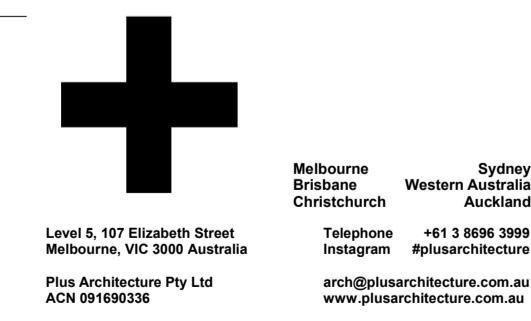


DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1					
16.12.2022	RESPONSE TO COUNCIL RPT	MATSEW	NAG	1					

CONSULTANTS	TOWN PLANNER	HERITAGE	ESD	SERVICES	TRAFFIC
<input type="checkbox"/> VRSB	<input type="checkbox"/> SVRCE FAWORTH	<input type="checkbox"/> ANK RESOURCES	<input type="checkbox"/> WSP	<input type="checkbox"/> ESTP	
T 01 9617 8144	T 01 9323 4299	T 01 9436 8396	T 01 9422 8700	T 01 427 044 324	

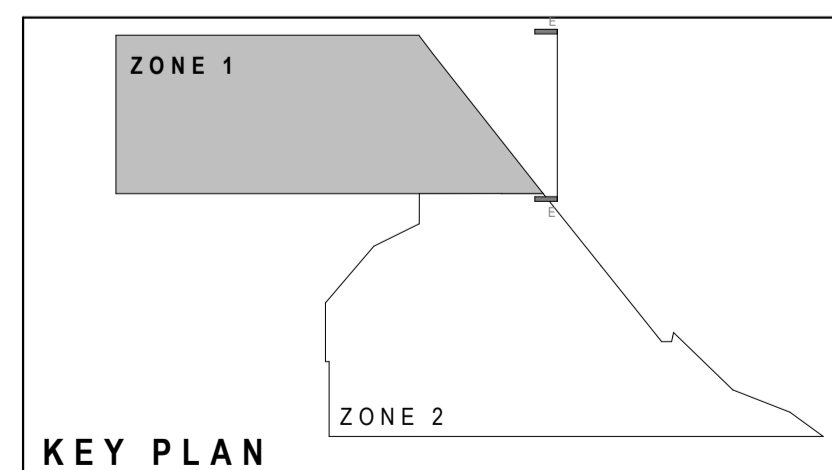
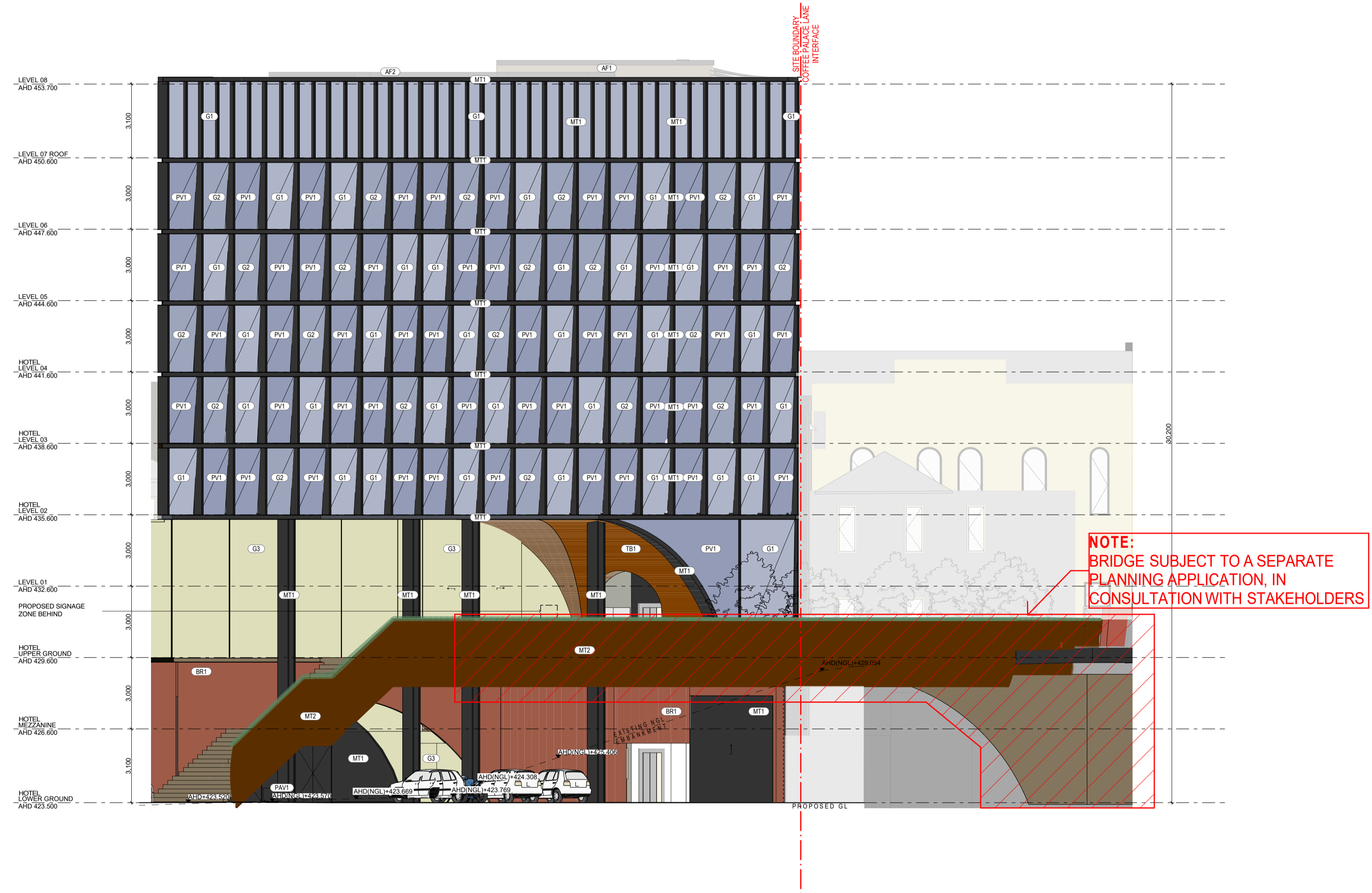


**PROJECT**  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

**DRAWING TITLE**  
ROOF PLAN

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TOWN PLANNING			
SCALE	1:100 @B1	DRAWING TITLE	ROOF PLAN
DATE	18/12/2022	PLOT DATE	20/10/2022
DRAWN	NAG	CHECKED	NAG
JOB NO.	12980	DRAWING NO.	TP110
REVISION		REVISION	1

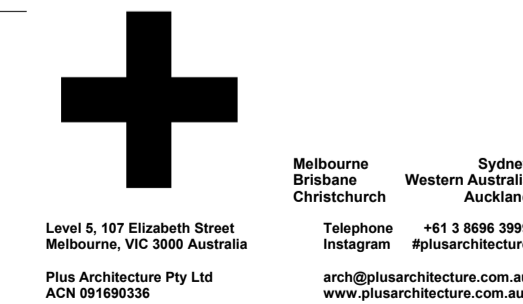


DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RPN	MATSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOWN PLANNER	HERITAGE	RBD	SERVICES	TRAFFIC
<input type="checkbox"/> URS	T 00 9617 8544	<input type="checkbox"/> BRUCE FAWCOTT	T 00 9620 4299	<input type="checkbox"/> ANK RESOURCES	T 00 9620 8396
<input type="checkbox"/> WSP	T 00 9622 8700	<input type="checkbox"/> ESTP	T 01 427 044 244		

**NIGRO GROUP.**



PROJECT  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

DRAWING TITLE  
ELEVATION EAST - ZONE  
1

Scale: 1:100 @B1

DATE: 18/12/2022

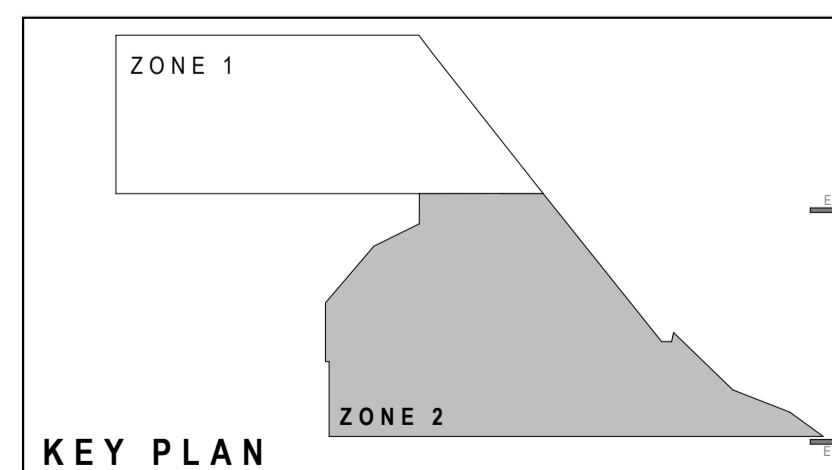
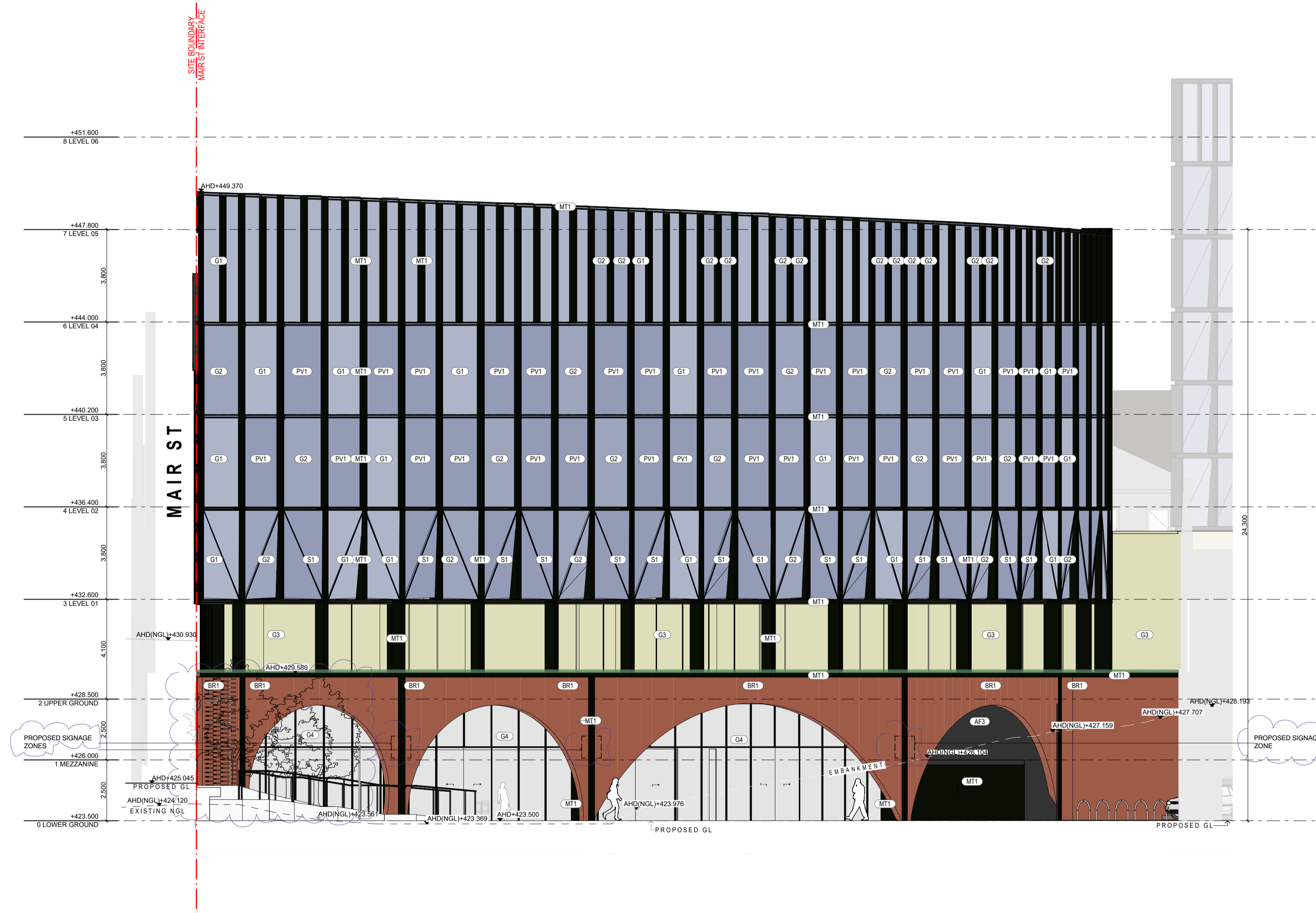
DRAWN: NAG

JOB NO.: 12980

DRAWING NO.: TP200

REVISION: 1



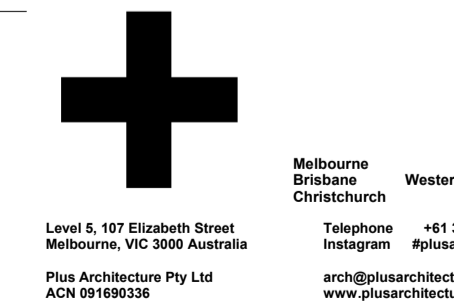


DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RP#s	MATSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	NO.	CONTACT
TOWN PLANNER	<input type="checkbox"/> VRBS	T 03 9617 8944
HERITAGE	<input type="checkbox"/> BRUCE FAWCOTT	T 03 9629 4299
RBD	<input type="checkbox"/> ANK RESOURCES	T 03 9636 8396
SERVICES	<input type="checkbox"/> WSP	T 03 9622 8790
TRAFFIC	<input type="checkbox"/> ESTP	T +61 427 044 324

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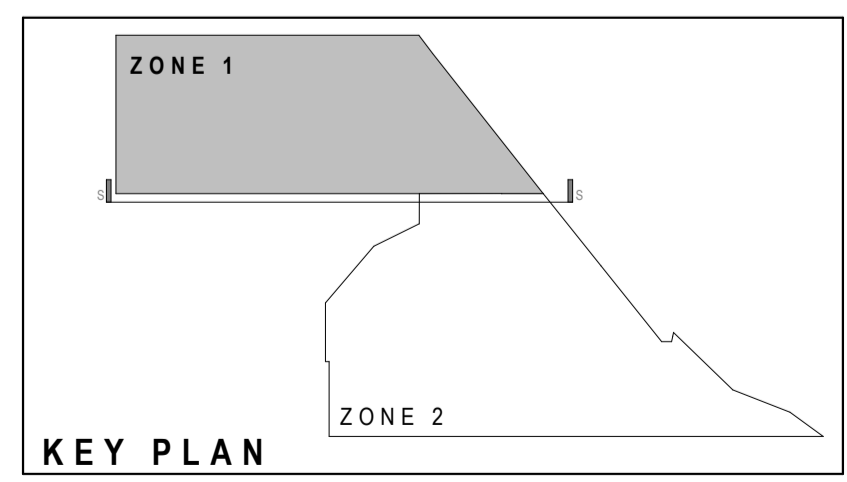
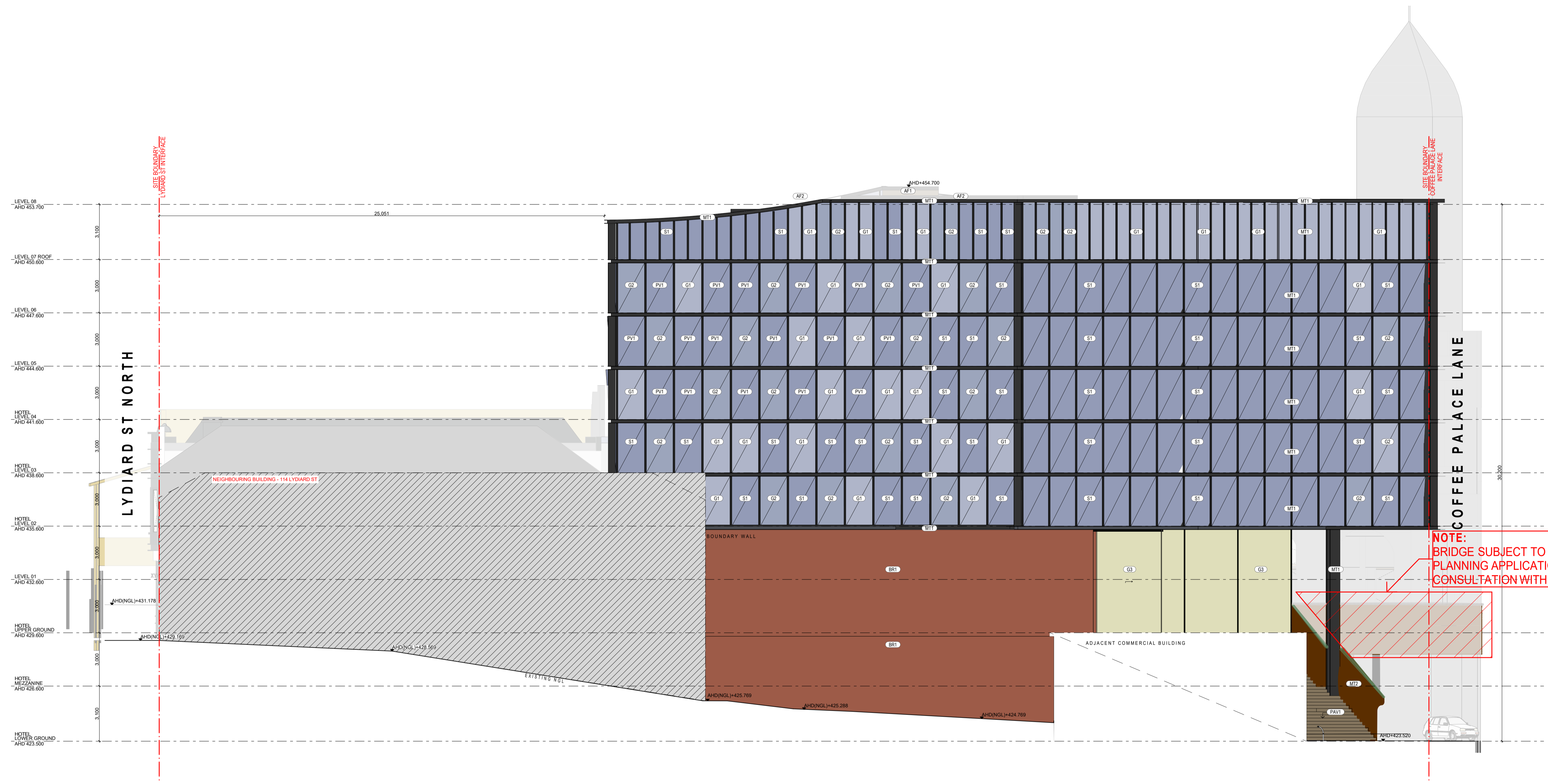
Level 6, 187 Elizabeth Street  
Melbourne, VIC 3000 Australia  
Ph: 03 9636 8396  
www.nigrogroup.com.au

**PROJECT**  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

**DRAWING TITLE**  
ELEVATION EAST - ZONE  
2

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TOWN PLANNING			
SCALE	1:100 @B1	PLOT DATE	20/10/2022
DATE	18/12/2021	CHECKED	NAG
DRAWN	NAG	DRAWING NO.	TP201
JOB NO.	12980	REVISION	1



DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	MM	MM	1
16.12.2022	RESPONSE TO COUNCIL RP%	MARSEW	NAN	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOWN PLANNER	HERITAGE	ESD	SERVICES	TRAFFIC
<input type="checkbox"/> VRBS	T 00 9617 8044	<input type="checkbox"/> BRUCE FAWCOTT	T 00 9620 4299	<input type="checkbox"/> ANK RESOURCES	T 00 9626 8396
<input type="checkbox"/> WSP	T 00 9622 8790	<input type="checkbox"/> ESTP	T 01 427 044 324		

**NIGRO GROUP.**

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ACN 601892214

Telephone: +61 3 866 3999  
Instagram: @nigroarchitecture  
www.nigroarchitecture.com.au  
www.nigroarchitecture.com.au

PROJECT: 116-122 LYDIARD ST N & 8-10 MAIR ST BALLARAT CENTRAL VIC 3350

DRAWING TITLE: ELEVATION SOUTH - ZONE 1

Scale: 1:100 @B1

DATE: 18/12/2021

DRAWN: NAG

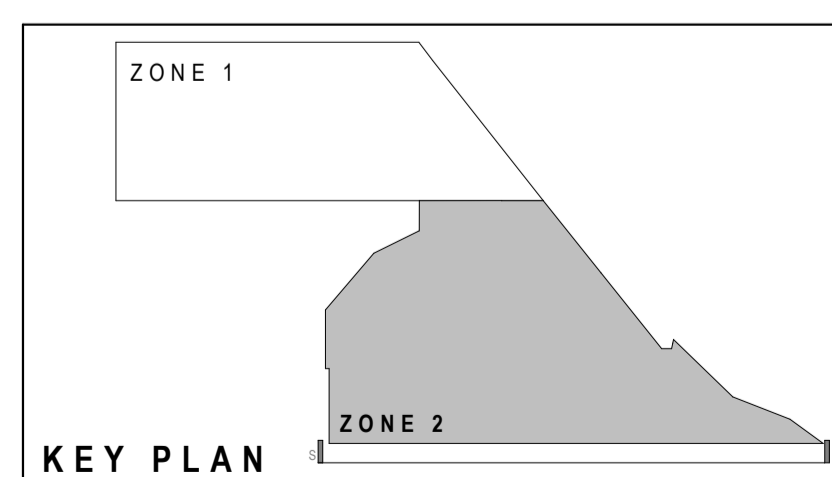
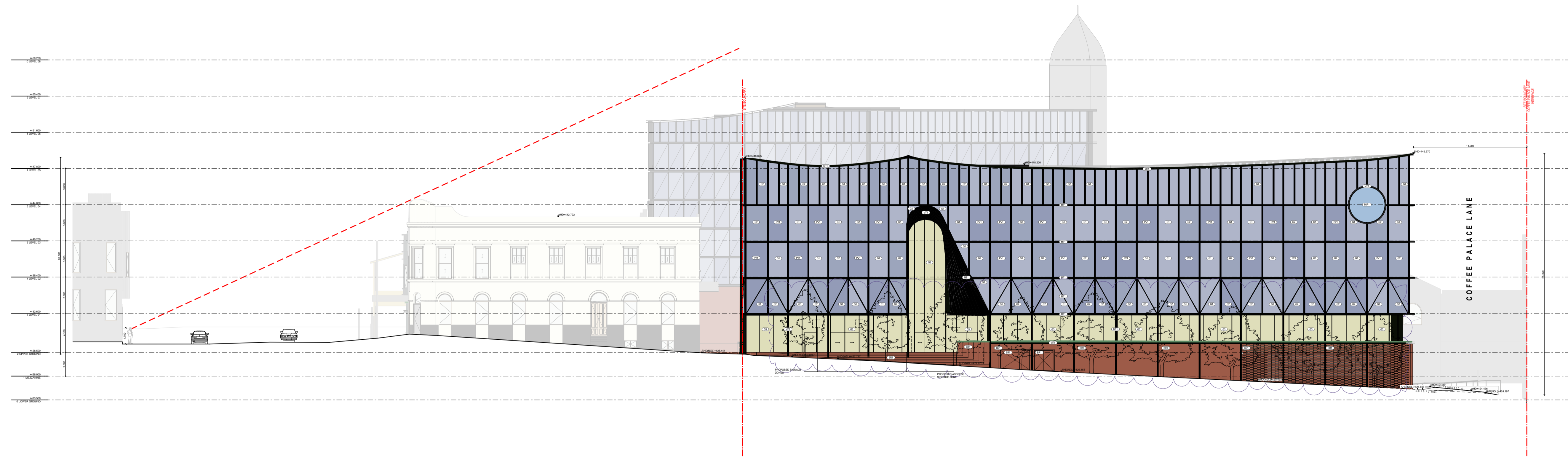
JOB NO.: 12980

DRAWING NO.: TP202

REVISION: 1

TOWN PLANNING	
SCALE: 1:100 @B1	
DATE: 18/12/2021	
DRAWN: NAG	
JOB NO.: 12980	
DRAWING NO.: TP202	
REVISION: 1	



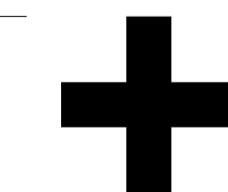


DATE	REVISION	BY	CHK.	NO.
20.06.2022	TOWN PLANNING SUBMISSION	M&M	MAN	1
16.12.2022	RESPONSE TO COUNCIL RP16	MARSEEN	MAN	1

DATE	REVISION	BY	CHK.	NO.

CONSULTANTS	TYPE	CONTACT
TOWN PLANNER	<input type="checkbox"/> URBIS	T 03 9617 8544
HERITAGE	<input type="checkbox"/> BRUCE FARWORTH	T 03 9323 4299
ENV	<input type="checkbox"/> ANK RESOURCES	T 03 9636 8396
SERVICES	<input type="checkbox"/> WSP	T 03 9422 8790
TRAFFIC	<input type="checkbox"/> ESTP	T +61 427 044 324

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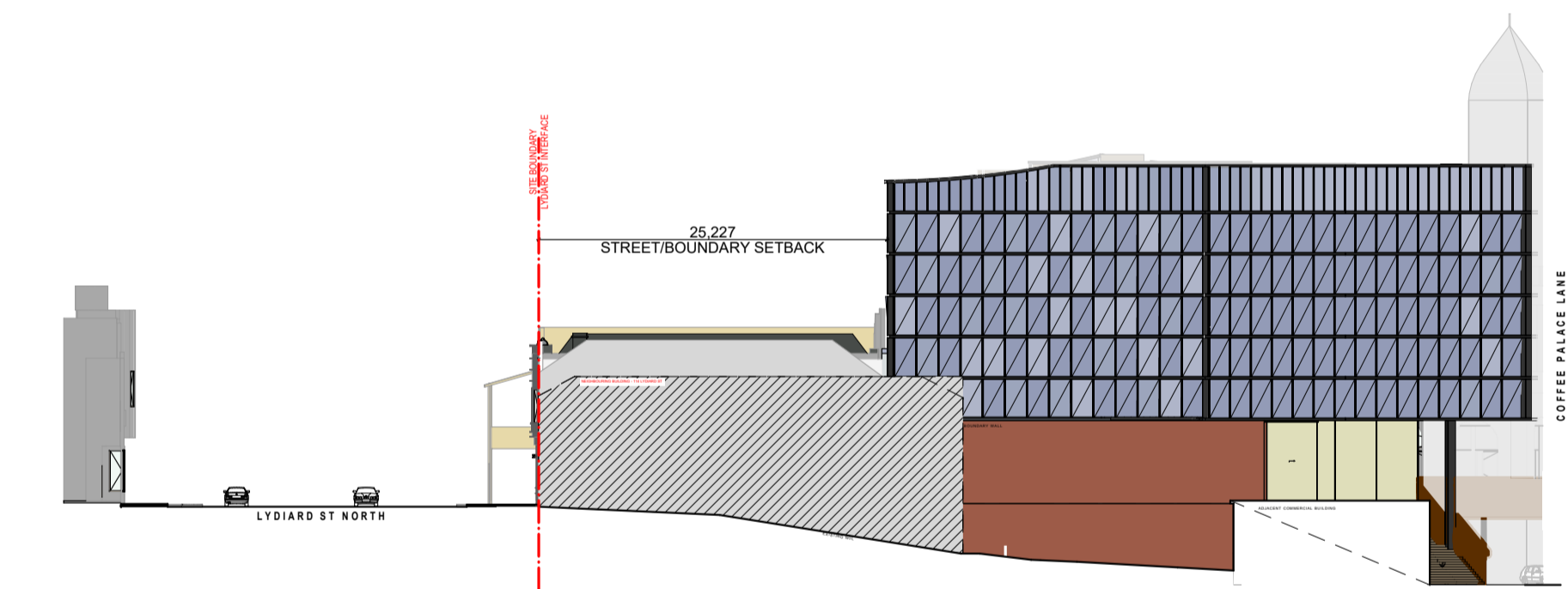
Level 6, 187 Elizabeth Street  
Melbourne, VIC 3000 Australia  
Ph: +61 3 9599 7200  
ACN 691892214

Melbourne  
Christchurch  
Sydney  
Auckland  
Wellington  
Dunedin  
481 1846 3999  
Instagram @nigroarchitecture  
arch@nigroarchitecture.com.au  
www.nigroarchitecture.com.au

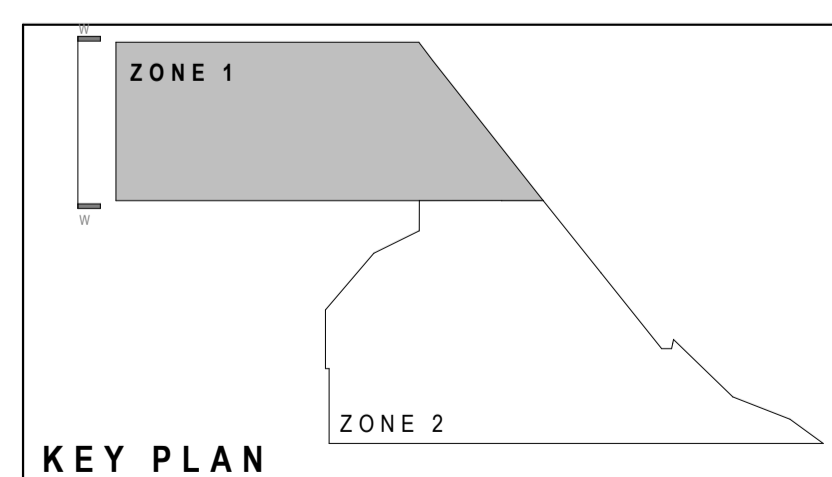
PROJECT  
**116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350**

DRAWING TITLE  
**ELEVATION SOUTH -  
ZONE 2**

TOWN PLANNING	
SCALE 1:200 @B1	PLOT DATE 20/12/2022
DATE 18/12/2021	CHECKED NAN
DRAWN NAN	DRAWING NO. <b>TP203</b>
JOB NO. <b>12980</b>	REVISION <b>1</b>



LYDIARD STREET NORTH BOUNDARY SETBACK DIAGRAM  
SCALE 1:400



DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RFP%	MARSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOUR PLANNER	HERITAGE	RBD	SERVICES	TRAFFIC
<input type="checkbox"/> VRBS	<input type="checkbox"/> SVRCE FAWORTH	<input type="checkbox"/> ANK RESOURCES	<input type="checkbox"/> WSP	<input type="checkbox"/> ESTP	<input type="checkbox"/> ESTP
T 03 9617 8544	T 03 9323 4299	T 03 9436 6396	T 03 9422 8790	T 41 427 044 324	

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Melbourne, VIC 3000 Australia  
ACN 601928214

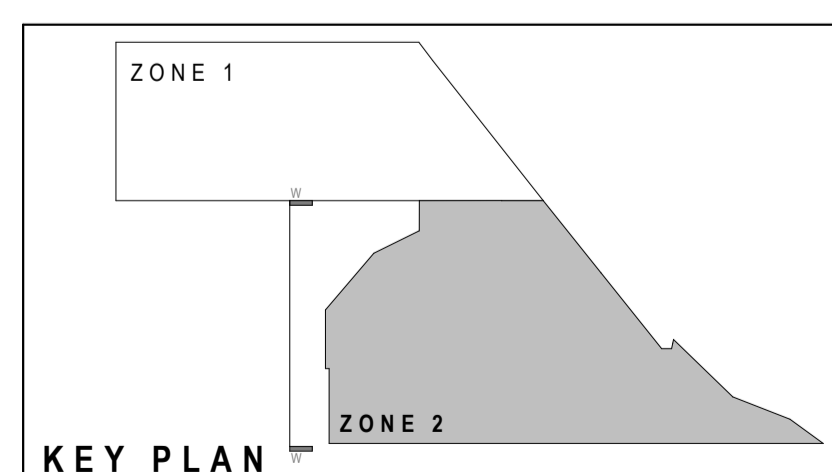
Townplanner  
441 1846 3999  
@nigroarchitecture  
www.nigroarchitecture.com.au  
www.planningprofessionals.com.au

PROJECT  
**116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350**

DRAWING TITLE  
**ELEVATION WEST - ZONE  
1**

SCALE	DATE	DATE	DATE
1:100, 1:400 @B1	18/12/2021	20/12/2022	18/12/2022
JOB NO.	DRAWING NO.	REVISION	
<b>12980</b>	<b>TP204</b>	<b>1</b>	





DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RFP%	MARESEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOUR PLANNER	URBS	T 00 9617 8044
HERITAGE	<input type="checkbox"/>	BRUCE FAWCOTT	T 00 9620 4299
RBD	<input type="checkbox"/>	ARK RESOURCES	T 00 9636 6396
SERVICES	<input type="checkbox"/>	WSP	T 00 9622 8790
TRAFFIC	<input type="checkbox"/>	ESTP	T 01 427 044 324

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ACN 601928214

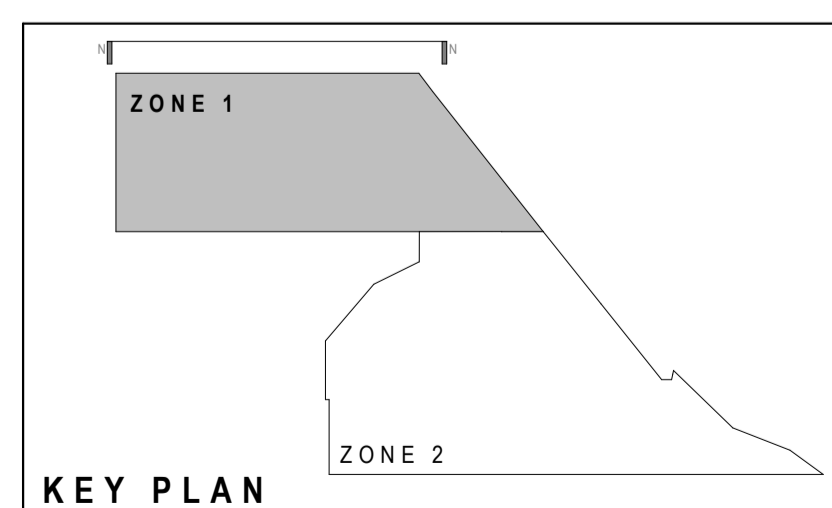
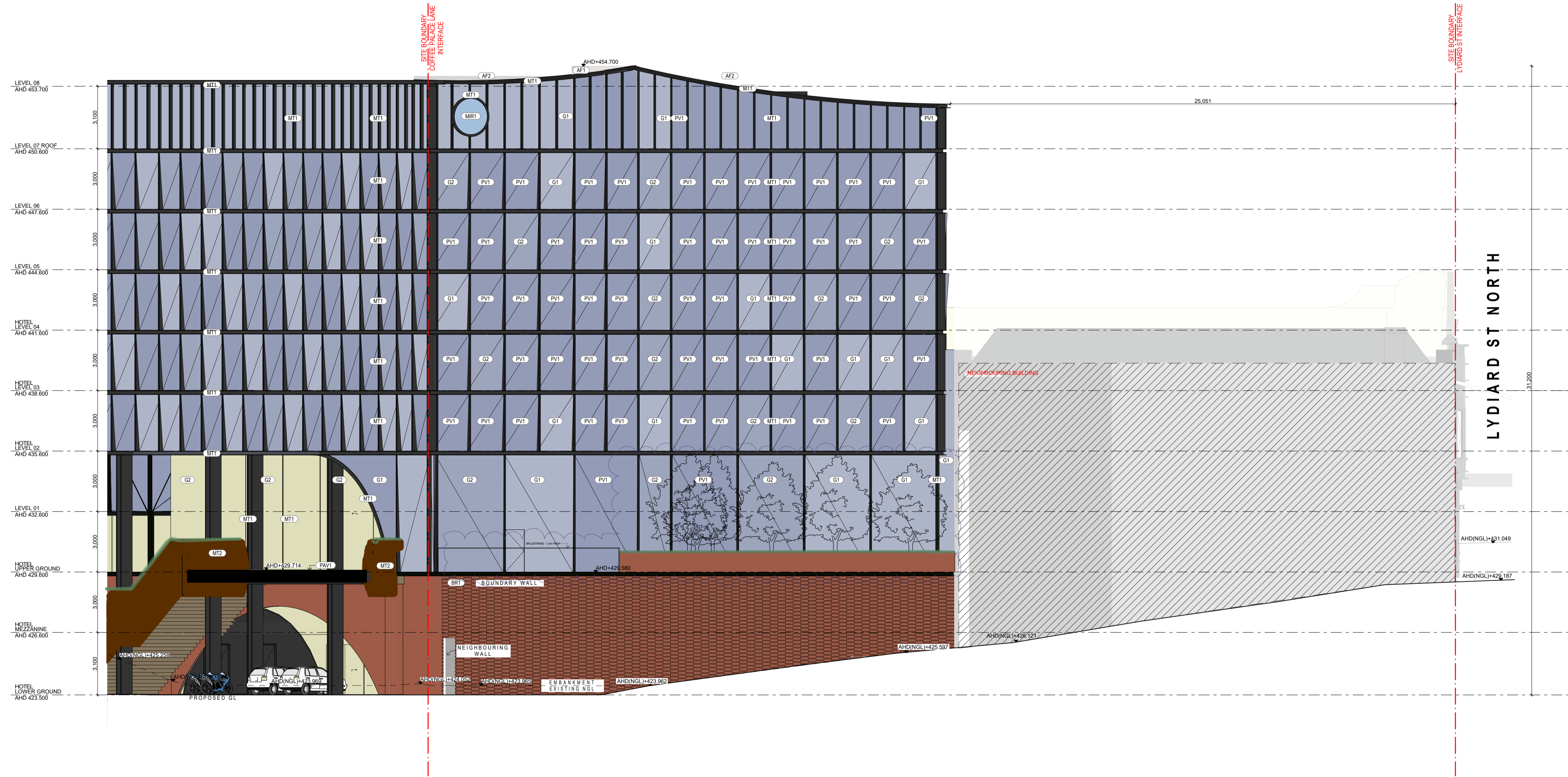
Townplanner  
441 1846 3999  
Instagram @nigroarchitecture  
arch@nigroarchitecture.com.au  
www.nigroarchitecture.com.au

PROJECT  
**116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350**

DRAWING TITLE  
**ELEVATION WEST - ZONE  
2**

SCALE	DRAWING TITLE	JOB NO.	DRAWING NO.	REVISION
1:100 @B1	ELEVATION WEST - ZONE 2	12980	TP205	1

DATE	PLOT DATE	
18/12/2021	20/10/2022	
DRAWN	CHECKED	
NAG	NAG	
JOB NO.	DRAWING NO.	REVISION
12980	TP205	1

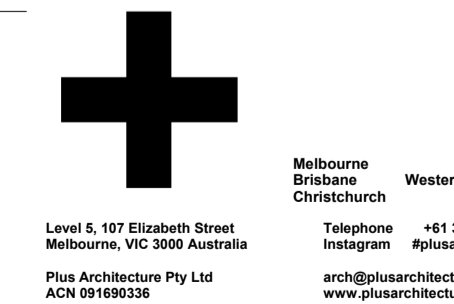


DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RFP%	MARTEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOUR PLANNER	HERITAGE	RBD	SERVICES	TRAFFIC
<input type="checkbox"/> VRBS	T 00 9617 8544	<input type="checkbox"/> BRUCE FAWCOTT	T 00 9620 4299	<input type="checkbox"/> WSP	T 00 9622 8790
<input type="checkbox"/> ANK RESOURCES	T 00 9636 8396	<input type="checkbox"/> WSP	T 00 9622 8790	<input type="checkbox"/> ESTP	T 01 427 044 24

**NIGRO GROUP.**



Level 6, 187 Elizabeth Street  
Melbourne, VIC 3000 Australia  
ACN 601982214

Telephone: +61 3 9496 3999  
Instagram: @nigroarchitecture  
www.nigroarchitecture.com.au  
www.planningarchitecture.com.au

PROJECT: 116-122 LYDIARD ST N & 8-10 MAIR ST BALLARAT CENTRAL VIC 3350

DRAWING TITLE: ELEVATION NORTH - ZONE 1

SCALE: 1:100 @B1

DATE: 18/12/2022

DRAWN: NAG

JOB NO.: 12980

PLANNING ARCHITECTURE

DATE: 18/12/2022

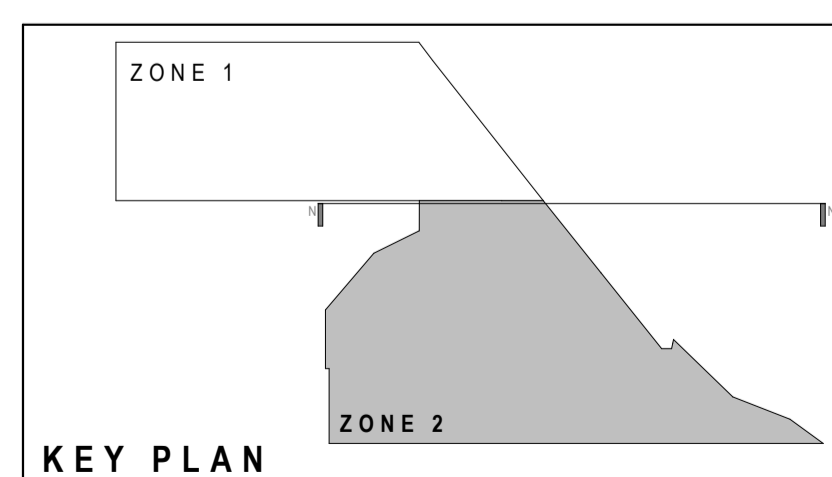
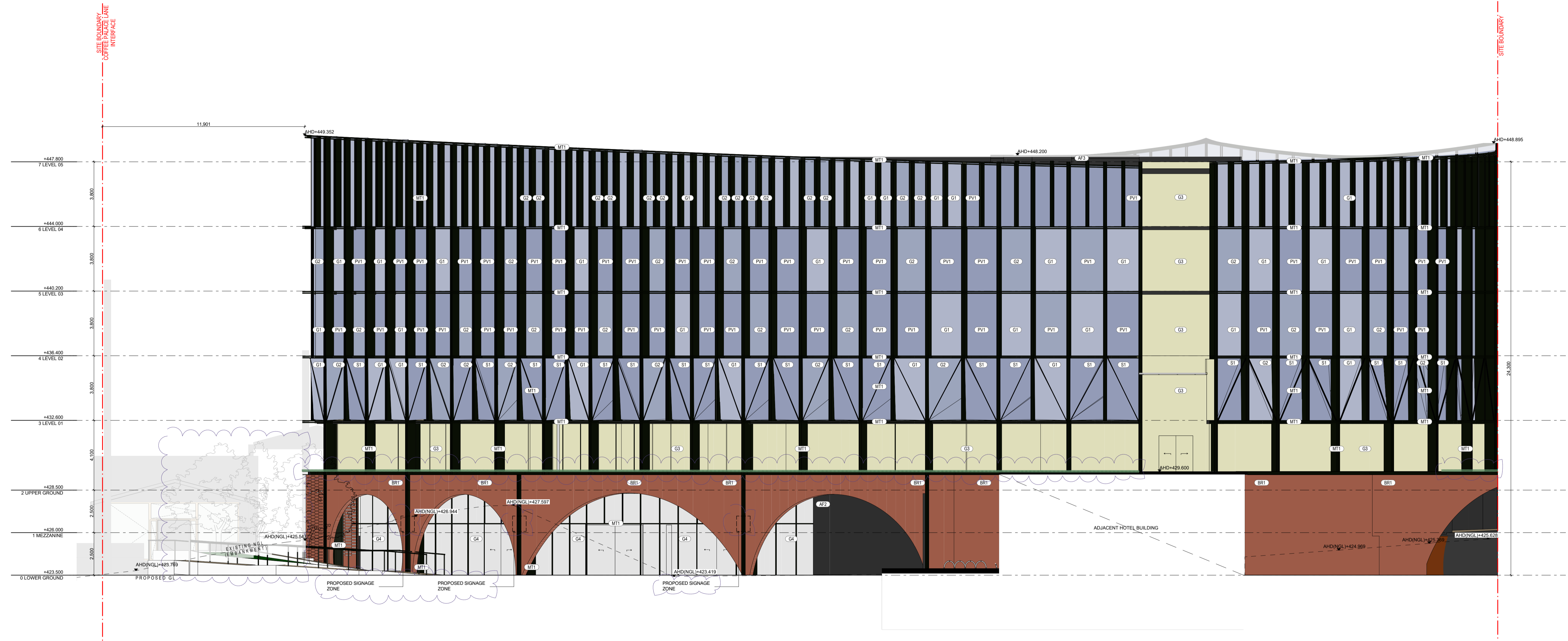
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DRAWING NO.: TP206

REVISION: 1

**TOWN PLANNING**



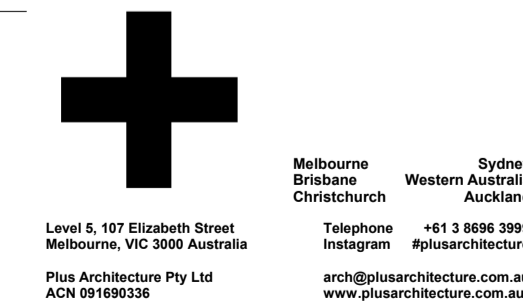


DATE	REVISION	BY	CHK.	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RFP%	MARESEW	NAG	1

DATE	REVISION	BY	CHK.	NO.

CONSULTANTS	NAME	CONTACT
TOWN PLANNER	<input type="checkbox"/> VRSB	T 03 9617 8514
HERITAGE	<input type="checkbox"/> BRUCE FAWCOTT	T 03 9623 4299
RBD	<input type="checkbox"/> ANK RESOURCES	T 03 9636 8396
SERVICES	<input type="checkbox"/> WSP	T 03 9622 8790
TRAFFIC	<input type="checkbox"/> ESTP	T +61 427 044 324

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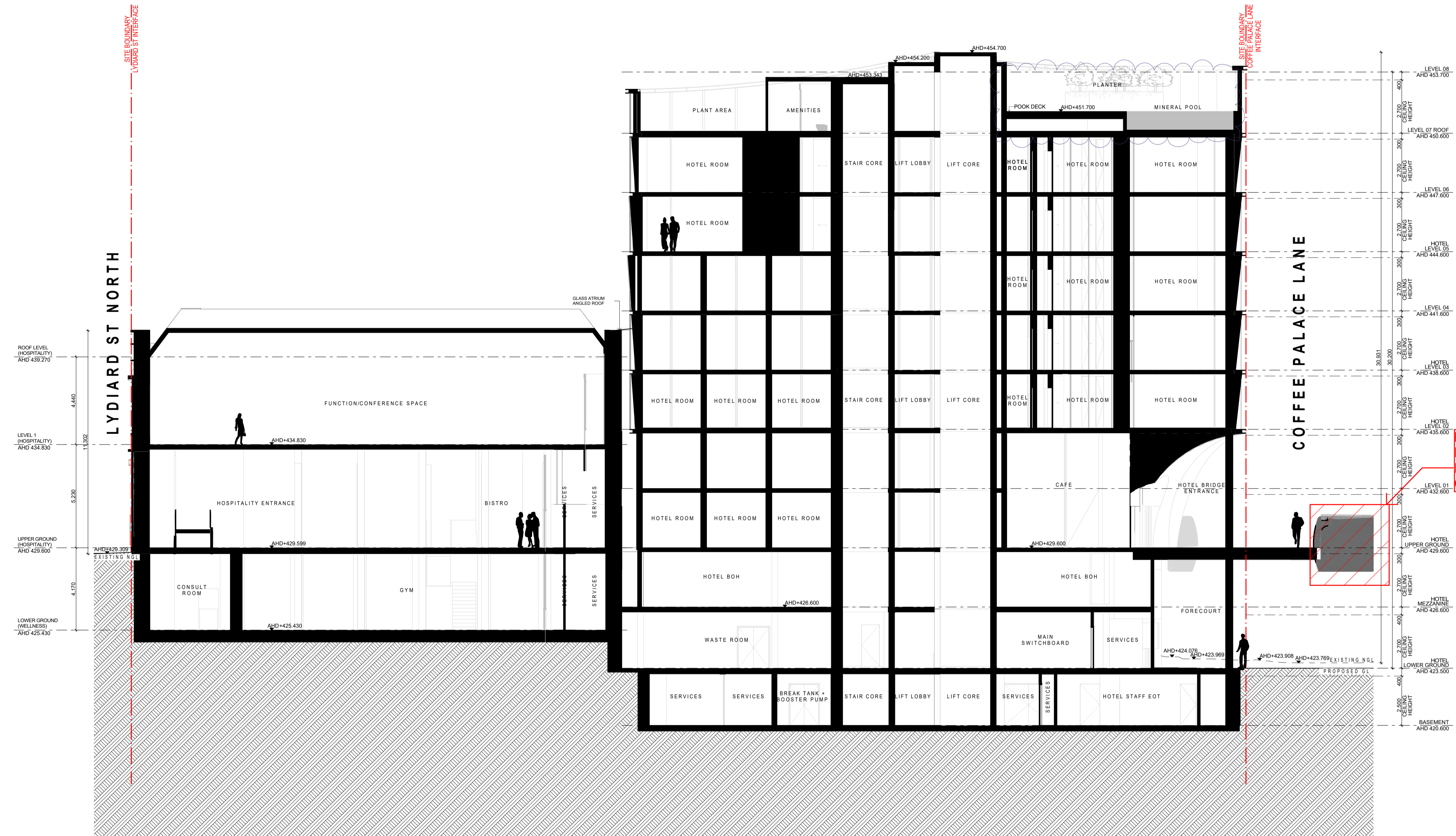


**PROJECT**  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

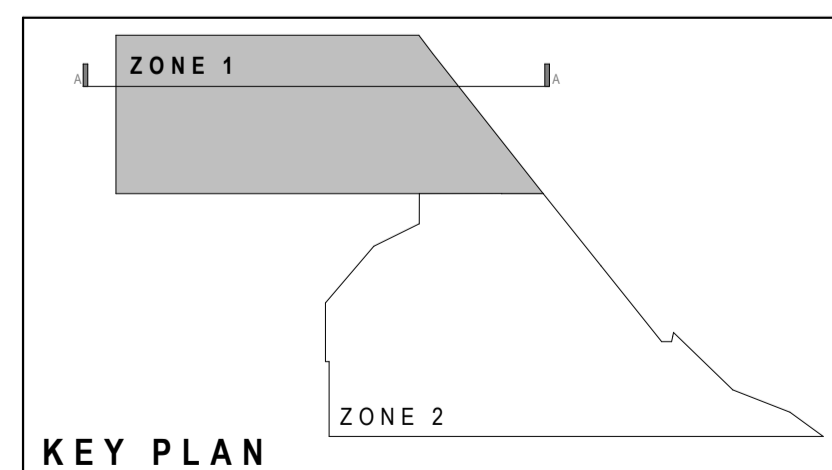
**DRAWING TITLE**  
ELEVATION NORTH -  
ZONE 2

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TOWN PLANNING			
SCALE	1:100 @B1	DATE	18/12/2021
DATE	18/12/2021	PLANT DATE	18/12/2021
DRAWN	NAG	CHECKED	NAG
JOB NO.	12980	DRAWING NO.	TP207
REVISION	1		



**NOTE:**  
BRIDGE SUBJECT TO A SEPARATE  
PLANNING APPLICATION, IN  
CONSULTATION WITH STAKEHOLDERS

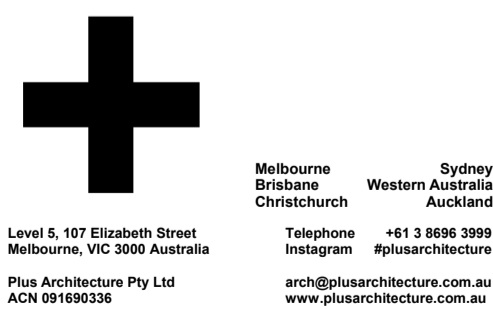


DATE	REVISION	BY	CHK.	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RP#	MATSEW	NAG	1

DATE	REVISION	BY	CHK.	NO.

CONSULTANTS	TOUR PLANNER	HERITAGE	ENV	SERVICES	TRAFFIC
<input type="checkbox"/> VRBS	T 00 9617 8144	<input type="checkbox"/> BRUCE FAWCOTT	T 00 9620 4299	<input type="checkbox"/> ANK RESOURCES	T 00 9626 8396
<input type="checkbox"/> WSP	T 00 9622 8790	<input type="checkbox"/> ESTP	T 01 427 064 324		

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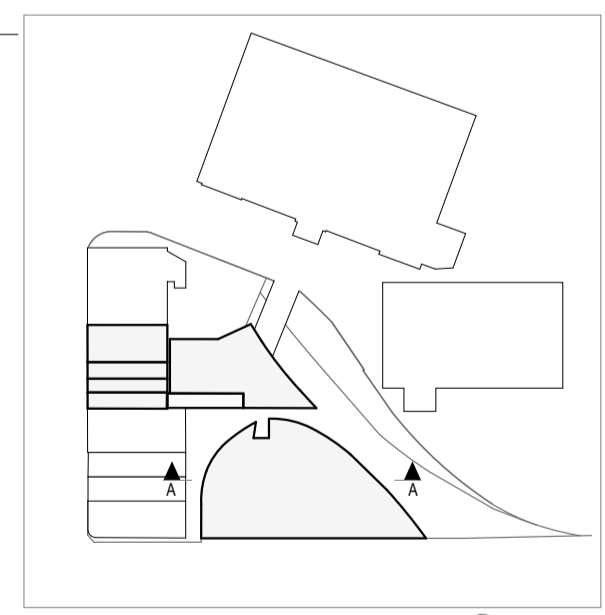
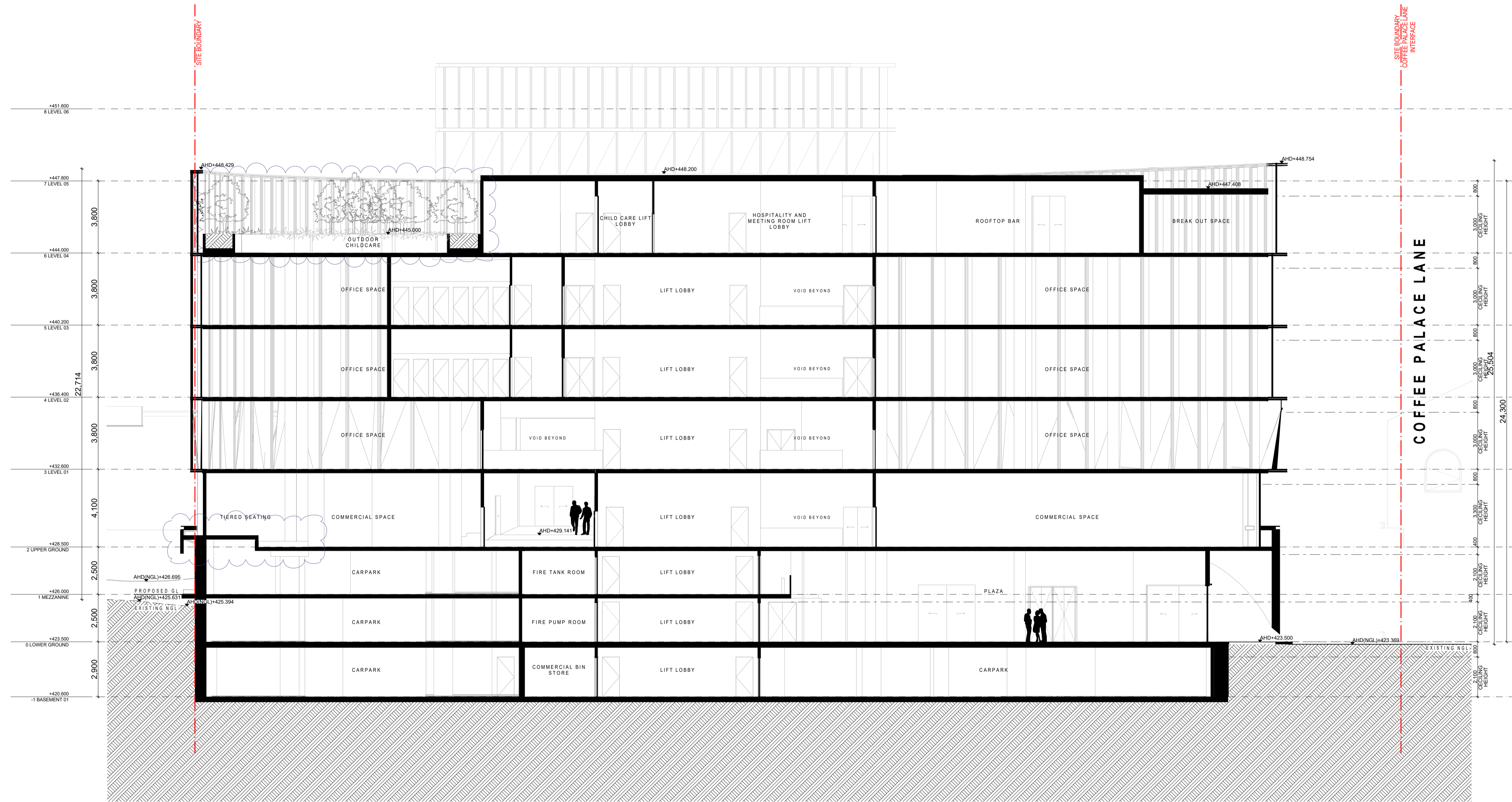


PROJECT  
**116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350**

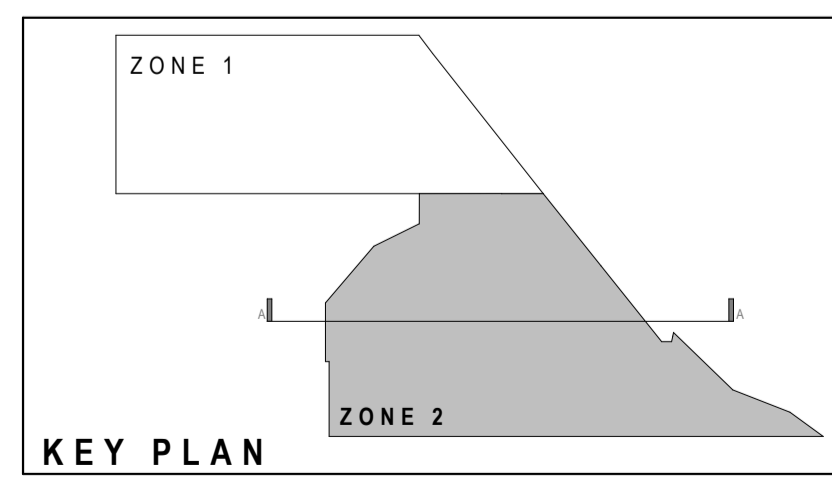
DRAWING TITLE  
**SECTION A-A - ZONE 1**

TOWN PLANNING			
SCALE	DRAWING TITLE	JOB NO.	REVISION
1:100 @B1	SECTION A-A - ZONE 1	12980	1
DATE	PLOT DATE	DRAWN	CHECKED
18/12/2021	20/10/2022	NAG	NAG
DRAWN	CHECKED	DRAWING NO.	REVISION
NAG	NAG	TP210	1





KEY PLAN 1:2000 SCALE

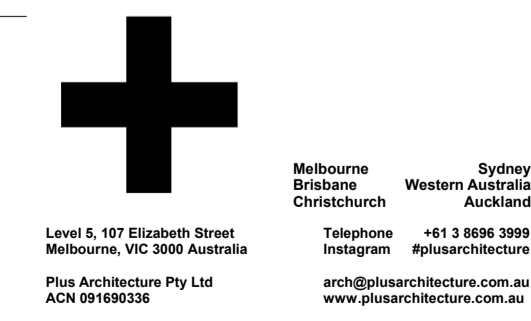


KEY PLAN

DATE	REVISION	BY	CHK.	NO.	DATE	REVISION	BY	CHK.	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1					
16.12.2022	RESPONSE TO COUNCIL RP%	MATSEW	NAG	1					

CONSULTANTS	TOWN PLANNER	HERITAGE	RBD	SERVICES	TRAFFIC
<input type="checkbox"/> URS	T 02 9617 8944	<input type="checkbox"/> BRYCE FAWCOTT	T 03 9323 4299	<input type="checkbox"/> ANH RESOURCES	T 03 9636 8396
<input type="checkbox"/> WSP	T 03 9622 8790	<input type="checkbox"/> ESTP	T 01 427 044 324		

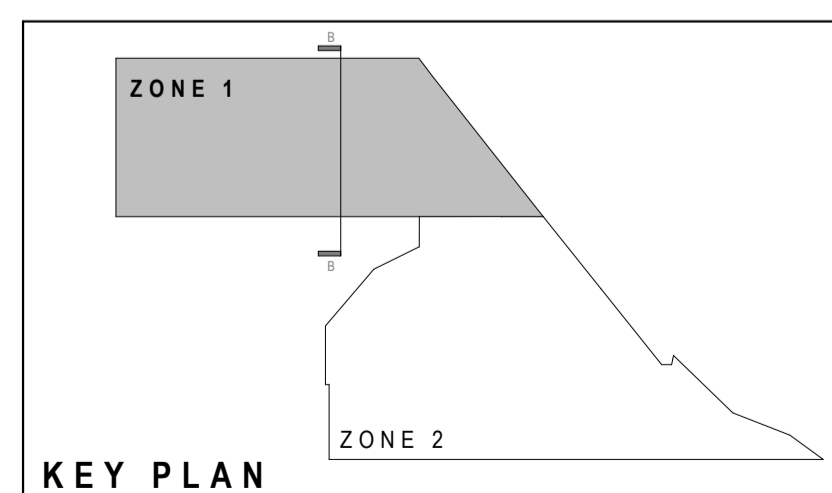
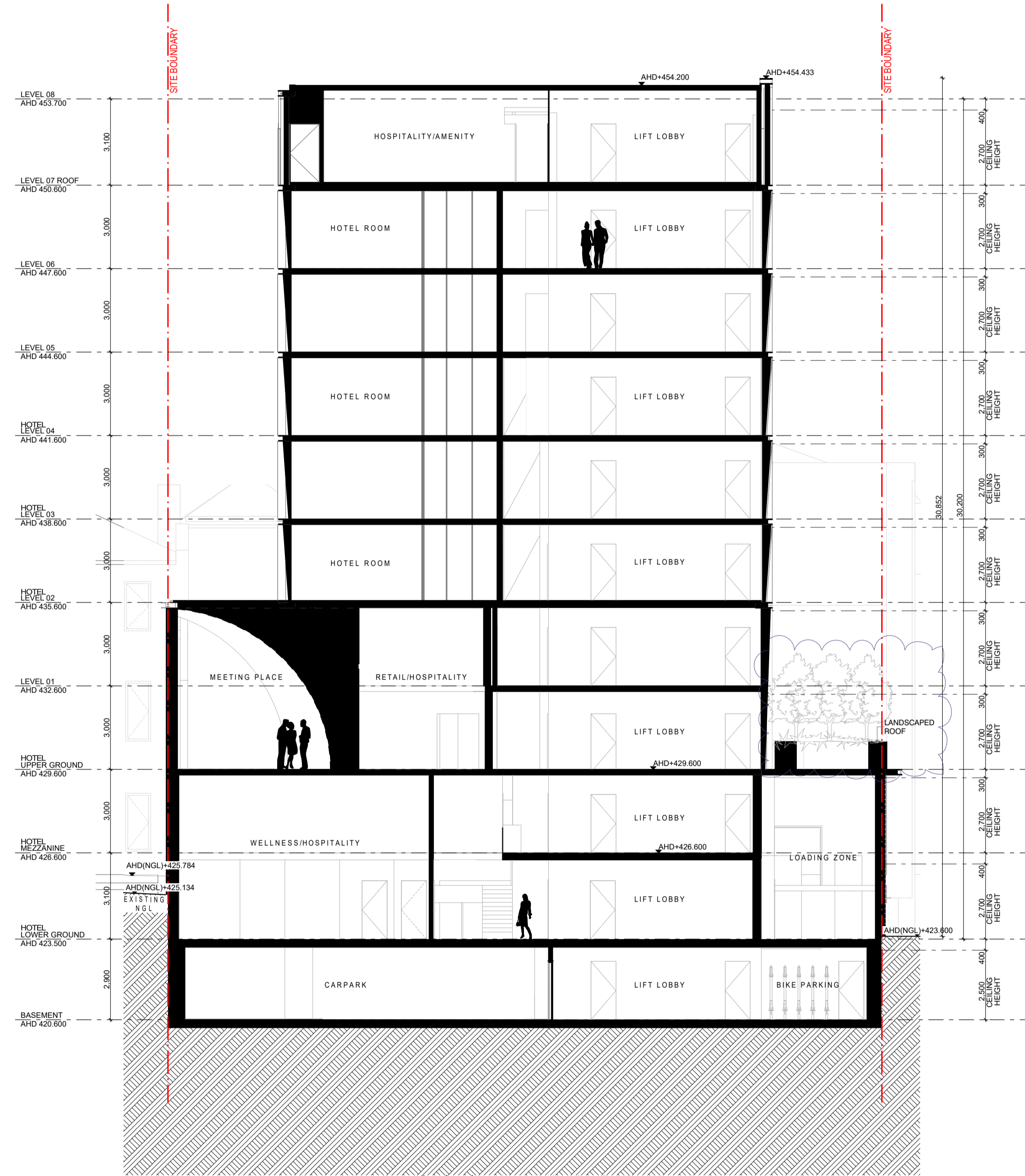
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PROJECT  
**116-122 LYDIARD ST  
 N & 8-10 MAIR ST  
 BALLARAT CENTRAL  
 VIC 3350**

DRAWING TITLE  
**SECTION A-A - ZONE 2**

TOWN PLANNING			
SCALE 1:100, 1:2000 @B1	DRAWING TITLE SECTION A-A - ZONE 2	JOB NO. <b>12980</b>	REVISION <b>1</b>
DATE 18/12/2022	PLOT DATE 20/12/2022	DRAWN NAG	CHECKED NAG
JOB NO. <b>12980</b>	DRAWING NO. <b>TP211</b>		

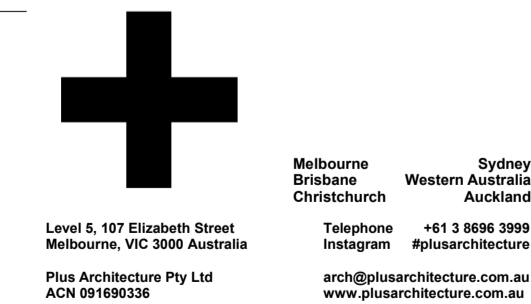


DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RP#	MARSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TOUR PLANNER	HERITAGE	ENV	SERVICES	TRAFFIC
<input type="checkbox"/> VRBS	T 00 9617 8944	<input type="checkbox"/> BRUCE FAWCOTT	T 00 9323 4299	<input type="checkbox"/> ANK RESOURCES	T 00 9436 8396
<input type="checkbox"/> WSP	T 00 9422 8790	<input type="checkbox"/> ESTP	T 01 427 044 324		

**NIGRO GROUP.**



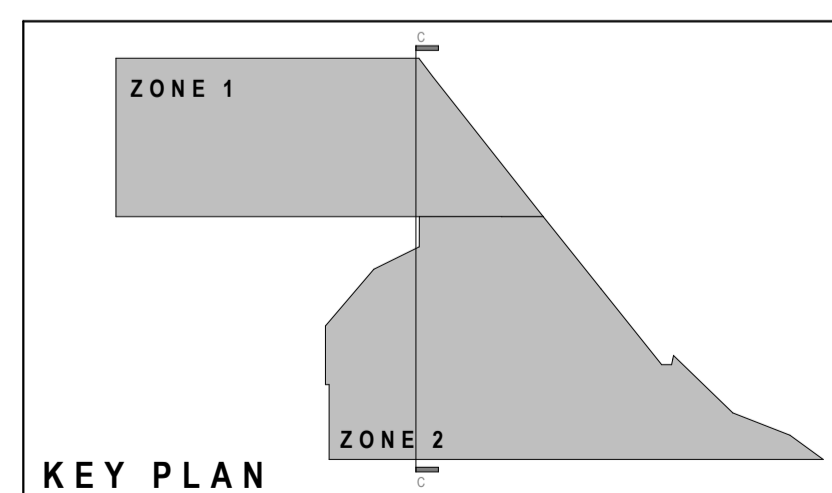
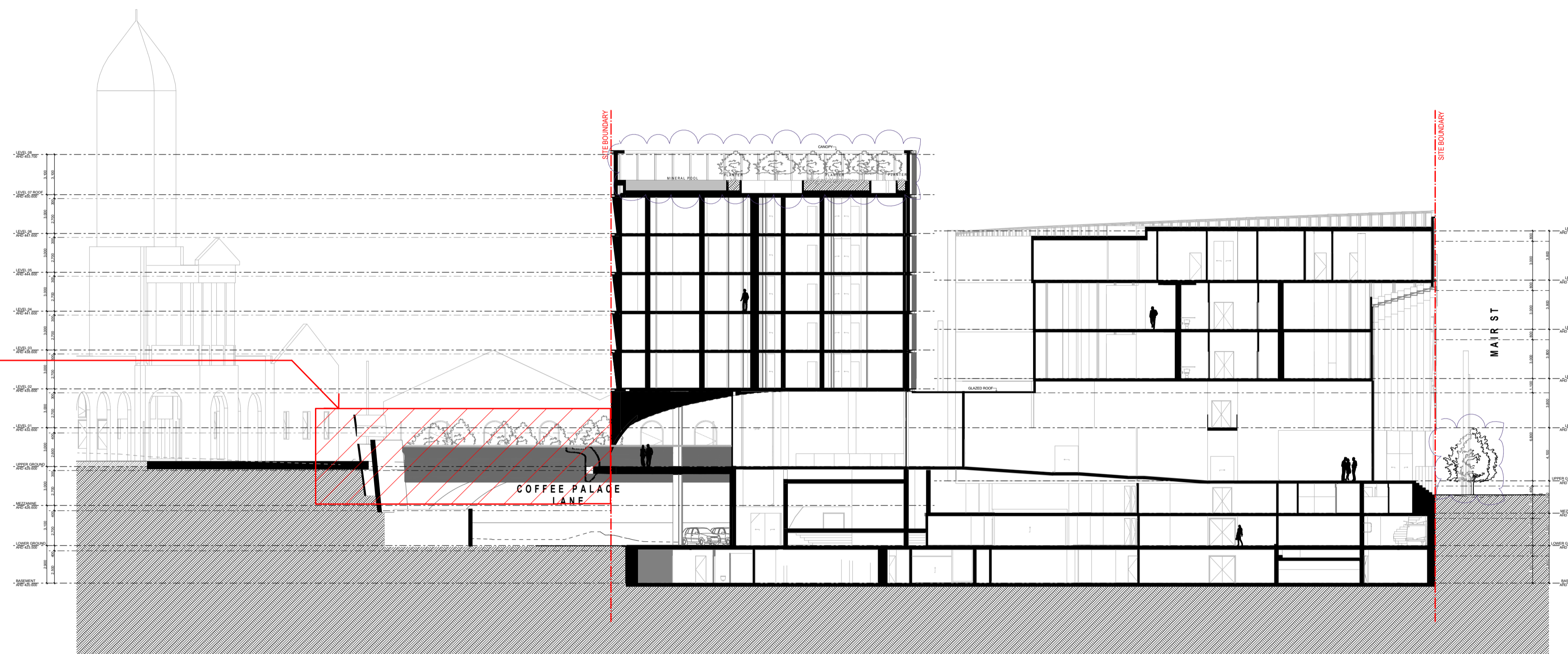
PROJECT  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

DRAWING TITLE  
SECTION B-B - ZONE 1

TOWN PLANNING	
SCALE 1:100 @B1	DATE 18/12/2021
DATE 18/12/2021	PLOT DATE 20/12/2022
DRAWN NAG	CHECKED NAG
JOB NO. 12980	DRAWING NO. TP212
	REVISION 1



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CONSULTATION WITH STAKEHOLDERS



DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RPT%	MARSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	TYPE	CONTACT
TOWN PLANNER	<input type="checkbox"/> URBIS	T 03 9617 8944
HERITAGE	<input type="checkbox"/> BRUCE FAWCOTT	T 03 9323 4299
EBD	<input type="checkbox"/> ANK RESOURCES	T 03 9436 6396
SERVICES	<input type="checkbox"/> WSP	T 03 9422 8790
TRAFFIC	<input type="checkbox"/> ESTP	T +61 427 044 324

**NIGRO GROUP.**

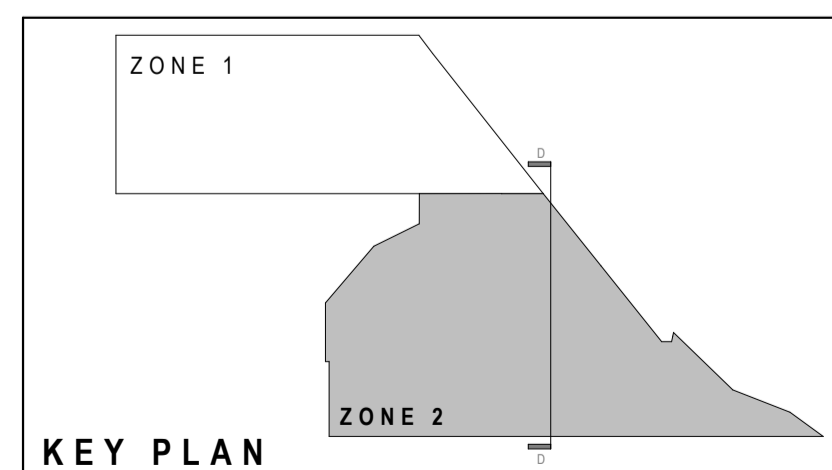
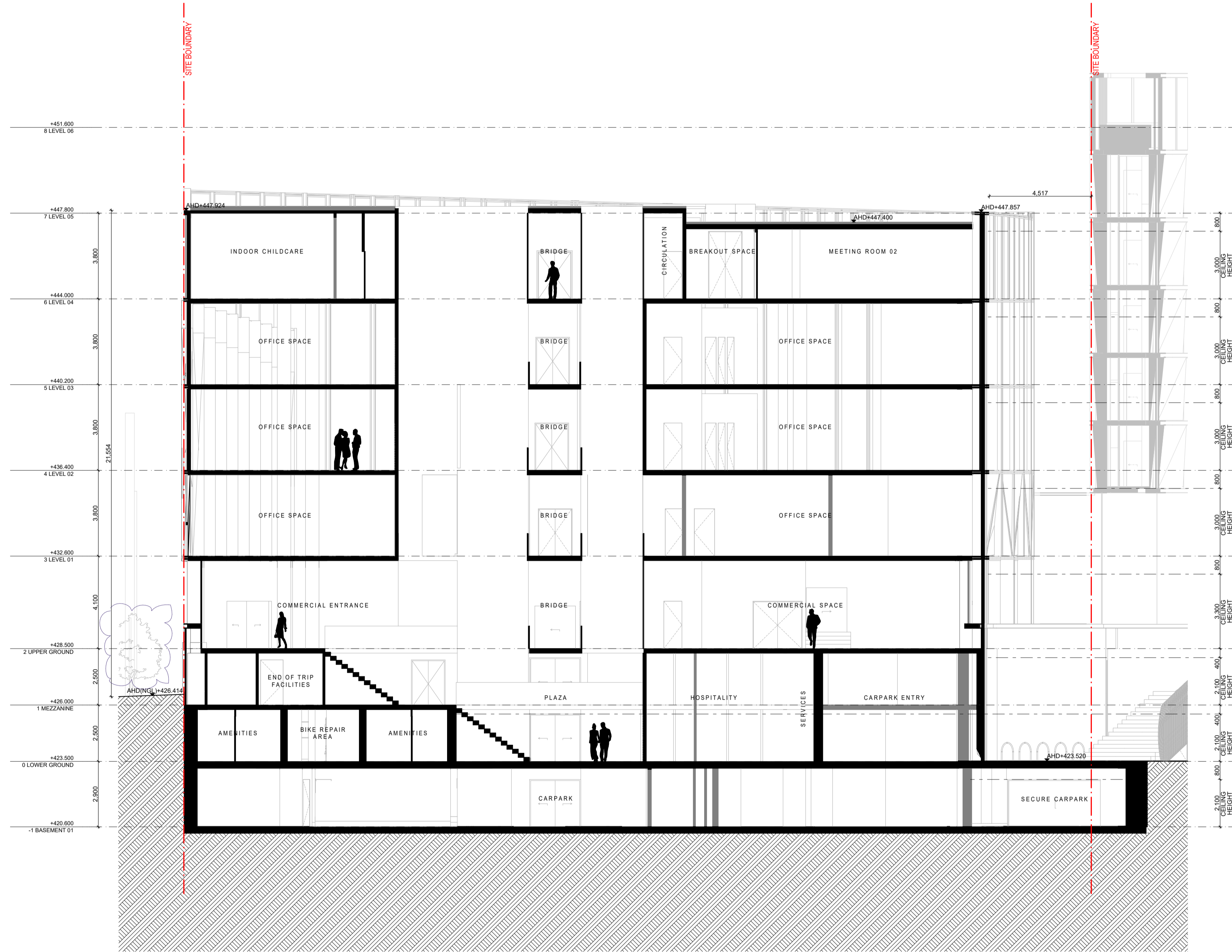
Level 6, 187 Elizabeth Street  
Melbourne, VIC 3000 Australia  
Phone: 61 81 834 3999  
ACN 601928214

**PROJECT**  
116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350

**DRAWING TITLE**  
SECTION C-C - ZONE 1 &  
2

I, the undersigned, being the recipient of the printed form of this document, hereby certify that the information provided is true and correct to the best of my knowledge and belief, and that I am not aware of any information that would render this information false or misleading. I understand that this information is provided for the purpose of the planning process and that it may be used for other purposes without my consent. I agree to indemnify and hold harmless the Council and its officers, employees and agents from and against all claims, damages, costs and expenses (including legal costs) that may be incurred by them in connection with the use of this information for any purpose other than that for which it was provided. I understand that this information is provided on a confidential basis and that it is not to be disclosed to any other person without the prior written consent of the Council. I agree to indemnify and hold harmless the Council and its officers, employees and agents from and against all claims, damages, costs and expenses (including legal costs) that may be incurred by them in connection with the use of this information for any purpose other than that for which it was provided.

TOWN PLANNING		
SCALE	1:200 @B1	
DATE	18/12/2022	PLOT DATE
DRAWN	NAG	CHECKED
JOB NO.	12980	DRAWING NO.
		REVISION
		1



DATE	REVISION	BY	CHK	NO.
20.06.2022	TOWN PLANNING SUBMISSION	NAG	NAG	1
16.12.2022	RESPONSE TO COUNCIL RP1%	MAKSEW	NAG	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
TOWN PLANNER	<input type="checkbox"/> VRBS	T 03 9617 8944
HERITAGE	<input type="checkbox"/> BRUCE FAWCOTT	T 03 9323 4299
RBD	<input type="checkbox"/> ANK RESOURCES	T 03 9436 8396
SERVICES	<input type="checkbox"/> WSP	T 03 9422 8790
TRAFFIC	<input type="checkbox"/> ESTP	T +61 427 044 324

**NIGRO GROUP.**



Level 6, 187 Elizabeth Street  
Melbourne, VIC 3000 Australia  
ACN 601932214

PROJECT  
**116-122 LYDIARD ST  
N & 8-10 MAIR ST  
BALLARAT CENTRAL  
VIC 3350**

DRAWING TITLE  
**SECTION D-D - ZONE 2**

SCALE	DATE	PLLOT DATE
1:100 @B1	18/12/2021	20/12/2022
DRAWN	NAG	CHECKED
NAG	NAG	NAG
JOB NO.	DRAWING NO.	REVISION
12980	TP214	1

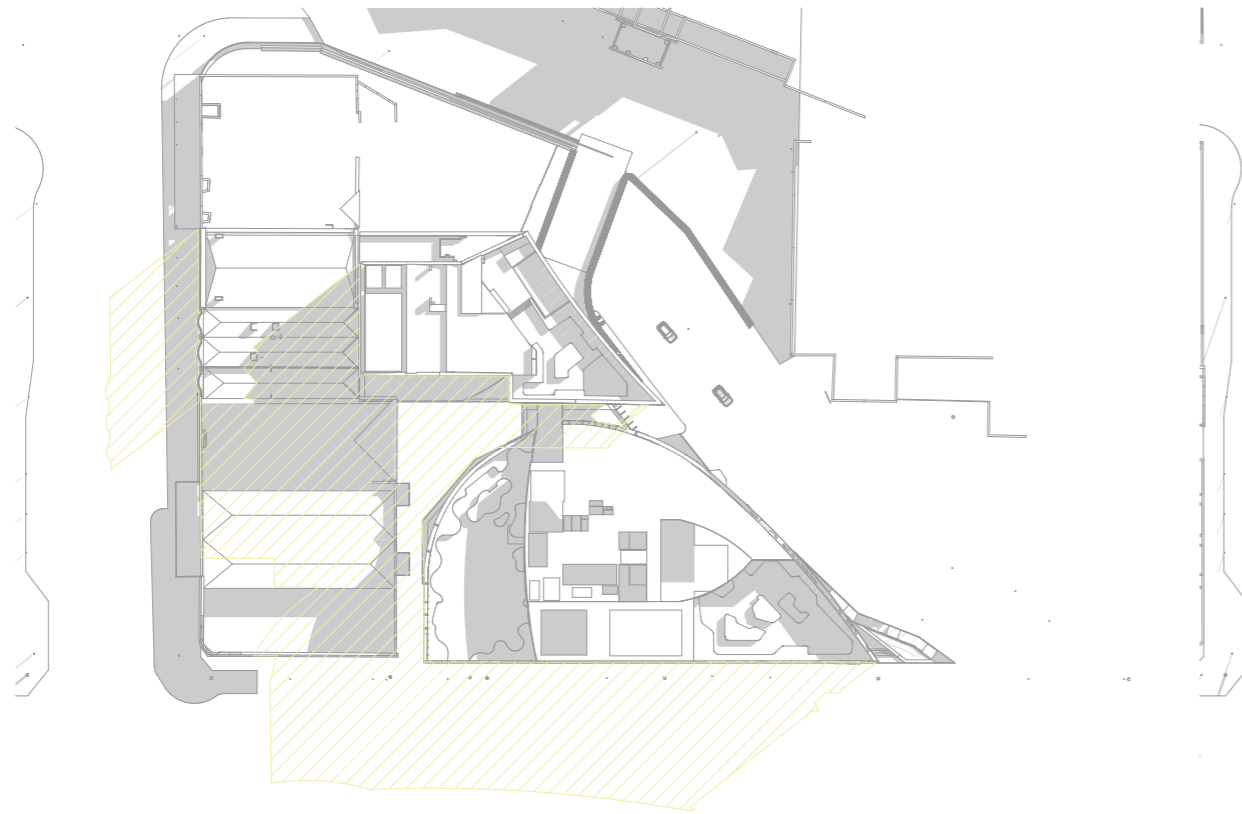


5

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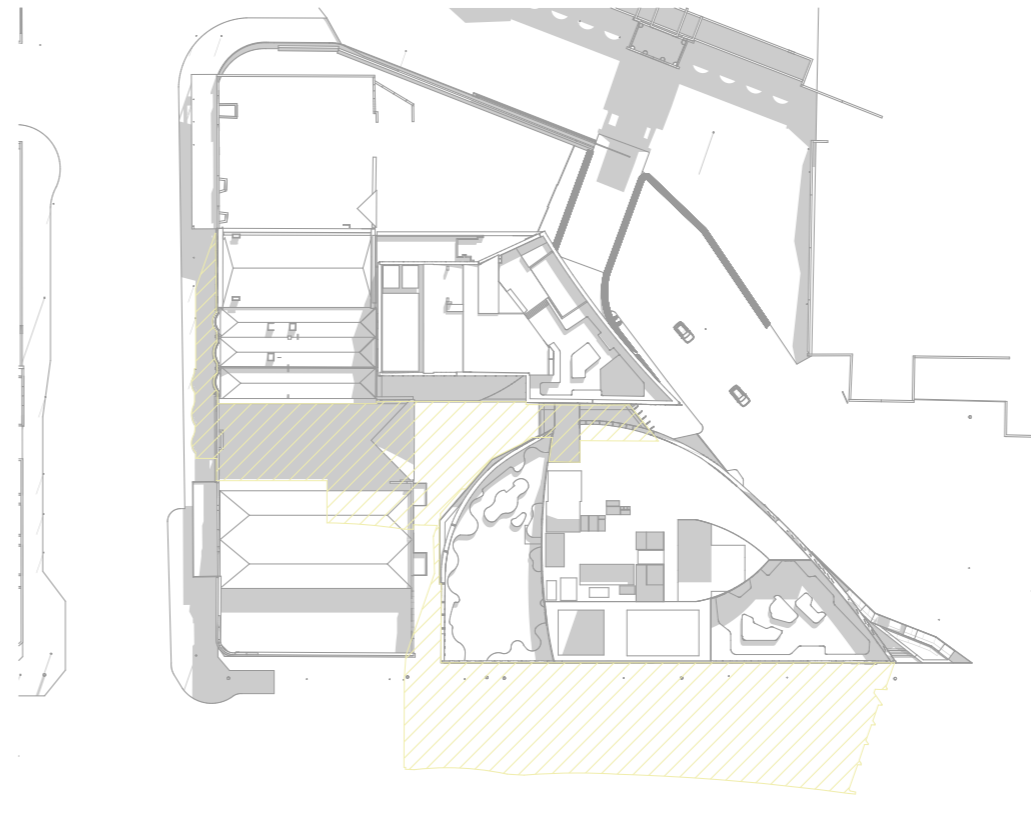
SHADOW ANALYSIS

5.01



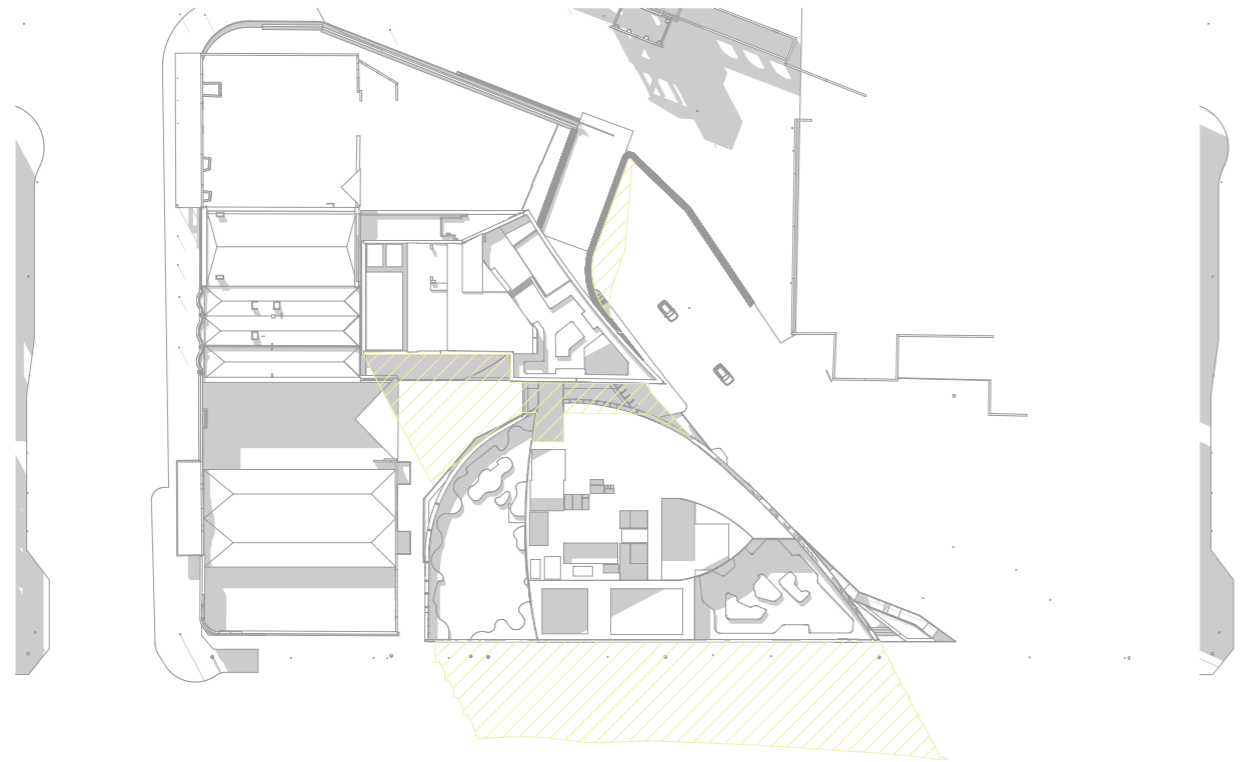
9 AM SEPTEMBER 22 SHADOW DIAGRAM

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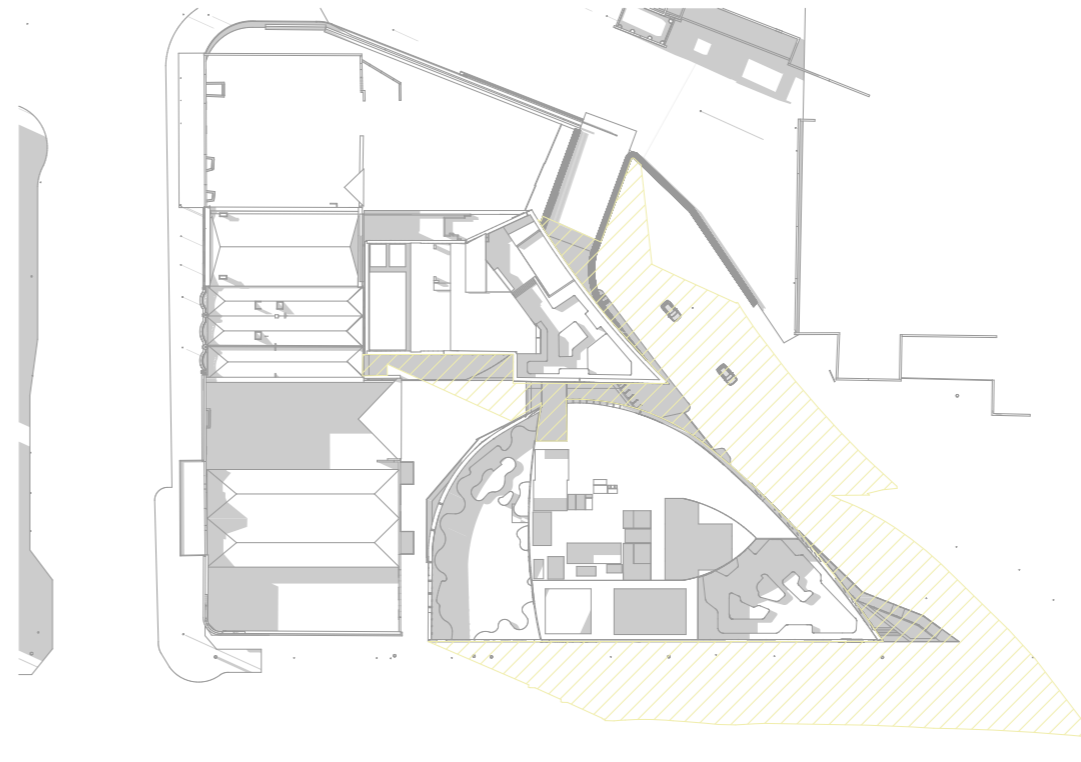
11AM SEPTEMBER 22 SHADOW DIAGRAM

1:1000



1PM SEPTEMBER 22 SHADOW DIAGRAM

1:1000



3PM SEPTEMBER 22 SHADOW DIAGRAM

1:1000


 PROPOSED  
 DEVELOPMENT  
 SHADOWS

PROJECT  
 116-122 LYDIARD ST N & 8-10 MAIR ST, BALLARAT

DRAWING  
 SHADOW STUDY

JOB NUMBER  
 12980

DATE  
 22/12/2022

REVISION  
 1

**plus**  
 architecture

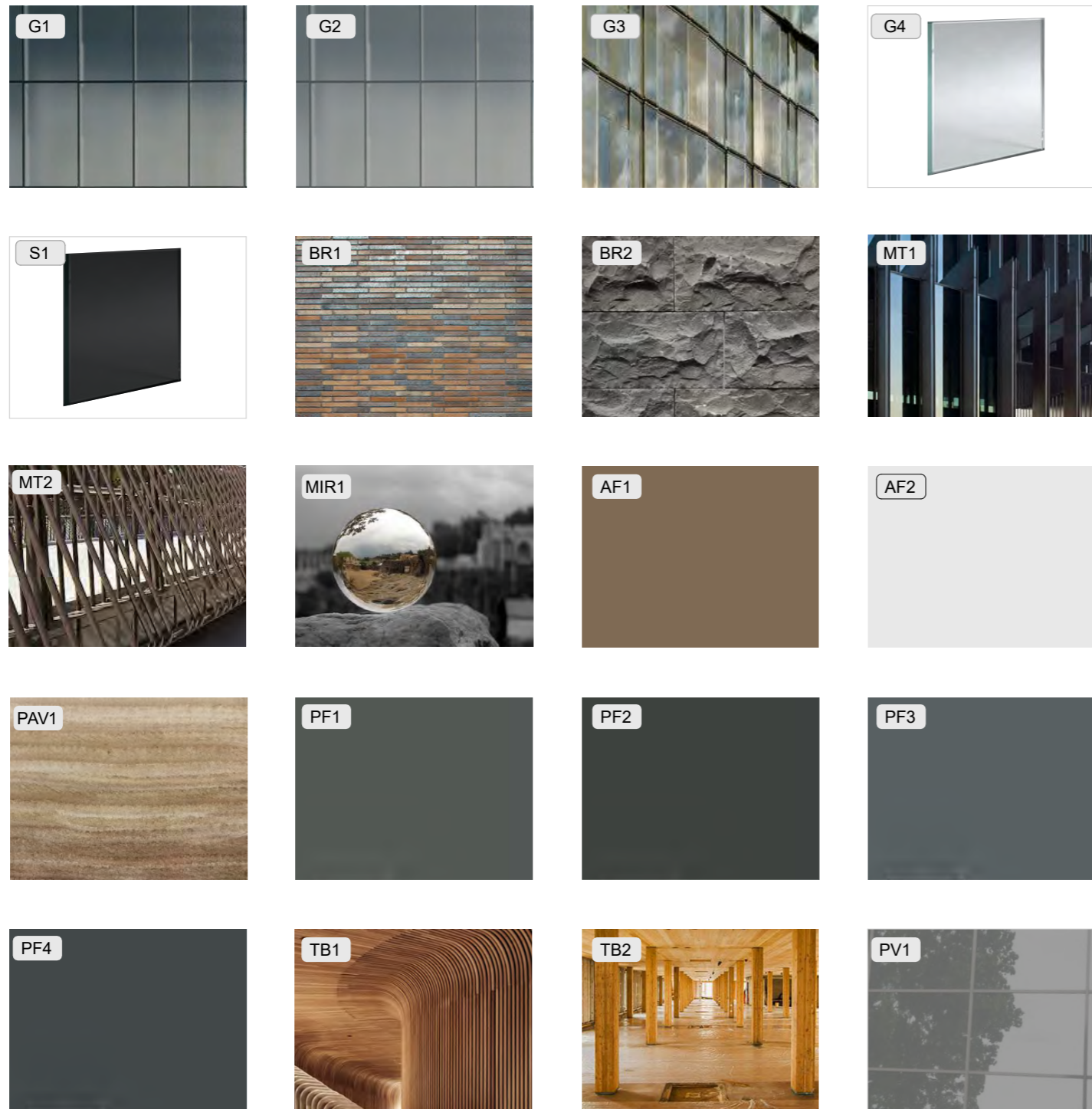


6

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MATERIAL SCHEDULE

6.01



- G1 GREY-HUED FROSTED GLASS - VLT 40%
- G2 GREY-HUED CLEAR GLASS - VLT 50%
- G3 GOLD/CHAMPAGNE-HUED GLASS - VLT 30%
- G4 TRANSPARENT CLEAR LOW-E GLASS - VLT-60%
- S1 SPANDREL GLASS - COLOUR MATCH TO PV1
- BR1 EMPEROR BRICK - AGED NATURAL BRICK
- BR2 NATURAL BLUE STONE
- MT1 BLACK METAL FINISH
- MT2 DARK BRONZE METAL FINISH
- MIR1 MIRROR
- AF1 LIGHT BRONZE - APPLIED FINISH
- AF2 DARK GREY - APPLIED FINISH
- PAV1 RAMMED EARTH PAVING - HERRINGBONE PATTERN
- PF1 WELSH SLATE (PORTER'S)- PAINT FINISH
- PF2 DARKER WELSH SLATE (PORTER'S) - PAINT FINISH
- PF3 TOY SOLIDER (PORTER'S)- PAINT FINISH
- PF4 DARKER TOY SOLIDER (PORTER'S)- PAINT FINISH
- TB1 TIMBER
- TB2 TIMBER COLUMNS
- PV1 PHOTOVOLTAIC PANEL - DARK GLASS REFLECTIVE FINISH

PROJECT  
116-122 LYDIARD ST N & 8-10 MAIR ST, BALLARAT

DRAWING  
MATERIAL SCHEDULE

JOB NUMBER  
12980

DATE  
22/12/2022

REVISION  
1





**7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA**

**8. CLOSE**