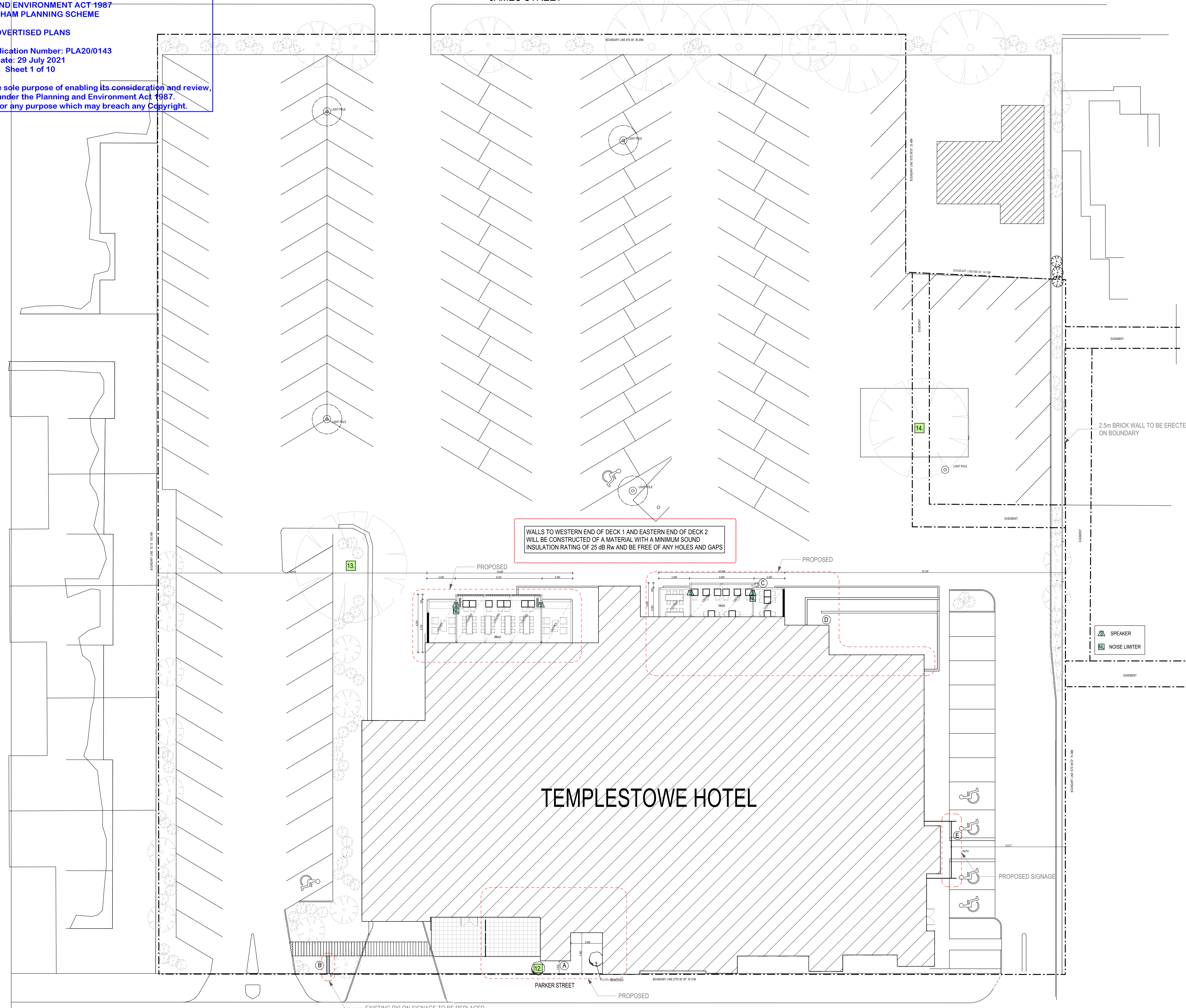


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JAMES STREET



WALLS TO WESTERN END OF DECK 1 AND EASTERN END OF DECK 2 WILL BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM SOUND INSULATION RATING OF 25 dB Rw AND BE FREE OF ANY HOLES AND GAPS

▲ SPEAKER
■ NOISE LIMITER

No.	Revision	Date

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Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

Drawing:
**PROPOSED SITE PLAN
FLOOR PLAN**

Project Status: TOWN PLANNING ISSUE	Scale: 1:100@A1
	Date: 2021/04/20
Drawn: JC	Checked:
Drawing No.: TP01	Job No.: 1408
Revision No.: G	

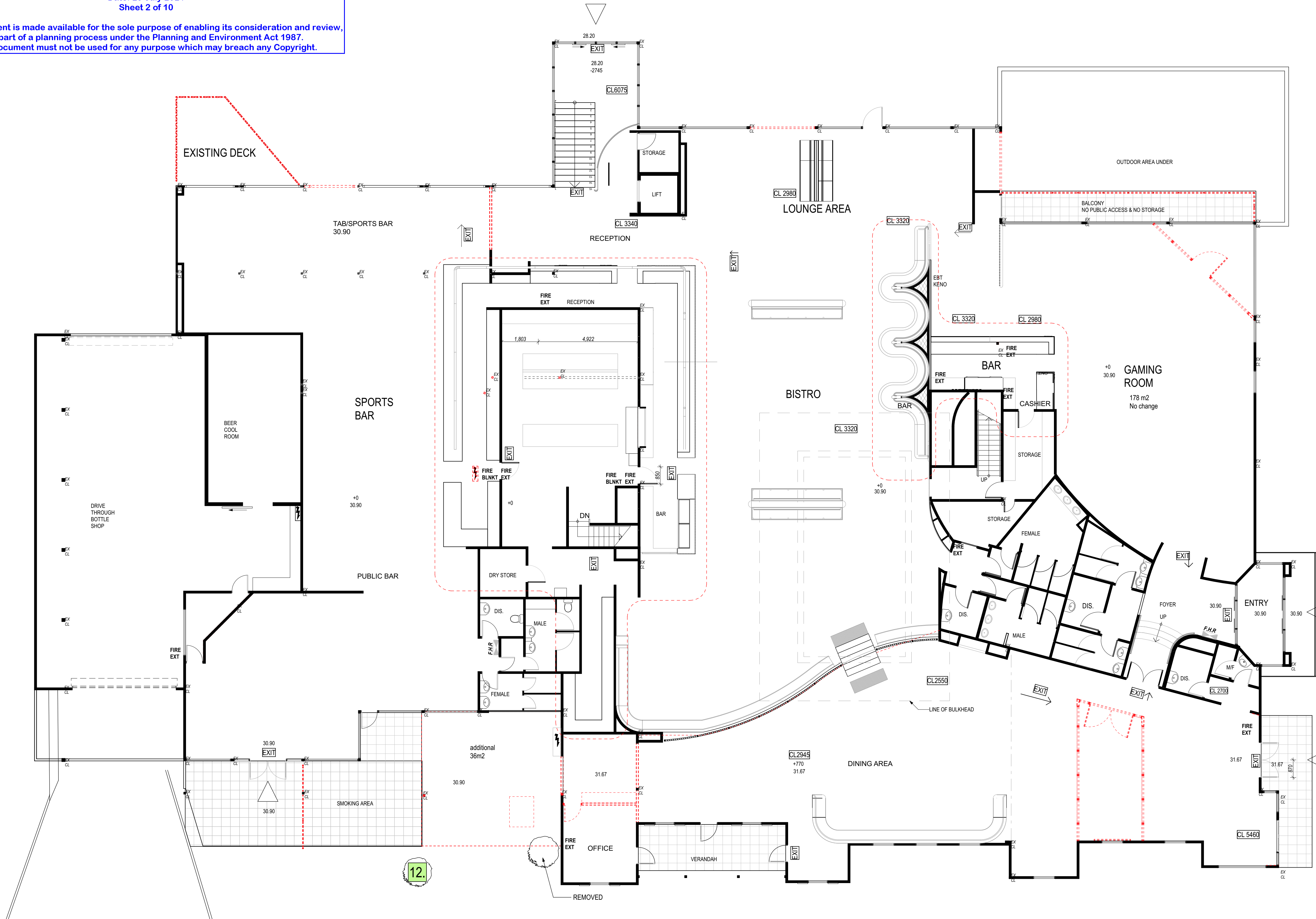
PLOT DATE: 21/07/2021

SITE PLAN

SCALE 1:200

DOTTED LINE REPRESENTS TO BE DEMOLISHED
CLOUDED REPRESENTS CHANGE/PROPOSED

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No.	Revision	Date

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Project:
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Templestowe

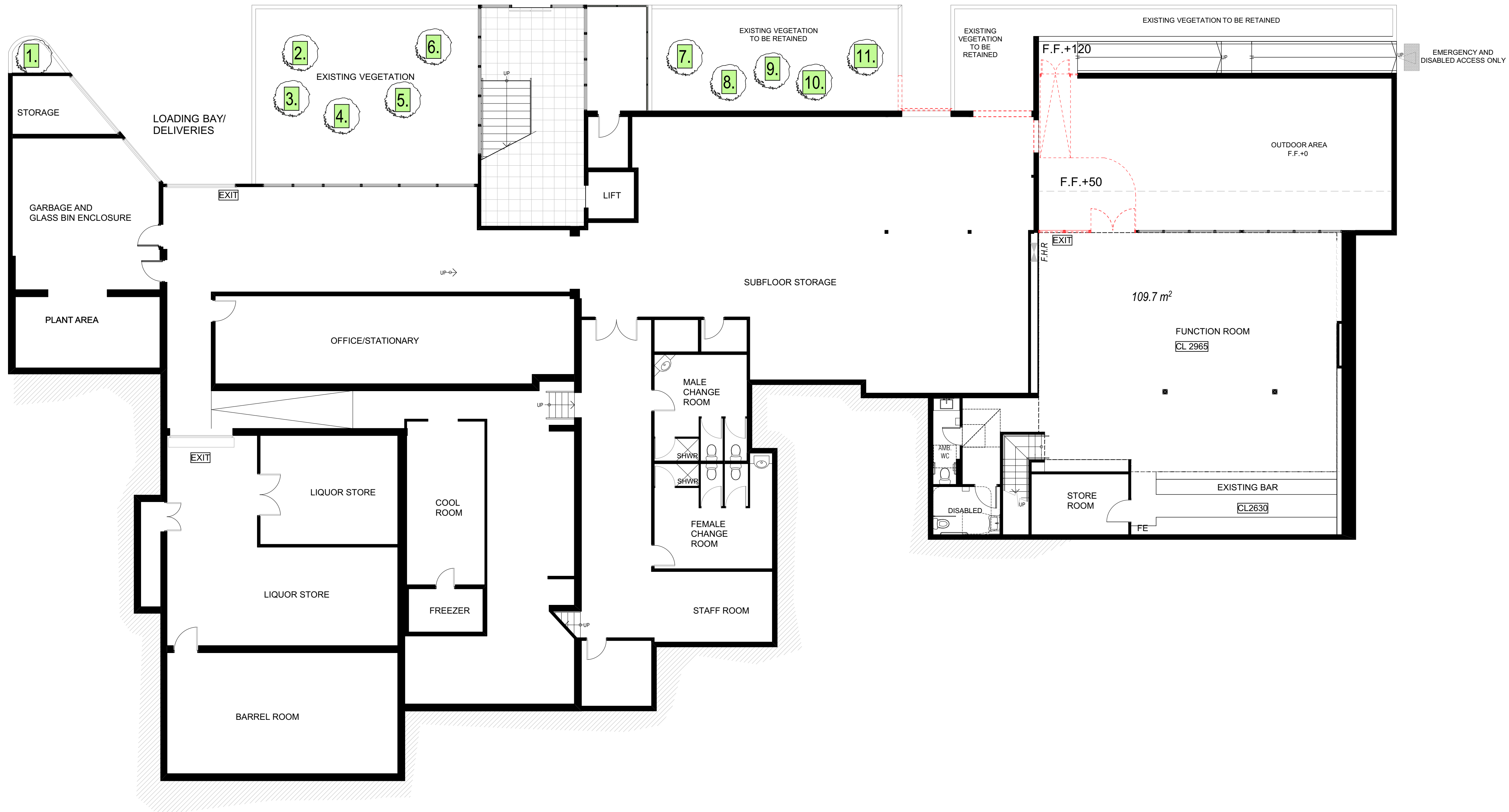
Drawing:
EXISTING/DEMOLITION GROUND FLOOR PLAN

Project Status: TOWN PLANNING ISSUE	Scale: 1:100@A1
	Date: 2021/04/20
Drawn: JC	Checked:
Drawing No.: TP02	Job No.: 1408
	Revision No.: G

PLOT DATE: 21/07/2021

EXISTING/DEMOLITION GROUND FLOOR PLAN
SCALE 1:100

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No.	Revision	Date

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Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

Drawing:
EXISTING/DEMOLITION BASEMENT FLOOR PLAN

Project Status: TOWN PLANNING ISSUE	Scale: 1:100@A1
	Date: 2021/04/20
Drawn: JC	Checked:
Drawing No.: TP03	Job No.: 1408
Revision No.: G	

PLOT DATE: 21/07/2021

EXISTING / DEMOLITION BASEMENT PLAN
SCALE 1:100

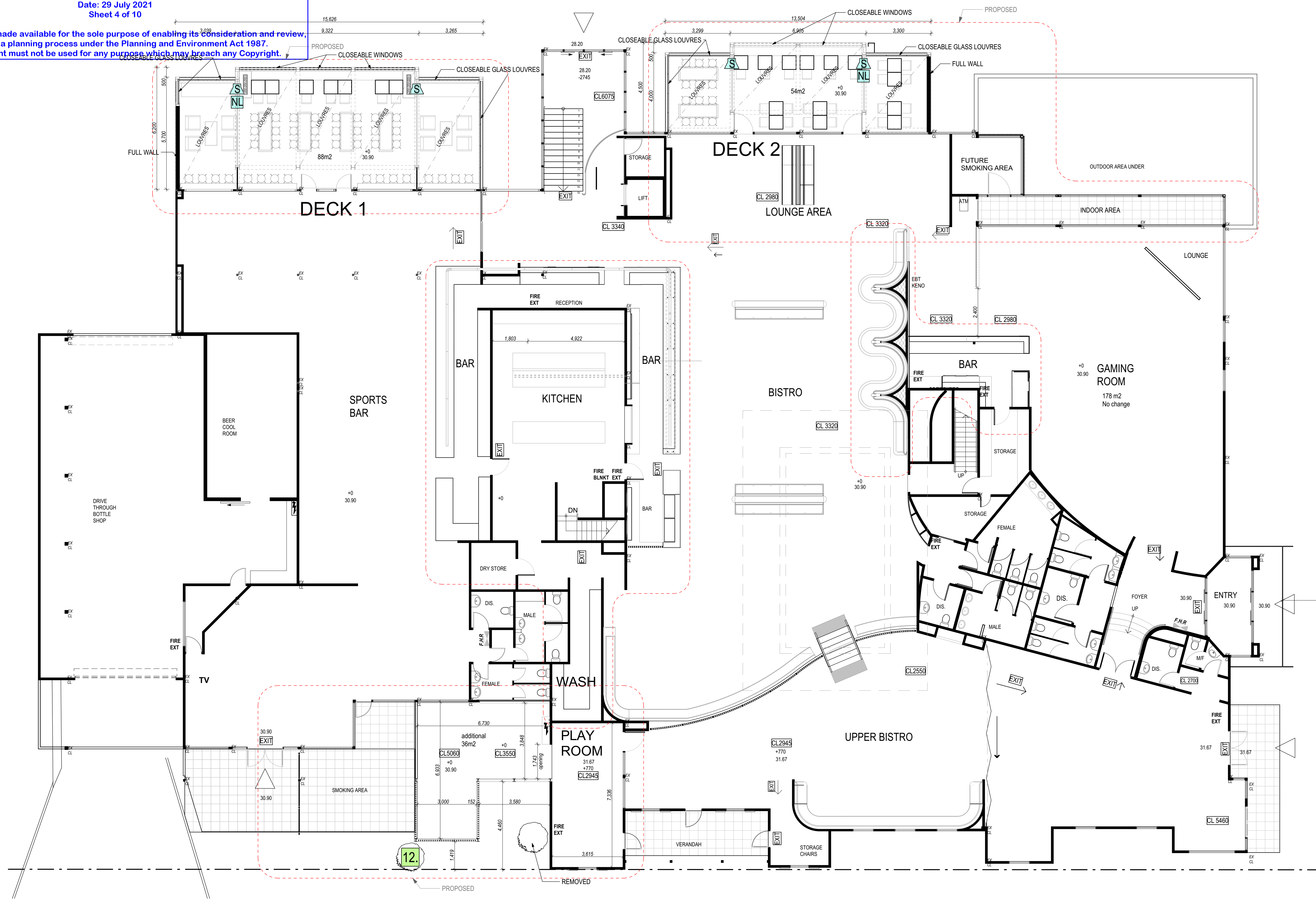
DEVELOPMENT SUMMARY TABLE

DECK 1 - 88m2
 DECK 2 - 54m2
 PLAY AREA - ADDITIONAL 36m2
 GAMING ROOM - 178m2 NO CHANGE

PLANNING AND ENVIRONMENT ACT 1987
 MANNINGHAM PLANNING SCHEME
 ADVERTISED PLANS
 Planning Application Number: PLA20/0143
 Date: 29 July 2021
 Sheet 4 of 10

NOTE:
 The use of Decks 1 and 2 are to be in accordance with the acoustic report and must include noise limiters

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PROPOSED GROUND FLOOR
 SCALE 1:100

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EDA
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Project:
Templestowe Hotel
 23-29 Parker Street
 Templestowe

Drawing:
 PROPOSED GROUND FLOOR P

Project Status: TOWN PLANNING ISSUE	Scale:	
	Date:	2021/04/20
	Drawn:	JC
	Checked:	
	Drawing No.:	Job No.:
		1408
		Revision No.:
		G

PLOT DATE: 21/07/2021

BASEMENT = 832m²
GROUND FLOOR = 1680.5m²
TOTAL AREA = 2512.5m²

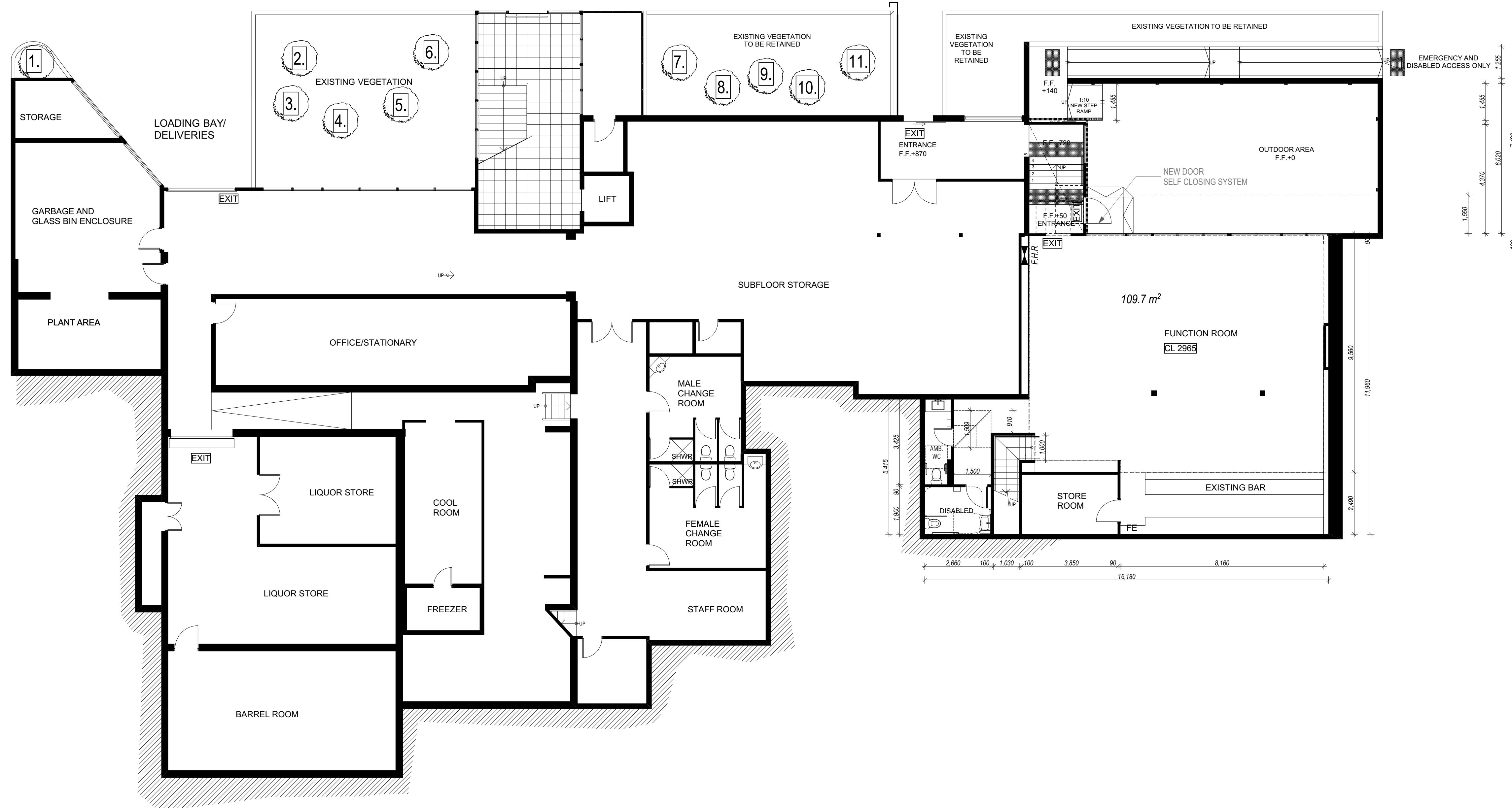
NOTE PERMIT CONDITIONS

1.8 The location of any new lighting for the outdoor function area, to be fixed no more than 1.5 metre above the existing surface level.

See drawing for placement lighting

1.9 The erection of a new 2.5metre high brick fence on the common boundary between the subject land and 23 Ruffey Street, Templestowe Lower.
See TP01 for placement brick fence.

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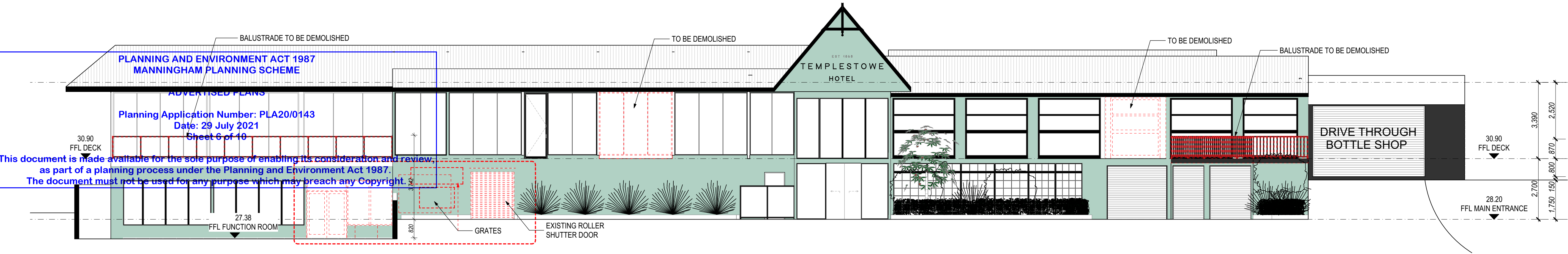
Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

Drawing:
**PROPOSED BASEMENT PLAN
FLOOR PLAN**

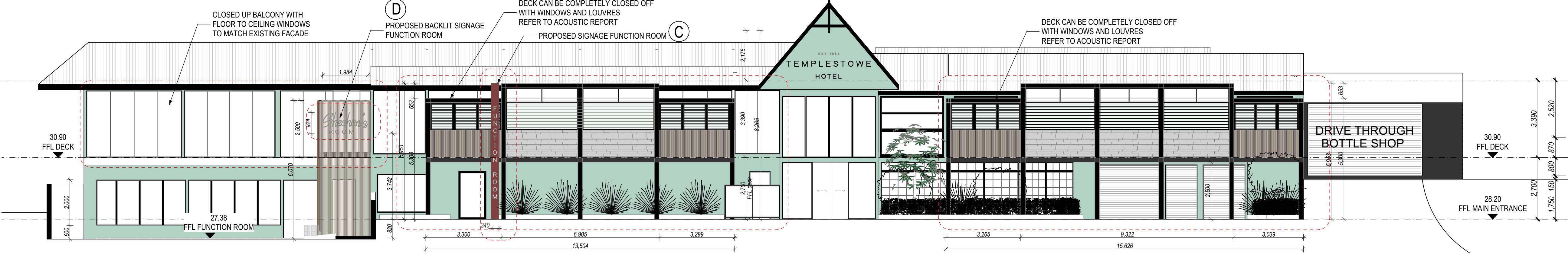
TOWN PLANNING ISSUE	Project Status:	Scale:	1:100@A1
	Date:	2021/04/20	
	Drawn:	JC	
	Checked:		
Drawing No.:	Job No.:	1408	
	Revision No.:	G	

PLOT DATE: 21/07/2021

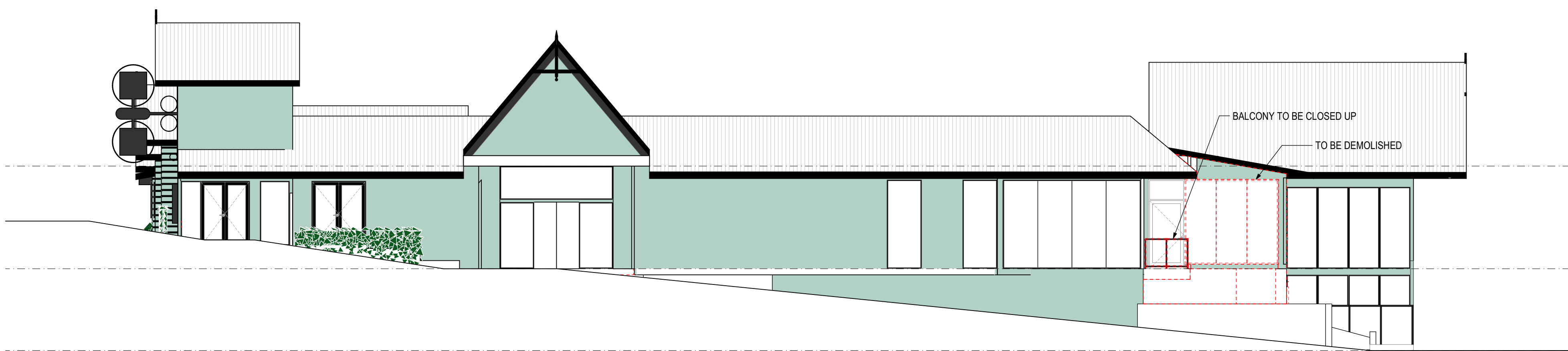
PROPOSED BASEMENT PLAN
SCALE 1:100



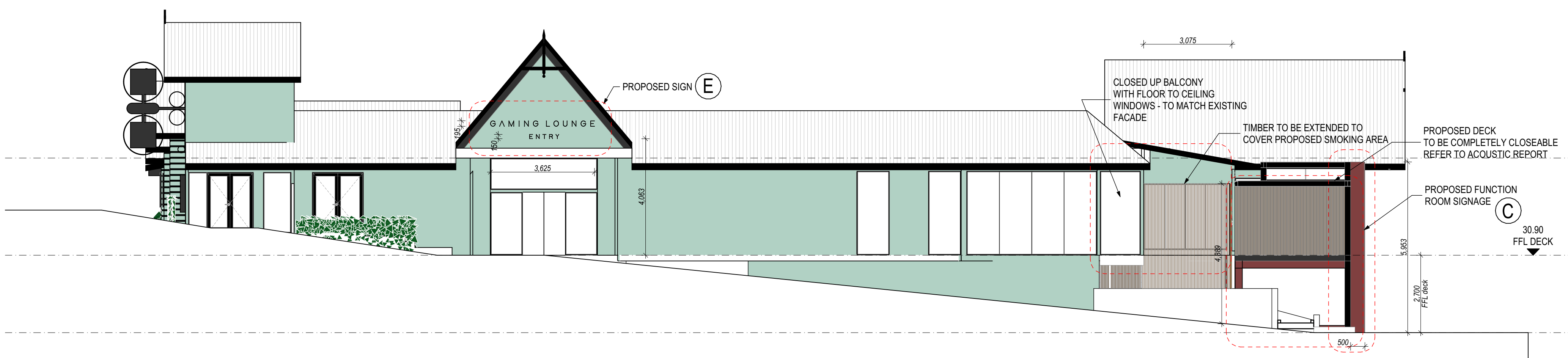
EXISTING NORTH ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100

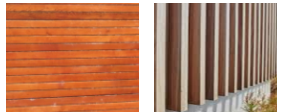


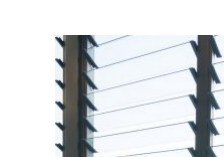
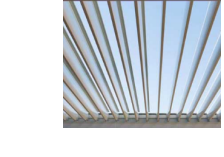
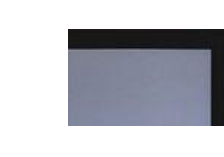



EXISTING EAST ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100

COLOURS AND MATERIALS LEGEND

-  FACADE SCREEN - VIC ASH TIMBER LOOK
-  DECK FACADE: BLUESTONE
-  DECK: STEEL COLUMNS AND BEAMS IN BLACK POWDERCOAT
-  DECK: LOUVRE WINDOWS NATURAL TRANSPARENT SAFETY GLASS WITH RW RATING AS PER ACOUSTIC REPORT
-  DECK: ROOF LOUVRES ALUMINIUM TO BE IN POWDERCOAT WHITE WITH SEALS IN BETWEEN LOUVRES - LOUVRES FILLED WITH POLYURETHANE INJECTION FOR THERMAL AND SOUND INSULATION
-  WINDOWS ALUMINIUM FINISHES TO BE POWDERCOAT BLACK 5mm GLAZING PANEL NATURAL TRANSPARENT SAFETY GLASS WITH RW RATING AS PER ACOUSTIC REPORT
-  SCREEN - METAL SCREEN WITH LEAF SHAPE OPENING POWDERCOAT IN DULUX ELECTRO BURNISHED COPPER

NOTE:
The use of Decks 1 and 2 are to be in accordance with the acoustic report and must include noise limiters

No.	Revision	Date

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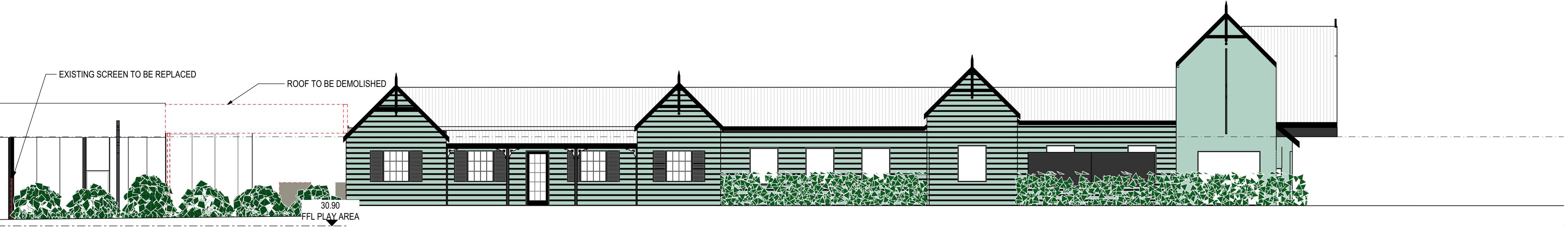
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Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

Drawing:
EXISTING/PROPOSED ELEVATION

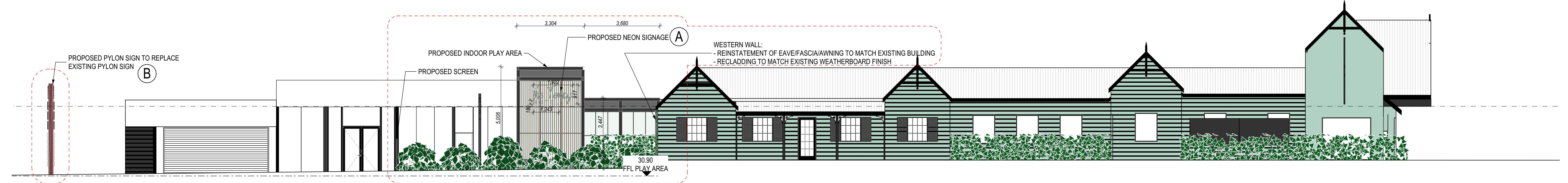
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	Date:	2021/04/20
	Drawn:	JC
	Checked:	
	Drawing No.:	Job No.:
		1408
		Revision No.:
		G

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLA20/0143
Date: 29 July 2021
Sheet 7 of 10

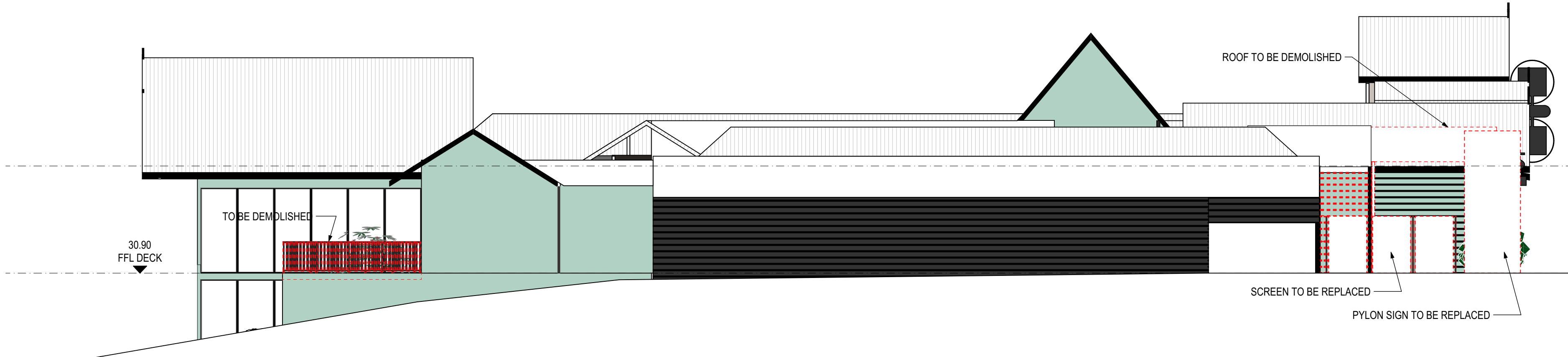
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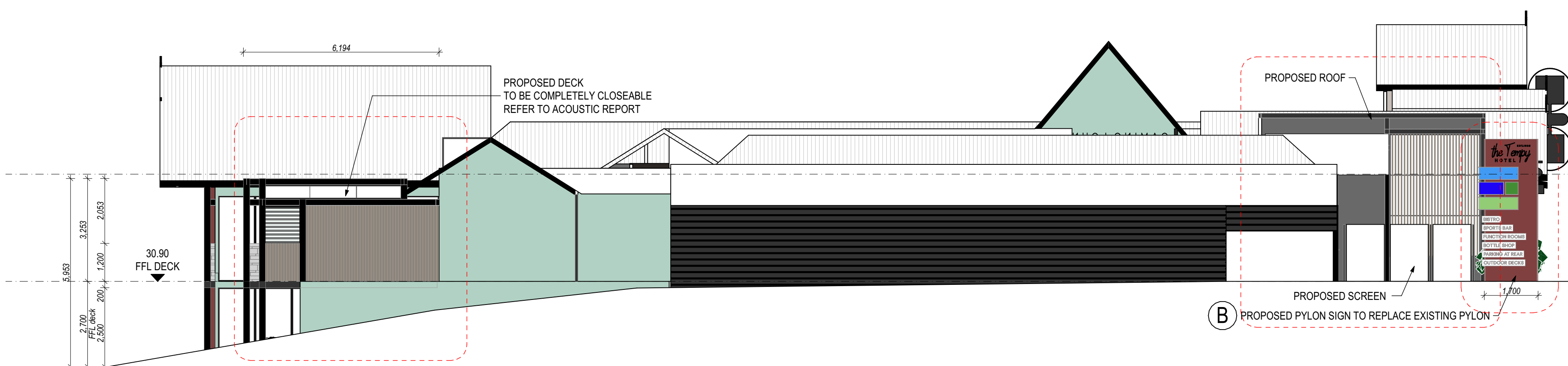
EXISTING SOUTH ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100

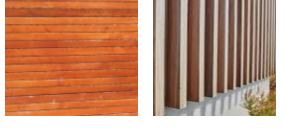


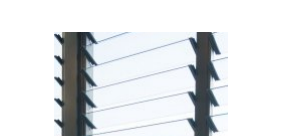
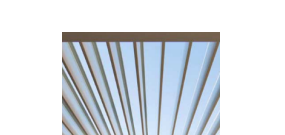




EXISTING WEST ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100

COLOURS AND MATERIALS LEGEND

-  FACADE SCREEN - VIC ASH TIMBER LOOK
-  DECK FACADE: BLUESTONE
-  DECK: STEEL COLUMNS AND BEAMS IN BLACK POWDERCOAT
-  DECK: LOUVRE WINDOWS NATURAL TRANSPARENT SAFETY GLASS WITH RW RATING AS PER ACOUSTIC REPORT
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NOTE:
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No.	Revision	Date

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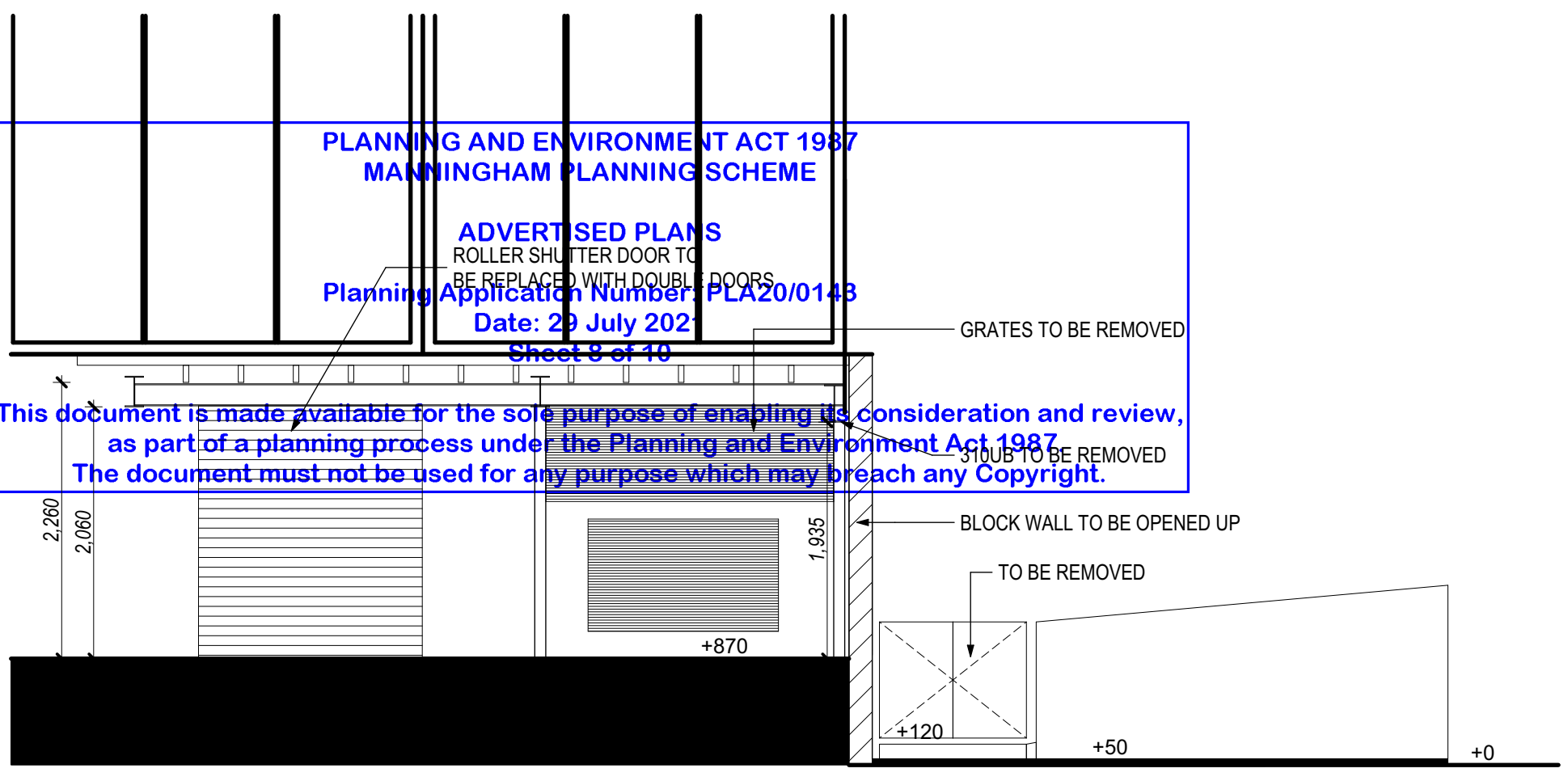
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Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

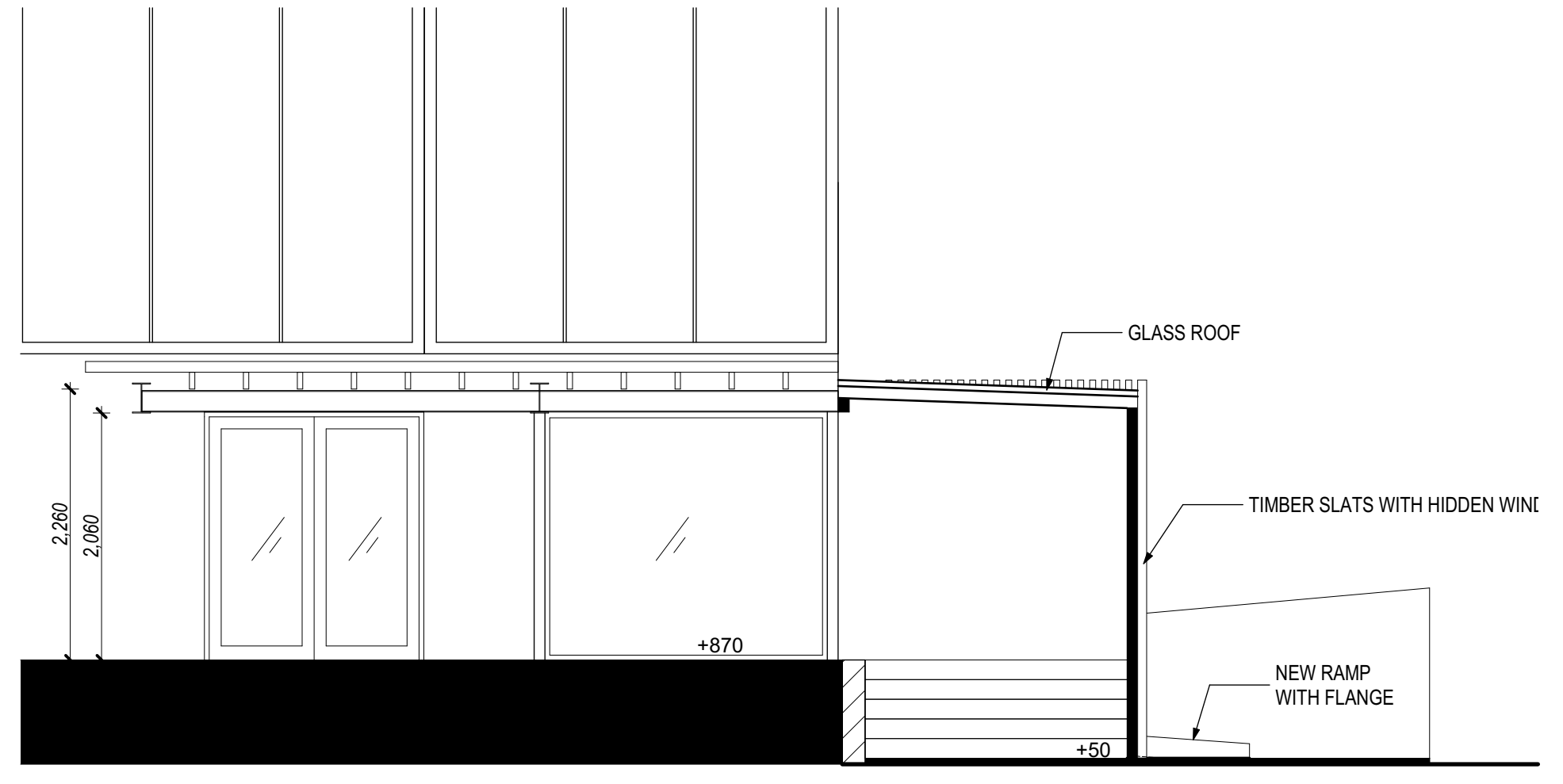
Drawing:
EXISTING/PROPOSED ELEVATION

Project Status: TOWN PLANNING ISSUE	Scale:	
	Date:	2021/04/20
	Drawn:	JC
	Checked:	
	Drawing No.:	Job No.:
		1408
		Revision No.:
		G


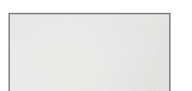



PLOT DATE: 21/07/2021



EXISTING SECTION AA
SCALE 1:50



PROPOSED SECTION AA
SCALE 1:50

-  PF1 Exterior paint finish, colour to match existing
-  PF2 Interior paint finish white matte colour
-  AF1 Powdercoated aluminium framed window/door, black colour frame finish 5mm glazing panel natural colour
-  TF1 Vertical facade screen Timber finish
-  GF1 Insulated double glass Aluminum structure



SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION - DECK



NORTH ELEVATION - DECK



NORTH ELEVATION

No.	Revision	Date

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Project:
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23-29 Parker Street
Templestowe

Drawing:
SECTION AND PERSPECTIVES

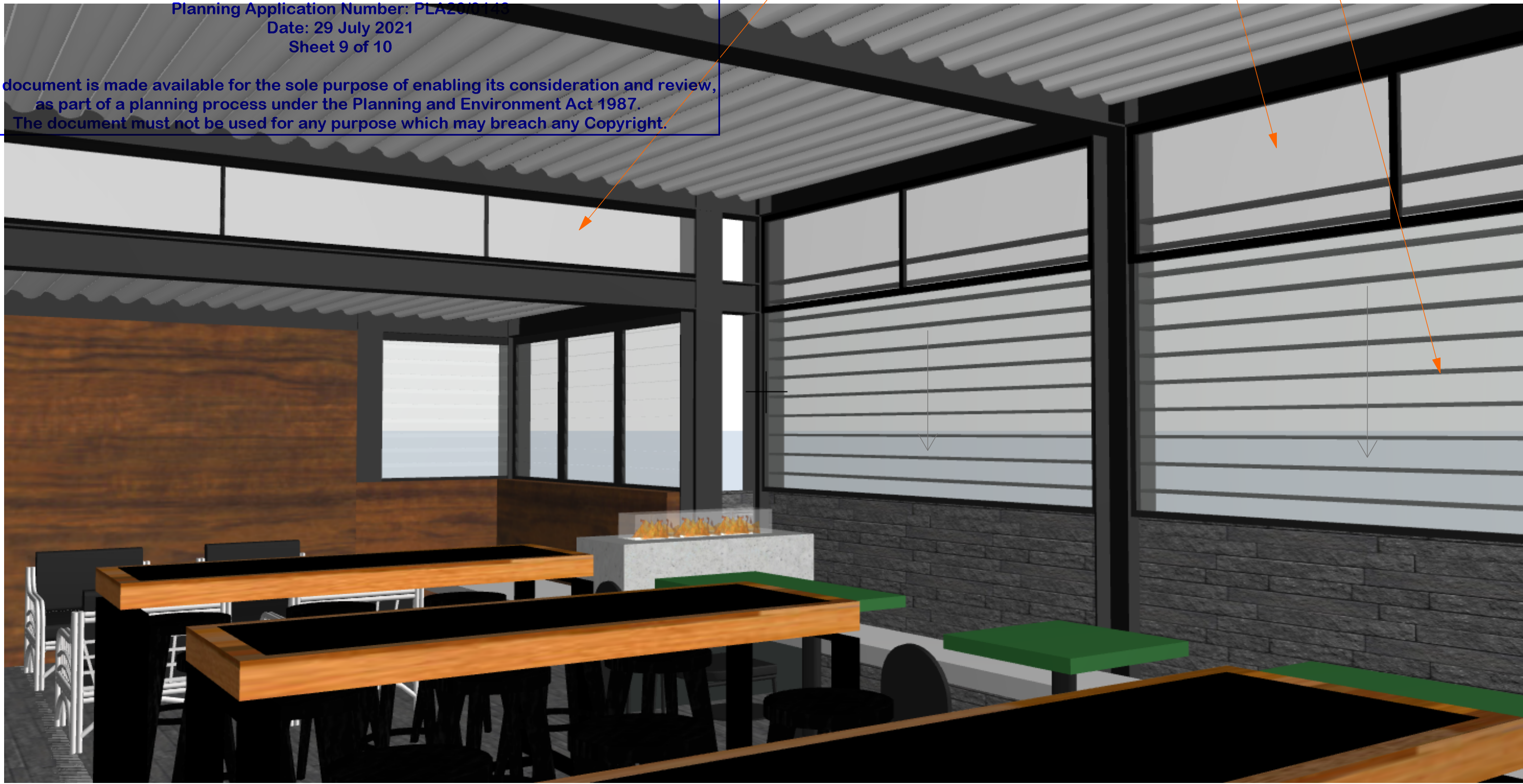
TOWN PLANNING ISSUE	Project Status:	Scale:
	Date: 2021/04/20	Drawn: JC
	Checked:	Drawing No.: TP08
	Job No.: 1408	Revision No.: G

PLOT DATE: 21/07/2021

OPENABLE SLIDING WINDOW INTO POCKET WALL

FIXED TOP WINDOW

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CLOSED

OPENABLE GLASS LOUVRES

OPAQUE FIXED LOUVRES



CLOSED

NOTE:
USE OF PROPOSED DECK 1 AND 2 REFER TO ACOUSTIC REPORT

OPENABLE GLASS LOUVRES



OPEN



OPEN

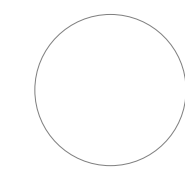
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PLOT DATE: 21/07/2021



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No.	Revision	Date	No.	Revision	Date



Project:
Templestowe Hotel
23-29 Parker Street
Templestowe

Drawing:
DECK PERSPECTIVES

Project Status: **TOWN PLANNING ISSUE**
Scale:
Date: August 2020
Drawn: Draftsperson
Checked:

Drawing No.:
TP09

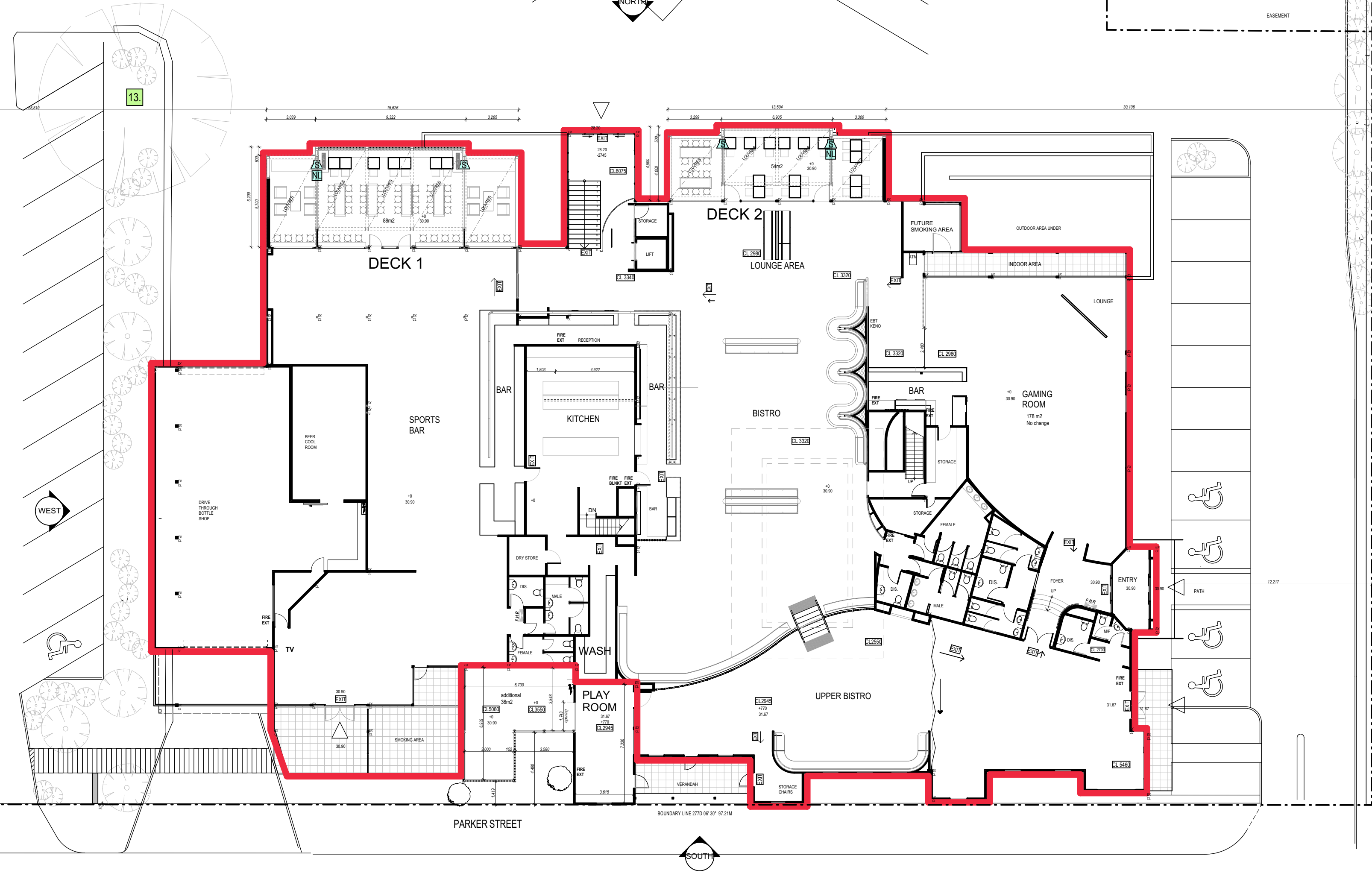
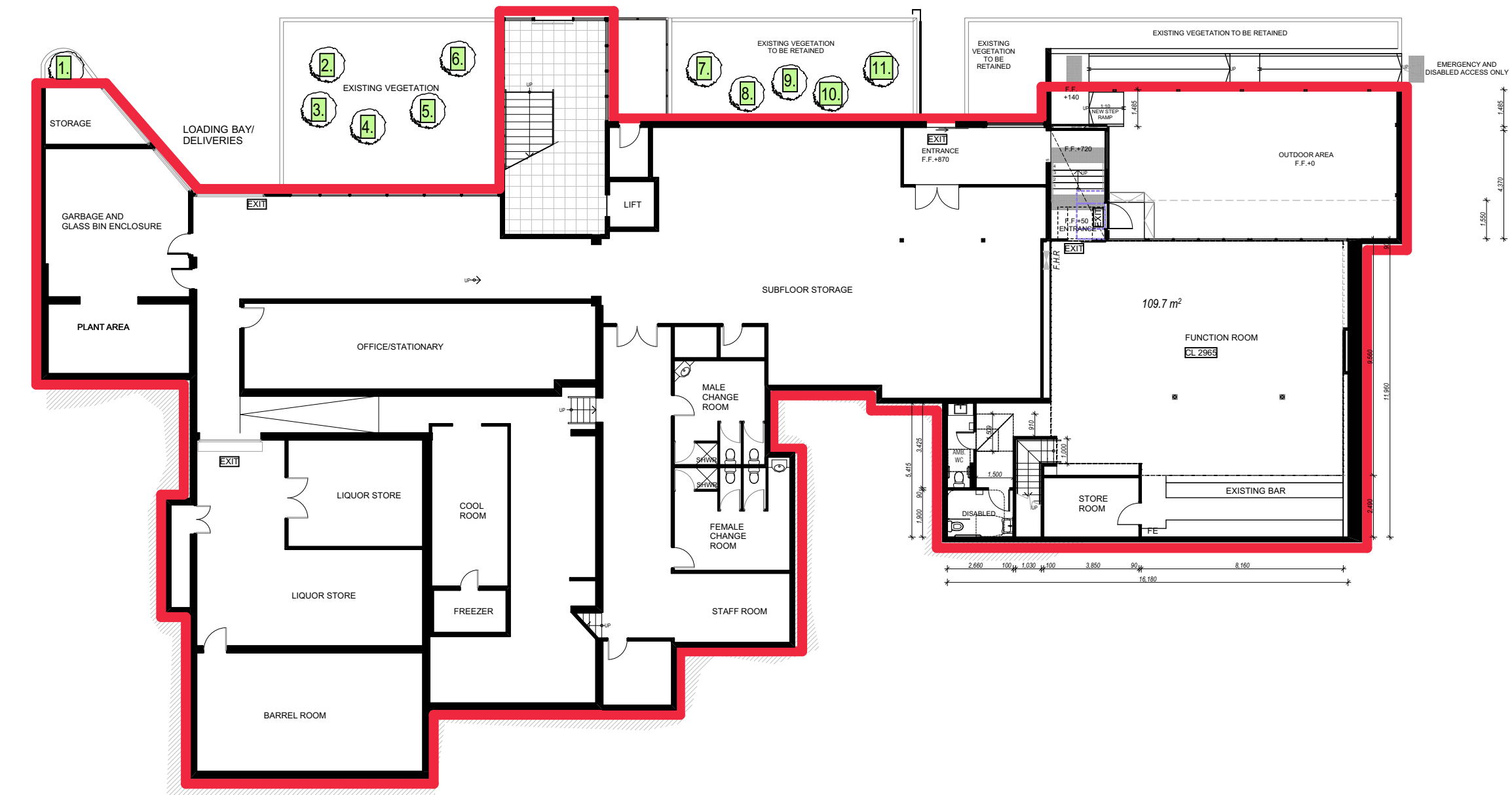
Job No.:
1408
Revision No.:
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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PL20/0143
Date: 29 July 2021
Sheet 10 of 10

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Project:
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Drawing:
PROPOSED RED LINE PLAN

Project Status: TOWN PLANNING ISSUE	Scale:	Job No.:
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Drawn: JC	Checked:	Revision No.:
Drawing No.:	Job No.:	G
LC01	1408	

PLOT DATE: 21/07/2021

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 3
- Clause 43.01 Heritage Overlay, Schedule 130
- Clause 52.05 Signs
- Clause 52.27 Licensed Premises
- Clause 65 Decision Guidelines

Zones

Clause 32.08 General Residential Zone (Schedule 3)

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
- *To encourage development that respects the neighbourhood character of the area;*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport;*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A permit is required to construct a building or construct or carry out works for a use in Section 2 (Food and Drink premises- Hotel).

Overlays

Clause 43.01 Heritage Overlay (Schedule HO130)

The policy purpose is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
- *To conserve and enhance heritage places of natural or cultural significance;*
- *To conserve and enhance those elements which contribute to the significance of heritage places;*

- *To ensure that development does not adversely affect the significance of heritage places;*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

The requirements of this overlay apply to both the heritage place and its associated land:

Schedule 130 outlines the following requirements:

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2?	Aboriginal heritage place?
HO130	Templestowe Hotel- 23-29 Parker Street, Templestowe	No	No	Yes	No	No	No	-	No

A permit is required to demolish or remove a building, construct a building, construct or display a sign and remove a tree.

Planning Policy Framework

The relevant sections of the state policy framework are as follows:

Clause 13.02-1S Bushfire Planning

The policy objective is:

- *To strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life.*

The strategy to achieve this is to give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations;*
- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire;*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*

Clause 13.05-1S Noise Abatement

The policy objective is:

- *To assist the control of noise effects on sensitive land uses.*

The strategy to achieve this is:

- *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 13.07-1S Land Use Compatibility

The policy objective is:

- *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

This clause includes several strategies to achieve this objective, including:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*

- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

Clause 17.01-1S Diversified Economy

The policy objective is:

- *To strengthen and diversify the economy.*

The strategies to achieve this are:

- *Protect and strengthen existing and planned employment areas and plan for new employment areas.*
- *Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.*
- *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*
- *Improve access to jobs closer to where people live.*
- *Support rural economies to grow and diversify.*

Clause 19.02-4S Social and Cultural Infrastructure

The policy objective is:

- *To provide fairer distribution of and access to, social and cultural infrastructure.*

The relevant strategies to achieve this are:

- *Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.*
- *Encourage the location of social and cultural infrastructure in activity centres.*
- *Ensure social infrastructure is designed to be accessible.*
- *Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.*
- *Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.*
- *Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.*

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.11 Heritage

The policy objectives are:

- *To enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes;*
- *To minimise impacts on heritage places as a result of changes to adjoining land uses and development.*
- *To protect sites of archaeological significance.*

The strategies to achieve the objectives include:

- *Identify and assess the cultural significance of heritage places and sites of archaeological significance.*
- *Discourage the demolition and destruction of heritage places.*
- *Encourage the retention of heritage fabric in development proposals.*

- *Encourage initiatives that preserve and enhance Manningham's cultural heritage.*
- *Protect and enhance the unique heritage values of the Warrandyte Township Heritage Precinct.*
- *Require that an assessment be undertaken by a suitably qualified archaeologist, for development proposals in areas where there is a known or potential site of archaeological significance.*
- *Consider the preparation of amendments to the Heritage Overlay schedule to allow prohibited uses, where the use is unlikely to have a detrimental impact on adjoining land and which may assist with the ongoing preservation of the heritage building.*
- *Encourage the use of existing buildings in the Heritage Precinct on the north side of Yarra Street, Warrandyte for a limited range of commercial uses and to discourage the use of the buildings for any other purpose.*

Local Planning Policy

Clause 22.05 Non-Residential Uses in Residential Areas

The policy applies to non-residential uses and encourages the accommodation of a range of non-residential uses that service the local community needs in residential areas. There is benefit in clustering non-residential uses to reduce the need for multi-purpose trips, reducing car dependency and provide opportunities for social interaction. Whilst there is a need for a variety of uses throughout the municipality to service the needs of the local community, it is acknowledged that non-residential uses can have the potential to adversely impact on the amenity and character of the area through high levels of on-site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste). It is important, therefore, that non-residential uses are discretionary and responsive to the existing and preferred character, the amenity of the residential location and the environment and landscape values.

Clause 22.06 Eating and Entertainment Premises

The policy applies to the use and development of land for eating and entertainment premises. Eating and entertainment premises should be located within existing activity centres and commercial areas. There is benefit to supporting these premises in residential areas where they are designed and landscaped to make a positive contribution to the local area by enhancing amenity, responding to neighbourhood character and facilitating high levels of mobility. Whilst there is a need for these types of premises, they must be designed in a manner to ensure that the intensity and hours of operation of the proposed activity are not detrimental to the amenity of the area.

Clause 22.07 Outdoor Advertising Signs

The policy applies to the erection and display of outdoor advertising signs and recognises that advertising signs are an important component of the built environment. While there is a need for the effective identification of businesses, a proliferation of signs, and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the municipality. A clutter of signs also reduces the effectiveness of individual signs. It is important, therefore, that signs are displayed in a manner compatible with the character of the surrounding area and which avoids visual clutter. Advertising signs need to be clear, legible and visually attractive. Signs need to be well designed and should complement the area, building design, streetscape and any views.

Particular Provisions

Clause 52.05 Signs

The purpose of the policy is:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*

- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

A permit is required to construct or put up for display internally illuminated business identification signs.

Clause 52.27 Licensed Premises

The purpose of the policy is:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

A permit is required to use land to sell or consume liquor where the area that liquor is allowed to be consumed or supplied under a licence is to be increased.

General Provisions

Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*