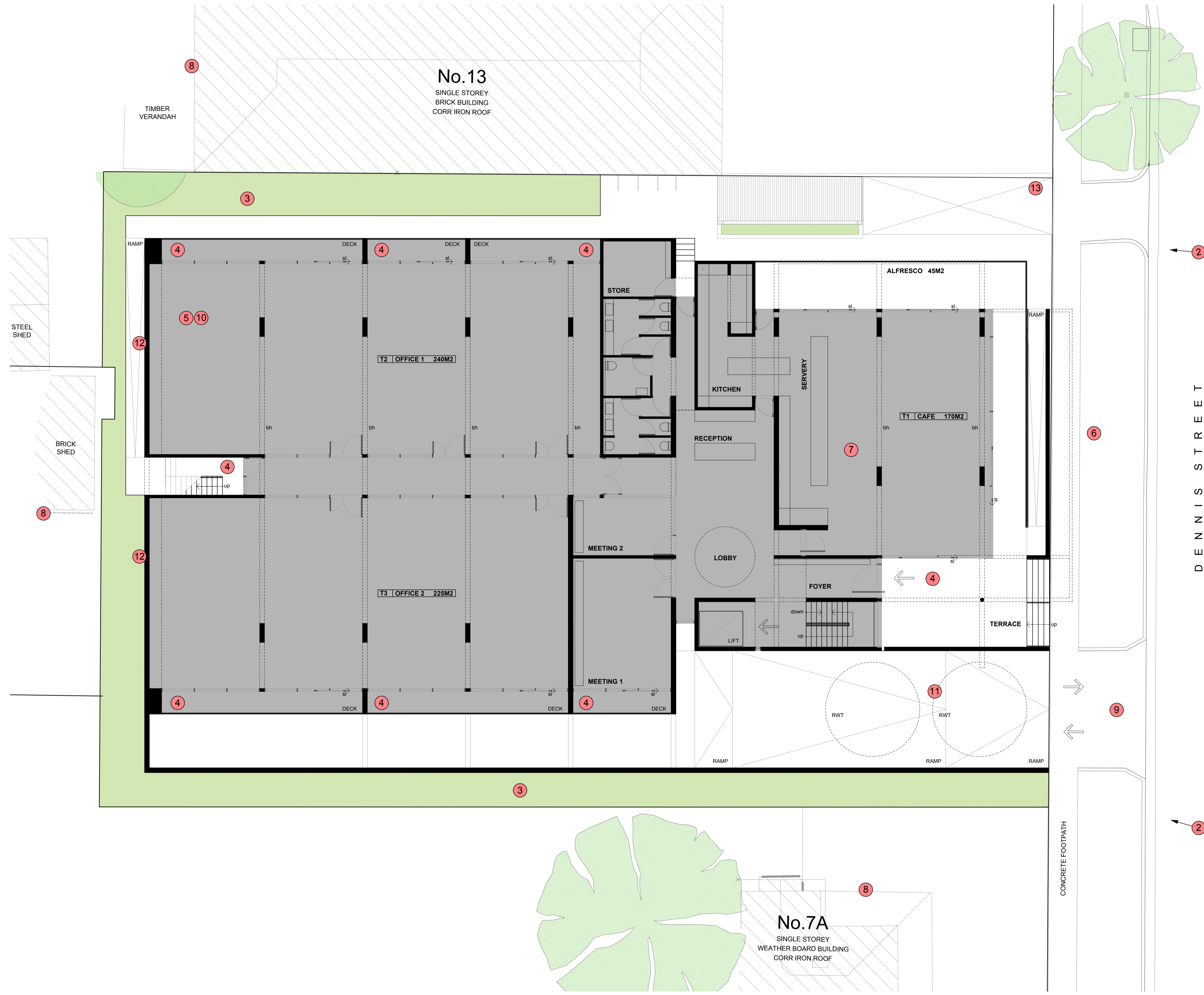
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DESIGN RESPONSE

Building form, orientation and height promote a contemporary building which seeks to carefully respond to a broad range of design considerations.

New building works are intended to be 'visually stimulating' with strong separation of the 3-storey building from the adjacent properties to the east and west to both reduce amenity impacts and to promote a strong ESD response. This approach is considered more contextually responsive to a uniform lower storey development over the total site. With the building conceived to act as a 'marker' to the north edge of the Activity Centre.

Building heights are within RESCODE planning silhouettes to the sensitive interfaces to the north, east and west boundaries and are assisted by a single benched ground floor level and perimeter landscaping. The 'readable building height' is reduced by strong setbacks (& perimeter landscaping & screening) to the upper 2 floor levels, with the building intended to be read as a 2-storey building from Dennis Street. Together with the Planning Report rationale, there are 4 significant architectural considerations that justify this approach:

1. Design Intelligence. Well lit, spatially fluid internal spaces will have strong indoor / outdoor connection and provide high amenity and flexibility with furniture placement. (A zero threshold to external decks further increases connection between spaces.) An advanced 'urban aesthetic' provides strong articulation with a rich - but familiar - material palette of timber, concrete, steel & glass.

The building façade is further disaggregated by 3 distinct components: a fully glazed ground level, a 2-storey metal clad 'rear section' (levels 1 & 2) and lightweight timber screen 'front section' (to level 1) to the south / Dennis Street elevation.

Building placement minimises 'readable' building mass and provides strong ground level circulation, which coupled with the alfresco dining areas to the front of the site is intended to provide high legibility (street address) and permeability.

With suitable landscaping it is envisaged that the new development will be highly complementary to all orientations. Generally, landscape design is to incorporate generous vegetation, including substantial trees and indigenous species where possible with minimal fencing included within the public realm. (Noting no existing distinctive plants occupy the site.)

A 3-metre setback to Dennis Street will provide weather protected dining opportunities, while the other setbacks are to provide high daylight levels and natural ventilation. A new vehicle crossover will provide direct access to the Basement for both vehicles & cyclists with the ground floor elevated c.1 metre above natural ground to facilitate natural ventilation of the Basement.

Most significantly, the mixed-use development provides highly efficient / complementary urban uses which both support the Activity Centre and transition to the residential uses.

2. Affordability. A mix of commercial uses are provided and offer a genuine operational aggregation to facilitate a much-needed town resource which includes: flexible / shared offices & meeting rooms, café, wine bar, gym & day spa and boutique hotel accommodation. An orthogonal floor plate, grouping of services and design repetition strongly rationalises primary building fabric and structural efficiency to reduce building costs. With a single level Basement favoured over a multi-level Basement for added economy. With careful evaluation of both first cost and operational cost it is intended that markedly different pricing points will be established to allow occupant diversity and readily accessible supporting facilities.

3. Accessibility. All building components are to be both 'visible' and 'adaptable' with modular joinery, sliding doors, and internal partitions allowing economical alteration of layouts. Generally, the design approach will promote universal access to all parts of the development. At grade accessible car spaces will further assist mobility.

4. Environmentally Sustainable Design. Building design is determined by a desire to provide an inventive, naturally ventilated and lit building which minimises embodied energy. eg. All circulation is provided with daylight and ventilated fabric to provide high amenity with the lightweight upper floors reducing building mass.

Two 15,000 litre rain water tank provides water harvesting for garden use and common areas.

Noting car parking dispensation is sought - to not 'over build' car parking facilities given the mixed-use development will have balanced car parking demand (eg. Overnight demand for the Hotel vs daytime demand for the Office) - advanced bike facilities and amenities, and 50% of car spaces to be provided with an electric car station - are to encourage more sustainable transportation options.

Highly efficient floor plates, superior building insulation levels, intelligent fitting & fixture selection, together with advanced recycling / refuse facilities (and waste minimisation both during and post construction) will further advance the building's ESD accreditation.

Landscape design will also assist climate amelioration.

LEGEND

- 1 DEVELOPMENT DENSITY: PROVIDE BASEMENT CAR PARKING AND STRONG SETBACKS TO REDUCE READING OF BUILDING MASS FROM SENSITIVE INTERFACES.
- 2 LANDSCAPE VIEWS: PROVIDE VIEWS OF THE LANDSCAPE WITHIN THE BUILDING AND FROM DENNIS STREET
- 3 VEGETATION: INCORPORATE GENEROUS VEGETATION IN NEW DEVELOPMENT TO AID AMENITY
- 4 DECKS AND ENTRIES: USE BUILDING ELEMENTS TO PROVIDE WEATHER PROTECTION FOR VISITORS AND OCCUPANTS AND HABITABLE EXTERNAL SPACES.
- 5 ROOF FORMS: ADOPT SIMPLE ROOF FORMS AS LOCALLY CHARACTERISTIC.
- 6 ACTIVE FRONTAGES: ENCOURAGE SOCIAL INTERACTION WITH CLIMATE AMELIORATION. THE ELEVATED GROUND FLOOR PROVIDES STRONG VISUAL SURVEILLANCE TO DENNIS STREET.
- 7 THE VACANT SITE IS CONSIDERED AN IDEAL LOCATION FOR A GENUINE MIXED USE DEVELOPMENT THAT PROVIDES MUCH NEEDED CIVIC FACILITIES.
- 8 ADJOINING PROPERTIES TO BE PROTECTED FROM UNREASONABLE OVERLOOKING AND OVERSHADOWING.
- 9 EXISTING CROSSOVER TO BE RELOCATED.
- 10 SOLAR PANELS MOUNTED ON ROOF LEVEL
- 11 2 NO. 15,000 LITRE RAINWATER TANK FOR RAINWATER HARVESTING AND IRRIGATION LOCATED WITHIN BASEMENT.
- 12 STEPPED NORTH FACADE & UPPER LEVEL 'GREEN TRELLIS' ARE TO REDUCE BUILDING MASS IMPACTS TO THREE RESIDENTIAL PROPERTIES.
- 13 LOADING BAY FOR DELIVERIES & PRIVATE WASTE COLLECTION

D E N N I S S T R E E T

CONCRETE FOOTPATH

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9 DENNIS STREET COLAC, VIC 3250

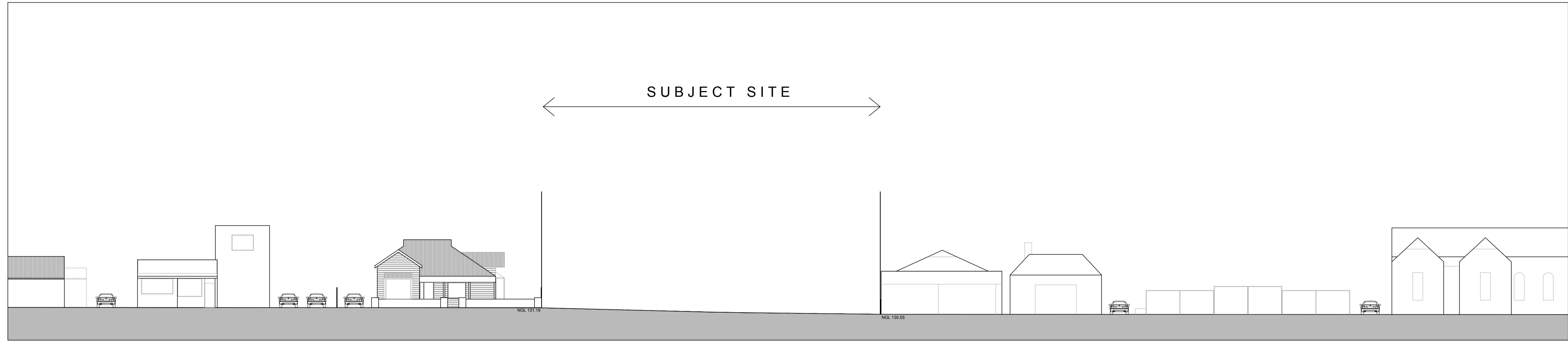
DESIGN RESPONSE
TOWN PLANNING ISSUE

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CHECKED DP
PROJECT NUMBER 2027
DATE MAY 22
SHEET NUMBER TP0.05
REVISION 5

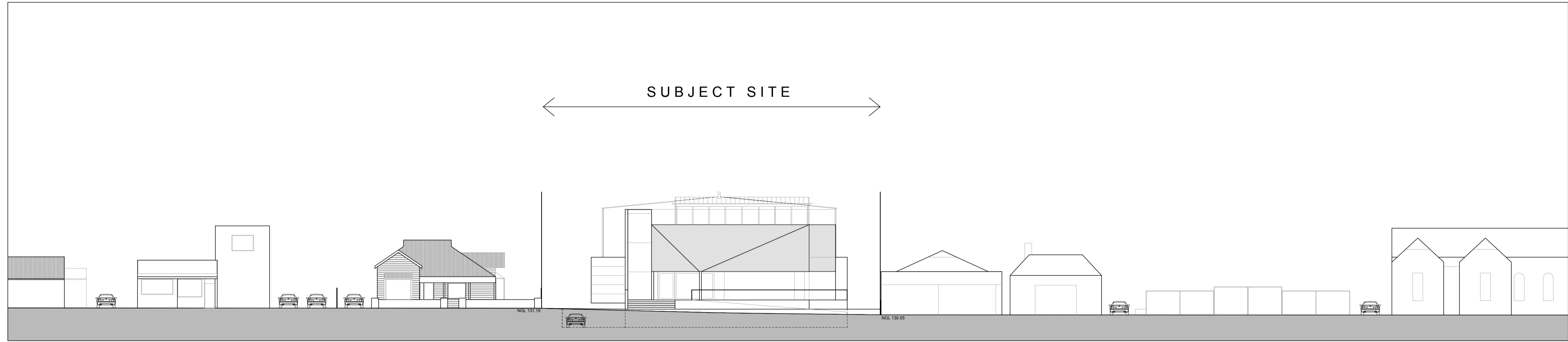


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EXISTING STREETSCAPE ELEVATION



PROPOSED STREETSCAPE ELEVATION

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9 DENNIS STREET COLAC, VIC 3250

STREETSCAPE
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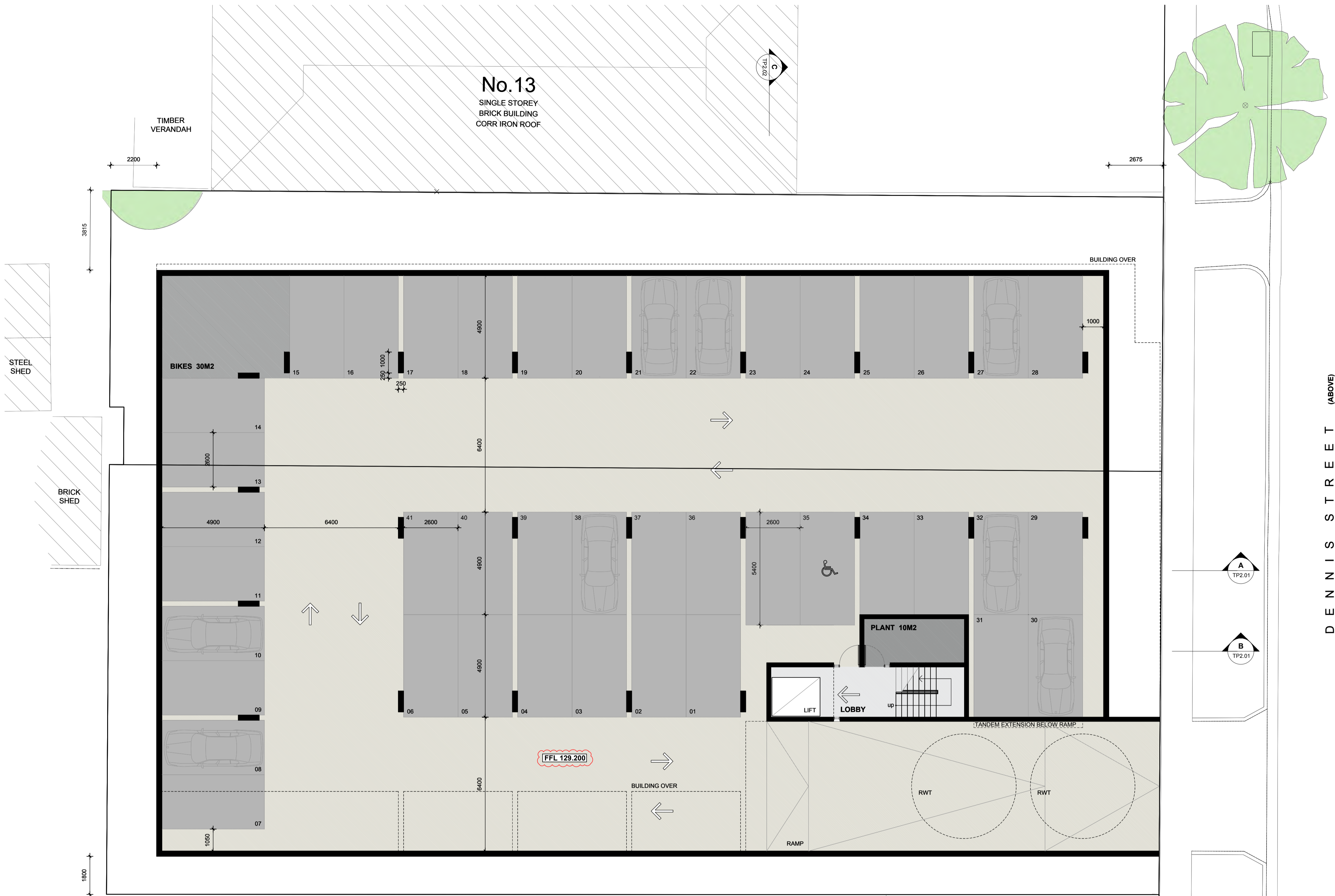
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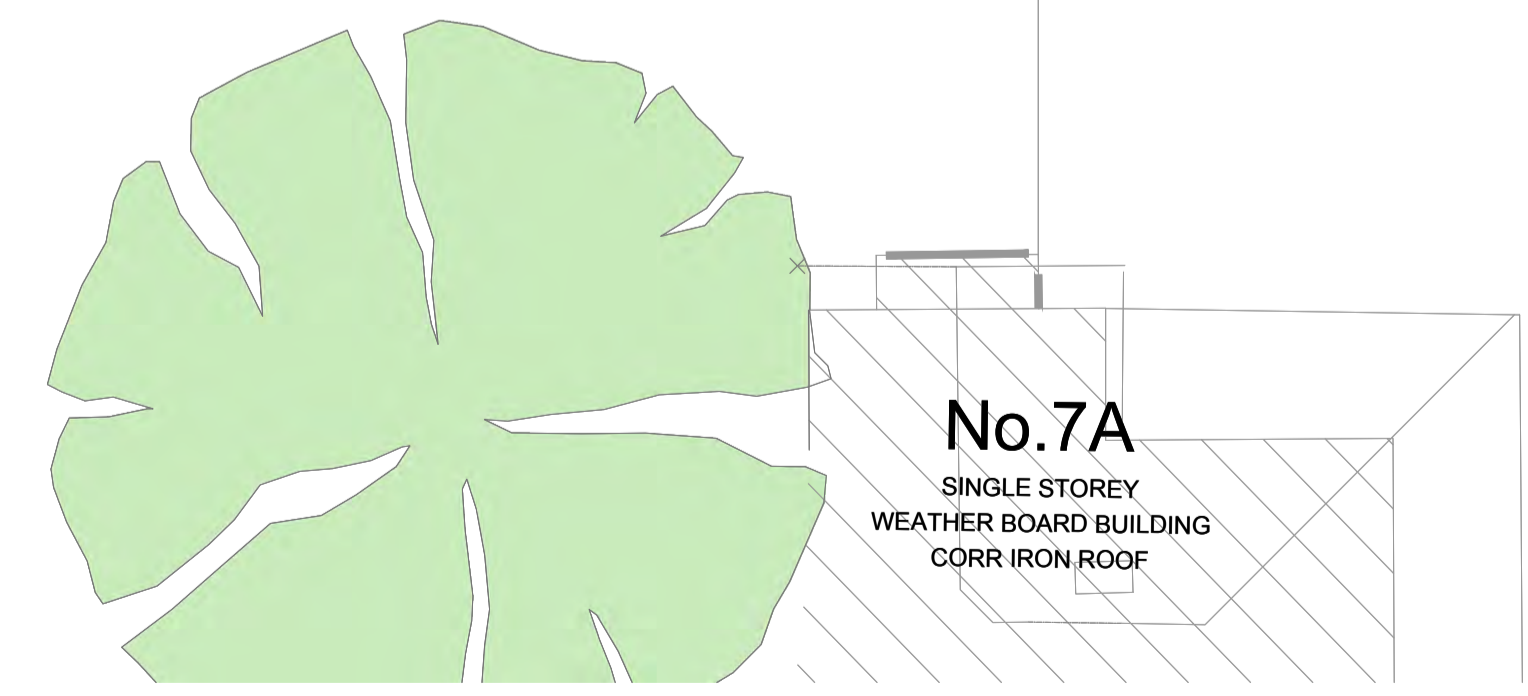
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- COMMERCIAL
- RESIDENTIAL HOTEL
- CONCRETE / PAVING
- AMENITY
- PLANT / STORE
- CIRCULATION
- CAR PARKING
- BUILDING FABRIC
- VEGETATION

BASEMENT
FECA: 1170 SQM

NOTE. ALL PLANT & MACHINERY TO BE LOCATED IN BASEMENT.



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9 DENNIS STREET COLAC, VIC 3250

BASEMENT PLAN
TOWN PLANNING ISSUE

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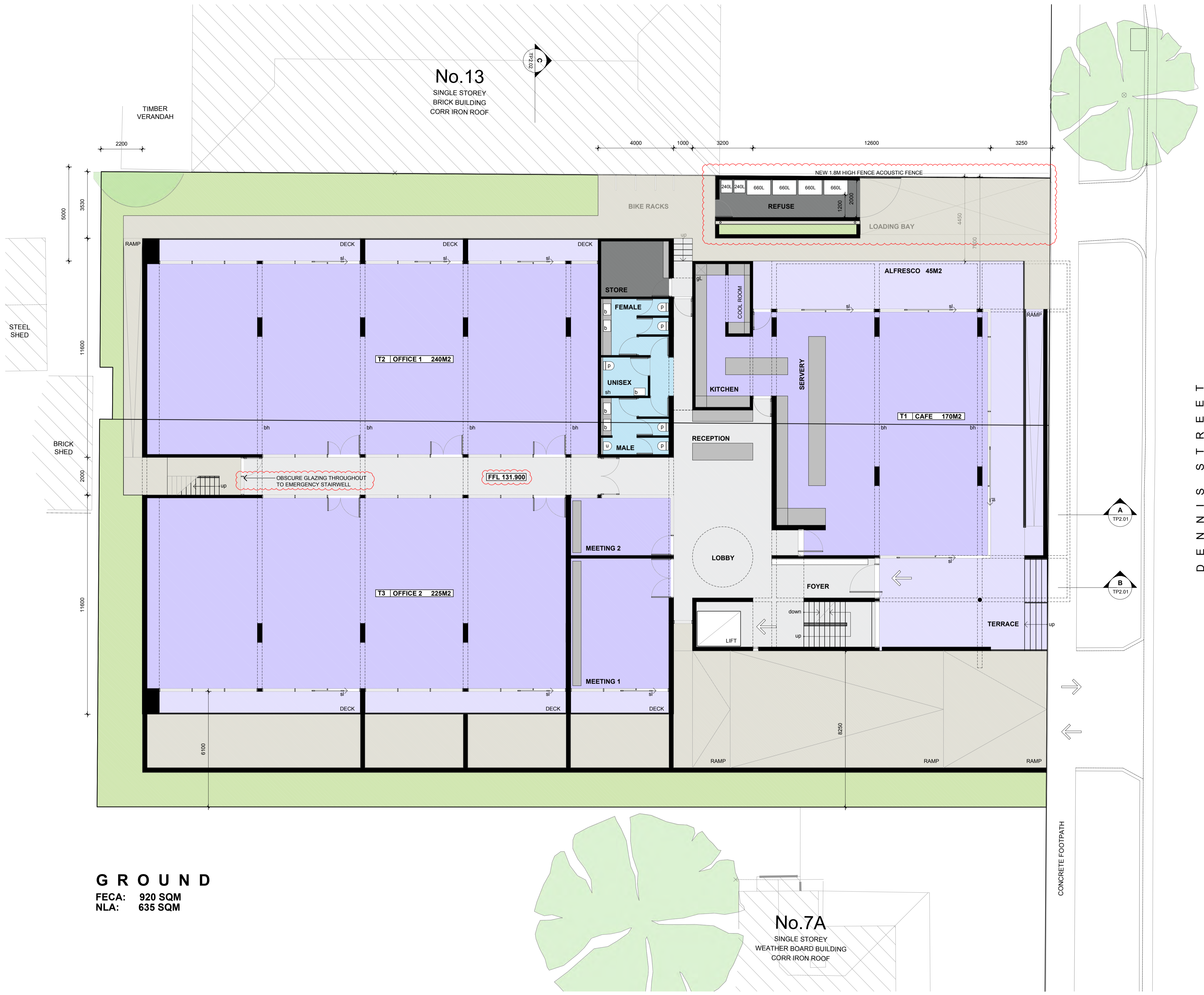
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- AMENITY
- PLANT / STORE
- CIRCULATION
- CAR PARKING
- BUILDING FABRIC
- VEGETATION

D E N N I S S T R E E T

GROUND
 FECA: 920 SQM
 NLA: 635 SQM

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 9 DENNIS STREET COLAC, VIC 3250

GROUND FLOOR PLAN
 TOWN PLANNING ISSUE

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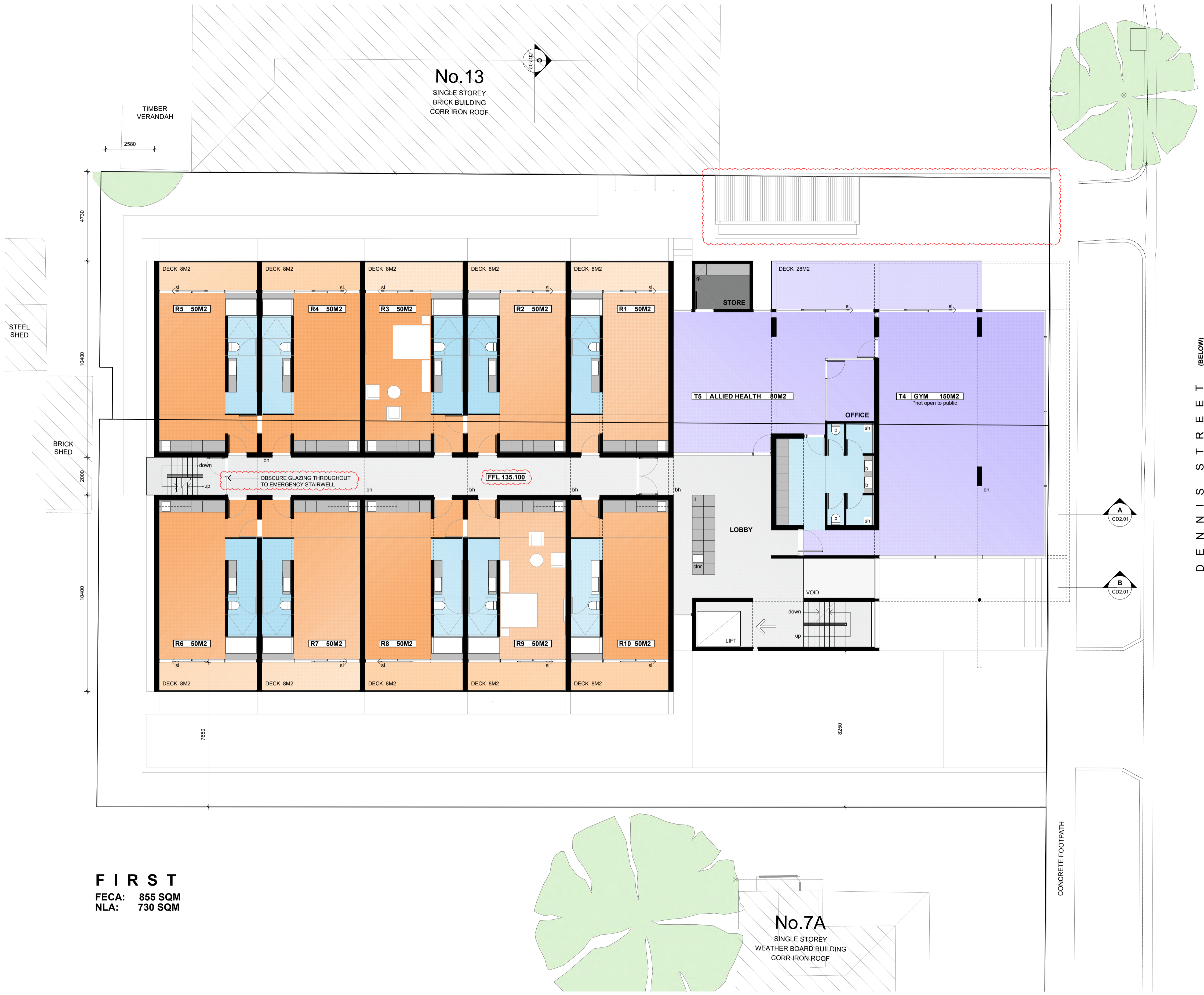
PROJECT NUMBER: 2027
 DATE: MAY 22

SHEET NUMBER: TP1.02
 REVISION: 7



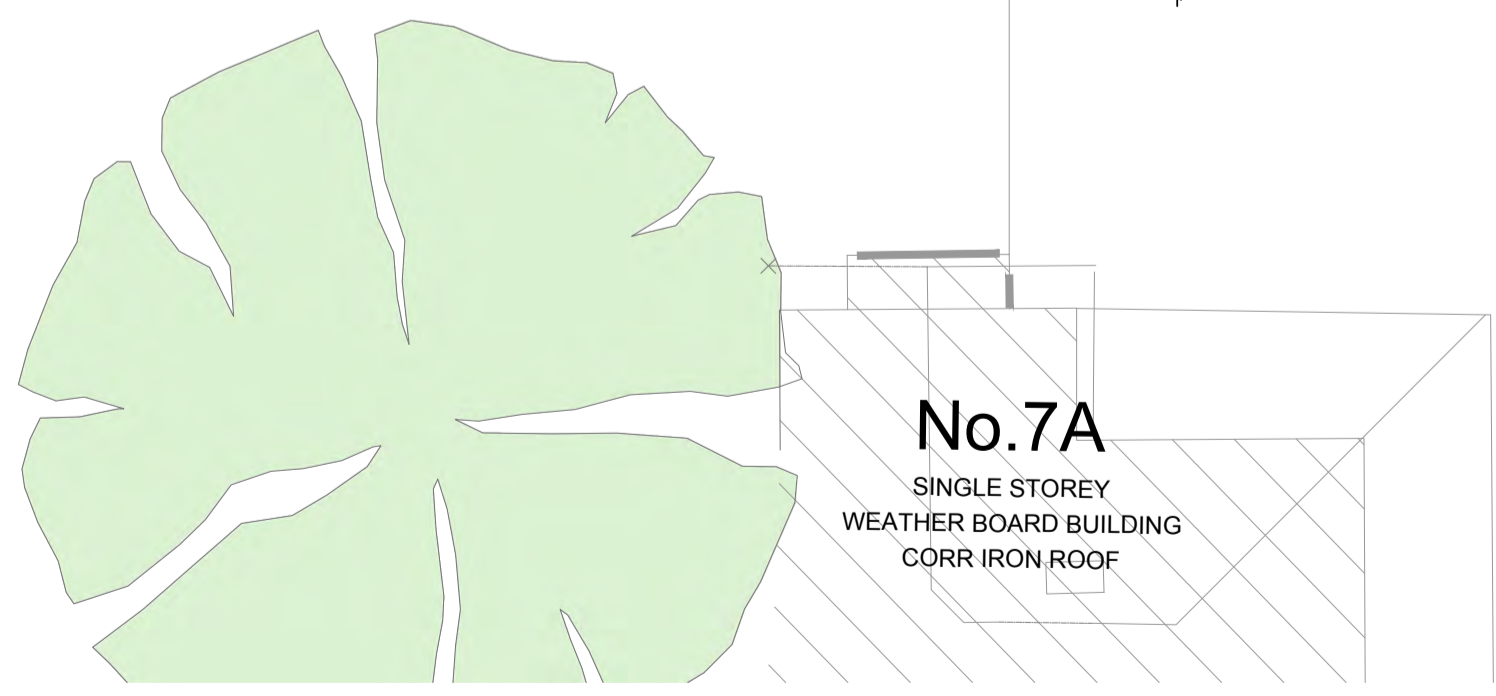
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- PLANT / STORE
- CIRCULATION
- CAR PARKING
- BUILDING FABRIC
- VEGETATION

FIRST
 FECA: 855 SQM
 NLA: 730 SQM

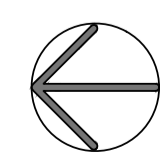


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 9 DENNIS STREET COLAC, VIC 3250

FIRST FLOOR PLAN
 TOWN PLANNING ISSUE

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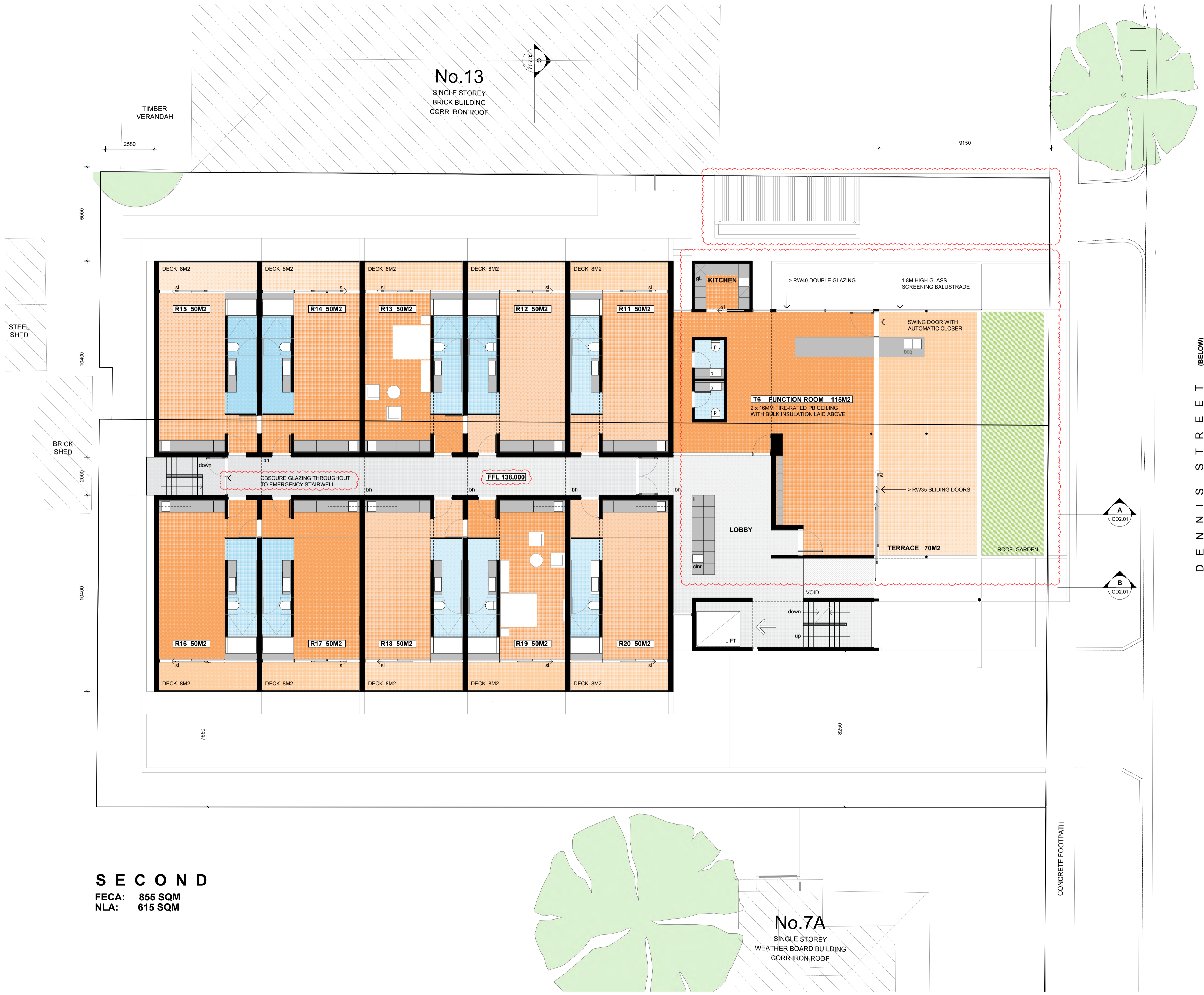
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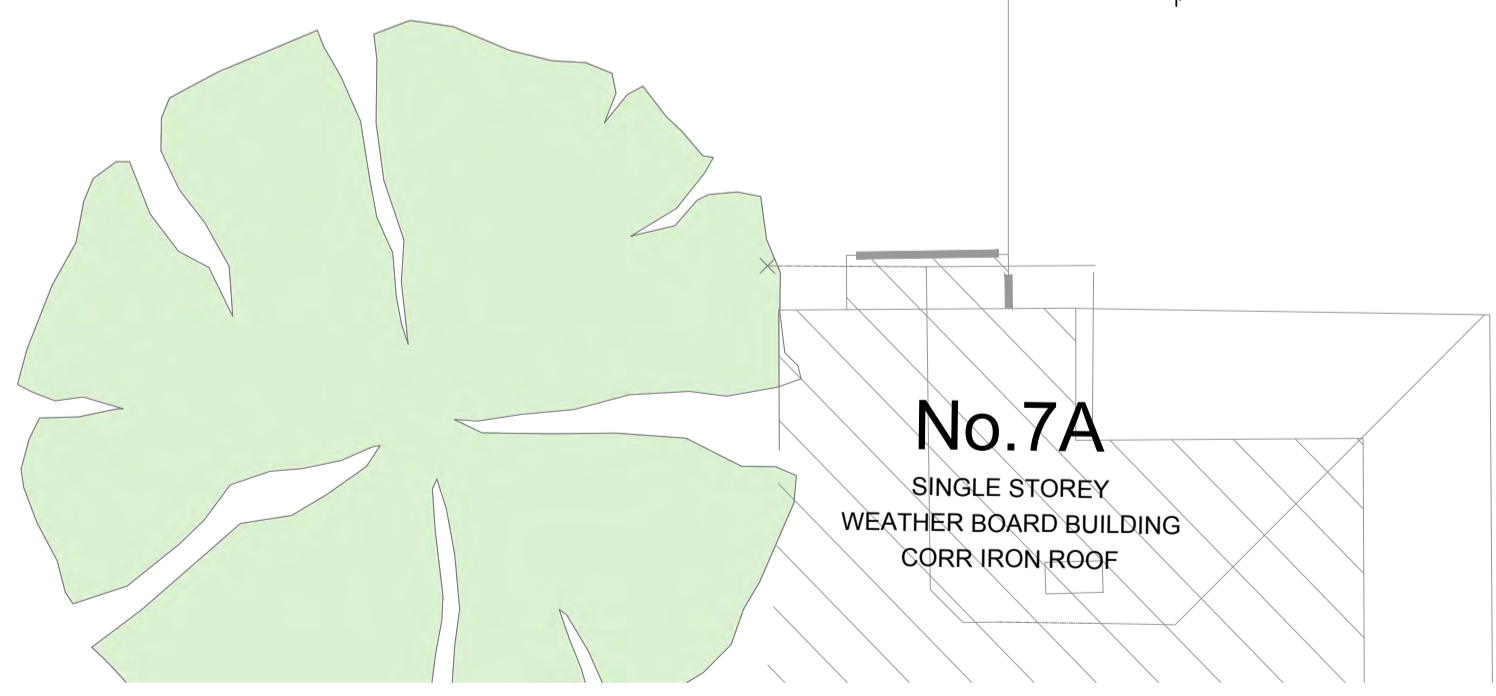
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- VEGETATION

DENNIS STREET (BELOW)

SECOND
 FECA: 855 SQM
 NLA: 615 SQM

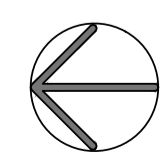


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SECOND FLOOR PLAN
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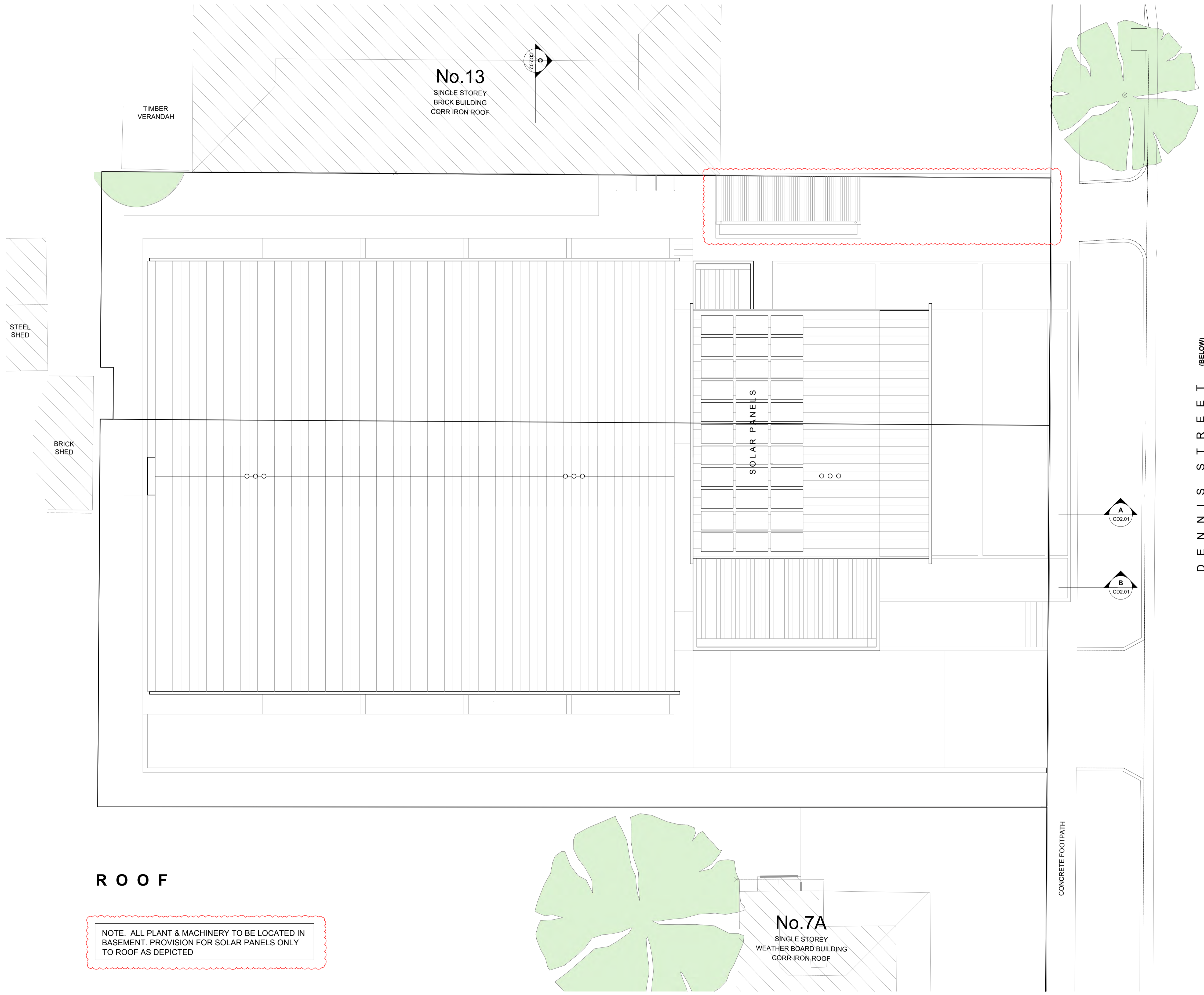
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- VEGETATION

R O O F

NOTE. ALL PLANT & MACHINERY TO BE LOCATED IN BASEMENT. PROVISION FOR SOLAR PANELS ONLY TO ROOF AS DEPICTED

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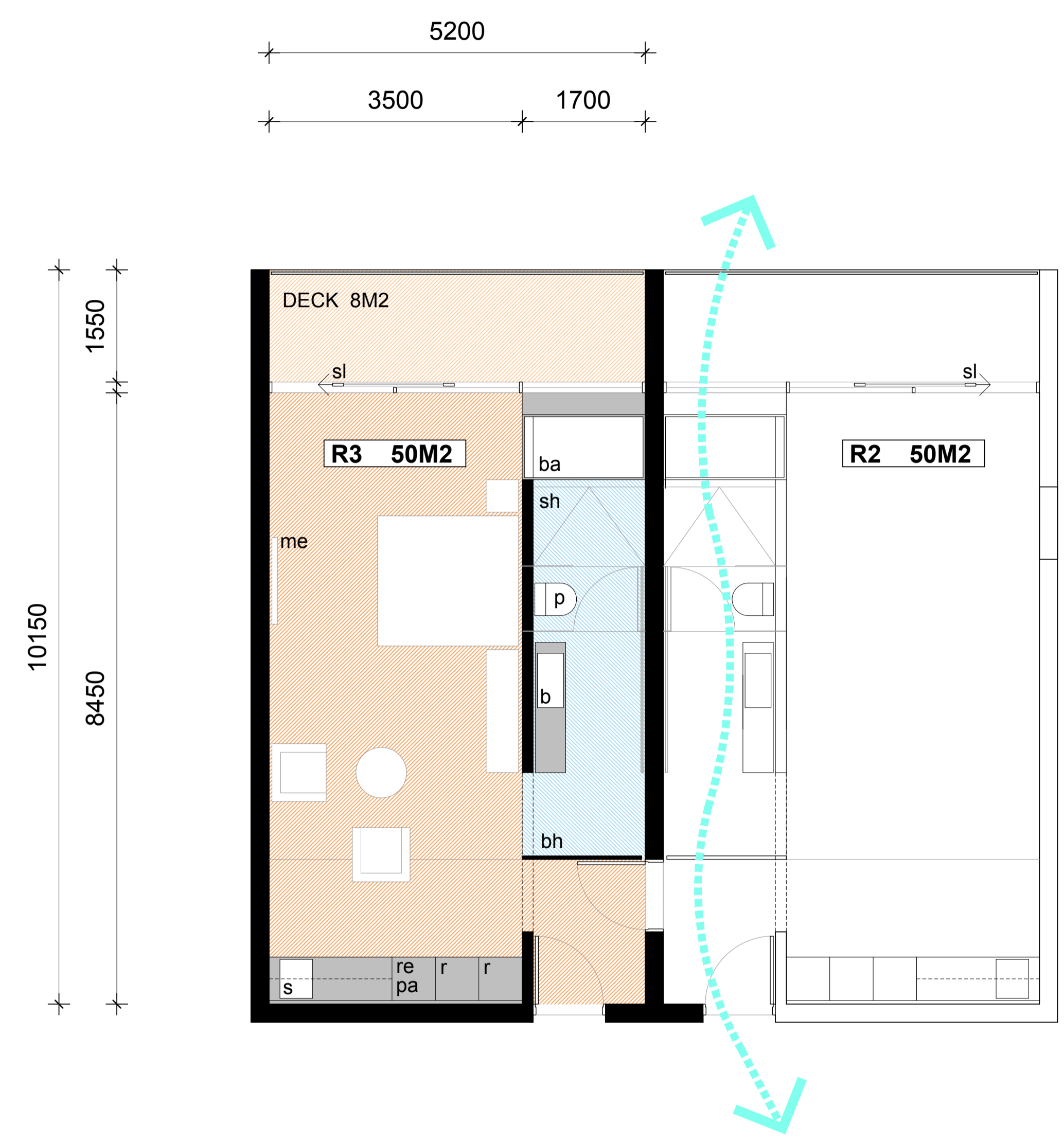
ROOF PLAN
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HOTEL ROOM
50 SQM

- LEGEND**
- A ADJUSTABLE SHELF
 - AC AIR CONDITIONER UNIT
 - AV AIR VENT
 - B BASIN
 - BA BATH
 - BBQ BARBEQUE
 - BC BROOM CUPBOARD
 - BH BULKHEAD
 - CT COOK TOP
 - CFT CERAMIC FLOOR TILE
 - CLK CLOAK CUPBOARD
 - CM COFFEE MACHINE
 - CO CONCRETE
 - CPT CARPET
 - DB DAY BED
 - DC DRYING CUPBOARD
 - DG DOG DOOR
 - DP DOWN PIPE
 - DR DRAWER
 - DRY CLOTHES DRYER
 - DW DISHWASHER
 - F FIXED SHELF
 - FP FIRE PLACE
 - FX FIXED PANEL
 - FR FREEZER
 - FW FLOOR WASTE
 - GPO GENERAL POWER OUTLET
 - H HEATER
 - HR HANGING RAIL
 - HWS HOT WATER SYSTEM
 - LED LED STRIP LIGHTING
 - LI LINEN CUPBOARD
 - MX MIXER
 - ME MEDIA
 - OH OVERHEAD CUPBOARD
 - OS OPEN SHELF
 - OV OVEN
 - P PAN
 - PA PANTRY
 - PL PELMET RECESS
 - PLD PANEL LIFT DOOR
 - RR ROBE
 - RB RUBBISH/RECYCLING BIN
 - RE REFRIGERATOR
 - RH RANGEHOOD
 - RWT RAIN WATER TANK
 - S SINK
 - SH SHOWER
 - SL SLIDING WINDOW/DOOR
 - T TROUGH
 - TG TOILET BRUSH
 - TR TOWEL RAIL
 - TRH TOILET ROLL HOLDER
 - WD WIRE DRAWER
 - WS FIRE WOOD STORE
 - WM WASHING MACHINE

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SCALE
1:50 @A1
1:100 @A3

 **WALSH & HAY DEVELOPMENT**
9 DENNIS STREET COLAC, VIC 3250

FLOOR PLAN
HOTEL ROOM
TOWN PLANNING ISSUE

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DP

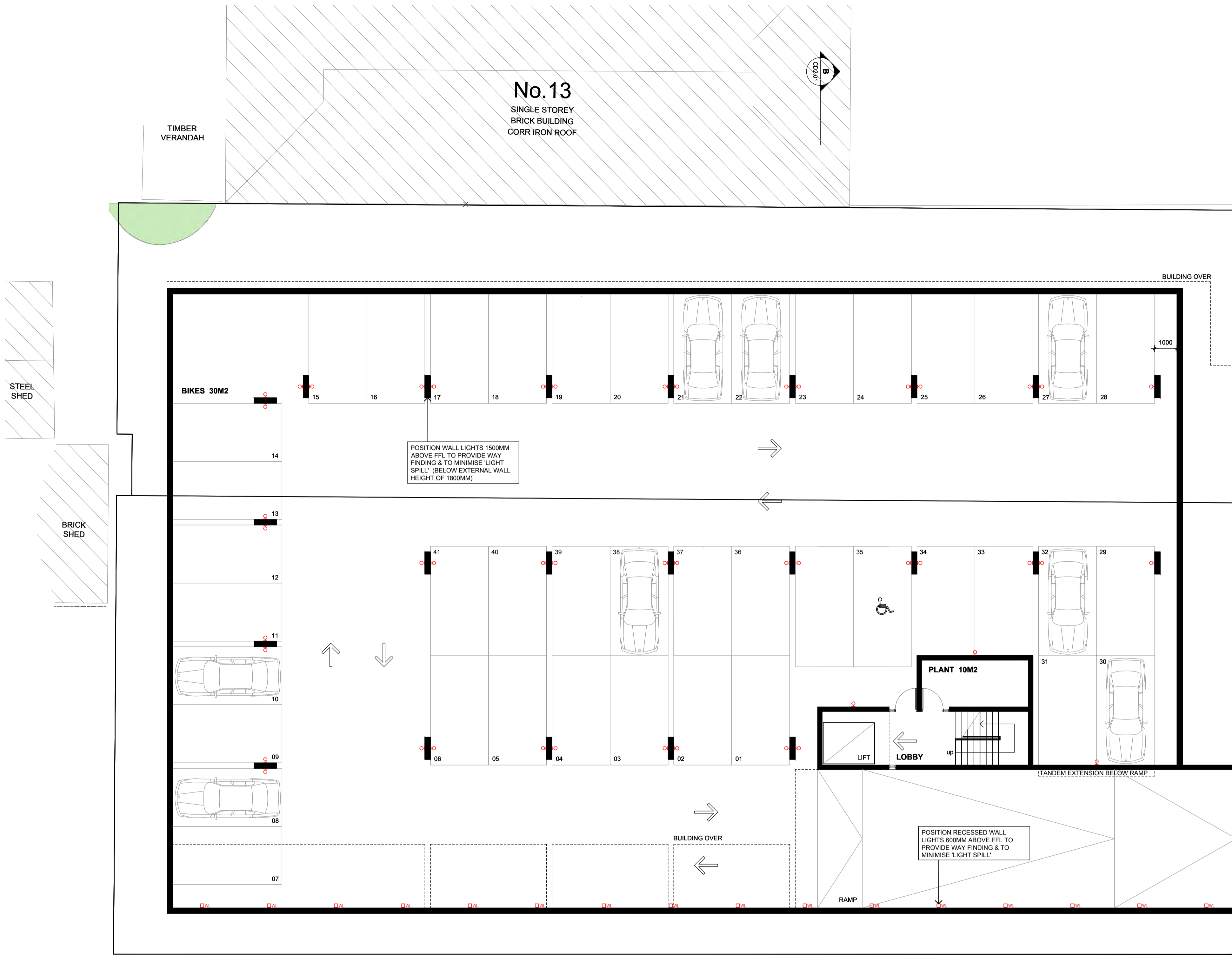
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CEILING PLAN LEGEND

- CH ###** CEILING HEIGHT TAG
- FINISHES**
- 10mm PAINTED PLASTERBOARD
 - INTERNAL CEILING LINING
 - NOTE: M.R. PBOARD TO WET AREAS
 - 6mm PAINTED EXTERNAL VILLABOARD EAVES LINING WITH EXPRESS JOINTS
 - TIMBER BATTENS
 - COMPRESSED SHEET
 - POLYCARBONATE CEILING
 - GLAZED CEILING

NOTE: ENSURE ALL RANGEHOOD DUCTS, BATHROOM AND WC EXHAUST RISERS ARE CONCEALED WITHIN CEILING VOIDS AND WALLS. ALL EXHAUST POINTS TO BE TAKEN THROUGH THE ROOF.

PROVIDE INSULATION WITHIN CEILING CAVITY. REFER SPECIFICATION FOR INSULATION TYPE.

ELECTRICAL LEGEND

- SINGLE GPO
- DOUBLE GPO
- DENOTES BENCH HEIGHT
- COOKTOP
- DRYER
- EXTERNAL GARAGE DOOR
- HEATING PANEL
- HOT WATER SYSTEM
- MICROWAVE
- OVEN
- RANGEHOOD
- REFRIGERATOR
- DENOTES SKIRT HEIGHT - 300 AFFL
- WATER TANK
- RECESSED LOW VOLTAGE DOWNLIGHT
- WALL MOUNTED LIGHT
- RECESSED WALL LIGHT
- RECESSED FLOOR / STAIR LIGHT
- UP LIGHT
- UNDER WATER LIGHT
- PENDANT LIGHT
- FLOOR LIGHT (BY PROPRIETOR)
- MECHANICAL EXHAUST FAN
- A/C SUPPLY AIR GRILLE
- SINGLE SURFACE MOUNTED FLOURESCENT
- TWIN SURFACE MOUNTED FLOURESCENT
- LED STRIP LIGHT
- 1 WAY LIGHT (AND FAN) SWITCH
- 2 WAY LIGHT (AND FAN) SWITCH
- CABLE TELEVISION (BY PROPRIETOR)
- TELEVISION POINT
- TELEPHONE POINT
- INTERNET DATA POINT (BY PROPRIETOR)
- AIR CONDITIONER HEAD UNIT
- HEATING PANEL
- AUTOMATED ROLLER BLIND (BY PROPRIETOR)
- SECURITY SENSOR (BY PROPRIETOR)
- HOT WATER UNIT
- SWITCHBOARD
- METER BOARD
- DISTRIBUTION BOARD
- INTERCOM
- GAS METER
- SMOKE DETECTOR (HARD WIRED)
- MOTION SENSOR
- CEILING FAN
- MUSIC SPEAKERS (BY OTHERS)

NOTE: PROVIDE DIMMERS TO ALL LIGHT FITTINGS IN LIVING, DINING BEDROOMS & POWDER ROOM.

NOTE: SUPPLY AND INSTALL A PROPRIETARY MECHANICAL EXHAUST SYSTEM TO ALL INTERNAL BATH/WET AREAS. PROVIDE A MINIMUM OF 26LITRES/SECOND MECHANICAL EXHAUST.

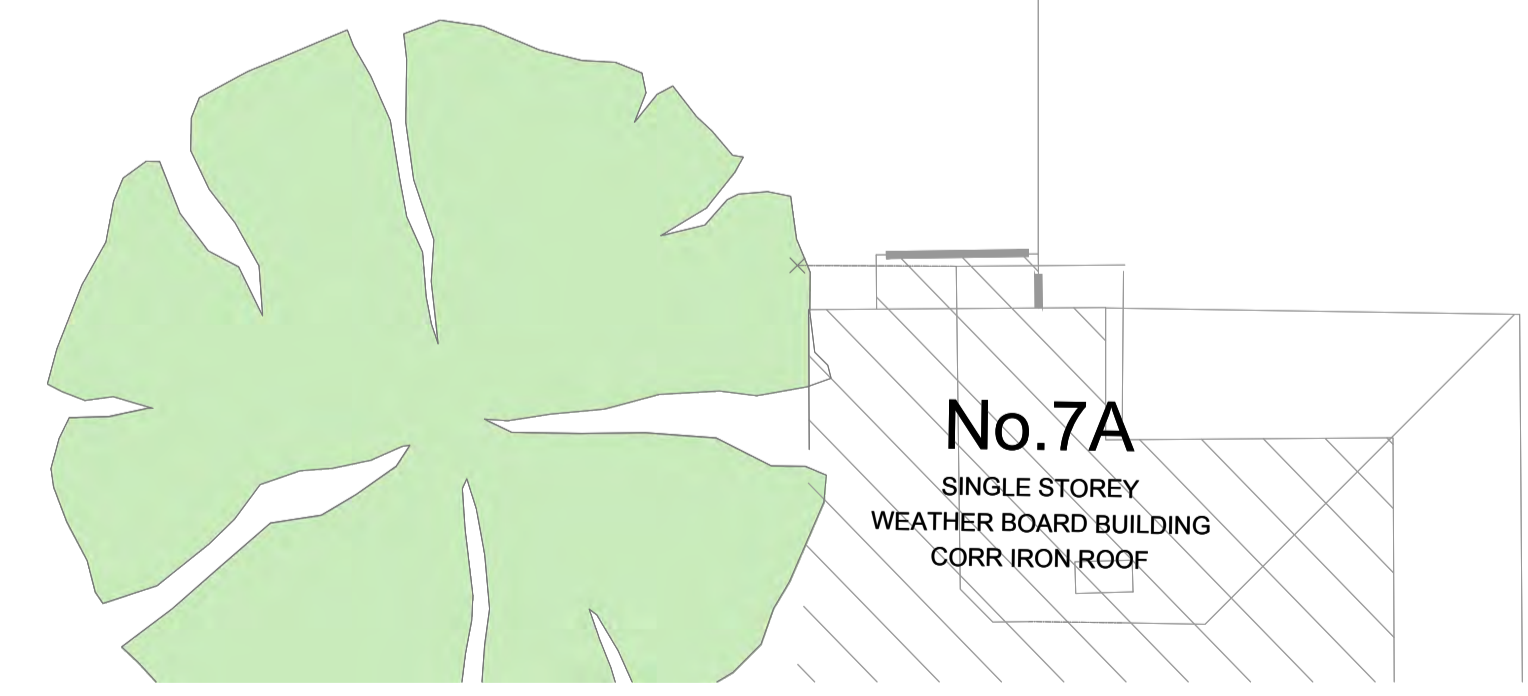
NOTE: SUPPLY AND INSTALL SMOKE DETECTORS TO COMPLY WITH STANDARD AS 3786-1993 (SMOKE ALARMS), STANDARD AS 1570-1997 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - SMOKE ALARMS). ALL SMOKE DETECTORS TO BE HARD WIRED TO CONSUMER MAINS POWER.

NOTE: GPO HEIGHT 300mm ABOVE FFL UNLESS OTHERWISE NOTED

NOTE: SWITCH POSITION 1000mm ABOVE FFL UNLESS OTHERWISE NOTED

BASEMENT REFLECTED CEILING PLAN

NOTE. ONLY EXTERNAL LIGHTS DOCUMENTED FOR PLANNING PURPOSES



FOR DISCUSSION ONLY

| REV. DATE | REVISION | INITIAL | SCALE |
|------------|----------|---------|-----------------------|
| 01 | DATE | NOTE | INITIALS |
| ISSUE DATE | | | Aug 21, 2023 - 2:11pm |

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

BASEMENT - RCP
TOWN PLANNING ISSUE

DRAWN DP
CHECKED DP

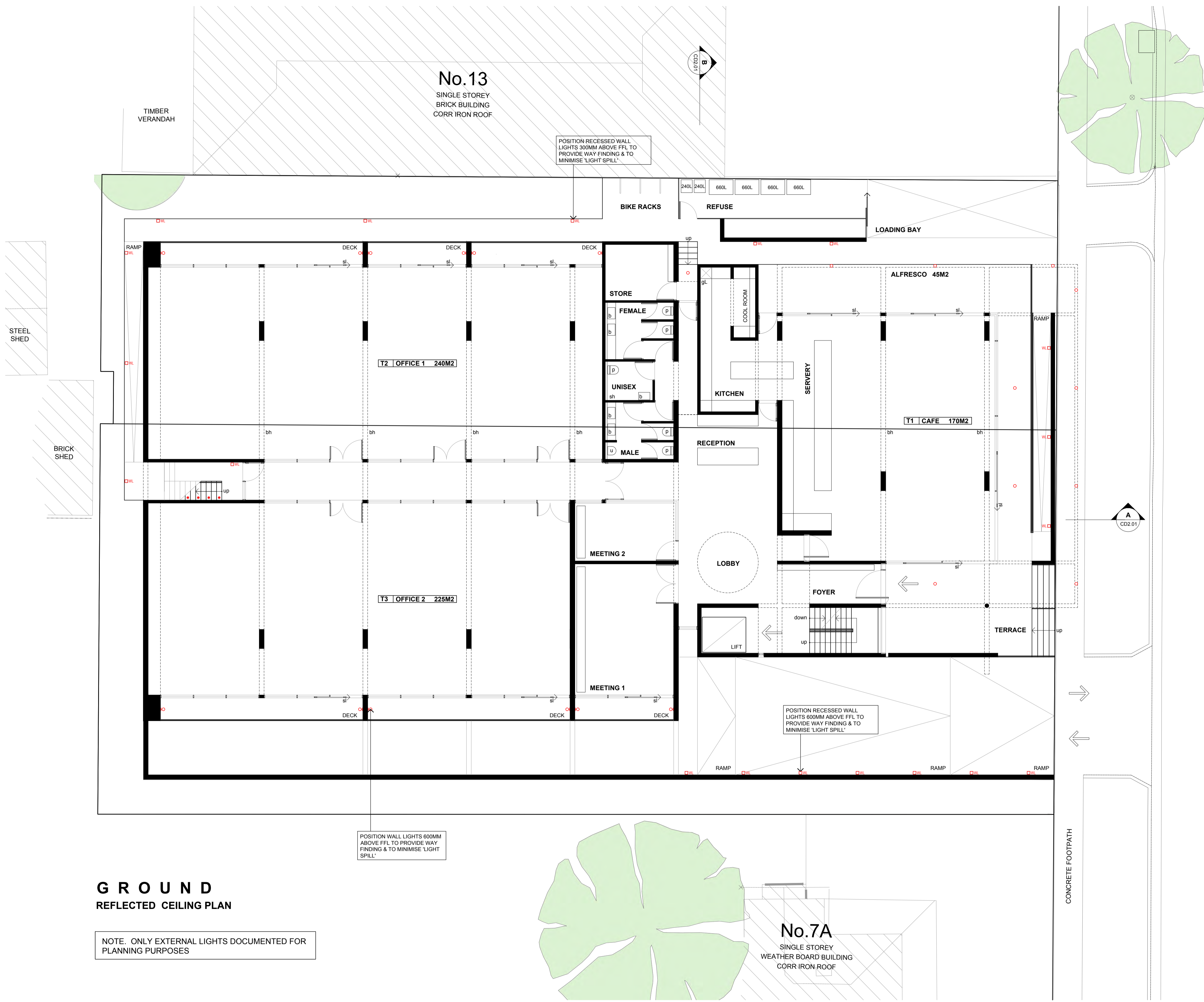
PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP1.07
REVISION
1



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CEILING PLAN LEGEND

- CH#### CEILING HEIGHT TAG
 - FINISHES
 - 10mm PAINTED PLASTERBOARD INTERNAL CEILING LINING. NOTE: M.R. PBOARD TO WET AREAS
 - 6mm PAINTED EXTERNAL VILLABOARD EAVES LINING WITH EXPRESS JOINTS
 - TIMBER BATTENS
 - COMPRESSED SHEET
 - POLYCARBONATE CEILING
 - GLAZED CEILING
- NOTE: ENSURE ALL RANGEHOOD DUCTS, BATHROOM AND WC EXHAUST RISERS ARE CONCEALED WITHIN CEILING VOIDS AND WALLS. ALL EXHAUST POINTS TO BE TAKEN THROUGH THE ROOF.
- PROVIDE INSULATION WITHIN CEILING CAVITY. REFER SPECIFICATION FOR INSULATION TYPE.

ELECTRICAL LEGEND

- SINGLE GPO
- DOUBLE GPO
- DENOTES BENCH HEIGHT
- COOKTOP
- DRYER
- EXTERNAL
- GARAGE DOOR
- HEATING PANEL
- HOT WATER SYSTEM
- MICROWAVE
- OVEN
- RANGEHOOD
- REFRIGERATOR
- DENOTES SKIRT HEIGHT - 300 AFFL
- WATER TANK
- RECESSED LOW VOLTAGE DOWNLIGHT
- WALL MOUNTED LIGHT
- RECESSED WALL LIGHT
- RECESSED FLOOR / STAIR LIGHT
- UP LIGHT
- UNDER WATER LIGHT
- PENDANT LIGHT
- FLOOR LIGHT (BY PROPRIETOR)
- MECHANICAL EXHAUST FAN
- A/C SUPPLY AIR GRILLE
- SINGLE SURFACE MOUNTED FLOUORESCENT
- TWIN SURFACE MOUNTED FLOUORESCENT
- LED STRIP LIGHT
- 1 WAY LIGHT (AND FAN) SWITCH
- 2 WAY LIGHT (AND FAN) SWITCH
- CABLE TELEVISION (BY PROPRIETOR)
- TELEVISION POINT
- TELEPHONE POINT
- INTERNET DATA POINT (BY PROPRIETOR)
- AIR CONDITIONER HEAD UNIT
- HEATING PANEL
- AUTOMATED ROLLER BLIND (BY PROPRIETOR)
- SECURITY SENSOR (BY PROPRIETOR)
- HOT WATER UNIT
- SWITCHBOARD
- METER BOARD
- DISTRIBUTION BOARD
- INTERCOM
- GAS METER
- SMOKE DETECTOR (HARD WIRED)
- MOTION SENSOR
- CEILING FAN
- MUSIC SPEAKERS (BY OTHERS)

- NOTE: PROVIDE DIMMERS TO ALL LIGHT FITTINGS IN LIVING, DINING BEDROOMS & POWDER ROOM.
- NOTE: SUPPLY AND INSTALL A PROPRIETARY MECHANICAL EXHAUST SYSTEM TO ALL INTERNAL BATH/WET AREAS. PROVIDE A MINIMUM OF 25LITRES/SECOND MECHANICAL EXHAUST.
- NOTE: SUPPLY AND INSTALL SMOKE DETECTORS TO COMPLY WITH STANDARD AS 3786-1993 (SMOKE ALARMS), STANDARD AS 1670-5-1997 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - SMOKE ALARMS). ALL SMOKE DETECTORS TO BE HARD WIRED TO CONSUMER MAINS POWER.
- NOTE: GPO HEIGHT 300mm ABOVE FFL UNLESS OTHERWISE NOTED
- NOTE: SWITCH POSITION 1800mm ABOVE FFL UNLESS OTHERWISE NOTED

GROUND REFLECTED CEILING PLAN

NOTE: ONLY EXTERNAL LIGHTS DOCUMENTED FOR PLANNING PURPOSES

FOR DISCUSSION ONLY

| REV. DATE | REVISION | INITIAL |
|-----------|------------|-----------------------|
| 01 | DATE | NOTE |
| | INITIALS | |
| | ISSUE DATE | Aug 21, 2023 - 2:11pm |

SCALE
1:100 @A1
1:200 @A3

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

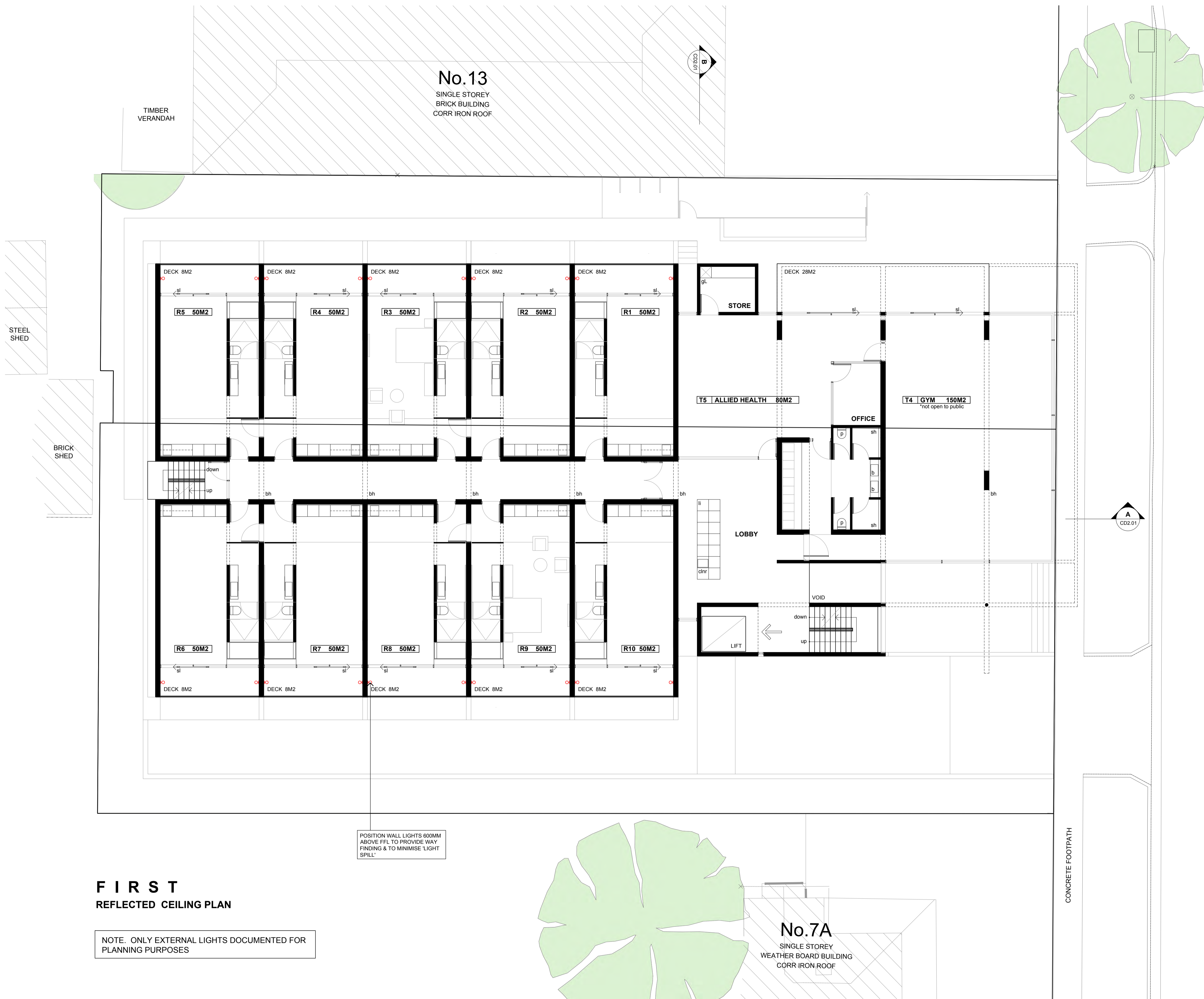
GROUND FLOOR RCP
TOWN PLANNING ISSUE

DRAWN DP
CHECKED DP
PROJECT NUMBER 2027
DATE MAY 22
SHEET NUMBER TP1.08
REVISION 1

DARYL PELCHEN ARCHITECT

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CEILING PLAN LEGEND

- CH### CEILING HEIGHT TAG
 - FINISHES
 - 10mm PAINTED PLASTERBOARD
 - INTERNAL CEILING LINING
 - NOTE: M.R. PBOARD TO WET AREAS
 - 6mm PAINTED EXTERNAL VILLAGARD EAVES LINING WITH EXPRESS JOINTS
 - TIMBER BATTENS
 - COMPRESSED SHEET
 - POLYCARBONATE CEILING
 - GLAZED CEILING
- NOTE: ENSURE ALL RANGEHOOD DUCTS, BATHROOM AND WC EXHAUST RISERS ARE CONCEALED WITHIN CEILING VOIDS AND WALLS. ALL EXHAUST POINTS TO BE TAKEN THROUGH THE ROOF.
- PROVIDE INSULATION WITHIN CEILING CAVITY. REFER SPECIFICATION FOR INSULATION TYPE.

ELECTRICAL LEGEND

- SINGLE GPO
- DOUBLE GPO
- DENOTES BENCH HEIGHT
- COOKTOP
- DRYER
- EXTERNAL
- GARAGE DOOR
- HEATING PANEL
- HOT WATER SYSTEM
- MICROWAVE
- OVEN
- RANGEHOOD
- REFRIGERATOR
- DENOTES SKIRT HEIGHT - 300 AFFL
- WATER TANK
- RECESSED LOW VOLTAGE DOWNLIGHT
- WALL MOUNTED LIGHT
- RECESSED WALL LIGHT
- RECESSED FLOOR / STAIR LIGHT
- UP LIGHT
- UNDER WATER LIGHT
- PENDANT LIGHT
- FLOOR LIGHT (BY PROPRIETOR)
- MECHANICAL EXHAUST FAN
- A/C SUPPLY AIR GRILLE
- SINGLE SURFACE MOUNTED FLUORESCENT
- TWIN SURFACE MOUNTED FLUORESCENT
- LED STRIP LIGHT
- 1 WAY LIGHT (AND FAN) SWITCH
- 2 WAY LIGHT (AND FAN) SWITCH
- CABLE TELEVISION (BY PROPRIETOR)
- TELEVISION POINT
- TELEPHONE POINT
- INTERNET DATA POINT (BY PROPRIETOR)
- AIR CONDITIONER HEAD UNIT
- HEATING PANEL
- AUTOMATED ROLLER BLIND (BY PROPRIETOR)
- SECURITY SENSOR (BY PROPRIETOR)
- HOT WATER UNIT
- SWITCHBOARD
- METER BOARD
- DISTRIBUTION BOARD
- INTERCOM
- GAS METER
- SMOKE DETECTOR (HARD WIRED)
- MOTION SENSOR
- CEILING FAN
- MUSIC SPEAKERS (BY OTHERS)

NOTE: PROVIDE DIMMERS TO ALL LIGHT FITTINGS IN LIVING, DINING BEDROOMS & POWDER ROOM.

NOTE: SUPPLY AND INSTALL A PROPRIETARY MECHANICAL EXHAUST SYSTEM TO ALL INTERNAL BATH/WET AREAS. PROVIDE A MINIMUM OF 25LITRES/SECOND MECHANICAL EXHAUST.

NOTE: SUPPLY AND INSTALL SMOKE DETECTORS TO COMPLY WITH STANDARD AS 3786-1995 (SMOKE ALARMS), STANDARD AS 1670-8-1997 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - SMOKE ALARMS). ALL SMOKE DETECTORS TO BE HARD WIRED TO CONSUMER MAINS POWER.

NOTE: GPO HEIGHT 300mm ABOVE FFL UNLESS OTHERWISE NOTED

NOTE: SWITCH POSITION 1000mm ABOVE FFL UNLESS OTHERWISE NOTED

FIRST REFLECTED CEILING PLAN

NOTE. ONLY EXTERNAL LIGHTS DOCUMENTED FOR PLANNING PURPOSES

POSITION WALL LIGHTS 800MM ABOVE FFL TO PROVIDE WAY FINDING & TO MINIMISE 'LIGHT SPILL'

FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL |
|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
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SCALE
1:100 @A1
1:200 @A3

ISSUE DATE Aug 21, 2023 - 2:11pm

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

FIRST FLOOR RCP
TOWN PLANNING ISSUE

DRAWN DP
CHECKED DP

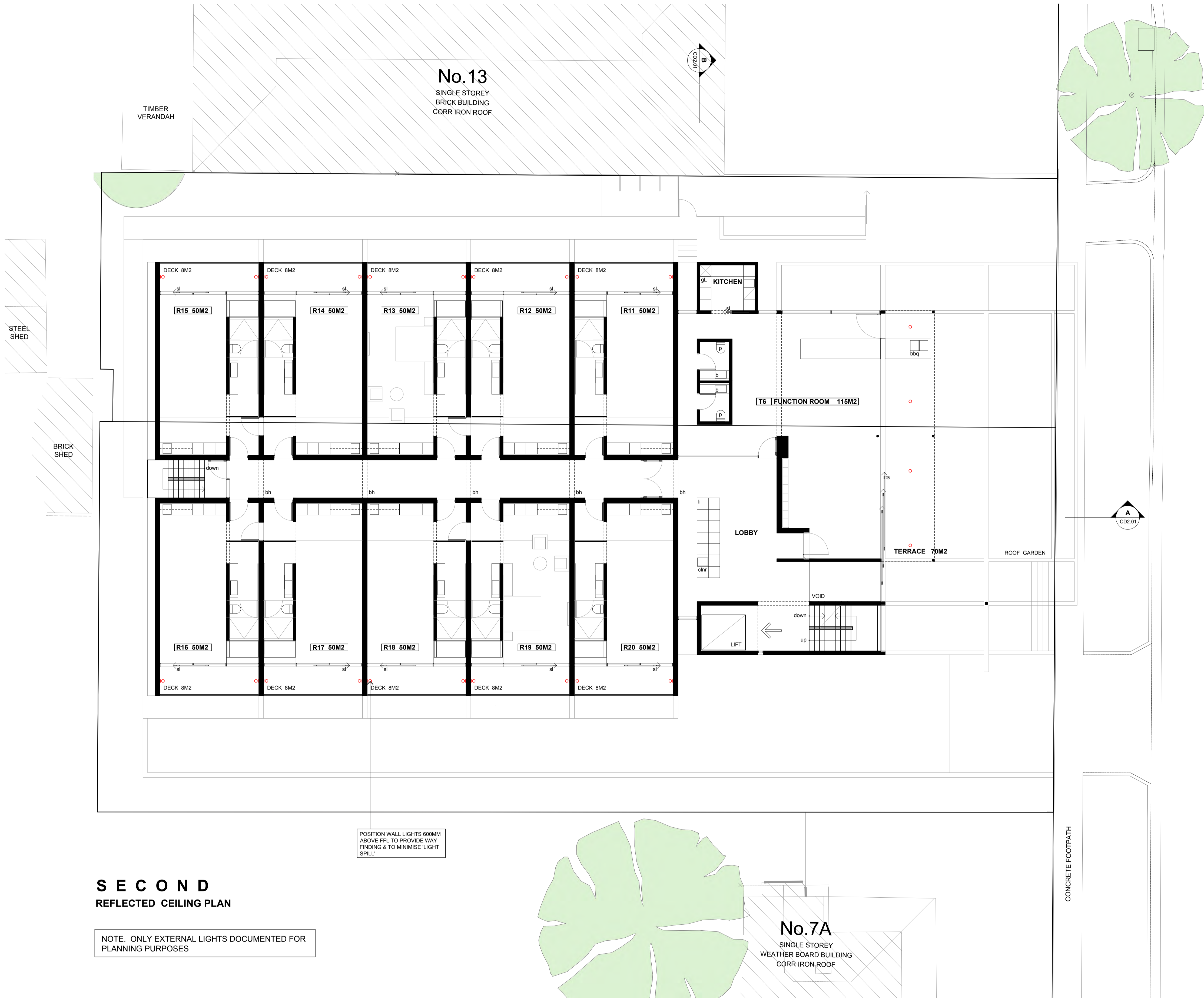
PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP1.09
REVISION
1

DARYL PELCHEN ARCHITECTS

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CEILING PLAN LEGEND

- CH ### CEILING HEIGHT TAG
 - FINISHES
 - 10mm PAINTED PLASTERBOARD
 - INTERNAL CEILING LINING
 - NOTE: M.R. PBOARD TO WET AREAS
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- PROVIDE INSULATION WITHIN CEILING CAVITY. REFER SPECIFICATION FOR INSULATION TYPE.

ELECTRICAL LEGEND

- SINGLE GPO
- DOUBLE GPO
- B DENOTES BENCH HEIGHT
- CT COCKTOP
- DR DRYER
- EX EXTERNAL
- GD GARAGE DOOR
- HP HEATING PANEL
- HW HOT WATER SYSTEM
- MW MICROWAVE
- OV OVEN
- RH RANGEHOOD
- RE REFRIDGERATOR
- S DENOTES SKIRT HEIGHT - 300 AFFL
- WT WATER TANK
- RECESSED LOW VOLTAGE DOWNLIGHT
- WALL MOUNTED LIGHT
- RECESSED WALL LIGHT
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NOTE: GPO HEIGHT 300mm ABOVE FFL UNLESS OTHERWISE NOTED

NOTE: SWITCH POSITION 1000mm ABOVE FFL UNLESS OTHERWISE NOTED

POSITION WALL LIGHTS 600MM ABOVE FFL TO PROVIDE WAY FINDING & TO MINIMISE 'LIGHT SPILL'

SECOND REFLECTED CEILING PLAN

NOTE: ONLY EXTERNAL LIGHTS DOCUMENTED FOR PLANNING PURPOSES

FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL |
|------------|------|----------|-----------------------|
| 01 | DATE | NOTE | INITIALS |
| ISSUE DATE | | | Aug 21, 2023 - 2:11pm |

SCALE
1:100 @A1
1:200 @A3

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

SECOND FLOOR RCP
TOWN PLANNING ISSUE

DRAWN
DP
CHECKED
DP

PROJECT NUMBER
2027
DATE
MAY 22

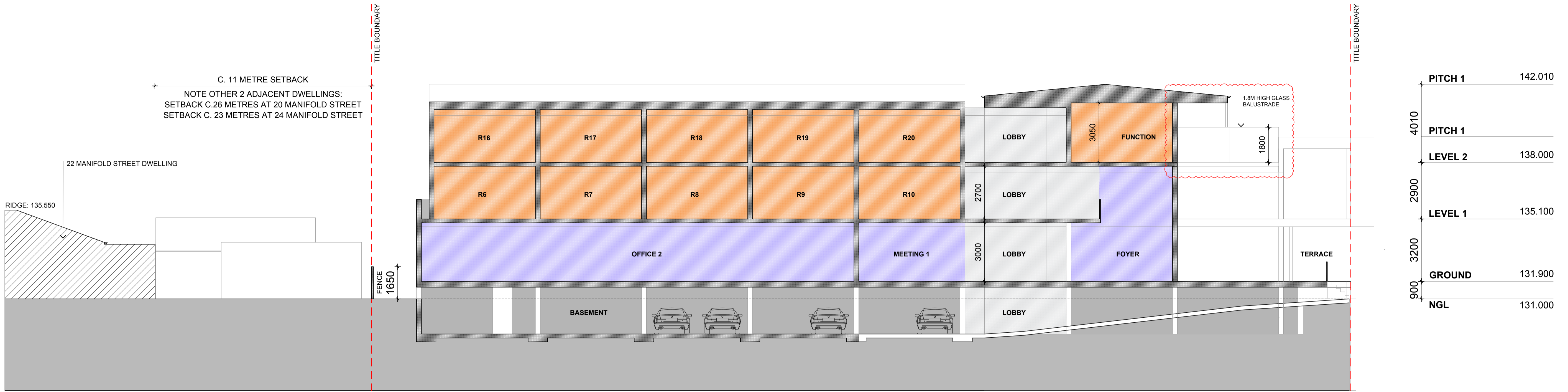
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TP1.10
REVISION
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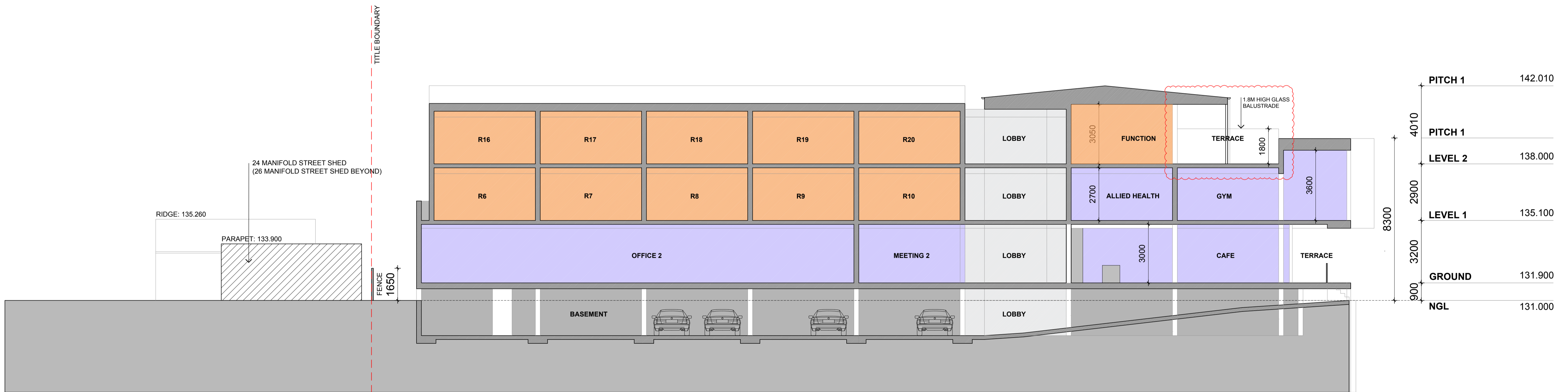
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- COMMERCIAL
- RESIDENTIAL HOTEL
- TERRACE / ALFRESCO
- AMENITY
- PLANT / STORE
- CIRCULATION
- CAR PARKING
- BUILDING FABRIC
- VEGETATION



SECTION A A



SECTION B B

FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL |
|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
| | | | |
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SCALE
 1:100 @A1
 1:200 @A3

ISSUE DATE Aug 21, 2023 - 2:11pm

WALSH & HAY DEVELOPMENT
 9 DENNIS STREET COLAC, VIC 3250

SECTIONS 1
 TOWN PLANNING ISSUE

DRAWN
 DP
 CHECKED
 DP

PROJECT NUMBER
 2027
 DATE
 MAY 22

SHEET NUMBER
 TP2.01
 REVISION
 6



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- TERRACE / ALFRESCO
- AMENITY
- PLANT / STORE
- CIRCULATION
- CAR PARKING
- BUILDING FABRIC
- VEGETATION



| | |
|------------|---------|
| ROOF RIDGE | 142.010 |
| LEVEL 2 | 138.000 |
| LEVEL 1 | 135.100 |
| GROUND | 131.900 |
| BASEMENT | 129.200 |

SECTION C C

FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL |
|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
| | | | |
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ISSUE DATE Aug 21, 2023 - 2:12pm

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WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

SECTIONS 2
TOWN PLANNING ISSUE

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DP
CHECKED
DP

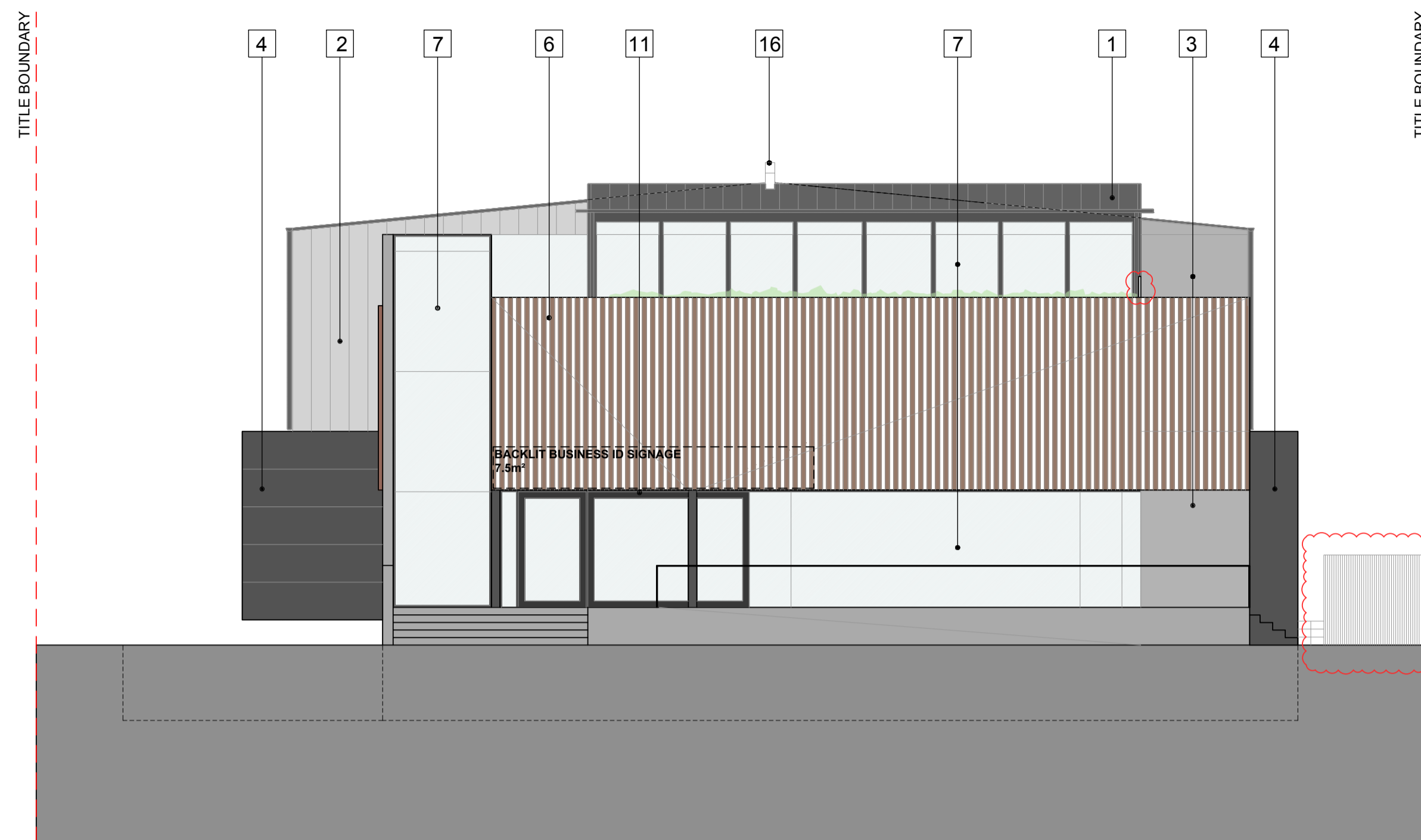
PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP2.02
REVISION
1

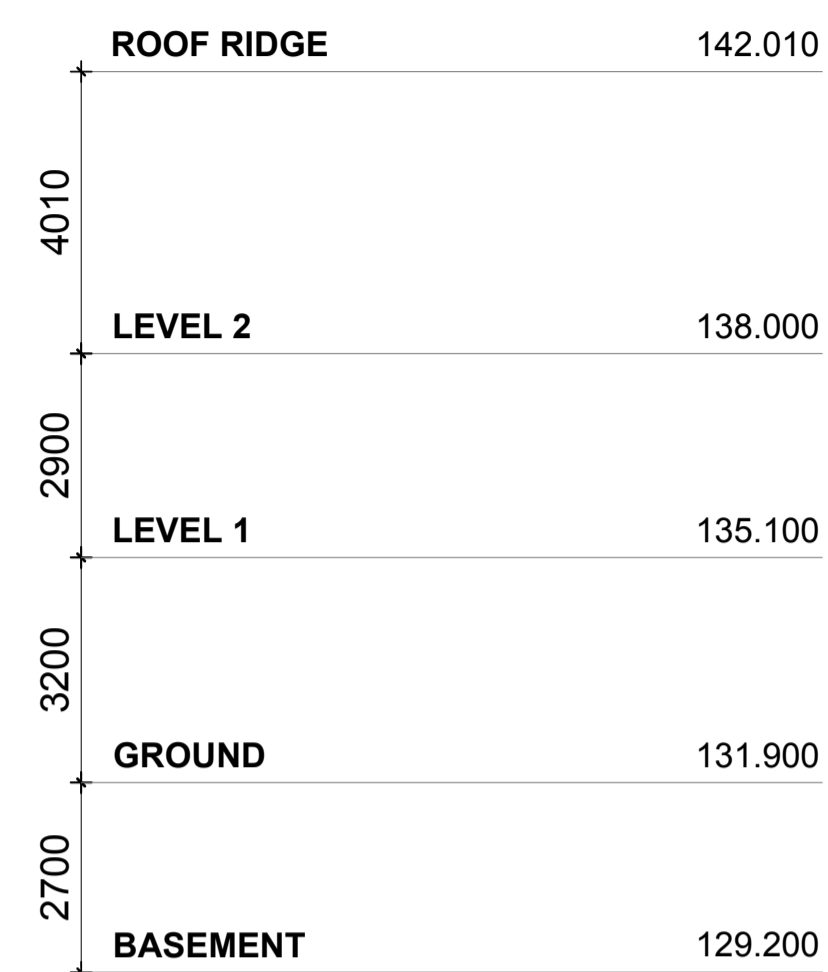


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SOUTH ELEVATION
VIEW FROM DENNIS STREET

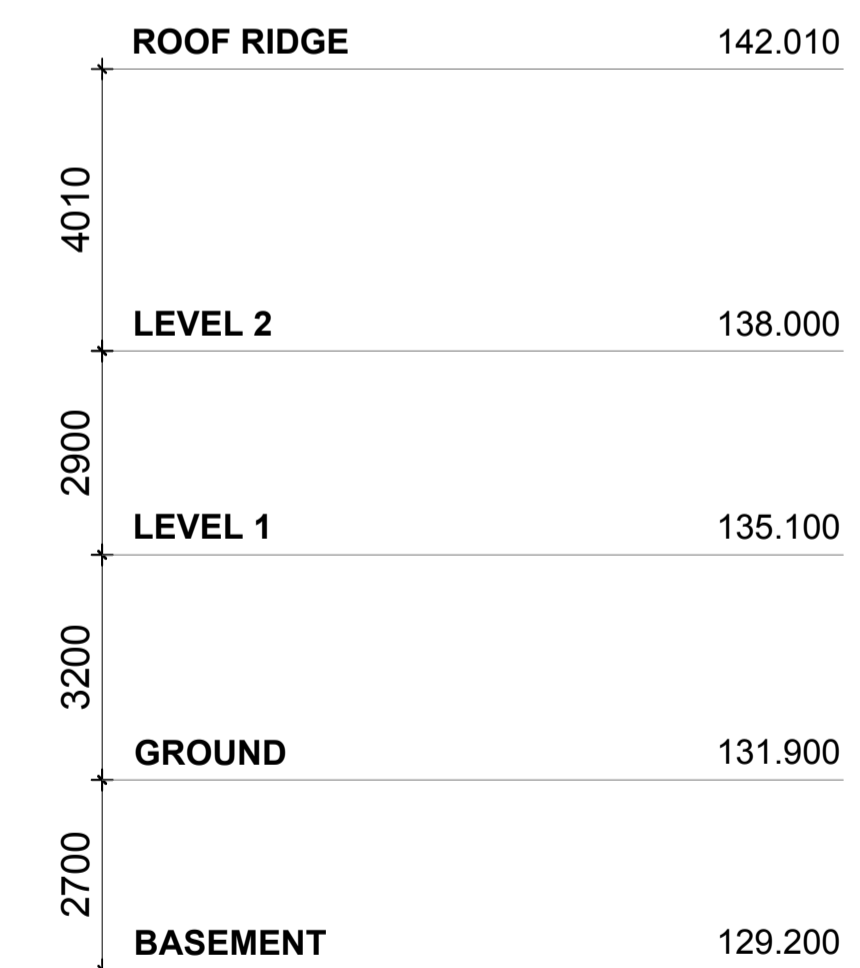


MATERIALS & FINISHES LEGEND

- 1 SELECTED COLORBOND METAL CLADDING & ROOFING - 'MONUMENT'
- 2 SELECTED COLORBOND METAL CLADDING & ROOFING - 'DUNE'
- 3 OFF FORM CONCRETE
- 4 SELECTED COMPRESSED SHEET CLADDING - EQUITONE NATURA N251 OR SIMILAR
- 5 SELECTED COMPRESSED SHEET CLADDING - EQUITONE NATURA TE60 OR SIMILAR
- 6 SELECTED COMPOSITE TIMBER BATTENS - MODWOOD 'BLACKBEAN' OR SIMILAR
- 7 GLAZING - CLEAR LOW E GLASS
- 8 SOLAR COLLECTORS
- 9 METAL FASCIA GUTTER & DP'S - 'MONUMENT'
- 10 METAL FASCIA GUTTER & DP'S - 'DUNE'
- 11 ALUMINUM DOOR & WINDOW FRAMES POWDERCOATED - 'MONUMENT'
- 12 ALUMINUM DOOR & WINDOW FRAMES - NATURAL ANODISED
- 13 GALVANISED STEEL BALUSTRADE
- 14 CLEAR GLASS BALUSTRADE
- 15 GREEN TRELLIS (INDICATIVE) AS PER LANDSCAPE ARCHITECTS DOCUMENTATION
- 16 ROOF VENTILATION
- 17 CORTEN STEEL OR SIMILAR
- 18 OBSCURE GLAZING



EAST ELEVATION



FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL |
|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
| | | | |
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ISSUE DATE Aug 21, 2023 - 2:12pm

SCALE
1:100 @A1
1:200 @A3

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

ELEVATIONS 1
TOWN PLANNING ISSUE

DRAWN
DP
CHECKED
DP

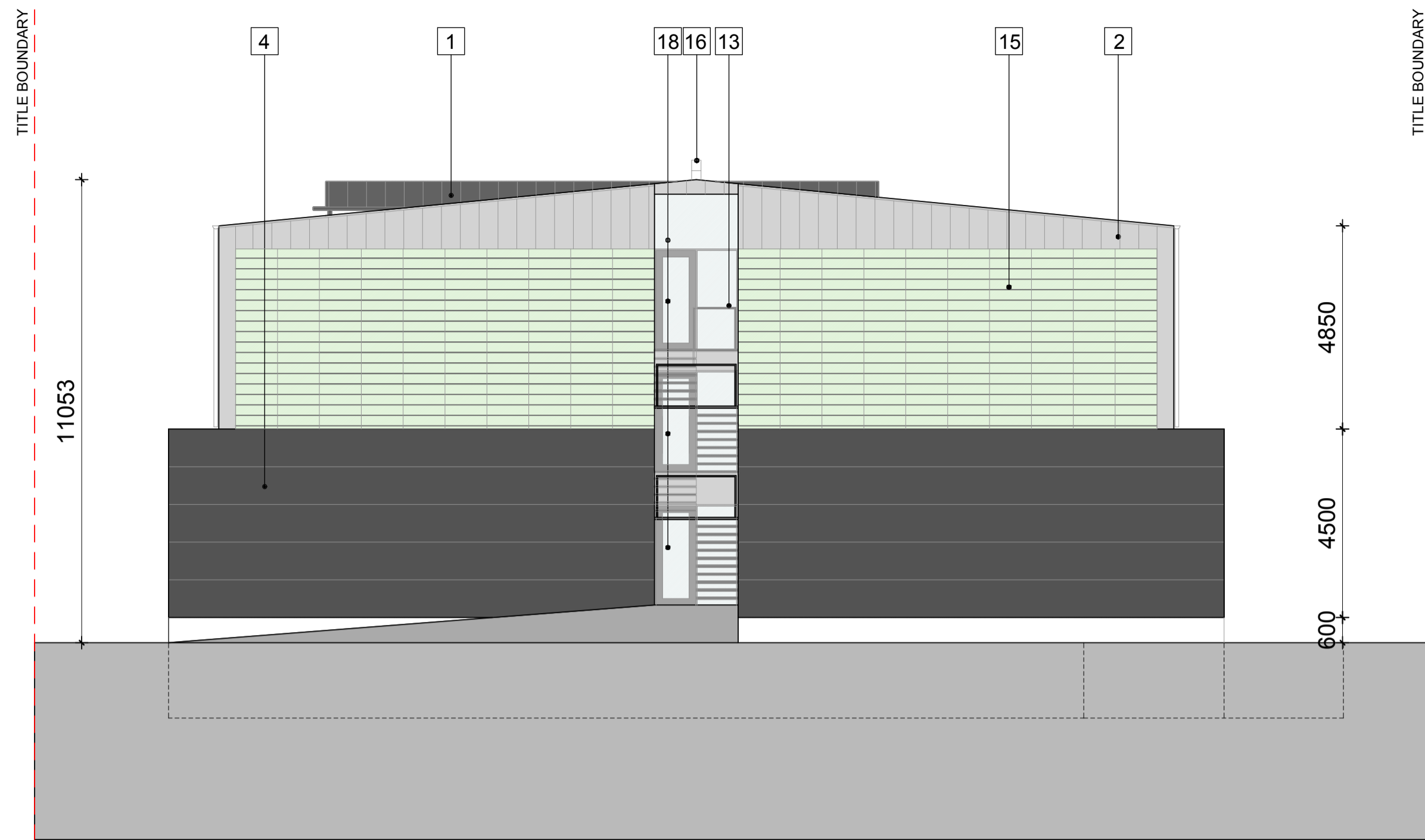
PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP3.01
REVISION
6



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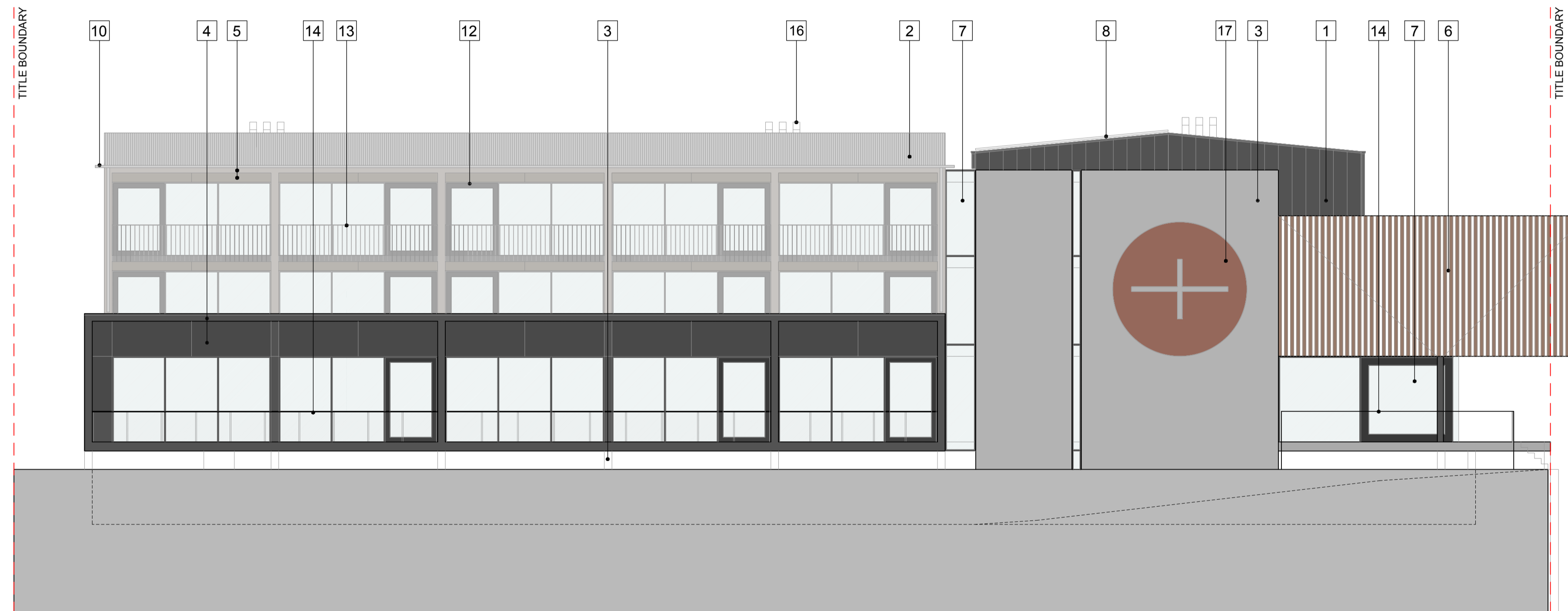


N O R T H E L E V A T I O N

| | |
|------------|---------|
| ROOF RIDGE | 142.010 |
| LEVEL 2 | 138.000 |
| LEVEL 1 | 135.100 |
| GROUND | 131.900 |
| BASEMENT | 129.200 |

MATERIALS & FINISHES LEGEND

- 1 SELECTED COLORBOND METAL CLADDING & ROOFING - 'MONUMENT'
- 2 SELECTED COLORBOND METAL CLADDING & ROOFING - 'DUNE'
- 3 OFF FORM CONCRETE
- 4 SELECTED COMPRESSED SHEET CLADDING - EQUITONE NATURA N251 OR SIMILAR
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- 8 SOLAR COLLECTORS
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- 13 GALVANISED STEEL BALUSTRADE
- 14 CLEAR GLASS BALUSTRADE
- 15 GREEN TRELLIS (INDICATIVE) AS PER LANDSCAPE ARCHITECTS DOCUMENTATION
- 16 ROOF VENTILATION
- 17 CORTEN STEEL OR SIMILAR
- 18 OBSCURE GLAZING



W E S T E L E V A T I O N

| | |
|------------|---------|
| ROOF RIDGE | 142.010 |
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| LEVEL 1 | 135.100 |
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FOR DISCUSSION ONLY

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|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
| | | | |
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ISSUE DATE Aug 21, 2023 - 2:12pm

SCALE
1:100 @A1
1:200 @A3

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

ELEVATIONS 2
TOWN PLANNING ISSUE

DRAWN
DP
CHECKED
DP

PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP3.02
REVISION
4



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276 Latrobe Terrace
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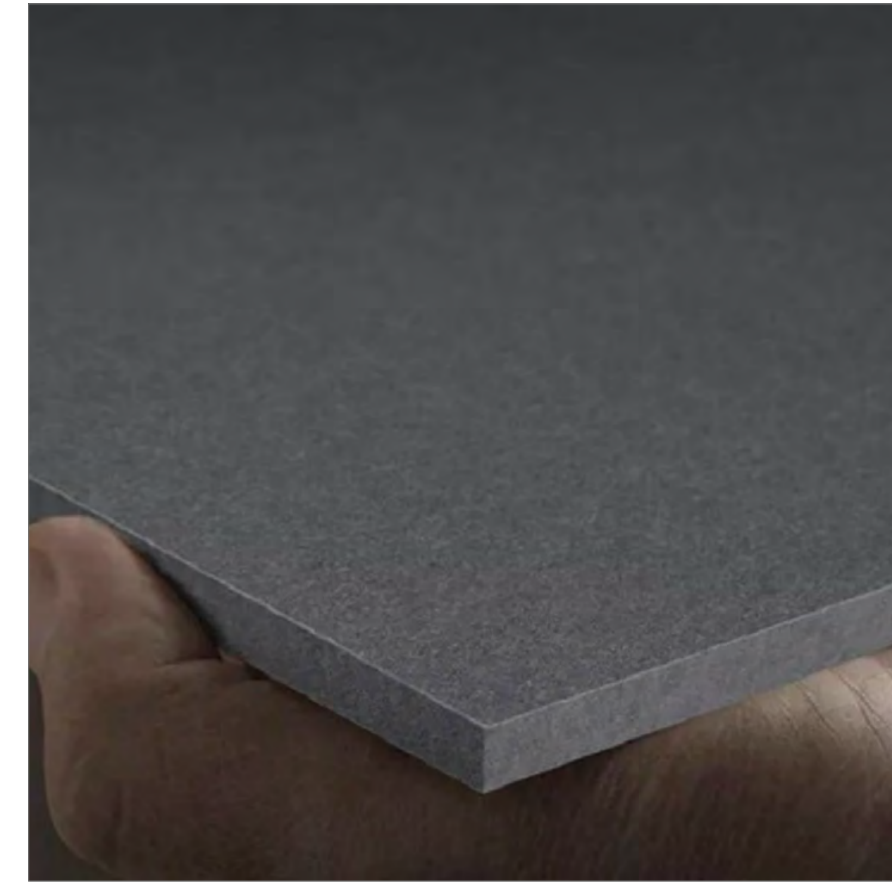
1 SELECTED COLORBOND METAL CLADDING & ROOFING 'MONUMENT'



2 SELECTED COLORBOND METAL CLADDING & ROOFING 'DUNE'



3 OFF FORM CONCRETE



4 SELECTED COMPRESSED SHEET CLADDING
EQUITONE NATURA N251 OR SIMILAR



5 SELECTED COMPRESSED SHEET CLADDING
EQUITONE NATURA TE60 OR SIMILAR



6 SELECTED COMPOSITE TIMBER BATTENS
MODWOOD 'BLACKBEAN' OR SIMILAR



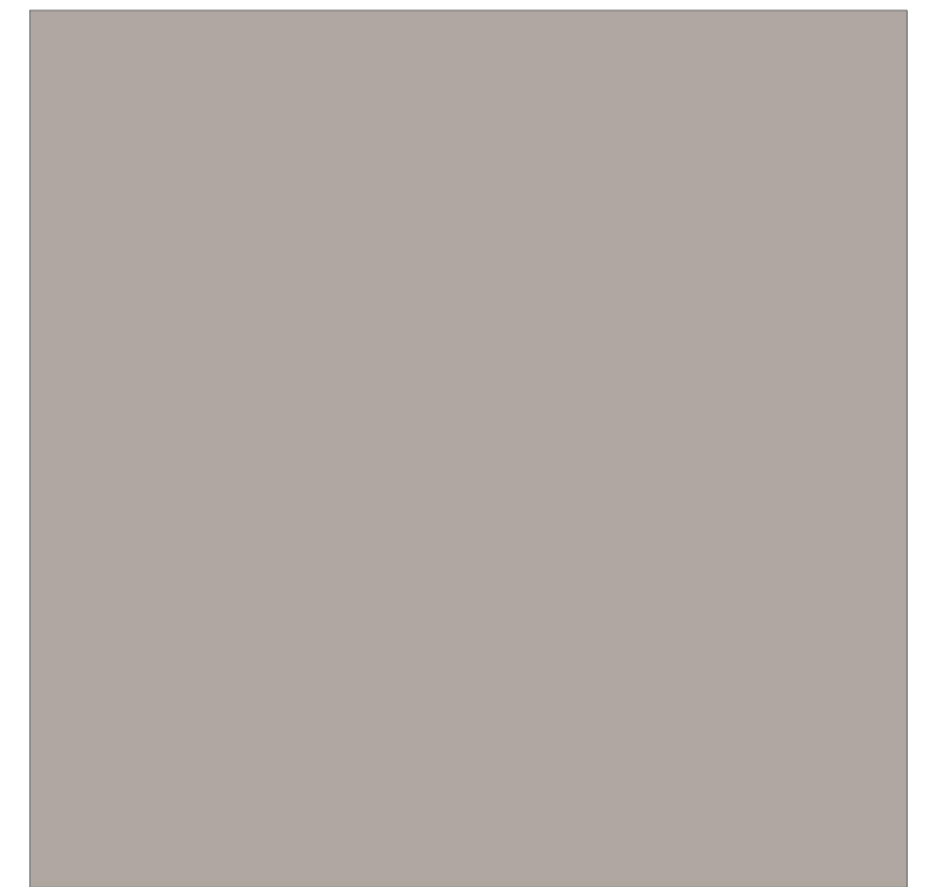
7 CLEAR 'LOW E' GLAZING
8 OBSCURE GLAZING (EMERGENCY STAIRWELL)



8 SOLAR COLLECTORS



9 METAL FASCIA GUTTER & DOWN PIPES
'MONUMENT'



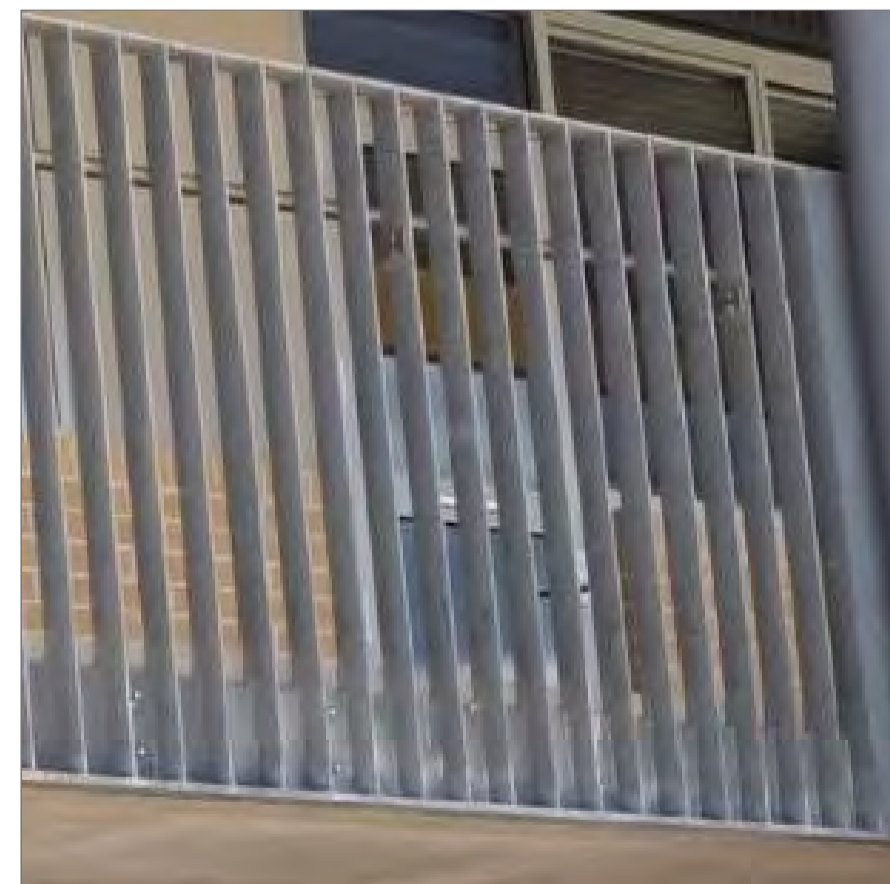
10 METAL FASCIA GUTTER & DOWN PIPES
'DUNE'



11 ALUMINUM DOOR & WINDOW FRAMES
POWDERCOATED 'MONUMENT'



12 ALUMINUM DOOR & WINDOW FRAMES
NATURAL ANODISED



13 GALVANIZED STEEL BALUSTRADE



14 CLEAR GLASS BALUSTRADE



15 GREEN TRELLIS (INDICATIVE)
AS PER LANDSCAPE ARCHITECTS
DOCUMENTATION

FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIAL | SCALE |
|------|------|----------|---------|-------|
| | | | | NTS |
| | | | | |
| | | | | |

ISSUE DATE Aug 21, 2023 - 2:12pm

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

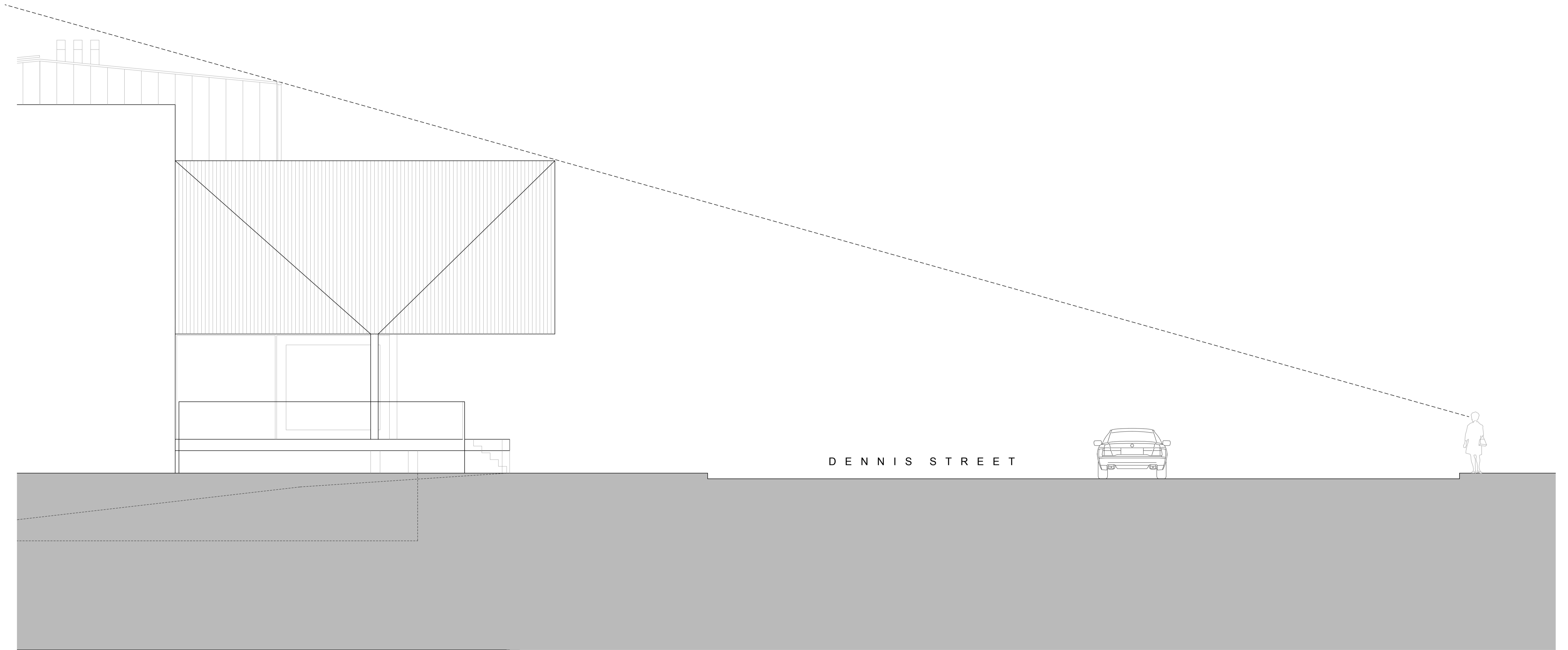
MATERIALS SCHEDULE
TOWN PLANNING ISSUE

| | | |
|---------------|------------------------|------------------------|
| DRAWN DP | PROJECT NUMBER 2027 | SHEET NUMBER TP4.01 |
| CHECKED DP | DATE MAY 22 | REVISION 2 |



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276 Latrobe Terrace
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FOR DISCUSSION ONLY

| REV. | DATE | REVISION | INITIALS |
|------|------|----------|----------|
| 01 | DATE | NOTE | INITIALS |
| | | | |
| | | | |

ISSUE DATE Aug 21, 2023 - 2:12pm

SCALE
1:50 @A1
1:100 @A3

WALSH & HAY DEVELOPMENT
9 DENNIS STREET COLAC, VIC 3250

SIGHTLINE FROM DENNIS ST
TOWN PLANNING ISSUE

DRAWN
DP
CHECKED
DP

PROJECT NUMBER
2027
DATE
MAY 22

SHEET NUMBER
TP5.01
REVISION
1

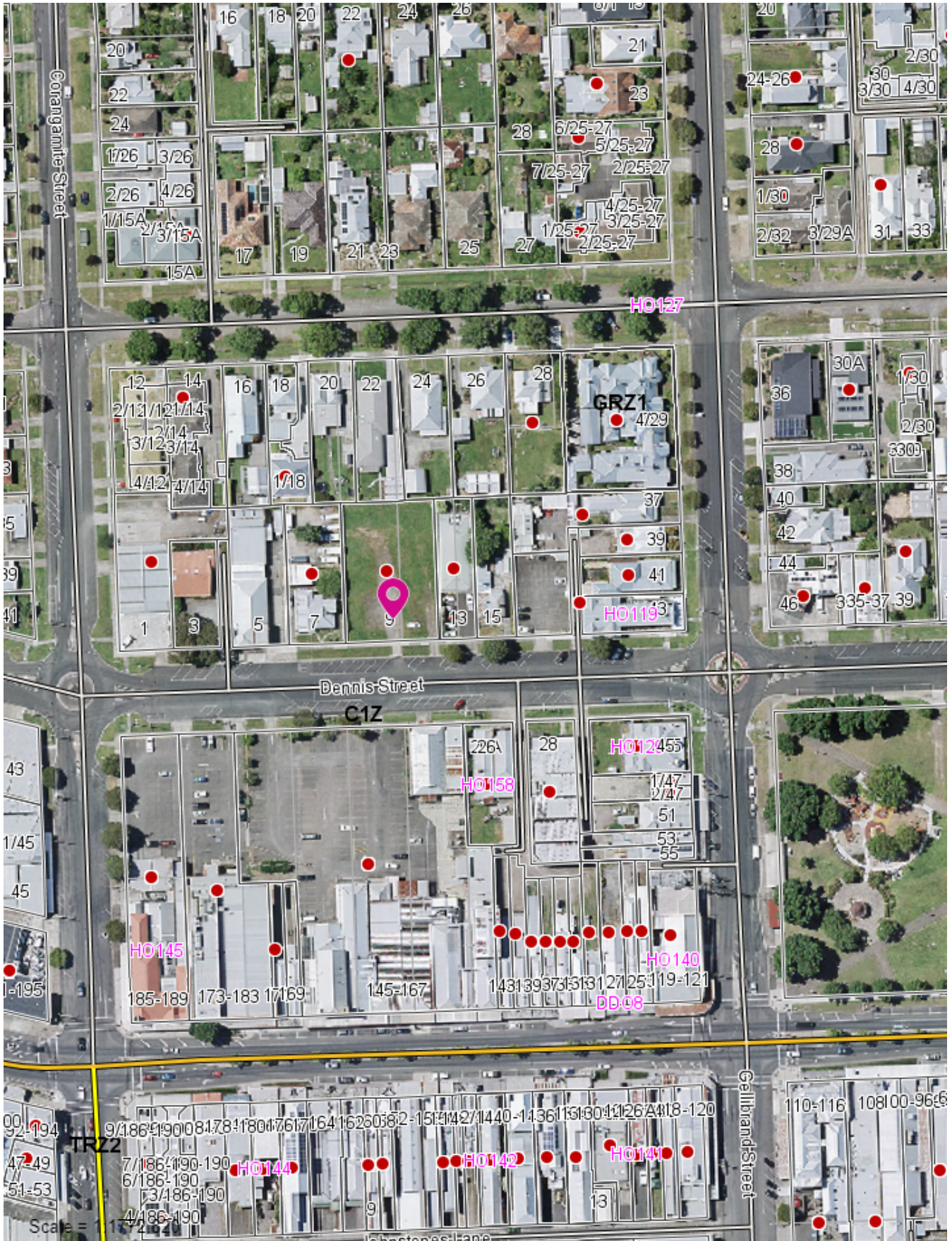


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[ADDRESS] 9 DENNIS STREET COLAC 3250



Item: 8.3

PP149/2023-1 - 765 & 792 Nalangil Road - Use and Development of Land for a Dwelling

| | |
|--------------------------------|--|
| OFFICER | Ian Williams |
| CHIEF EXECUTIVE OFFICER | Anne Howard |
| DIVISION | Executive |
| ATTACHMENTS | <ol style="list-style-type: none"> 1. Site Location Plan [8.3.1 - 1 page] 2. P P 149 2023-1 - 765 Nalangil Road CORUNNUN - Current Plans 29 Aug 23 [8.3.2 - 7 pages] |

1. PURPOSE

To hear verbal submissions from the applicant and objectors about a planning application for the use and development of a dwelling at 765 and 792 Nalangil Road, Corunnun (ref. PP149/2023-1). The application will likely be considered at the Council meeting scheduled for 22 November 2023, as the officer recommendation is that the application be refused, and officers do not have delegation to refuse an application for a dwelling in the Farming Zone.

The role of the Planning Committee in this instance is to hear submissions. Whilst the Committee has powers to make a decision on the application, the officers have not provided a report on the merits of the proposal, with the intention that this be done at a separate meeting.

2. EXECUTIVE SUMMARY

The application is for the use and development of a dwelling at 765 and 792 Nalangil Road, Corunnun. Officers will be recommending that the application for a dwelling on this relatively small site (11.5ha) be refused as it is considered to be contrary to planning policy.

The application was subject to public notice and two objections were received. It is intended that the application will be determined when an officer report is considered at the 22 November 2023 Council meeting.

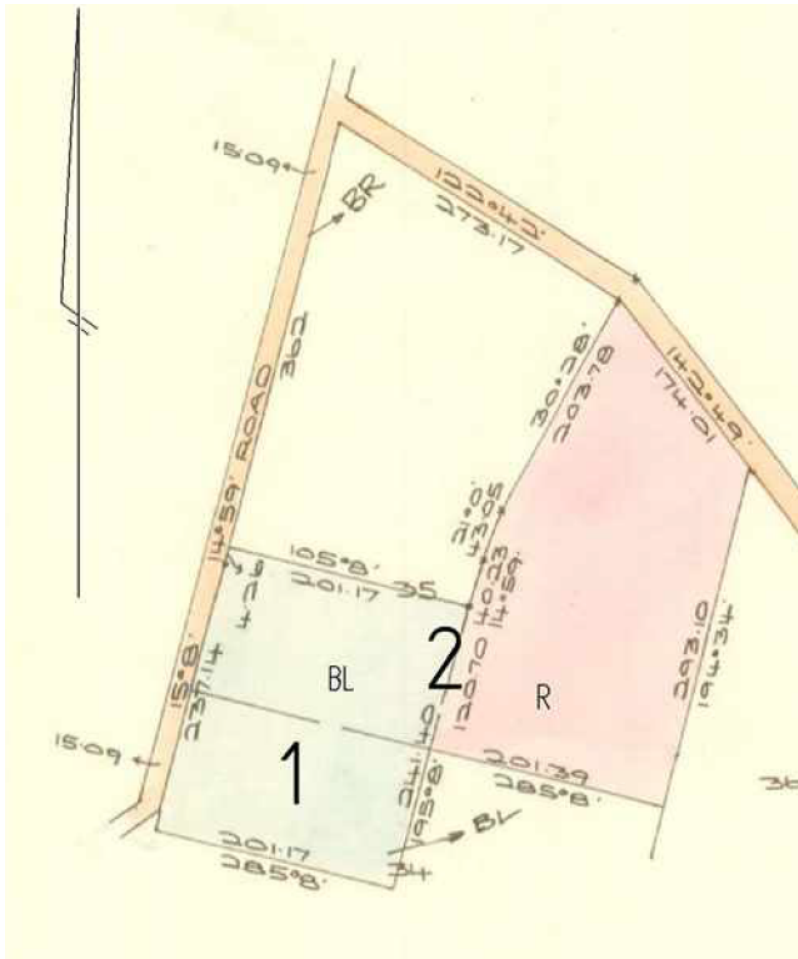
3. RECOMMENDATION

That the Planning Committee:

1. *Acknowledges and notes the verbal comments made in support of written submissions.*
2. *Thanks the submitters and the applicant for their contribution to the submission process.*
3. *Having heard all persons wishing to speak to their submissions, recommends that Council consider all submissions at a future Council or Planning Committee meeting.*

4. KEY INFORMATION

The property consists of two lots on the same title, as shown below:

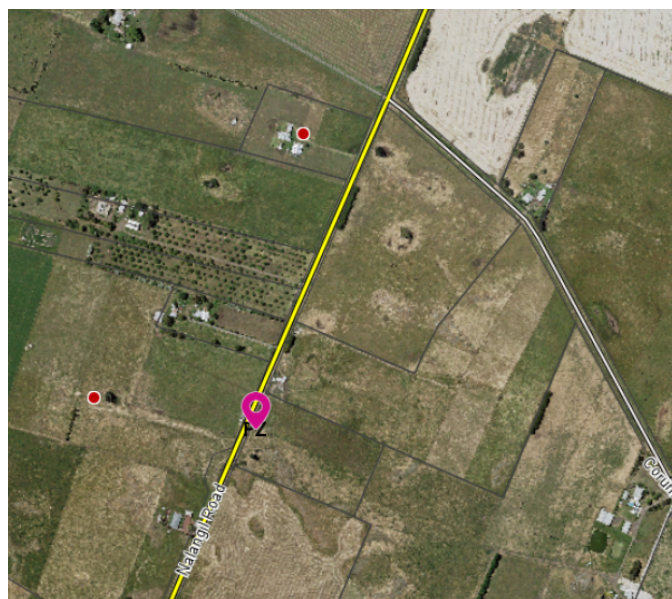
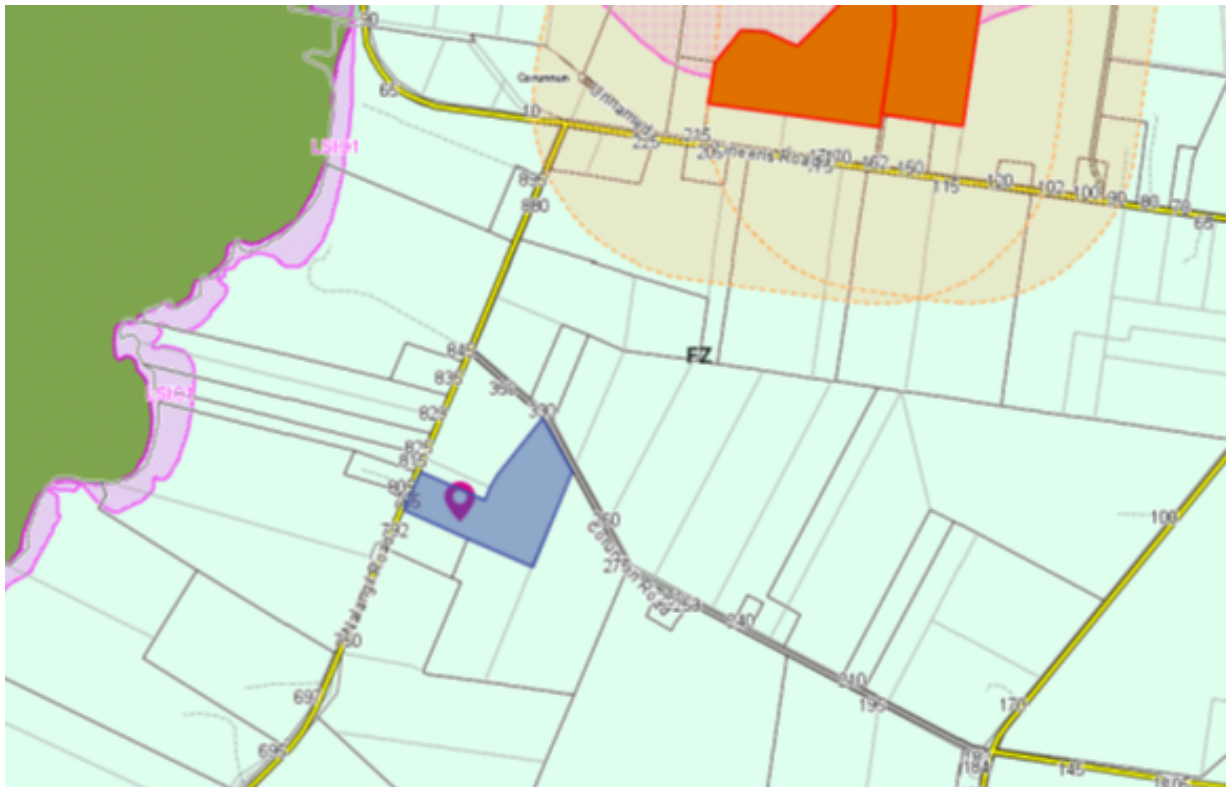


Description of Land / Easement Information

ALL THAT piece -
of land delineated and coloured red and blue on the map
being part of Lots 34 and 35 on Plan of Subdivision No.2890 and being-
part of Crown Section 20^A Parish of Warrion County of Polwarth As to the land
coloured blue Together with a right of carriage way over the roads coloured -
brown on the said map

Lot 2, which forms part of No. 765 Nalangil Road (together with land to the west), is highlighted in blue below. No. 792 to the immediate south, which also fronts Nalangil Road, is highlighted with the pink pin in the second image below.

The subject land is an irregularly shaped parcel of land, with an area of approximately 11.5 hectares. There are two existing farm buildings located towards the front of the site (adjacent to Nalangil Road and shown in the aerial image below), which are in poor condition. Existing access to the land is via Nalangil Road, on the western side. The site is located within the Farming Zone. No overlays affect the property.

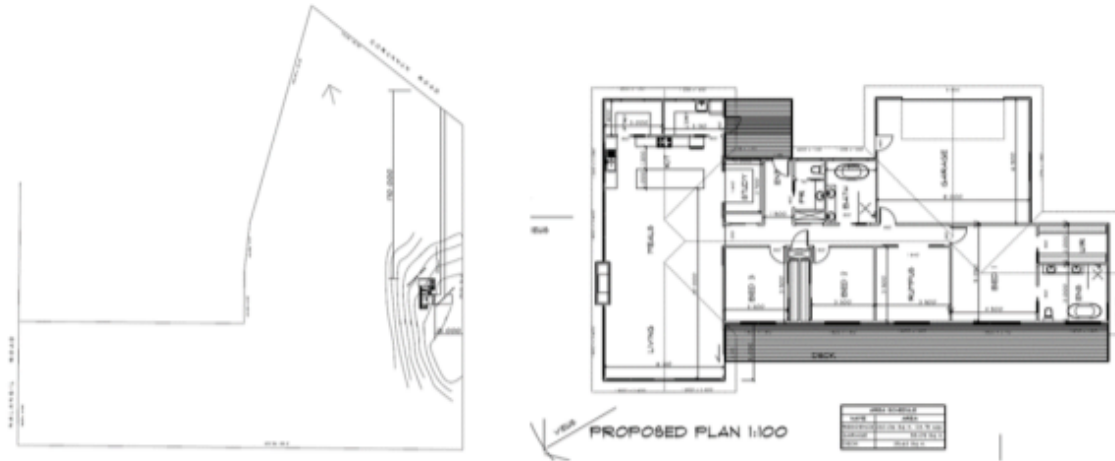




The *Rural Land Strategy 2007* identifies the subject site as being land of ‘high agricultural capability’ and in an area of ‘Farmland of Strategic Significance’. The *Rural Living Strategy* does not seek to have this land rezoned for rural living purposes.

Planning permission is sought for the use and development of the land with a three-bedroom, single-storey dwelling. The applicant has advised that the dwelling is required to support the use of the land for grazing animal production, calf rearing, weaning and beef cattle grow out.

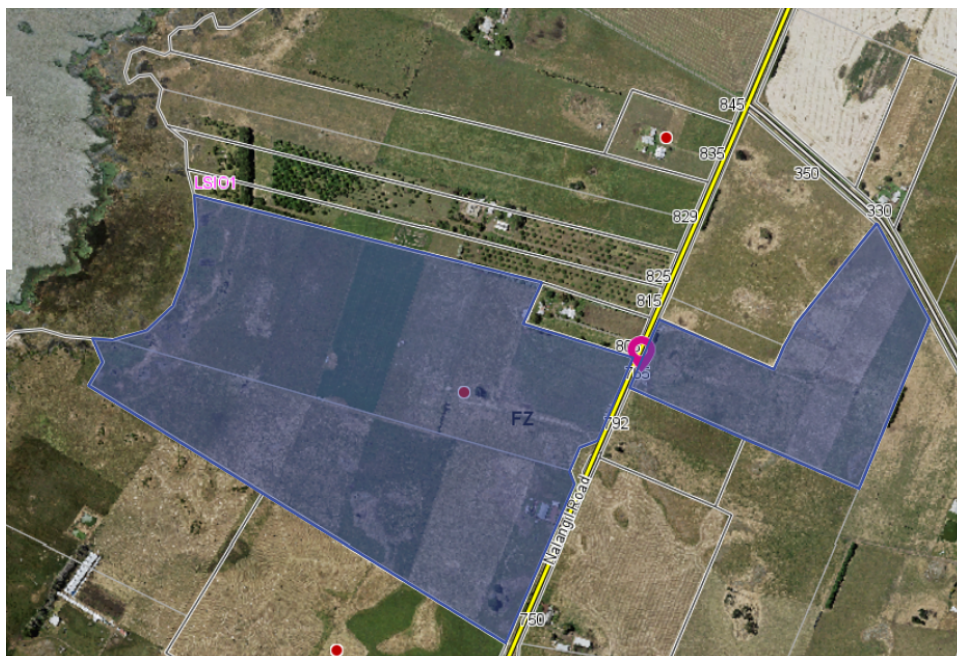
The proposed dwelling would be located 160.2m from Corunnun Road, 25m from the eastern property boundary and approximately 350m from the western boundary to Nalangil Road. It would be in an elevated position on the site to take advantage of the views.



Background Information

The applicant has advised that the owner is a farmer, who also has had a long teaching career at the Alvie Primary School. If a planning permit is issued, the applicant has advised that the dwelling would be open to visiting student teachers from the city as part of a program to attract teachers to rural areas, showing both the appeal of a rural school and a farming lifestyle. The applicant also advised that the ‘farm’ could be used for educational programs for the children at the school, allowing them to adopt a calf as part of the school's agricultural program. The application states that each year the owner would gift two yearlings to the school as a donation.

The applicant has advised that there is additional land in the family’s ownership at 765 Nalangil Road (Lot CP170161), which is to the west of the subject site. The aerial image below shows the full extent of 765 Nalangil Road. There is no dwelling on the land to the west, which is held in a different name and does not form part of the application before Council.



Public notice was given to all surrounding landowners and a notice was displayed on the site for a period of 14 days. At the end of the public notice period, two letters of objection had been received from surrounding landowners. The content of the objections is summarised below.

- The dwelling would be on land less than 100 acres in size. On rural farming and grazing land this is contrary to the legislation. Agricultural land must be protected for future generations without 'false dwellings' for 'flawed use'. A dwelling is not required to rear calves.
- The proposed hobby farm destroys future farming opportunity and reduces available farming land for agricultural purposes.
- There are properties in the immediate area which could be purchased instead of a new dwelling.
- Waste from calves has not been addressed and is likely to cause a biosecurity issue on adjoining land.
- In contrast to the applicant's statement, the objector's home has a full view of the proposed house site.
- Accommodating teachers, and with students regularly attending the proposed dwelling site, would only add to the dangers and create more traffic and dust on a road which is not suitable for this purpose. Students visiting the farm or straying onto neighbouring farmland could pose a safety concern for surrounding farmers who have stud bulls on adjoining land.

The application was referred internally to Council's Infrastructure Department and Health Protection Unit. No objection was raised, subject to conditions being included on any permit issued should this proposal be allowed.

The application was referred externally to Agriculture Victoria which advised that:

"Agriculture Victoria generally considers that Grazing animal production and calf rearing would not give reasonable justification for a dwelling on a small lot. Grazing animal production requires regular supervision to ensure animal health and welfare but can be carried out without the requirement for a dwelling, as has been the case at this site. The proposed animal numbers of 12-15 yearlings would be considered sustainable."

Previous advice to Colac Otway SC for PP70/2022-1 (1075 Larpent Road LARPENT) dated 16 November 2022 may be worth considering. It discusses some relevant VCAT cases such as Kennedy v Baw Baw SC [2022] VCAT 787 and Strachan v Latrobe CC [2022] VCAT 35 which deal with dwellings on small lots in the Farming Zone. The response also notes Clause 14.01-1S & Clause 14.01-1L Protection of agricultural land, Clause 16.01-3S Rural residential development and Clause 02.03-4 Natural resource management."

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant Governance Principles by seeking to ensure that those who have made submissions on the planning application, including the applicant and those objecting to the proposal under Section 57 of the *Planning and Environment Act 1987*, also have the opportunity to do so verbally to Councillors as the decision-makers in this case.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A full report with an officer assessment of the proposal will be presented to a future Council or Planning Committee meeting for consideration.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the future officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Landowners and residents of land surrounding the application site were notified of the application and a sign was posted at the property entry. Two objections were received.

In accordance with Council's standard practice, a Consultation meeting was offered to the applicant and objectors. That meeting, to which Councillors were also invited, was held on 31 October 2023.

Public Transparency (s58 LGA 2020)

The Planning Committee meeting provides an opportunity for people to speak to their submission, providing further clarity around key points they wish to convey to Councillors. The applicant and objectors will also be invited to attend any future publicly held Council meeting at which the decision on the application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

The officer report presented to a future Council meeting will make an assessment of the extent to which the proposal meets relevant planning policy.

Financial Management (s101 Local Government Act 2020)

Not applicable.

Service Performance (s106 Local Government Act 2020)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

Following the meeting, a report on the planning application will be presented at a Council or Planning Committee meeting for consideration. This will have regard to submissions received during the processing of the application. All submitters will be advised of the meeting date.

Human Rights Charter

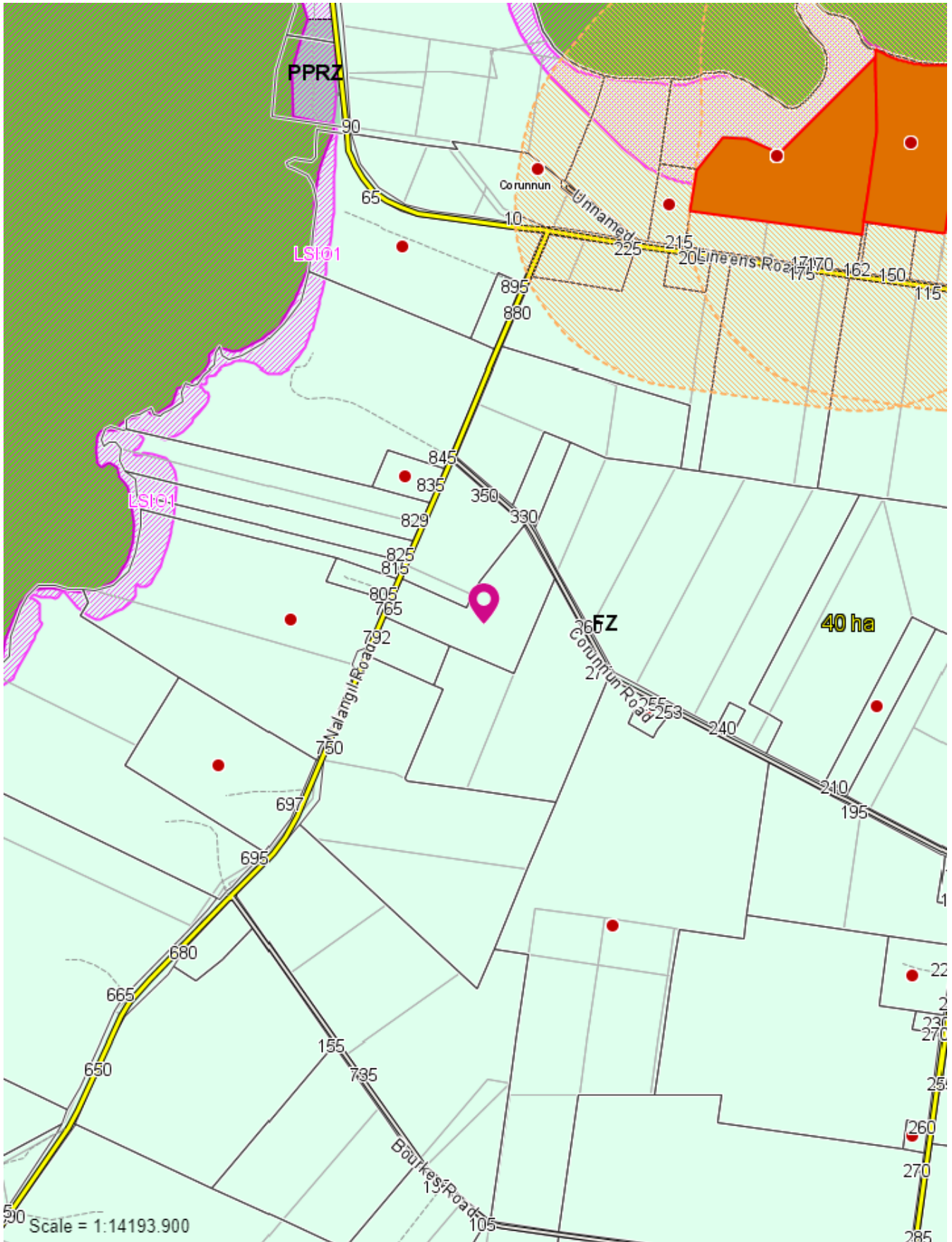
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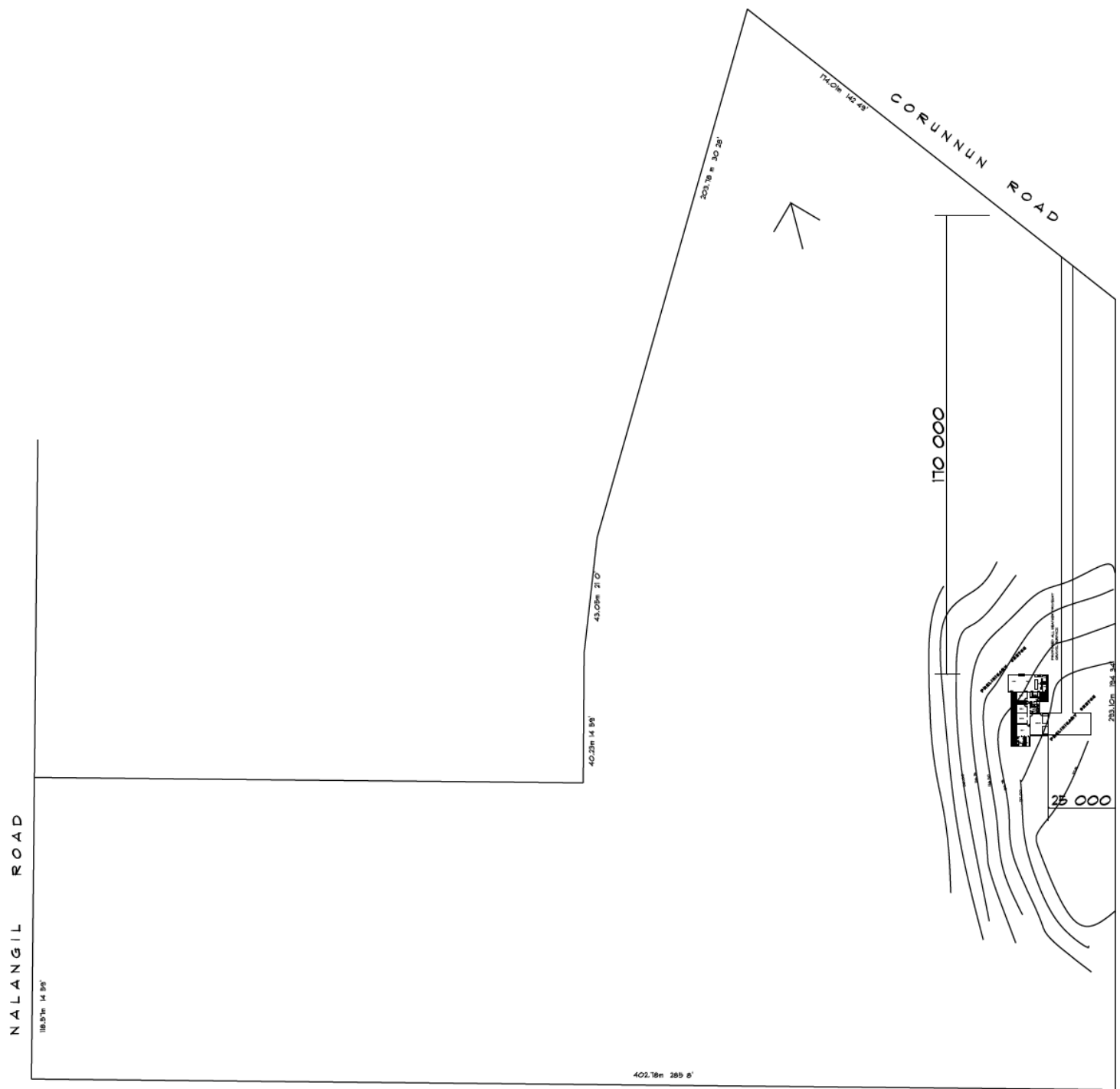
Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Options**Option 1 – Note the verbal submissions**

This option is recommended by officers, as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future meeting.



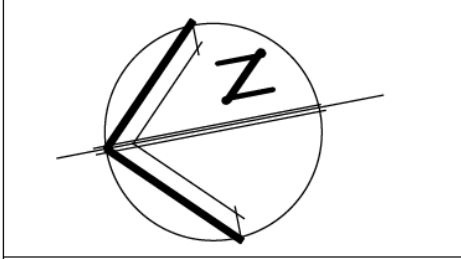


SITE PLAN 1:2000

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AMENDMENTS:



PRELIMINARY DRAWINGS

TORONGA BAYVIEW 
design & drafting
 6 ROSE DRIVE
 ELLIMINYT VIC 3250
 tel: 03 52 316203 mobile: 0417 324 728
 email: rhonda@torongadesign.com.au

job name:
 proposed RESIDENCE for

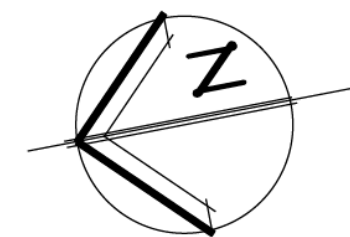

| | |
|----------------------------|----------------------------|
| date: MAY 2023 | scale: 1:2000 |
| drawn by: Rhonda F Gard | ref no: AD DP 1711 |
| sheet no: 01 | drawing no: SKETCH 22.2 |

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AMENDMENTS:



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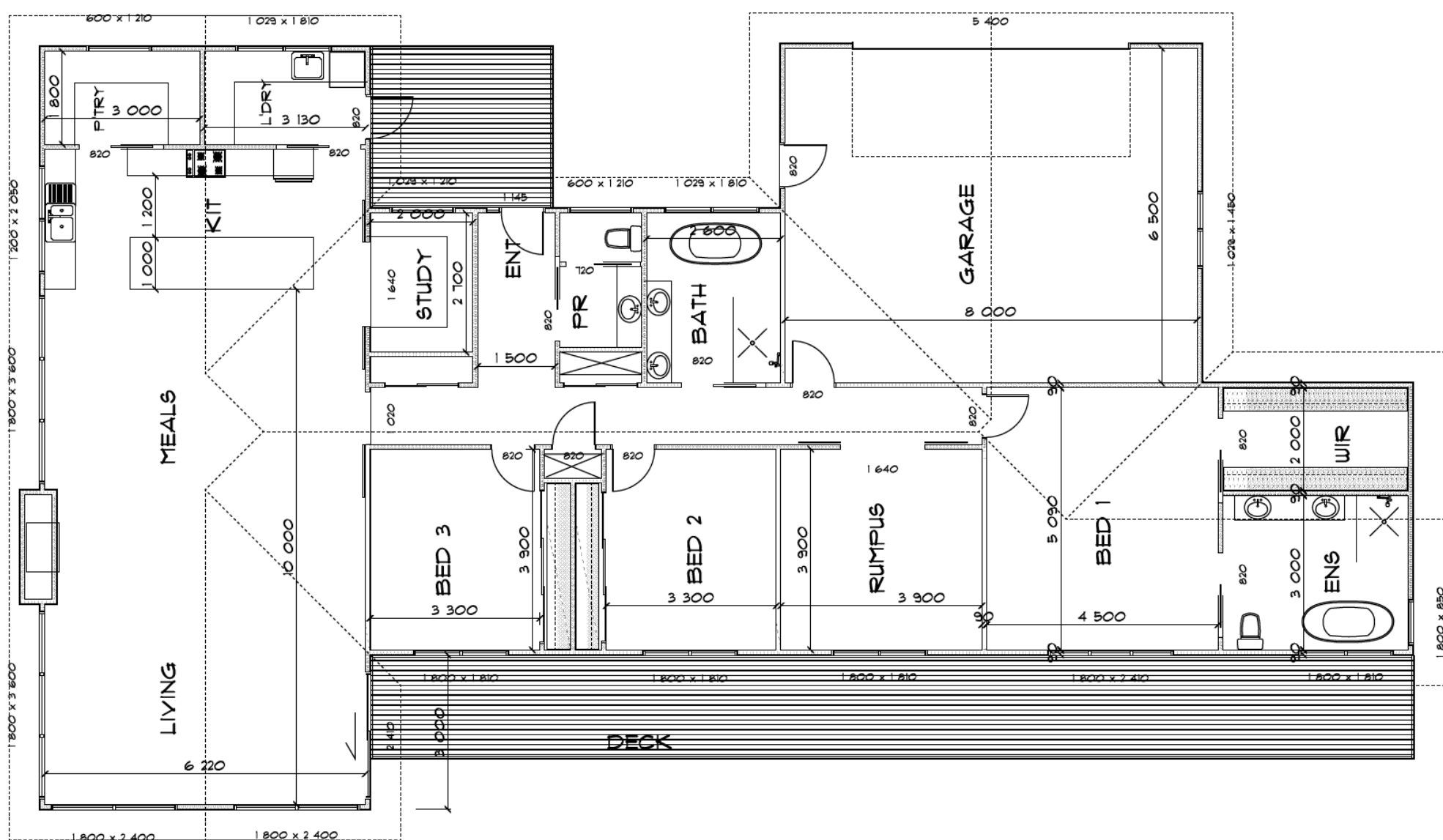


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email: rhonda@torongadesign.com.au

job name:
proposed RESIDENCE for
[REDACTED]

| | |
|----------------------------|----------------------------|
| date: MAY 2023 | scale: 1:100 |
| drawn by: Rhonda F Gard | prep no: AD DP 1111 |
| sheet no: 03 | drawing no: SKETCH 22.2 |

DRIVEWAY

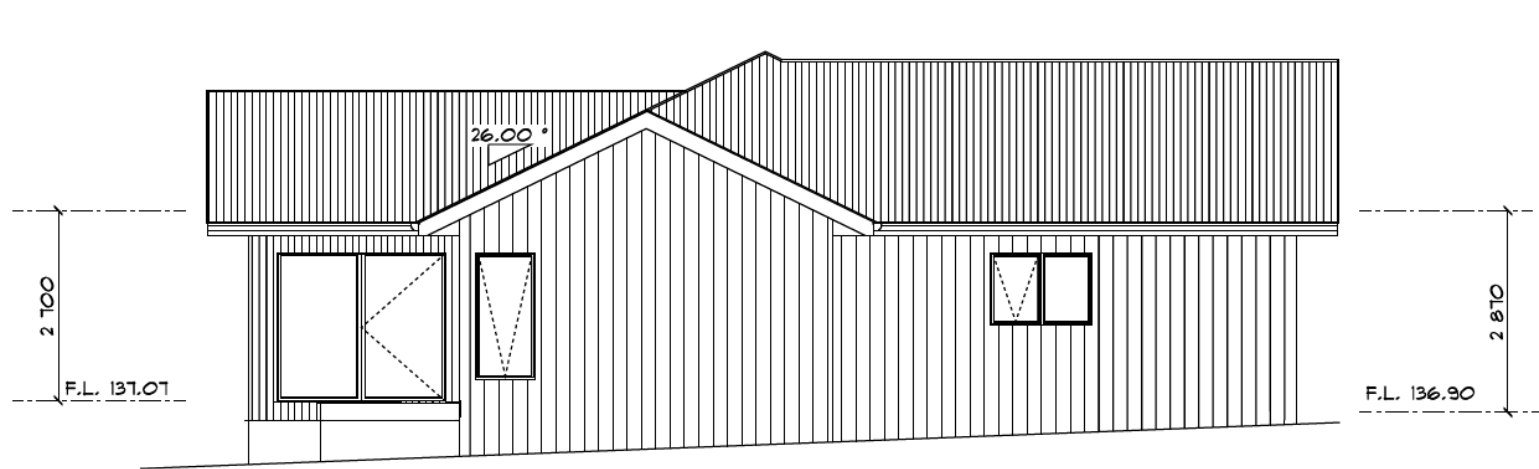


VIEWS

PROPOSED PLAN 1:100

| AREA SCHEDULE | |
|---------------|---------------------------|
| NAME | AREA |
| RESIDENCE | 230.06 sq m. (24.75 aqs.) |
| GARAGE | 55.09 sq m. |
| DECK | 39.63 sq m. |

VIEWS



SOUTH ELEVATION 1:100

 COLORBOND CUSTOM ORB
ROOF SHEETING, FASCIA & GUTTER
'WINDSPRAY'

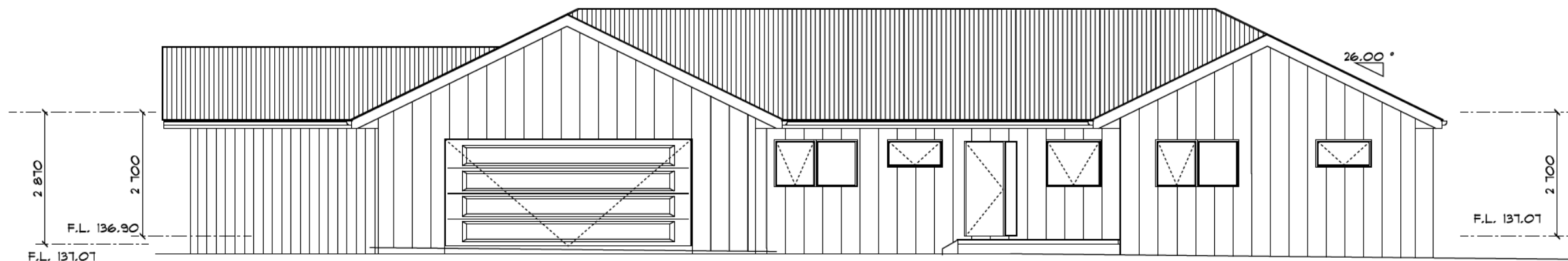
 SPOTTED GUM VERTICAL
CLADDING
'STAINED NATURAL'

 HARIDES 'SCYON-AXON'
PAINTED 'MONUMENT'

 PANEL LIFT DOOR
'CLASSIC CEDAR'

 COLORBOND
STANDING SEAM
'MONUMENT'

 ALUMINIUM WINDOWS
AND DOORS
COLORBOND 'NIGHTSKY'



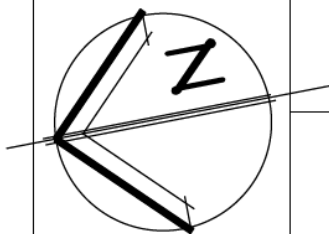
EAST ELEVATION 1:100



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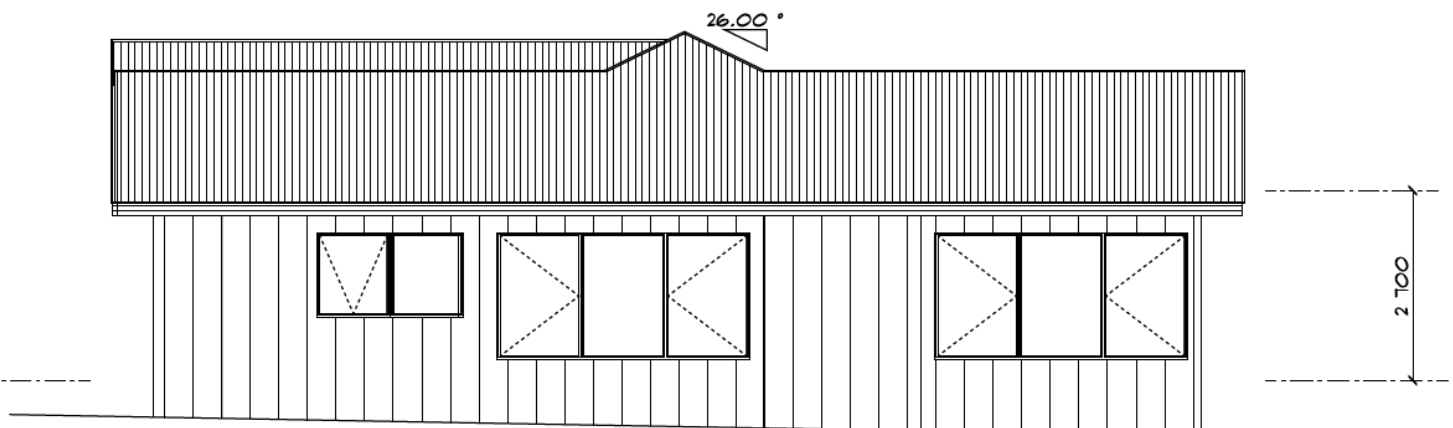
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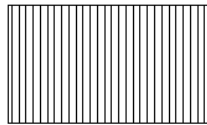
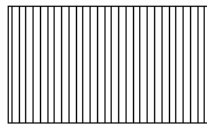
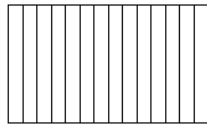
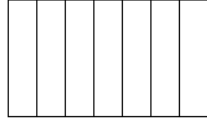
amendments:



job name: proposed RESIDENCE for

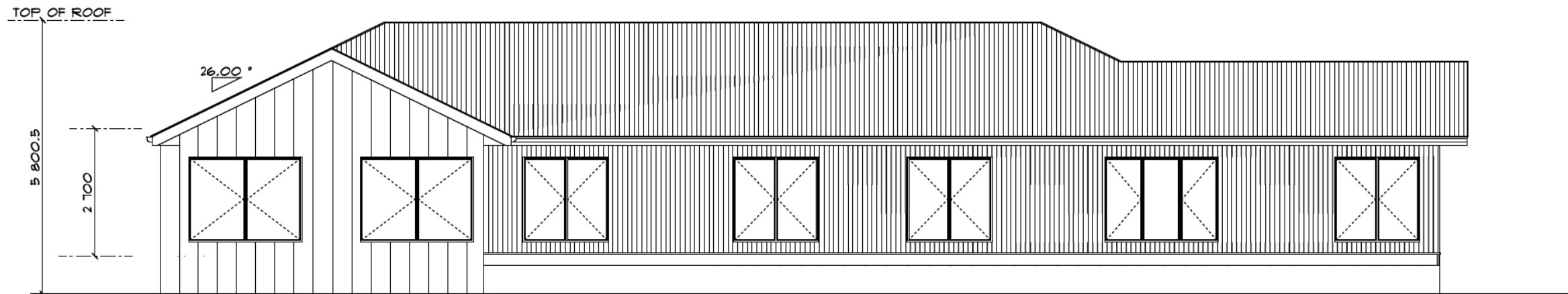
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| date: | MAY 2023 | scale: | 1:100 |
| drawn by: | Rhonda F Gard | app no: | AD DP 1717 |
| sheet no: | 03 | drawing no: | SKETCH 22.2 |



NORTH ELEVATION 1:100

-  COLORBOND CUSTOM ORB
ROOF SHEETING, FASCIA & GUTTER
'WINDSPRAY'
-  SPOTTED GUM VERTICAL
CLADDING
'STAINED NATURAL'
-  HARIDES 'SCYON-AXON'
PAINTED 'MONUMENT'
-  COLORBOND
STANDING SEAM
'MONUMENT'

-  PANEL LIFT DOOR
'CLASSIC CEDAR'
-  ALUMINIUM WINDOWS
AND DOORS
COLORBOND 'NIGHTSKY'

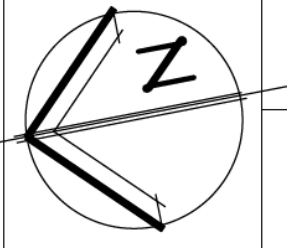


WEST ELEVATION 1:100



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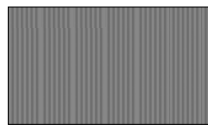
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amendments:

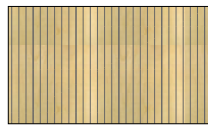
job name: **proposed RESIDENCE for**


| | | | |
|------------|---------------|--------------|-------------|
| date: | MAY 2023 | scale: | 1:100 |
| drawn by: | Rhonda F Gard | rep no.: | AD DP 1111 |
| sheet no.: | 03 | drawing no.: | SKETCH 22.2 |

COLOR SCHEDULE:



COLORBOND CUSTOM ORB
ROOF SHEETING, FASCIA & GUTTER
'WINDSPRAY'



SPOTTED GUM VERTICAL
CLADDING
'STAINED NATURAL'



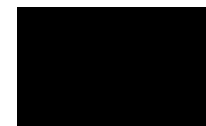
HARIDES 'SCYON-AXON'
PAINTED 'MONUMENT'



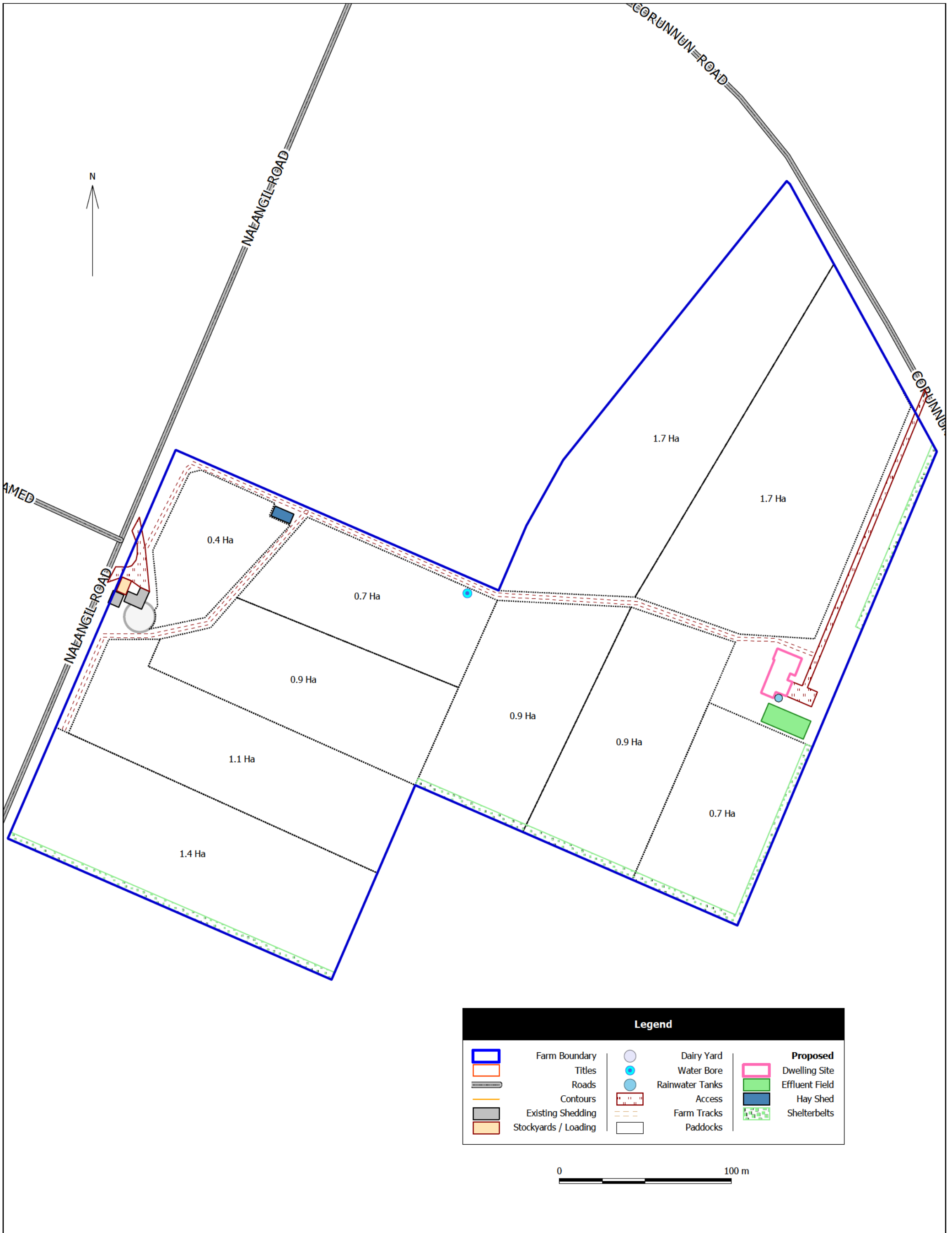
COLORBOND
STANDING SEAM
'MONUMENT'



PANEL LIFT DOOR
'CLASSIC CEDAR'

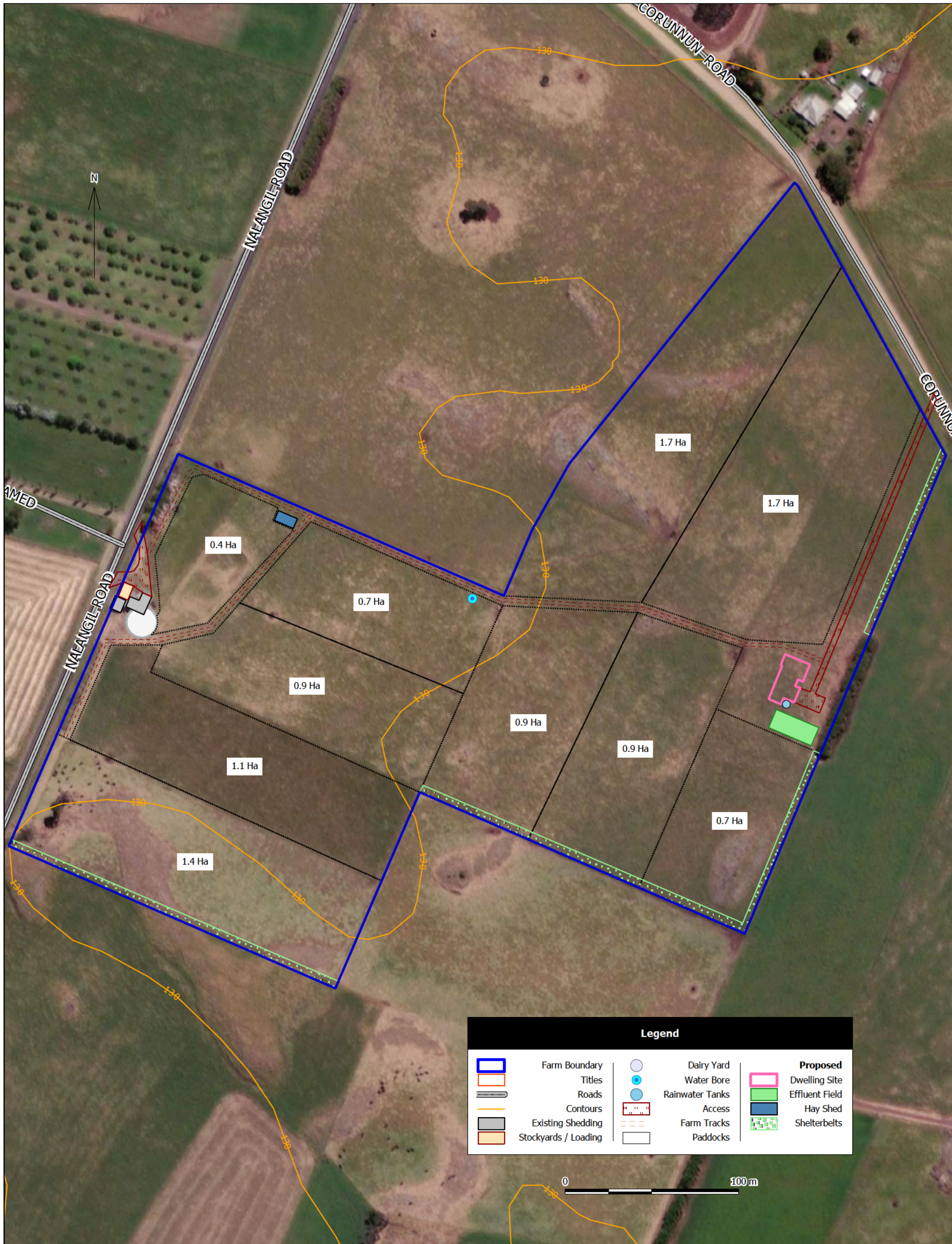


ALUMINIUM WINDOWS
AND DOORS
COLORBOND 'NIGHTSKY'



765 & 792 Nalangil Road Corunnun

Mercator
 Lon: 143°29'16" E Lat: 38°16'44" S
 Printed at: 28/08/2023
 Scale: 1:1900



765 & 792 Nalangil Road Corunnun

Mercator
 Lon: 143°29'16" E Lat: 38°16'44" S
 Printed at: 28/08/2023
 Scale: 1:1900

Item: 8.4

PP308/2022 - 10-14 Pascoe Street and 51-55 Great Ocean Road, Apollo Bay – Retail and Accommodation

| | |
|--------------------------------|---|
| OFFICER | Ian Williams |
| CHIEF EXECUTIVE OFFICER | Anne Howard |
| DIVISION | Executive |
| ATTACHMENTS | <ol style="list-style-type: none">1. Application Plans [8.4.1 - 7 pages]2. Site location plan [8.4.2 - 1 page] |

1. PURPOSE

To hear verbal submissions from the applicant and objectors about a planning application (ref. PP308/2022-1) for retail and residential development at 51-53 and 55 Great Ocean Road, and 10 and 14 Pascoe Street, in Apollo Bay. The application proposes the construction of three retail premises and public toilets at ground floor level, with five apartments above the retail tenancies. The application also proposes a reduction of twenty car parking spaces from the specified parking rate, the use of part of the land for the sale of packaged liquor, the display of illuminated business identification signage and the removal of a restriction (drainage and sewerage easement).

The role of the Planning Committee in this instance is to hear submissions. Whilst the Committee has powers to make a decision on the application, the officers have not provided a report on the merits of the proposal, with the intention that this be done at a future meeting. A Council decision will be sought given the proposal may have an effect on the broader community and also includes the provision of public toilets which would be managed by Council.

2. EXECUTIVE SUMMARY

The subject site at 51-53 and 55 Great Ocean Road, and 10 Pascoe Street, comprises three lots with frontages to both the Great Ocean Road and Pascoe Street. As some works would also be required in the public car park to the immediate north at 14 Pascoe Street, that land has also been included as part of the application site.

The application is for the construction of three retail premises and public toilets at ground floor level, including a supermarket fronting the Great Ocean Road, with five (5) apartments proposed on the

upper floors of the retail premises. The application also proposes a reduction of twenty car parking spaces from the specified rate, the use of land for the sale of packaged liquor, the display of illuminated business identification signage and the removal of a restriction (drainage and sewerage easement).

The application was subject to public notice. Two objections were received from nearby landowners and a letter of objection was also received from Barwon Water. It is intended that the application will be determined when an officer report is considered at a future Planning Committee or Council meeting.

3. RECOMMENDATION

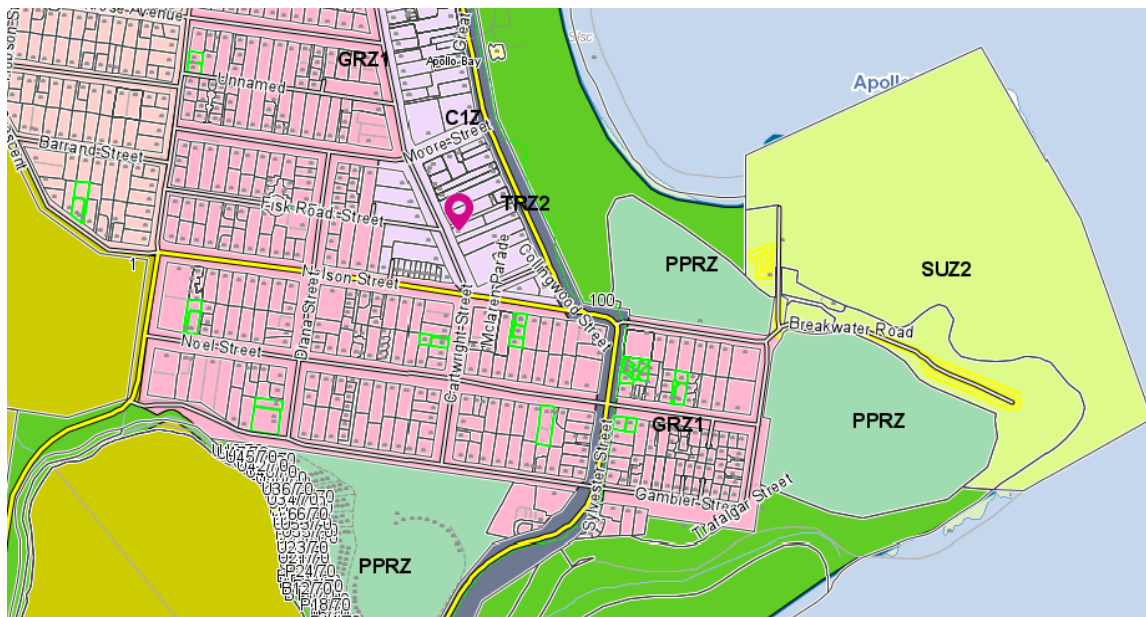
That the Planning Committee:

- 1. Acknowledges and notes the verbal comments made in support of written submissions.*
- 2. Thanks the submitters and the applicant for their contribution to the submission process.*
- 3. Having heard all persons wishing to speak to their submissions, recommends that Council consider all submissions at a future Planning Committee or Council meeting.*

4. KEY INFORMATION

Application Site

The subject site is located within the Commercial 1 Zone (C1Z). It is covered by Design and Development Overlay, Schedule 5 (DDO5: Apollo Bay – Town Centre) and Parking Overlay, Schedule 2 (PO2: Apollo Bay Commercial Centre).



The site is located on the western side of the Great Ocean Road and forms part of the commercial centre of Apollo Bay. The land on which the buildings would be constructed consists of three lots

(shown on the aerial image below) with two having frontages onto the Great Ocean Road and two having frontages onto Pascoe Street to the rear (note: No. 55 Great Ocean Road, which runs through the entire depth of the block, has two frontages). No. 14 Pascoe Street has also been included as part of the subject site because of works that would occur in the Council managed car park.

The front of the site is in an area of cultural heritage sensitivity, shown hatched yellow on the aerial image below. It is not considered that a Cultural Heritage Management Plan is required in this case, as the site has been significantly disturbed in the past.



The application site was formerly occupied by a Chinese restaurant, which was destroyed by a fire during April 2021. The fire also destroyed the neighbouring property (formerly known as the Bluebird Café) and caused damage to an adjoining hardware store. As such, the application site is now vacant. Pre-fire, the site had provision for 8 car parking spaces.

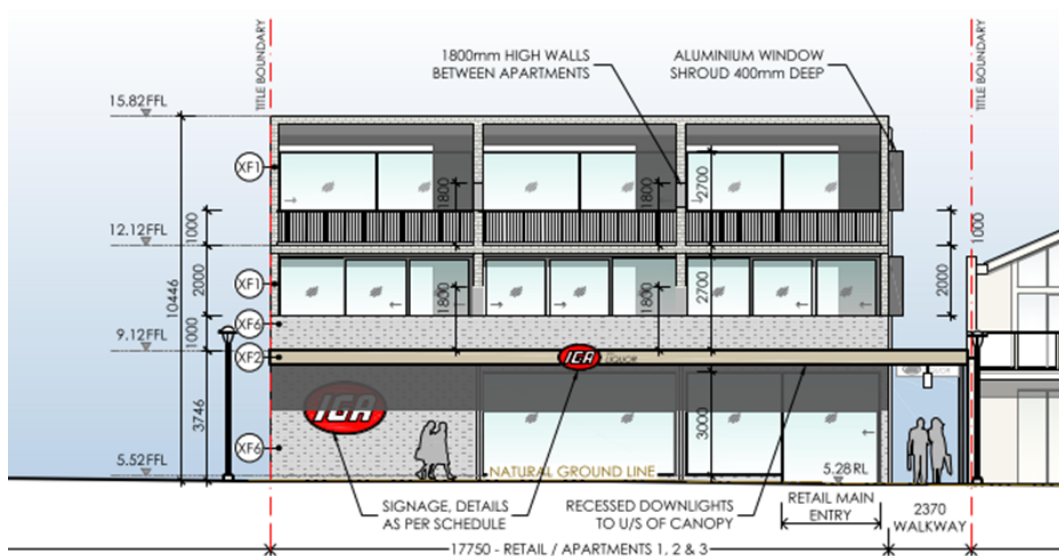
Proposal

The proposal would include the following:

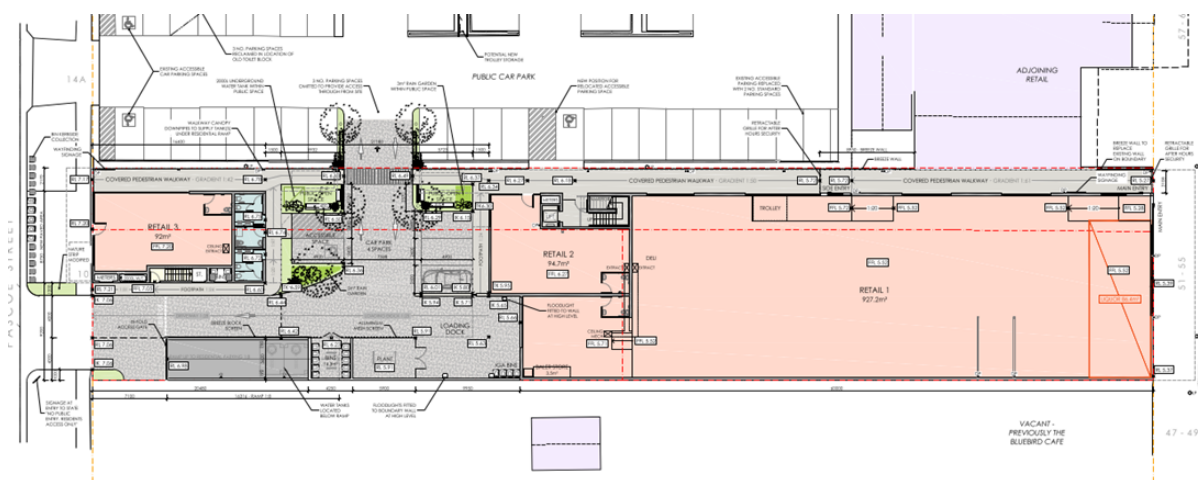
- Unit 1 (supermarket) - to be occupied by IGA, would include an area for the sale of packaged liquor. The tenancy would be 927sqm, with a dedicated service bay to the rear of the unit.
- Unit 2 (shop) - 95sq.m, located centrally in the development with a frontage towards the Council car park and direct access from the proposed pedestrian walkway extending along the site's northern boundary.
- Unit 3 (shop) - 92sq.m, with a frontage and access from Pascoe Street, as well as via a pedestrian pathway from the Great Ocean Road.
- Five (5) dwellings (apartments) comprising the following:
 - Dwellings 1 to 3 would be four-bedroom, two-storey dwellings above the IGA, with balconies to the Great Ocean Road.
 - Dwelling 4 would be a first floor two-bedroom dwelling over the second retail tenancy, with its primary outlook to the north.
 - Dwelling 5 would be a first floor three-bedroom dwelling fronting Pascoe Street.

- Provision of new public toilets with 5 cubicles. These are proposed to be located to the rear of the Pascoe Street retail tenancy.
- A 2.1m wide covered pedestrian walkway would be provided along the northern side of the supermarket.
- 13 car parking spaces are proposed on site, including 1 accessible space outside the public toilets.
- It is proposed to integrate the car parking facilities with the existing Council car park to the north.
- Reconfiguration of the eastern section of the adjoining public car park is proposed to allow for vehicular access from the site.

Proposed Great Ocean Road elevation



Proposed ground floor plan



Four (4) car parking spaces are proposed to be located within the site at ground floor level.

As noted above, five dwellings are proposed over the first and second floors of the three retail premises. The proposed access from the dwellings facing the Great Ocean Road would lead directly into a rear car park at first floor level, which would provide nine (9) car parking spaces.

The proposed three-storey building would have a maximum height of 10.4m, which would comply with the maximum height of 10.5m under the Design and Development Overlay.

The buildings would be finished in a mix of off-white face brickwork, light grey concrete blockwork (southern side) and white breezeblock wall (checkerboard pattern), with grey weathered timber cladding to the pedestrian walkway and dark grey aluminium windows. The interface to the public car park would provide articulation with window openings and a mix of materials.

The proposal includes provision of public toilets (five cubicles), which would be located to the eastern side (rear) of the Pascoe Street retail tenancy. A footpath from the north facing covered walkway would provide access to the toilets.

Proposed elevations facing the Council managed car park



A reduction of twenty (20) car parking spaces from the specified rate, and from the associated financial contribution requirement as set out under the Parking Overlay (PO2) specific to the retail element, is also sought. The applicant considers that the waiver of the financial requirement would meet the 'exceptional circumstances' that can be considered under the Parking Overlay (PO2).

As part of this application, it is proposed that the supermarket (IGA) would sell packaged liquor for consumption off the premises. The area where liquor would be sold would cover an area of 86.4 square metres towards the front of the store. The applicant has also advised that the existing liquor licence at 103-105 Great Ocean Road would be transferred to the subject site from the existing IGA store.

Public Notice

Public notice was given for the application in the form of a site notice and letters to adjoining landowners/occupiers. Three objections were received, which are summarised below:

Barwon Water

1. The proposed development does not conform to Barwon Water's Asset Protection policy and/or any 'build over' approval issued. Structures are generally to be no closer than 1.0m to a Barwon Water pipeline. If the applicant wishes to propose to construct a structure closer, then consent from Barwon Water is required before permit conditions can be included. The lodgement of an application does not constitute approval of this development. Alternatively, the applicant can alter their proposal to adhere to the Asset Protection policy or seek conditions for relocation of the Barwon Water asset.

Note: at the time of writing this report, the applicant was still liaising with Barwon Water about this issue.

Other objectors

2. Material impact due to the anticipated increase in traffic and car parking resulting in increased maintenance costs incurred to the properties identified as responsible for those maintenance costs. The applicant should assume a significant proportion of the Council maintenance liability for the Pascoe Street car park in conjunction with a proportion of the maintenance liability as assigned to other owners currently responsible for the car park maintenance costs. Maintenance costs of the Pascoe Street car park are proportional as per 173 Agreement identified as AL144185N. Currently Council (ratepayers) assume 42% liability for costs. The proposal to use the area for supermarket car parking would represent a 'material change' to the plan under points 1.10.1, 1.10.2 and 1.10.4 as listed below.

1.10. "Material Change" means a change to the Plan that would:

- 1.10.1. Reduce the number of publically available car parks by more than 5 spaces on a permanent basis.
- 1.10.2. Significantly change the point of ingress to or from the Carpark.
- 1.10.3. Alter the number of Designated Car Parks available to the Owner.
- 1.10.4. Permit a change to the Plan that would permanently result in the use of the Car Park for an alternative purpose.

This 'material change' would/should trigger an amended s173 agreement with the applicant assuming a significant proportion of Council share of liability (e.g., 25% of total, leaving Council with 17%). In addition, due to anticipated increased use, the applicant should assume a proportion of the liability due to the balance of the owners (e.g., 20%).

3. Apollo Bay has a shortage of car parking spaces, and the provision of actual sites should not be compromised by paying for sites.
4. Whilst each of the points raised by the applicant for the waiver of car parking has some degree of merit, the applicant has not demonstrated that exceptional circumstances apply; therefore, Council is urged to enforce the financial contribution requirement.
5. The public toilets should be accessed internally within the shops and only be accessible during shop opening hours.
6. An additional liquor outlet and advertising is not required within Apollo Bay.

Referrals

The application was referred internally to Council's Infrastructure Department, the Health Protection Unit, the Leisure and Recreation Unit and the Economic Development Unit. No objection has been raised, subject to conditions being included on any permit issued.

Externally the application was referred to the Department of Transport and Planning, VicPolice and Barwon Water. As noted above, Barwon Water has raised an objection. No other external authority raised an objection, subject to conditions being included on any permit issued.

5. CONSIDERATIONS

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant Governance Principles by seeking to ensure that those who have made submissions on the planning application, including the applicant and those objecting to the proposal under Section 57 of the *Planning and Environment Act 1987*, also have the opportunity to do so verbally to Councillors as the decision-makers in this case.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A full report with an officer assessment of the proposal will be presented to a future Planning Committee or Council meeting for consideration.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the future officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Landowners and residents of land surrounding the application site were notified of the application and signs were displayed at the property frontages. Three objections were received, including one from Barwon Water.

In accordance with Council's standard practice, a Consultation Meeting was offered to the applicant and objectors. Whilst the applicant agreed to attend a meeting, one objector declined the offer and a second objector did not respond. Barwon Water also declined the offer of the Consultation Meeting but, as noted above, is liaising direct with the applicant. Given this, a Consultation Meeting was not held.

Public Transparency (s58 LGA 2020)

A Planning Committee meeting provides an opportunity for people to speak to their submission, providing further clarity around key points they wish to convey to Councillors. The applicant and objectors will also be invited to attend any future publicly held meeting at which the decision on the application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

The officer report presented to a future meeting will make an assessment of how the proposal meets relevant planning policy.

Financial Management (s101 Local Government Act 2020)

Not applicable.

Service Performance (s106 Local Government Act 2020)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

A report on the merits of the planning application will be presented at a future Planning Committee or Council meeting for consideration. This will have regard to submissions received during the processing of the application. All submitters will be advised of the meeting date.

Human Rights Charter

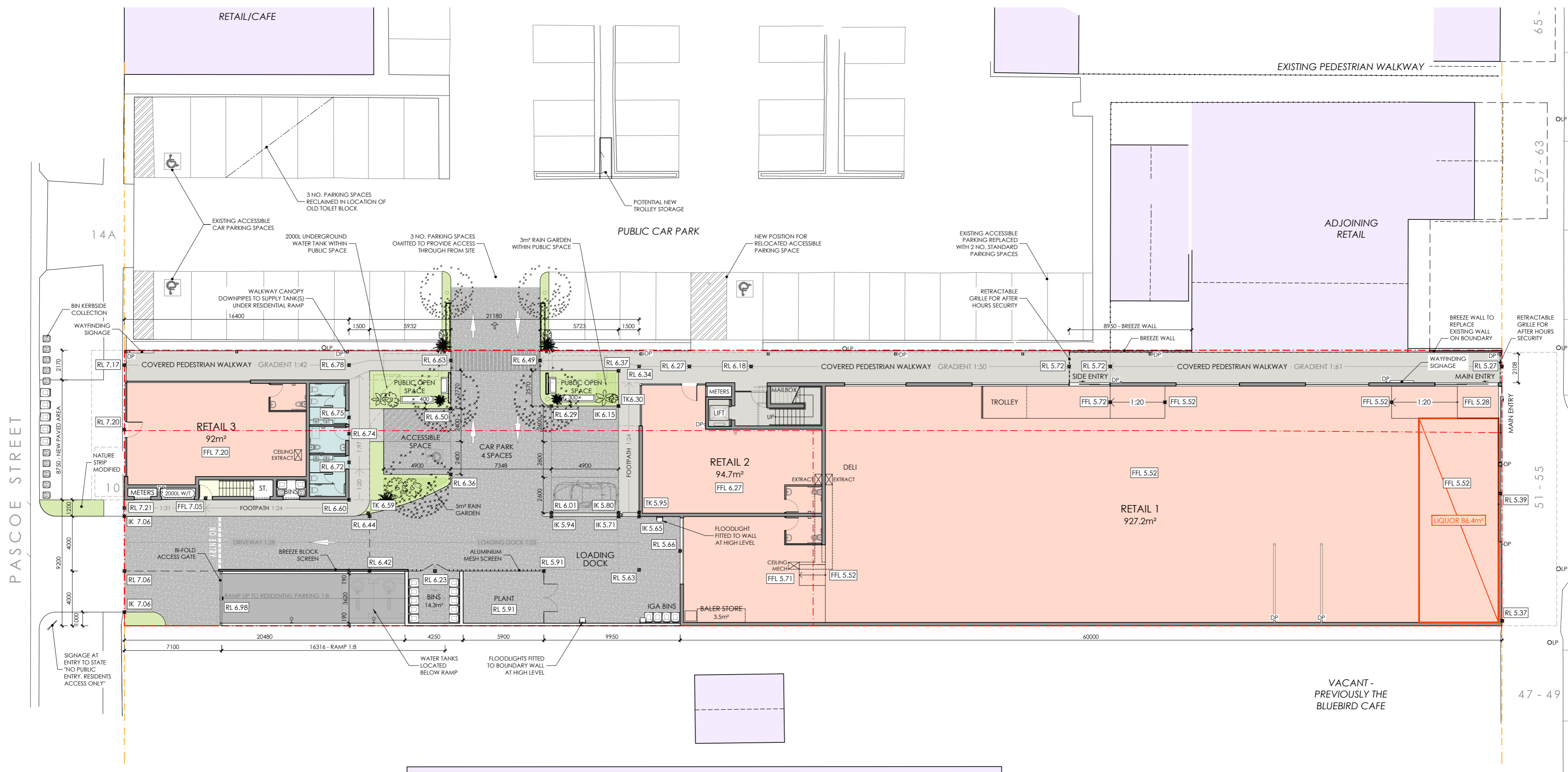
No impact.

Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

OptionsOption 1 – Note the verbal submissions

This option is recommended by officers, as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future meeting.



1 SITE PLAN & GROUND FLOOR LAYOUT
1:200 @ A2

DEVELOPMENT STATISTICS SUMMARY

| | |
|---------------------------------|----------------------|
| TOTAL SITE AREA | 2026.7m ² |
| RETAIL 1 & 2 BUILDING FOOTPRINT | 1094.3m ² |
| RETAIL 3 BUILDING FOOTPRINT | 143.5m ² |
| RAMP & ACCOMMODATION BELOW | 94.1m ² |
| PUBLIC OPEN SPACE | 31.0m ² |
| TOTAL BUILT AREA | 1331.9m ² |
| SITE COVERAGE | 65.7 % |
| TOTAL PRIVATE OPEN SPACE | 242.9m ² |
| PRIVATE OPEN SPACE COVERAGE | 12.0 % |

RETAIL & FACILITIES AREAS

| | |
|----------------------------------|---------------------|
| RETAIL 1 | 927.8m ² |
| RETAIL 2 | 94.7m ² |
| STAIR/LIFT TO APARTMENTS 1-3 & 4 | 24.0m ² |
| RETAIL 3 | 91.5m ² |
| TOILET FACILITIES | 21.7m ² |
| STAIR TO APARTMENT 5 | 9.4m ² |
| PEDESTRIAN WALKWAY | 219.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|------------------------------|---------------------------|
| APARTMENT 1 - FIRST FLOOR | 146.8m ² |
| APARTMENT 1 - SECOND FLOOR | 159.8m ² |
| APARTMENT 1 TOTAL FLOOR AREA | 306.6m² |
| PRIVATE OPEN SPACE | 62.8m ² |
| APARTMENT 2 - FIRST FLOOR | 138.6m ² |
| APARTMENT 2 - SECOND FLOOR | 140.7m ² |
| APARTMENT 2 TOTAL FLOOR AREA | 279.3m² |
| PRIVATE OPEN SPACE | 74.0m ² |
| APARTMENT 3 - FIRST FLOOR | 138.6m ² |
| APARTMENT 3 - SECOND FLOOR | 140.7m ² |
| APARTMENT 3 TOTAL FLOOR AREA | 279.3m² |
| PRIVATE OPEN SPACE | 74.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|--------------------|---------------------------|
| APARTMENT 4 | 82.3m² |
| PRIVATE OPEN SPACE | 11.1m ² |
| APARTMENT 5 | 116.7m² |
| PRIVATE OPEN SPACE | 17.7m ² |

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PLANNING



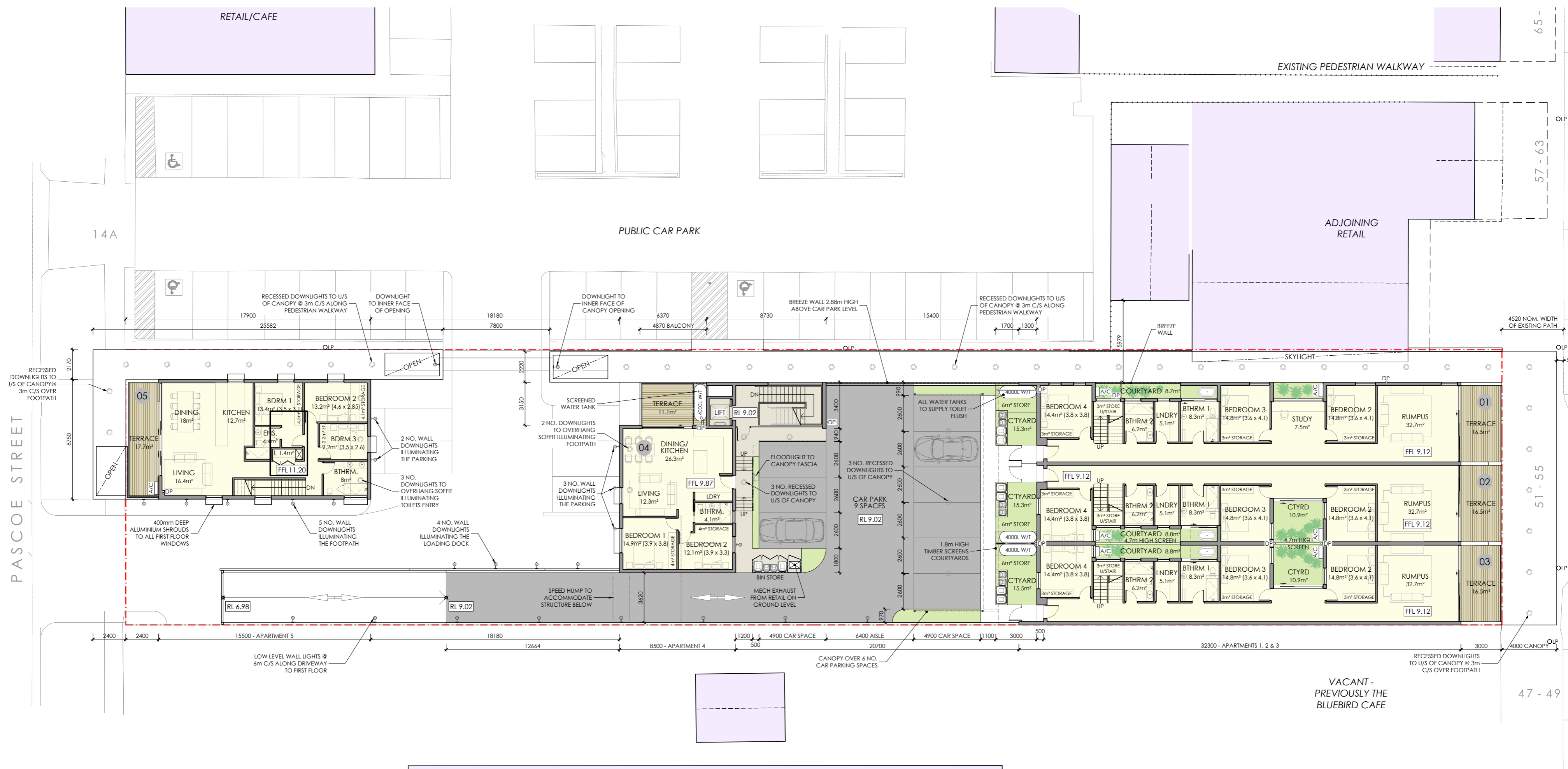
Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3233

Drawing Title
SITE PLAN & GROUND FLOOR LAYOUT

Drawing Number
2128-TP08

Revision
H

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w: www.clparchitecture.com



1 FIRST FLOOR LAYOUT
1:200 @ A2

DEVELOPMENT STATISTICS SUMMARY

| | |
|---------------------------------|----------------------|
| TOTAL SITE AREA | 2026.7m ² |
| RETAIL 1 & 2 BUILDING FOOTPRINT | 1094.3m ² |
| RETAIL 3 BUILDING FOOTPRINT | 143.5m ² |
| RAMP & ACCOMMODATION BELOW | 94.1m ² |
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RETAIL & FACILITIES AREAS

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| TOILET FACILITIES | 21.7m ² |
| STAIR TO APARTMENT 5 | 9.4m ² |
| PEDESTRIAN WALKWAY | 219.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|------------------------------|---------------------|
| APARTMENT 1 - FIRST FLOOR | 146.8m ² |
| APARTMENT 1 - SECOND FLOOR | 159.8m ² |
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| PRIVATE OPEN SPACE | 62.8m ² |
| APARTMENT 2 - FIRST FLOOR | 138.6m ² |
| APARTMENT 2 - SECOND FLOOR | 140.7m ² |
| APARTMENT 2 TOTAL FLOOR AREA | 279.3m ² |
| PRIVATE OPEN SPACE | 74.0m ² |
| APARTMENT 3 - FIRST FLOOR | 138.6m ² |
| APARTMENT 3 - SECOND FLOOR | 140.7m ² |
| APARTMENT 3 TOTAL FLOOR AREA | 279.3m ² |
| PRIVATE OPEN SPACE | 74.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|--------------------|---------------------|
| APARTMENT 4 | 82.3m ² |
| PRIVATE OPEN SPACE | 11.1m ² |
| APARTMENT 5 | 116.7m ² |
| PRIVATE OPEN SPACE | 17.7m ² |

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PLANNING



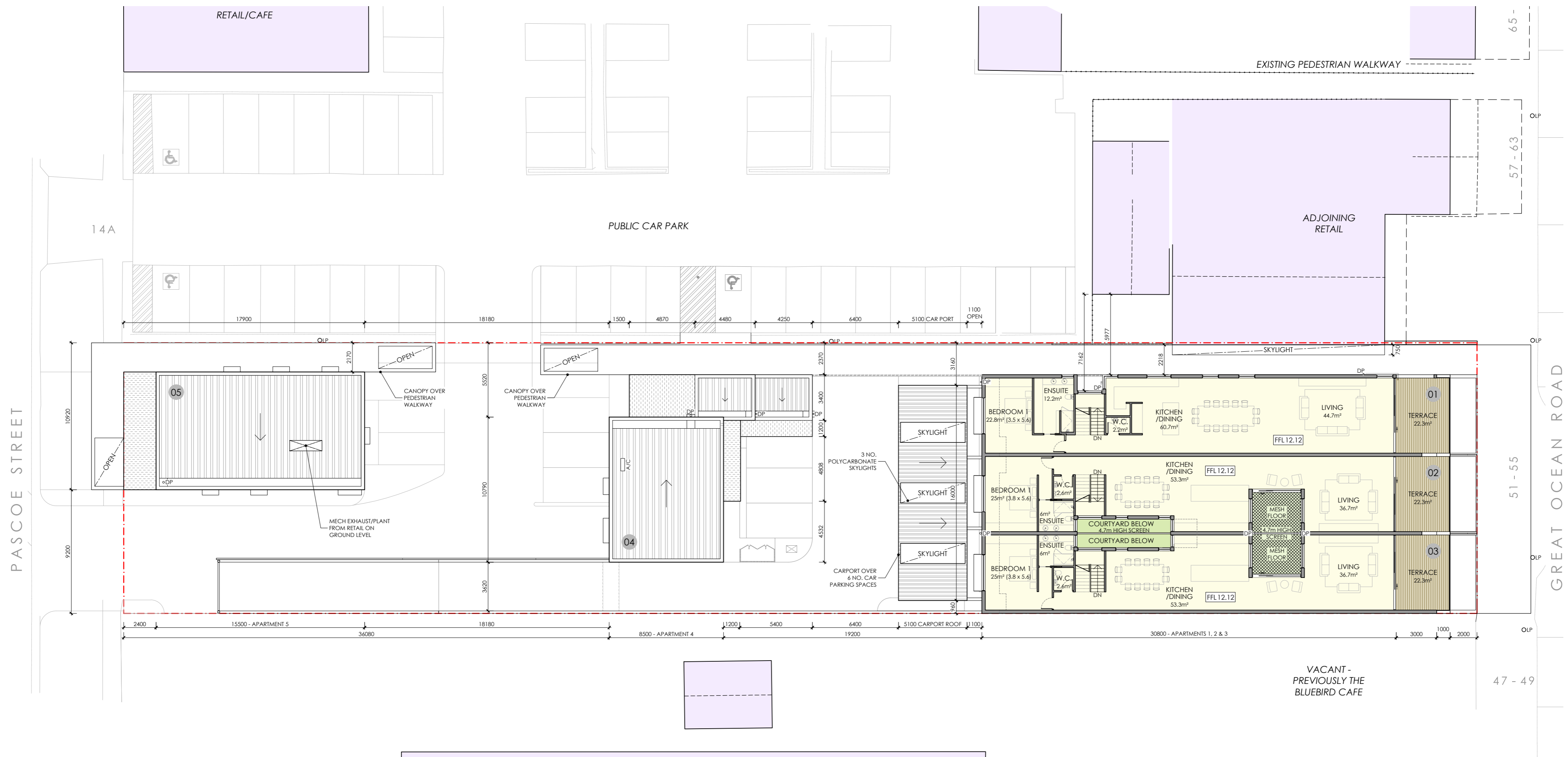
Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3233

Drawing Title
FIRST FLOOR LAYOUT

Drawing Number
2128-TP09

Revision
F

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1 SECOND FLOOR LAYOUT
1:200 @ A2

DEVELOPMENT STATISTICS SUMMARY

| | |
|---------------------------------|----------------------|
| TOTAL SITE AREA | 2026.7m ² |
| RETAIL 1 & 2 BUILDING FOOTPRINT | 1094.3m ² |
| RETAIL 3 BUILDING FOOTPRINT | 143.5m ² |
| RAMP & ACCOMMODATION BELOW | 94.1m ² |
| PUBLIC OPEN SPACE | 31.0m ² |
| TOTAL BUILT AREA | 1331.9m ² |
| SITE COVERAGE | 65.7% |
| TOTAL PRIVATE OPEN SPACE | 242.9m ² |
| PRIVATE OPEN SPACE COVERAGE | 12.0% |

RETAIL & FACILITIES AREAS

| | |
|----------------------------------|---------------------|
| RETAIL 1 | 927.8m ² |
| RETAIL 2 | 94.7m ² |
| STAIR/LIFT TO APARTMENTS 1-3 & 4 | 24.0m ² |
| RETAIL 3 | 91.5m ² |
| TOILET FACILITIES | 21.7m ² |
| STAIR TO APARTMENT 5 | 9.4m ² |
| PEDESTRIAN WALKWAY | 219.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|------------------------------|---------------------------|
| APARTMENT 1 - FIRST FLOOR | 146.8m ² |
| APARTMENT 1 - SECOND FLOOR | 159.8m ² |
| APARTMENT 1 TOTAL FLOOR AREA | 306.6m² |
| PRIVATE OPEN SPACE | 62.8m ² |
| APARTMENT 2 - FIRST FLOOR | 138.6m ² |
| APARTMENT 2 - SECOND FLOOR | 140.7m ² |
| APARTMENT 2 TOTAL FLOOR AREA | 279.3m² |
| PRIVATE OPEN SPACE | 74.0m ² |
| APARTMENT 3 - FIRST FLOOR | 138.6m ² |
| APARTMENT 3 - SECOND FLOOR | 140.7m ² |
| APARTMENT 3 TOTAL FLOOR AREA | 279.3m² |
| PRIVATE OPEN SPACE | 74.0m ² |

RESIDENTIAL FLOOR AREAS

| | |
|--------------------|---------------------------|
| APARTMENT 4 | 82.3m² |
| PRIVATE OPEN SPACE | 11.1m ² |
| APARTMENT 5 | 116.7m² |
| PRIVATE OPEN SPACE | 17.7m ² |

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PLANNING



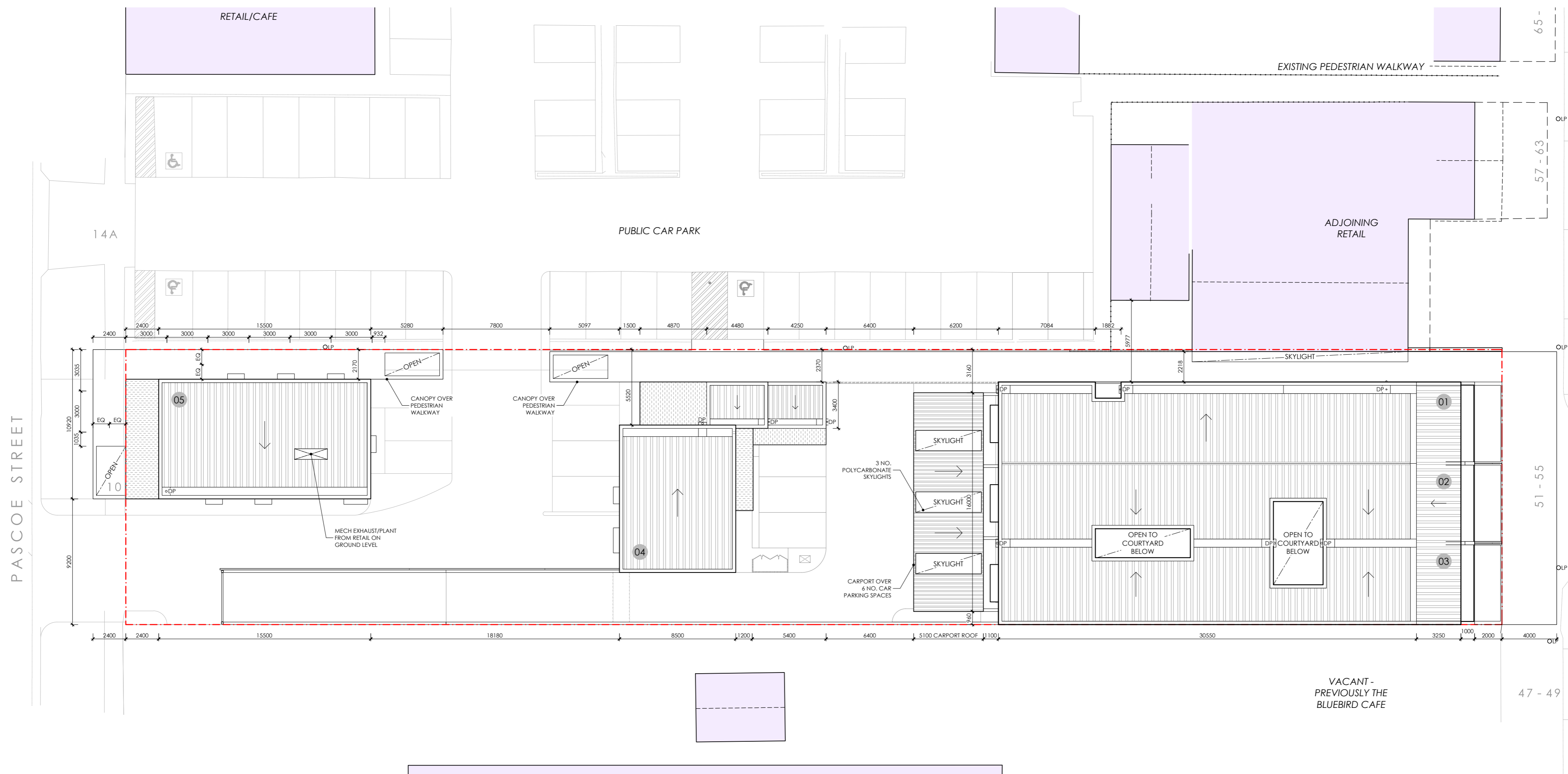
Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3223

Drawing Title
SECOND FLOOR LAYOUT

Drawing Number
2128-TP10

Revision
F

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1 ROOF PLAN
1:200 @ A2

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PLANNING



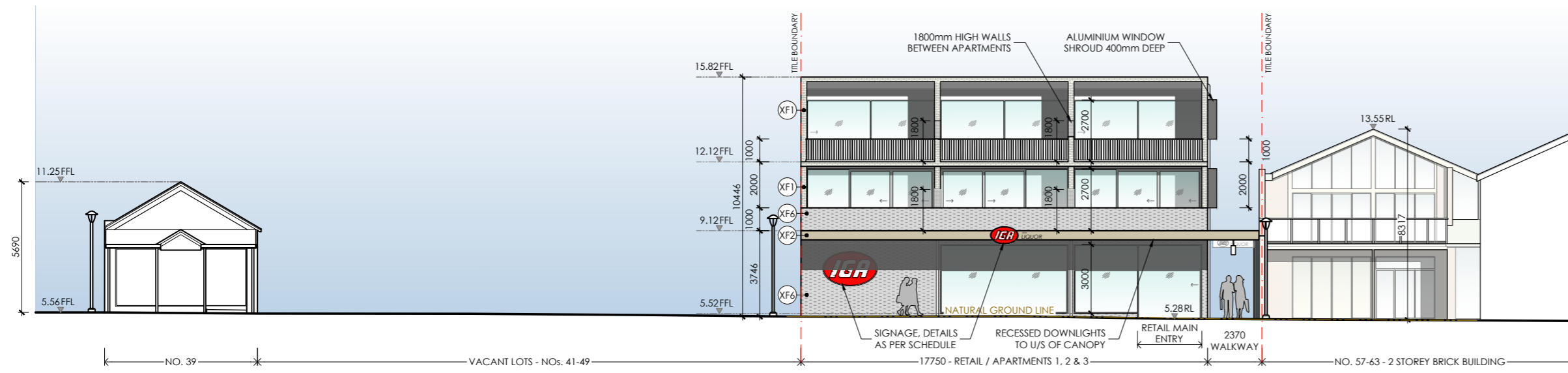
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APOLLO BAY, VIC 3233

Drawing Title
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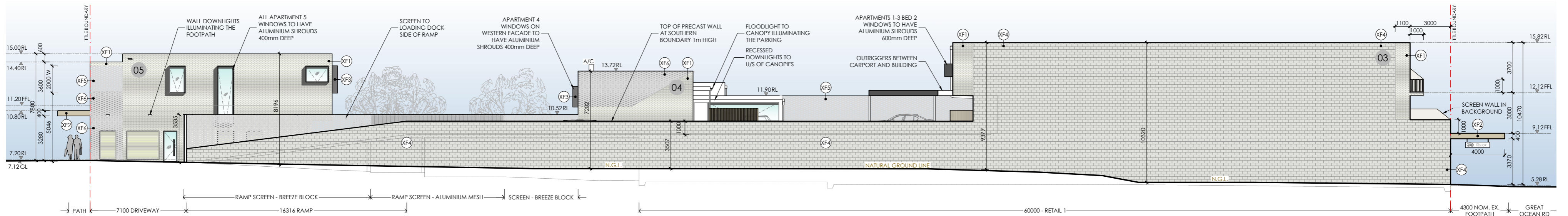
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Revision
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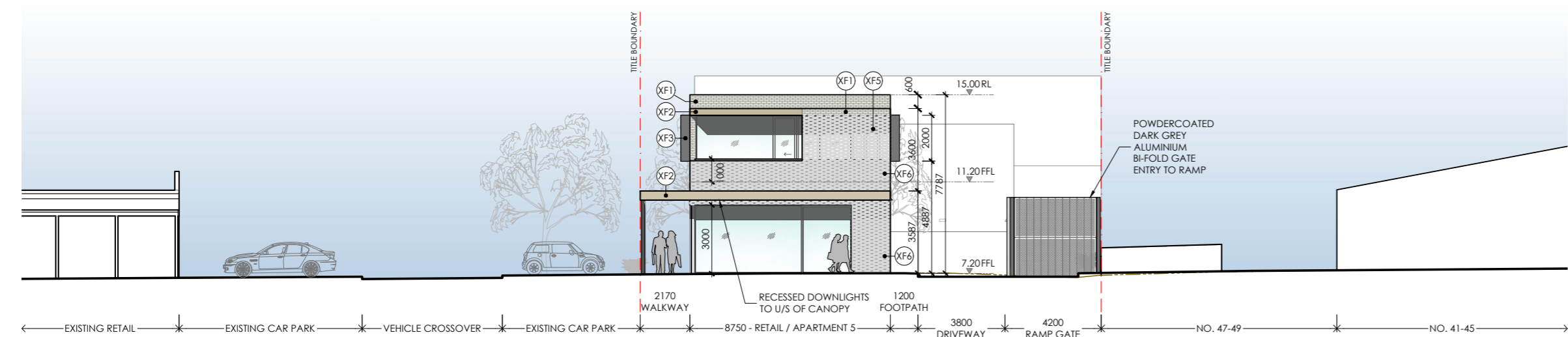
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1 GREAT OCEAN ROAD STREET VIEW - EAST ELEVATION
1:200 @ A2



2 SOUTH ELEVATION
1:200 @ A2



3 PASCOE STREET VIEW - WEST ELEVATION
1:200 @ A2

| | |
|-------|---|
| (XF1) | FACED BRICK - STRETCHER BOND COLOUR: OFF-WHITE |
| (XF2) | TIMBER CLADDING |
| (XF3) | ALUMINIUM SHROUD POWDERCOATED DARK GREY |
| (XF4) | PRE-CAST CONCRETE POWDERCOATED DARK GREY |
| (XF5) | BREEZE BLOCK WALL COLOUR: WHITE |
| (XF6) | FACED BRICK DETAILING COLOUR: OFF-WHITE |

NOTE:
• REFER TO EXTERNAL FINISHES LEGEND SHEET FOR FURTHER DETAIL

FINISHES LEGEND

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PLANNING



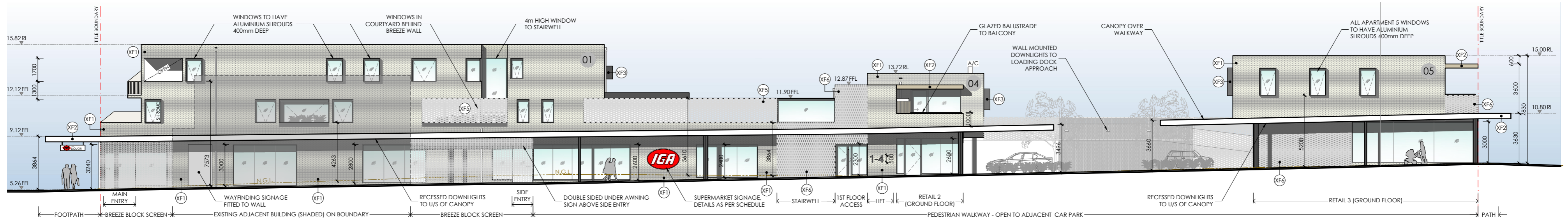
Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3233

Drawing Title
PROPOSED ELEVATIONS
EAST, SOUTH & WEST

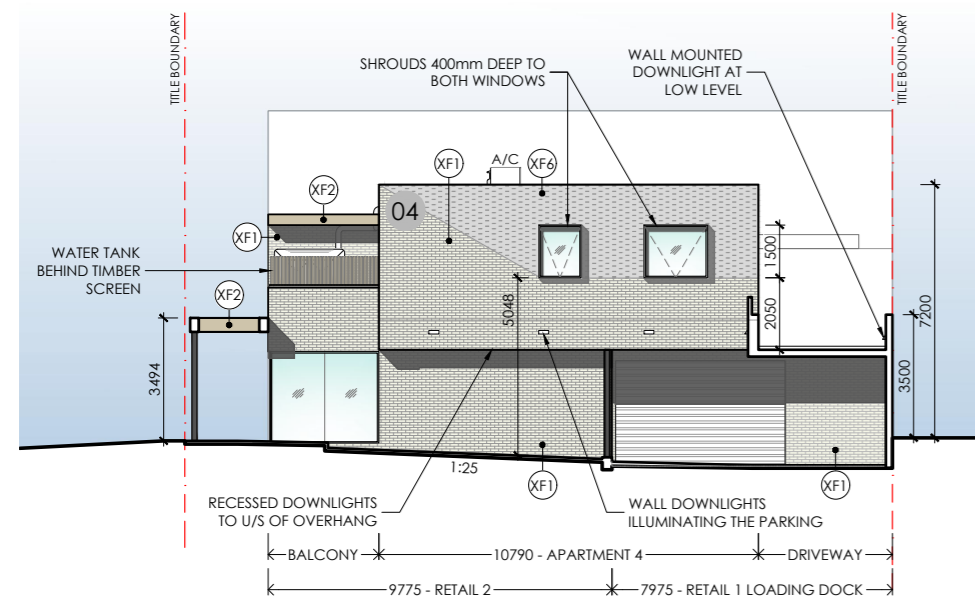
Drawing Number
2128-TP13

Revision
F

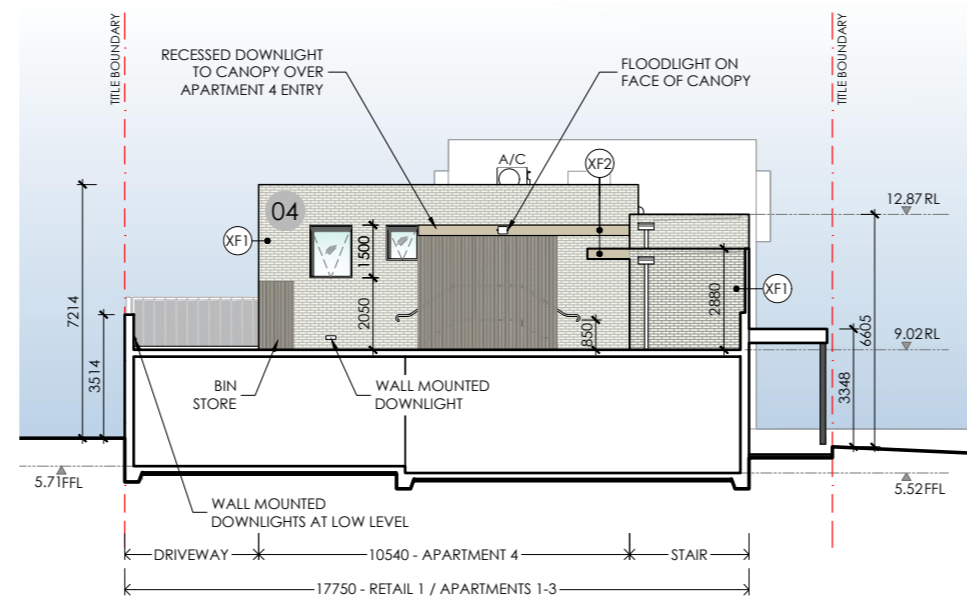
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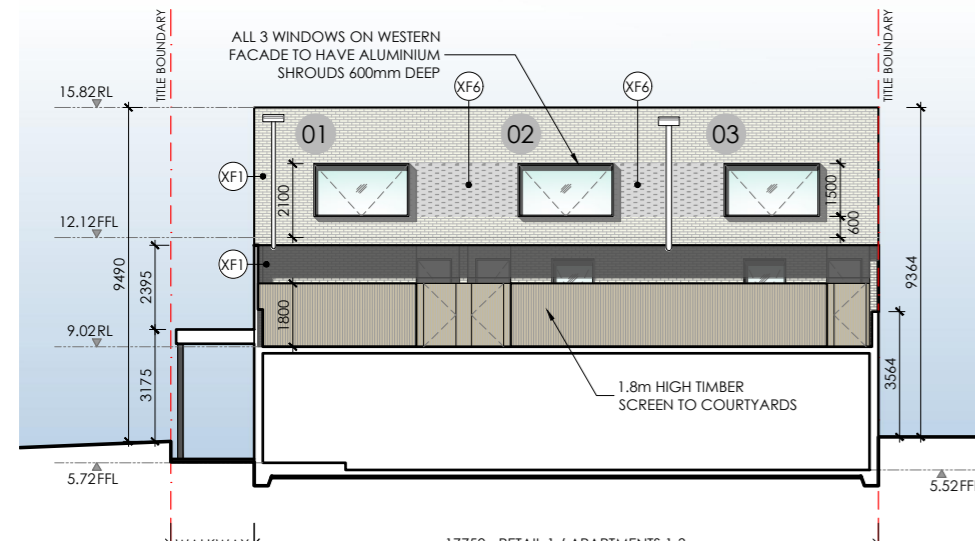
4 NORTH ELEVATION
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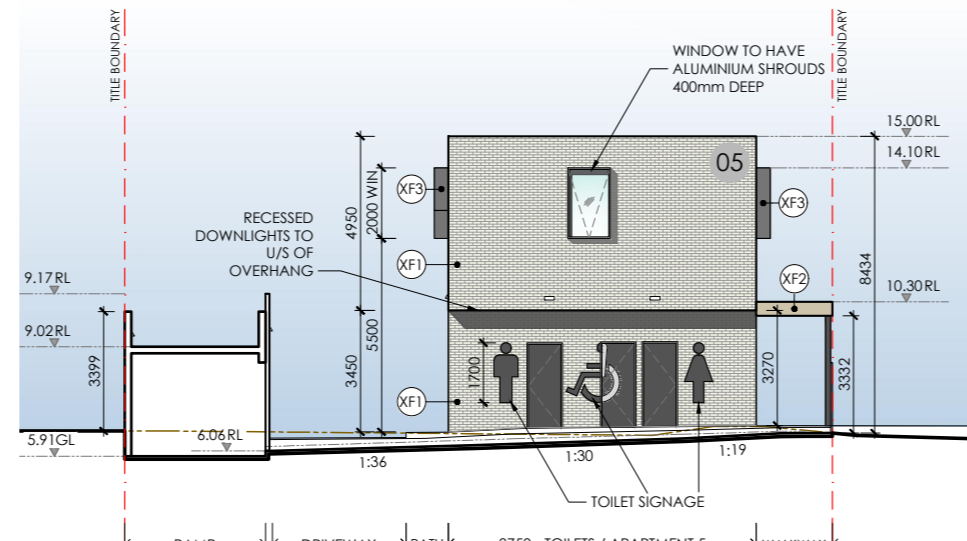
5 SECTIONAL ELEVATION W2
1:200 @ A2



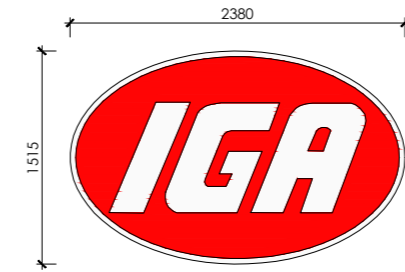
6 SECTIONAL ELEVATION E2
1:200 @ A2



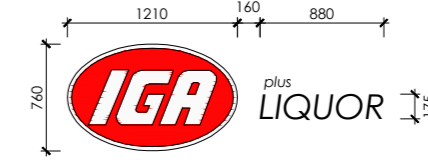
7 SECTIONAL ELEVATION W3
1:200 @ A2



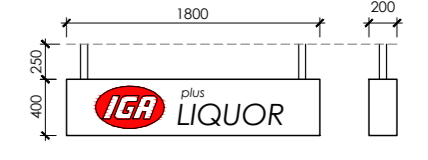
8 SECTIONAL ELEVATION E3
1:200 @ A2



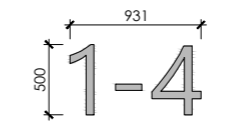
SIGN TYPE A
QUANTITY: 2
LOCATIONS: 1. FRONT (EASTERN) FACADE
2. NORTHERN FACADE
DETAILS: WALL MOUNTED WHITE LETTERING ILLUMINATED



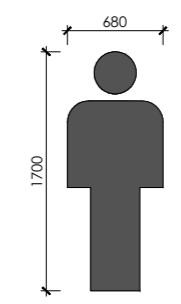
SIGN TYPE B
QUANTITY: 1
LOCATION: FRONT (EASTERN) FACADE
DETAILS: AWNING FASCIA MOUNTED



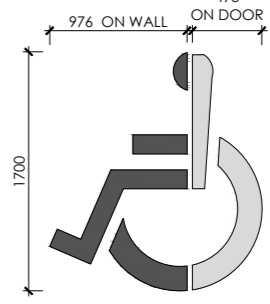
SIGN TYPE C
QUANTITY: 2
LOCATIONS: 1. N.E. CORNER SUPERMARKET ENTRY
2. OVER SUPERMARKET SIDE ENTRY ON NORTHERN SIDE
DETAILS: DOUBLE SIDED UNDER AWNING ALUMINIUM/ACRYLIC LIGHTBOX



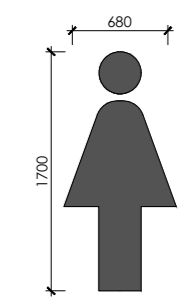
SIGN TYPE D
QUANTITY: 1
LOCATION: AT STAIR/LIFT LOBBY ENTRY ON NORTHERN FACADE
DETAILS: APARTMENT NUMBERS RECESSED INTO BRICK WALL, FONT TBC.



SIGN TYPE E
QUANTITY: 1
LOCATION: ADJACENT TO MALE WC DOOR
DETAILS: WALL MOUNTED



SIGN TYPE F
QUANTITY: 1
LOCATION: ADJACENT TO ACCESSIBLE WC DOOR
DETAILS: WALL MOUNTED PARTIAL SYMBOL ADJACENT TO DOOR



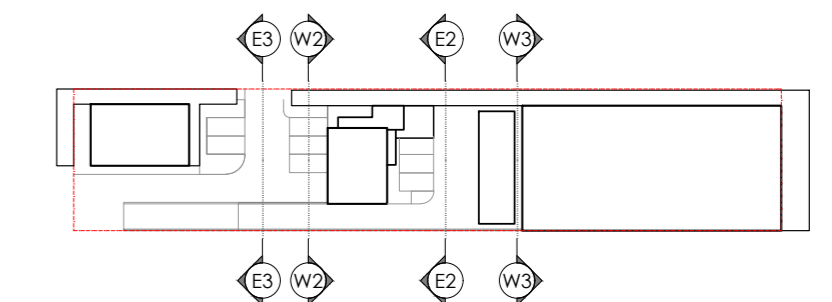
SIGN TYPE G
QUANTITY: 1
LOCATION: ADJACENT TO FEMALE WC DOOR
DETAILS: WALL MOUNTED

SIGNAGE SCHEDULE
1:50 @ A2

| | |
|-----|---|
| XF1 | FACED BRICK - STRETCHER BOND COLOUR: OFF-WHITE |
| XF2 | TIMBER CLADDING |
| XF3 | ALUMINIUM SHROUD POWDERCOATED DARK GREY |
| XF4 | PRE-CAST CONCRETE POWDERCOATED DARK GREY |
| XF5 | BREEZE BLOCK WALL COLOUR: WHITE |
| XF6 | FACED BRICK DETAILING COLOUR: OFF-WHITE |

NOTE:
• REFER TO EXTERNAL FINISHES LEGEND SHEET FOR FURTHER DETAIL

FINISHES LEGEND



KEYPLAN
1:1000 @ A2

NOTE:
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PLANNING



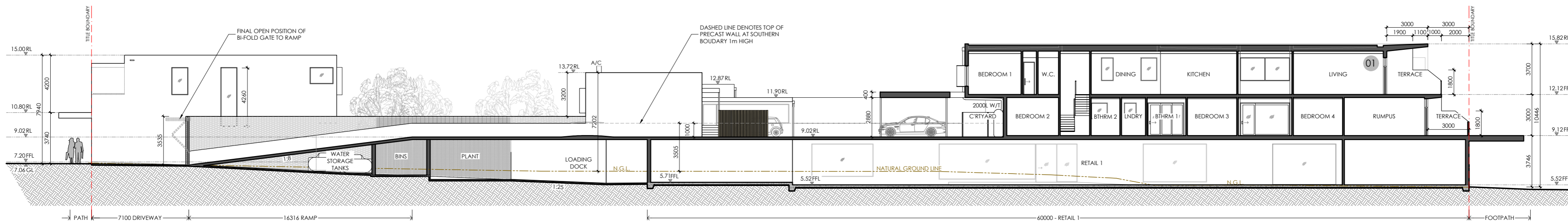
Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3233

Drawing Title
PROPOSED ELEVATIONS
NORTH, E2, W2, E3 & W3

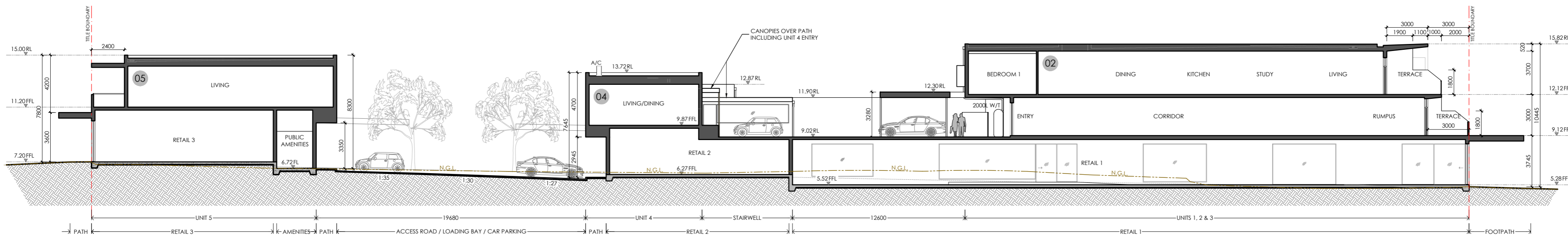
Drawing Number
2128-TP14

Revision
F

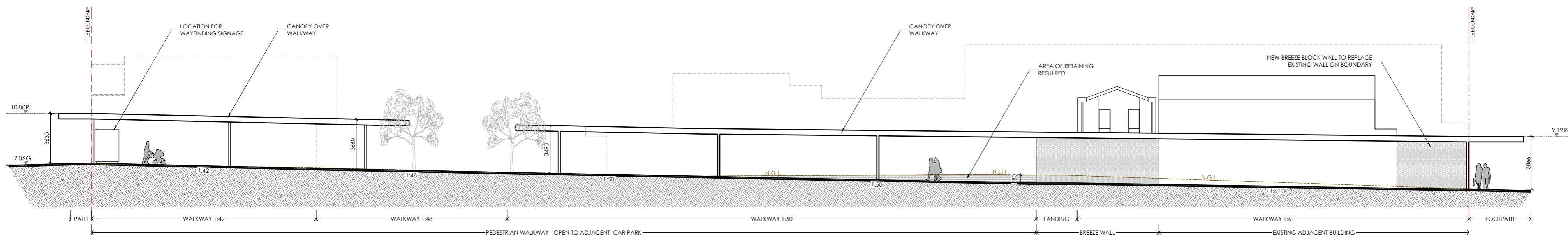




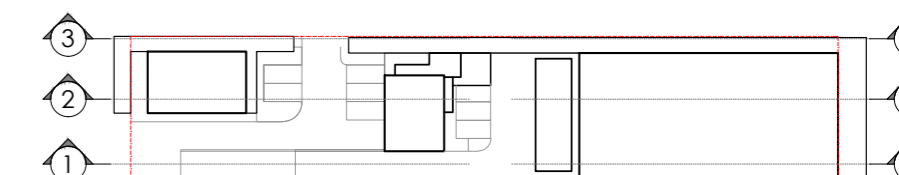
1 SECTION 1
1:200 @ A2



2 SECTION 2
1:200 @ A2



3 SECTION 3
1:200 @ A2



KEYPLAN
1:1000 @ A2

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PLANNING



Project Description
51-55 GREAT OCEAN ROAD
APOLLO BAY, VIC 3233

Drawing Title
PROPOSED SECTIONS

Drawing Number
2128-TP15

Revision
E

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