

Proposal

5. The proposed development of the site, for the use and development of a residential hotel, includes the following key features:
 - A two storey residential hotel with 119 rooms
 - an ancillary function area accommodating a maximum of 140 patrons.
 - an ancillary restaurant (open to the public) accommodating a maximum of 80 patrons
 - an ancillary bar; and
 - an ancillary agricultural area and gin distillery.
6. The application does not include any consideration of signage, or for the sale and consumption of alcohol on site. Should a planning permit for PLP/2021/626 be approved, separate applications, in accordance with the Ballarat Planning Scheme may be required. Any future applications will be assessed on their merits, at the time of lodgement.

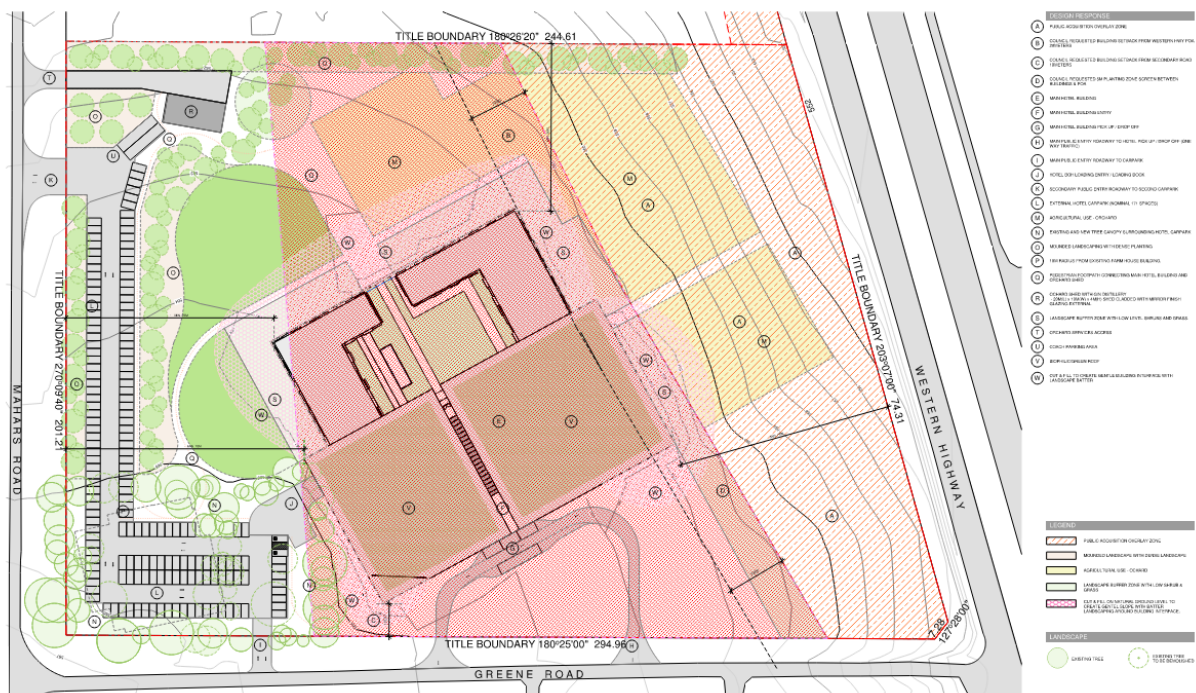


Image 1 – proposed site development plan. Source: Application documents



Image 2 – proposed perspective images. Source. Application documents

Subject site and locality

7. The subject site is located at 63 Mahers Road, Warrenheip. The Certificate of Title for the land describes it as lot 1 on Title Plan 216462T (TP216462T).
8. The Certificate of Title indicates that the land is not burdened by any restrictive instruments. A 10.98 metre easement runs along the north boundary (to the Western Freeway).
9. The subject site is irregular in shape with an area of approximately 5.5 hectares with abuttal to Mahers Road of 201.21 metres and a maximum depth of 294.96 metres to Greene Road. The land has a maximum fall of approximately 10 metres from the south to north (along its eastern boundary to Greene Road) and approximately 9 metres along its western boundary.
10. The site is currently occupied by a single detached dwelling and a small collection of outbuildings all located in the site's south-eastern corner. A building permit exists for demolition of the dwelling on site. A collection of trees of varying ages and sizes surround the buildings. Vehicle access is provided from Mahers Road. The rest of the property has been used for cropping.
11. Adjoining land uses to the north include the Western Highway, and further north, areas of Farming Zone, which include a mixture of residential and agricultural uses.
12. To the east and south-east of the subject site, opposite Greene Road and the intersection of Mahers and Greene Roads, within the Moorabool Shire Council area, are properties within the Farming Zone, which contain a mixture of residential and agricultural uses.

13. To the south and south-west of the subject site, opposite Mahers Road, are properties within the Farming Zone, also containing a mixture of residential and agricultural uses.
14. To the west of the subject site is an area of Mixed Use Zone, containing vacant land directly adjoining, and then a commercial area, which contains the Amazing Mill Markets.



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EXISTING STREETSCAPE PHOTOGRAPHS

AGRICULTURAL HOTEL DEVELOPMENT

63 MAHERS ROAD, WARRENHEIP

Image 3 – Street view. Source: Application documents.

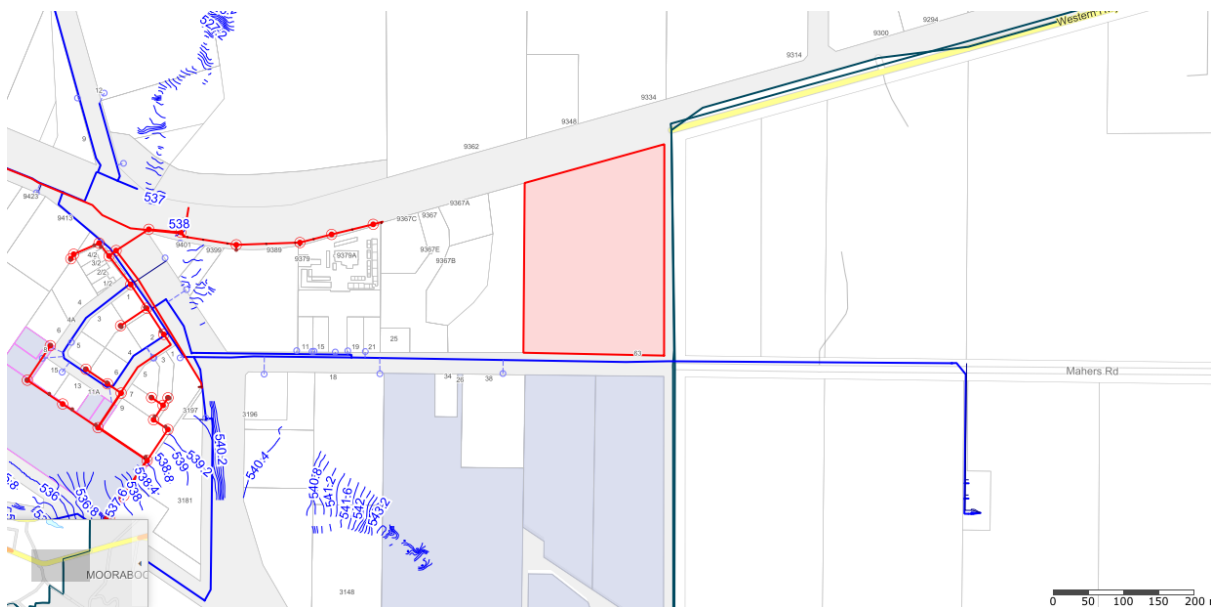


Image 4 – Aerial view, including sewage (red) and potable water (blue). Source: IntraMaps

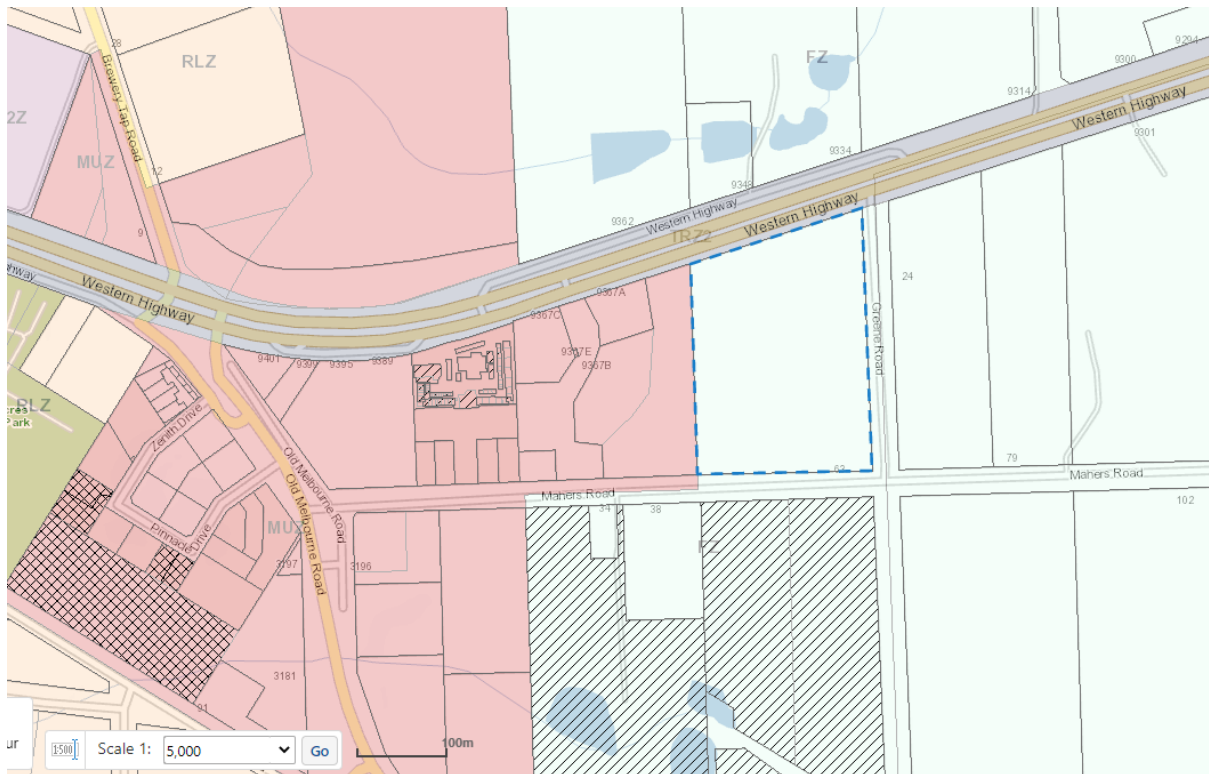


Image 5 – Planning Scheme Zone. Source: VicPlan

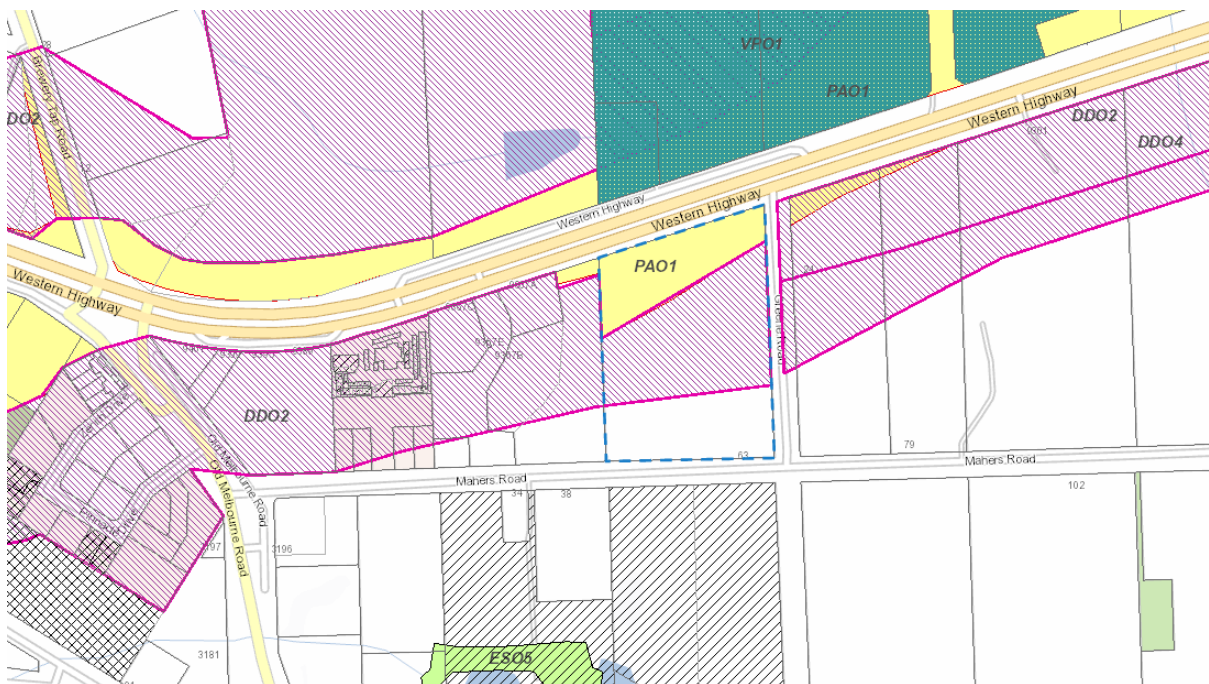


Image 6 – Overlays. Source: VicPlan

Planning Permit history

15. No historical planning matters for the subject site are relevant to the current proposal.

REFERRALS

Section 55 and 52 Referrals

16. The following external referrals were undertaken:

Authority	Advice	Discussion
Country Fire Authority (S52)	Consent	Recommended landscaping and emergency management plan conditions will be included within the recommendation. Standard Bushfire Prone note will be included within the recommendation.
Central Highlands Water (S52)	<p>CHW provided the below advice, any connection requirements and upgrades will be required by agreement with the developer and CHW.</p> <p>'The above site is not within one of Central Highland Water's (CHW) sewerage or water supply districts and no provisions have been made to supply these services to the land.</p> <p><i>(at the time of the advice, October 2021)</i> CHW has not been formally approached to ascertain in detail our capacity or the costs involved in supplying these services to the land/proposed development.</p> <p>The sewerage network is subject to an augmentation program in coming years, but there is very limited space capacity in this area at present. In relation to water, due to the relevant of the land, relevant to the nearby supply tank, water pressures and flows cannot currently be supplied at the minimum standards.'</p>	Conditions will be included within the recommendation requiring connection to reticulated sewer and water mains.
The Head Transport for Victoria (S55)	Consent, subject to conditions	Conditions will be included within the recommendation

Internal Referrals

17. The following internal referrals have been undertaken:

Department	Advice	Discussion
Traffic and Transport	Support, subject to provision of conditions.	Conditions will be included within the recommendation
Environmental Health	Support, subject to provision of conditions.	Conditions will be included within the recommendation
Program Development Officer	Support, subject to provision of condition.	Condition will be included within the recommendation

Public notification

18. The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987* by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing a sign on site.

Submissions

19. Following public notification, a total of 6 objections were lodged with Council.

20. The below is a summary of key matters raised by the objectors.

- The adjoining roads are currently used for agricultural purposes (movement of livestock and farm machinery) and addition of tourist vehicles could be detrimental. It is also a narrow road, and subject to stormwater damage during heavy downfalls.
- Storm water management and run off from site, impacting on natural springs as well as household and farm bores.
- Impact on breeding areas of wedgetail eagles and natural habitat of koalas.
- Hours of operation of the motel and distillery, will result in excessive noise.
- Location and access of proposed car park in relation to existing accessways is inappropriate.
- Operation of the business will conflict with the purpose of the Rural Living Zone.
- Request for high enclosed brick fence to reduce noise of car park, and view of rubbish bins and smell along the property boundary adjoining Mahers and Greene Roads.
- Concern that the residential hotel will include permanent residents.
- Storm water and sewerage, major storms in September 2021 resulted in a washout of Mahers Road and dangerous edges.
- The proposal does not align with intent of the 'The Woodman's Hill Gateway Precinct Masterplan (Revision 7, 14 January 2015)', to protect the rich soils for future agricultural use.
- VC103 was about value adding farm enterprises not changing the farm zone completely, a hotel is not farming and to say they will farm on the public acquisition site, this may be taken by Vic Roads any moment leaving no farming at all.

21. Response to concerns:

- Upgrades of both Mahers and Greene Road will be required as part of the recommended conditions, these have been provided by the relevant departments with City of Ballarat and Moorabool Shire Council.
- City of Ballarat Program Development Officer has advised that Mahers Road is listed within the 2023/2024 financial year road infrastructure capital works program. A condition will be included in the recommendation requiring a 40% developer contribution.

- Borehole location mapping has been provided below, image 7. Council notes that the subject site is outside of the potable catchment water (Declared Special Water Supply Catchment Areas) areas as defined under the *Catchment and Land Protection Act 1994*. As such, no referral was required in accordance with Clause 66.02-5 of the Ballarat Planning Scheme. Connection will be required to reticulated sewerage on site, which will reduce impact of stormwater runoff.
- Within the planning permit recommendation, a permit note, relating to the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Flora and Fauna Guarantee Act 1988* have been included to ensure that any national or state matters relating to environment, flora and fauna are met.
- Conditions will be included within the recommendation relating to the hours of operation for the distillery; standard amenity conditions; and further requirements relating to provision of the boundary fence.
- Pursuant to Clause 73.03, a Residential Hotel is defined as *land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.*
- The Woodman's Hill Gateway Precinct Masterplan' predates VC103, which introduced reformed rural zones, including the Farming Zone. Pursuant to Clause 35.07-1, most recently updated by VC210, a residential hotel is a section 2 use, and can therefore be considered within the Farming Zone.

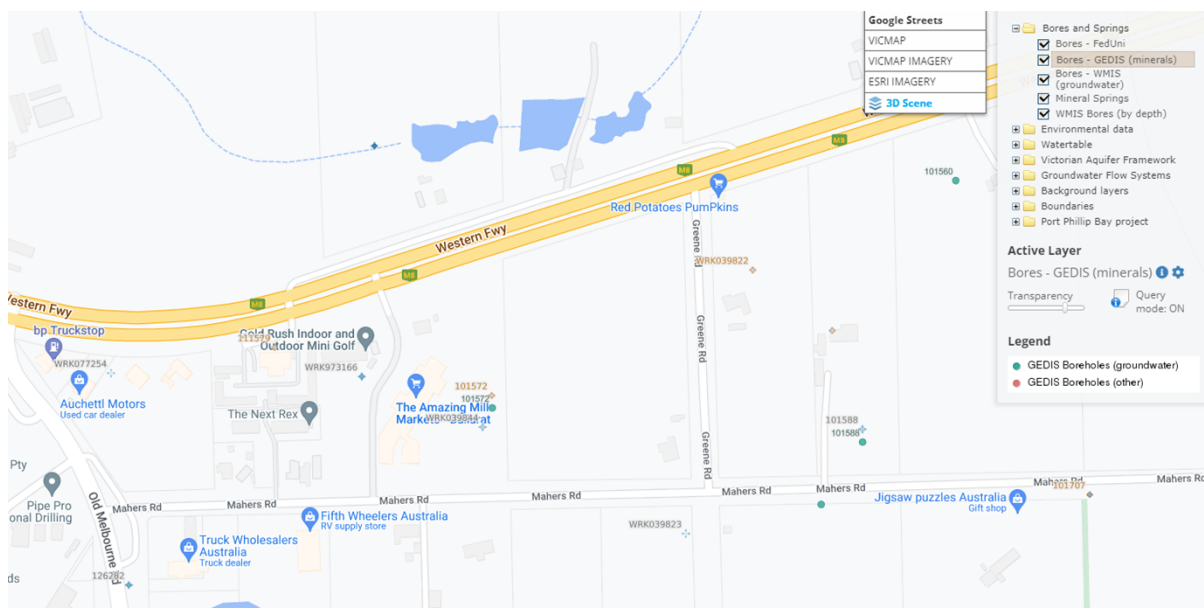


Image 7 – Borehole location map. Source: Visualising Victoria's Groundwater.

Mediation Meeting

22. On 2 February 2022, a virtual mediation meeting was undertaken, no agreement was reached during the mediation.
23. Following the mediation meeting, the applicant provided further written comments to the objectors for review relating to matters raised. The key matters are summarised below:

- Western Freeway (VicRoads/Department of Transport): a dedicated left turn deceleration lane is proposed along the Western Freeway to provide access to Greene Road.
- Greene Road (Moorabool Shire Council): upgrades of the road will be required to the satisfaction of Moorabool Shire Council.
- Mahers Road to west of Greene Road (Ballarat City Council): upgrades of the road will be required to the satisfaction of Ballarat City Council.
- Acoustic treatment/noise: The architectural design of the building includes acoustic attenuation features and includes an angular setback from Greene Road to further assist. The hotel's back of house features are predominately location in the south-east corner of the building and will operate in an internal area. The north-east corner includes the restaurant, bar and function room and will have an outdoor area. Between the function areas and Greene Road, landscape mounding is proposed, as well as tree planting. Compliance with EPA noise regulations will be required.
- Landscaping/impact on koalas: a permit is not required for the subject site for tree removal, and the proposed master landscape plan includes a mixture of indigenous species, including trees for future habitat. The planting on the green roof includes species considered to be low fire risk. The proposed orchard species will be guided by the Agricultural Assessment by Cumbre based on sustainable for the area. It is noted the land is not within the Environmental Significance Overlay – Schedule 5 (ESO5) Koala Habitat and Koala Protection Overlay.
- Water Use/Stormwater: stormwater will be managed by way of a stormwater management condition. The site will be connected to reticulated water and sewerage.
- Loss Agricultural land: the future use of the site for agricultural purposes is considered already constrained due to the location of the PAO.
- Western boundary fence: post and wire fence proposed along the western boundary.

24. No objections were withdrawn following the mediation and additional written response.

KEY MATTERS

Officer Direct or Indirect Interest

25. No officer involved in the preparation of this report has declared any conflict of interest.

ASSESSMENT

Planning Policy Framework

Clause 11.03 Planning for Places
Clause 13.05 Noise
Clause 13.07 Amenity, Human Health and Safety
Clause 14.01 Agriculture
Clause 15.01 Built Environment
Clause 15.02 Sustainable Development
Clause 17.01 Economic Development
Clause 17.02 Commercial
Clause 17.04 Tourism
Clause 18.01 Land Use and Transport
Clause 21.01 Municipal Overview

Clause 21.06 Built Form, Heritage and Design
Clause 21.07 Economic Development
Clause 21.08 Transport and Infrastructure
Clause 21.10 Reference Documents
Clause 35.07 Farming Zone
Clause 43.02 Design and Development Overlay, Schedule 2
Clause 45.01-1 Public Acquisition Overlay
Clause 52.06 Car Parking

Zoning

Clause 35.07 Farming Zone

26. Pursuant to Clause 35.07-1 (FZ), a planning permit is required for use of the site for a residential hotel, and the ancillary functions, being the distillery (industry), restaurant and place of assembly (function centre).
27. Pursuant to Clause 35.07-4, a planning permit is required for buildings and works associated within a section 2 use, or for a building that is within the listed setbacks. The following setbacks have not been met:
- *The setback from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road specified in a schedule to this zone, 100m.*
 - *The setback from any other road or boundary specified in a schedule to this zone, 20m.*
 - *The setback from a dwelling not in the same ownership specified in a schedule to this zone, 100m.*
28. The purposes of the Farming Zone are:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To provide for the use of land for agriculture.*
 - *To encourage the retention of productive agricultural land.*
 - *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
 - *To encourage the retention of employment and population to support rural communities.*
 - *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
 - *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*
29. While the primary purposes of the Farming Zone are to provide for land use for agricultural purposes, the zone allows for a range of uses to be considered. In determining if a planning permit should be granted for an alternative use, the Responsible Authority should include a range of matters as set out in the Decision Guidelines of the Farming Zone. Additionally, the Decision Guidelines set out considerations for development.

Assessment against the Decision Guidelines of the Farming Zone**30. General issues**

The use of the land is generally compatible with the Municipal Planning Strategy and the Planning Policy Framework. The site must be connected to reticulated water and sewerage, and therefore a land capability assessment has not been undertaken. The site is therefore considered, subject to required connection works, to be capable of accommodating the development. The lot is bordered by three roads, and an area of Mixed Use Zone, it is therefore considered that consolidation with existing farms is difficult, and loss of land due to the location of the POA has also been considered with regard to future productivity of the site for agricultural purposes.

31. Agricultural issues and the impact from non-agricultural uses

The proposed site is in an area that includes both retail, residential and agricultural purposes. It is considered that due to the mixed nature of the locality, and the pending loss of site due to the location of the POA, that subject to conditions managing amenity, that the proposed use is acceptable.

32. Environmental issues

The proposed use and development will be connected to reticulated water and sewerage, additional, by condition, a stormwater management plan and landscape management plan will be required to ensure that the proposed use and development do not negatively impact on the water quality and biodiversity of the subject site.

33. Design and siting issues

The proposed location and design of the building, taking into consideration the slope of land within the area, and use of appropriate setbacks has been reviewed and it is considered that due to the mixed character and appearance of buildings within the vicinity of the subject site, that the design is appropriate.

Overlay**Clause 43.02 Design and Development Overlay, Schedule 2**

34. Pursuant to Clause 43.02-2 (DDO) a planning permit is required to construct a building or construct and carry out works. The subject site is located within Schedule 2, the Woodmans Hill Gateway Precinct.
35. The design objectives include consideration of the nature, scale and appearance of new development in consideration of the landscape. The proposed design, including the height, and landscape masterplan has been considered and is considered respectively located and scaled in regard to the nature of the area, including appropriate provision of landscaping strips along the property frontages, and alignment of the PAO area. Access to the site has been appropriately located away from the Western Highway.

Clause 45.01-1 Public Acquisition Overlay

36. Pursuant to Clause 45.01-1, a planning permit is required to use land for any section 2 use and construct a building or construct and carry out works.

37. The proposed development has been reviewed by the Department of Transport, who consent to the application, and conditions have been included within the recommendation.
38. The proposed extent of works; location, dimension, design and materials of the proposed buildings and works have been appropriately located outside of the POA area. The applicant has proposed use of the POA area for a kitchen garden, orchard and native grassland, bearing in mind that this area is subject to removal in the future.

Particular Provisions

Clause 52.06 Car Parking

39. Pursuant to Clause 52.06-2, before a new use commences the number of car parking spaces specified under Clause 52.06-5 must be provided on the land prior to the commencement of use.
40. The Western Highway/Greene Road intersection is to be upgraded with a left-turn deceleration lane on the Western Highway. The Greene Road carriageway is to be widened to accommodate a 6.2m wide seal for a distance of at least 50 metres from the Western Highway. Along the remaining length of Greene Road, widened gravel passing areas are to be provided at intervals of approximately 50-100 metres, to Council approval.
41. The existing sealed carriageway in Mahers Road is proposed to be retained. In a similar arrangement to that proposed for Greene Road, gravel passing areas are proposed at intervals of approximately 50-100 metres between Greene Road and Old Melbourne Road to the satisfaction of Council.
42. Vehicle access for the proposed residential hotel is to be provided as follows:
 - Separate entry and exit only connections with Greene Road on the eastern boundary of the site which will provide access to the hotel drop-off and pick-up area,
 - A two-way connection with Greene Road which will provide access to the main car park and hotel loading area,
 - A two-way connection with Mahers Road which provides access to the main car park and bus parking bays, and
 - A two-way connection with Mahers Road which provides access to the 'Orchard Shed'.
43. An on-site loading bay is to be provided for deliveries and waste collection. This loading bay is to be accessed via the main car park with trucks entering and exiting via the southern access connection with Greene Road.
44. There is no specified car parking rate under Table 1 of Clause 52.06-5 of the Planning Scheme for a 'residential hotel' or 'agriculture' use. Accordingly, car parking spaces must be provided to the satisfaction of the Responsible Authority as stated at Clause 52.06-6. A car parking assessment has been undertaken by the Traffic Consultant.
45. Given the site's location, the Traffic Consultant expects that the majority of guests and staff will travel to/from the site via a private motor vehicle. They consider it appropriate to adopt a peak car parking rate of 1 car space per room, inclusive of staff and guest

car parking demands. On this basis, the residential hotel component of the development is expected to generate a demand for up to 119 car spaces.

46. The function space is considered ancillary to the operation of the residential hotel under the land-use term at Clause 73.03 of the Planning Scheme and therefore will not generate a separate requirement for patrons. There is a high likelihood that patrons of the function space would also stay at the proposed hotel and therefore not generate a separate demand for car parking. However, it is expected that additional staff associated with the function space will require onsite car parking during events. The Consultant estimates that the provision of 20 car spaces for function space staff will sufficiently accommodate any staff demands.
47. The bar and restaurant are also considered ancillary to the operation of the residential hotel. The Parking Assessment has assessed the car parking demand likely to be generated at a rate of 0.4 spaces per patron, which is the same rate as a standalone restaurant. Based on this conservative assumption the Consultant concluded that the restaurant would require 32 car parking spaces, inclusive of staff and customer demands.
48. The agricultural component of the site is intended to be used solely for the purposes of ingredients for use on site. Any car parking demands for these components will be accommodated informally within the area adjacent to the orchard shed.
49. For the expected critical PM peak hour traffic, the Consultant has assumed a 50% turnover of the peak predicted car parking demand (171 car spaces) will generate either a vehicle arrival or departure movement during the PM peak hour. This equates to approximately 86 vehicle movements per hour, or approximately only 1.4 vehicle movements per minute on average. This level of peak hour traffic is relatively low in traffic engineering terms and the Consultant is satisfied it can be adequately accommodated by the proposed access arrangements and the surrounding road network and intersections without any unacceptable impacts.
50. A total of 174 on-site car parking spaces are to be provided as follows:
 - 171 car spaces in the main car park including two (2) accessible spaces, and
 - Three (3) drop-off/pick-up car spaces near the hotel entrance.
51. Additionally, two (2) bus parking bays are to be provided towards the eastern side of the car park, capable of accommodating up to 14.5m long buses/coaches. A bus drop-off/pick-up bay is also to be provided near the main hotel entrance.
52. Bicycle parking is to be provided on-site for staff in a secure bike store that is located within the hotel building and for visitors near the lobby.
53. All car park layouts and accessways should generally conform to Clause 52.6-9 design standards and relevant standards as indicated in the TIAR. A suitable swept path analysis has been provided for service vehicle and bus turning maneuvers.

Relevant Planning Scheme Amendments

54. There are no amendments relevant to the consideration of this application.

OFFICER RECOMMENDATION

That the Planning Delegated Committee:

55. Having caused notice of the Planning Permit Application PLP/2021/626 to be given under Section 52 of the *Planning and Environment Act 1987*; and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Planning Permit under the Ballarat Planning Scheme in respect of the land known and described as 63 Mahers Road Warrenheip, for the *Use and development of a residential hotel, and associated works*, subject to conditions in Attachment 2.

ATTACHMENTS

1. Governance Review [6.2.1 - 1 page]
2. Attachment 1 Development Plans [6.2.2 - 15 pages]
3. Attachment 2 Councillor Response [6.2.3 - 6 pages]
4. Attachment 4 Traffic Volumes Memorandum [6.2.4 - 2 pages]
5. Attachment 5 Central Highlands Sewer location map [6.2.5 - 1 page]
6. Attachment 6 Traffic Report [6.2.6 - 29 pages]
7. Attachment 7 Landscape Master Plan [6.2.7 - 2 pages]
8. Attachment 8 Planning Report [6.2.8 - 35 pages]
9. Attachment 3 PL P 2021626 63 Mahers Road Recommendation [6.2.9 - 11 pages]

OFFICIAL

ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies.

COMMUNITY IMPACT

2. There are no community impacts identified for the subject of this report.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. There are no economic sustainability implications identified for the subject of this report.

ECONOMIC SUSTAINABILITY IMPLICATIONS

4. There are no economic sustainability implications identified for the subject of this report.

FINANCIAL IMPLICATIONS

5. If applicable, the cost of running a VCAT hearing is already included within the Statutory Planning Unit's approved budget.

LEGAL AND RISK CONSIDERATIONS

6. There are no legal and risk considerations relevant to the subject of this report.

HUMAN RIGHTS CONSIDERATIONS

7. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

COMMUNITY CONSULTATION AND ENGAGEMENT

8. The planning permit application was advertised pursuant to *Section 52 of the Planning and Environment Act 1987*.

GENDER EQUALITY ACT 2020

9. There are no gender equality implications identified for the subject of this report.

CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

10. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

OFFICIAL

TOWN PLANNING APPLICATION

PHOTOGRAPHIC ANALYSIS

AERIAL PHOTOGRAPH
EXISTING SITE PHOTOS
EXISTING STREETScape PHOTOGRAPHS

ARCHITECTURAL DRAWINGS

- TPA01.1 NEIGHBOURHOOD & SITE DESCRIPTION
- TPA02.1 DESIGN RESPONSE PLAN
- TPA02.2 EXISTING TREES RETAINING AND REMOVAL PLAN
- TPA03.1 GROUND LEVEL PLAN
- TPA03.2 LEVEL 1 PLAN
- TPA03.3 ROOF LEVEL PLAN
- TPA03.4 HOTEL ROOM MODULES
- TPA04.1 ELEVATION - NORTH & SOUTH
- TPA04.2 ELEVATION - EAST & WEST

SUPPLEMENTARY DOCUMENTS

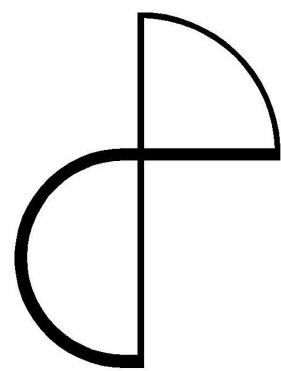
EXTERNAL MATERIAL & FINISHES SCHEDULE
PERSPECTIVE IMAGES



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Job No.
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Date
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COVER PAGE

AGRICULTURAL HOTEL DEVELOPMENT

63 MAHERS ROAD, WARRENHEIP



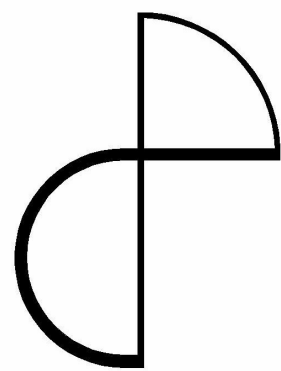
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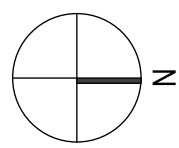
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PHOTOGRAPHIC ANALYSIS

AGRICULTURAL HOTEL DEVELOPMENT

63 MAHERS ROAD, WARRENHEIP



STREETSCAPE PHOTOGRAPH - MAHERS ROAD - FACING SUBJECT SITE

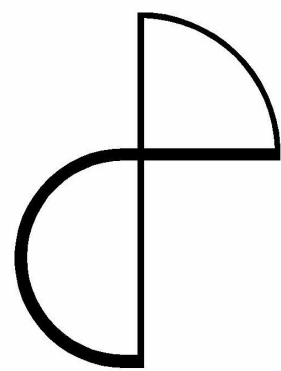


STREETSCAPE PHOTOGRAPH - WESTERN HIGHWAY - FACING SUBJECT SITE

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EXISTING STREETSCAPE PHOTOGRAPHS

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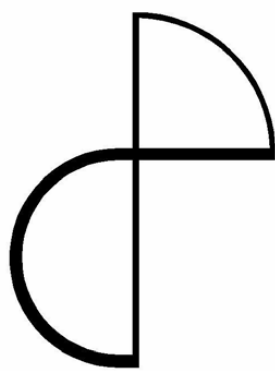
EXISTING PHOTO DESCRIPTION

- 01 SUBJECT SITE - CORNER OF WESTERN HIGHWAY & GREENE ROAD
- 02 VIEW FROM GREENE ROAD TOWARDS EAST OF SUBJECT SITE
- 03 SUBJECT SITE - CORNER OF GREENE ROAD & MAHERS ROAD
- 04 VIEW FROM MAHERS ROAD TOWARDS SOUTH OF SUBJECT SITE
- 05 VIEW FROM MAHERS ROAD TOWARDS SOUTH WEST CORNER OF SUBJECT SITE
- 06 VIEW FROM WESTERN HIGHWAY TOWARDS NORTH WEST CORNER OF SUBJECT SITE
- 07 VIEW ALONG GREENE ROAD TOWARDS SOUTH
- 08 VIEW ALONG MAHERS ROAD TOWARDS EAST
- 09 VIEW FROM MAHERS ROAD TOWARDS * THE AMAZING MILL MARKETS*"
- 10 VIEW TOWARDS SOUTH WEST CORNER OF * THE AMAZING MILL MARKETS* BUILDING
- 11 MAIN ENTRANCE TO * THE AMAZING MILL MARKETS* BUILDING
- 12 MAIN ENTRY FROM WESTERN HIGHWAY TO THE SITE OF * THE AMAZING MILL MARKETS* & *GOLD RUSH MINI GOLF"

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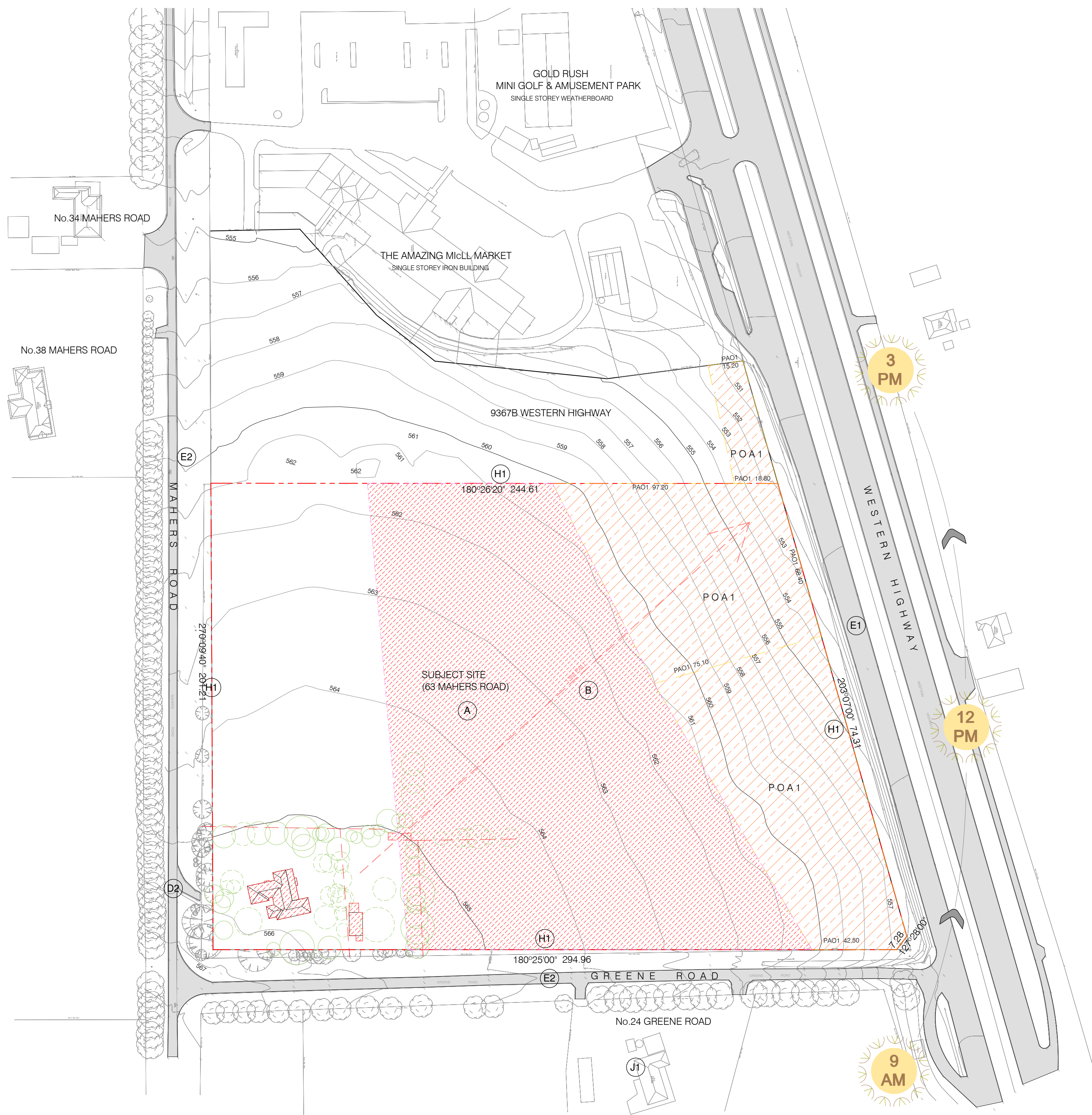
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21.10.2021

EXISTING SITE PHOTOS

AGRICULTURAL HOTEL DEVELOPMENT

63 MAHERS ROAD, WARRENHEIP



- ORIENTATION & SLOPE**
- (A) SUBJECT SITE
NORTH SOUTH ORIENTATED RECTANGLE SITE WITH 3 SIDES
ADJOINING WESTERN HIGHWAY, GREENE ROAD & MAHERS ROAD.
 - (B) THE SITE SLOPES DOWN BY APPROX. 13m FROM SOUTH EAST (HIGH POINT) TO NORTH WEST (LOW POINT)

- VEGETATION & ACCESS**
- (C1) EX. TREES ON THE SUBJECT SITE
 - (C2) EX. STREET TREES
 - (D1) EX. PEDESTRIAN ACCESS IS NOT AVAILABLE
 - (D2) EX. VEHICULAR ACCESS FROM MAHERS ROAD
 - (D3) NO EX. VEHICULAR ACCESS FROM WESTERN HIGHWAY
 - (E1) HIGH VOLUMES OF VEHICULAR PASSING BY WITH VEHICULAR NOISE
 - (E2) LOCAL TRAFFIC - LOW VEHICULAR NOISE

- DRAINAGE & SERVICES**
- (F) DRAINAGE POINT TO BE CONFIRMED. MOST LIKELY AT REAR OF SITE
 - (G1) SITE HAS ACCESS TO INFRASTRUCTURE (SEWER, WATER SUPPLY, ELECTRICITY, GAS AND TELEPHONE)
 - (G2) SITE HAS NO ACCESS TO INFRASTRUCTURE (SEWER, WATER SUPPLY, ELECTRICITY, GAS AND TELEPHONE)

- FENCE, BOUNDARIES & EASEMENT**
- (H1) POST & WIRE FENCE
 - (H2) WOVEN WIRE FENCE
 - (H3) NOT FENCED

- LOCATION / USE OF SURROUNDING BUILDING**
- (J1) SINGLE STOREY BRICK DWELLING, TILED PITCHED ROOF
 - (J2) SINGLE STOREY BRICK DWELLING, ZINC PITCHED ROOF
 - (J3) SINGLE STOREY ZINC CLADDED COMMERCIAL BUILDING, ZINC PITCHED ROOF
 - (J4) SINGLE STOREY WEATHERBOARD CLADDED COMMERCIAL BUILDING, ZINC PITCHED ROOF

- TOPOGRAPHY**
- (K) LEVELS AT SITE BOUNDARIES GENERALLY FOLLOW THE TOPOGRAPHY OF THE LAND

- SPOS / HABITABLE ROOM WINDOWS**
- (L) NO SECLUDED OPEN SPACE ON ADJOINING OR NERBY PROPERTIES
 - (M) NO HABITABLE ROOM WINDOWS WITHIN 9.0m OF SITE

- NEARBY PUBLIC OPEN SPACE**
- MOUNT WARRENHEIP FLORA RESERVE
DISTANCE (APPROX.): 1.91 KM
 - WARRENHEIP RECREATION RESERVE
DISTANCE (APPROX.): 2.0 KM
 - PRYOR PARK
DISTANCE (APPROX.): 3.43 KM
 - BALLARAT NORTH BUSHLAND RESERVE
DISTANCE (APPROX.): 6.35 KM
 - OVAL PARK
DISTANCE (APPROX.): 6.38 KM
 - BUNINYONG H18 BUSHLAND RESERVE
DISTANCE (APPROX.): 8.18 KM
 - ST GEORGES RESERVE
DISTANCE (APPROX.): 9.48 KM
 - DICK FLEMING OVAL
DISTANCE (APPROX.): 9.5 KM
 - HALIOAKE PARK
DISTANCE (APPROX.): 9.74 KM

- PUBLIC TRANSPORT**
- BALLARAT REGIONAL TRAIN STATION
DISTANCE (APPROX.): 7.0 KM
 - GYPPRESS RD/GRACEFIELD RD BUS STOP
- BALLARAT-BROWN HILL ROUTE 15
DISTANCE (APPROX.): 2.50 KM
 - T1 TREE RD/OLD MELBOURNE RD BUS STOP
- BALLARAT-MT EGERTON VIA GORDON ROUTE
DISTANCE (APPROX.): 3.70 KM

- LOCAL SCHOOLS - PRIMARY**
- WARRENHEIP PRIMARY SCHOOL
DISTANCE (APPROX.): 1.53 KM
 - SAINT FRANCIS XAVIER PRIMARY SCHOOL
DISTANCE (APPROX.): 3.00 KM
 - SANT BRENDANS PRIMARY SCHOOL
DISTANCE (APPROX.): 3.70 KM
 - CALEDONIAN PRIMARY SCHOOL
DISTANCE (APPROX.): 4.34 KM
 - GLEN PARK PRIMARY SCHOOL
DISTANCE (APPROX.): 4.54 KM
 - LITTLE BENDIGO PRIMARY SCHOOL
DISTANCE (APPROX.): 4.75 KM
 - CANADIAN LEAD PRIMARY SCHOOL
DISTANCE (APPROX.): 5.64 KM
 - BUNGAREE PRIMARY SCHOOL
DISTANCE (APPROX.): 5.9 KM

- LOCAL SCHOOLS - SECONDARY**
- WOODMANS HILL SECONDARY COLLEGE
DISTANCE (APPROX.): 3.00 KM
 - BALLARAT SECONDARY COLLEGE (EAST CAMPUS)
DISTANCE (APPROX.): 4.34 KM
 - BALLARAT SECONDARY COLLEGE (BARKLY SENIOR CAMPUS)
DISTANCE (APPROX.): 6.31 KM
 - MOUNT CLEAR COLLEGE
DISTANCE (APPROX.): 7.35 KM
 - BALLARAT CLARENDON COLLEGE
DISTANCE (APPROX.): 7.93 KM
 - DAMASCUS COLLEGE
DISTANCE (APPROX.): 8.05 KM

- LOCAL SCHOOLS - UNIVERSITIES**
- FEDERATION UNIVERSITY AUSTRALIA (SMB CAMPUS)
DISTANCE (APPROX.): 7.32 KM
 - FEDERATION UNIVERSITY AUSTRALIA (MT HELEN CAMPUS)
DISTANCE (APPROX.): 8.00 KM
 - AUSTRALIA CATHOLIC UNIVERSITY
DISTANCE (APPROX.): 8.46 KM

- LOCAL SHOPS**
- ROMAN AROUND CAFE / AMAZING MILL MARKETS
DISTANCE (APPROX.): 0.10 KM
 - SHELL COLES EXPRESS / OLIVER'S REAL FOOD
DISTANCE (APPROX.): 0.40 KM
 - LEIGH CREEK ROADHOUSE / GOLDEN NUGGET BAKERY
DISTANCE (APPROX.): 1.80 KM

- ZONE LEGEND**
- PAO1 - PUBLIC ACQUISITION OVERLAY 1
 - DDO2 - DESIGN DEVELOPMENT OVERLAY 2

- DEMOLITION LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE DEMOLISHED
 - NEW CONSTRUCTION

- LANDSCAPE**
- EXISTING TREE
 - EXISTING TREE TO BE DEMOLISHED

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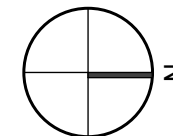
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2	TOWN PLANNING REF	21.10.2021

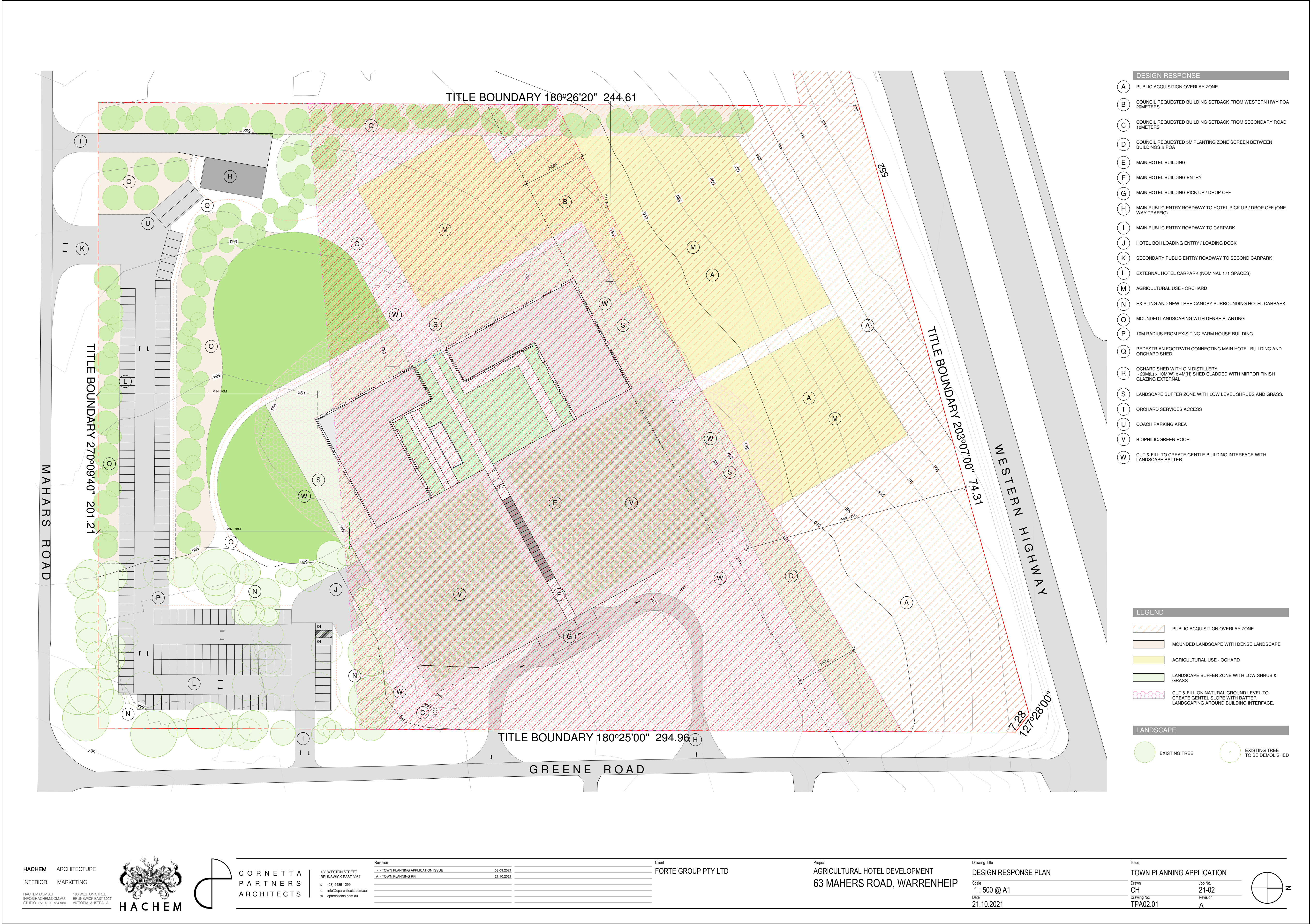
Client
FORTE GROUP PTY LTD

Project
AGRICULTURAL HOTEL DEVELOPMENT
63 MAHERS ROAD, WARRENHEIP

Drawing Title
NEIGHBOURHOOD & SITE DESCRIPTION PLAN
Scale
1 : 1000 @ A1
Date
21.10.2021


Issue
TOWN PLANNING APPLICATION
Drawn
CH
Date
21-02
Drawing No
TPA01.01
Revision
A







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Project
**AGRICULTURAL HOTEL DEVELOPMENT
63 MAHARS ROAD, WARRENHEIP**

Drawing Title
EXISTING TREES RETAINING AND REMOVAL PLAN

Scale
1 : 300 @ A1

Date
21.10.2021

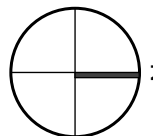
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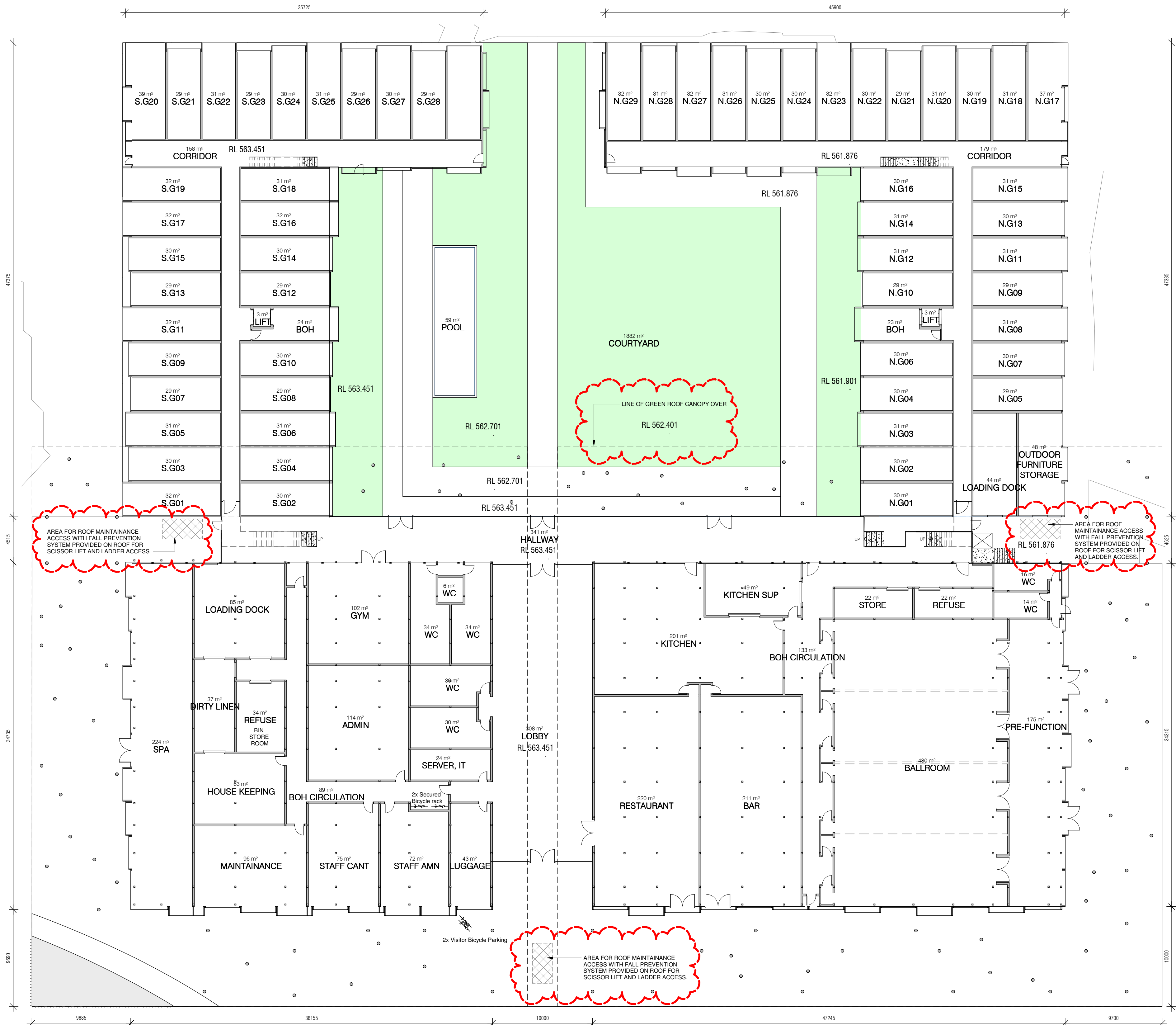
Drawn
CH

Drawing No
TPA02.02

Job No
21-02

Revision
A





SITE DEVELOPMENT SUMMARY

	AREA	%
HOTEL	8026 m ²	14.63%
OPEN AREA	46617 m ²	85.00%
SHED	202 m ²	0.37%
SITE AREA	54845 m ²	100.00%

AREA ANALYSIS

LEVEL	AREA
GROUND LEVEL	7630 m ²
LEVEL 1A	1192 m ²
LEVEL 1	1069 m ²
TOTAL	9891 m ²

MODULE COUNT

LEVEL	COUNT	AREA
GROUND LEVEL	58	1771 m ²
LEVEL 1A	32	989 m ²
LEVEL 1	29	886 m ²
TOTAL: 119		3646 m ²

PARKING SUMMARY

LOCATION	NO.
BICYCLE PARKING	
EMPLOYEE BICYCLE	2
VISITOR BICYCLE	2
CAR PARKING	4
ACCESSIBLE CAR	2
CAR	169
CAR PICK UP / DROP OFF	3
	174
COACH PARKING	
COACH	2
COACH PICK UP / DROP OFF	1
	3

AREA ANALYSIS

NAME	AREA
GROUND LEVEL	
ADMIN	114 m ²
BALLROOM	480 m ²
BAR	254 m ²
BOH	47 m ²
BOH CIRCULATION	222 m ²
CORRIDOR	336 m ²
COURTYARD	1882 m ²
DIRTY LINEN	37 m ²
GYM	102 m ²
HALLWAY	341 m ²
HOUSE KEEPING	63 m ²
KITCHEN	201 m ²
KITCHEN SUP	49 m ²
LIFT	6 m ²
LOADING DOCK	129 m ²
LOBBY	308 m ²
LUGGAGE	43 m ²
MAINTANANCE	96 m ²
OUTDOOR	
FURNITURE	48 m ²
STORAGE	
POOL	59 m ²
PRE-FUNCTION	175 m ²
REFUSE	56 m ²
RESTAURANT	220 m ²
SERVER, IT	24 m ²
SPA	224 m ²
STAFF AMN	72 m ²
STAFF CANT	75 m ²
STORE	22 m ²
WC	164 m ²
	5859 m ²
LEVEL 1A	
BOH	21 m ²
CORRIDOR	179 m ²
LIFT	3 m ²
	203 m ²
LEVEL 1	
BOH	20 m ²
CORRIDOR	160 m ²
LIFT	3 m ²
	183 m ²
TOTAL	6246 m ²

DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION

LANDSCAPE

	EXISTING TREE
	EXISTING TREE TO BE DEMOLISHED

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P1 - TOWN PLANNING APPLICATION ISSUE	21.10.2021	
A - TOWN PLANNING RPT		

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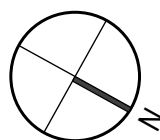
Project
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63 MAHERS ROAD, WARRENHEIP

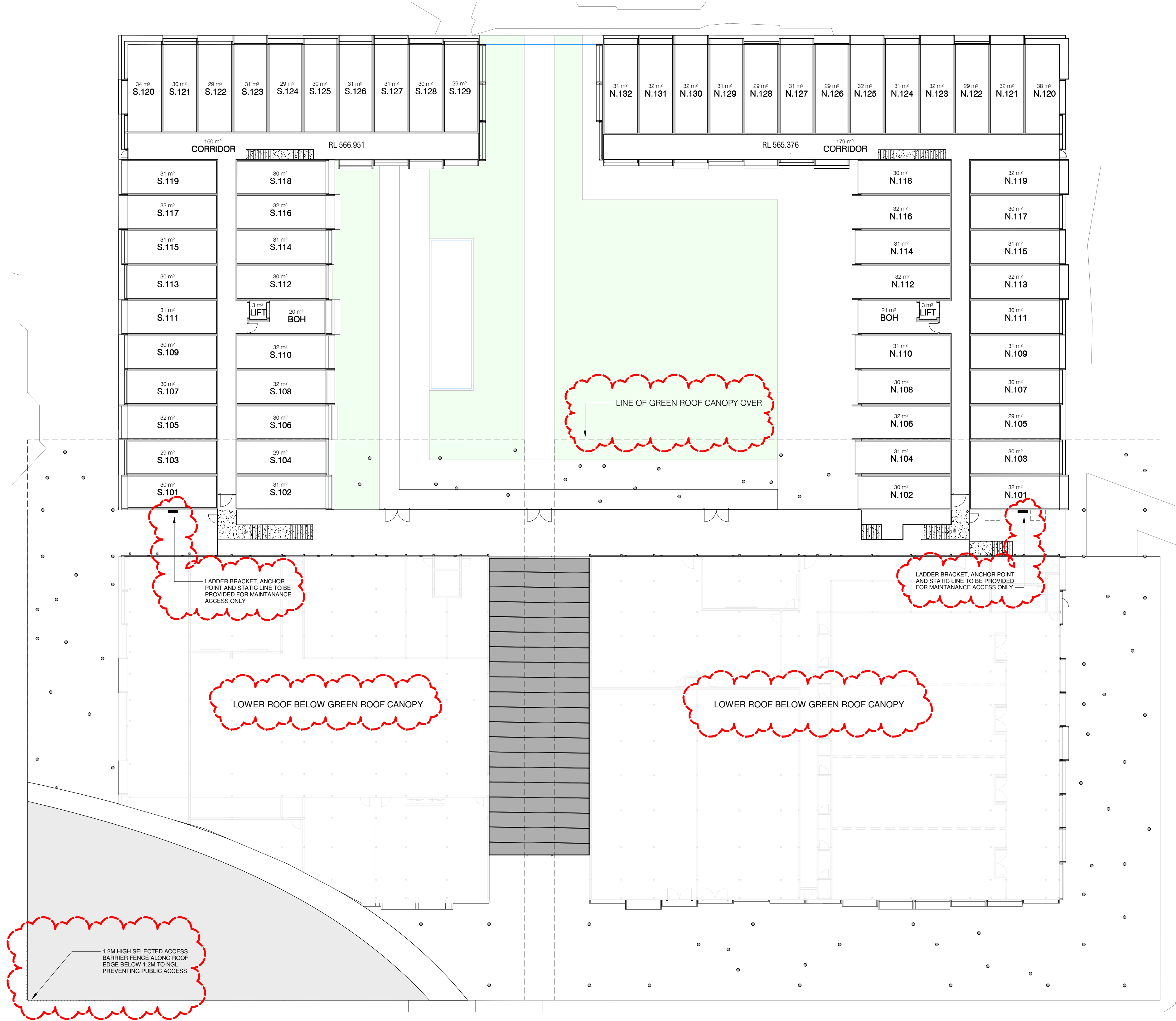
Drawing Title
GROUND LEVEL PLAN

Scale
1 : 200 @ A1
Date
21.10.2021

Issue
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Drawing No
TPA03.01
Job No
21-02
Revision
R1





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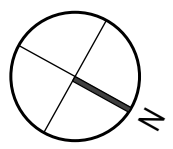
Drawing Title
LEVEL 1 PLAN

Scale
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Date
21.10.2021

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Drawing No
TPA03.02

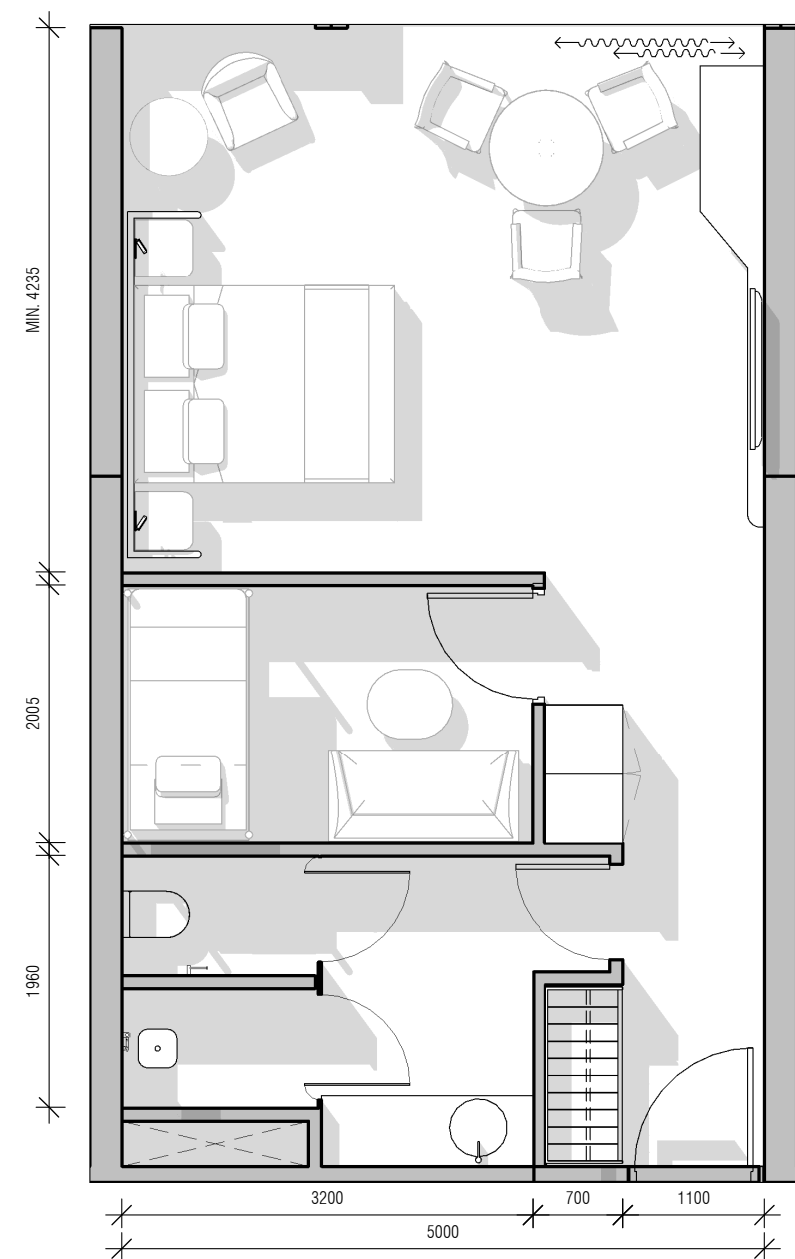
Job No
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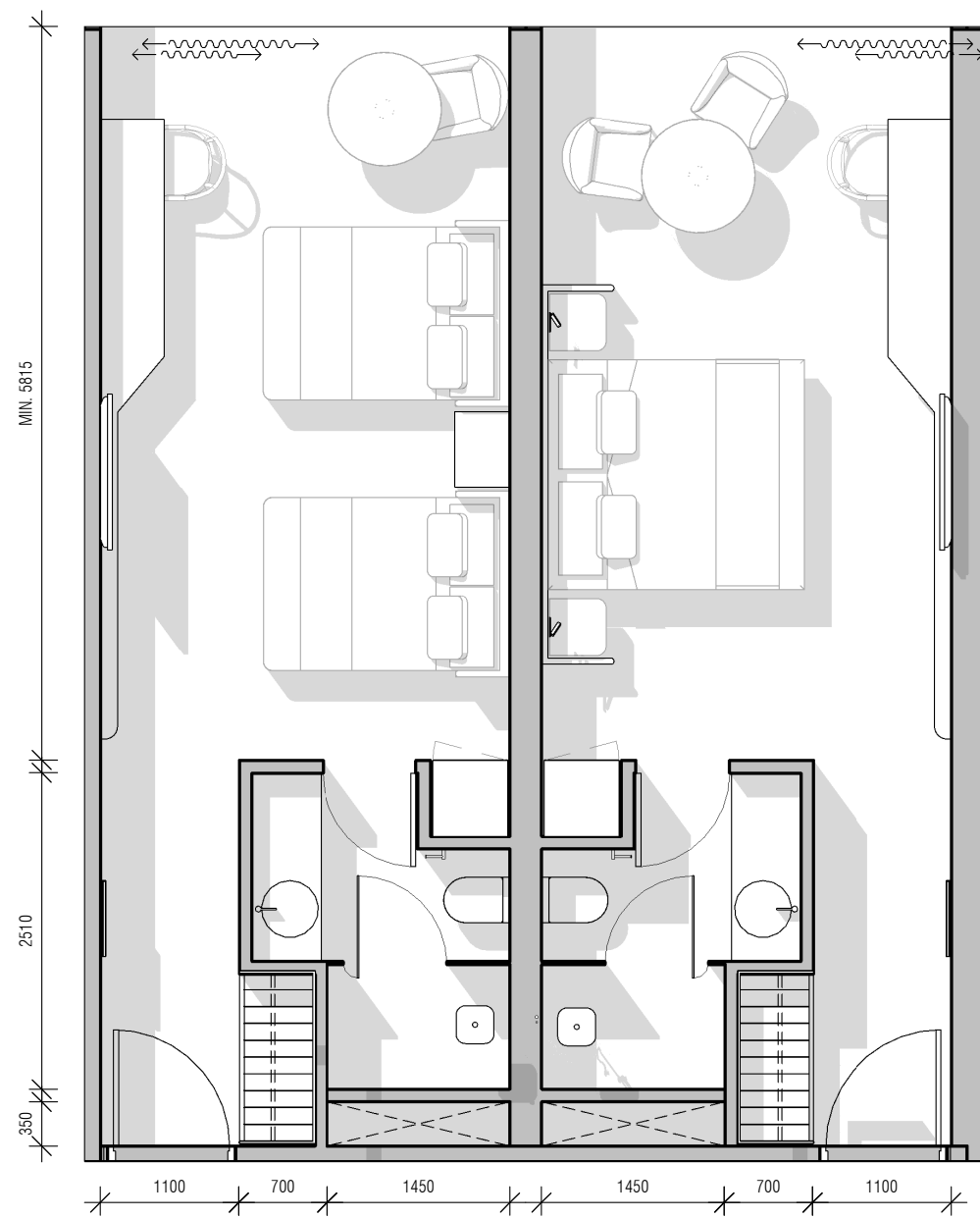




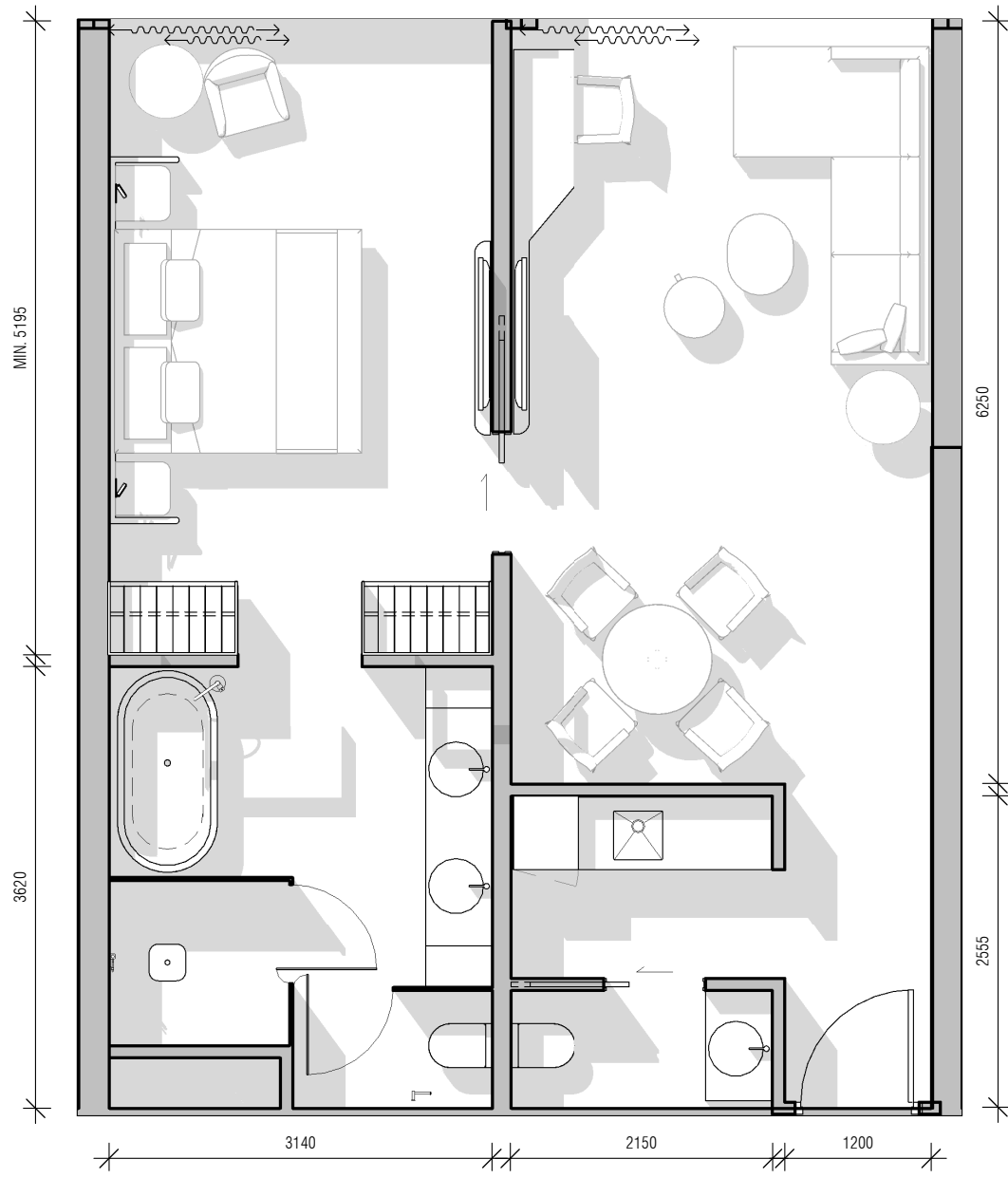
4 HOTEL ROOM FLOOR PLAN - 3 BAYS
TPA04.01 1:50



2 HOTEL ROOM FLOOR PLAN - 1.5 BAYS
TPA04.01 1:50



1 HOTEL ROOM FLOOR PLAN - STANDARD 1 BAYS
TPA04.01 1:50



3 HOTEL ROOM FLOOR PLAN - 2 BAYS
TPA04.01 1:50

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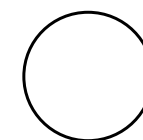
Drawing Title
HOTEL ROOM MODULES

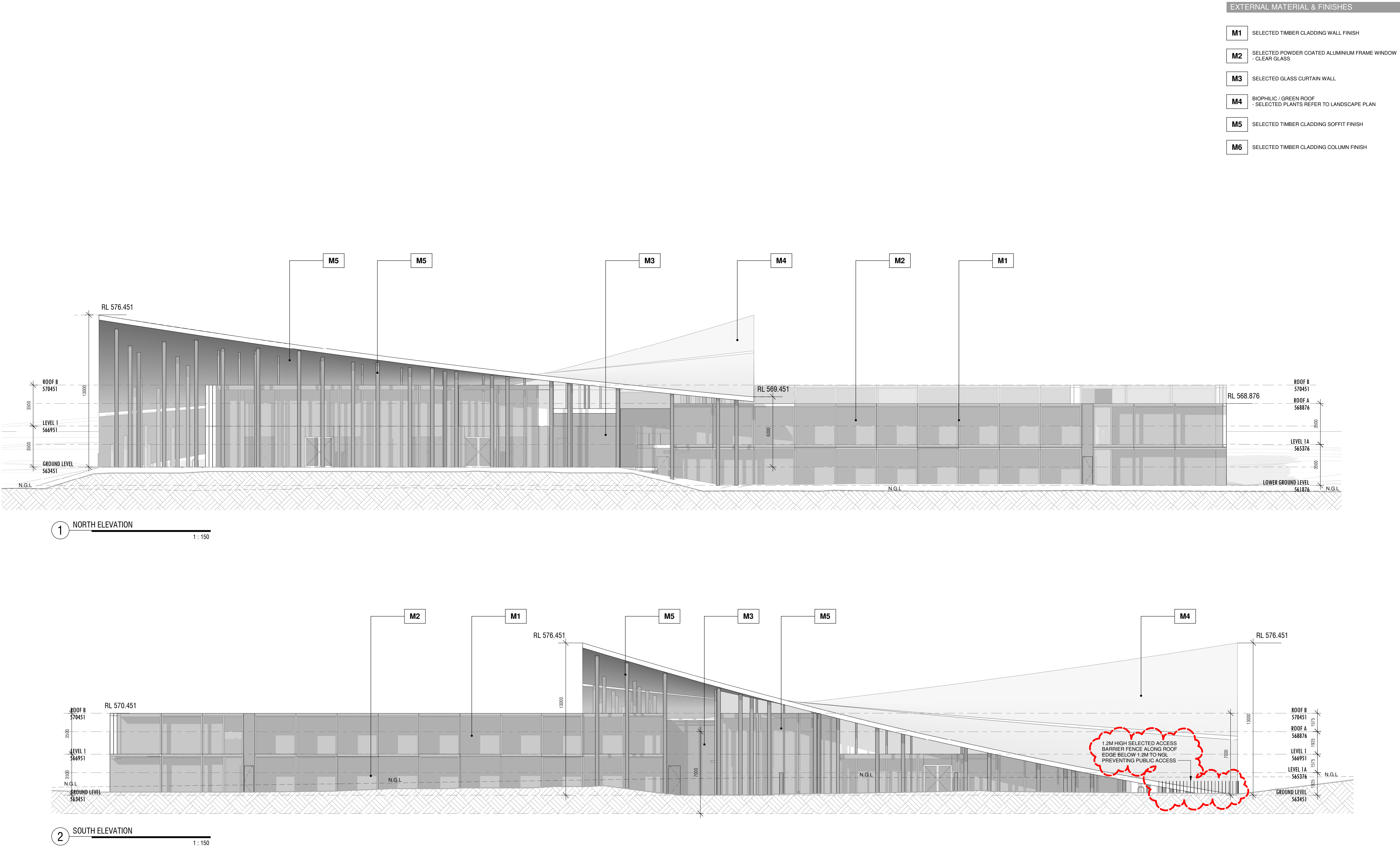
Scale
1:50 @ A1
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TOWN PLANNING APPLICATION

Drawn
Author
Drawing No
TPA03.04

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Client

FORTE GROUP PTY LTD

Project

AGRICULTURAL HOTEL DEVELOPMENT
63 MAHERS ROAD, WARRENHEIP

Drawing Title

ELEVATIONS - NORTH & SOUTH

Scale

As indicated @ A1

Date

03.09.2021

Issue

TOWN PLANNING APPLICATION

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CH

Job No.

21-02

Drawing No.

TPA04.01

Revision

P1

59