

4 PARTIAL DEMOLITION, BUILDINGS AND WORKS TO A BUILDING IN THE HERITAGE OVERLAY AT 23 MAIN STREET, BUNYIP

FILE REFERENCE INT1882955

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Matthew Schreuder

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T180358 be issued for Partial demolition, buildings and works to a building in a Heritage Overlay at 21c and 23 Main Street, Bunyip VIC 3815 subject to the conditions attached to this report.

Attachments

- | | | |
|---|--|----------|
| 1 | Development Plans | 13 Pages |
| 2 | Locality Map | 1 Page |
| 3 | Objections, circulated to Councillors only | 3 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T180358
APPLICANT:	Mr Mina Mosaad
LAND:	21c & 23 Main Street, Bunyip VIC 3815
PROPOSAL:	Partial demolition, buildings and works to a building in a Heritage Overlay
PLANNING CONTROLS:	Commercial 1 Zone, Heritage Overlay
NOTIFICATION & OBJECTIONS:	<p>Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing a sign on the site.</p> <p>Four (4) objections have been received to date.</p>
KEY PLANNING CONSIDERATIONS:	Impact of buildings and works on heritage significance of site.
RECOMMENDATION:	Approval

BACKGROUND:

This application concerns a proposal for partial demolition and buildings and works at the Top Pub and Bottle shop in Main Street, Bunyip. The application does not propose any changes to the existing uses such as patron numbers, hours of operation or the red-line (licenced) area. As the two businesses are existing, the use of the sites are not a consideration of this application. The hotel and bottle shop each have existing liquor licences. The consideration of the application is limited to

the impact of the works on the heritage significance of the two buildings which are covered by the Heritage Overlay.

SUBJECT SITE

The site is located on the north side of Main Street, approximately 100 metres east of the intersection of High Street in Bunyip. The subject site consists of two separate lots, one of which contains the existing bottle shop and the other contains the existing hotel known as the Top Pub. The hotel site is known as Lot 5 on Plan of Subdivision 548051. The lot is rectangular in shape with a frontage to Main Street of 21.7 metres and a depth of approximately 38 metres. The overall area of the site is 609 m². The Bottle shop lot is known as Lot 2 on Plan of Subdivision 548051. This lot has frontage to Main Street of approximately 4.7 metres and a depth of approximately 12.7 metres. The overall area of this lot is 172 m². The combined area of the two lots is approximately 670 m².

There is no crossover or vehicular access to the subject site. There is on-street car parking at the front of the site along Main Street. There are no easements on either of the lots.

The site currently contains an existing hotel known as the Top Pub. The Hotel is listed in the Schedule to the Heritage Overlay under HO46 – Bunyip Commercial and Civic Precinct. The site is incorrectly shown on the planning scheme maps as HO58 which relates to the former Flett Bros. Grocers which is located at 18 Main Street, Bunyip. The site is contained within the Cardinia Commercial Heritage Precincts Incorporated Plan. The building is a two storey verandahed hotel constructed with red brick, with a hipped corrugated iron roof. The two-storey verandah spans the entire frontage of the site and is supported by paired posts. The picket balustrade at the first floor is a recent addition. The building has also been painted dark green and cream. The rear of the two storey building contains a small dining room and storage area which is not original and was constructed after the hotel. Despite the alterations to the generally intact building, the site is considered to make a significant contribution to the heritage value of the area.

The proposal also includes works to the rear of the neighbouring bottle shop to the west of the hotel. The bottle shop is a single storey attached building which forms one of three identical buildings in a row. The shops are also heritage listed and significant to the local area.

The topography of the land slopes gently from the street frontage to the northern property boundary and beyond.

The subject site is located at the south eastern end of the Bunyip Town centre. Bunyip has a small commercial area located to the north of the V-line Railway station. The shops and businesses are located along Main and High Street and are a mix of original heritage buildings and more recent infill development. The township retains a classic small country town aesthetic despite the presences of two relatively grand old hotels, the subject site being one.

Residential development is predominately located on the northern side of the railway line and to the north of the subject site. To the south of the railway line the land is predominately used for farming and rural residential development.

PROPOSAL

The application proposes partial demolition and buildings and works to the existing hotel which is located within the Heritage Overlay. The works can be described as follows:

Demolition

Ground floor

- The rear single storey part of the building which contains the toilets, a dining room and access to the rear courtyard, will be removed
- An access way will be created into the bottle shop
- The ground floor bar and a number of other minor internal changes will also be undertaken (no permit required).
- The existing boundary fence will be removed and replaced with the same or similar.
- An additional door space will be demolished beside the existing single doorway to create a double door to match the other ground floor entry.
- Existing signage will be removed and replaced with like.

First floor

- Internal room dividing walls will be removed
- Internal bathrooms will be removed.
- Wall and door way to first floor room on the verandah will be removed.

Other Minor Works

Front elevation (South)

- The painted finish will be removed from the white façade and the building will be returned to the original red brick finish.

Ground floor

- An additional door space will be demolished beside the existing single doorway to create a double door to match the other ground floor entry.
- Existing signage will be removed and replaced with like.

First floor

- A number of the existing doorways will be bricked in to create 5 doorways in total
- The external wall and doorway of the room on the first floor verandah will be removed to provide direct access to the seating on the verandah.
- The existing balustrade will be removed and replaced.
- Existing signage will be removed and replaced with like.

Rear elevation (north)

- Three windows will be partially or completely bricked in to accommodate the ground floor additions.

Buildings and works

- The internal layout of the ground floor of the existing hotel will be changed to provide new seating areas and access to the rear addition as well as a coffee lounge.
- The rear addition will consist of a large open plan dining room with table seating and some booths along the eastern wall. There will also be a stage, change room, kitchen and toilet facilities.
- There will be a rear outdoor courtyard accessed via bi-fold doors along the rear elevation.
- Landscaping, existing and new will be provided along the northern boundary.
- The rear addition will have a pitched roof with a peak in the middle of the site with a height of 5.58 metres above natural ground level.
- The upper level of the hotel will be amended to update the accommodation and will consist of 10 rooms of varying sizes and design. The rooms on the southern side of the building will have direct access to the verandah and the rooms on the northern side of the building will access the verandah via internal passages.

Materials and finishes

- The roofing of the hotel will be red metal sheeting to match existing.

- The paint will be removed from the building and will be returned to the original red brick finish.
- Timber elements of the building will be in natural timber finish for the doors windows and floors.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 15 Built Environment and Heritage
- Clause 15.03 Heritage
- Clause 17 Economic development
- Clause 17.02 Commercial
- Clause 17.04 Tourism

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- *Clause 21.01 Cardinia Shire Key Issues and Strategic Vision*
- Clause 21.02-6 Post-contact Heritage
- Clause 21.04 economic development
- Clause 21.07 Local areas

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- HO 46 – Cardinia Shire (North) Heritage Study Heritage Places – Railway Hotel, Now Top Pub.

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion in providing opportunities for people to come together for food, drink and entertainment in an area which is centrally located and well serviced by public transport.
- Reduce harm from tobacco, alcohol, drugs and gaming (use for any liquor licence venues, gaming venues, etc). While the venue is licenced, a large area of the hotel is dedicated to the service of food and drink. Staff of the hotel will be appropriately trained in the responsible service of alcohol and will need to comply with various regulations to ensure the safety of their patrons and the protection of the amenity of the surrounding area.
- Reduce financial vulnerability (use for any apps creating jobs etc). The continued operation and viability of the business will support local employment and opportunities.

Zone

The land is subject to the Commercial 1 Zone

Overlays

The land is subject to the following overlays:

- Heritage Overlay

PLANNING PERMIT TRIGGERS

The proposal for Partial demolition, buildings and work requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 34.01-4 of the Commercial 1 Zone a planning permit is required for buildings and works.
- Pursuant to Clause 43.01-1 of the Heritage Overlay a planning permit is required for demolition and to construct a building or construct or carry out works.

PUBLIC NOTIFICATION

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

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

Council has received 4 objections to date.

The key issues that were raised in the objections are:

- Lack of car parking in Main Street
- Cost of works not accurate on application form
- Community safety
- Impact on heritage significance of building
- Lack of detail on plans regarding showers
- Inappropriate signage
- Hours of operation and impact on amenity

After advertising the application plans were amended at the request of the applicant, in response to the comments provided by Councils Heritage Officer and the concerns raised in the objections

The buildings and works to the rear of the building and to the internal areas did not change. The front façade was amended in the following way:

- The area that is where the signage is located on the ground floor, was to be demolished to create a new window, will now be retained and the signage updated in the existing location and at the same size.
- The doorway which was proposed to be created through the demolition of one of the existing windows will no longer occur and the windows will be retained in the current configuration. The door was to provide access to a café area on the left hand side of the south elevation.
- The signage shown on the front elevation on the first floor, which included the business name, Daisy Dukes and a cartoon picture of a lady carrying two jugs of beer is no longer proposed and the hotel will retain the name 'The Top Pub'

REFERRALS

The application was not required to be referred to any external referral authorities.

DISCUSSION

State and Local Planning Policy

The proposed redevelopment of the subject site is consistent with the objectives of Clause 15.03-1 'Heritage conservation which aims to conserve places of heritage significance. The proposal has adopted a number of the strategies including, encouraging appropriate development that respects the heritage place and retaining the elements which contribute to the importance of a heritage place. The proposal will also conserve and restore contributory elements of the site.

It is also considered that the proposal is consistent with Clause 17.01, 'Employment, and Clause 21.04, in that it will support employment in the area through undertaking a redevelopment of the site which will support its continued viability in the town. The hotel and bottle shop already employs a range of staff and if the business thrives in the town it could only lead to the employment of additional staff which would likely come from the local area. The proposal supports the strategies which include improving access to jobs closer to where people live and with the population of Bunyip increasing this would likely occur.

The development of the site would attract not only local patron but would also contribute to the appeal of visiting the Town and would add to the many attractions in the area. The proposal supports the objective of Clause 17.04-1 'Facilitating Tourism'.

Cardinia Shires Key Issues and Strategic Vision, 'Clause 21.01-3', highlights the need to support and strengthen existing buildings as a key issues in relation to Economic Development as well as emphasising the need to develop a balanced local economy and local employment opportunities for residents. In this regard, the application is successful in achieving each of these desired outcomes.

Clause 21.02-6 provides an overview of the Shires post contact heritage which states the rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees, landscapes and archaeological sites. These places give Cardinia a sense of historic continuity as well as demonstrating the economic, social and political circumstances of the time. One of the key issues in relation to heritage is protecting recognised sites and precincts of heritage significance with State, Regional and Local Significance. It is considered that the proposal has been successful in proposing a development which effectively protects the important contributory heritage fabric of the site while managing to put forward a significant extension to the floor area without compromising those values.

The proposal is consistent with the vision for Bunyip outlined at Clause 21.07-6 which states Bunyip is to be a rural township with extensive recreational opportunities, potential for substantial growth and a commercial and retail centre providing an extensive range of services to the township and nearby residents.

Commercial Zone

The purpose of the Commercial 1 Zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. It is considered that the redevelopment of the subject site will be consistent with this objective as it will enable the business to continue to provide a venue for local and visiting members of the public to gather for food and drink and entertainment. The subject site has a long history in the town and the additional space and refurbishment will reinvigorate the site and enable the business to continue to thrive.

The use of the land for the purpose of as Tavern does not require a permit under the provision of the Commercial 1 Zone, as tavern is grouped under retail premises which is a Section 1 Use. In addition to this the existing business also enjoys existing use rights as the use has been in operation for well in excess of 15 years (required for existing use rights). The application is therefore not a use application and the considerations of the application are only related to buildings and works.

An application for building and works within the Commercial 1 Zone must be assessed against the decision guidelines listed at Clause 34.01-8. These considerations, as relevant, are assessed below:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

The proposed building and works will, not impact upon and pedestrian, cyclist or vehicular access or movements. The works are wholly contained within the subject site and will not alter any roads or footpaths.

There is currently no vehicular access to the site so any deliveries will continue to operate as has previously been the case.

- The provision of car parking.

As the proposal does not include an increase in the number of patron currently allowed under the existing liquor licence, car parking is not a consideration of the application. While no onsite car parking is provided this has always been the case. Ample car parking is provided at the front of the site along Main Street and the site is also opposite the Bunyip Railway Station for those who wish to access the site via public transport. Many of the patrons will be locals and a number of these people will access the site on foot.

There is a Section 173 Agreement on the title which required that the owner of the land contributes to a future road construction scheme for Mary Street which would potentially add car parking to the area at a time that it is required.

- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.

The buildings and works at the site also trigger a permit under the heritage overlay and a more detailed assessment of the potential impact on the heritage value of the building is contained below in the heritage overlay assessment. Generally the works to the frontage of the building and verandah are minor and generally result in restoring the building to its original state. Where some demolition has been proposed it has been done so in a manner which will not impact on the value or functionality of the building.

The works to the rear of the building are far more significant in scale and will result in a significant increase in the floor area of the business. While the floor area is significant, the buildings and works will not be visible from the front of the site due to the double storey built form of the front of the building. The rear addition will also be partially obscure from the rear and side of the site as the works will take place in an area which has been excavated below natural ground level. The maximum height of the works are only 5.5 metres and an existing 1.8 metre high fence will mostly obscure the view of the additions from the surrounding public realm.

- The storage of rubbish and materials for recycling.

Specific details have not been provided on the plans as to where bins will be kept and how they will be taken outside the site for collection. A condition on the permit will require that a bin storage area is provided, to the satisfaction of the Responsible Authority.

- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

The works are entirely within the subject site. All maintenance of the hotel and associated structure will be the responsibility of the land owner.

- The availability of and connection to services.

The building is connected to all necessary services and it is considered that the proposed additions will not impact on the existing infrastructure. Council's engineers have not objected to the proposal and have provided standard conditions relating to drainage.

- The design of buildings to provide for solar access.

The proposed additions have been well designed to make the most of the northern orientation with the provisions of glazing along most of the rear ground floor elevation. Natural light entering the rear dining room will minimise the need for artificial lighting throughout most daytime hours of operation. The additions will not impact on available light to the existing parts of the building on the first floor.

Heritage Overlay

The purpose of the Heritage overlay includes the following points that are relevant to this application

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

It is considered that the proposed demolition and buildings and works are consistent with these objectives as outlined in the assessment of the relevant decision guidelines below.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

The proposed works are consistent with the relevant parts of the Municipal Planning Strategy and Planning Policy Framework as outlined above.

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.

The subject site is covered by the Heritage Overlay – schedule 58. This is unfortunately an error of the overlay mapping and the property should be listed under Schedule 46. This will be corrected as part of a future ‘fix up’ amendment at a later date. A heritage study was undertaken as part of the Cardinia Shire (North) Heritage Study by Graeme Butler and associated. While this report was undertaken in 1996, the building has generally remained the same since the assessment. The Study suggests that the building was constructed circa 1925. While it indicated that the building is altered, it is still considered to have local and regional significance. The study states that, although altered, the former Railway Hotel, built in 1924-25 for Margaret Eldridge, is locally significant as a gathering place over a long period in Bunyip. The hotel is also significant as a major element in the locally and regionally significant Bunyip commercial streetscape which emanates mainly from the 1920s and 1930s.

- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.

The proposed works are essentially in two parts, the restoration and minor alterations to the front façade and verandah and the rear additions. The two aspects are considered separately below:

Front façade and verandah

It is considered that the proposed works to the front of the building are sympathetic to the original heritage fabric of the building. The limited amount of demolition will not be obvious or change the appearance of the building in any significant way. Where windows or doorways have been removed they have been replaced by an alternative to the same style, size and materials. The new doors will support the use of the building by aligning with the internal layout, particularly of the accommodation rooms on the upper level. The change in the spacing between the doors will not compromise the appearance or heritage significance of the building. The removal of the picket balustrade is also acceptable as this is not an original element of the building. It will be replaced by a new capped timber balustrade. On the ground floor the existing single door will be replaced with a double door, the same as that which is located to its right hand side. The existing sign is to be removed and replaced with a new sign of the same size and design. The green paint over the front façade will also be removed to reveal the original red brick façade. This is supported as it will return the building to its original state.

Rear addition

The construction of the rear addition requires the demolition of the small non original add-on and storage shed. Neither of these structure are significant and their removal is supported. The new addition is also considered to be appropriate as it will not impact on the heritage significance of the original building. While the addition is quite large, it will be not visible from the front of the site where the main heritage values are observed and from the rear of the site, much of the addition will not be visible due to the existing cut at the rear of the site and the single storey nature of the building. The materials and finishes used will be consistent with the existing building and the low pitched roof will not detract from the rear elevation of the hotel. Minor changes to three of the windows on the first floor rear elevation will not be significant.

- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.

The changes to the front of the building will not alter the bulk or scale of the building and do not add any new elements that are visible from the streetscape. The works will bring the building back to a more original state and will be consistent with the other hotel located nearby to the west of the subject site. The hotel has an association with the adjoining shop which is a bottle shop. There will not be any changes to the front of this building which has a consistent appearance to the two additional single story shops to the west. The proposed returning of the external facade to red brick will be more consistent with the other buildings in the streetscape.

- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

Only a very small amount of the original heritage fabric is proposed to be demolished and this mostly relates to the removal and subsequent replacement of doorways and windows. The new windows and doors will generally be in a similar location and at the same scale and using the same materials. Once replaced it will be hard to be able to recognise what had been changed.

The demolition of the rear section of the building is acceptable as the areas to be removed are not original or significant. The room to be removed is quite small and would not have served its purpose very well.

- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

The proposed works at the front of the site will make a positive contribution to the streetscape and will make an overall improvement to the heritage significance of the site by returning the red brick and removing the picket balustrade. The works to the rear will not impact on heritage value of the subject site or surrounding heritage precinct as the works will not be visible nor will they obscure views of any other heritage buildings.

- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.

The signage proposed for the business will not impact of the heritage values of the subject site as the sign will replace an existing sign and will be of the same size and style. The sign is mounted on the front façade and will not protrude and block views from any vantage point.

OBJECTORS CONCERNS

Four objections were received in response to the notification of the application. The majority of the matters raised by the objectors relate to amenity and safety concerns. As this application is for buildings and works only, these concerns are not relevant planning considerations in this instance. The business has existing use rights and a liquor licence and does not proposes to increase the hours of operations, the number of patrons or the redline area. There are numerous conditions on the existing liquor licence which aim to control

amenity impacts to the surrounding area. The business also needs to comply with various State Environment Protection Policies as they relate to sound.

Concerns were also raised, albeit to a lesser extent in relation to the alterations to the building. In particular there was concern with the signage which was originally proposed which indicated that the business would be called Daisy Dukes. Additional signage included reference to a saloon and Dukes Café. In response to the objections the application was amended to minimise the amount of signage to just upgrading the existing as well as removing the caricature of a waitress from the signage. In this regard the signage is appropriate to the heritage significance of the site and surrounding area.

There was also a concern that there was a lack of details on the plans, in particular some of the accommodation rooms on the first floor do not appear to contain showers. This may not be the case as the plans potential show a shower head opposite the toilets. This is not a planning consideration and the developer of the site has determined the internal layout of the business to suit their needs. The internal works to the building do not trigger a permit and therefore this has not been considered.

One objection highlighted that the details on the application form of the cost of the works seemed to them to be too low. The applicant has signed the declaration that all the details in the application are true and correct and this has been relied upon in this instance.

CONCLUSION

The proposed partial demolition and buildings and works are consistent with the relevant provision of the State and Local Planning Policy Framework. The proposal is consistent with the planning scheme requirements and will not detrimentally impact on surrounding properties subject to appropriate permit conditions. Overall it is considered that the proposal is consistent with the orderly and proper planning of the area.

It is recommended that a Notice of Decision to Grant Planning Permit **T180358** be issued for **Partial demolition, buildings and works to a building in a Heritage Overlay** at 21c and **23 Main Street, Bunyip**, subject to the following conditions:

CONDITIONS

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
3. Materials and finishes used on the existing building must match the existing materials to the satisfaction of the Responsible Authority. Where possible bricks from the demolished areas should be salvaged and reused.
4. Unless with the prior written consent of the Responsible Authority, any signage approved by this permit must be to the scale and in the same locations as existing signage. The signage must not be illuminated or electronic.
5. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
6. Provision must be made on the subject land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Responsible Authority.

7. External lighting must be designed, baffled and located so as to not detrimentally effect on adjoining land to the satisfaction of the Responsible Authority.
8. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings without the written consent of the Responsible Authority.
9. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
10. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
11. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
12. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.

Expiry:

A permit for the development and use of land expires if—

- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the development is not completed within **four (4) years** after the issue of the permit.

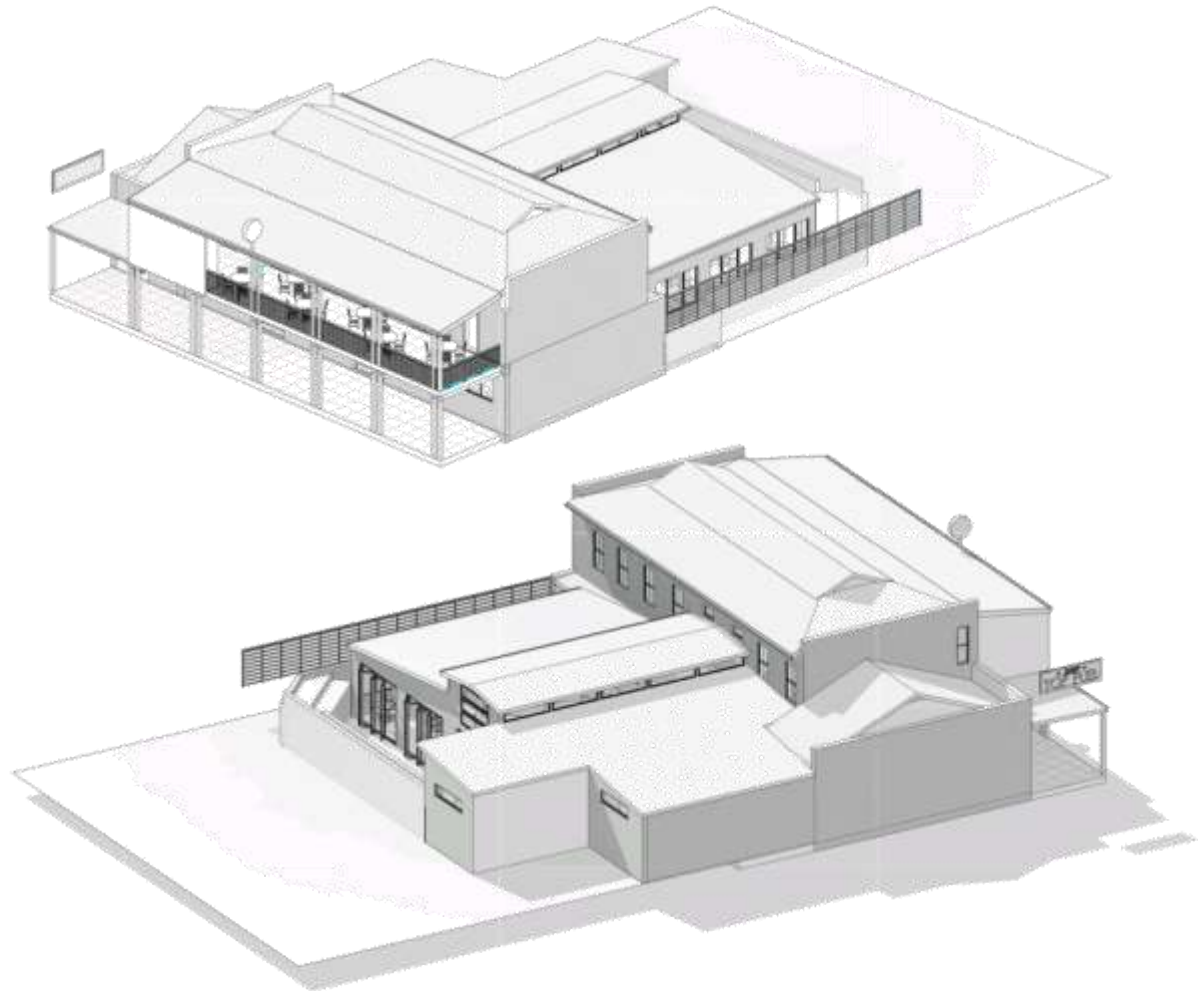
In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

**PROPOSED NEW EXTENSION
@
23 MAIN STREET , BUNYIP
VIC - 3815**

PAGE	DESCRIPTION
TP00	DEVELOPMENT SUMMARY
TP01	SITE RESPONSE PLAN
TP02	EXISTING GROUND FLOOR PLAN
TP03	EXISTING FIRST FLOOR PLAN
TP04	EXISTING ROOF PLAN
TP05	EXISTING ELEVATIONS-1
TP06	EXISTING ELEVATIONS-2
TP07	PROPOSED GROUND FLOOR
TP08	PROPOSED FIRST FLOOR
TP09	PROPOSED ROOF PLAN
TP10	PROPOSED ELEVATIONS-1
TP11	PROPOSED ELEVATIONS-2
TP12	CROSS SECTION
TP13	SHADOW DIAGRAM
TP14	3D VIEW



TOWN PLANNING DRAWINGS - REVISION A - MAY 2018

**GLORY ARCHITECTURE
MINAMOSAAD**
REGISTERED BUILDING DESIGNER OG-AD 43733
0432 424 045 minam@gloryarchitect.com.au

Builder:

REV	DATE	DESCRIPTION

DRAWING STATUS
CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.



PROJECT
NEW EXTENSION
23 MAIN ST. BUNYIP

DRAWING TITLE
**DEVELOPMENT
SUMMARY**

TP00

ISSUE	DATE	Issue Desc	DRAWN	Author	REV
00000	1	201804	SCALE	@-M	

**DESIGN RESPONSE NOTES:**

THE EXISTING BUILDING IS A DOUBLE STORY WITH A METAL SHEET PITCHED ROOF AND A BRICK VENEER EXTERNAL WALLS.

THE NEW PROPOSED EXTENSION IS A SINGLE STORY PITCHED ROOF AREA AT THE BACK OF THE EXISTING BUILDING WITHOUT ANY ELEVATION EXPOSED TO THE STREET.

IN THE NEW EXTENSION DESIGN IS FOLLOWING THE SAME STYLE OF THE ORIGINAL BUILDING THROUGH USING THE SAME MATERIAL WITH THE SAME COLOURS. IN ORDER TO MAINTAIN THE SAME CHARACTER OF THE EXISTING BUILDING.

SITE CALCULATIONS:

SITE AREA	951 m ²
EXISTING BUILDING	298 m ²
COVERAGE RATIO	41.9%
CONSOLIDATED AREA	85 m ²
NEW EXTENSION AREA	285 m ²
NEW TOTAL AREA	618 m ²
NEW COVERAGE RATIO	65.1%

1 SITE RESPONSE PLAN

1 : 200

GLORY ARCHITECTURE
MINAMOSAAD
 REGISTERED BUILDING DESIGNER OG-AD 43733
 0432 424 045 min@gloryarchitects.com.au

Builder:

DRAWING REVISIONS/ISSUE

REV	DATE	DESCRIPTION

DRAWING STATUS
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

ORIENTATION

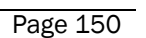
PROJECT NORTH
 TRUE NORTH

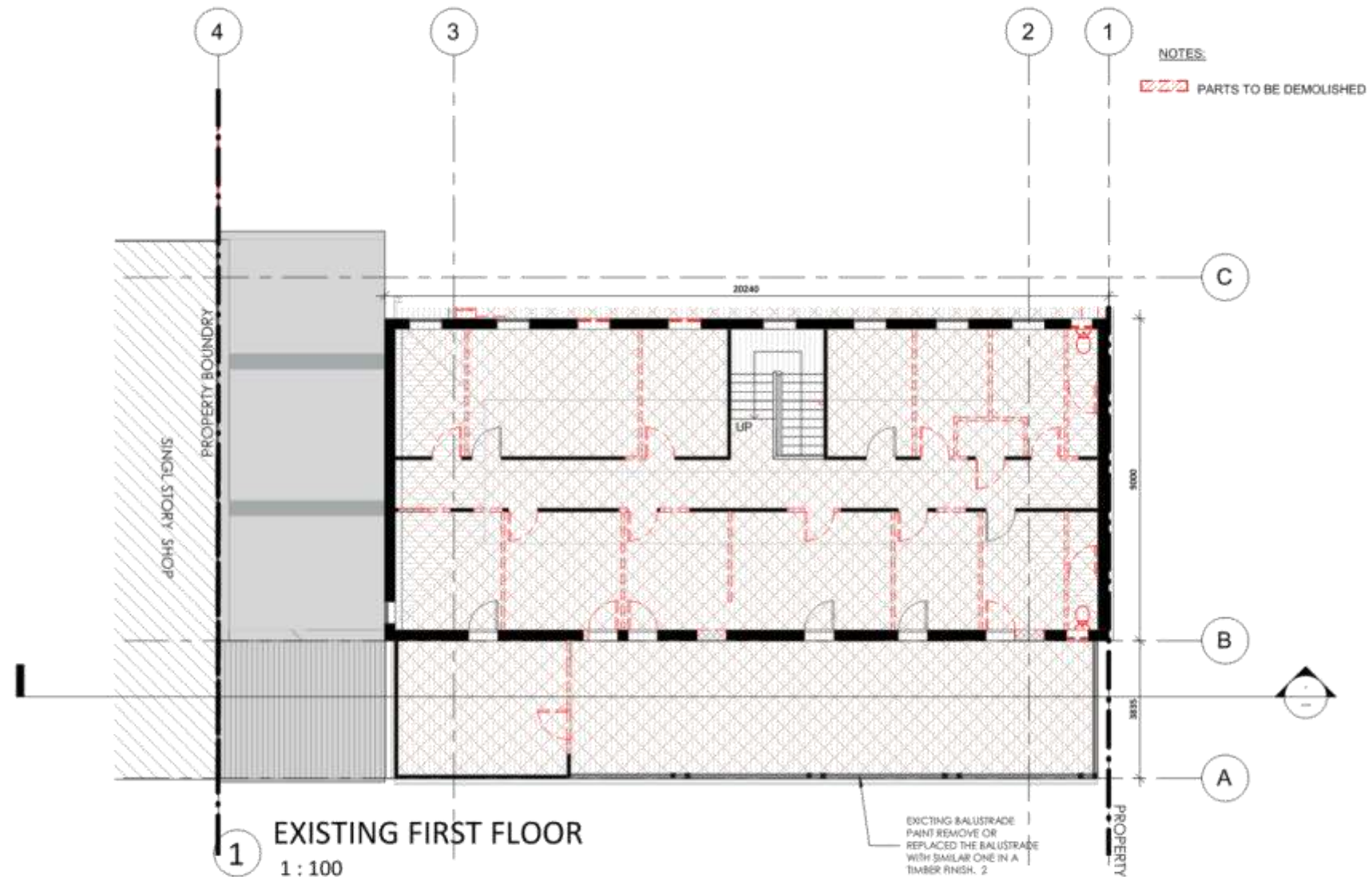
PROJECT
 NEW EXTENSION
 23 MAIN ST. BUNYIP

DRAWING TITLE
 SITE RESPONSE PLAN

TP01

ISSUE DATE	Issue Date	DRAWING	Author	REV
2024/05/15	2024/05/15	SCALE: As Indicated on Plan		





GLORY ARCHITECTURE
MINAMOSAAD
 REGISTERED BUILDING DESIGNER OG-AD 43733
 0432 424 045 min@gloryarchitect.com.au

Builder:

DRAWING REVISIONS/ISSUE
 REV DATE DESCRIPTION
 A Date 1 Revision 1

DRAWING STATUS
 CONTRACTOR MUST VERIFY ALL DIMENSIONS
 AND LEVELS AT THE JOB PRIOR TO COMMENCING
 ANY WORK OR MAKING ANY SHOP DRAWINGS.
 DO NOT SCALE DRAWINGS.
 ALWAYS USE WRITTEN DIMENSIONS.

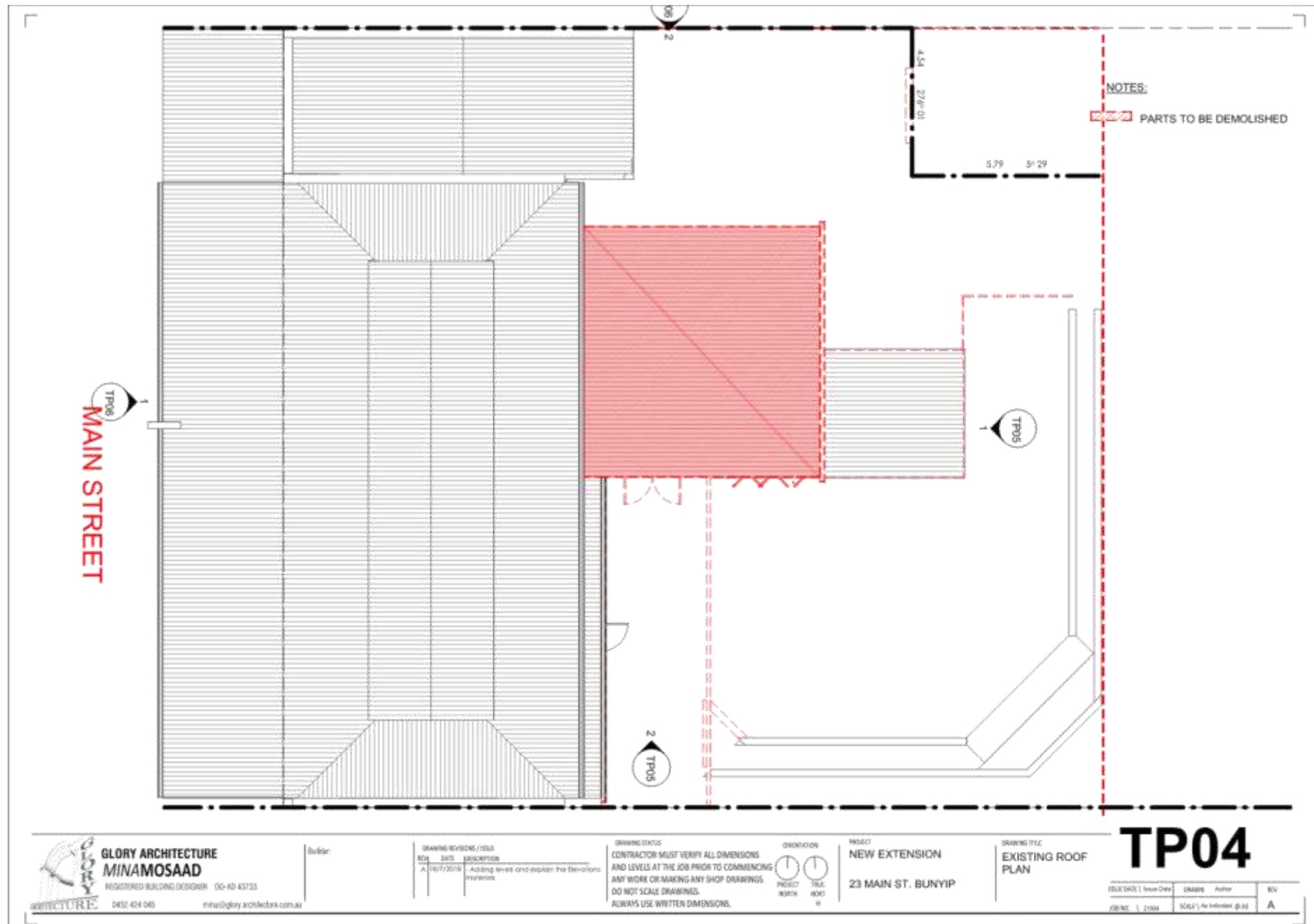
DRAWING DATE
 PROJECT START PROJECT END
 TRUE NORTH

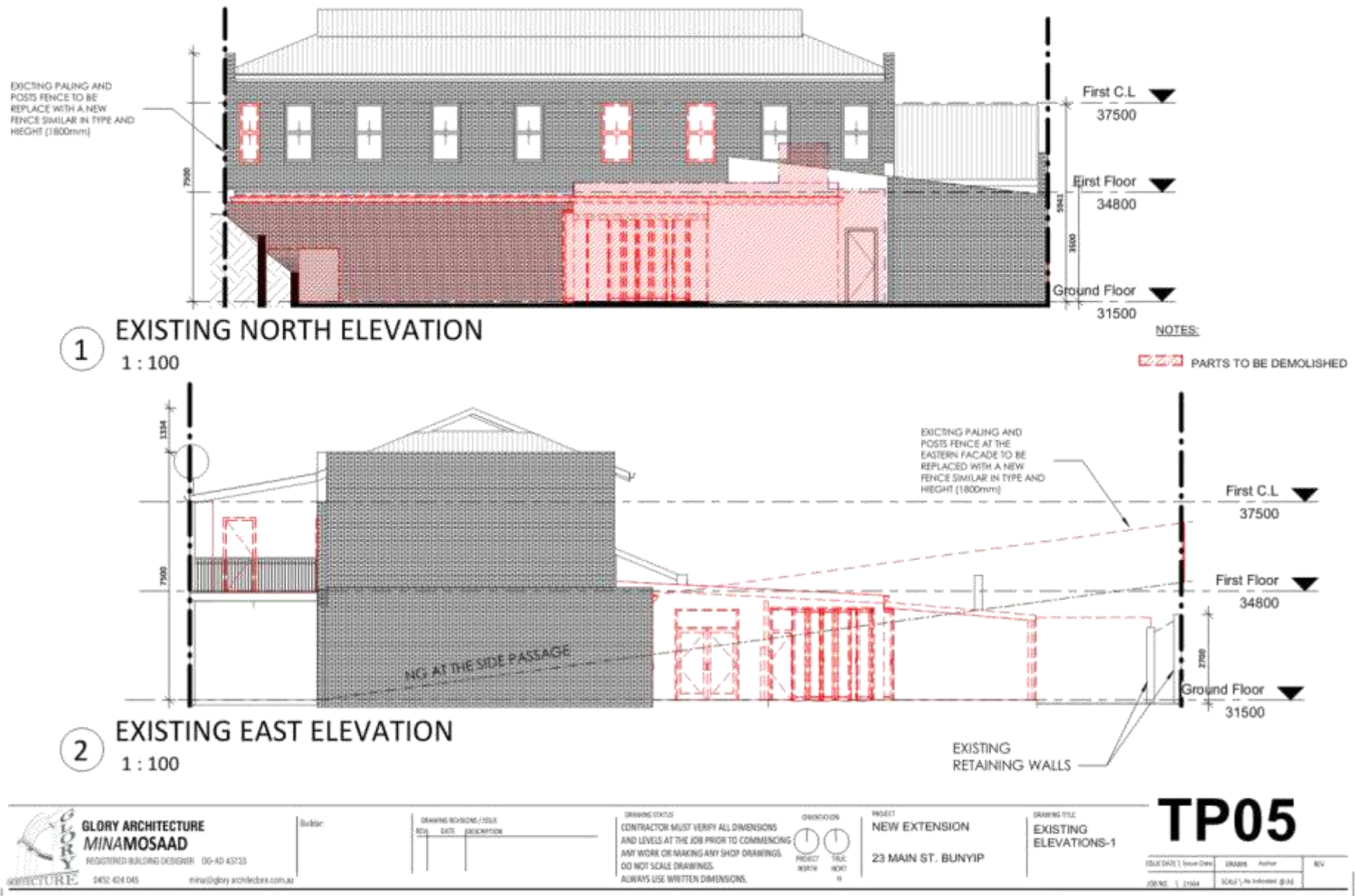
PROJECT
 NEW EXTENSION
 23 MAIN ST. BUNYIP

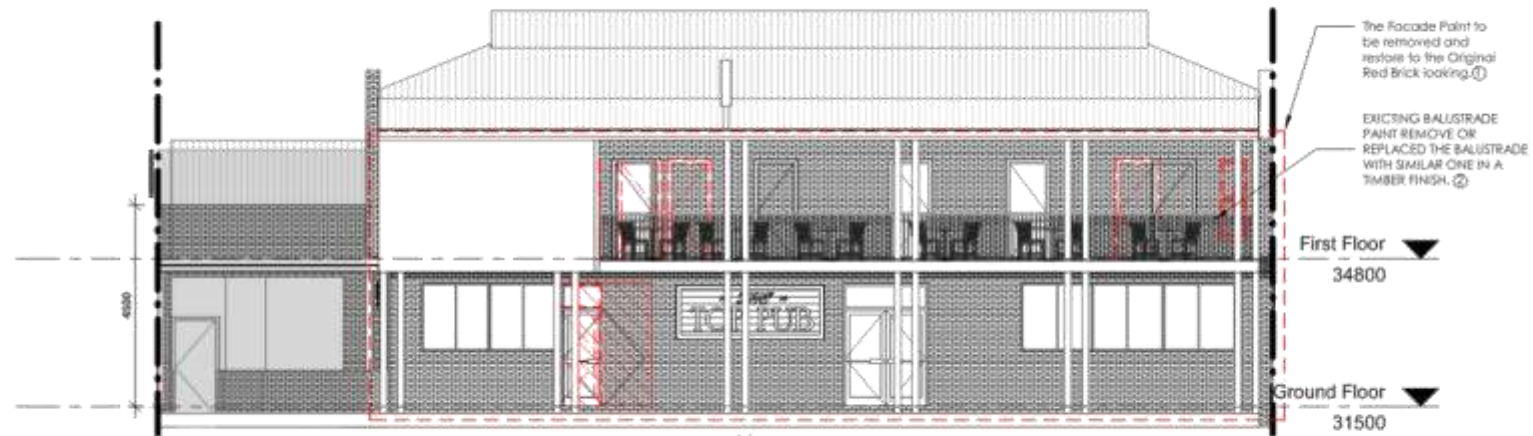
DRAWING TITLE
 EXISTING FIRST
 FLOOR PLAN

TP03

ISSUE DATE / Issue Date	DRAWN	Author	REV
2024/02/11 11:00AM	SCALE: As Indicated on plan	A	



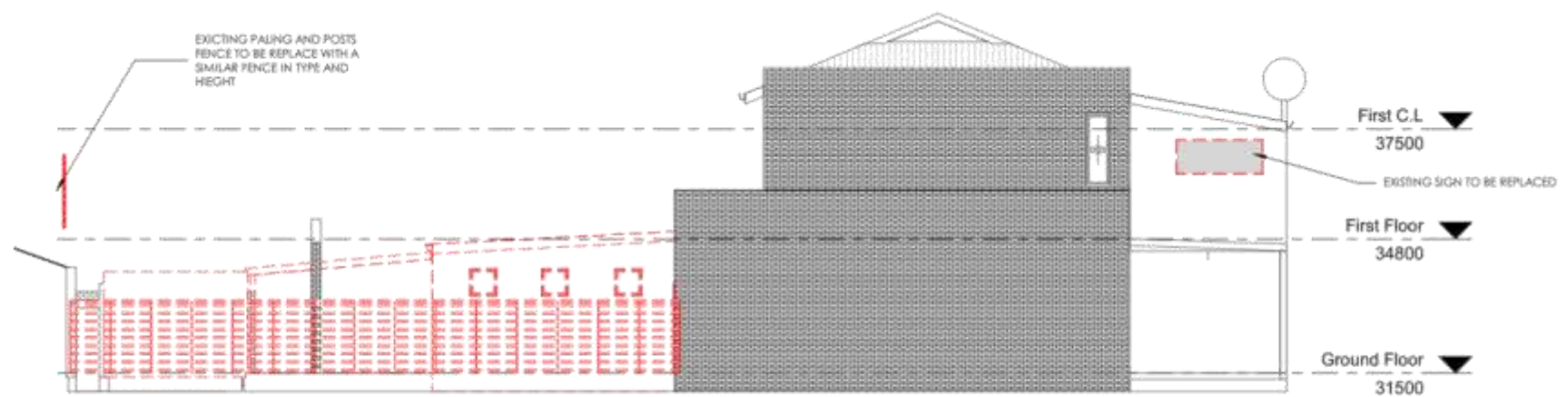




1 EXISTING SOUTH ELEVATION
1 : 100

NOTES:

PARTS TO BE DEMOLISHED



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REV	DATE	DESCRIPTION

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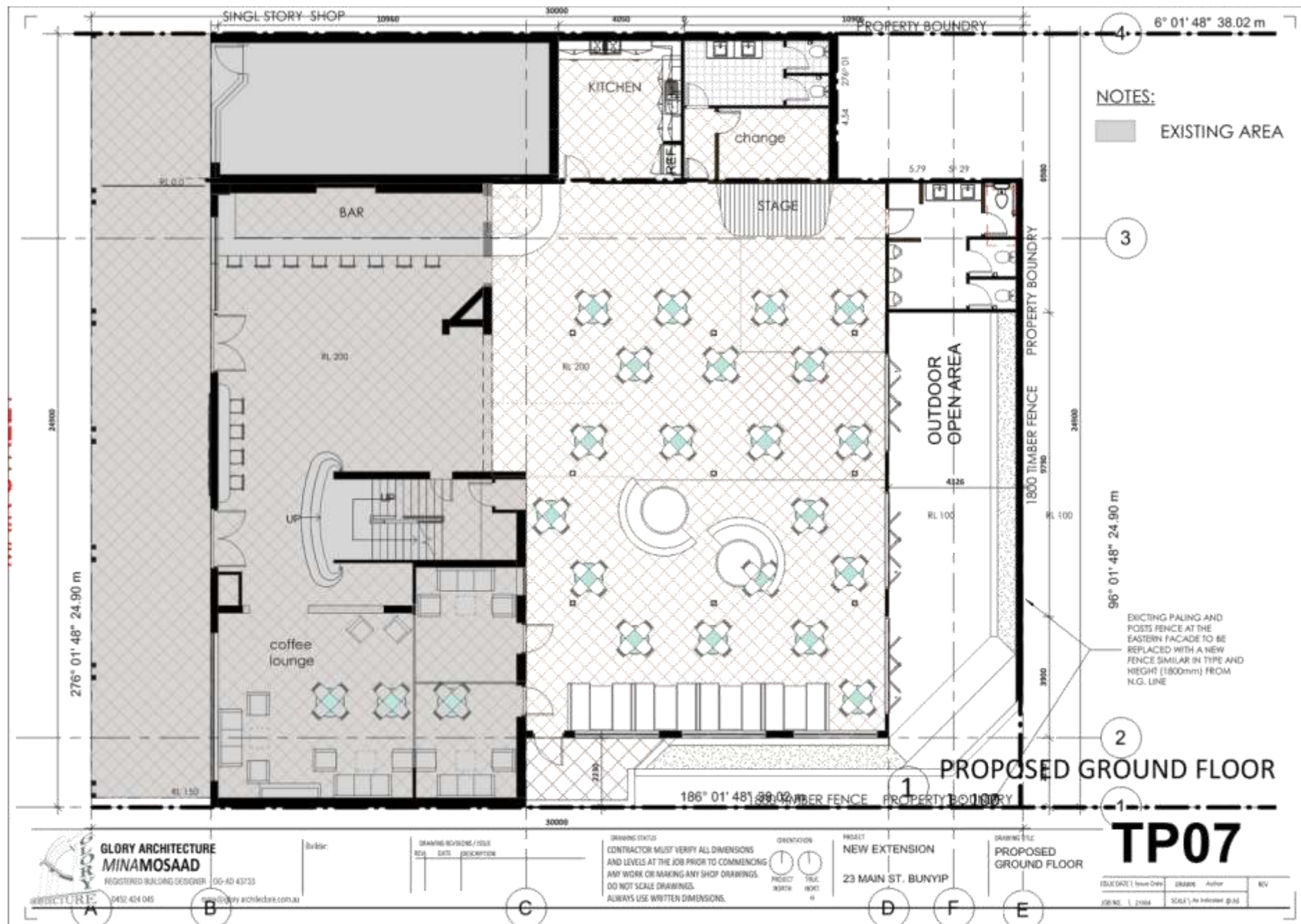
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PROJECT NORTH
TRUE NORTH

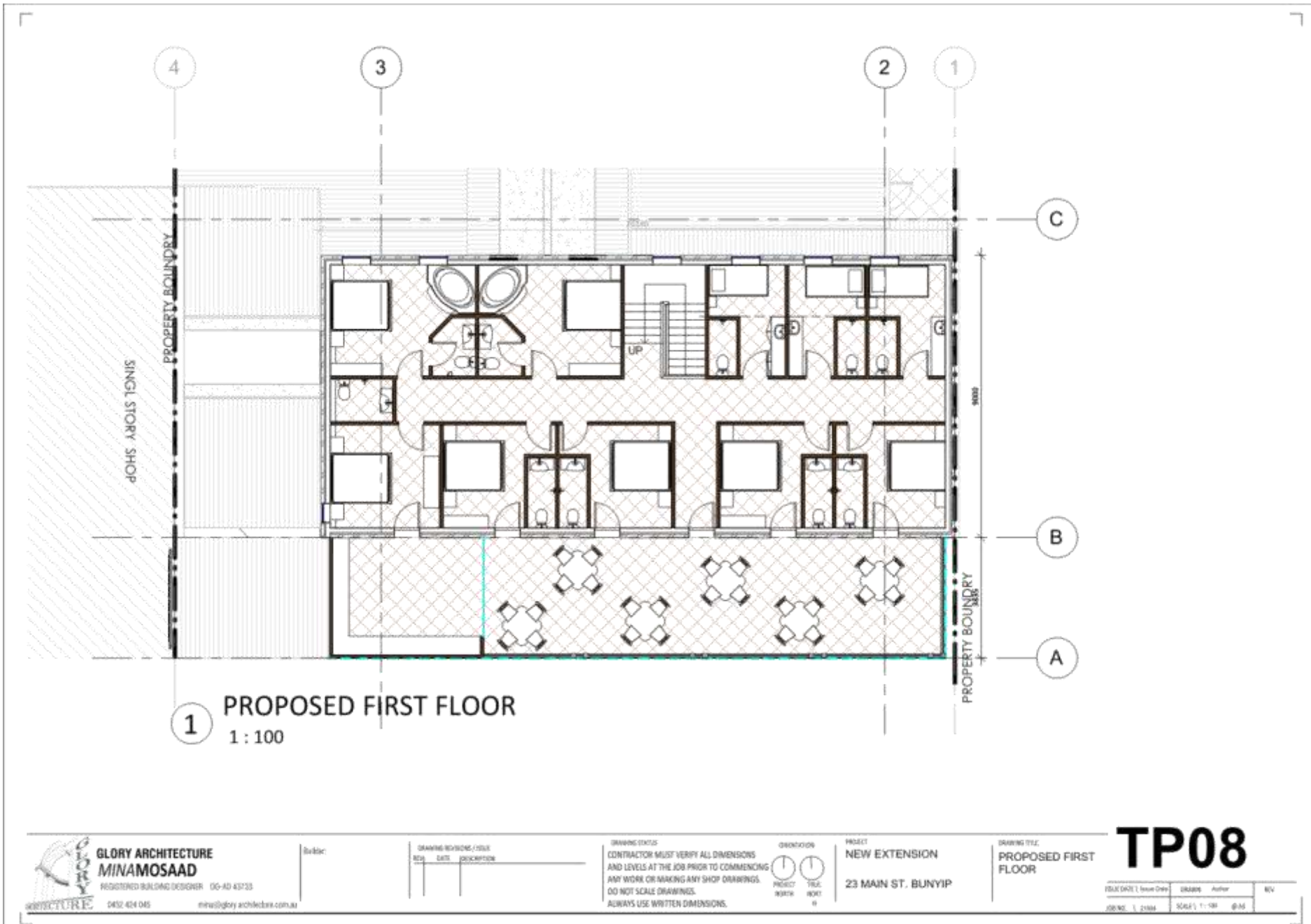
PROJECT
NEW EXTENSION
23 MAIN ST. BUNYIP

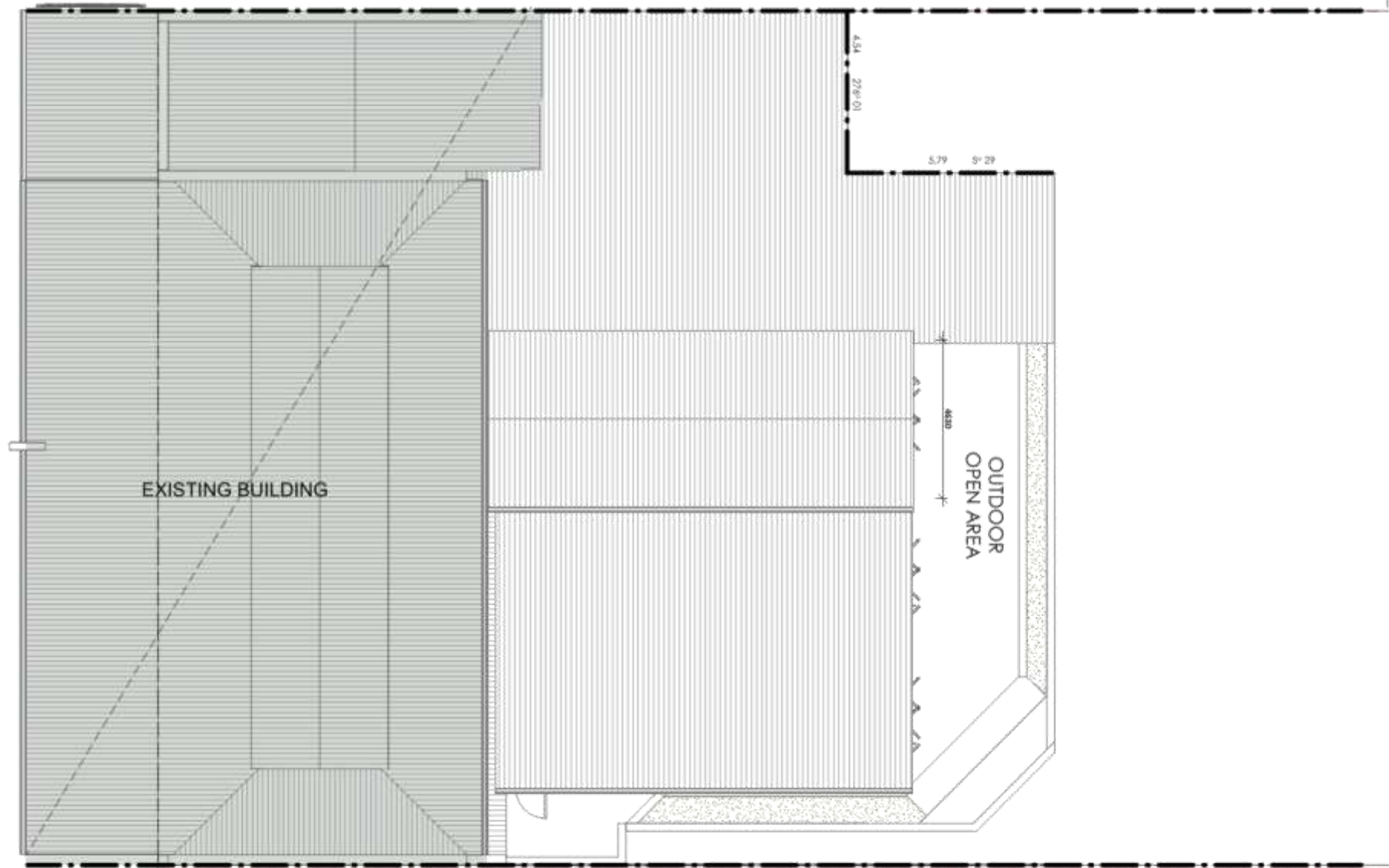
DRAWING TITLE
EXISTING ELEVATIONS-2

TP06

ISSUE	DATE	Issue Date	DRAWN	Author	REV
001	01/11/2014	01/11/2014			







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REV	DATE	DESCRIPTION

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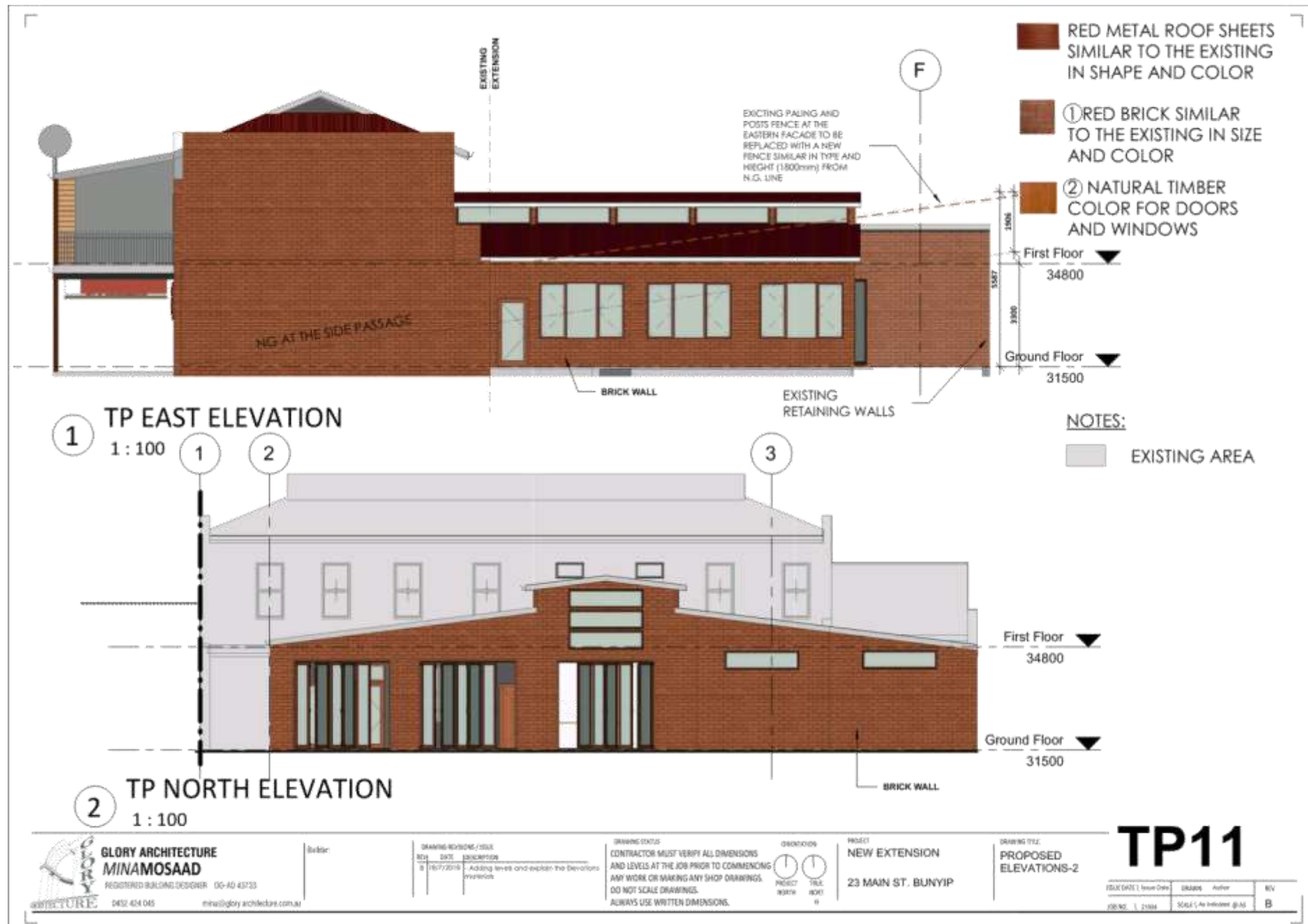
PROJECT
 NEW EXTENSION
 23 MAIN ST. BUNYIP

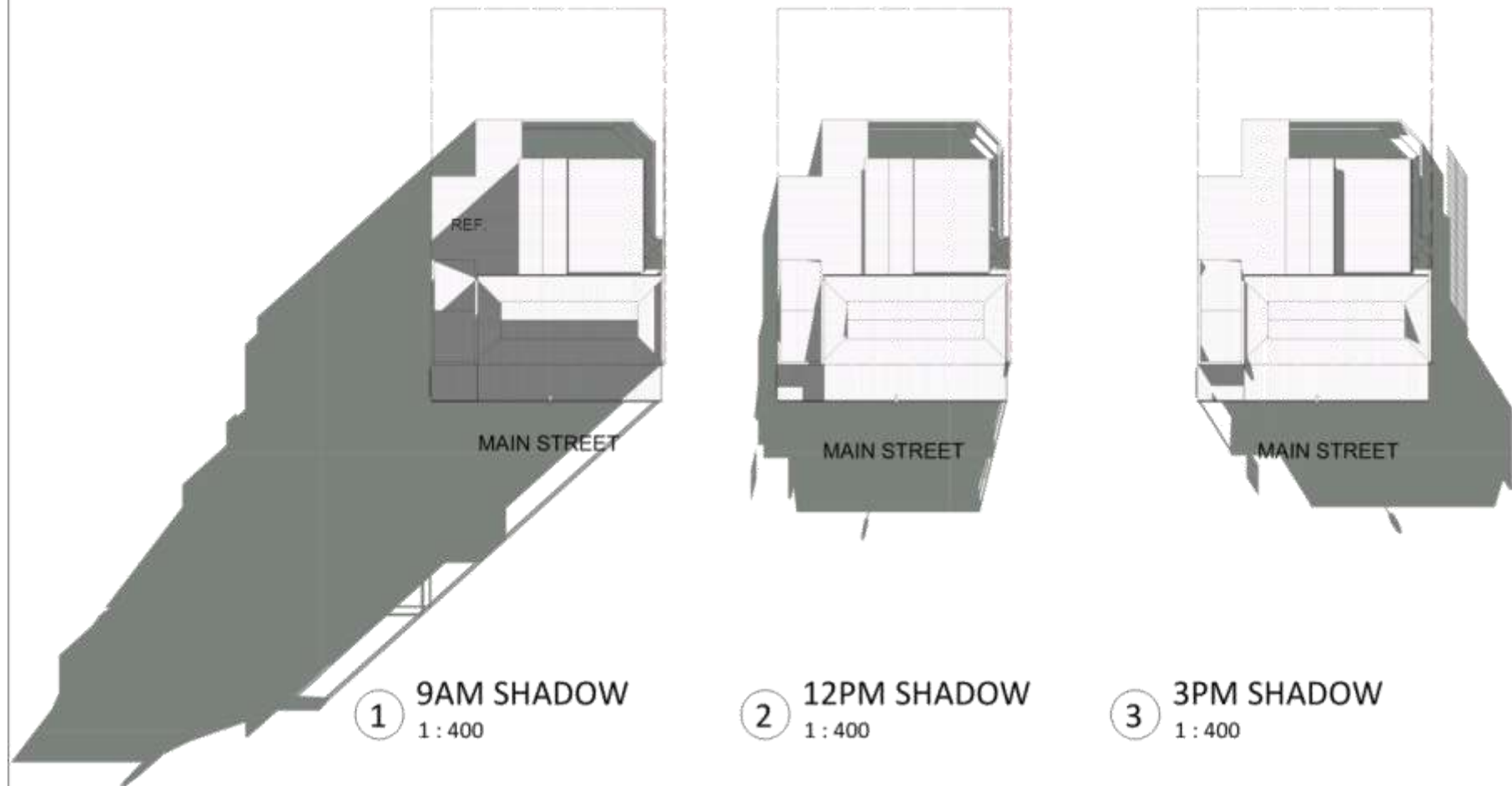
DRAWING TITLE:
 PROPOSED ROOF
 PLAN

TP09

ISSUE/DATE/1 Issue Date	DRAWING	Author	REV
2020/02/11 21/04/21	SCALE 1:100	01/01	







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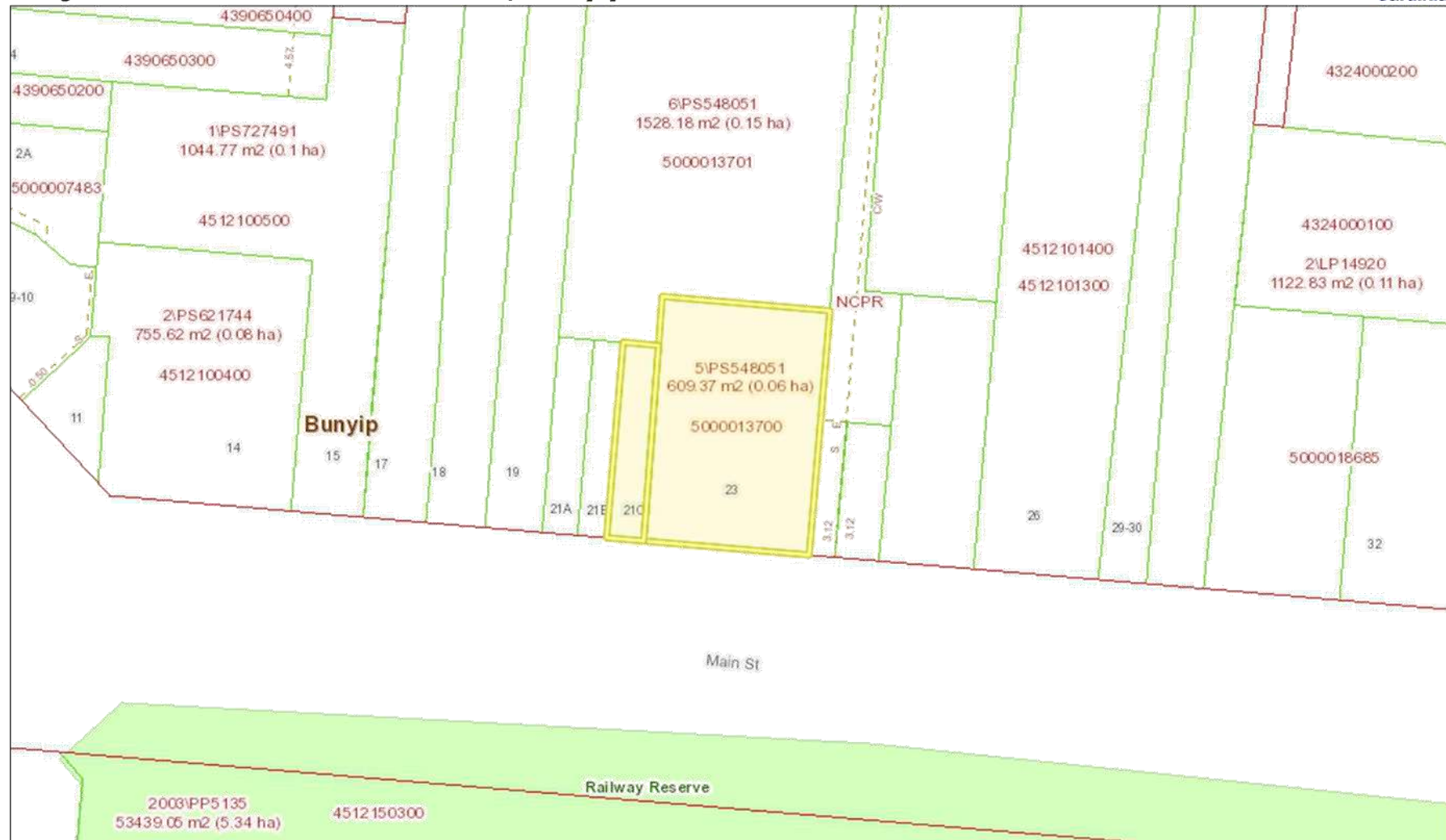
PROJECT
 NEW EXTENSION
 23 MAIN ST. BUNYIP

DRAWING TITLE
 SHADOW DIAGRAM

TP13

ISSUE DATE / Issue Date	DRAWN	Author	REV
20/02/21 21/04	SCALE 1:400	01/01	

subject site - 21C & 23 Main Street, Bunyip



31.8 0 15.88 31.8 Meters

1: 625

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

16-Nov-2018

Notes

