H.5 Planning Application 210247 - The Esplanade Inverloch

File No: **CM22/298**
Division: **Place Making**
Council Plan Strategic Objective: **Sustainable Development**

Prepare for growth while ensuring the intrinsic values and character of Bass Coast are retained.

Declaration

The author has no direct or indirect interests in relation to this report.

Executive Summary

Application number:	210247
Applicant:	Forte Group Pty Ltd
Land/Address:	2-4 The Esplanade Inverloch
Ward:	Bunurong
Proposal:	Construction of a residential building and buildings and works associated with a mixed use development and a reduction in the required car parking rate
Zone:	Mixed Use Zone Schedule 1 (MUZ1)
Overlay:	Design and Development Overlay Schedule 10 (DDO10)
Planning permit triggers:	Clause 32.04-2 (MUZ) a permit is required to use the land for Retail premises and Accommodation. Clause 32.04-9 (MUZ) a permit is required for buildings and works associated with a Section 2 use. Clause 43.02-2 (DDO10) a permit is required for buildings and works. Clause 52.06 (Car Parking) – A permit is required for a reduction in car parking. Clause 52.27 (Licensed Premises) a permit is required to use the land to sell or consume liquor.
Number of submissions:	A total of 31 submissions were received comprising 30 objections and one supporting letter.
Reason a Council decision is required:	Council's delegations require applications that attract five or more objections to be determined by Council.
Officer recommendation:	Notice of Decision to Grant a Planning Permit

The Proposal

The proposal is seeking approval for the construction of a four storey mixed use development at 2-4 The Esplanade, Inverloch in accordance with the development plans prepared by Cornetta Partners Architects. The application was amended to replace the proposed bar with a café. Decision plans are provided as Attachments one to fifteen and are detailed below:

- Planning Report prepared by Glossop Town Planning June 2021 (AT-1)
- Development Plans prepared by Cornetta Partners Architects 28 September 2021 (AT-2)
- Urban Context Report and Design Response including photo montages prepared by Hansen June 2021 (AT-3)
- Landscape Plan prepared by Hansen June 2021 (AT-4)
- Town Planning drawings prepared by Cornetta Partners Architects 28 September 2021 (AT-5)
- Traffic Engineering Assessment prepared by Traffix Group June 2021 (AT-6)
- Further traffic information and advice prepared by Traffix Group 29 September 2021 (AT-7)
- Sign and Line Marking Plan prepared by Traffix Group prepared 15 September 2021 (AT-8)
- Additional comments in relation to engineering and built form prepared by Glossop Town Planning 30 September 2021 (AT-9)
- Coastal Hazard and Vulnerability Assessment prepared by Golder 23 July 2020 (AT-10)
- Site Contamination Report (part) prepared by Alpha 10 September 2021 (AT-11)
- Waste Management Plan prepared by Traffix Group 28 June 2021 (AT-12)
- ESD Design and Response prepared by Ark Resources 29 June 2021 (AT-13)
- Arborist Report prepared by Arborzone October 2020 (AT14)
- Root Investigation Report prepared by Treemap Arboriculture June 2021 (AT-15)

Key features of the proposal shown in figures 1 to 5 include:

- Construction of a four storey mixed use building comprising 42 apartments and three commercial tenancies.
- The building will have a maximum height of 14.2 metres at the northern and western elevations (15.45 metres when the lift over-run is included).
- A ground level car park providing 48 car parking spaces with vehicle access from The Esplanade.
- Provision for two commercial tenancies with a floor area of 354.48 square metres at street level with undercover space in front of these tenancies to allow for activities and/or outdoor dining opportunities to 'spill' onto the street

and park land. The active shop fronts are provided partly along The Esplanade with most of the glazing and tenancy access to the eastern public side of the building.

- The main guest access to the apartments is located centrally along The Esplanade frontage.
- Reception and staff facilities, service and waste areas and toilets are situated on the ground floor.
- Accommodation at Levels 1 and 2 includes two studios, 26 x 1 bedroom and 14 x 2 bedroom serviced apartments. The apartments are arranged around a central lift core and accessed from an internal corridor. All apartments have access to external balconies.
- Communal facilities comprising a break-out room and multi-purpose area are located on the accommodation levels at level 1 and 2.
- Level 3 comprises a roof top café (food and drink premises) with associated terrace, 'pop top' roof and garden area.
- The proposal provides a selection of building finishes and materials that merge built form to the surrounding natural features. This primarily includes brick pattern tiles (grey) with strong horizonal aluminium framing elements (white).



Figure 1 - Proposed ground floor plan



Figure 2 - Proposed first floor plan



Figure 3 - Proposed second floor plan

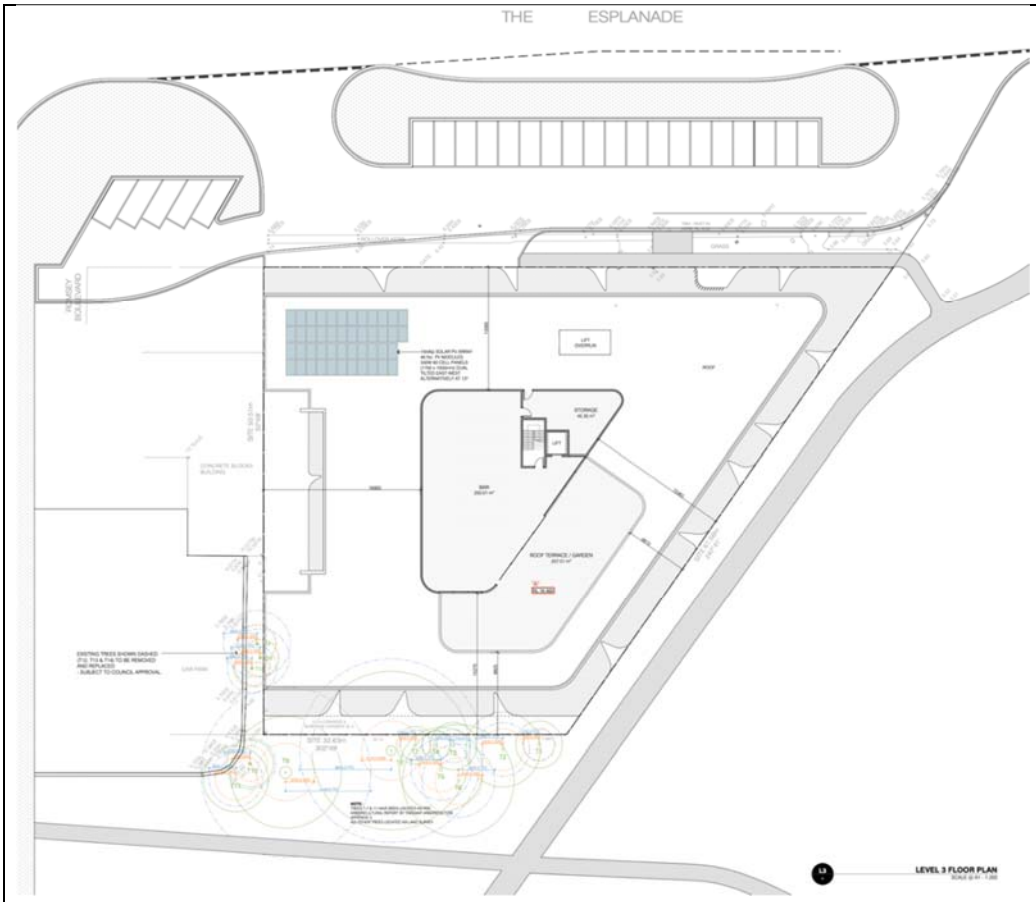

Figure 4 - Proposed roof top plans







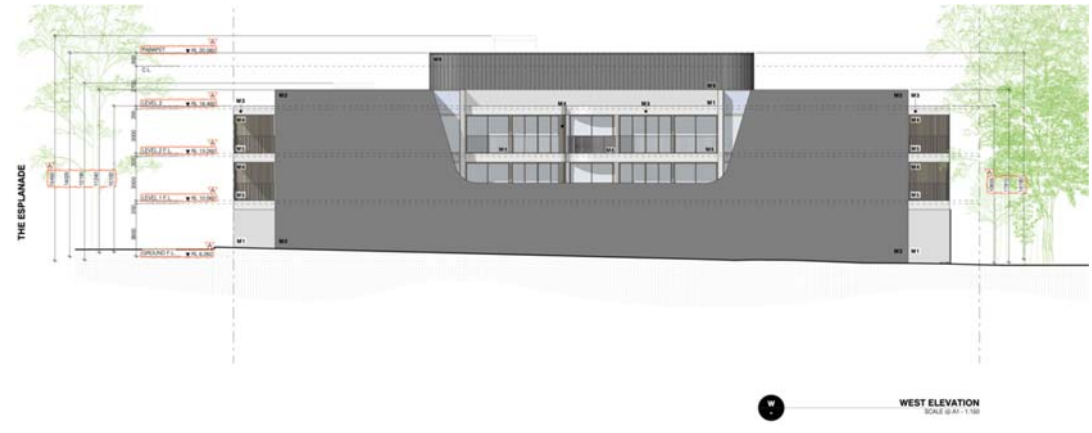

Figure 5 - Proposed Elevation Plans

Background

Following is a description of the subject site and other relevant information pertaining to the allotment.

Subject Site and Surrounds

Site Dimensions and Area	The site is irregular in shape with a frontage to The Esplanade of 67.65 metres, a depth of 50.51 metres and an overall area of approximately 2,522 square metres.
Topography	The land is generally flat.
Vegetation Cover	The site is clear of vegetation.
Current Use and Development	The site has recently been used for boat sales and a dwelling and is currently developed with a split level building to two storeys in the north-west portion of the site (built to the western boundary) and a shed in the south-east corner of the site. The areas to the south and east of the building are vacant, comprising part concrete hardstand and part gravel. The eastern part of the site is used to display boats. The site has previously been used as a marine mechanics and service centre. Vehicle access is provided via an existing service lane on The Esplanade.
Easements	A 2.01 metre wide drainage easement runs along the rear (southern) boundary.
Restrictive Covenants and/or Section 173 Agreements	The Certificate of Title indicates that the land is not burdened by any restrictive covenants.
Aboriginal Cultural Heritage Sensitivity	The site is located within an area of identified cultural heritage sensitivity. A Cultural Heritage Management Plan has been prepared and approved for the site.
Planning Permit History	200400 An application was submitted for use of land for retail premises (excluding Adult sex product shop), buildings and works associated with a mixed use development in the MUZ and DDO10 (in excess of 9.5 metres in height), a reduction in the required car parking rate and alteration of access to a road in a Road Zone, Category 1. The application was withdrawn prior to notice.



Figure 6: Aerial photography of subject site (Source: VicPlan May 2022)

Surrounding Area

The subject site is located at the centre of the established township area of Inverloch. It is one property east of the main vehicle route through the town, Ramsey Boulevard which turns into Williams Street. It is opposite the main commercial area, which also extends along A'Beckett Street.

The characteristics of the subject site are unique as it is the only private land located along the foreshore.

North	The Esplanade and the associated service lane, on-street parking, medium strip with established vegetation and a bus stop to the north.
South & East	Public parkland at 5 Ramsey Boulevard (Wyeth-McNamara Park) and the Inverloch Foreshore Reserve (Inverloch Glade) to the south and east.
West	The only direct abuttal is to the Council land to the west at 1-3 Ramsey Boulevard containing a single storey building on the corner (occupied by the South Gippsland Conservation Society) and a public car park.



Figure 7 – Site and surrounds (Source: VicPlan imagery May 2022)



Zone overview of the subject site (source: Planning Property Reports)

Figure 8 - Zoning Map

Consultation

Notice of the application was required under Section 52 of the *Planning & Environment Act 1987*, as the responsible authority was not satisfied that the grant of the permit would not cause material detriment to any person.

The Applicant gave notice in the following manner:

- Sent copies of the Notice by registered mail to 44 landowners and occupiers; and
- Placed three Notices on the land; and

- Published a Notice in one edition of the South Gippsland Sentinel Times.

In response to notification the application attracted 31 submissions comprising 30 objections and one supporting letter.

A copy of each submission is included in Attachment sixteen.

The submitter concerns and comments are summarised further in this report including a Council Officer response in the table provided.

Referrals

The following table outlines the referral requirements of this application.

Referral Authority	Comments
External (Section 55 of the *Planning and Environment Act 1987*)	
Department of Transport	No objection to the application and advised as below: *The available mapping appears incorrect. The Esplanade does not form part of the declared network.*
DELWP	Referred pursuant to Section 52(1)(a)Adjoining land owner. No objection and do not consider that there will be any adverse implications on adjoining Crown land.
South Gippsland Water	Consent subject to conditions
CFA	Consent, no conditions.
Internal (Section 52 of the *Planning and Environment Act 1987*)	
Development Services	No objection to the application subject to conditions.
Economic Development	Support the application and state that the proposal provides diversification of accommodation offering, employment opportunities.

Planning Scheme Provisions

The relevant Planning Policy Framework clauses are as follows:

- Clause 02.03-7 Economic Development
- Clause 02.03-7 Tourism
- Clause 11.01-1R Settlement – Gippsland
- Clause 11.01-1L-08 Inverloch
- Clause 13.04-1S Contaminated land and potentially contaminated land
- Clause 15.01-1S Urban design
- Clause 15.01-1L-01 Urban Design in Bass Coast
- Clause 15.01-2S Building design
- Clause 15.01-2L Building design

- Clause 17.04-1S Facilitating tourism
- Clause 17.04-1R Tourism - Gippsland
- Clause 17.04-1L Facilitating tourism
- Clause 17.04-2S Coastal and maritime tourism and recreation

The application meets relevant policy objectives as discussed below.

At a broader settlement level through Clause 11.01-1R 'Settlement – Gippsland', the Gippsland Regional Growth Plan identifies Inverloch as a township which is part of the broader sub-regional network centred on Wonthaggi. Inverloch is identified as a township within which growth is supported.
While Clause 11 provides general guidance about the level of growth anticipated across the municipality, for example higher density development in activity centres through Clause 11.03-1S, local policy provides more direct guidance.

At Clause 02.03 'Settlement', Inverloch is described as:

> *Town: A settlement with moderate population levels and seasonal fluctuations. Access to basic services. Sewer connections vary. Moderate to high levels of holiday home ownership in settlements closer to Melbourne or regional centres*

The expansion and infill capacity for Inverloch is described as:

- *Low spatial growth capacity.*
- *Encourage growth within existing urban or appropriately zoned land, primarily through infill capacity and defined settlement boundaries.*

Clause 02.03-7 (Economic Development) recognises that tourism is a major contributor to local, regional and State economies. Inverloch is identified as a business centre which provides retailing and community facilities for the local and wider population.

Clause 02.03-7 (Tourism) provides specific local policy guidance. Tourism is the pillar of the Bass Coast economy. A range of accommodation, food premises and shops also contribute to the visitor's experience and to the economy by providing job opportunities, investments and facilities for residents to enjoy.

It is the stated objective of Clause 11.01-1L-08 to *'support the development of Inverloch as a consolidated and sustainable coastal village that optimises existing natural assets and character, and services the lifestyle and recreational needs of residents and visitors'*. It identifies areas zoned Mixed Use along the foreshore at Inverloch as a tourism area.

Council seeks to:

- *Support well-designed tourist development in identified locations, that respond to market demands, as well as the coastal and landscape character, and the environmental significance of the area.*
- *Support tourism in rural areas provided it does not come at the expense of their landscape, amenity, liveability, environmental, social and agricultural values.*
- *Encourage diversity in tourist accommodation and attractions.*

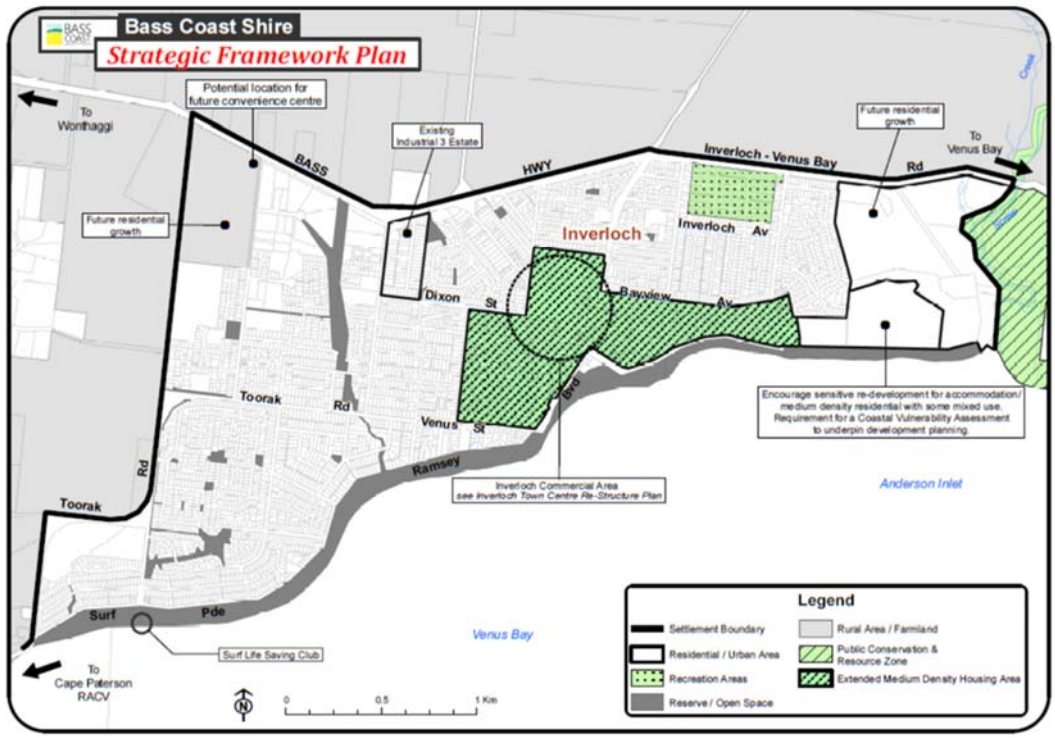

Figure 8 – Inverloch Strategic Framework Plan

The site is proximate to community facilities and open space and located firmly within the main commercial activity area. This is identified in the Inverloch Strategic Framework Plan and restructure plan at Clause 21.08-2 'Inverloch' (a moderate growth settlement).

The uniqueness of the site is further confirmed by the application of the site specific Design and Development Overlay, Schedule 10 - Inverloch Marine Site, Inverloch (DDO10) to the land. Planning scheme amendment C124 introduced the DDO10 and the Panel Report in part stated that, '*the Panel accepts that the site is a key site in the town centre'* and noted that the Council had identified the subject site as a 'key development site' as part of an earlier 2009 study.

This proposal responds adequately to Clause 15 Built Environment and Heritage that seeks to create urban environments that are functional and enjoyable whilst contributing to a sense of place and cultural identity and building design outcomes that contribute positively to the local context and enhance the public realm. The relevant strategies are:

- *Design development to reflect the coastal setting and coastal architecture through built form and materiality.*
- *Ensure that view lines and vistas are protected and shared between the public and private realm.*
- *Encourage development of active retail frontages within the commercial area of the town centres.*
- *Site and design buildings and works adjacent to heritage places to be sympathetic to the significance, context and character of the heritage place and its setting.*

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*
- *Avoid long expanses of solid walls, particularly when visible from surrounding streets.*
- *Improve efficiency in energy use by designing for passive solar heating and cooling.*

Further guidance to assist decision making is provided in the Marine and Coastal Policy (2020) at Chapter 11, buildings, structures and access, and numbers 8, 10 and 15 in relation to fundamental elements in Siting and Design guidelines for structures on Victorian Coast (2020); views, local character and sense of place and materials and finishes are consistently reinforced throughout the development and it is considered that the development achieves a high level of compliance for buildings in a coastal setting.

Views from the public realm to the water will not be impeded. The western corner includes deep balconies and glazing with views retained through these spaces. It is noted that large trees block full views, and the building is somewhat nested in this space.

It is known that the past use of the land for marine servicing and mechanics may have caused potential contamination of the land. The applicant has responded in accordance with Ministerial Direction No.1 *'potentially contaminated land'* as required and articulated in Clause 13.04-1 that requires planning to ensure that contaminated and potentially contaminated land is used and developed safely. Council is satisfied that the recommendations contained in the Detailed Site Investigation Report prepared by Alpha Environmental dated 10 September 2021 can assist to ensure the future use of the land for accommodation purposes can be done safely. A condition will be placed on permit should one issue, to give effect to the recommendations (and updates to guidelines that may occur from time-to-time) to ensure relevant guidelines are followed to ensure the land is suitable for a sensitive use.

Clause 32.04 – Mixed Use Zone

The purpose of the Mixed Use Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial, and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Pursuant to Clause 32.04-2 a permit is required to use the land for 'Retail premises' and 'Accommodation'.

Under Clause 73 Land use definitions, 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 Residential Hotel is further nested under the broader land use definition of a Residential Building, and further under Accommodation.

Pursuant to Clause 32.04-6 a permit is required to construct or extend a residential building. An application for a Residential building must meet the relevant objectives of Clause 55.

Pursuant to Clause 32.04-9 for buildings and works associated with a Section 2 use. Relevantly, there is no maximum building height requirement at Clause 32.04-11.

The zone is designed to accommodate development outcomes that are more intense than other residential zones considering it does not include a Garden Area requirement and the zone schedule does not specify a maximum mandatory building height.

The proposed developed has achieved a design outcome that is considered to be sympathetic of the surrounding area including adjoining land, and has appropriately considered the principles of equitable development.

Overlay Assessments

Clause 43.02 Design and Development Overlay Schedule 10 (DDO10)

Design objectives

- *To create strong orientation toward the foreshore and integration with surrounding public open space, in particular, The Glades Picnic Ground.*
- *To minimise the impact of development on surrounding areas by utilising contemporary coastal design principles and landscaping.*
- *To protect and enhance the visual permeability of the site.*
- *Development should provide a high quality interface to the street and commercial frontage.*
- *To encourage a high quality design outcome with a community focus on the private land within the foreshore precinct.*

Pursuant to Clause 43.02-2 (Design and Development Overlay) to construct a building or carry out works.

Schedule 10 to the overlay is a site specific control and applies to the Inverloch Marine Site which is identified to be a key development site under the Inverloch Design Framework and implemented via Amendment C124 to the Planning Scheme.

The purpose of the schedule is to provide design guidance that is not provided under the current Mixed Use Zone.

Schedule 10 seeks to minimise the impact of development, protect and enhance visual permeability of the site and encourage a high-quality design outcome within the foreshore precinct. It is particularly focussed on orientation to the foreshore and public domain and achieving a high quality design outcome.

Schedule 10 effectively includes 3 built form requirements:

- *Building height is required to be a maximum of 9.5 metres from natural ground level to roof line, with*
- *a minimum front setback of 1.5 metres for first floor development, and*
- *First floor residential should also achieve a minimum rear setback of 1 metre.*

Given the drafting of the DDO parent clause, none of these controls are explicitly mandatory, as (according to the Ministerial direction on Form and Content) a schedule with mandatory controls should have the words:

> *A permit cannot be granted to construct a building or construct or carry out works which are in accordance with any requirements in a schedule to this overlay.*

It is therefore considered that the 9.5 metre building height and the setbacks referred to in the schedule are discretionary.

Even though the 9.5 metre height requirement is discretionary, it requires an understanding on the origin of this requirement to properly assess the acceptability of the proposed building height.

Page 50 of the C124 Panel Report states *(emphasis added):*

> *The Panel accepts that the site is a key site in the town centre and that any development of it should be carefully managed given its abuttal to the foreshore reserve.* ***The application of a mandatory 9.5 metre height limit*** *is considered appropriate at this location.*

In relation to the more general purpose of the DDO10, Council submitted the following to the C124 Panel:

> *The site was identified in the 2009 IDF as a key development site (Potential mixed use site). The 2011 IDF recognised this and recommended that a site specific DDO be applied to the site. The purpose of the DDO11 (sic) is to provide design guidance that is not provided under the current Mixed Use Zone. The DDO11 (sic) is particularly focussed on orientation to the foreshore and public domain and achieving a high quality design outcomes. It also includes a maximum building height of 9.5 metres which is appropriate given the central location and prominence of this key site. Any application will need to demonstrate that the proposed development achieves the Design objectives and Decision guidelines in the schedule.*

At 14.2 metres the maximum building height is 4.7m above the preferred height for this site. The discretionary height limit is intended to help minimise any off-site amenity impacts and to ensure integration with the parklands and foreshore to the south.

In the broader context, the land is generally rising from Anderson Inlet. As a result, the site is situated at a topographical low point for urban development in Inverloch. The site is visible from the intersection of Williams Street and The Esplanade, and highly exposed when viewed from the Inverloch Glade Park, Wyeth-McNamara Park and along The Esplanade from the east.

In terms of the built form outcome, there are no direct residential abuttals. The design provides a mixed use outcome for the site whilst enhancing the views to and from the Anderson Inlet and the Esplanade. It adopts a careful, well-resolved form to meet these policy objectives. The design maximises the outlook and orientation to the park. This has been enhanced by the openings, glazing and balconies which activate the edges of the park.

The proposal provides a permeable and activated ground floor edges through the use of open colonnades allowing for improved connections from the town centre to the park. The proposal incorporates recessive elements to provide for greater articulation and visual interest along the park. This will minimise visual bulk and ensure that the built form will successfully blend in with the surrounding landscape.

In terms of the building height, the development has an overall maximum height of 14.2 metres (15.495 metres when the lift overrun is included), comprising four storeys. Though the fourth storey is recessed given the siting and exposure of this site on the foreshore, the recess is considered to be less effective in this context.

The DDO10 seeks to minimise the impact of development, protect and enhance visual permeability of the Inverloch Marine site and encourage a high quality design outcome within the foreshore precinct.

It is considered that the fourth storey 'pop top' just tips the scale against the acceptability of the proposed built form within the surrounding sensitive site context and accordingly it is considered reasonable to require deletion of this fourth storey completely. The applicant has been made aware of this issue through the application process.



View from the esplanade facing west towards the subject site Source: Photo montage submitted with application



View from A'Beckett St – clearly indicates the fourth storey stand out within the low scale built form of the surrounding area. It is noted that the building would sit beneath the existing tree canopy Source: Photo montage submitted with application

It is considered that the built form requirements of Clause 2.0 of the schedule are discretionary and that a planning permit can be granted.

Particular Provisions

Clause 52.06 Car parking

Clause 52.06 of the Planning Scheme sets out the statutory requirements for car parking. The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

A permit is required as relevant to this application to:

- *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*

The proposed serviced apartments are considered to be included within the land use term of 'residential hotel'. This use is not specified under Clause 52.06-5 and therefore car parking must be provided to the satisfaction of the Responsible Authority.

Similarly, 'retail premises' does not have a specified car parking rate under Clause 52.06-5 and therefore car parking must be provided to the satisfaction of the Responsible Authority.

The statutory car parking requirement for the proposed development based on the rate set out under Clause 52.06-5 of the Planning Scheme is summarised as below:

Use		Quantity	Parking rate (Column A)	Parking requirement
Serviced apartments	Studio	2	To the satisfaction of the responsible authority	-
	One bedroom	26		
	Two bedroom	14		
Food and drink premises (roof top café)			4 spaces to each 100 square metres of leasable floor area	18 spaces

Food and Drink Premises (Tenancy 1)	166 sqm	4 spaces to each 100 square metres of leasable floor area	6 spaces
Retail Premises (Tenancy 2)	188sqm	To the satisfaction of the Responsible Authority	-

The above Table indicates that the proposed development has a statutory requirement to provide 24 car parking spaces. In addition, car parking for the serviced apartments and retail premises components of the development must be provided to the satisfaction of the responsible authority.

A total of 48 car spaces are proposed to be provided on site, allocated as follows:

- Serviced apartments – 42 spaces for guests/staff
- Food and Drink Premises (Tenancy 1) – 1 staff space
- Retail Premises (Tenancy 2) – 2 staff spaces
- Food and drink premises (roof top café) – 2 staff spaces
- One (1) surplus space to be allocated as the applicant see fit.

No car parking is proposed to be provided on-site for customers of the commercial component of the development save for spaces for staff parking. To that end, the application is seeking a reduction in the statutory car parking requirement.

Given the site's regional location and high likelihood that guests will arrive by car, a rate of 1 car space per room/apartment (inclusive of staff demands) is proposed. This equates to a car parking demand for 42 spaces.

The Development Services team has reviewed the proposal and provide that assessment of similar proposals for serviced apartments in locations with lower degree of access to public transport indicate they typically generate the car parking demand of 1 space per room inclusive of staff parking.

With reference to the commercial tenancies, it is noted that there is no specified rate of car parking for Retail use and it is generally considered to generate the same rate as a 'Shop' use which has a statutory car parking requirement for 4 spaces to each 100 square metres of leasable floor area under Clause 52.06-5 of the Planning Scheme. Application of this rate to the proposed retail floor area of 189 square metres results in a projected parking demand for 7 spaces for a retail type use.

As stated in the table above, the two food and drink premises generate a statutory parking demand for 24 spaces.

It is proposed to allocate one dedicated staff space for the food and drink premises, 2 staff spaces for the retail tenancy on site and two staff spaces for the roof top cafe with one surplus parking space to the allocated as required. Short-term customer parking is proposed to be accommodated offsite.

The proposal as submitted generates a demand for 73 car parking spaces and the application proposes to supply 48 car parking spaces. This would see a reduction of 25 spaces.

Considering the roof top café generates demand for 18 spaces, once this fourth level is excluded by permit condition the reduction totals seven spaces and this can be adequately accommodated off site. Further, it is considered that guests of the serviced apartments will frequent the commercial tenancies. Council's Engineers have reviewed the parking surveys and advised that the proposition to absorb short term customer parking within on-street parking in and around town centres is acceptable.

Clause 52.29 (Land Adjacent to a Principal Road Network)

The purpose of this provision is:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

A permit is required to:

- *Create or alter access to:*
- *A road in a Road Zone, Category 1.*

In Accordance with the Red Dot decision of *Peninsula Blue Developments Pty Ltd v Frankston CC (Revised) (Red Dot) [2015] VCAT 571 (28 April 2015),* if a permit (or amendment of a permit) is required for use or development under any provision of the planning scheme, which will change traffic access to a road in a Road Zone Category 1, then a permit is required under clause 52.29 even though there may be no change to the physical means of current access arrangements in terms of new buildings or works.

The site use is to be intensified by the proposed use and development therefore the application was referred to Department of Transport (DOT) who have provided unconditional consent.

The Head, DOT commented that the current mapping may not be correct. Internal discussions confirm that The Esplanade does not form part of the declared network.

52.34 – Bicycle facilities

Clause 52.34 of the Planning Scheme outlines the statutory bicycle parking requirements for a range of land uses.

Purpose

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Based on a total combined floor area for the roof top cafe, retail and food and drink premises of 652 sqm and 42 apartments, the statutory bicycle parking requirement is a total of 11 bicycle spaces, comprising six staff and five visitor/guest/customer bicycle spaces.

A total of 12 bicycle spaces are proposed, comprising eight secure spaces at the southwest corner of the ground level car park in addition to four publicly accessible spaces within the setback from the property boundary at the north-eastern corner of the ground floor. All bicycle parking spaces are in the form of double-sided horizontal rails.

It is noted that guests of the serviced apartments are unlikely to require a bicycle parking space. Accordingly, the eight bicycle parking spaces identified on-site is anticipated to accommodate the likely demand for employee bicycle parking in addition to any unlikely small demand associated with guests of the serviced apartments.

The four bicycle parking spaces at ground level within the setback will be adequate to accommodate bicycle parking for visitors/customers of the proposed development.

The bicycle facility provision for this development is satisfactory and a condition in relation to signage will be included should a permit issue.

Clause 55

Pursuant to the provisions of the Mixed Use Zone, the development must comply with the objectives of Clause 55 of the Bass Coast Planning Scheme. This Clause relates to the development of two or more dwellings on a lot and residential buildings. The purposes of Clause 55 are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *Achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character;*
- *Encourage residential development that provides reasonable standards of amenity for existing and new residents; and*
- *Encourage residential development that is responsive to the site and the neighbourhood.*

The proposal has been assessed to not only achieve compliance with the requirements of Clause 55, but to also respond appropriately to the existing and preferred neighbourhood character and the landscape qualities of the area as identified in the Design and Development Overlay Schedule 10.

Noting the site's location adjoining The Glade and Wyeth-McNamara Park, the landscape response for the proposed development is particularly important.

There are no canopy trees on the subject site which require removal. Regarding the trees located in close proximity to the subject site, 14 canopy trees were assessed and none were identified as being of high rating. The arborist's report noted 11 trees of 'low' status and three tree of 'moderate' status.

The design includes retention of nine 'low' and all 'moderate' value specimens. The removal of three 'low value' trees are located within the carpark of the neighbouring property. It is noted that there are no triggers for tree removal within the Planning Scheme.

The landscaping theme as shown in the Landscape plan prepared by Hansen Partnership provides for a green outlook of the development when viewed from both the town centre and adjoining parklands. The planting list includes planting of 5 Banksia Integrifolia within the frontage of the site and the adjoining road reserve to boost the canopy cover when viewed from the Esplanade.

Waste Collection

Separate bin storage areas are provided for the residential and commercial components of the development. The bin storage areas are located centrally within the site on the ground level, immediately adjacent to Commercial Tenancy 2.

A Waste Management Plan (WMP) prepared by Traffix Group states that waste associated with the proposed development is to be collected by a private contractor.

It is proposed that waste collection will occur kerbside on-street and will be undertaken once per week for each waste stream, and outside of commuter peak periods. On the day before the collection, the property manager will be required to transfer the bins to the kerbside.

The proposed hours of waste collection are:

Domestic Waste Collection

- Collections occurring once a week should be restricted to the hours 6am—6pm Monday to Saturday,
- Collections occurring more than once a week should be restricted to the hours 7am—6 pm Monday to Saturday

Industrial Waste Collection

- Collections occurring once a week should be restricted to the hours 6:30am — 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays
- Collections occurring more than once a week should be restricted to the hours 7 am —8pm Monday to Saturday, 9am – 8pm Sunday and public holidays

Waste management can be adequately addressed through endorsement of the Waste Management Plan that will then form part of the permit.

Concerns Raised By Submitters

The following table summarises submissions into themes and provides a discussion on planning merit:

Submitter Theme	Council Officer Response
Loss of views	The Victorian Civil and Administrative Tribunal has on a number of occasions deliberated on the issues of views and has generally found that there is no legal entitlement to a view. Impact on some views to and from the public realm are to be expected in the context of the site specific overlay.
Overdevelopment	State and local policy and the site specific planning controls anticipate the type of development proposed for this site. In saying this it is assessed that the roof top bar element is recommended to be removed.
Strain on infrastructure	The permit holder will be required to enter into agreements with servicing agencies. In addition an assessment of car parking is provided in this report. The applicant has submitted an ESD response that is considered satisfactory and that will be endorsed to form part of the permit.

Visual impact Height Bulk Scale	This is discussed in the section above in relation to the Design and Development Overlay. It is noted that there are no height controls specified in the schedule to the zone. The height guidance of the overlay is discretionary and has been addressed in the body of the report.
Off-site amenity impacts Overshadowing Overlooking Noise	Shadow diagrams submitted with the application show that there will be some overshadowing to The Glade. In relation to the latter, the shadow diagrams indicated that there will be some overshadowing of Wyeth McNamara Park primarily at 9am, with this level of overshadowing decreasing as the day progresses. This level of overshadowing is entirely acceptable with this overshadowing not extending to the playground even at 9am. The shadow diagrams also indicate there will be some overshadowing of the Glades Picnic Ground primarily in the late afternoon. While shadow will be cast over the adjacent footpath, the shadow will not extend down the embankment to the main picnic area even at 3pm. Accordingly, this too is considered acceptable. Overall, The extent of shadowing above DDO10 controls is considered acceptable because there are variations in the shadow (more and less) creating fast moving shadows. The proposal has been assessed against Clause 54/55 of the Bass Coast Planning Scheme as outlined in the body of the report. The development is found to be compliant. It will be the responsibility of the relevant building surveyor to assess siting (overlooking, setbacks, overshadowing etc) as part of the building permit stage. Noise and truck movements during the construction of development are a temporary and unavoidable consequence and not justification to withhold development of the site. Construction techniques and effects – noise, dust, stability of existing foundations and damage to nearby dwellings are not a consideration under the Planning & Environment Act and the permit holder will be required to comply with all relevant EPA requirements. Noise is generally a matter that is regulated and controlled under established EPA guidelines. Live music is not proposed. The site is located in an identified commercial area and noise generated as a consequence of this development is unlikely to impact the nearest residents to the north east of the site. It is noted that the roof top bar (amended to café) is not supported and that a condition will be placed on permit to delete the fourth floor 'pop up' where a hospitality use would occur.

	Noise and truck movements during the construction of development are a temporary and unavoidable consequence and not justification to withhold development of the site. Construction techniques and effects – noise, dust, stability of existing foundations and damage to nearby dwellings are not a consideration under the Planning & Environment Act and the permit holder will be required to comply with all relevant EPA requirements. Noise is generally a matter that is regulated and controlled under established EPA guidelines. Live music is not proposed. The site is located in an identified commercial area and noise generated as a consequence of this development is unlikely to impact the nearest residents to the north east of the site. It is noted that the roof top bar (amended to café) is not supported and that a condition will be placed on permit to delete the fourth floor 'pop up' where a hospitality use would occur.
Inappropriate use of site	This land is in private ownership and it is not Council's role to dictate development outcomes, but rather apply the relevant planning policies and provisions to decision making. As discussed above in relation to the site specific application of the Design and Development Overlay Schedule 10, this proposal is entirely consistent with expectations that the site would be further developed. Local policy in relation to Inverloch gives weight to the proposal; the land is within the commercial area boundary of the Town Restructure Plan and accommodation and commercial uses are considered to be an appropriate use of the site. Relevantly, the Mixed Use Zone facilitates a range of uses of which accommodation and retail/food and beverage premises are not prohibited.
Waste management, litter and pollution	The applicant has submitted a Waste Management Plan that is considered satisfactory. It will be endorsed so as to form part of the permit. Further litter and pollution matters will not increase as a consequence of the application and in any case are not matters that planning will consider as a consequence of this application.
Traffic impacts Car parking Access, function and movement	Council's Development Services team considered the Traffic Engineering Assessment prepared by Traffix Group that was submitted with the application. A further submission was received from the applicant that addressed concerns from objectors in relation to the timing of the parking survey and audit given the lock down

	measures implemented across Victoria that saw a reduction in traffic movement and demand for on-street parking spaces. The supplementary report The application has been assessed against the relevant provisions of Clause 52.06 and Council is satisfied that
Development precedence	Not relevant. Past planning decisions do not affect future planning decisions. Each application is assessed on merit.

Conclusion

The application has been assessed against the Bass Coast Planning Scheme and is considered to be an acceptable outcome for the site subject to conditional changes.

The application underwent notification and as a result there were 30 objections and one letter of support received. Concerns raised by submitters were considered in the assessment of the application.

It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit for planning application 210247, subject to conditions.

Recommendation

That in relation to planning permit application 210247 for Construction of a residential building and buildings and works associated with a mixed use development and a reduction in the required car parking rate located at 2-4 The Esplanade, Inverloch, Council resolves to issue a Notice of Decision to Grant a Permit subject to the following conditions:

Amended plans required

1. **Before development commences, amended plans drawn to scale with dimensions must be submitted to and approved by the responsible authority. The plans must be generally in accordance with the plans submitted with the application drawn by Cornetta Partners Architects, dated 28 June 2021 Rev A but modified to show:**

   a) Deletion of the fourth level and food and beverage use from that level.

   b) Correct inaccurate hatching that is shown on the first level.

   c) Reversal of the service road to operate in a one-way easterly direction to maintain operation of the existing bus stop on The Esplanade.

   d) Provision for electric vehicle integration within the parking area of development to allow for future installation of electric vehicle charging infrastructure.

   e) Bicycle spaces and signage to be shown in accordance with Clause 52.34.

   f) Tree protection measures notated and consistent with condition 2 (a).

g) The recommendations of the Sustainable Management Plan (ESD initiatives) as required by condition 5.

All to the satisfaction of the responsible authority. When approved, the plans will be endorsed and will then form part of this Permit.

Landscape Plan to be modified

2. **Concurrent with the submission of plans required by Condition 1 and before the commencement of buildings and works an electronic copy of a Landscape Plan (drawn to scale with dimensions) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The Landscape Plan must be generally in accordance with the landscape concept plan submitted with the application dated 12 July 2021 prepared by Hansen Partnerships, except that the plan must show:**

   a) Any design changes as required by condition 1.

   b) Tree protection measures as recommended in the Arborist Report prepared by Treemap Arboriculture June 2021 and the Arboricultural Inspection and Report prepared by Arborzone dated October 2020.

When approved, the plan will be endorsed and will then form part of the permit.

Completion and maintenance of landscaping

3. **Within 3 months of the completion of the building or within the next applicable planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority. The landscaping must thereafter be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.**

Layout not to be altered – Use/Development

4. **The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.**

Environmental Sustainable Design

5. **Prior to the commencement of the development the report prepared by Ark Resources dated 29 June 2021 must be finalised and the plan is to reflect changes and be consistent with amendments required in condition 1.**

6. **Prior to the occupation of the building approved under this permit, an Environmental Sustainable Design report prepared by a suitably qualified person must be submitted to the responsible authority and must confirm that all measures specified in the Sustainability Management Plan have been implemented in accordance with the approved plan.**

Civil plans

7. **Before the issue of a Building permit, detailed civil construction plans must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. All construction plans submitted for approval must be consistent with this permit and must conform with the requirements of all relevant servicing and road authorities. The plans must be drawn to scale with dimensions. An electronic copy (PDF) must be provided. The plans must show:**

   a) **Drainage of the subject land, including levels or contours of the land (including relevant external catchments) and all hydraulic computations. The drainage plan must be prepared in accordance with the requirements of the Infrastructure Design Manual (IDM) as amended and must provide for the following:**

      i. **How the land including all buildings, open space and paved areas will be drained for a 20% AEP storm event to the legal point of discharge.**

      ii. **An underground pipe drainage system conveying stormwater to the legal point of discharge and connecting into Bass Coast Shire Council's stormwater drainage system.**

      iii. **The provision of a drainage retardation system within the site and prior to the point of discharge into Bass Coast Shire Council's drainage system. The stormwater retardation system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates.**

      iv. **Provision of over-land surcharge routes for all storm events up to and including the 1% AEP. This must include associated infrastructure for the safe and effective passage of stormwater flows arising from areas upstream of the subject land discharging into Bass Coast Shire Council's drainage system.**

      v. **Compliance with the Best Practice Environmental Management Guidelines for Urban Stormwater including any quality treatments proposed in accordance with these Guidelines and Clause 22.01 of the Bass Coast Planning Scheme.**

   b) **Vehicle and pedestrian access and car parking in accordance with IDM standards and to the satisfaction of the Responsible Authority, including:**

      i. **Engineering plans and specifications of the proposed works including all roads, intersections, traffic calming, traffic circulation, signage, linemarking, footpaths and pedestrian linkages.**

ii. **Car parking spaces and access aisles to be designed in accordance with the Australian Standard for off-street car parking AS 2890.1 - 2004 and the Bass Coast Planning Scheme.**
iii. **Concrete driveway crossovers serving the site in accordance with IDM standard drawings (i.e. SD 240)**
iv. **A concrete footpath on the site frontage including all path linkages to existing network.**

All works must be constructed or carried out in accordance with those plans before the issue of Statement of Compliance for the Plan of Subdivision.

Construction Management Plan

8. **Before the commencement of works onsite, a Construction Management Plan (CMP) must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. The plans must be drawn to scale with dimensions. An electronic copy (PDF) must be provided. The plan must address, but not be limited to following:**

   a) **Address occupational health and safety, traffic management, environmental controls and cultural protection measures to the satisfaction of the responsible authority.**

   b) **Include the proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while works are in progress.**

   c) **Include measures to reduce the impact of noise, dust and other emissions created during the construction process.**

   d) **Demonstrate all environmental and cultural protection measures identified on a drawing(s) drawn to scale and prepared in accordance with Melbourne Water standards for such drawings.**

   e) **Measures to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the storm water drainage system.**

   f) **Include means by which foreign material will be restricted from being deposited on public roads by vehicles associated with the building and works on the land to the satisfaction of the responsible authority.**

   g) **Address any recommendations of any approved Cultural Heritage Management Plan applying to the land.**

   h) **Identify the location and method of any Tree Protection Zones.**

   i) **All machinery bought on the site must be weed and pathogen free.**

j) A truck wheel-wash must be installed and used or a similar arrangement employed so vehicles leaving the site do not deposit mud or other materials on roadways. All machinery wash down, lay down and personnel rest areas must be clearly fenced and located in disturbed areas;

k) Contractors working on the site must be inducted into an environmental management program for construction works.

l) Best practice erosion and sediment control techniques must be used to protect any native flora and fauna.

m) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of subdivision.

n) landscaping, re-vegetation and construction works carried out on the site must be supervised by a person with recognised environmental qualifications;

o) hours of construction work. The CMP must provide that such hours are to be 7.00am to 6.00pm Monday to Friday and 7.00am to 1.00pm Saturday, with no construction on Sunday or public holidays. The CMP must provide that the hours of construction from Monday to Saturday (inclusive) may be extended with the consent of the Responsible Authority provided all adjoining residents are notified prior to the extended hours of construction. All deliveries, unloading and collection of materials associated with the construction phase of the development must occur within the hours of construction work, unless further permission is given in writing by the Responsible Authority;

p) location of the construction workers compound. The compound must be located a reasonable distance from any neighbouring residence to minimise amenity impacts. The compound must be used for the storage of building materials, parking for construction workers and as the location for the site offices and amenities;

q) management of all building and construction waste, including any measures to recycle materials generated during construction;

r) locations of cut and fill stockpiles;

s) the gravel and any other approved soil-derived material used in the construction of pedestrian links and paths must be guaranteed Phytophthora free;

t) a liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;

u) timing of bulk earth works. The CMP must detail conditions that will cause bulk earth works to be suspended (for example after significant and prolonged rain event);

v) reporting requirements to demonstrate compliance with the latest revision of the following documents:

i. EPA guidelines for Major Construction Sites and Techniques for Sediment Pollution Control and other provisions of the approved EMP;

ii. Best Practice Environmental Management Guidelines for Urban Stormwater;
iii. Environmental Guidelines for Urban Stormwater (EPA Publication)
iv. Construction Techniques for Sediment Pollution Control (EPA Publication)

The Construction Management Plan, once endorsed, will form part of the permit. All works constructed or carried out must be in accordance with the approved Construction Management Plan. All care must be taken to minimise the effect of construction activity on the amenity of the surrounding neighbourhood. Once endorsed the Construction Management Plan must not be altered except with the written consent of the Responsible Authority.

Mud on roads

9. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of the Responsible Authority.

Construction

10. Before the issue of an Occupancy Permit, all works must be completed in accordance with endorsed plans and IDM standard drawings to the satisfaction of the Responsible Authority including:

a) All roads, paths, drainage, vehicle crossovers and other public infrastructure in accordance with the endorsed civil design plans.

b) redundant infrastructure must be removed and the area reinstated to the satisfaction of the Responsible Authority including appropriate kerbing and channelling, footpath and landscaping;

c) All landscaping works.

Maintenance of onsite drainage

11. The onsite stormwater drainage system including stormwater detention, installed in accordance with the endorsed plans, must not be removed or modified without the further approval (in writing) of the Responsible Authority.

Waste Management Plan

12. The collection and disposal of waste generated on the site must be in accordance with the Waste Management Plan prepared by Traffix Group June 2021 to the satisfaction of the responsible authority.

Amenity - area

13. the use and development must be managed so that the amenity of the area is not detrimentally affected through the:

a) transport of materials, goods or commodities to or from the land;

b) appearance of any building, works or materials;

c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste produces, grit or oil; and

d) presence of vermin.

Amenity hours

14. Unless with the written consent of the responsible authority, the food and drink premises and retail premises uses permitted under this permit must only operate between the hours of

a) 6.00am and 11.00pm Monday to Sunday inclusive

External lighting

15. External lighting must be designed, baffled and located so as to limit intensity and prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

Noise control

16. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Music Noise from Public Premises), N-2.

No loudspeakers

17. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

Management/Supervision of Premises

18. At all times during the operation of the use, there must be present on the premises a person over the age of 18 years who is responsible for ensuring that the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality to the satisfaction of the Responsible authority (referred to in this permit as 'the manager').

19. The manager must be authorised by the operator under this permit to make statements at any time on his/her behalf to any officer of the Responsible authority and of the Victoria Police and/or of Liquor Licensing Victoria authorised under section 129 of the Liquor Control Reform Act 1998; and/or to take action on his/her behalf in accordance

with a direction by such officer.

South Gippsland Water

20. New Customer Contributions, Sewer and Water, charges will be applied to each new lot or occupancy and will be applied where a:

- Separately titled lot is created; or

- Separate occupancy/premises that is or can be separately metered

Payment of New Customer Contribution charges for water and sewer are required prior to South Gippsland Water consenting to the issue Plumbing Industry Commission number (PIC).

21. Each occupancy/premises shall be serviced with a separate water meter and a master meter will be required at point of supply to the satisfaction of the South Gippsland Water Corporation.

22. The owner/applicant will pay for any upgrade to existing connection points to the satisfaction of the South Gippsland Water Corporation

23. Prior to the commencement of the use, the owner shall enter a formal agreement with the South Gippsland Water Corporation for the disposal of trade waste

24. Any damage caused to the Corporation's sewer infrastructure during the construction of the proposed development and ancillary works, shall be rectified and all costs borne by the owner.

Time for Starting and Completion

25. This Permit will expire if:

a) The development does not start within 2 years from the date of this Permit; or

b) The development is not completed within 4 years of the date of this Permit.

c) The use is not commenced within 4 years of the date of this Permit.

d) The use is discontinued for a period of 2 years or more.

The responsible authority may extend the time referred to if a request is made in writing before this Permit expires or within six months after the expiry date if the use/development has not commenced.

If the development has commenced, the responsible authority may extend the time referred to if a request is made in writing within twelve months of the expiry date.

PERMIT NOTES

Asset Protection Permit

Unless exempted by the Bass Coast Shire, an Asset Protection Permit must be obtained prior to the commencement of any proposed building works, as defined by Local Law No. 1 Neighbourhood Amenity 2012. Bass Coast Shire Council's Asset Protection Officer must be notified in writing at least 7 days prior to the building works commencing or prior to the

delivery of materials/equipment to the site.

Road Occupation Permit

A Bass Coast Shire Road Occupation Permit must be obtained prior to the commencement of the construction of all new vehicle crossings and for the upgrading, alteration or removal of existing vehicle crossings. The relevant fees, charges and conditions of the Road Occupation Permit will apply to all vehicle crossing works. It is a requirement that all vehicle crossing works be inspected by Bass Coast Shire Council's Asset Protection Officer.

Stormwater Discharge Point

A Bass Coast Stormwater Discharge Point must be obtained prior to the connection of all new stormwater drainage into Bass Coast Council's stormwater drainage system. All new stormwater drainage connections must be inspected by Bass Coast Council's Asset Protection Officer before any backfilling of the connection is undertaken.

Memorandum of Authorisation

Pursuant to Regulations under Part 2 – Installation of Traffic Control Devices – of the Road Safety (Traffic Management) Regulations 2009, the permit operator will need to apply to Council's Operations Team for authorisation to erect, display, place, remove or alter Traffic Control Devices.

Environmental Health Department approval may be required

The land may require approval by, and/or registration with, Council's Environmental Health Department under the provisions of the *Food Act 1984, Health Act 1958* and/or *Tobacco Act 1996* (as amended) before the use may commence.

Signs require a further planning permit

Unless a permit is not required under the Bass Coast Planning Scheme, signs must not be constructed or displayed without a further planning permit.

Licensed premises

Unless a permit is not required under the Bass Coast Planning Scheme, the land may not be used for the sale and consumption of liquor.

Attachments

AT-1	Planning Report	30 Pages
AT-2	Development Plans	12 Pages
AT-3	Urban Context Report and Design Response	40 Pages

AT-4	Landscape Plan	5 Pages
AT-5	Town Planning Drawings	21 Pages
AT-6	Traffic Engineering Assessment	26 Pages
AT-7	Traffix further information	5 Pages
AT-8	Signage and Linemarking Plan	1 Page
AT-9	Additional comments in relation to engineering and built form	7 Pages
AT-10	Coastal Hazard and Vulnerability Assessment	38 Pages
AT-11	Contamination Report (part)	1 Page
AT-12	Waste Management Plan	20 Pages
AT-13	Sustainable Management Plan & Water Sensitive Urban Design Response	33 Pages
AT-14	Arborist Report	13 Pages
AT-15	Root Investigation Report	16 Pages
AT-16	***CONFIDENTIAL*** - Submissions	86 Pages

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Bruce Kent

That the recommendation be adopted.

CARRIED

Cr Les Larke called for a division

For	Against
Cr Le Serve	Cr Larke
Cr Tessari	Cr Laing
Cr Kent	
Cr Rooks	
Cr Bauer	
Cr Halstead	

TOWN PLANNING APPLICATION

PHOTOGRAPHIC ANALYSIS

AERIAL
SITE PHOTOS

ARCHITECTURAL DRAWINGS

TPA01 NEIGHBOURHOOD SITE & DESCRIPTION PLAN
TPA02 DESIGN RESPONSE PLAN
TPA03 GROUND FLOOR PLAN
TPA04 LEVEL 1 FLOOR PLAN
TPA05 LEVEL 2 FLOOR PLAN
TPA06 LEVEL 3 FLOOR PLAN
TPA07 ROOF PLAN
TPA08 SERVICED APARTMENT TYPES
TPA09 ELEVATIONS - NORTH & SOUTH
TPA10 ELEVATIONS - EAST & WEST
TPA11 SECTION A
TPA12 SHADOW DIAGRAMS
TPA13 SHADOW DIAGRAMS

SUPPLEMENTARY DOCUMENTS

EXTERNAL MATERIALS & FINISHES SCHEDULE



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JOB No.
21-09

REVISION
B: 09.11.2022

PROPOSED RETAIL AND SERVICED APARTMENT DEVELOPMENT AT

2-4 THE ESPLANADE INVERLOCH



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AERIAL

2-4 THE ESPLANADE INVERLOCH











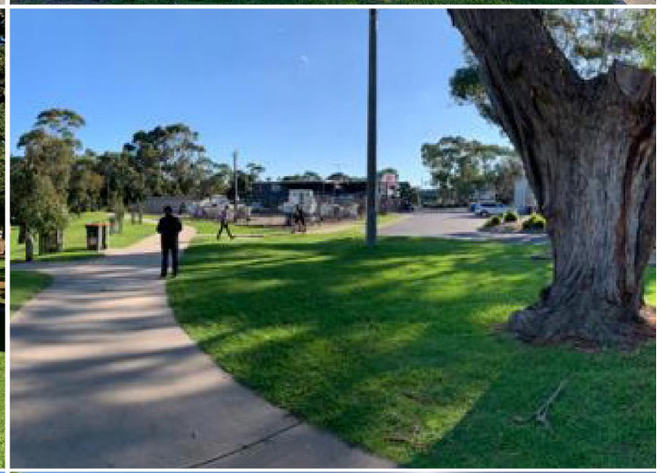

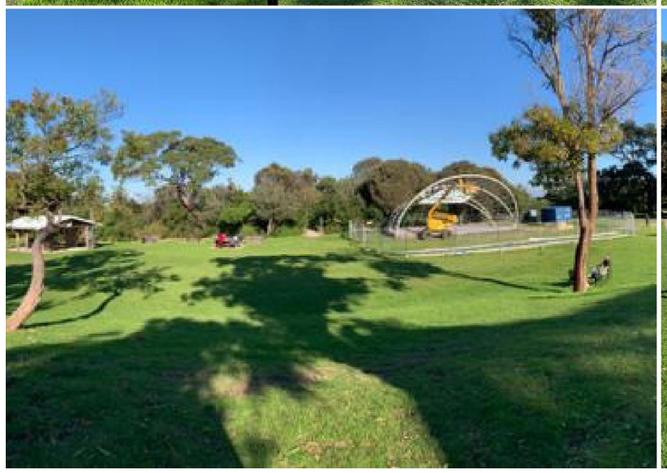

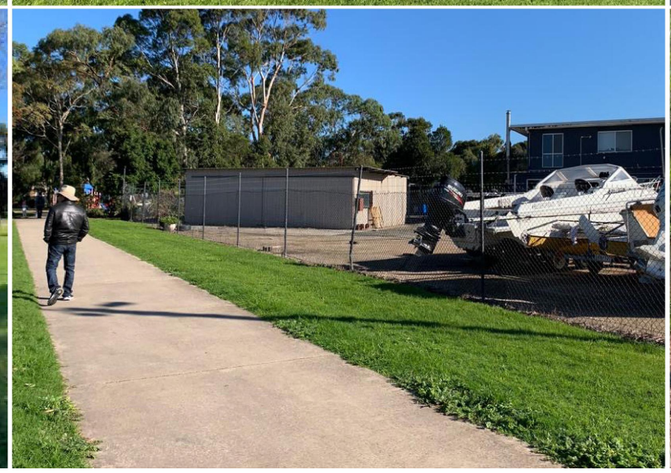



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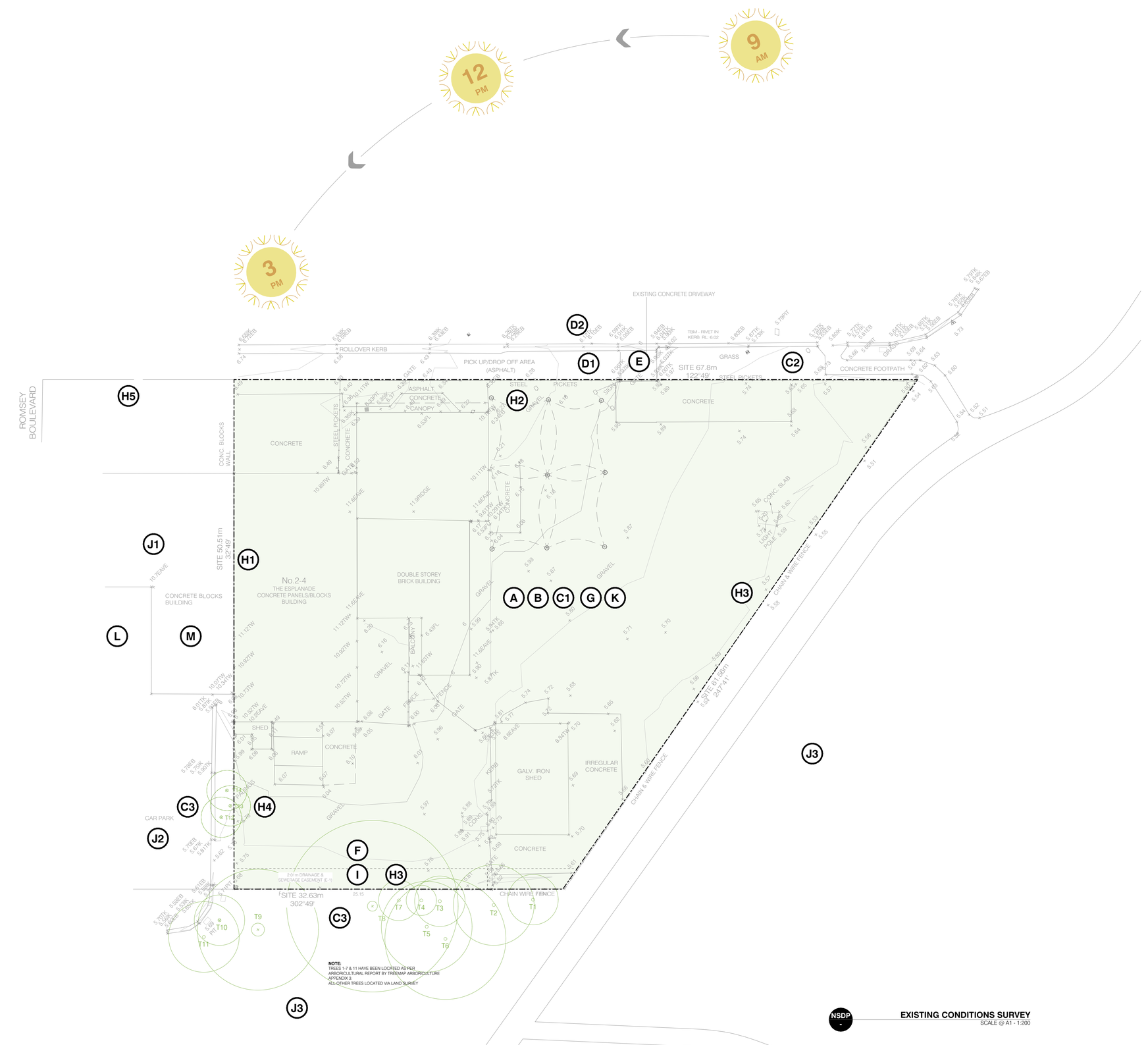
SITE PHOTOS

2-4 THE ESPLANADE INVERLOCH



NOTE:
TREES 1-7 & 11 HAVE BEEN LOCATED AS PER ARBORCULTURAL REPORT BY TREEMAP ARBORICULTURE APPENDIX 3
ALL OTHER TREES LOCATED VIA LAND SURVEY

NSDP -

EXISTING CONDITIONS SURVEY
SCALE @ A1 - 1:200

ORIENTATION & SLOPE

A — SITE HAS NORTH TO SOUTH ORIENTATION WITH EXCELLENT ACCESS TO NORTH SUNLIGHT

B — THE SITE IS RELATIVELY FLAT. THE FALL IS APPROX. 1.0m FROM NORTH-WEST (HIGH POINT) TO SOUTH-EAST (LOW POINT)

VEGETATION & ACCESS

C1 — THERE ARE NO EXISTING TREES ON THE SUBJECT SITE

C2 — THERE ARE NO EXISTING STREET TREES

C3 — THERE ARE EXISTING STREET TREES ON NEIGHBOURING LAND AT CLOSE PROXIMITY TO THE SUBJECT SITE.

D1 — PEDESTRIAN ACCESS IS AVAILABLE FROM THE ESPLANADE

D2 — VEHICULAR ACCESS IS AVAILABLE FROM THE ESPLANADE

E — EXISTING STREET CROSSOVER

DRAINAGE & SERVICES

F — DRAINAGE POINT TO BE CONFIRMED - MOST LIKELY AT REAR OF SITE

G — SITE HAS ACCESS TO INFRASTRUCTURE (SEWER, WATER SUPPLY, ELECTRICITY, GAS AND TELEPHONE)

FENCE, BOUNDARIES & EASEMENTS

H1 — CONCRETE BLOCK WALL ON BOUNDARY

H2 — STEEL PICKETS FENCE

H3 — CHAIN & WIRE FENCE

H4 — PALING FENCE

H5 — NO FENCE

I — THE SITE IS AFFECTED BY A 2.01m WIDE DRAINAGE & SEWERAGE EASEMENT (ALONG THE SOUTHERN BOUNDARY)

LOCATION / USE OF SURROUNDING BUILDINGS

J1 — SINGLE STOREY CONCRETE BLOCK BUILDING

J2 — CAR PARK

J3 — PARKLAND

TOPOGRAPHY

K — LEVELS AT SITE BOUNDARIES GENERALLY FOLLOW THE TOPOGRAPHY OF THE LAND

SPOS / HABITABLE ROOM WINDOWS

L — THERE IS NO SECLUDED OPEN SPACE ON ADJOINING OR NEARBY PROPERTIES

M — THERE ARE NO HABITABLE ROOM WINDOWS WITHIN 9.0m OF THE SITE

NEARBY PUBLIC OPEN SPACE

RAINBOW PARK
DISTANCE (APPROX.): 0.02 KM

WYETH-MCNAMARA PARK
DISTANCE (APPROX.): 0.03 KM

INVERLOCH OVAL
DISTANCE (APPROX.): 0.3 KM

PARK & RECREATION RESERVE BETWEEN ROYAL PDE & BASS HWY
DISTANCE (APPROX.): 7.19 KM

PUBLIC TRANSPORT

NA

LOCAL SCHOOLS - PRIMARY

INVERLOCH PRIMARY SCHOOL
BAYVIEW AVENUE, INVERLOCH, VIC 3996
DISTANCE (APPROX.): 0.43 KM

LOCAL SCHOOLS - SECONDARY

NA

LOCAL SCHOOLS - UNIVERSITIES

NA

LOCAL SHOPS

INVERLOCH COMMUNITY FARMERS MARKET
DISTANCE (APPROX.): 0.05 KM

STRIP SHOPPING ALONG RAMSEY BOULEVARD
DISTANCE (APPROX.): 0.06 KM

STRIP SHOPPING ALONG ABECKETT STREET
DISTANCE (APPROX.): 0.1 KM

STRIP SHOPPING ALONG WILLIAM STREET
DISTANCE (APPROX.): 0.12 KM

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Revision
A: 28.09.2021
RESPONSE TO COUNCIL RFI
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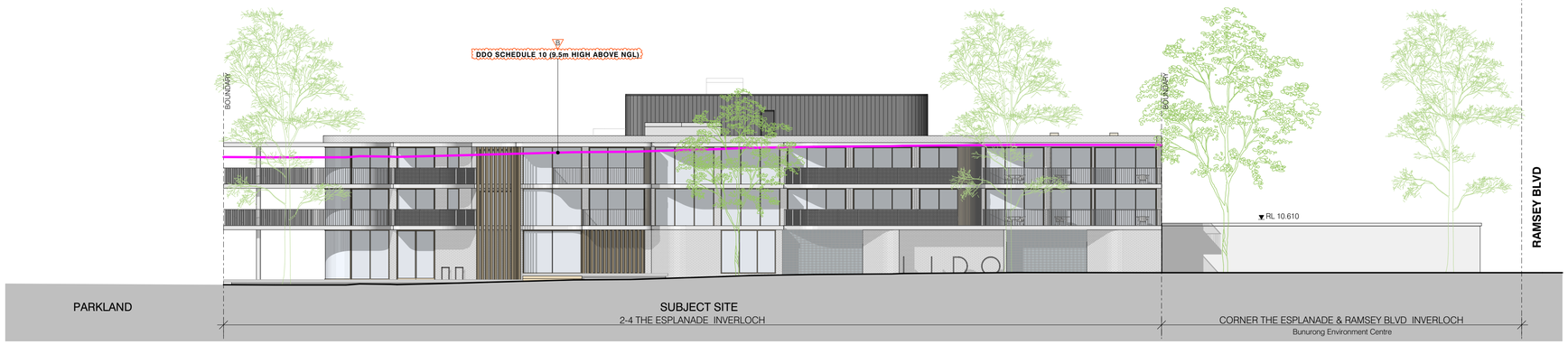
PREPARED FOR VCAT HEARING

Project
RETAIL & SERVICED APARTMENT BUILDING
2-4 THE ESPLANADE
INVERLOCH

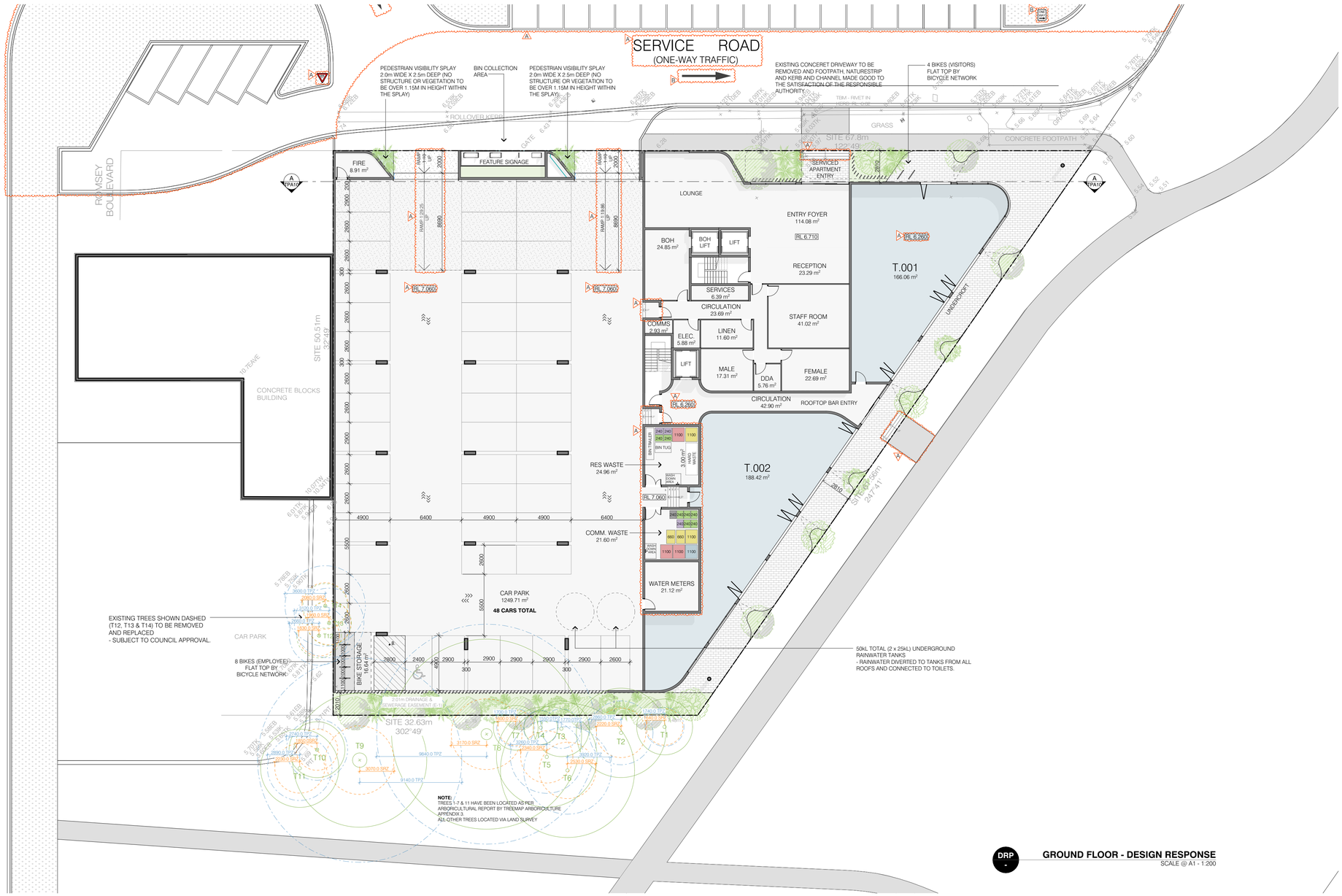
Drawing Title
NEIGHBOURHOOD SITE & DESCRIPTION PLAN
TOWN PLANNING APPLICATION

Scale	Drawn	Job No.
1:100, 1:200 @ A1	E.P.	21-09
Date	Drawing No.	Revision
09.11.2022	TPA01	B

N



N1 - **STREETSCAPE ELEVATION (NORTH)**
SCALE @ A1 - 1:200



DRP - **GROUND FLOOR - DESIGN RESPONSE**
SCALE @ A1 - 1:200

THE PROPOSAL

THE PROPOSAL IS SEEKING APPROVAL TO CONSTRUCT A 4 STOREY MIXED USE DEVELOPMENT AT 2-4 THE ESPLANADE, INVERLOCH. SPECIFICALLY, THE PROPOSAL COMPRISES;

- A GROUND LEVEL CAR PARK PROVIDING 48 CAR PARKING SPACES WITH VEHICLE ACCESS FROM THE ESPLANADE;

- 2 X RETAIL/COMMERCIAL TENANCIES (354.48M2 TOTAL) AT GROUND FLOOR WITH REASONABLE UNDERCOVER SPACE IN FRONT OF THESE TENANCIES TO ALLOW FOR ACTIVITIES AND/OR OUTDOOR DINING OPPORTUNITIES TO 'SPILL' ONTO THE STREET;

- THE MAIN PEDESTRIAN ACCESS TO THE APARTMENTS IS LOCATED IN A CENTRAL POSITION ALONG THE ESPLANADE FRONTAGE;

- COMMUNAL FACILITIES COMPRISING A BREAK-OUT ROOM AND MULTI-PURPOSE AREA ARE LOCATED ON LEVEL 1 AND 2;

- LEVELS 1 AND 2 COMPRISE A TOTAL OF 40 APARTMENTS INCLUDING 26 X 1 BEDROOM AND 14 X 2 BEDROOMS. THE APARTMENT HAVE BEEN ARRANGED AROUND A CENTRAL LIFT CORE AND INTERNAL CORRIDOR;

- LEVEL 3 COMPRISES A BAR WITH ASSOCIATED ROOF TOP TERRACE/GARDEN AREA;

- THE MASSING STRATEGY HAS BEEN ARRANGED WITH AN ARTICULATED 3 STOREY WITH DEEP REESSES AND A HIGHLY RECESSIVE 4TH STOREY;

- THE MAXIMUM BUILDING HEIGHT IS 4 STOREYS (13.975m).

- THE DESIGN HAS BEEN INSPIRED BY A COMBINATION OF ANDERSON INLET AND THE FORESHORE RESERVE OF THE GLADE. THE PROPOSAL PROVIDES A SELECTION OF BUILDING FINISHES AND MATERIALS THAT MERGES BUILT FORM TO THE SURROUNDING NATURAL FEATURES. THIS PRIMARILY INCLUDES BRICK PATTERN TILES (GREY) WITH STRONG HORIZTONAL ALUMINIUM FRAMING ELEMENTS (WHITE).

ARCHITECTURAL CONTRIBUTION:

THE OVERALL ARCHITECTURAL DESIGN OF THE PROPOSED DEVELOPMENT IS A SUITABLE BENCHMARK FOR OTHER DEVELOPMENTS WITHIN THE TOWN CENTRE. THE QUALITY OF THE DESIGN PROPOSITION, INCLUDING THE HIGHLY CONTEMPORARY SHAPING OF THE PROPOSAL, DESIGN LANGUAGE AND MATERIALS EMPLOYED, THE DEVELOPMENT CONFIGURATION AND POSITIVE CONTRIBUTION TO THE COASTAL AND LANDSCAPE CHARACTER SUGGEST THAT THIS PROPOSAL COULD EXCEED THE DDO10 PARAMETERS.

THE PROPOSAL ACHIEVES DESIGN AND ARCHITECTURAL EXCELLENCE THAT CONTRIBUTE POSITIVELY TO THE LOCAL URBAN CHARACTER AND ENHANCES THE PUBLIC REALM IN THE FOLLOWING WAYS:

- THE PROPOSAL INCORPORATES A HIGHLY ACTIVATED GROUND FLOOR WITH OPENINGS, GLAZED WINDOWS AND COLONNADES FOR ACTIVITIES TO 'SPILL' ONTO THE STREET AND PARKLAND;

- THE PROPOSAL HAS BEEN ARTICULATED WITH DEEP RECESSES OF A VARIETY OF SIZES AND SHAPES ALONG THE FACADE. THIS CONCEPT WILL MINIMISE VISUAL BULK AND ENSURE THAT THE BUILT FORM WILL SUCCESSFULLY BLEND WITH THE SURROUNDING LANDSCAPE; AND

- THE DESIGN HAS BEEN INSPIRED BY COASTAL ELEMENTS FROM THE GENTLY UNDULATING WATERS OF THE OCEAN AND THE INTRICATE SHAPES AND PATTERNS OF SEASHELLS. THIS HAS BEEN ACHIEVED THROUGH THE CURVED EDGES ALONG THE FAÇADE WHICH CREATES A SENSE OF PLACE WHERE THERE IS A STRONG RELATIONSHIP BETWEEN THE PHYSICAL ENVIRONMENT AND PEOPLE'S EMOTIONAL EXPERIENCE.

CONCLUSION:

THE PROPOSED DEVELOPMENT AT 2-4 THE ESPLANADE, INVERLOCH REPRESENTS AN OUTSTANDING OPPORTUNITY TO CREATE A 'SPECIAL PLACE' AND A SYMBOLIC FORM AT THIS STRATEGICALLY IMPORTANT SITE IN INVERLOCH. THE SUBJECT SITE LENDS ITSELF TO A WELL-DESIGNED INTEGRATED MIXED USE DEVELOPMENT THAT SITS AT THE INTERFACE BETWEEN THE URBAN CONDITION OF INVERLOCH AND ITS SENSITIVE COASTAL FRINGE. IN RESPONSE TO THIS CONTEXT, AND THE VERY PARTICULAR SITE CONDITIONS - THE 'BESPOKE' DESIGN RESPONSE SPEAKS CLEARLY TO THE CONTEMPORARY AMBITIONS OF INVERLOCH AS A PROGRESSIVE, GROWING COASTAL TOWNSHIP. THE PROPOSAL HAS BEEN CONFIGURED SPECIFICALLY TO ADDRESS THE DESIGN OBJECTIVES IDENTIFIED FOR THE SITE UNDER DDO10 (INVERLOCH MARINE SITE, INVERLOCH) AND SITS HARMONIOUSLY WITHIN THE COASTAL PANORAMA - NOT INTERRUPTING THE IMPORTANT LINE OF CANOPY VEGETATION SURROUNDING THE SITE AND ASSOCIATED PARKLAND. THE FORM WILL NOT BE VISIBLE IN THE BROADER VIEWSHED, OR FROM THE COASTLINE OR INLET - WHERE SENSITIVITY IS HIGH. THE PROPOSAL SETS A PARTICULARLY HIGH DESIGN BENCHMARK THAT ENGAGES IN NARRATIVE WITH BOTH THE COASTAL AND OPEN SPACE QUALITIES OF THE FORESHORE OF INVERLOCH AND ITS ESTABLISHED URBAN CONDITION.

THE QUALITY OF THE DESIGN PROPOSITION, INCLUDING THE HIGHLY CONTEMPORARY SHAPING OF THE PROPOSAL, QUALITY DURABLE MATERIALS, AND SUCCESSFUL AMENITY OUTCOMES ENSURES THAT THE BUILDING WILL BE AN ENDURING FEATURES ON THE FORESHORE, WHICH WILL STAND THE TEST OF TIME AND PLACE.

OVERALL, THE PROPOSAL REPRESENTS AN OUTSTANDING DESIGN SOLUTION THAT WILL (OVER TIME) SYMBOLIZE HARMONY BETWEEN THE TOWNSHIP AND THE COASTLINE, AND A PROGRESSIVE FURTURE FOR THE INVERLOCH TOWN CENTRE.

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Project
RETAIL & SERVICED APARTMENT BUILDING
2-4 THE ESPLANADE
INVERLOCH

Drawing Title
DESIGN RESPONSE PLAN
Scale
1:200 @ A1
Date
09.11.2022

TOWN PLANNING APPLICATION
Drawn
E.P.
Job No.
21-09
Drawing No.
TPA02
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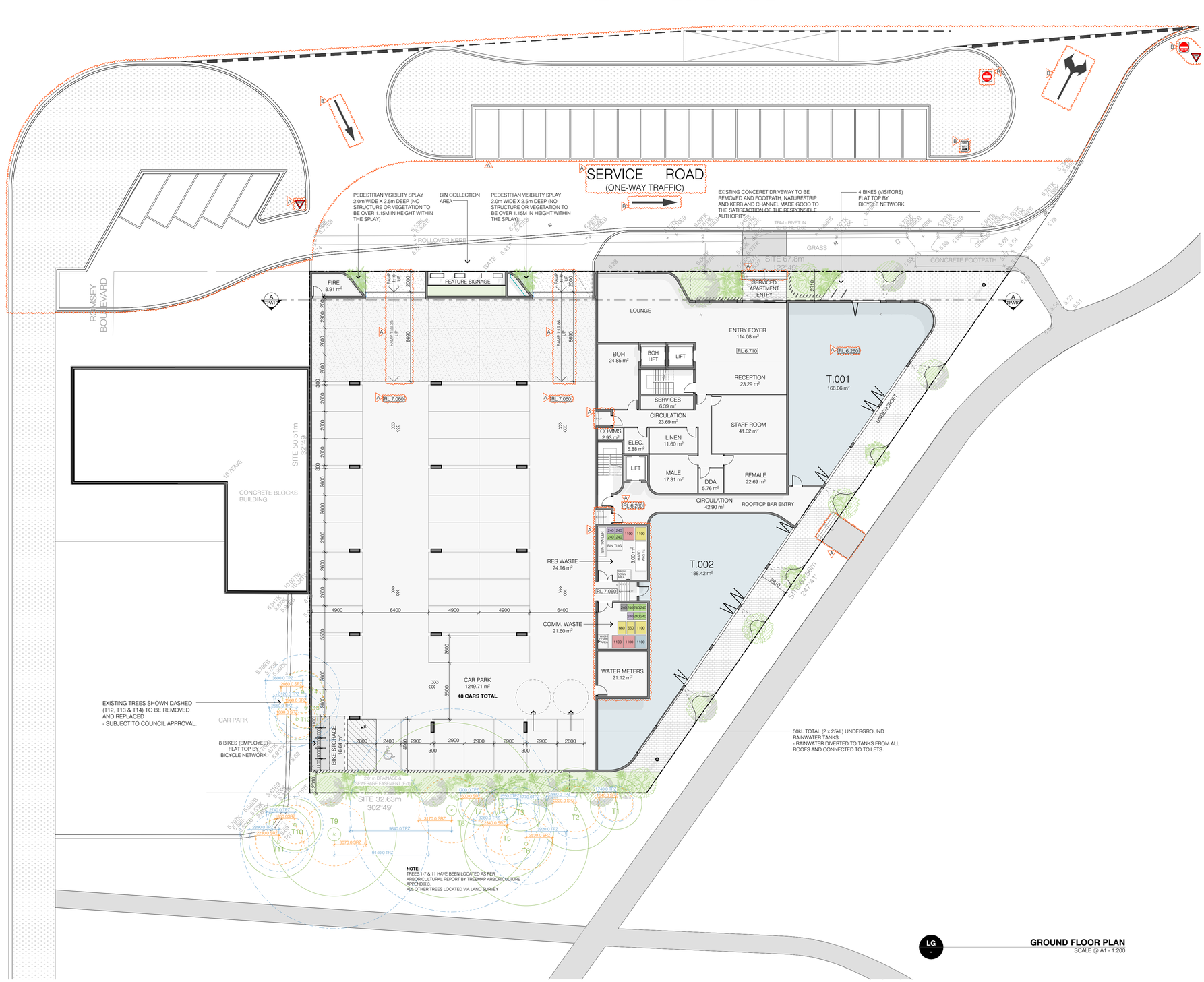

LG
-

GROUND FLOOR PLAN
SCALE @ A1 - 1:200

DEVELOPMENT SUMMARY

SITE AREA		2536.10 m²
SITE COVERAGE	96.24%	2440.97 m²
PERMEABILITY	4.49%	113.91 m²

No. OF RETAIL PROPOSED	2	
No. OF CAR SPACES PROPOSED	48	B
No. OF STUDIO APARTMENTS	0	B
No. OF 1 BEDROOM APARTMENTS	26	
No. OF 2 BEDROOM APARTMENTS	14	B
TOTAL APARTMENTS	40	

FLOOR AREA ANALYSIS

GROUND	2189.73 m²	B
LEVEL 1	1902.97 m²	
LEVEL 2	1902.97 m²	
LEVEL 3	332.94 m²	

NOTE: EXCLUDES BALCONY & TERRACE AREAS

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- PAVING / TILES

WATER COLLECTION

DENOTES UNDERGROUND RAINWATER TANK - ROUND - REFER TO DRAWINGS FOR FURTHER DETAILS

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- PROPOSED CLIMBING PLANT (INDICATIVE ONLY)

WASTE

1100 660 240 DENOTES 240 LITRE, 660 LITRE & 1100 LITRE BINS REFER WMP FOR FURTHER DETAILS

A TRAFFIC SIGNAGE

- GIVE WAY SIGN
- ONE WAY SIGN
- NO ENTRY SIGN

NOTES

- ALL FLOOR LEVELS NOMINATED ARE TO AHD (AUSTRALIAN HEIGHT DATUM)
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2-4 THE ESPLANADE
INVERLOCH

Drawing Title
GROUND FLOOR PLAN
TOWN PLANNING APPLICATION

Scale	1:200 @ A1
Drawn	E.P.
Job No.	21-09
Date	09.11.2022
Drawing No.	TPA03
Revision	B

N



L1 — **LEVEL 1 FLOOR PLAN**
SCALE @ A1 - 1:200

SERVICED APARTMENT TYPE

REFER TO TPA08 - TYPES FOR MORE DETAIL

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- PAVING / TILES

WATER COLLECTION

- DENOTES UNDERGROUND RAINWATER TANK - ROUND - REFER TO DRAWINGS FOR FURTHER DETAILS

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- PROPOSED CLIMBING PLANT (INDICATIVE ONLY)

WASTE

- 1100 / 660 / 240 — DENOTES 240 LITRE, 660 LITRE & 1100 LITRE BINS REFER WMP FOR FURTHER DETAILS

TRAFFIC SIGNAGE

- GIVE WAY SIGN
- ONE WAY SIGN
- NO ENTRY SIGN

NOTES

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2-4 THE ESPLANADE
INVERLOCH

Drawing Title
LEVEL 1 FLOOR PLAN
TOWN PLANNING APPLICATION

Scale
1:200 @ A1

Drawn
E.P.

Job No.
21-09

Date
09.11.2022

Drawing No.
TPA04

Revision
B

N



L2 — **LEVEL 2 FLOOR PLAN**
SCALE @ A1 - 1:200

SERVICED APARTMENT TYPE

REFER TO TPA08 - TYPES FOR MORE DETAIL

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- PAVING / TILES

WATER COLLECTION

- DENOTES UNDERGROUND RAINWATER TANK - ROUND - REFER TO DRAWINGS FOR FURTHER DETAILS

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- PROPOSED CLIMBING PLANT (INDICATIVE ONLY)

WASTE

- 1100 / 660 / 240 — DENOTES 240 LITRE, 660 LITRE & 1100 LITRE BINS REFER WMP FOR FURTHER DETAILS

A1 TRAFFIC SIGNAGE

- GIVE WAY SIGN
- ONE WAY SIGN
- NO ENTRY SIGN

NOTES

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2-4 THE ESPLANADE
INVERLOCH

Drawing Title
LEVEL 2 FLOOR PLAN
TOWN PLANNING APPLICATION

Scale
1:200 @ A1

Drawn
E.P.

Job No.
21-09

Date
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Drawing No.
TPA05

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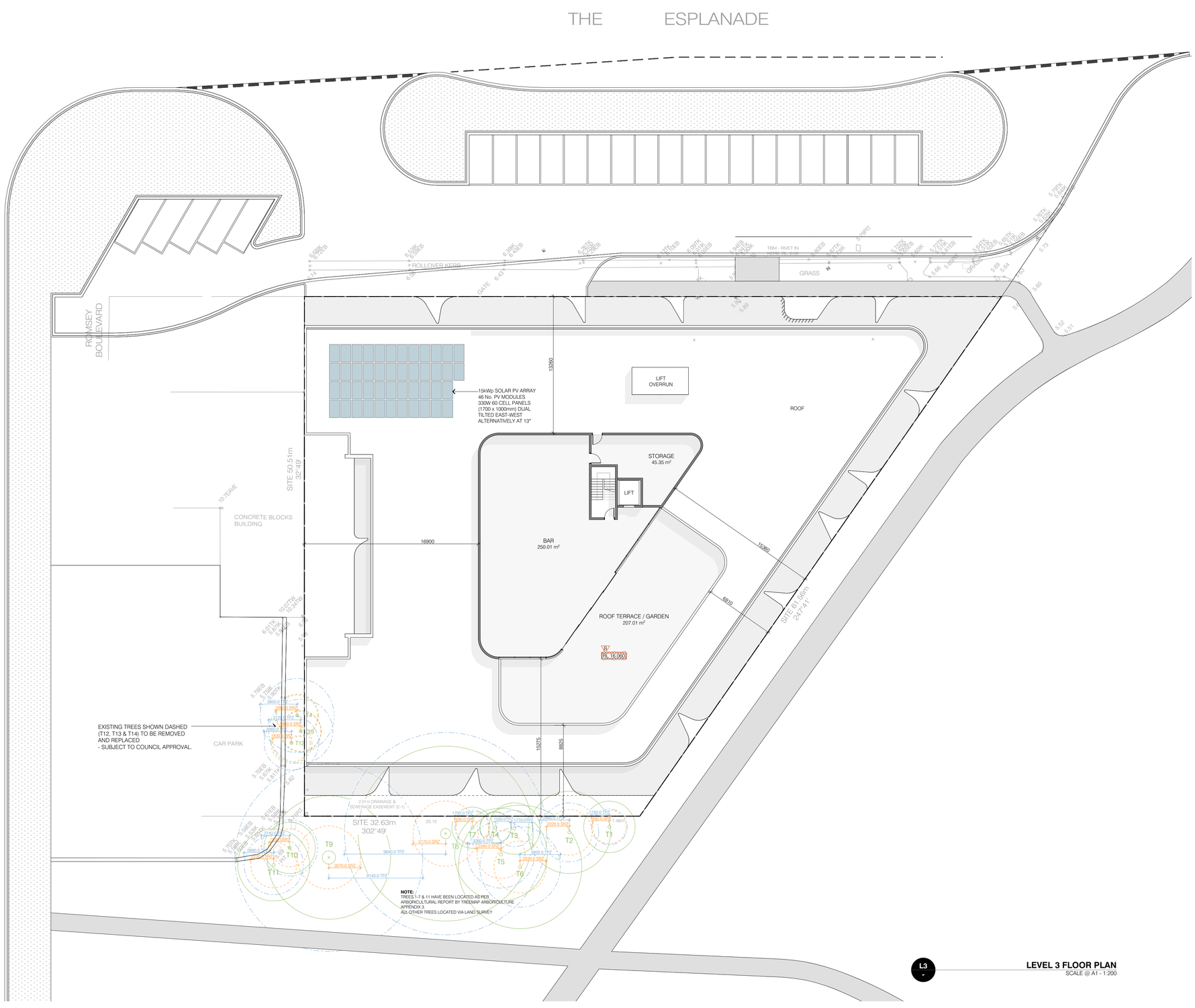
B

N



L3
-

LEVEL 3 FLOOR PLAN
SCALE @ A1 - 1:200

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- PAVING / TILES

WATER COLLECTION

- DENOTES UNDERGROUND RAINWATER TANK - ROUND - REFER TO DRAWINGS FOR FURTHER DETAILS

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- PROPOSED CLIMBING PLANT (INDICATIVE ONLY)

WASTE

1100 660 240 — DENOTES 240 LITRE, 660 LITRE & 1100 LITRE BINS REFER WMP FOR FURTHER DETAILS

NOTES

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2-4 THE ESPLANADE
INVERLOCH

Drawing Title
LEVEL 3 FLOOR PLAN

TOWN PLANNING APPLICATION

Scale
1:200 @ A1

Drawn
E.P.

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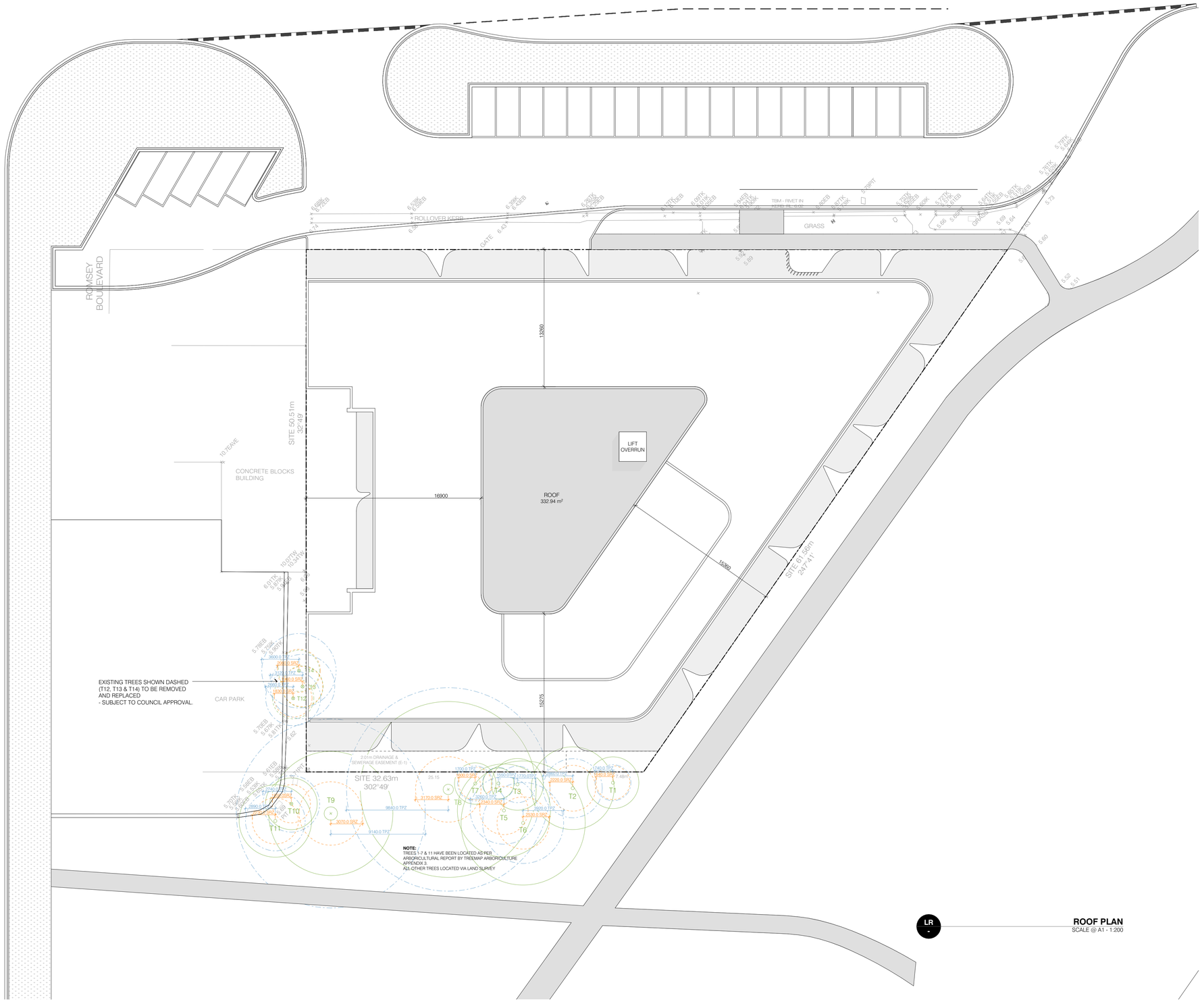

LR
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ROOF PLAN
SCALE @ A1 - 1:200

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- PAVING / TILES

WATER COLLECTION

- DENOTES UNDERGROUND RAINWATER TANK - ROUND - REFER TO DRAWINGS FOR FURTHER DETAILS

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- PROPOSED CLIMBING PLANT (INDICATIVE ONLY)

WASTE

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A TRAFFIC SIGNAGE

- GIVE WAY SIGN
- ONE WAY SIGN
- NO ENTRY SIGN

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2-4 THE ESPLANADE
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Drawing Title
ROOF PLAN
TOWN PLANNING APPLICATION

Scale	Drawn	Job No.
1:200 @ A1	E.P.	21-09
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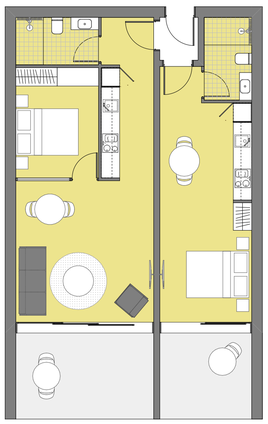
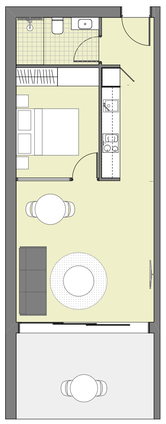


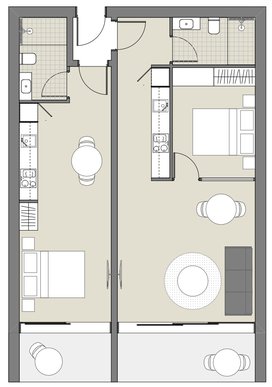
SERVICED APARTMENT TYPE A
DUAL KEY

APARTMENT AREA: 72.31m²



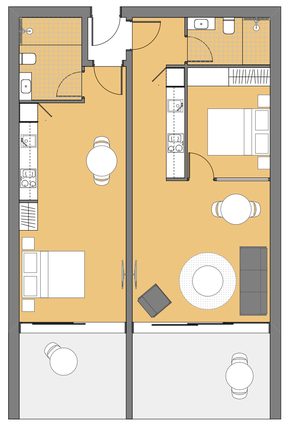
SERVICED APARTMENT TYPE B
ONE BEDROOM

APARTMENT AREA: 44.78m²



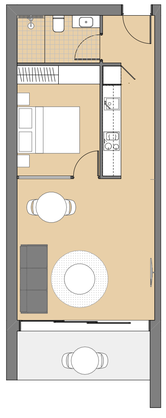
SERVICED APARTMENT TYPE C
DUAL KEY

APARTMENT AREA: 72.31m²



SERVICED APARTMENT TYPE D
DUAL KEY

APARTMENT AREA: 77.18m²



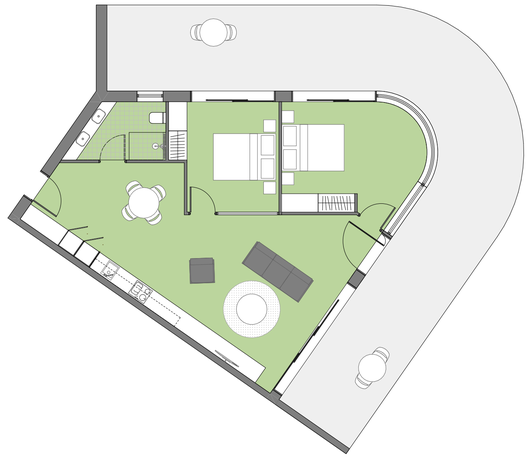
SERVICED APARTMENT TYPE E
ONE BEDROOM

APARTMENT AREA: 44.68m²



SERVICED APARTMENT TYPE F
TWO BEDROOM

APARTMENT AREA: 82.13m²



SERVICED APARTMENT TYPE G
TWO BEDROOM

APARTMENT AREA: 78.66m²

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2-4 THE ESPLANADE
INVERLOCH

Drawing Title
SERVICED APARTMENT TYPES

TOWN PLANNING APPLICATION

Scale
1:100 @ A1

Drawn
E.P.

Job No.
21-09

Date
09.11.2022

Drawing No.
TPA08

Revision
B



NORTH ELEVATION
SCALE @ A1 - 1:150

SOUTH ELEVATION
SCALE @ A1 - 1:150

EXTERNAL MATERIALS & FINISHES



M1
FACE BRICKWORK
BRAND: PGH BRICKS
RANGE: COASTAL HAMPTONS
COLOUR: GULL GREY



M2
CONCRETE PANEL
TYPE: DECORATIVE STAMPED
COLOUR: OFF-WHITE



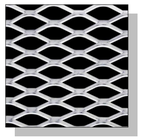
M3
ALUMINIUM CLADDING
BRAND: FAIRVIEW
TYPE: VITRACORE G2
COLOUR: PURE WHITE 9902



M4
TIMBER SCREEN / PANELS
TYPE: 300x35mm WIDE PLANKS
50x50mm WIDE BATTENS
COLOUR: NATURAL OAK



M5
BALUSTRADE
TYPE: POWDERCOATED ALUMINIUM
COLOUR: DULUX VIVID WHITE



M6
BALUSTRADE INFILL
TYPE: LARGE EXPANDED METAL MESH
COLOUR: MARINE GRADE STAINLESS STEEL



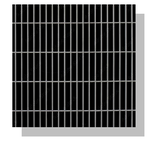
M7
WINDOW & EXT. DOOR FRAMES
TYPE: ALUMINIUM POWDERCOATED
COLOUR: COLORBOND RHEA



M8
WINDOW & EXT. DOOR FRAMES
TYPE: ALUMINIUM POWDERCOATED
COLOUR: BLACK SATIN - DULUX POWDERCOATING



M9
METAL CLADDING / ROOFING
BRAND: LYSAGHT
TYPE: ENSEAM
COLOUR: COLORBOND MONUMENT



M10
CAR PARK DOOR
TYPE: METAL GRILLE
COLOUR: MARINE GRADE STAINLESS STEEL



M11
GLAZING
COLOUR: CLEAR



M12
GLAZING
TYPE: FLUTED
COLOUR: OBSCURE

NOTES

- ALL FLOOR LEVELS NOMINATED ARE TO AHD (AUSTRALIAN HEIGHT DATUM)
- LANDSCAPING SHOWN IS EXISTING (SIGNIFICANT TREES) SURROUNDING SITE. INDICATIVE ONLY.

CORNETTA PARTNERS ARCHITECTS
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Revision

A: 28.09.2021
RESPONSE TO COUNCIL RFI

B: 09.11.2022
PREPARED FOR VCAT HEARING

Project
RETAIL & SERVICED APARTMENT BUILDING
2-4 THE ESPLANADE
INVERLOCH

Drawing Title
ELEVATIONS - NORTH & SOUTH
TOWN PLANNING APPLICATION

Scale
1:150 @ A1

Drawn
E.P.

Job No.
21-09

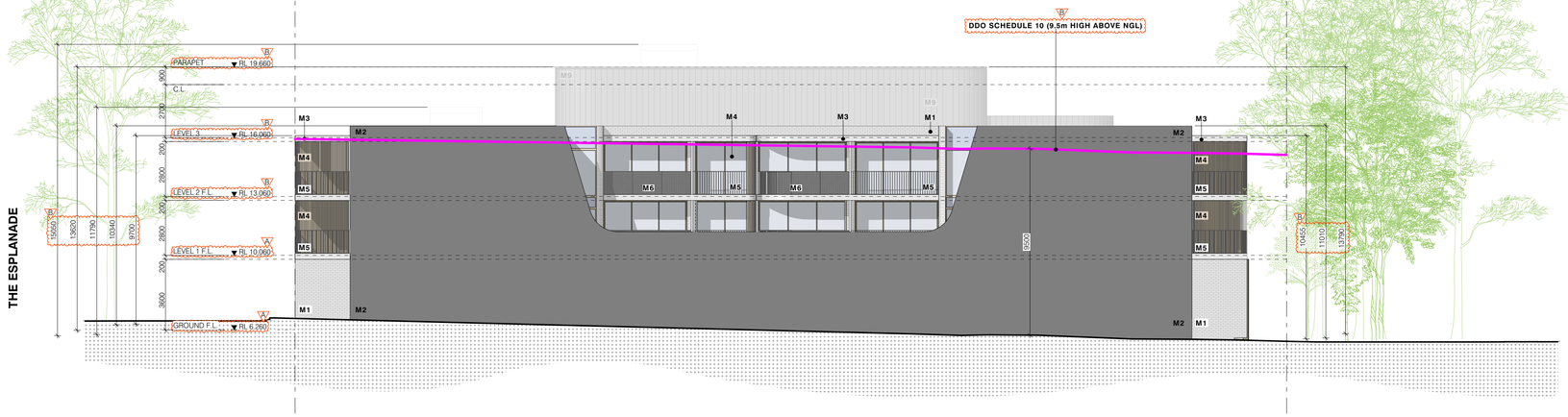
Date
09.11.2022

Drawing No.
TPA09

Revision
B



EAST ELEVATION
SCALE @ A1 - 1:150



WEST ELEVATION
SCALE @ A1 - 1:150

EXTERNAL MATERIALS & FINISHES



M1
FACE BRICKWORK
BRAND: PGH BRICKS
RANGE: COASTAL HAMPTONS
COLOUR: GULL GREY



M2
CONCRETE PANEL
TYPE: DECORATIVE STAMPED
COLOUR: OFF-WHITE



M3
ALUMINIUM CLADDING
BRAND: FAIRVIEW
TYPE: VITRACORE G2
COLOUR: PURE WHITE 9902



M4
TIMBER SCREEN / PANELS
TYPE: 300x35mm WIDE PLANKS
50x50mm WIDE BATTENS
COLOUR: NATURAL OAK



M5
BALUSTRADE
TYPE: POWDERCOATED ALUMINIUM
COLOUR: DULUX VIVID WHITE



M6
BALUSTRADE INFILL
TYPE: LARGE EXPANDED METAL MESH
COLOUR: MARINE GRADE STAINLESS STEEL



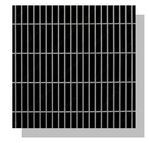
M7
WINDOW & EXT. DOOR FRAMES
TYPE: ALUMINIUM POWDERCOATED
COLOUR: COLORBOND RHEA



M8
WINDOW & EXT. DOOR FRAMES
TYPE: ALUMINIUM POWDERCOATED
COLOUR: BLACK SATIN - DULUX POWDERCOATING



M9
METAL CLADDING / ROOFING
BRAND: LYSAGHT
TYPE: ENSEAM
COLOUR: COLORBOND MONUMENT



M10
CAR PARK DOOR
TYPE: METAL GRILLE
COLOUR: MARINE GRADE STAINLESS STEEL



M11
GLAZING
COLOUR: CLEAR



M12
GLAZING
TYPE: FLUTED
COLOUR: OBSCURE

NOTES

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RETAIL & SERVICED APARTMENT BUILDING
2-4 THE ESPLANADE
INVERLOCH

Drawing Title
ELEVATIONS - EAST & WEST
TOWN PLANNING APPLICATION

Scale
1:150, 1:200 @ A1

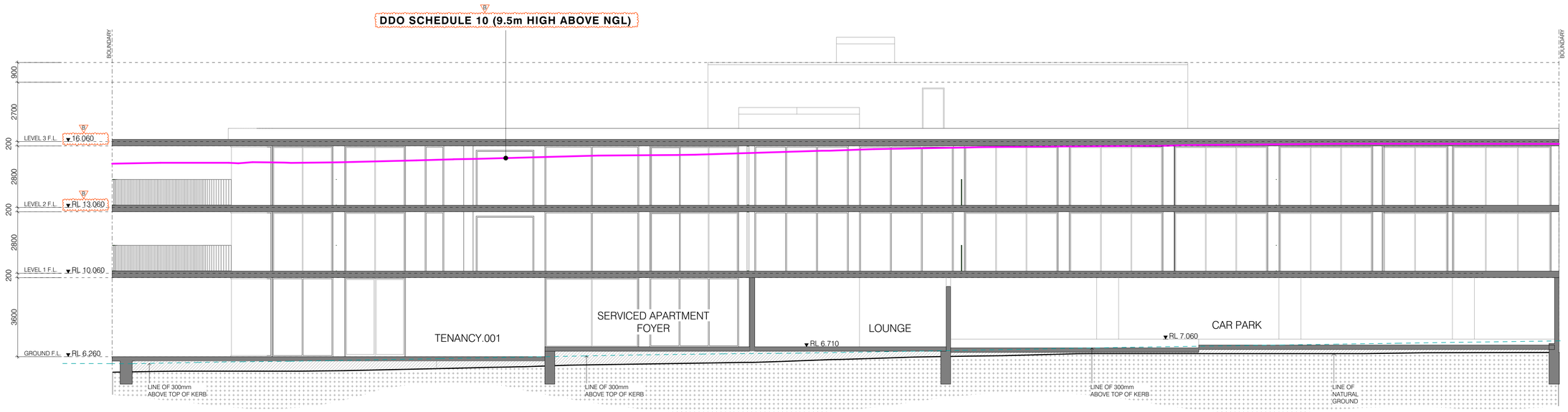
Drawn
E.P.

Job No.
21-09

Date
09.11.2022

Drawing No.
TPA10

Revision
B



A
-

SECTION A
SCALE @ A1 - 1:100

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Project
RETAIL & SERVICED APARTMENT BUILDING

2-4 THE ESPLANADE
INVERLOCH

Drawing Title
SECTION A

TOWN PLANNING APPLICATION

Scale
1:100 @ A1

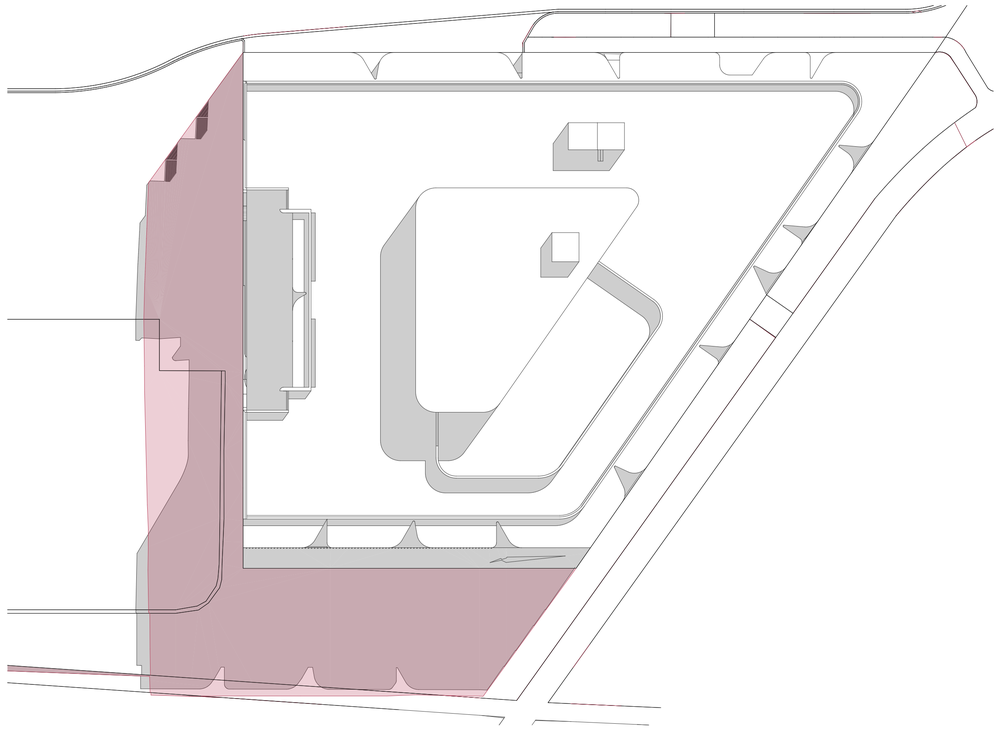
Drawn
E.P.

Job No.
21-09

Date
09.11.2022

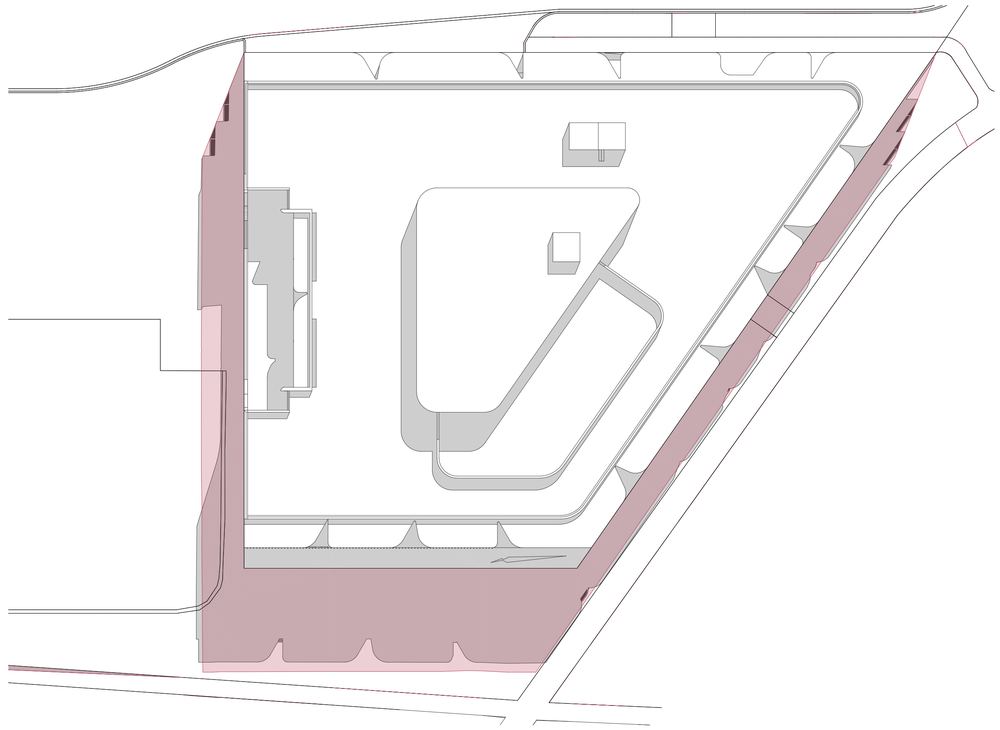
Drawing No.
TPA11

Revision
B



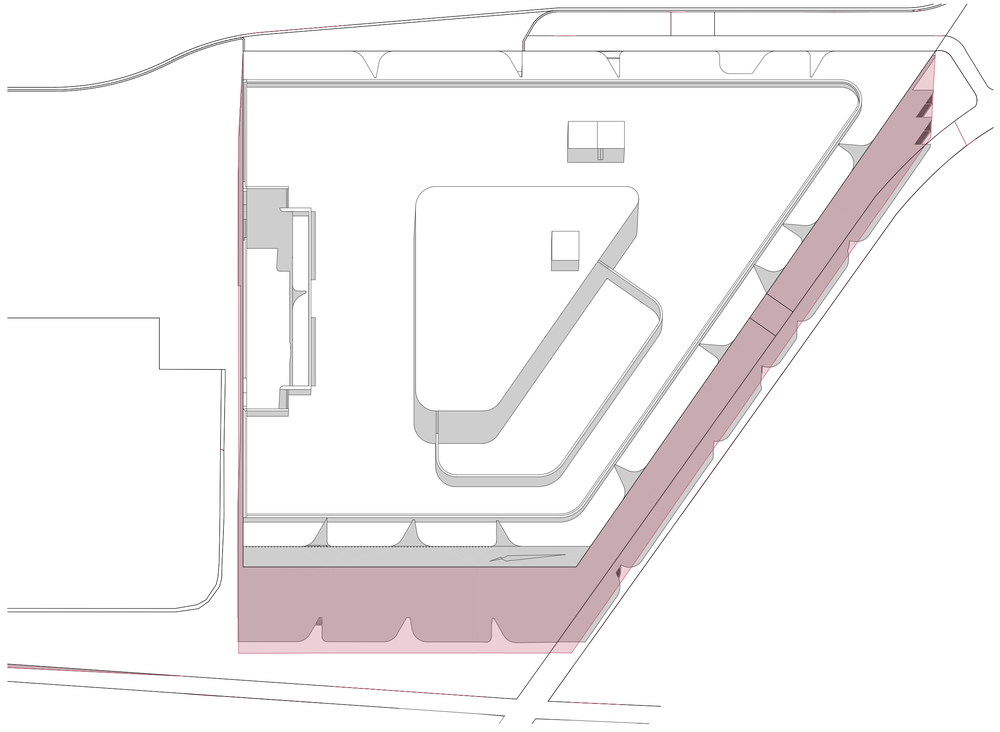
9AM
-

SHADOW EQUINOX 9AM SEPT. 22
SCALE @ A1 - 1:300



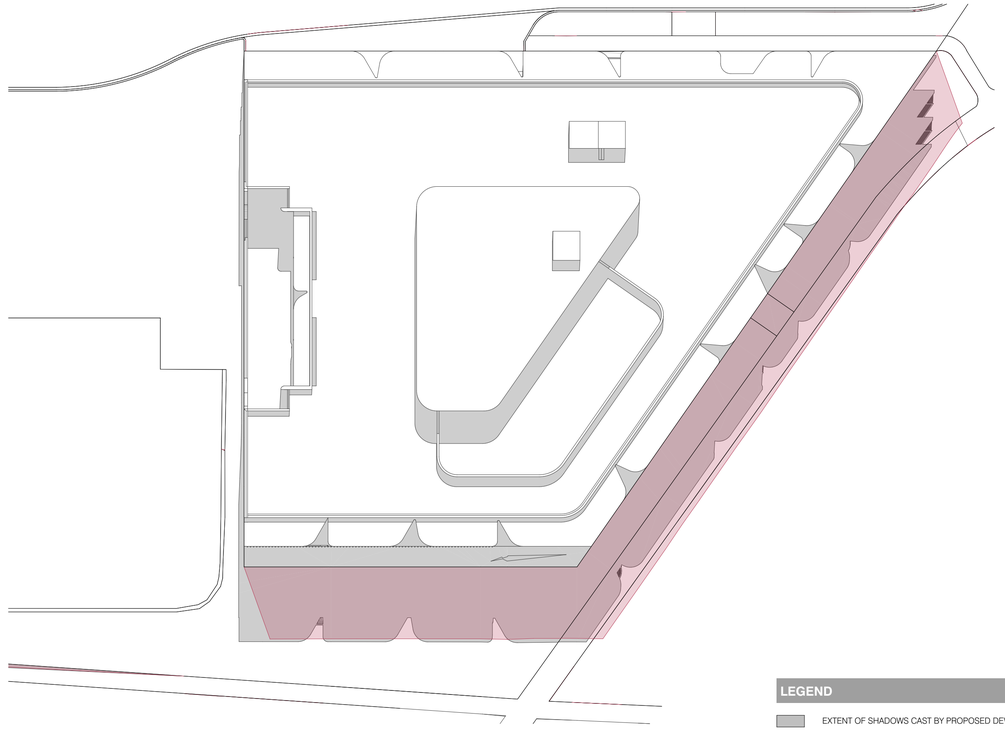
10AM
-

SHADOW EQUINOX 10AM SEPT.22
SCALE @ A1 - 1:300



11AM
-

SHADOW EQUINOX 11AM SEPT.22
SCALE @ A1 - 1:300



11AM
-

SHADOW EQUINOX 11AM SEPT.22
SCALE @ A1 - 1:300

LEGEND

- EXTENT OF SHADOWS CAST BY PROPOSED DEVELOPMENT.
- EXTENT OF SHADOWS CAST BY DDO SCHEDULE 10 ALLOWABLE VOLUME (9.5m HEIGHT, FULL SITE COVERAGE).

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RETAIL & SERVICED APARTMENT BUILDING

2-4 THE ESPLANADE
INVERLOCH

Drawing Title "B"
SHADOW DIAGRAMS

TOWN PLANNING APPLICATION

Scale
1:300 @ A1

Drawn
E.P.

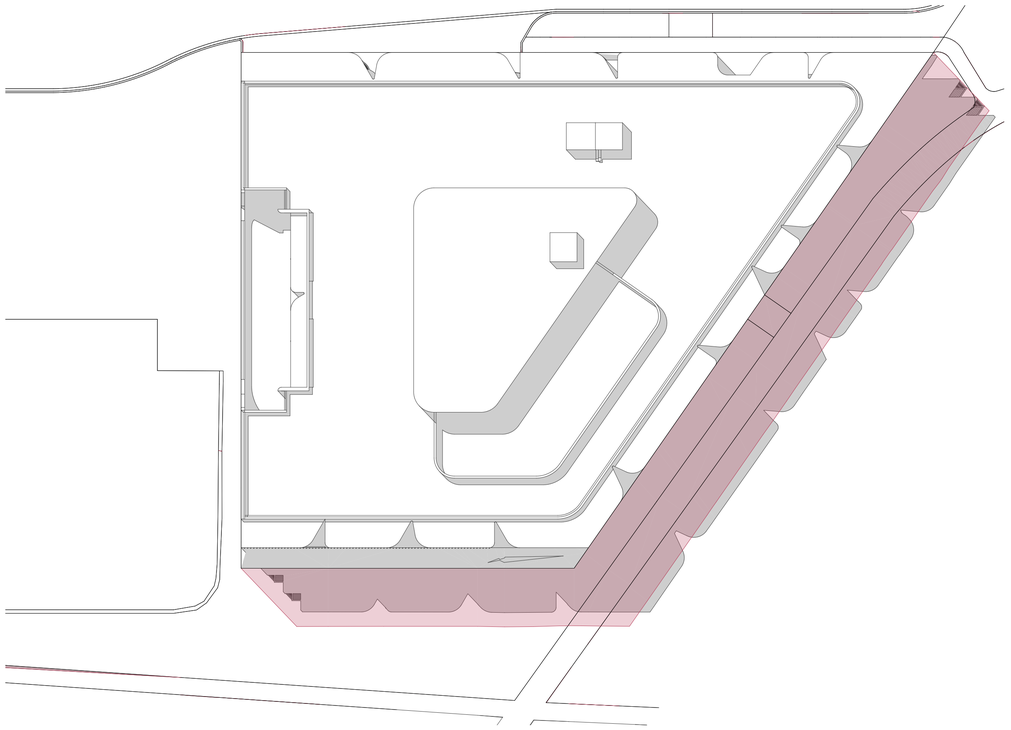
Job No.
21-09

Date
09.11.2022

Drawing No.
TPA12

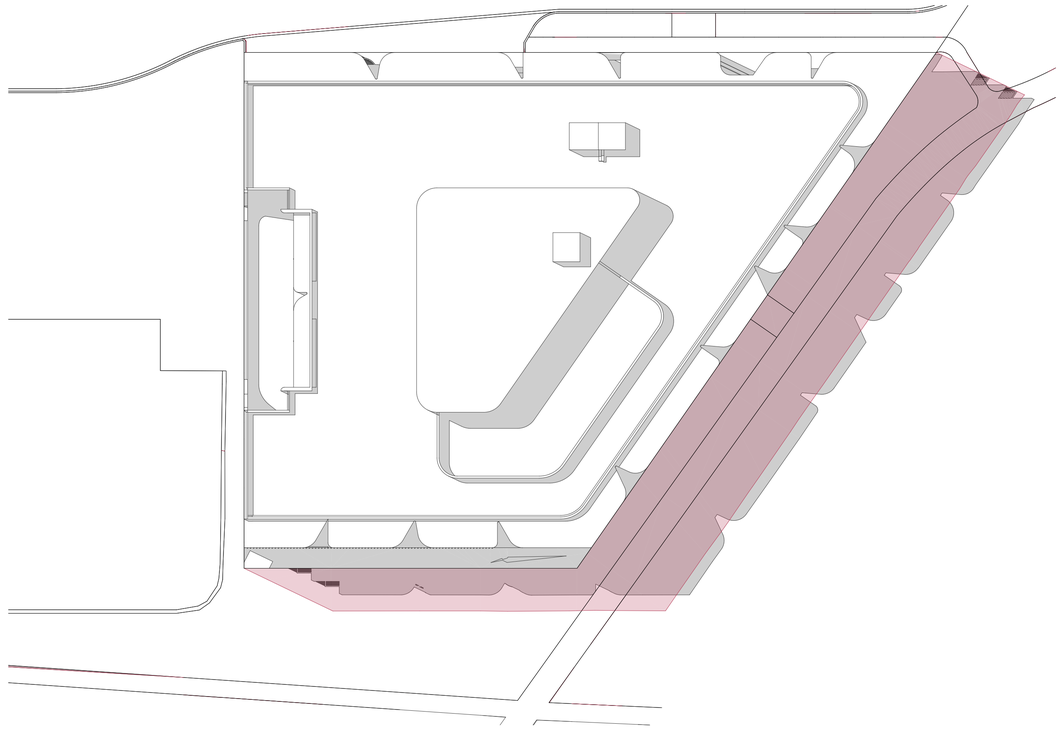
Revision
B

N



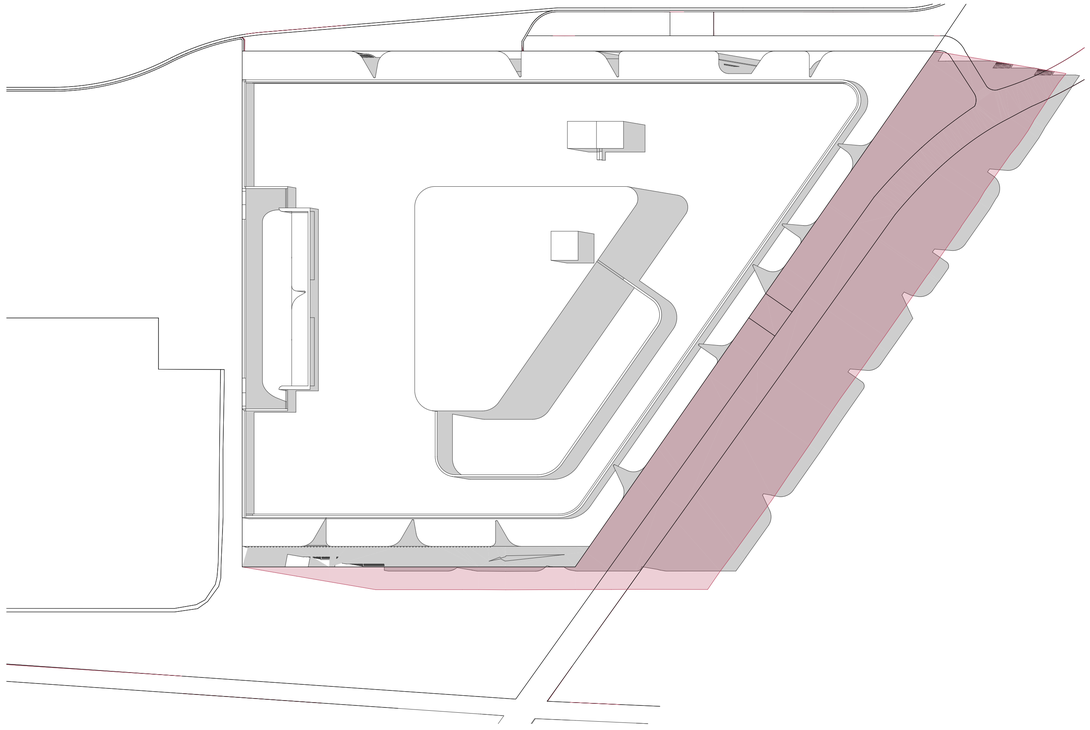
1PM
-

SHADOW EQUINOX 1PM SEPT.22
SCALE @ A1 - 1:300



2PM
-

SHADOW EQUINOX 2PM SEPT.22
SCALE @ A1 - 1:300



3PM
-

SHADOW EQUINOX 3PM SEPT.22
SCALE @ A1 - 1:300

LEGEND

- EXTENT OF SHADOWS CAST BY PROPOSED DEVELOPMENT.
- EXTENT OF SHADOWS CAST BY DDO SCHEDULE 10 ALLOWABLE VOLUME (9.5m HEIGHT, FULL SITE COVERAGE).

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Project
RETAIL & SERVICED APARTMENT BUILDING

2-4 THE ESPLANADE
INVERLOCH

Drawing Title
SHADOW DIAGRAMS

TOWN PLANNING APPLICATION

Scale
1:300 @ A1

Drawn
E.P.

Job No.
21-09

Date
09.11.2022

Drawing No.
TPA13

Revision
B

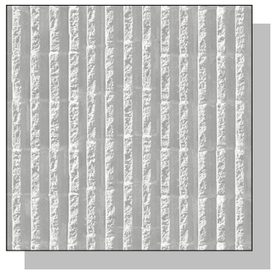
N



M1

FACE BRICKWORK

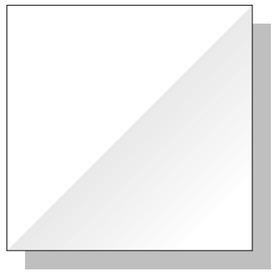
BRAND: PGH BRICKS
RANGE: COASTAL HAMPTONS
COLOUR: GULL GREY



M2

CONCRETE PANEL

TYPE: DECORATIVE STAMPED
COLOUR: OFF-WHITE



M3

ALUMINIUM CLADDING

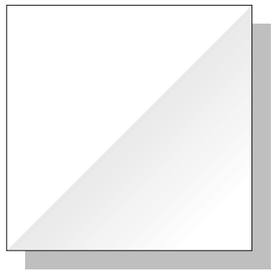
BRAND: FAIRVIEW
TYPE: VITRACORE G2
COLOUR: PURE WHITE 9902



M4

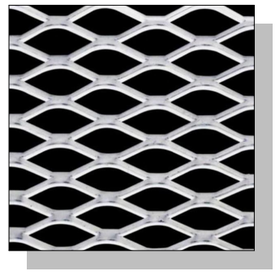
TIMBER SCREEN / PANELS

TYPE: 300x35mm WIDE PLANKS
50x50mm WIDE BATTENS
COLOUR: NATURAL OAK



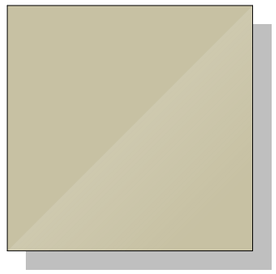
M5

BALUSTRADE
TYPE: POWDERCOATED ALUMINIUM
COLOUR: DULUX VIVID WHITE



M6

BALUSTRADE INFILL
TYPE: LARGE EXPANDED METAL MESH
COLOUR: MARINE GRADE STAINLESS STEEL



M7

WINDOW & EXT. DOOR FRAMES

TYPE: ALUMINIUM POWDERCOATED
COLOUR: COLORBOND RHEA



M8

WINDOW & EXT. DOOR FRAMES

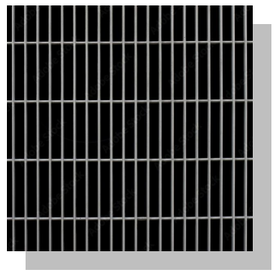
TYPE: ALUMINIUM POWDERCOATED
COLOUR: BLACK SATIN - DULUX POWDERCOATING



M9

METAL CLADDING / ROOFING

BRAND: LYSAGHT
TYPE: ENSEAM
COLOUR: COLORBOND MONUMENT



M10

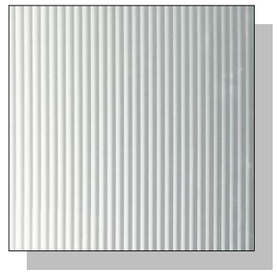
CAR PARK DOOR
TYPE: METAL GRILLE
COLOUR: MARINE GRADE STAINLESS STEEL



M11

GLAZING

COLOUR: CLEAR



M12

GLAZING
TYPE: FLUTED

COLOUR: OBSCURE

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JOB No.
21-09

REVISION
B: 09.11.2022

EXTERNAL MATERIALS & FINISHES SCHEDULE

2-4 THE ESPLANADE INVERLOCH