

PLANNING PERMIT APPLICATION REPORT

707 MURRINDINDI ROAD, MURRINDINDI

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EXECUTIVE SUMMARY

Urbis writes in support of ZX Nominees Pty Ltd regarding an application to construct a residential hotel at 707 Murrindindi Road, Murrindindi.

The proposed residential hotel will accommodate 46 hotel rooms and function and conference facilities. The proposed design is a contemporary two storey building that will celebrate the site's rural scenery and provide a unique accommodation and hospitality facility to enhance Murrindindi's tourism industry.

The site is within the Farming Zone and partially covered by the Bushfire Management and Erosion Management Overlays. A planning permit is required for:

- Buildings and works associated with section 2 use in a Farming Zone pursuant to Clause 35.07-4
- Use of the site as a 'residential hotel' and 'restaurant' pursuant to Clause 35.07-1
- Reduction of car parking pursuant to Clause 52.06-3
- Sale and consumption of liquor pursuant to Clause 52.27

This report describes the site conditions, context, proposed scheme, and relevant planning controls and policies. This report assesses the planning merits of the proposed development to demonstrate it is worthy of a planning permit for the following key reasons:

- The proposed use and development is supported by the key directions of State and Local planning policy.
- The proposal will make a positive economic contribution to the Shire of Murrindindi.
- The proposal is responsive to the site's landscape qualities.
- The proposal will not result in unreasonable amenity impacts.
- The proposed liquor licence will not unreasonably impact the amenity of surrounding properties.

This report should be read in conjunction with the following documents:

- Town planning drawings prepared by Alta Architecture
- Cultural Heritage Management Plan prepared by AKWP Heritage Advisors
- Letter and Notice of Cultural Heritage Management Plan approval
- Site feature and contour plan prepared by Land Dimensions
- Land Capability Assessment prepared by Ground Science
- Traffic Engineering Assessment prepared by Traffix Group
- Planning Stage Acoustic Report prepared by Octave Acoustics
- Waste Management Plan prepared by Leigh Design

1. SUBJECT SITE AND SURROUNDS

1.1. THE SUBJECT SITE

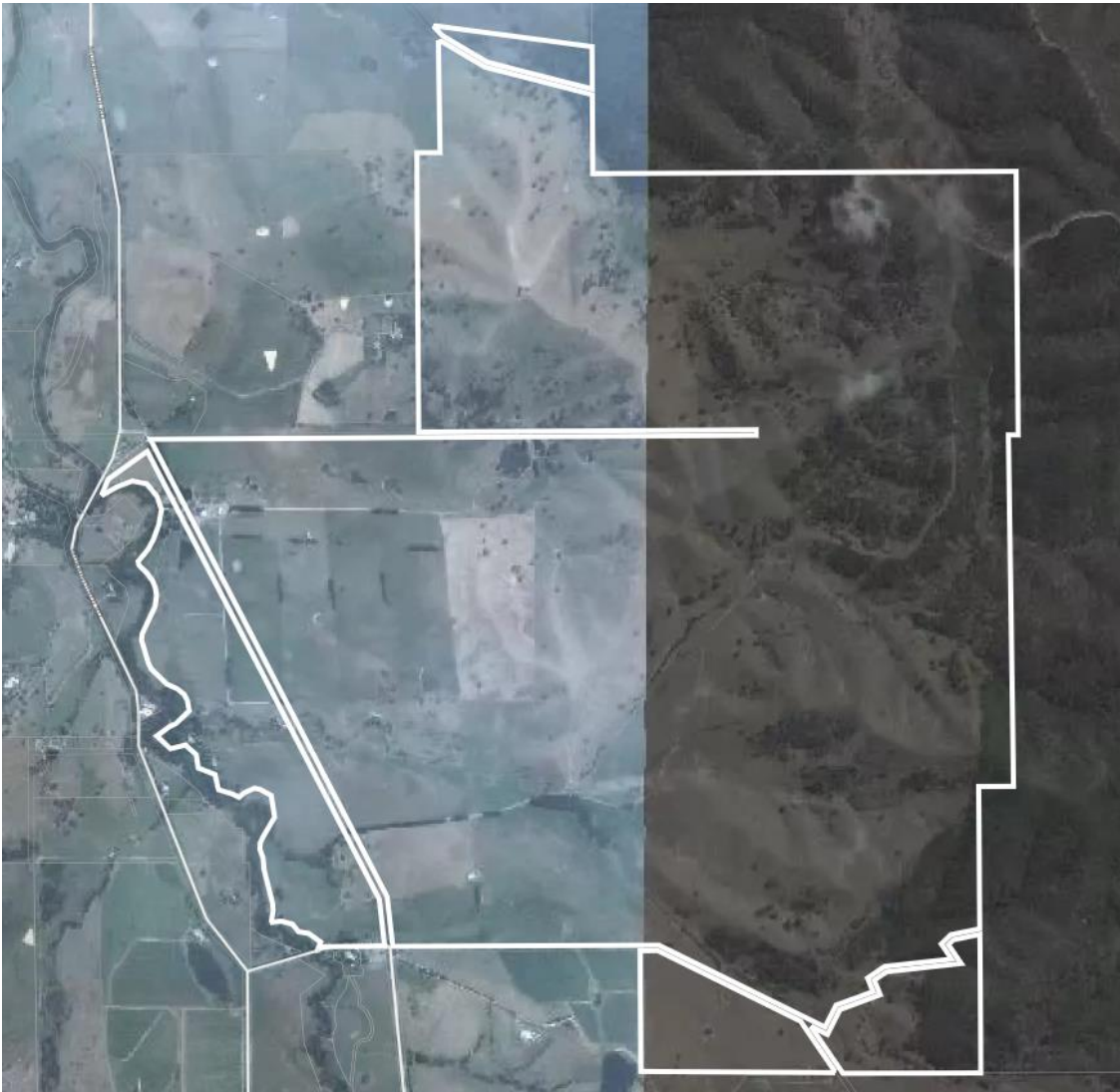
The subject site is located at 707 Murrindindi Road, Murrindindi. This site is formally known as Lot 2 on Plan of Subdivision 603436 and is shown in Figure 1.

The subject site is located east of Murrindindi Road, approximately 7.2km from the intersection of Murrindindi Road and Melba Highway. 13 parcels comprise the site which has a total area of 8,422,096.11 square metres. It is proposed that development will occur on Allotment 12 of Section B, Parish of Murrindindi in the south of the site. This location is shown in Figure 2.

Generally sparse vegetation covers the site which increases in elevation by approximately 200 metres from west to east. The site exhibits varied topography, with hilly terrain in the east side of the site, and flatter terrain on the west side of the site. The site abuts Murrindindi River at its western interface and is intersected by Balaclava Creek. These geographical features are shown in Figure 2.

Currently, the parcel intended for development features a single-storey structure and easement which is designated in the title for Allotment 12 of Section B. The existing structure is minor in nature and has minimal impact on its surrounding environment.

Figure 1 – Aerial View

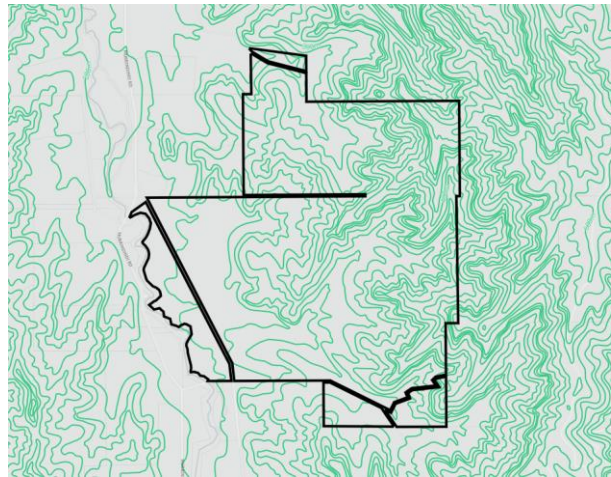


Source: Land Checker

Figure 2 – Context Maps



Picture 1 – Allotment 12 of Section B
Source: Planning Maps Online



Picture 2 – Topographical map where intervals equal 10-20m
Source: Land Checker

1.2. SITE CONTEXT

707 Murrindindi Road is located within a greenfield area containing dispersed pockets of vegetation, some minor waterways and an undulating topography rising to approximately 600 metres above sea-level. The surrounding built form includes some minor agricultural infrastructure and single or double storey farmhouse dwellings.

1.2.1. North

The northern interface features a continuation of the subject site's geography, except for an increase in vegetation density at the north-east corner. The nearest dwelling is located approximately 85 metres from the subject's boundary at the north-west.

1.2.2. East

The site's eastern interface is defined by an increase in grade and the presence of dense vegetation. Development in this area is limited by a defined ridge, oriented from north to south, with elevations reaching approximately 600 metres above sea-level.

1.2.3. South

The subject site abuts designated agricultural land at most of its southern interface. Two dwellings are located within 80 metres of the site's boundary at the south-east corner. The landscape features a continuation of the subject site's geography.

1.2.4. West

The subject site's western interface is defined by Murrindindi River, a minor waterway flanked by vegetation. Several single and double storey farmhouse dwellings are located within 150 metres of the subject site's boundary at this interface.

1.3. WIDER AREA

The site is located in a rural area of the Murrindindi Shire, within an area primarily used for farming and reserve land. The nearest township is Yea, approximately 15 km to the north-west of the site.

2. THE PROPOSAL

The key components of this proposal are:

- The use of the site for a residential hotel in the Farming Zone
- Buildings and works under the provisions of the Farming Zone
- The sale and consumption of liquor on the land under Clause 52.27

2.1. USES

The proposed development consists of a residential hotel accommodating 46 resident rooms and resident amenities including dining rooms and a bar. The hotel will provide 24 hour concierge services for the use of the hotel patrons.

The restaurant will be open to the general public, noting this will operate as ancillary to the resident hotel use.

The hotel also incorporates a function room and conference rooms, which are envisaged to be used for a variety of purposes including conferences and functions such as anniversaries, weddings, and similar. It is anticipated that conference and function patrons will likely utilise the hotel for accommodation, providing a synergy of uses on site.

The proposed uses are further broken down

Proposed use	Operating Hours (7 days per week)	Estimated Patrons
Accommodation	24 hours	46 – 92 patrons
Restaurant	<ul style="list-style-type: none"> • Sunday – Thursday: 6:00am - 10:00pm • Friday – Saturday: 6:00am - 11:30pm 	60 patrons
Function room	As required: <ul style="list-style-type: none"> • Sunday – Thursday: 9:00am - 10:00pm* • Friday – Saturday: 9:00am - 11.30pm** 	160 patrons
Bar	As required: <ul style="list-style-type: none"> • Sunday – Thursday: 9:00am - 10:00pm* • Friday – Saturday: 9:00am - 11.30pm** 	80 patrons

*On Sunday – Thursday, the external decks adjoining the function room and bar will cease to operate at 9:30pm.

**On Friday – Saturday, the external decks adjoining the function room and bar will cease to operate at 10:00pm.

2.2. BUILT FORM

The proposed residential hotel features a central core, with three wings projecting to the east, south-west and north-west.

The proposed materials scheme features grey and beige finishes, offset by timber and charcoal cladding responds to the area's rural setting. The building will be articulated by vertical breaks and varied setbacks through the length of the façade, together with a mix of materials, windows and balconies.

Figure 3 – West Elevation



Source: Alta Architecture

The hotel building is summarised accordingly:

Level	Room
Ground level	Entry/lobby Function room Bar Conference rooms (x2) Hotel room (x9) Gym Restaurant Private dining KTV Stores Services Circulation (stairs and x2 lifts)
First level	Hotel rooms (x37) Circulation (stairs and x2 lifts)
Car park	154 car parking spaces

2.3. ACOUSTIC MITIGATION

Noise impacts from the hotel will be managed through a mix of physical and behavioural measures.

The proposed hotel will incorporate the following measures:

- Sound proof insulation to be installed in the ceiling space.
- Sound proof Internal partition walls and doors to be installed to avoid noise travel from one space to another.
- Tree planting around the entire hotel complex to reduce noise travel from our site to adjoining properties

- The majority of the external walls to be concrete to minimize noise travel from inside to outside

The proposed hotel and associated function areas will operate in accordance with the recommendations contained in the acoustic report prepared by Octave Acoustics submitted as part of this application. This report recommends that:

- Music noise levels within the venue are restricted to 94 dBA if the external doors and windows are open during the evening period (before 10pm)
- Music noise levels within the venue are restricted to 97 dBA L₁₀ doors with closed windows and doors during the night period (after 10pm)

Noise from patrons will be managed by closing external areas by 10pm and encouraging guests to exit the property quietly and swiftly through signage and staff assistance.

2.4. LIQUOR LICENCE

It is proposed to serve liquor within the function room, bar and restaurant rooms. Liquor will also be available in the hotel rooms, in the mini bar and as room service.

Given the proposed residential hotel and function uses, a planning permit is sought for a general liquor licence.

2.4.1. Operation

Function and Conference Rooms

Liquor is proposed to be served in the function and conference rooms on an ad-hoc basis, based on the requirements of the function/conference operating from the premises. The proposed licenced hours are to reflect the function operating hours as outlined in Section 2.1 of this report.

Restaurant

Liquor is proposed to be served to patrons of the restaurant. The proposed licenced hours are to reflect the function operating hours as outlined in Section 2.1 of this report.

Residential Hotel

Liquor is proposed to be served to patrons of the residential hotel. The proposed licenced hours are to reflect the function operating hours as outlined in Section 2.1 of this report.

2.4.2. Venue Management

Given the nature of the premises and licence being applied for, the likelihood for conflict, violent and/or offensive behaviour is low. Notwithstanding, the following mitigating strategies will be maintained by the operator:

- The residential hotel will operate as a food-focused premises; the consumption of food with liquor will decrease the risk of anti-social behaviour associated with alcohol.
- All staff serving alcohol will have the appropriate Responsible Serving of Alcohol accreditation and will be monitored by the relevant managerial staff.
- Management will record details of any incidents of violent, threatening or offensive behaviour. Such incidents will be reported to the police immediately. Management will be encouraged to record any incidents of minors attempting to purchase alcohol, refuse service to intoxicated persons and complaints made by members of the public and retain this for reference should an authority seek to review.

3. PLANNING POLICY FRAMEWORK

3.1. PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) contains the general principles for land use and development planning in Victoria. The PPF sets out specific policies expressing relevant economic, social and environmental factors.

The relevant clauses for consideration are as follows:

- Clause 02 'Municipal Planning Strategy'
- Clause 11 'Settlement'
- Clause 12 'Environmental and Landscape Values'
- Clause 13 'Environmental Risks and Management'
- Clause 14 'Natural Resource Management'
- Clause 15 'Built Environment and Heritage'
- Clause 17 'Economic Development'
- Clause 19 'Infrastructure'

Of particular relevance to the application:

- Clause 2.01 'Context' outlines the Murrindindi Shire's regional and municipal profile, noting that the site 'has a large range of natural features and built attractions that contribute significantly towards the municipality's environment, economy, character and appeal'.
- Clause 2.02 outlines the Shire's 'Vision'. Of relevance to this application, this clause seeks to facilitate sustainable economic growth and investment within the municipality.
- Clause 2.03 'Strategic Directions' identifies tourism, hospitality and conferencing as a key sector in Murrindindi Shire's diverse economic base, and seeks to encourage the sustainable growth of tourism and facilitate the development of new tourism accommodation options and conference centres.

The remaining clauses seek to:

- Facilitate the fair, orderly, economic and sustainable use and development of land, thereby resulting in urban development which achieves net community benefits.
- Encourage business development, tourism and agricultural industries, which recognise and reinforce the rural character and outstanding natural assets.
- Minimise off-site impacts to the amenity of local communities, and satisfy other relevant planning criteria for such activities.
- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.
- Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of land use separation techniques as appropriate to the land use functions and character of the area.
- To assist the minimisation of risk to life, property, the natural environment and community infrastructure from wildfire.
- Seek the advice of the relevant fire authority if compliance with the policy guidelines is not likely or additional measures are believed necessary.

- Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.
- To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourism destination.

3.2. PLANNING CONTROLS

3.2.1. Zone

The site is in the Farming Zone at Clause 35.07.

The purposes of the zone are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.*

Pursuant to Clause 35.07-1, a planning permit is required for the use of the site as a 'residential hotel' and 'restaurant' (Section 2 Use).

Pursuant to Clause 35.07-4, a planning permit is required to construct a building or works associated with a use in Section 2 of Clause 35.07-1.

Decision guidelines relevant to the consideration of a planning permit application are noted at Clause 35.07-6.

Clause 35.07-7 notes the zone is in Advertisement Category 4.

Schedule 1 to the Farming Zone specifies a new development must be set back:

- 20 metres from a road
- 5 metres from any other boundary
- 100 metres from a dwelling not in the same ownership

3.2.2. Overlays

The site is partially covered by the Erosion Management Overlay (Clause 44.01) and Bushfire Management Overlay (Clause 44.06). The proposed development is positioned outside of these overlays, therefore a planning permit is not triggered under either overlay.

3.3. GENERAL AND PARTICULAR PROVISIONS

3.3.1. Car Parking

No car parking rate for the use of the site as a 'residential hotel' is specified at Clause 52.06-5. Accordingly, car parking must be provided to the satisfaction of the responsible authority.

Car parking should be provided to the restaurant at a rate of 0.4 spaces to each patron permitted. A planning permit is required to reduce the car parking rates below the statutory rate. Refer to the Traffic Engineering Assessment prepared by Traffix Group.

Car parking provision must meet the design standards of Clause 52.06-9 unless the responsible authority agrees otherwise.

3.3.2. Licensed Premises

Pursuant to Clause 52.27, a planning permit is required to use land to sell or consume liquor. Specifically, a general licence is sought for the site.

3.3.3. Decision Guidelines

The responsible authority must consider the decision guidelines of Clause 65 when considering a planning permit application.

4. PLANNING ASSESSMENT

The key planning considerations relevant to the assessment of this application are as follows:

- Is the proposal supported by planning policy?
- Does the proposed design respond to the site and surrounds?
- Will the proposal result in inappropriate off-site amenity impacts?

Each consideration will be addressed in the following sections of this report.

4.1. IS THE PROPOSAL SUPPORTED BY PLANNING POLICY?

The proposed development exhibits a high degree of consistency with the relevant planning policy relating to tourism and rural development for the following reasons:

- The proposed residential hotel will provide additional short term accommodation to further enhance Murrindindi's existing tourism industry, which is a key sector in the municipality's economy. This is consistent with Clause 11 'Settlement', Clause 17 'Economic Development', Clause 17.04 'Tourism', 21.02-1 'Vision' and Clause 21.03-3 'Tourism'.
- The proposed hotel will also provide dedicated function and conference facilities to expand the array of tourism facilities in the shire in accordance with Clause 17.03 'Tourism' and Clause 21.03-3 'Tourism'.
- The new facility will provide employment opportunities for local residents to facilitate sustainable growth of the Murrindindi's economy in line with Clause 21.03-1 'Business and Industry'.
- The proposed development is sited to enhance the natural features of the landscape and is set back from the road to minimise views from the public realm. This is consistent with Clause 21.05-3 'Landscape and Built Environment'.
- The proposed development is not located in areas of the site subject to the Erosion Management Overlay or Bushfire Management Overlay. Accordingly, the building is sited to avoid identified potential impacts associated with erosion and bushfire (Clause 13 'Environmental Risks', Clause 14 'Natural Resource Management', and Clause 21.05 'Natural Environment').
- The proposed building is sited away from waterways to limit impact to the health of the waterways, catchment area and biodiversity, in accordance with Clause 21.05 'Natural Environment'.
- No trees or vegetation are proposed to be removed as part of this application. Accordingly, the impact to the site's landscape quality is appropriately minimised consistent with Clause 21.05 'Natural Environment'.
- The proposed residential hotel building is set back approximately 1 km from the south and east site boundaries, consistent with the requirements of the Farm Zone Schedule 1.

For the reasons above, planning policy is highly supportive of a residential hotel development in this location.

4.2. DOES THE PROPOSED DESIGN RESPOND TO THE SITE AND SURROUNDS?

The proposed hotel employs a sophisticated contemporary design that considers the site's environmental attributes. The building is centred around core, with three wings projecting to the east, south-west and north-west. This will maximise outlook to the surrounding landscape to celebrate the hotel's rural setting. At two storeys (8.7 metres), the building will sit comfortably within the landscape, and won't have unreasonable impacts in terms of visual bulk. The proposed muted materiality of grey and beige finishes, offset by timber and charcoal cladding responds to the area's rural setting. The building will be articulated by vertical breaks and varied setbacks through the length of the façade, together with a mix of materials, windows and balconies.

The proposed development is set back 1,989 metres from the title boundary and will generally be screened from the street.

4.3. WILL THE PROPOSAL RESULT IN OFF-SITE AMENITY IMPACTS TO THE SURROUNDING AREA?

4.3.1. Residential Hotel

The proposed residential hotel is well recessed from interfaces with adjoining properties, located approximately 1km from the south and east site boundaries. Additionally, all dwellings on adjoining properties are set back a minimum of 80 metres from the interfacing boundary. Accordingly, amenity impacts in terms of noise and light are considered to be negligible given the length of separation between the proposed hotel building and existing dwellings.

The proposed hotel use is not anticipated to incur amenity impacts to the area in terms of patron behaviour, noting that the residential hotel will be serviced by 24 hour concierge services. Hotel management will be guided by an operation management plan which will address matters including check in and check out procedures, housekeeping and security, and complaint management.

The proposed residential hotel will provide 154 car parking spaces. Given the rural setting of the site and low-density character of the area, the traffic movements associated with the new hotel are not considered to have potential to impact the operation of the surrounding road network.

4.3.2. Restaurant

The proposal includes a restaurant that can accommodate up to 60 patrons. The primary function of the restaurant is to serve patrons of the hotel, however the restaurant will also be open to members of the public. The restaurant will be managed as part of the hotel to ensure that there are no adverse amenity impacts to adjoining properties.

4.3.3. Functions and Events

The proposed hotel accommodates space for various functions such as conferences, weddings and similar events. Function and hotel staff will be present at all times to manage guest behaviour to ensure there are no adverse amenity impacts to the adjoining properties.

An acoustic report prepared by Octave Acoustics is submitted as part of this application and proposes measures to manage noise impacts arising from traffic, patrons and music. This report has been prepared with specific regard to the nearest residential property (30 Cummins Road) and addresses the Environment Protection Authority State Environment Protection Policy requirements of the relevant legislation guiding noise, specifically *Noise from Industry in Regional Victoria (NIRV)* and *Control of Noise from Public Premises No. N-2 (SEPP N-2)*.

This report concludes that:

- During the detailed design phase, noise control treatments such as roof top plant screening and duct attenuators will be specified to ensure compliance with the EPA NIRV.
- Noise arising from traffic is unlikely to disrupt surrounding properties.
- Noise arising from music should be managed by restricting music levels within the venue and by closing windows and doors after 10pm to ensure compliance with the EPA SEPP N-2.
- Patron noise will not necessitate additional treatment or management procedures based on the relevant noise calculations.

The external decks adjoining the function room and bar will cease to operate at 9:30pm on Sunday – Thursday, and 10:00pm on Friday – Saturday, with guests directed to return inside the building. Windows and doors will be closed at this point in time.

Given the location of the venue, it is anticipated that many function guests will stay at the hotel, reducing late night travel movements. Alternatively, guests may travel to and from the site by coach, which will be managed by the coach and hotel staff to ensure guests exit the venue in a swift and quiet manner.

4.3.4. Liquor Licence

As outlined in the venue profile section of this report, the anticipated patron profiles are guests of the hotel, functions, conferences, and restaurant. Generally, food will be served with alcohol, reducing the risk of anti-

social behaviour associated with alcohol. Mini-bars are proposed in guest rooms, which are accessible 24 hours, 7 days per week. As such, this application seeks permission for a “general licence”, which is commonly sought for residential hotels of this nature.

Given the nature of the premises, the likelihood for conflict, violent and/or offensive behaviour is low, and will be managed appropriately by staff.

In *Swancom Pty Ltd V Yarra CC [2009]* Members Benz and Dwyer helpfully suggest that the following questions should be considered when contemplating the appropriateness of licensed premises:

- What is the relevant area?
- What is the density of licensed premises within the area?
- What is the existing level of amenity in the relevant area?
- What is the mix and type of existing licensed premises in the relevant area?

It is submitted that a review of these locational questions clearly indicates that the subject site is appropriate for the proposed liquor licence.

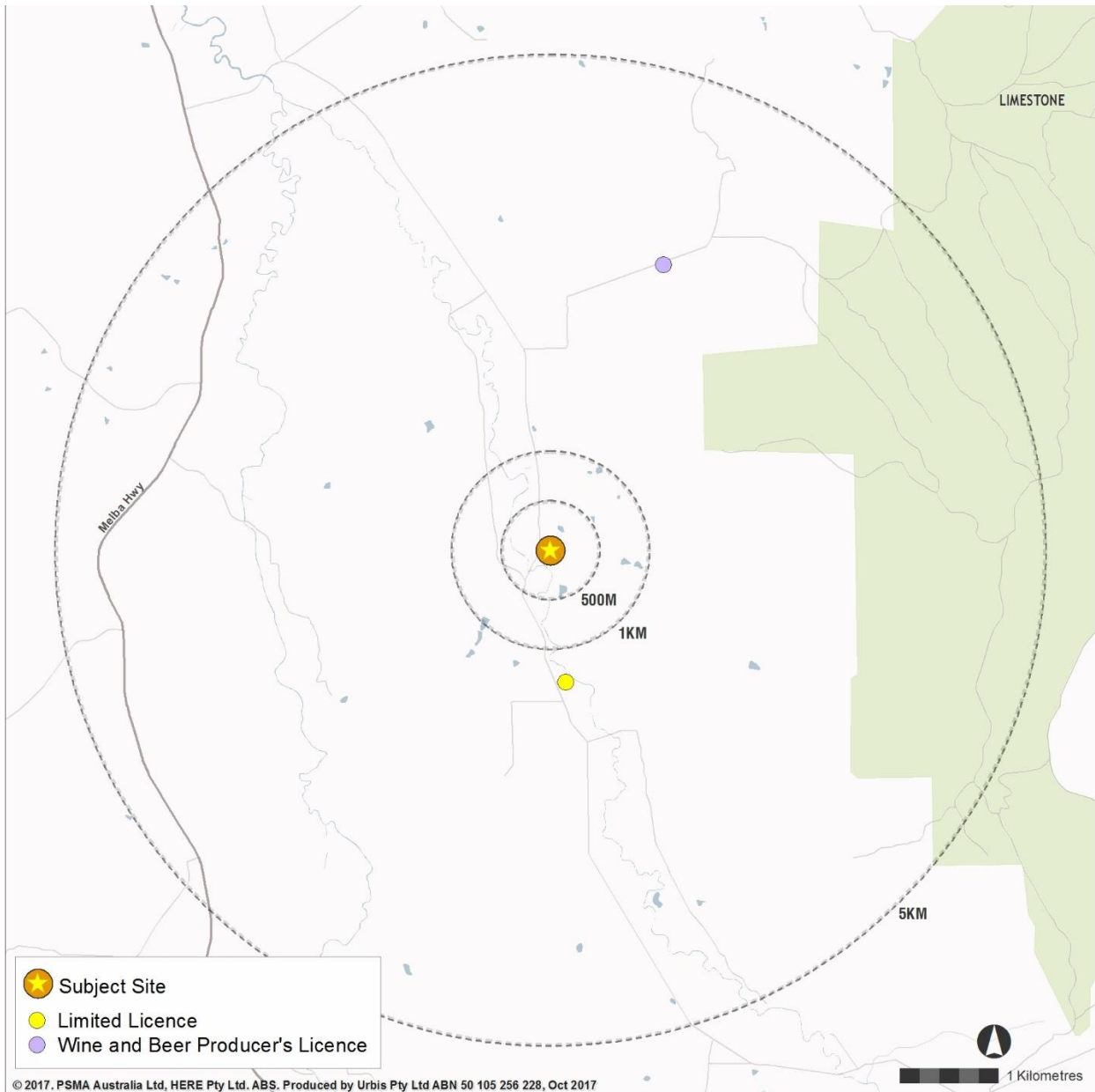
What is the relevant area?

The subject site is located in a rural area of Murrindindi Shire.

What is the density of licensed premises within the area?

The density of licenced premises within the area is low as demonstrated by Figure 4.

Figure 4 - Licenced Premises



What is the mix and type of existing licensed premises in the relevant area?

These surrounding licences are limited licence or wine and beer producer’s licence. Both licence types are relatively restrictive in terms of the sale of liquor for on-premises consumption.

Name	Address	Distance	Licence Type
Sedona Estate	182 Shannons Road, Murrindindi	3km	Wine and Beer Producer's Licence
Murrindindi-Woodbourne Community Hub	815 Murrindindi Road, Murrindindi	990m	Limited Licence

What is the existing level of amenity in the relevant area?

There are no premises are located within a 500 metre radius of the subject site and one premises within a 1 km radius of the site. Accordingly, there is no foreseeable cumulative impacts associated with a “cluster” of

licenced premises as defined by Planning Practice Note 61: Licenced premises: Assessing Cumulative Impact.

What is the existing level of amenity in the relevant area?

The surrounding area generally comprises farm land and reserves, with adjoining dwellings located a significant distance from the proposed hotel.

5. CONCLUSION

In summary, a planning permit application is considered worthy of approval for the following reasons:

- The proposed use and development is supported by the key directions of State and Local planning policy.
- The proposal will make a positive economic contribution to the Shire of Murrindindi.
- The proposal is responsive to the site's landscape qualities.
- The proposal will not result in unreasonable amenity impacts.
- The proposed liquor licence will not unreasonably impact the amenity of surrounding properties.

DISCLAIMER

This report is dated 30 September 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of ZX Nominees Pty Ltd (**Instructing Party**) for the purpose of planning report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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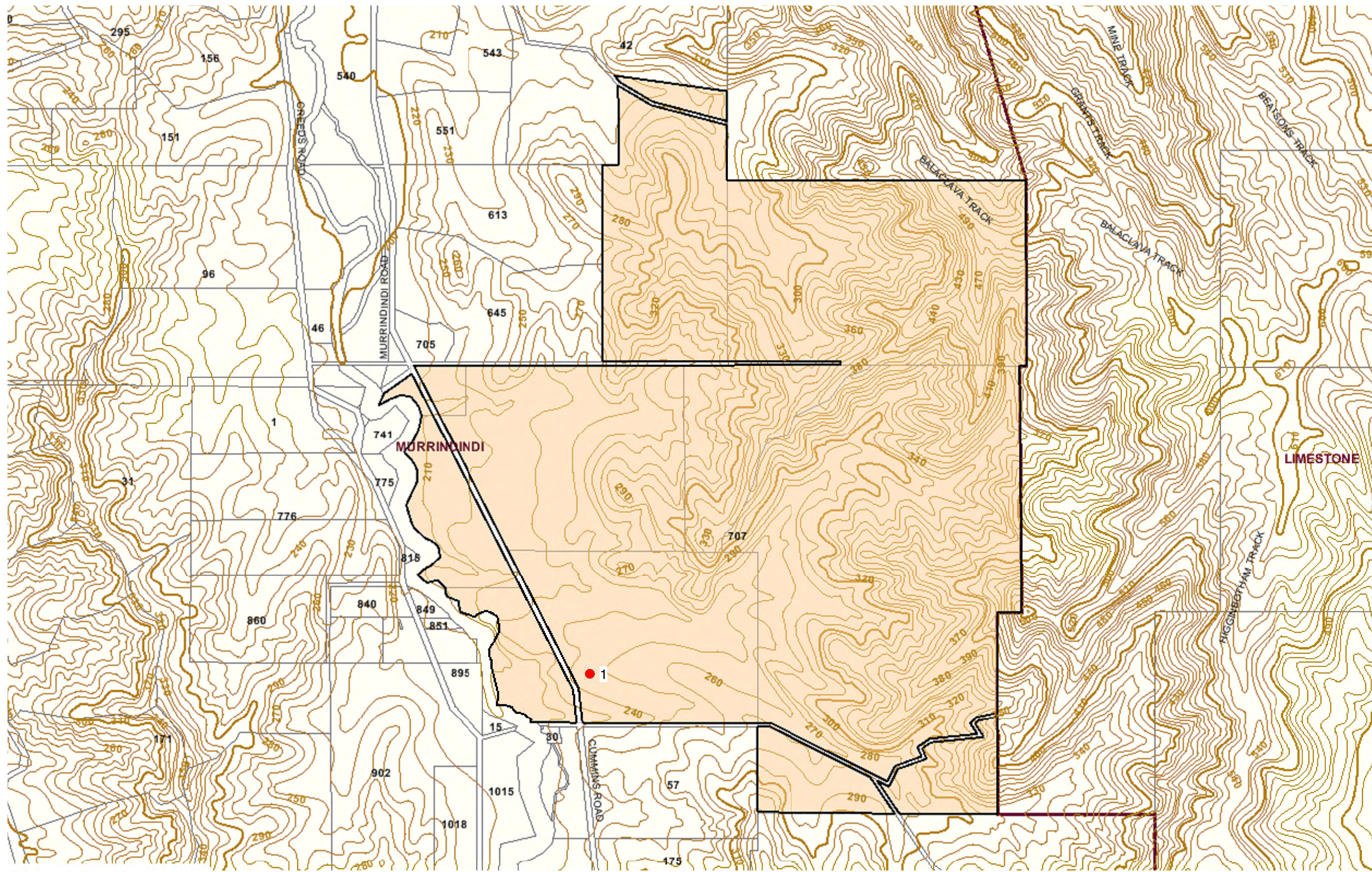
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KEY:
1. HOTEL COMPLEX



1 Locality Plan
SCALE 1 : 10000

NO.	DATE	REVISION	BY

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CLIENT ZWYJ Pty Ltd

PROJECT Resort Development

ADDRESS 707 Murrindindi Road,
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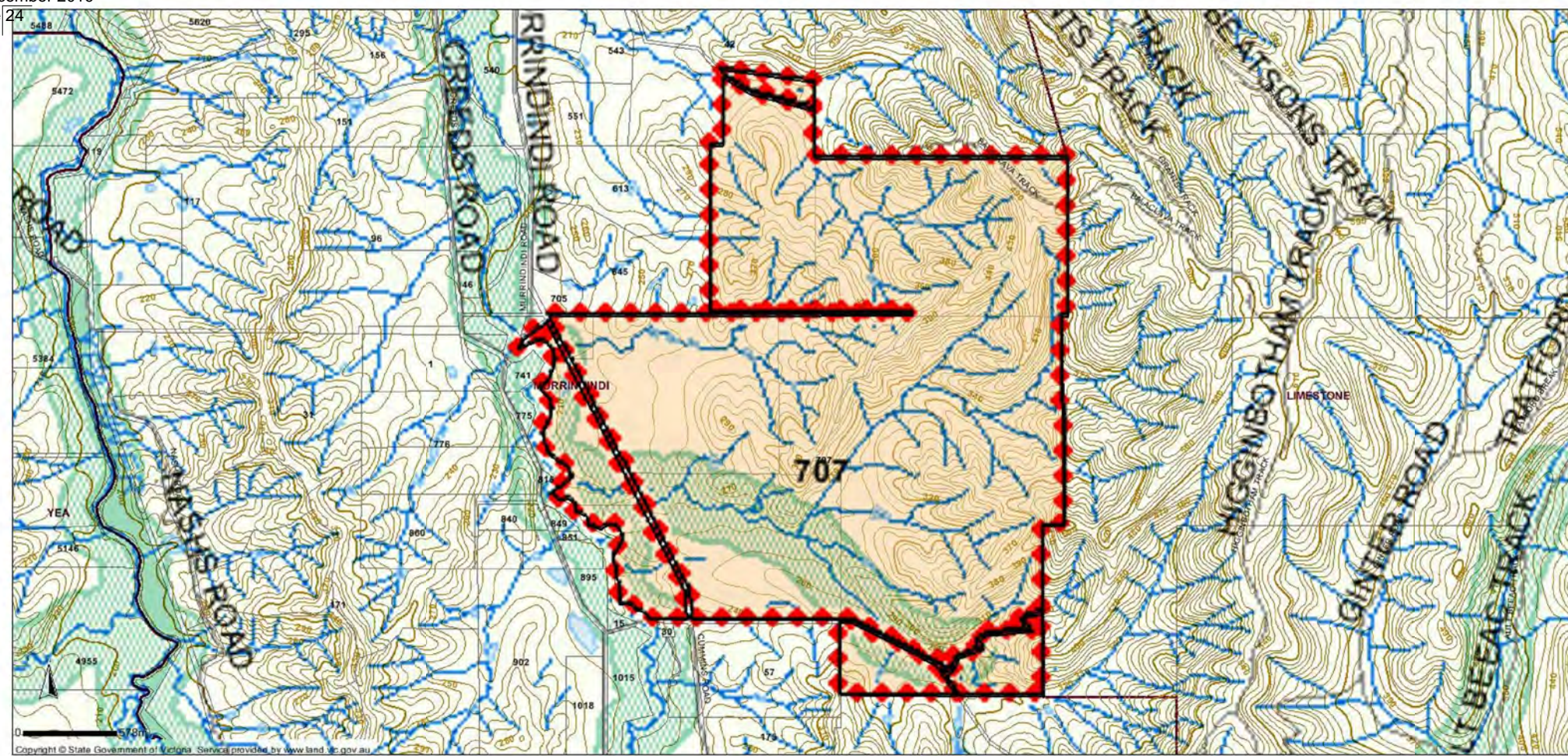
TITLE Locality Plan

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JOB NO.	0894	
CAD NO.	0894 - A0.01	

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Report any discrepancies to the Architect for decision before proceeding with the work. Copyright ©

TOWN PLANNING-RFI

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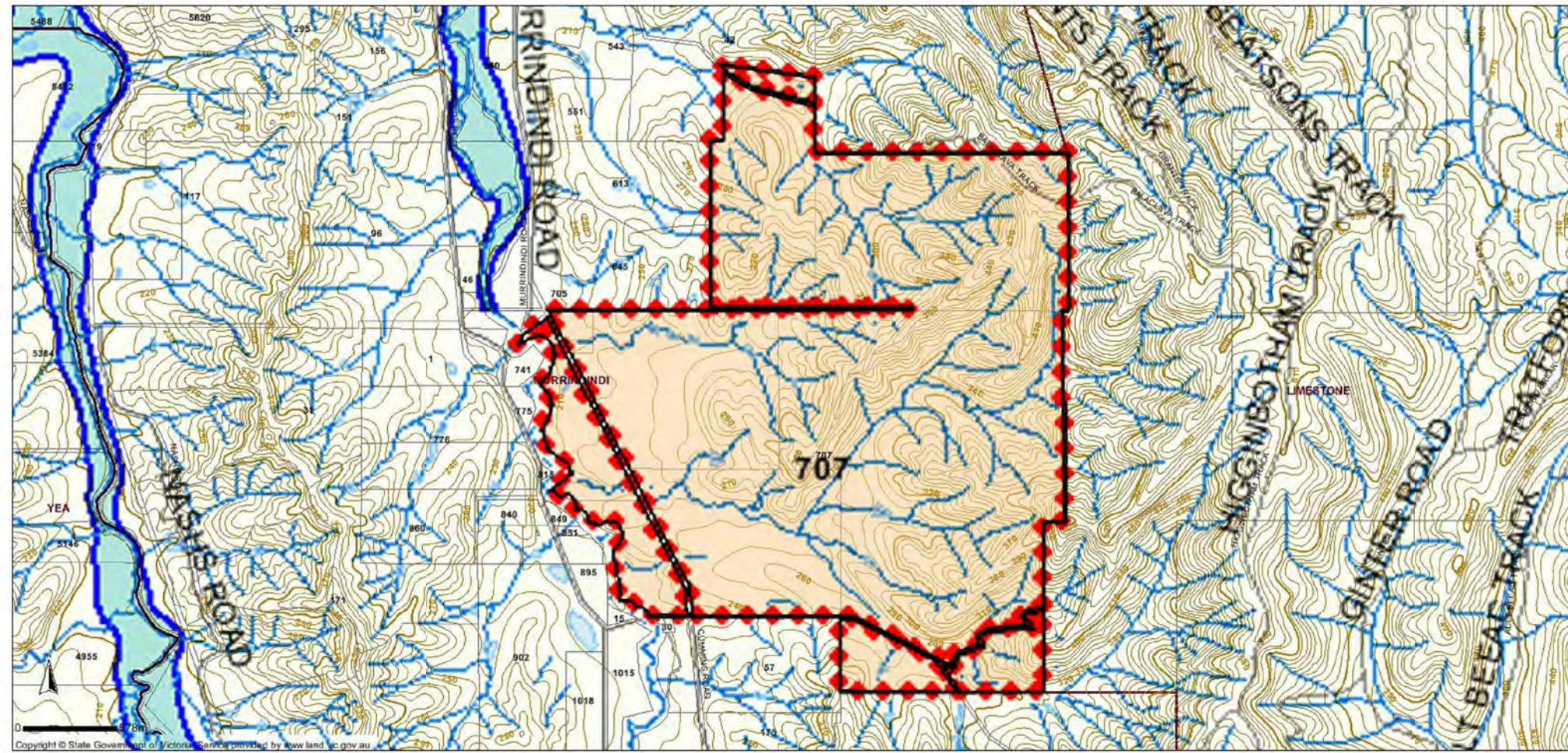


OVERLAY DIAGRAM 01

ABORIGINAL CULTURAL HERITAGE SENSITIVITY OVERLAY

THIS PROPERTY IS WITHIN, OR IS AFFECTED BY, ONE OR MORE AREAS OF CULTURAL HERITAGE SENSITIVITY AS DESCRIBED IN THE ABORIGINAL HERITAGE REGULATIONS 2007.

ALL PROPOSED BUILDINGS HAVE BEEN POSITIONED TO AVIOD THIS OVERLAY

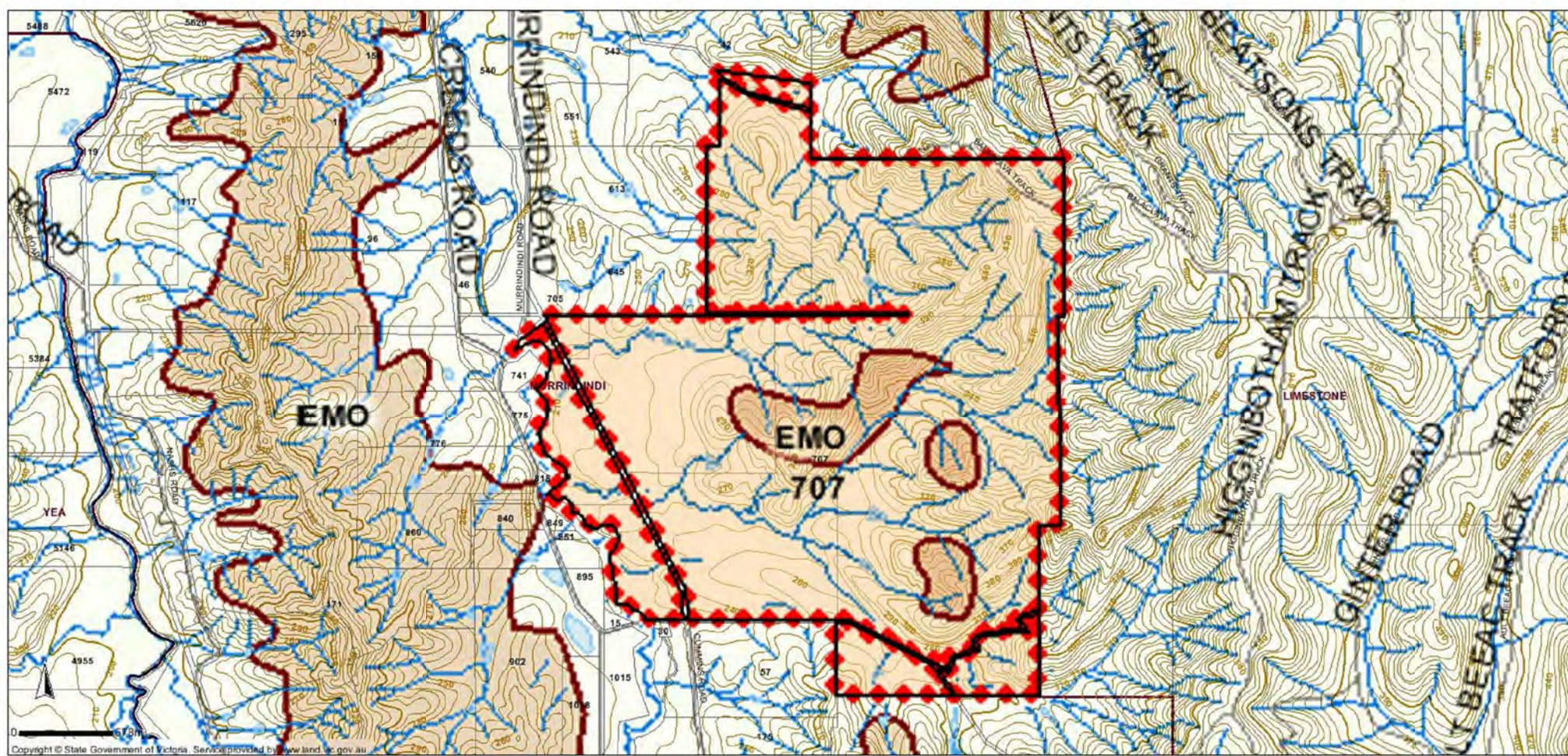


OVERLAY DIAGRAM 02

INUNDATION OVERLAY

THIS PROPERTY IS WITHIN, OR IS AFFECTED BY INUNDATION OVERLAY

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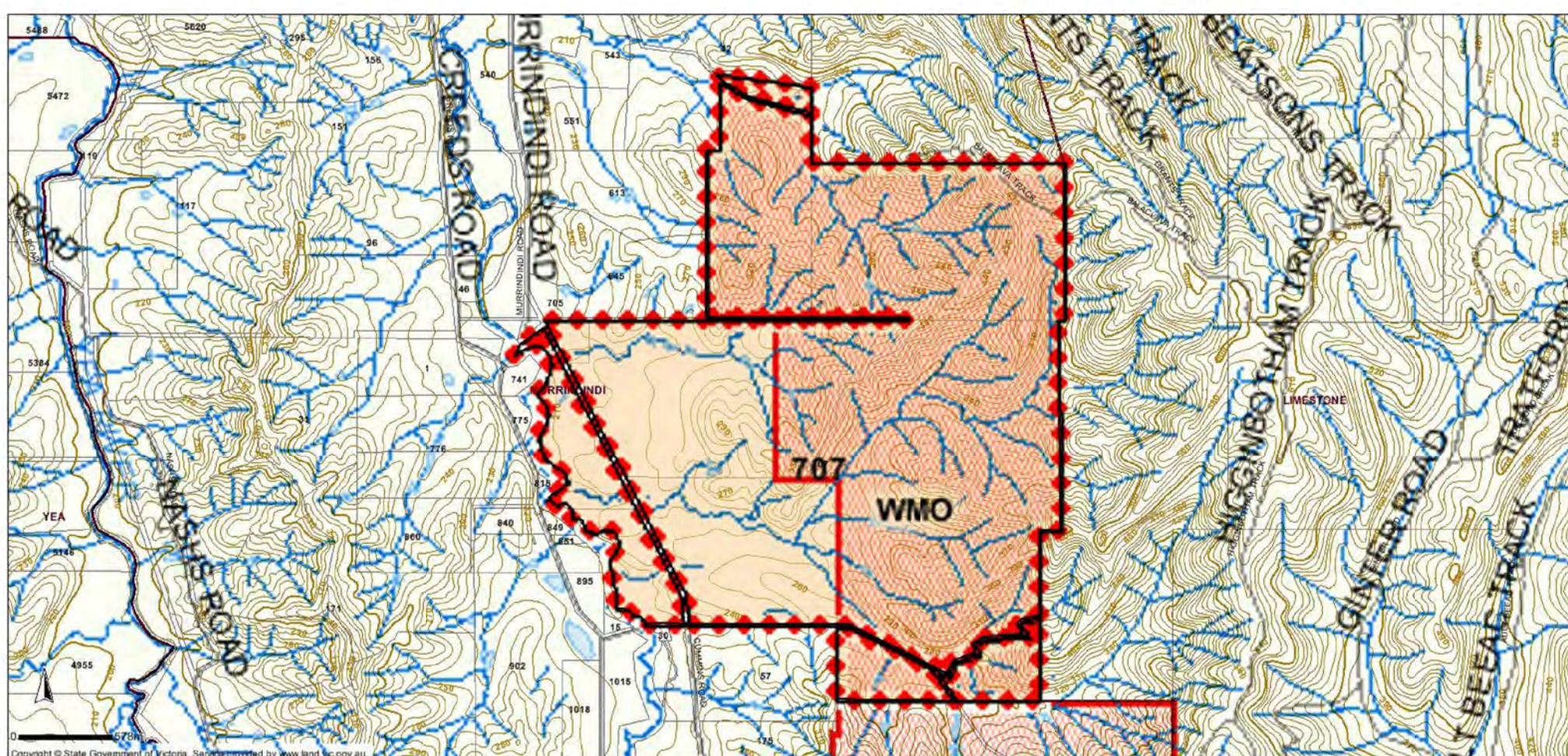


OVERLAY DIAGRAM 03

EROSION MANAGEMENT OVERLAY

THIS PROPERTY IS WITHIN, OR IS AFFECTED BY EROSION MANAGEMENT OVERLAY

ALL PROPOSED BUILDINGS HAVE BEEN POSITIONED TO AVIOD THIS OVERLAY



OVERLAY DIAGRAM 04

BUSHFIRE MANAGEMENT OVERLAY

THIS PROPERTY IS WITHIN, OR IS AFFECTED BY BUSHFIRE MANAGEMENT OVERLAY

ALL PROPOSED BUILDINGS HAVE BEEN POSITIONED TO AVIOD THIS OVERLAY

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PROJECT Resort Development

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Murrindindi

TITLE Overlays & Fuctional
Diagrams

DRAWING NO.	A0.02	REVISION NO.
DATE	2018-05-27	
SCALE @ A1	1 : 1	
DRAWN BY	AX	
JOB NO.	0894	
CAD NO.	0894 - A0.02	

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1 Site Plan
 SCALE 1 : 1500

2	2018-04-08	RFI	AX
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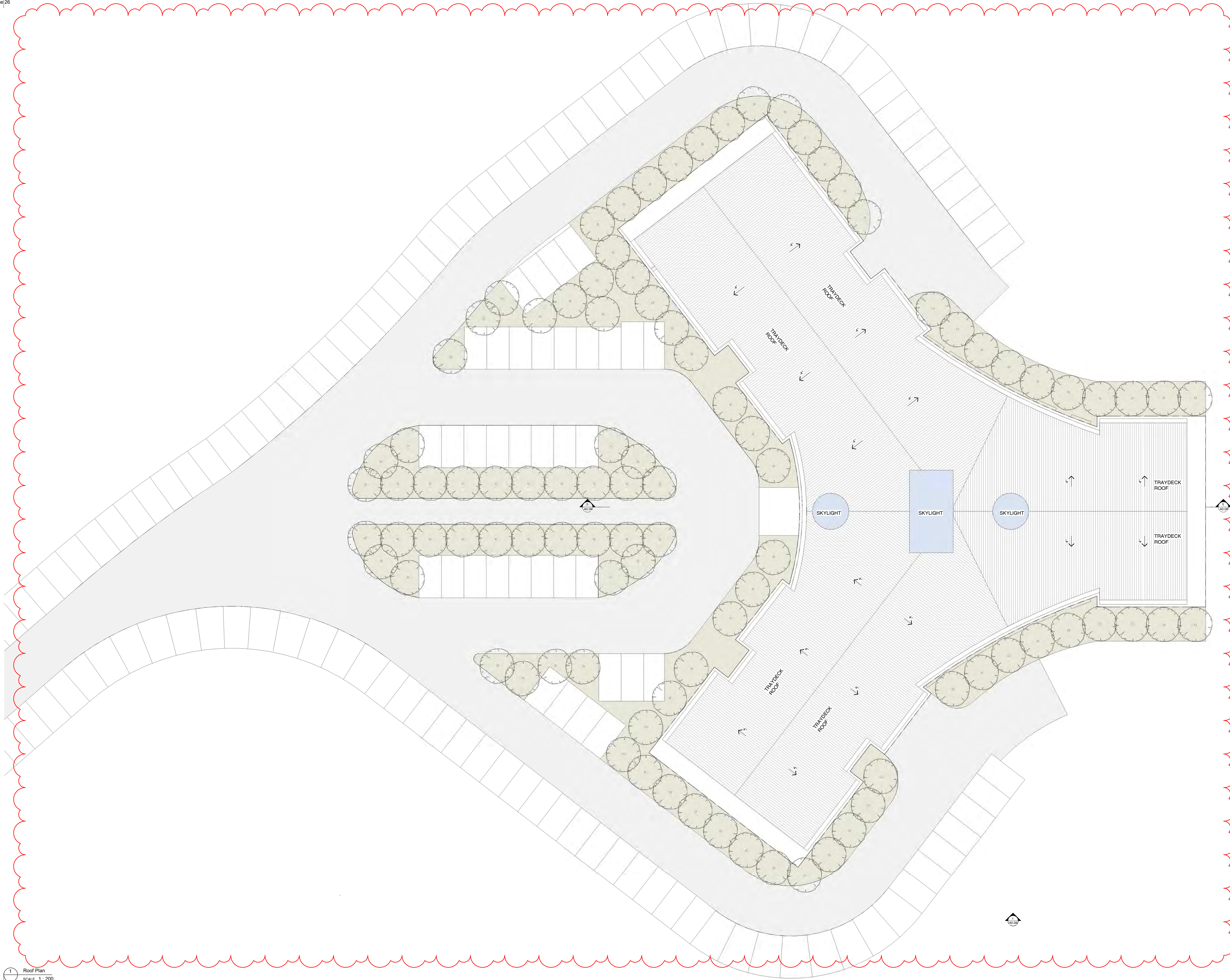
CLIENT	ZWYJ Pty Ltd
PROJECT	Resort Development
ADDRESS	707 Murrindindi Road, Murrindindi
TITLE	Site Plan & ESD Diagrams

DRAWING NO.	A0.03	REVISION NO.	2
DATE	2018-05-27	SCALE @ A1	1 : 1500
DRAWN BY	AX	JOB NO.	0894
CAD NO.	0894 - A0.03		

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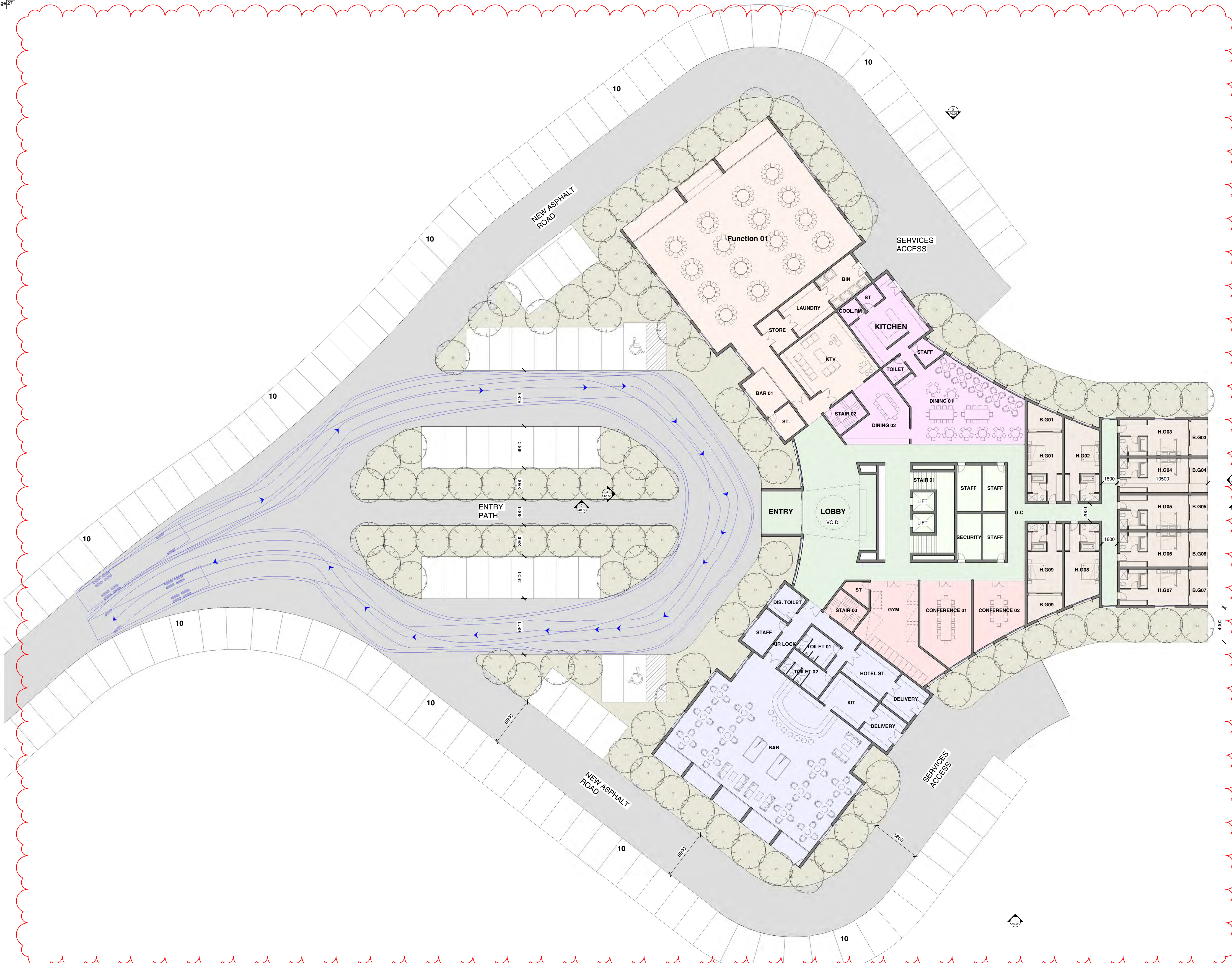
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CLIENT	ZWYJ Pty Ltd
PROJECT	Resort Development
ADDRESS	707 Murrindindi Road, Murrindindi
TITLE	Roof Plan

DRAWING NO.	A0.04	REVISION NO.	2
DATE	2018-05-27	SCALE @ A1	1 : 200
DRAWN BY	AX	JOB NO.	0894
CAD NO.	0894 - A0.04		

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2	2018-04-08	RFI	AX
NO.	DATE.	REVISION.	BY.

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CLIENT | ZWYJ Pty Ltd

PROJECT | Resort Development

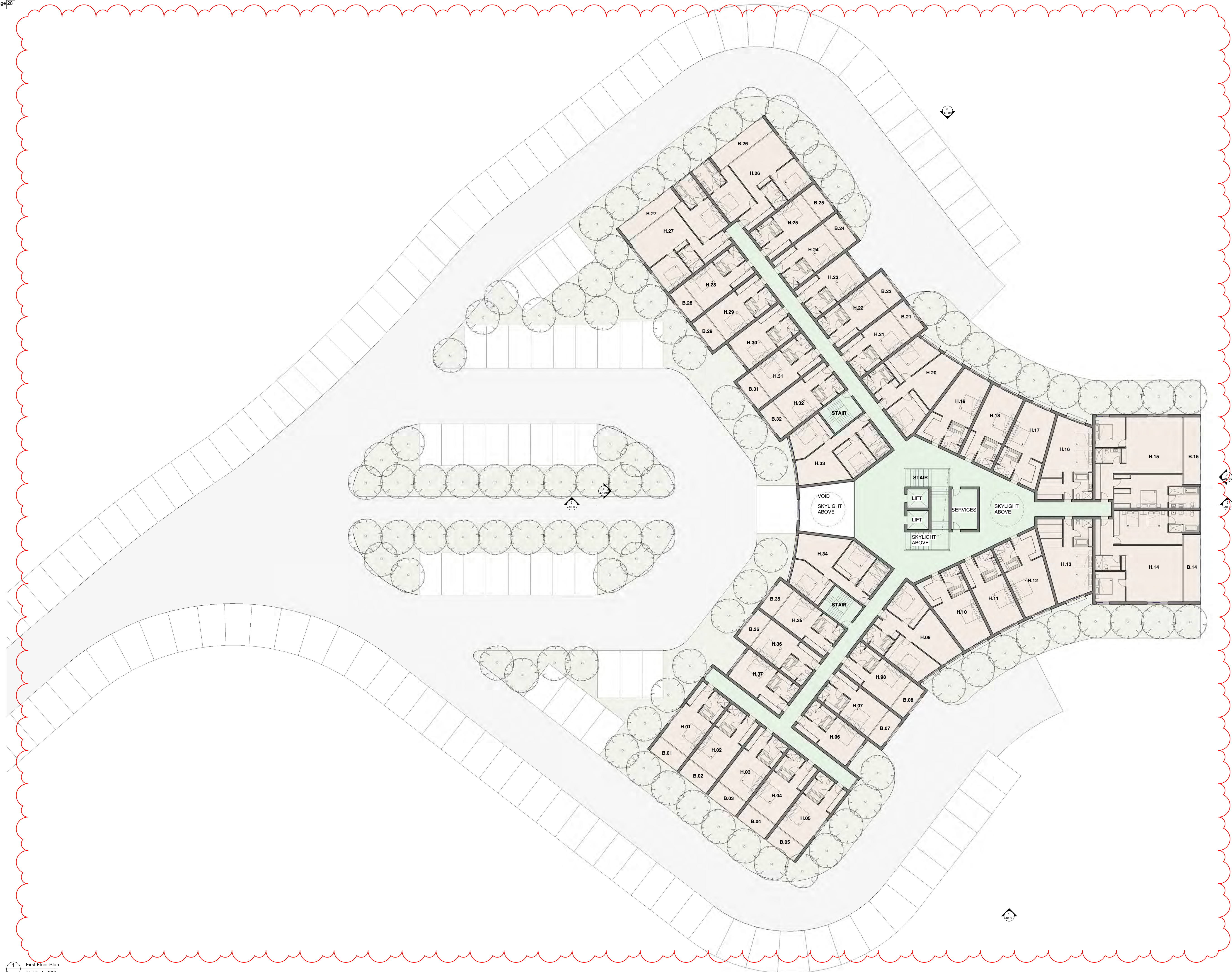
ADDRESS | 707 Murrindindi Road,
Murrindindi

TITLE | Ground Floor Plan

DRAWING NO.	A0.05	REVISION NO.	2
DATE	2018-05-27	SCALE @ A1	1 : 200
DRAWN BY	AX	JOB NO.	0894
CAD NO.	0894 - A0.05		

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NO.	DATE	REVISION	BY
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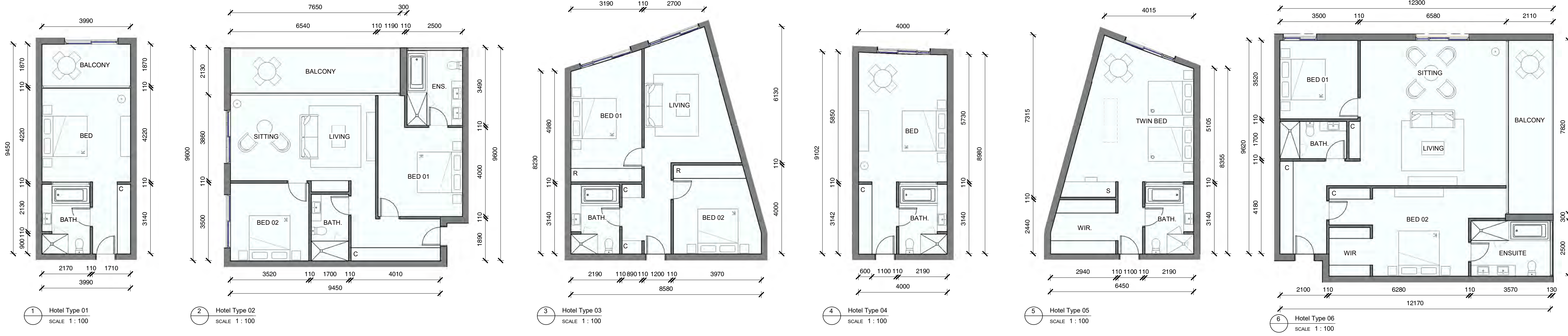
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CLIENT	ZWYJ Pty Ltd
PROJECT	Resort Development
ADDRESS	707 Murrindindi Road, Murrindindi
TITLE	First Floor Plan

DRAWING NO.	A0.06	REVISION NO.	2
DATE	2018-05-27	SCALE @ A1	1 : 200
DRAWN BY	AX	JOB NO.	0894
CAD NO.	0894 - A0.06		

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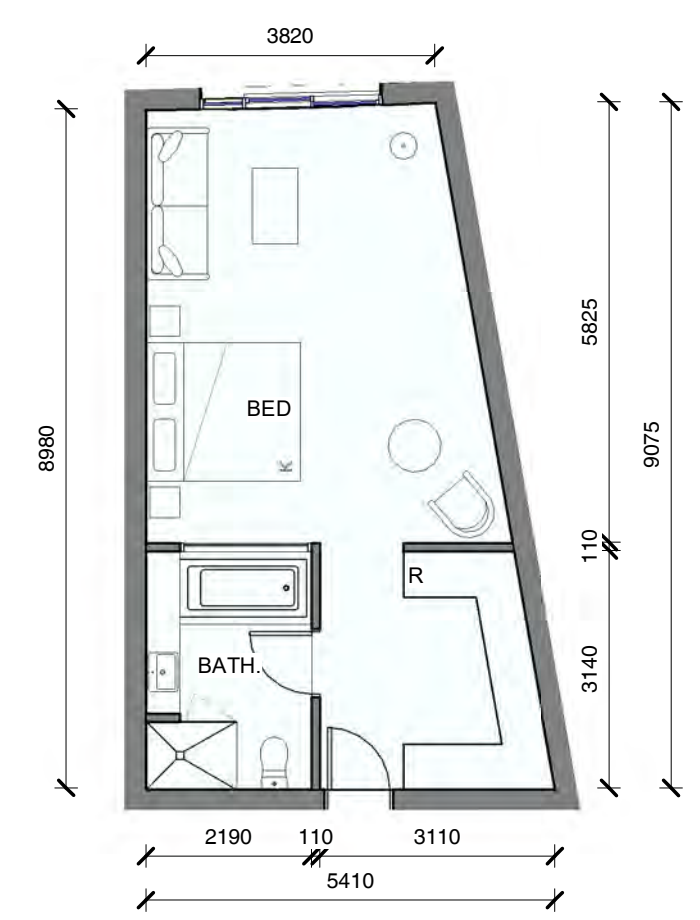
9 3D Elevation View 01
SCALE



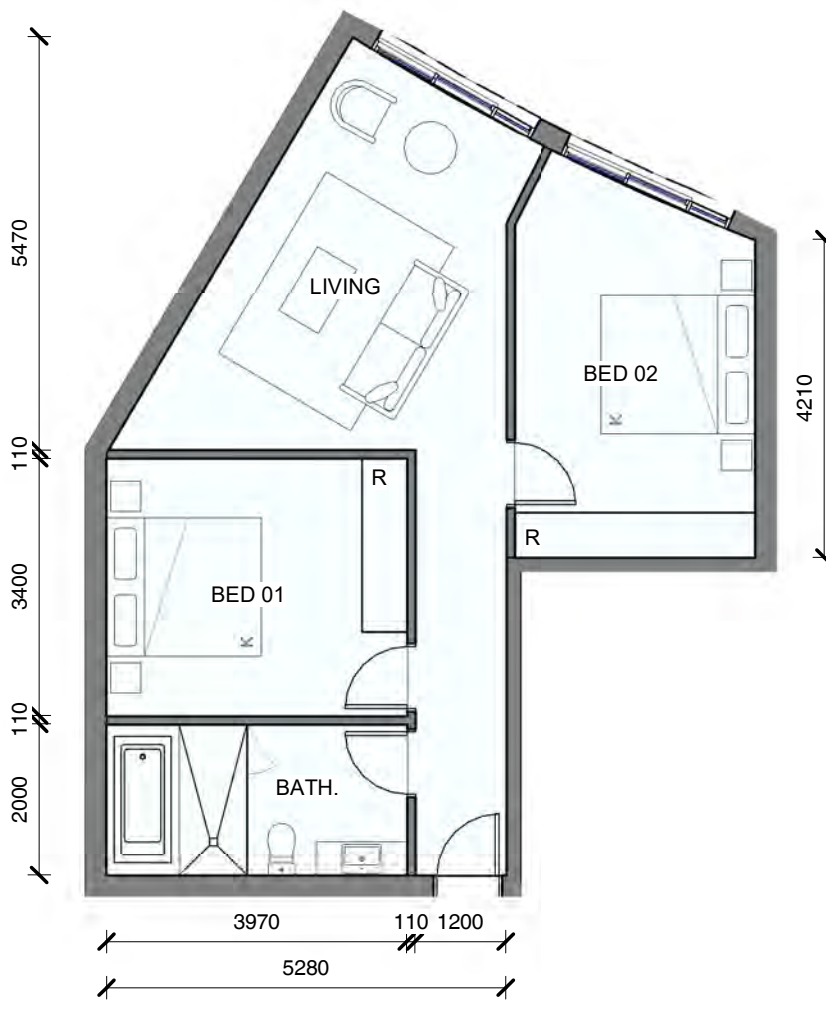
10 3D Elevation View 02
SCALE



11 3D Elevation View 03
SCALE



8 Hotel Type 08
SCALE 1 : 100



7 Hotel Type 07
SCALE 1 : 100

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CLIENT **ZWYJ Pty Ltd**

PROJECT **Resort Development**

ADDRESS **707 Murrindindi Road, Murrindindi**

TITLE **Typical Layout Plans**

DRAWING NO.	A0.07	REVISION NO.
DATE	2018-05-27	
SCALE @ A1	1 : 100	
DRAWN BY	AX	
JOB NO.	0894	
CAD NO.	0894 - A0.07	

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1 South Elevation
SCALE 1 : 200



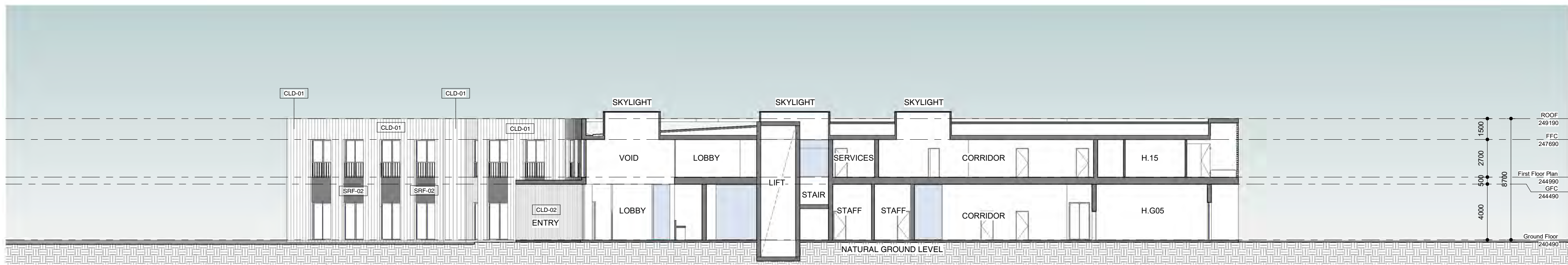
2 East Elevation
SCALE 1 : 200



3 North Elevation
SCALE 1 : 200

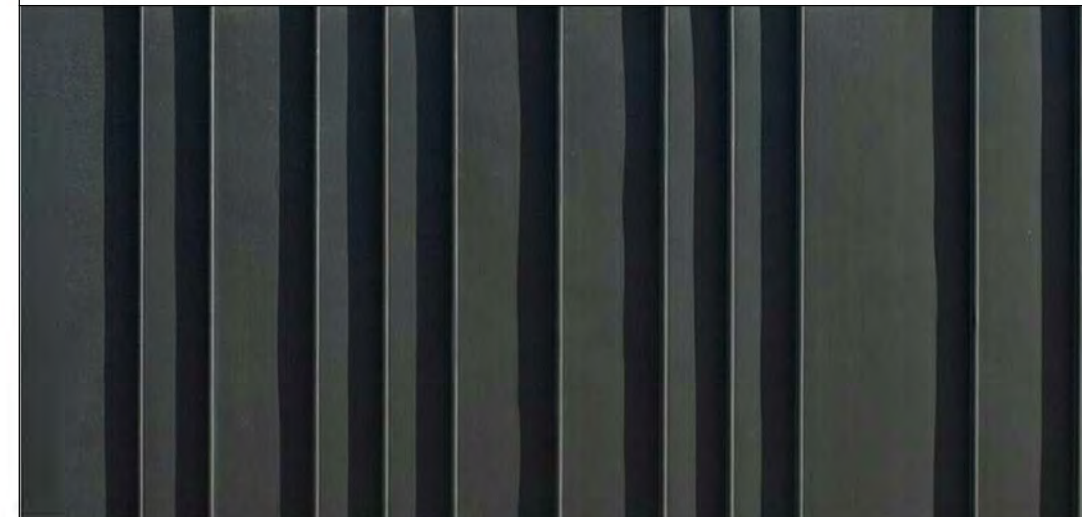


4 West Elevation
SCALE 1 : 200



5 Section AA
SCALE 1 : 200

MATERIAL SCHEDULE



CLD-01 SELECTED EXTERIOR CLADDING TYPE 01



BALUSTRADE & WINDOW TYPE 01



BALUSTRADE & WINDOW TYPE 02



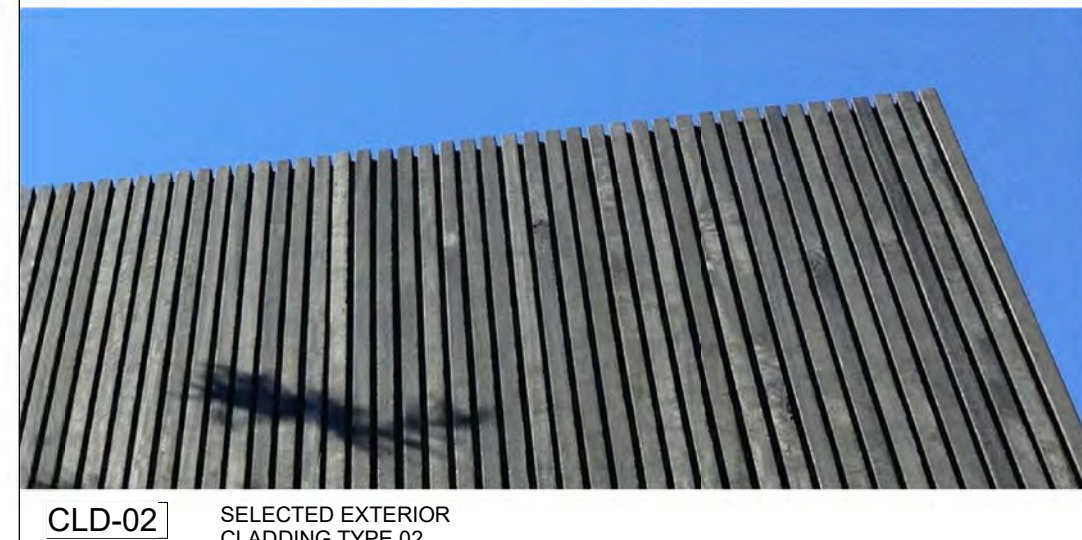
SRF-01 SELECTED EXTERIOR WALL FINISH TYPE 01



SRF-02 SELECTED EXTERIOR WALL FINISH TYPE 02



SELECTED EXTERIOR LOUVRE WINDOW TYPE 01



CLD-02 SELECTED EXTERIOR CLADDING TYPE 02

NO.	DATE	REVISION	BY
1	Date 1	Revision 1	

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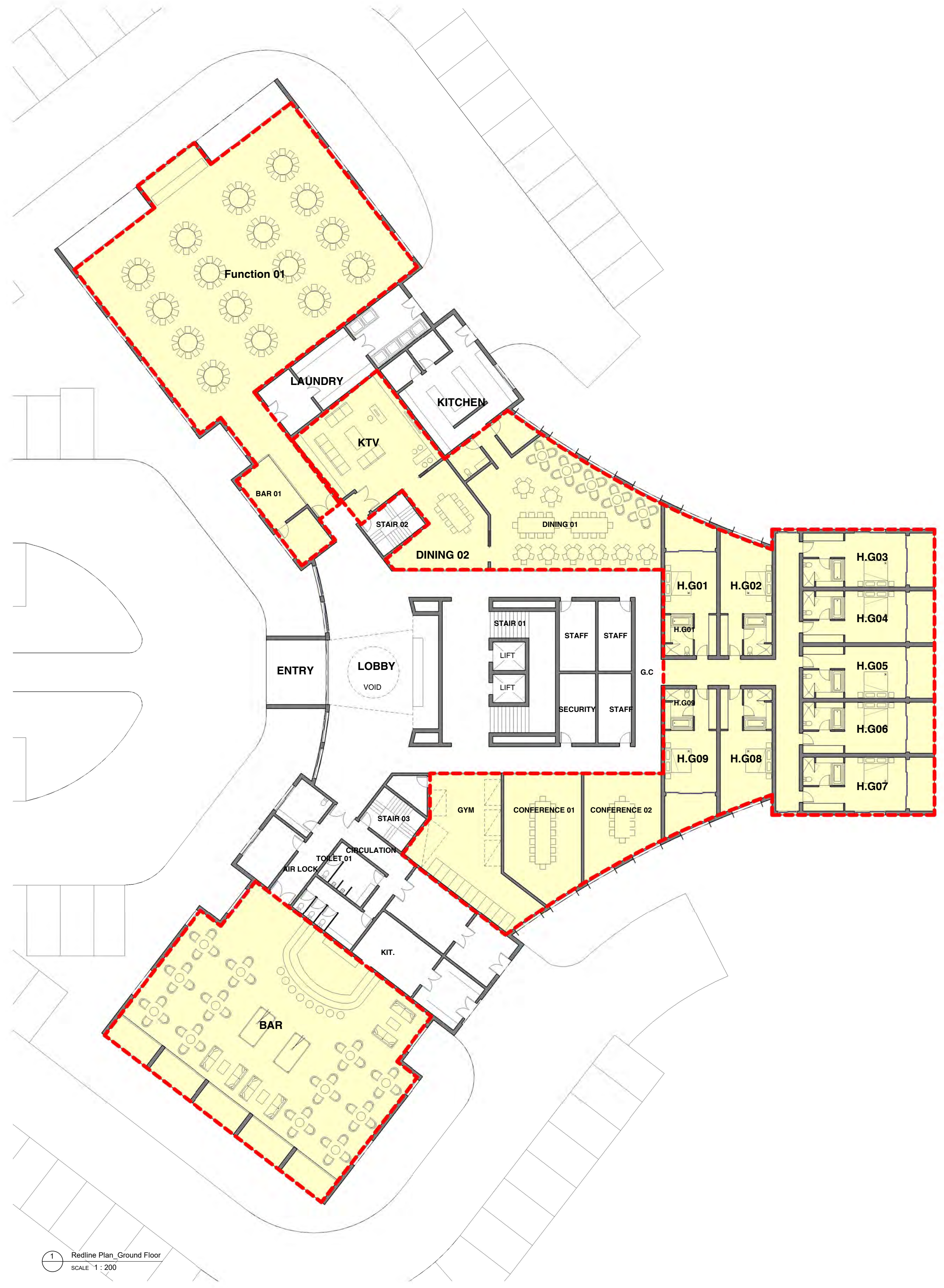
PROJECT Resort Development

ADDRESS 707 Murrindindi Road, Murrindindi

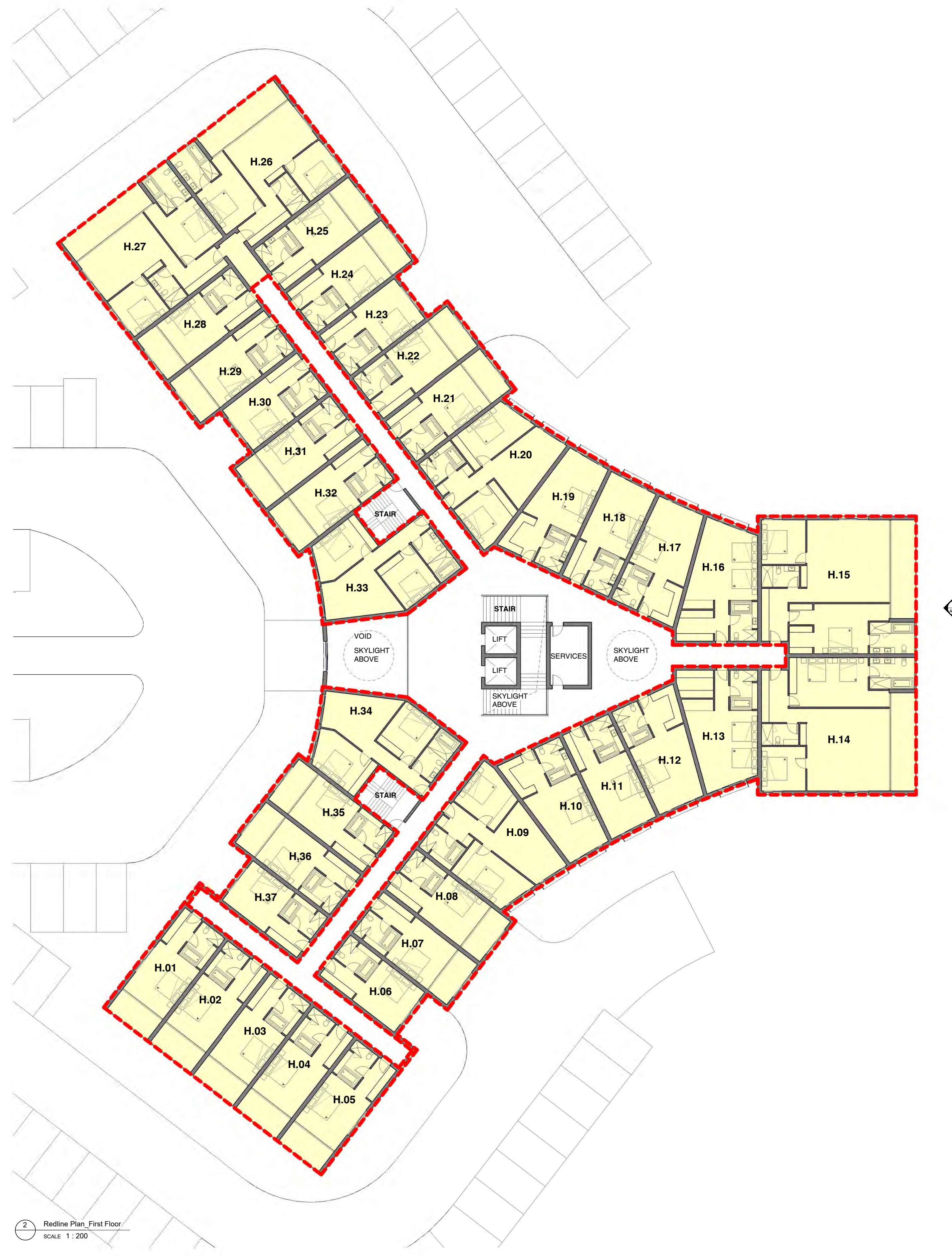
TITLE Elevations & Section

DRAWING NO.	A0.08	REVISION NO.	1
DATE	2018-05-27	SCALE @ A1	1 : 200
DRAWN BY	AX	JOB NO.	0894
CAD NO.	0894 - A0.08		

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1 Redline Plan_Ground Floor
SCALE 1: 200



2 Redline Plan_First Floor
SCALE 1: 200

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PROJECT Resort Development
TITLE Redline Plans

DRAWING NO. **A0.11** REVISION NO. 2018-05-27

DATE 2018-05-27
SCALE 1: 200
DRAWN BY AX
JOB NO. 0894
CAD NO. 0894 - A0.11

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