

PP184/2019-1

252-254 Murray Street COLAC

**Lot: 1 TP: 872161 V/F: 8403/777, Lot: 2 TP: 872161
V/F: 8403/777, Lot: 3 TP: 872161 V/F: 8403/777**

**Demolition of Building, Construction of Retail
Premises, Waiver of Car Parking (4 spaces)
and Display of Business Identification Sign**

Geoff De La Rue Architect

Officer - Ian Williams

**EXHIBITION
FILE**

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Clear Form

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

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Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

ℹ Click for further information.

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?: Ian Williams

Date: 02/08/2019

day / month / year

The Land ℹ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 252-254

St. Name: MURRAY STREET

Suburb/Locality: COLAC

Postcode: 3250

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1-3

Lodged Plan

Title Plan

Plan of Subdivision

No.: 872161V

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Demolish existing building and construct new showroom space for the Colac Motor Cycles.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$450 000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

i Estimated cost of any development for which the permit is required *

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

vacant shop(to be demolished)

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: Mr	First Name: Geoff	Surname: De La Rue
Organisation (if applicable): GD ARCHITECTURE		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: P.O BOX 92
Suburb/Locality: Colac	State: Vic	Postcode: 3250

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 5231 4787	Email: info@gdarchitecture.com.au
Mobile phone: 0419351185	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title: Mr	First Name: David	Surname: Wade
Organisation (if applicable): Colac Motor Cycles		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 256-258	St. Name: Murray Street
Suburb/Locality: Colac	State: Vic	Postcode: 3250
Owner's Signature (Optional):	Date: 14-08-2019 day / month / year	

Information requirements

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

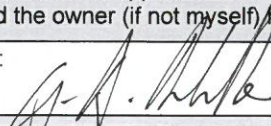
Is the required information provided?

Yes No

Declaration i



This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 14-08-2019 day / month / year

Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input checked="" type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input checked="" type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)	
<input checked="" type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see [Applicant's Guide to Lodging a VicSmart Application](#) at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information
Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 08403 FOLIO 777

Security no : 124078824303N
Produced 14/08/2019 11:03 AM

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 872161V.
PARENT TITLE Volume 07468 Folio 182
Created by instrument B504105 14/09/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAVID JOHN WADE
JOHANNA MARY WADE both of 258 MURRAY STREET COLAC VIC 3250
AR314875N 03/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP872161V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	1
Document Assembled	14/08/2019 11:08

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<h1 style="text-align: center;">TITLE PLAN</h1>	<h2 style="text-align: center;">EDITION 1</h2> <h1 style="text-align: center;">TP 872161V</h1>
<p>LOCATION OF LAND</p> <p>Parish: COLAC Township: - Section: - Crown Allotment: - Crown Portion: -</p> <p>Last Plan Reference: LP 14298 Derived From: VOL. 8403 FOL. 777 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>

Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 28/09/06
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

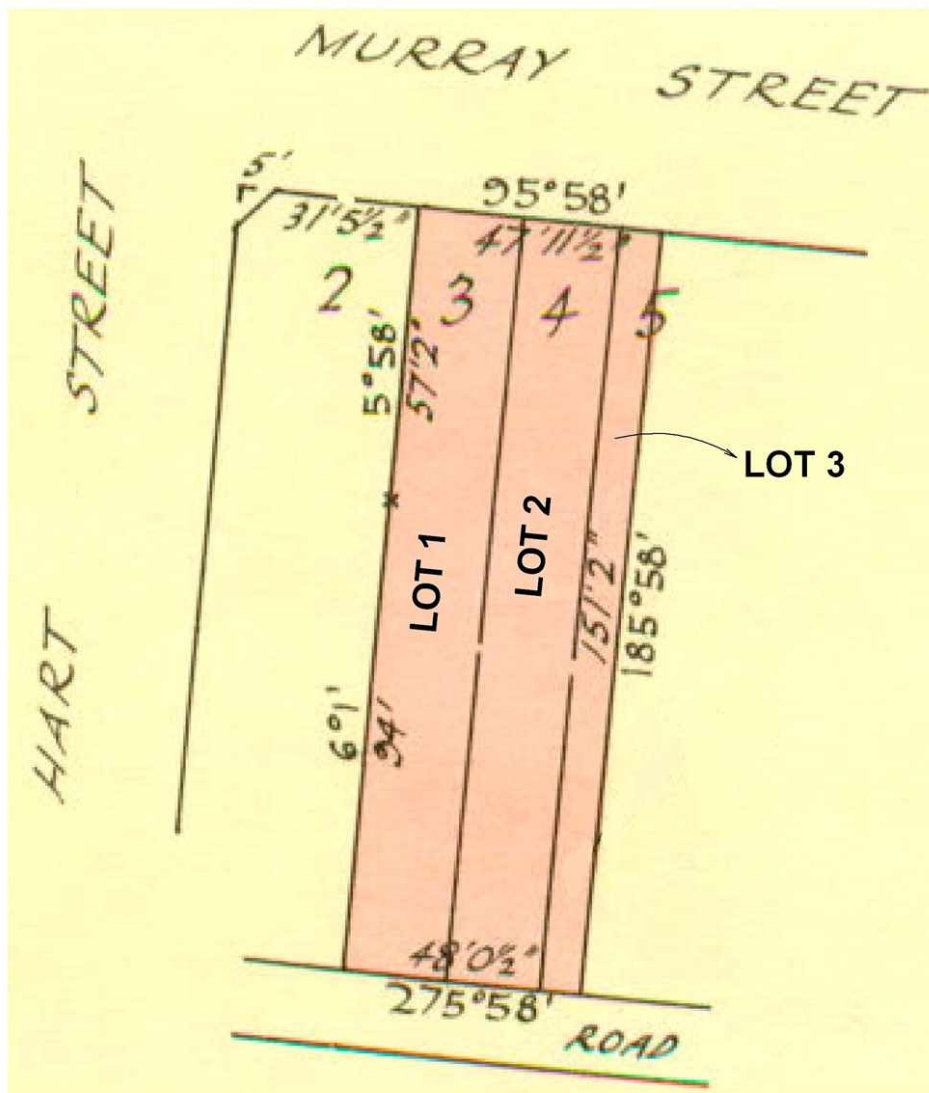


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 3 ON LP 14298 LOT 2 = LOT 4 ON LP 14298 LOT 3 = LOT 5 (PT) ON LP 14298

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Our ref: 19-30 let1.let

Planning Department,
Colac Otway Shire,
Rae Street,
COLAC, 3250

..... 14 August 2019

Re: DEMOLISH EXG BUILDING & BUILD NEW SHOW ROOM-252-254 MURRAY ST, COLAC 3250.

I am writing on behalf of my Client, Mr David Wade, to request Planning Approval for the above proposal. Please find enclosed my Design Drawings showing a Site Plan, along with Floor Plans and Elevations of the proposed buildings, a recent copy of Title and a completed Application form.

The proposal is to demolish vacant building and build new showroom space for Colac Motorcycles, as shown on the drawings.

ZONING:

The property is in Commercial 1 Zone, (C1Z).

OVERLAYS:

- **Design Development Overlay (DDO8)**
This Proposal will reactivate unused street frontage of Murray street. The shop façade addresses the existing character of Murray street to identify each street frontage as an individual façade.
- **Parking Overlay – Precinct 1(PO1)**
According to the overlay 10 car parks required. The proposed showroom will be used as an extension of current Colac Motorcycles showroom. The same staff will work in new, expanded show room, so additional car parking will not be required. Currently staff park on the vacant land on 250 Murray street. Therefore, I request a waiver of 4 car spaces, to reduce the number of carparks to 6, (number of staff), to allow for the potential use of the rear part of the land for an additional storage building in future. We have indicated a loading bay at the rear of the shop, (roll-a-door), to allow goods to enter/exit the building.
- **Heritage Overlay (HO305)**
The existing building is not under any heritage controls as per HO305 (not in the fine grained area) and it's not categorised as a heritage building in Colac 2050 Heritage Review presentation, (refer to attached), furthermore, the existing building doesn't contribute vastly to heritage character of Murray street, having no real specific architectural style or merit.

SIGNAGE:

Business signage and Brand signages will be shown on the areas marked on the north elevation.

COPY OF TITLE:

I have attached the current copy of Title, issued by the Title Office on the 14-08-2019. If you have any questions or require clarification on any matter, please do not hesitate to contact me directly at the office, or on mobile: 0419 351 185.

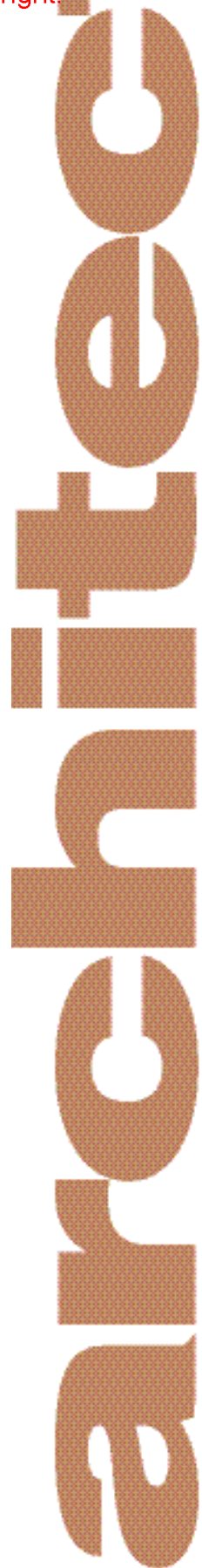
Yours sincerely,



G. A. De La Rue, B. Arch.

Enc'd: Design Drawings
Copy of Title
Application form

Copy: File
Client



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Heritage

Colac Heritage and Built Form Review



**The
PlanningConnection**

What is Heritage?

- ▶ Respect for our cultural heritage involves protecting places and objects that have importance to us as a community. Identifying and registering places and objects of cultural significance helps us to protect and conserve them.
- ▶ For (post contact) heritage In Victoria there a two tiers of listing:
- ▶ **Victorian Heritage Register** - State significant places (Heritage Act 1995)
- ▶ **Heritage Overlay Planning Schemes** - Local significance (Planning and Environment Act 1987)
- ▶ **Planning and Environment Act 1987** - Councils are required to:

Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

How are places identified?

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Place can be significant for one or many reasons (called Criteria):

- ▶ Historical
- ▶ Rarity
- ▶ Research potential (archaeological)
- ▶ Representative
- ▶ Aesthetic
- ▶ Technical or scientific
- ▶ Social significance
- ▶ Associated with the life or works of an important person or group

Physical surveys, intactness, integrity, compare with other places

Colac Heritage Study 2003

- ▶ Colac Otway Shire Council commissioned its Shire-wide Heritage Study in two stages
- ▶ Stage One was completed 1998 - provided a list of potential heritage places.
- ▶ Stage Two was commissioned in October 1999 and completed in 2003 - assessed the list of potential places and recommended individual sites and a number of precincts throughout the Shire for inclusion under the Heritage Overlay.
- ▶ The Study was reviewed in 2005
- ▶ Precincts - two precincts had been modified to the point where their heritage significance had been so compromised that their inclusion in the Heritage Overlay could not be justified.
- ▶ 243 individual places were identified throughout the Shire and 17 precincts were identified, including five within Colac.
- ▶ Amendment C27 - Heritage Overlay

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Heritage Overlay

Planning Permit for:

- ▶ External Alterations and additions
 - ▶ Demolition
 - ▶ External Painting
 - ▶ Signage
-
- ▶ Individual Places - approx. 60
 - ▶ Precincts - 3
 - ▶ Contributory features

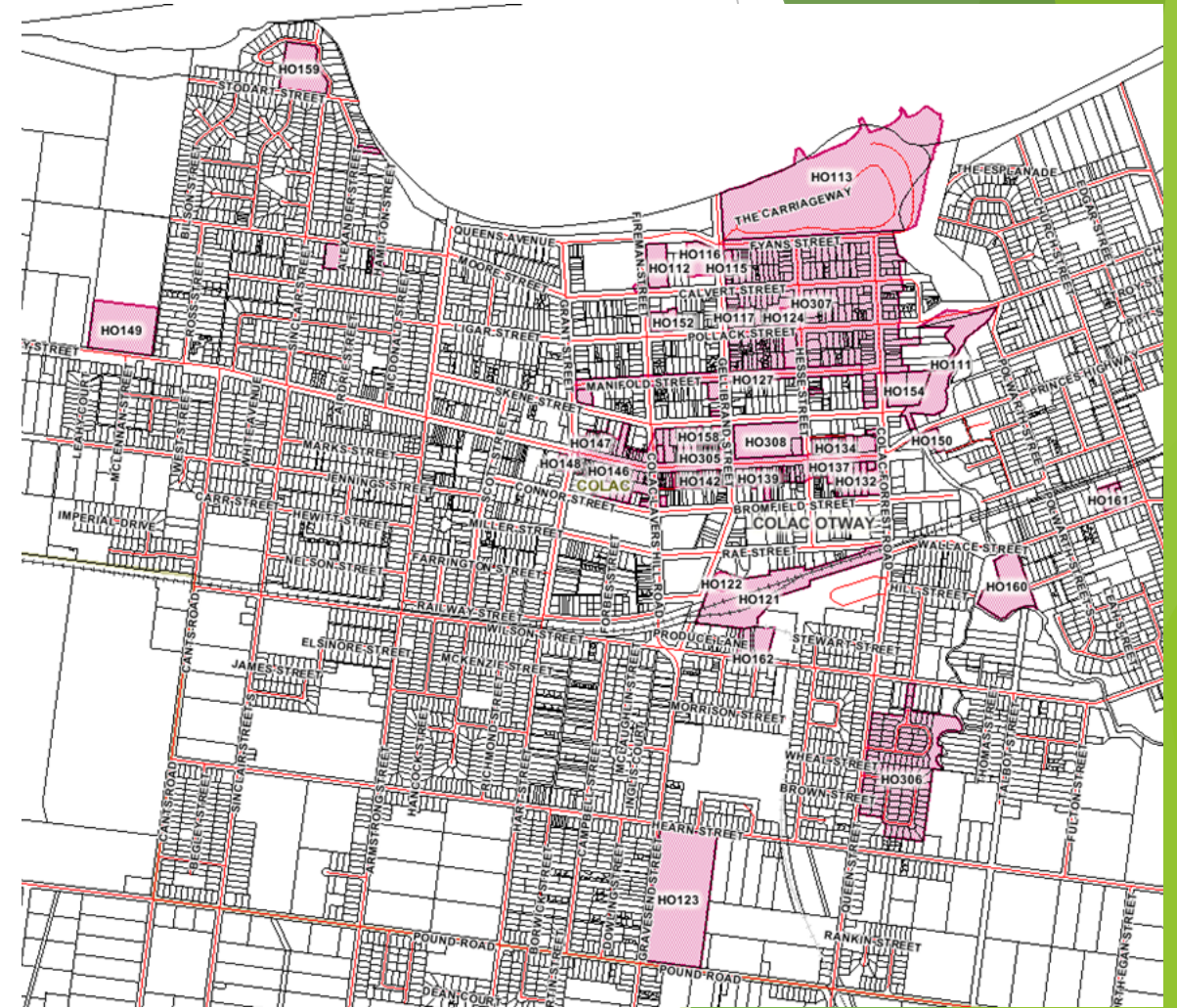
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Colac Heritage Precincts Built Form Character Review

Technical assessment to inform the Colac 2050 project

Examined the policies and Heritage Overlay for Colac's Heritage Precincts and ideas to improve the planning system.

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Findings

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- ▶ Reviewed 3 Precincts
- ▶ The proportion of applications received by Colac Otway Shire Council triggered solely by the Heritage Overlay are low compared with the overall number of planning applications received by Council.
- ▶ Approx 80% of heritage applications that are received are located within the three heritage precincts HO305 Murray Street Precinct, HO306 Colac Estate Precinct and HO307 Colac Residential Precinct (based on 2013-2015).
- ▶ Interviewed planners
- ▶ Reviewed previous applications
- ▶ Reviewed Heritage Adviser advice
- ▶ Site visits to assess and review precincts

Murray Street Precinct (H0305)

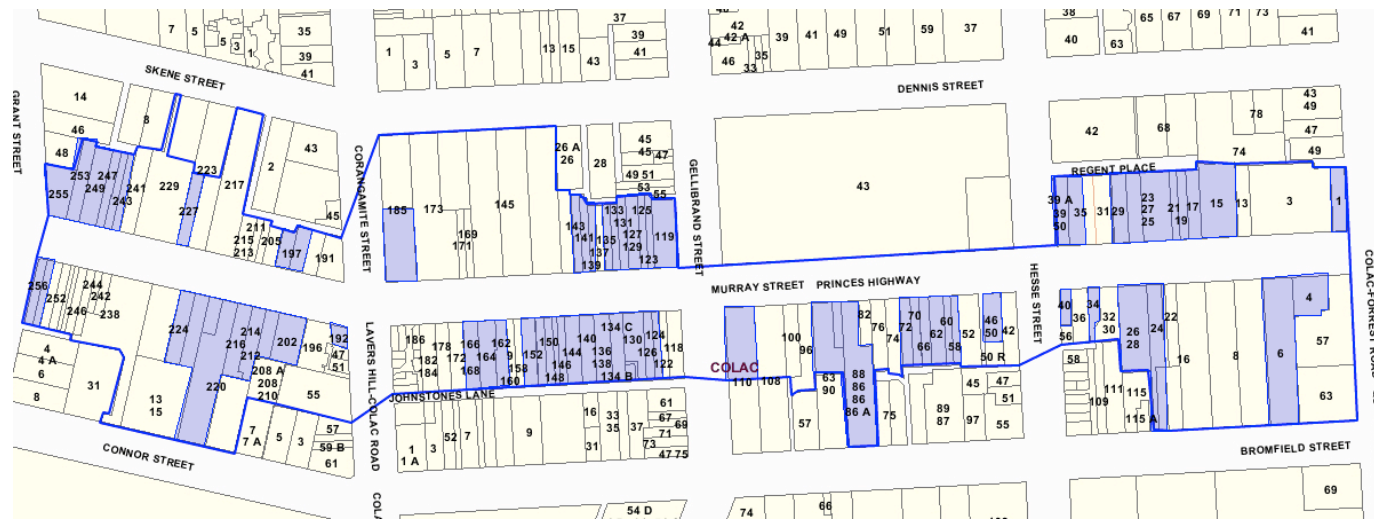
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Historically important association with Colac's late nineteenth and early twentieth century period of prosperity and consolidation as a large regional service centre for the surrounding rich agricultural and grazing district.

Demonstrates Colac's growth as a regional centre over a fifty year period, through the nineteenth century civic and financial buildings constructed to the east near Barongarook Creek, and the early twentieth century and inter-war retail that followed later as Colac's industries expanded and its population grew.

Architecturally important in illustrating the development of civic pride, authority and community solidarity in a regional nineteenth century Anglo-Celtic farming community, demonstrated in the clustering of a series of elegant architect-designed nineteenth century Victorian Italianate civic and government buildings near the entrance to the commercial area, adjacent to the bridge over Barongarook creek.

Twentieth century styles, including Art Nouveau and Arts and Craft, that demonstrate the prosperity of the period and the confidence held in Colac's continued growth by those who constructed these commercial premises.



Murray Street Precinct

Issues

- ▶ Existing (and possibly inappropriate signage) being used by applicants to justify new/replacement signage proposals
- ▶ Assessing the appropriateness of infill development
- ▶ Retaining active street frontages along Murray Street



Recommendations:

Although there are some large gaps within the Precinct especially at the western end, the historical significance of Murray Street warrants the inclusion of the entire commercial 'core' of the street as already mapped.

No changes are recommended to the boundaries of the Precinct.

Refine the Statement of Significance to list the physical fabric that demonstrates what is important about the precinct.



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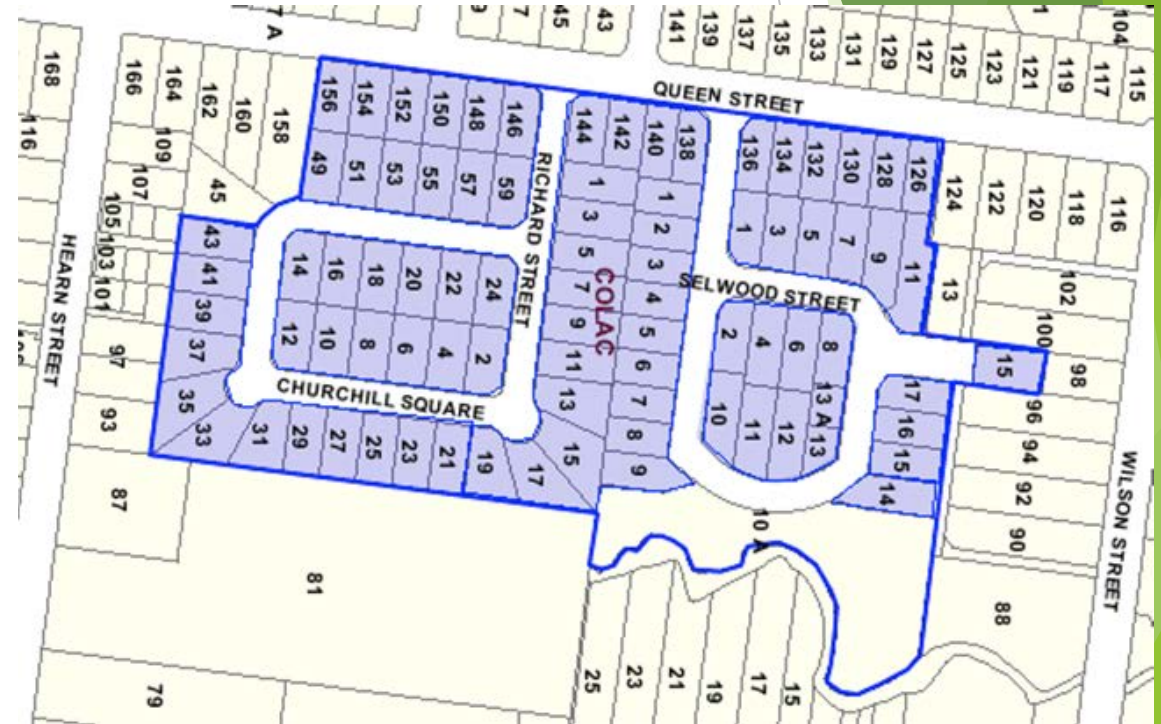
Colac Estate Precinct (H0306)

The Colac Estate Housing Precinct was one of the first housing estates commenced in country Victoria, and was the initiative of the Housing Commission and the Borough of Colac. The Colac Estate was commenced in the mid-1940s and completed by the early 1950s. The design of the Colac Housing Estate reflects planning philosophies that were emerging after the Second World War as increased powers were gradually devolved to local government. The Colac Estate was constructed to alleviate the severe housing shortage in Colac, and under the auspices of the government's post war decentralisation policy which encouraged industry and labour to establish in regional areas outside metropolitan Melbourne.

Historically important through association with State government's post war decentralisation policies, and mid-twentieth century industrial expansion.

Historically important in demonstrating the materials adopted to alleviate building material shortage after the Second World War and attempts at improving efficiency through prefabrication.

Architecturally important in exhibiting the diversity of mid-twentieth century public housing design, and the attempts to integrate layout and these design features within a suburban landscape.



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Colac Estate Precinct

Issues

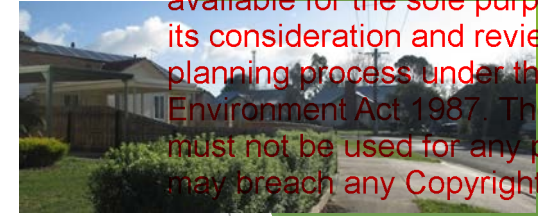
- ▶ Assessing the appropriateness of infill development
- ▶ The need for a permit for simple fence replacements
- ▶ Not “typical” heritage - Some misunderstanding about significance



Recommendations

- ▶ Continues to clearly display features which demonstrate the historic and aesthetic significance of the precinct and **should be retained.**
- ▶ **98 Wilson Street** is within the Heritage Overlay Precinct however it is the only dwelling that fronts Wilson Street. Although it is of the same period as dwellings within the Precinct, as it is the only dwelling that fronts Wilson Street it appears physically unrelated to the remaining Estate and **should be removed from the Precinct.**
- ▶ Refine the Statement of Significance to list the physical fabric that demonstrates what is important about the precinct.

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Colac Residential Precinct (H0307)

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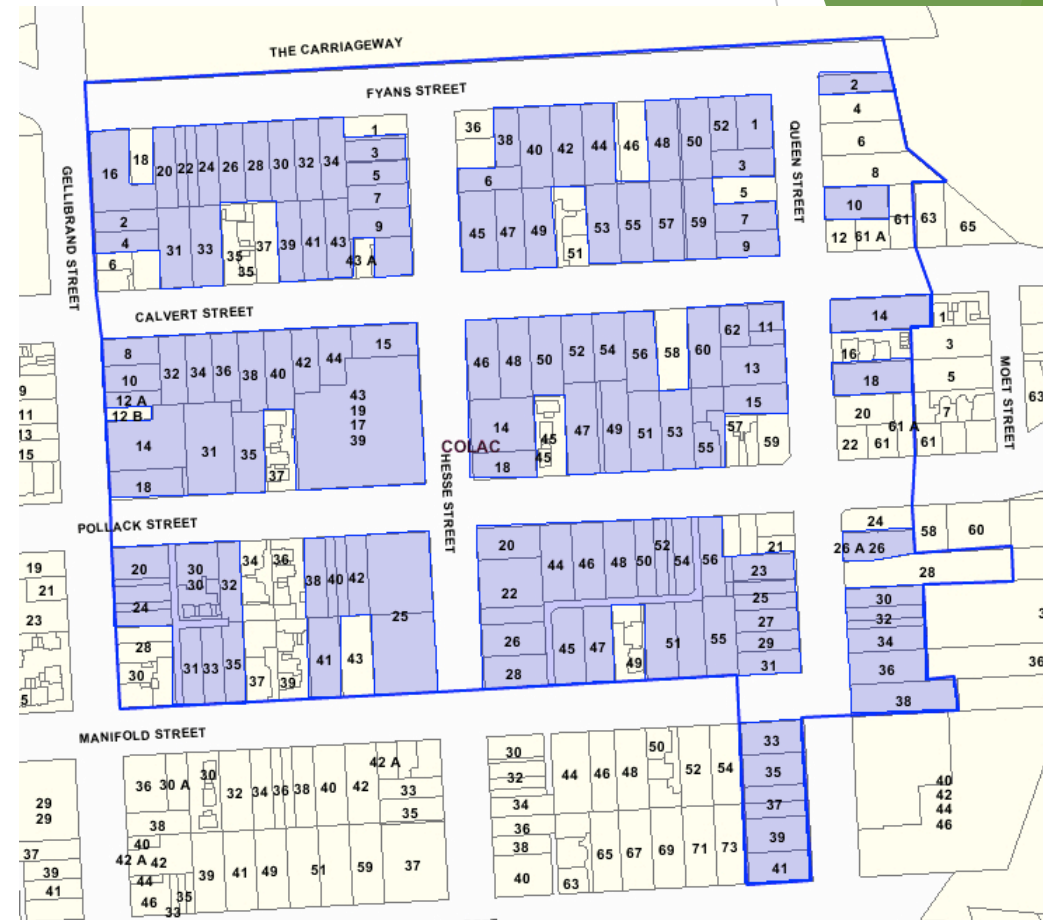
The Colac Residential Precinct predominantly comprises single storey, exterior-painted weatherboard dwellings with corrugated iron clad roofs that were constructed in the late nineteenth and early twentieth centuries. The Precinct is distinguished by its street plantings, wide roads, grassy verges and deep culverts.

The Colac Residential Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway.

Aesthetic importance in illustrating the principle characteristics of nineteenth century town planning in the grid format and wide road reserves.

Architectural importance in demonstrating a continuum of residential styles incorporating modest Gothic; late Victorian Boom style; Federation and mid twentieth century brick dwellings that provide a 'map' in built form of Colac's residential development.

Historical importance in demonstrating the evolution of Colac as an important regional centre, the residential development commencing initially in an area close to the churches, then later fanning out in a north east direction from an apex at Queen and Manifold Streets, adjacent to the original creek crossing and the civic precinct.



Colac Residential Precinct



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Issues:

- ▶ Policy guidance in relation to infill dwellings (including rooflines, placement of garages, design detail)
- ▶ Single storey and double storey additions
- ▶ Visibility on corners
- ▶ Demolition of non-contributory dwellings (that display characteristics of contributory dwellings)
- ▶ Roof materials
- ▶ Restoration of original features

Recommendations

- ▶ No changes recommended to the extent of the Precinct.
- ▶ Identify contributory places within the Study map to include a number of interwar and mid-twentieth century weatherboard and brick dwellings.
- ▶ Statement of Significance to be redrafted to identify the features that contribute to the significance of the precinct



Other recommendations

Grant Street and Queens Avenue

- ▶ Previously recommended in Colac Heritage Study
- ▶ Although eclectic and developed over a range of periods, both Grant Street and Queens Avenue both streets include excellent examples of housing styles from the late nineteenth century, early twentieth century, inter-war and mid twentieth century periods, and in a sense both provide 'grander' examples.
- ▶ Should be reconsidered

Assess individual Inter War and Post War places.

Other Actions

- ▶ Practical and tailored Heritage Guidelines to help owners and planners
- ▶ Online Resource Room - Make information more available
- ▶ Promote the Heritage Adviser service
- ▶ Murray Street "face lift" to encourage removal of signage and restore parapets and other features
- ▶ Planner training

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From: [Geoff De La Rue](mailto:Geoff.De.La.Rue)
To: inq@colacotway.vic.gov.au
Cc: ian.williams@colacotway.vic.gov.au
Subject: Planning queries.....
Date: Friday, 11 October 2019 11:05:48 AM
Attachments: [02 - Floor Plan.pdf](#)
[03 - Mezzanine Floor Plan.pdf](#)
[04 - Elevations.pdf](#)
[01 - Site Plan.pdf](#)

Ian,

Following my last reply to some of the issues raised in your letter dated 17-09-19, here is the full reply to all the issues:

1 **Car turning templates:** refer to notes /diagrams on the site plan, attached.

2 **Traffic Impact Assessment.** As noted earlier, the shop has approximately 6 employees, some of which arrive by motorcycle, and the remainder by car, who then park on this adjacent site, (# 252-254), and the one further to the east that is owner also by my clients, so at the moment, there is little if any issues with staff carparking. There appears to be adequate off site carparking on the streets adjacent to the existing shop, in both Murray Street and Hart Street. Traditionally, customers dropping off motorbikes and four wheelers tend to do so in Hart St, near the main vehicle access door towards the south end of the west wall, as this provides direct access to the workshop area. New bikes, etc, are normally fabricated and checked there also, and then dispatched via the same door. The new Parts Store area in the addition, will receive inwards goods, (parts generally), via the new roll-a-door in the south wall, where the loading bay is logically located.

3 **S/W Management Plan:** Once I receive direction from the Infrastructure Dept as to how much retention is required, I'll get my Civil Engineer to design the drainage and detention system as required.

4 **Heritage Overlay:** As noted previously, the existing shop to be demolished has no great architectural or historical significance, so I believe its removal will not have any adverse effect on the streetscape. This particular section of the streetscape is not all old, (ie historic), buildings, so there is no uniform character, there are shops dating from the 1940's, 50's, 60's, etc. right up to the last two decades.

The new building is of modest height, and lower than the existing shop to the west, so it will be of similar height and bulk to the original shop. As also notes earlier, the proposal is to match the new building with the façade of the existing motorbike shop, but for it to "read" as a separate shop also, due to the stepped façade design.

5 **Colors and materials:** Please refer to the revised elevations, which indicate the colors of the new north façade, the remaining walls will be natural grey blockwork, and the roof will be Zincolume.

6 **No Front Veranda:** As also noted previously, my client was not keen to continue the veranda from the existing shop, as it reduces the amount of light entering the shop and the passive solar gain is also helpful in winter to heat the shop. This will also add to the diversity of the streetscape.

7 **Separate tenancies:** As noted in the last email, we are aware of the issues required to reinstate the building into two separate shops if needed in the future.

8 **Signage significance:** The proposed new signs will not be too large, the area of signs is shown on the elevations, and more detail has been added on the revised elevations.

9 **Signage details:** The proposed new signs will be signwritten and affixed to the façade, similar to those on the existing shop, they will NOT be illuminated, but will be to suit the requirements of the various motorbike manufacturers branding requirements, refer to the revised elevations also.

10 **On site Carparks:** As discussed, we can fit two extra car spaces along the western side of the site, and provide one space inside the building, (just inside the loading door), as indicated on the revised Site Plan. This gives 9 carparks in total and requires a waiver of only 4 spaces, which can be done by delegation of the relevant Planning Officer. Can you sn[mend the permit, (if needed), to relect the need for waiver of 4 car spaces please.

11 **Title Consolidation:** I am advised that the 3 section of the title have already been consolidated, please refer to the current copy of Title, attached.

Ca you ask the Infrastructure guy to contact me please, or give me his details and I'll call him re the detention required.....

Regards,

Geoff De La Rue

Architect

GD Architecture

PO Box 92 Colac, 3250

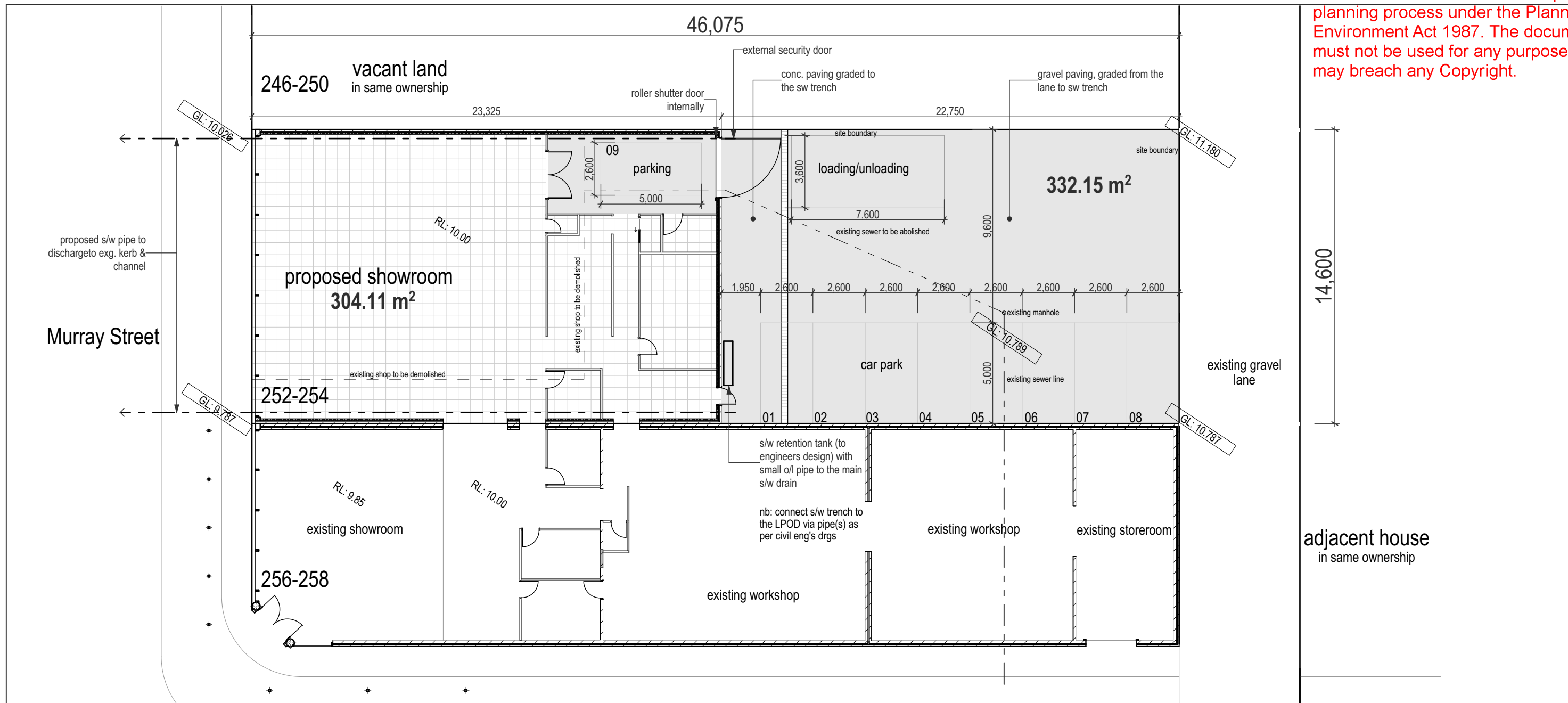
26 Murray St, Colac, 3250

Phone: 03 5231 4787

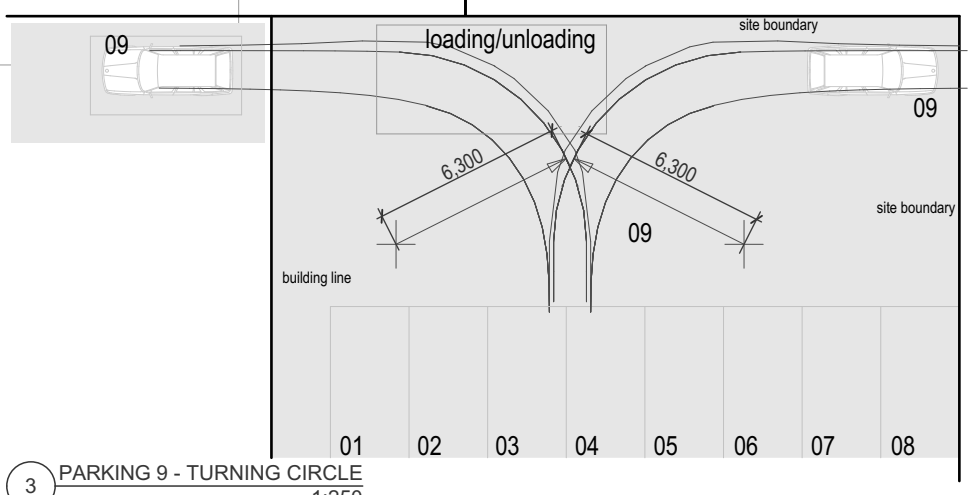
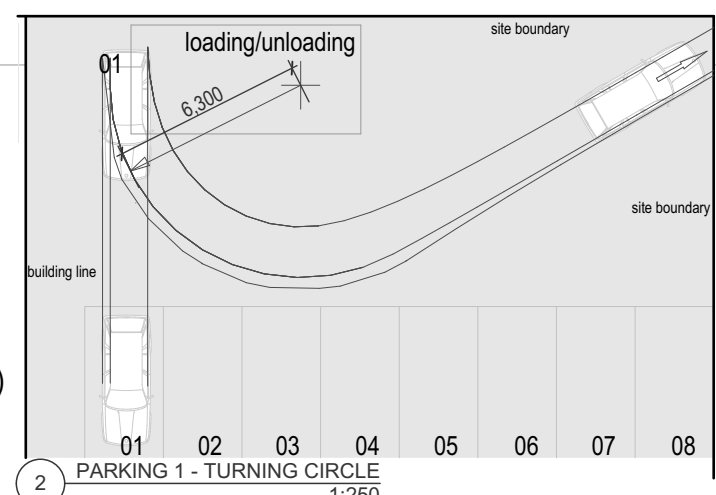
Mobile: 0419 351 185

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1 SITE PLAN 1:200



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phone 03 5231 4787
mobile 0419 351 185
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PARKING ANALYSIS

GFL Area: 340.55m²
Mezza Area: 104.77m²
Total Floor Area: 445.32m²
Car parking ratio: 3/100m²
Required parking: 13.3

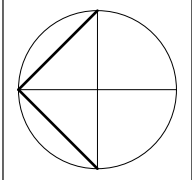
AREA ANALYSIS

Site Area: 672.69m²
Built Area: 340.55m²
Site Coverage: 50.6%
Parking & Open Space: 332.15m² (49.37%)

REVISIONS:

NOTES

DO NOT SCALE OFF THE DRAWINGS REFER TO FIGURED DIMENSIONS ONLY BUILDER TO VERIFY DIMENSIONS ON SITE CONFIRM ALL LEVELS & SITE FEATURES NOTIFY DISCREPANCIES TO THIS OFFICE

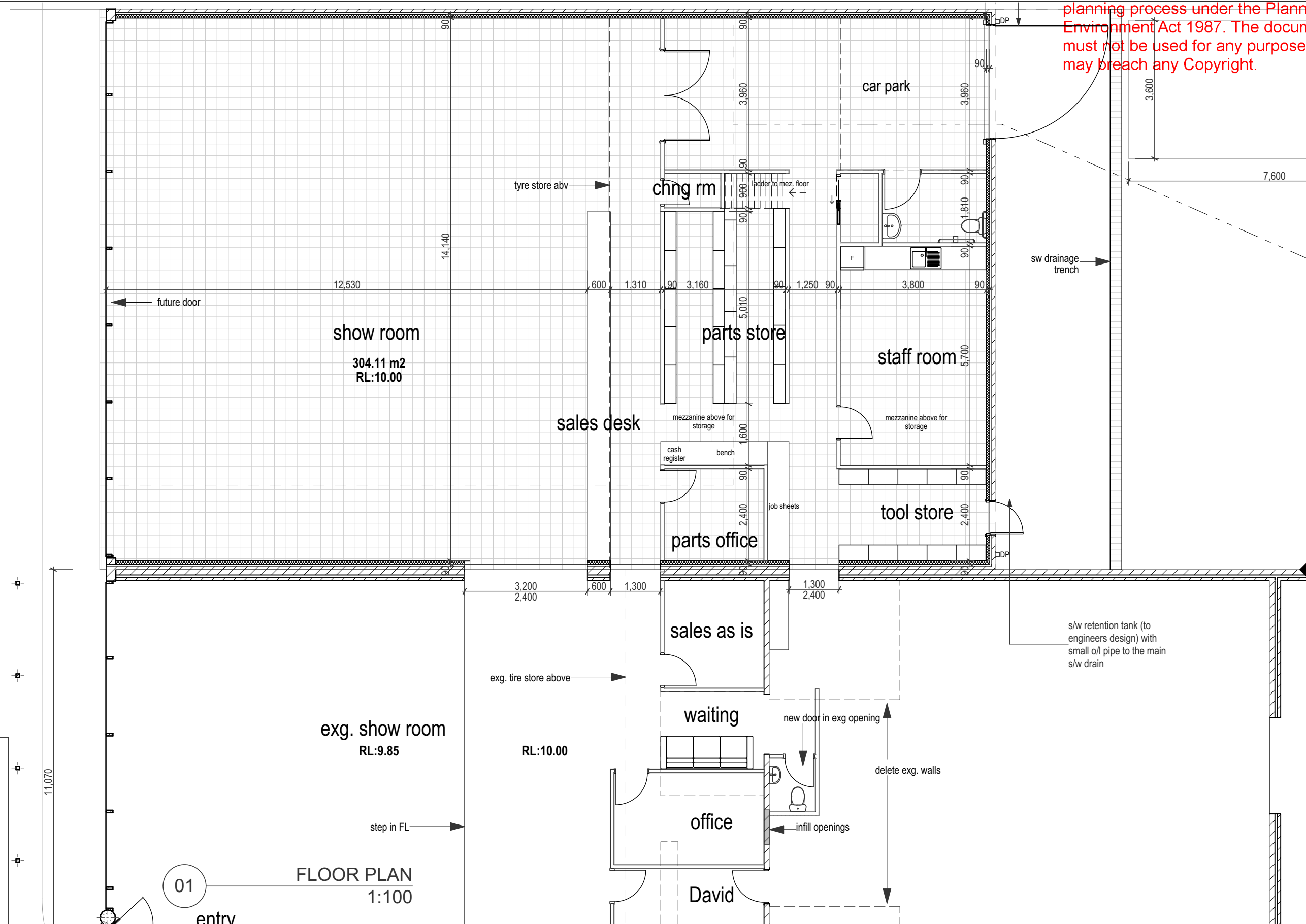


PROJECT: colac motorcycles addition
CLIENT: david wade
SITE: 252-254 murray street, colac
TITLE: site plan

DESIGN: GAD	SCALE: as shown
DRAWN: CS	ISSUED:
CHECK: GAD	TO:
DATE: 31-Oct-19	FOR:

19-30
PROJECT NUMBER
01 04 A A3
SHEET: OF: REV: FORMAT

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FLOOR PLAN
1:100



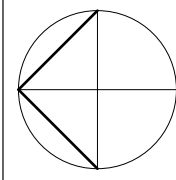
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REVISIONS:

NOTES

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PROJECT: colac motorcycles addition

CLIENT: david wade

SITE: 252-254 murray street, colac

TITLE: floor plan

DESIGN: GAD

DRAWN: CS

CHECK: GAD

DATE: 31-Oct-19

SCALE: as shown

ISSUED:

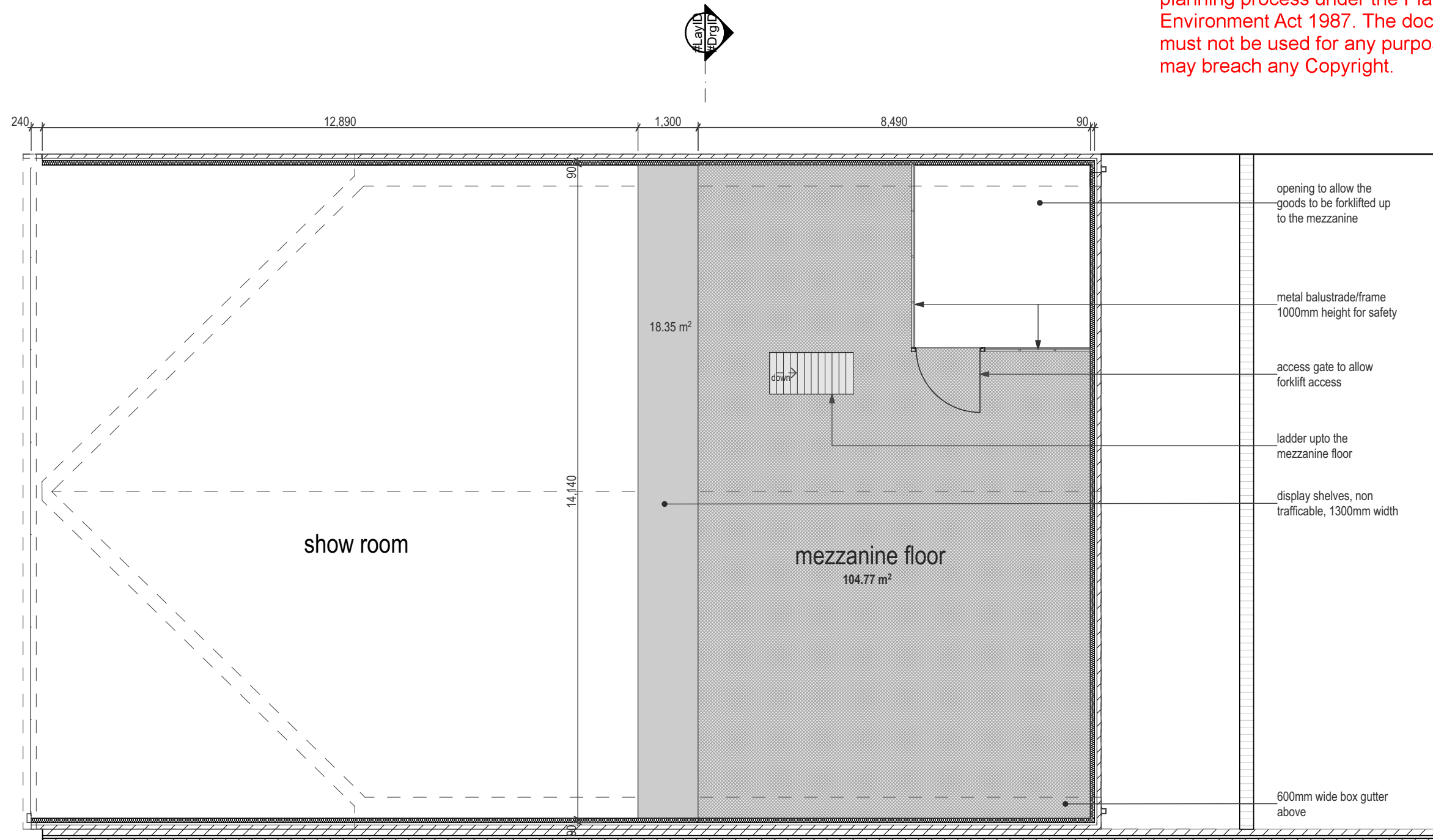
TO:

FOR:

19-30

PROJECT NUMBER
02 04 A A3
SHEET: OF: REV: FORMAT

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1. MEZZANINE FLOOR
1:100

exg. show room



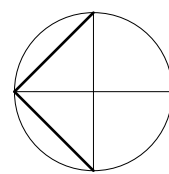
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REVISIONS:

NOTES

DO NOT SCALE OFF THE DRAWINGS REFER TO FIGURED DIMENSIONS ONLY BUILDER TO VERIFY DIMENSIONS ON SITE CONFIRM ALL LEVELS & SITE FEATURES NOTIFY DISCREPANCIES TO THIS OFFICE



PROJECT: colac motorcycles addition

CLIENT: david wade

SITE: 252-254 murray street, colac

TITLE: mezzanine floor

DESIGN: GAD

SCALE: as shown

DRAWN: CS

ISSUED:

CHECK: GAD

TO:

DATE: 10-Oct-19

FOR:

19-30

PROJECT NUMBER

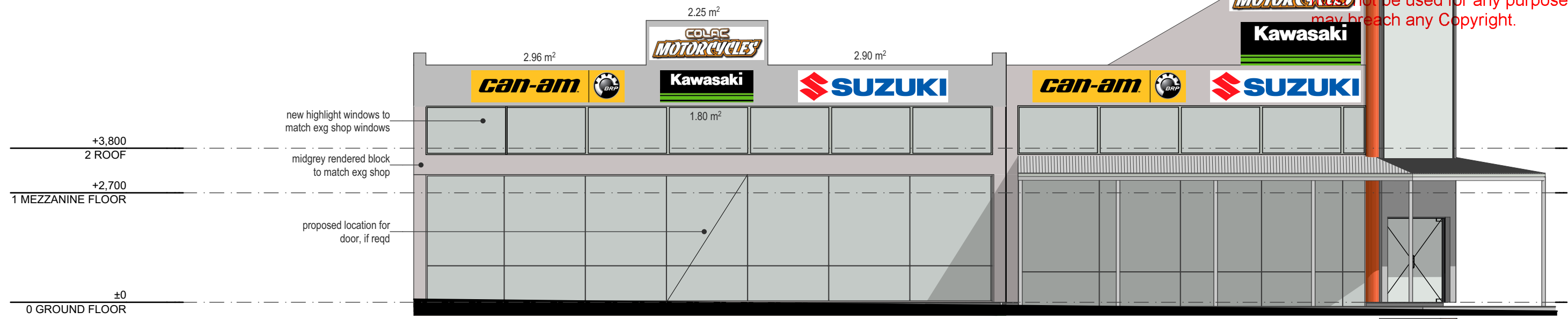
03 04 A

SHEET: OF: REV:

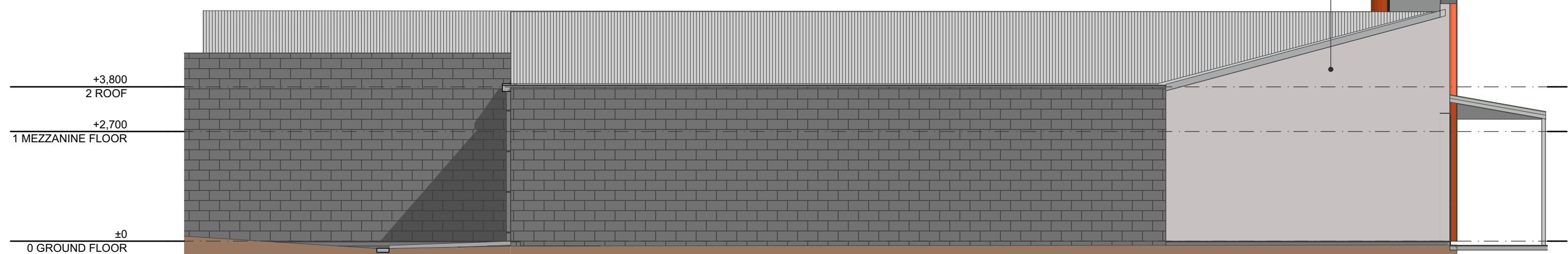
A3
FORMAT

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Total area of signage: 9.91m²



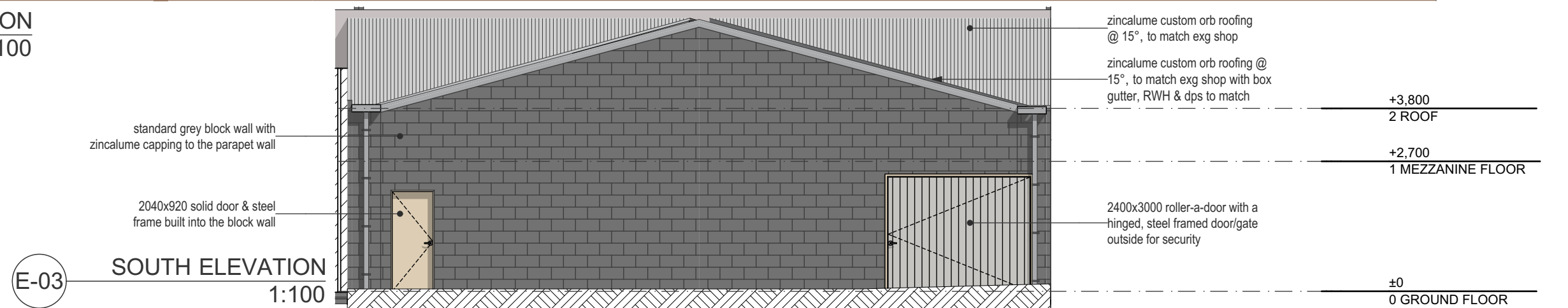
E-01 NORTH ELEVATION
1:100



E-02 EAST ELEVATION
1:100

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E-03 SOUTH ELEVATION
1:100

REVISIONS: _____ _____ _____ _____	NOTES DO NOT SCALE OFF THE DRAWINGS REFER TO FIGURED DIMENSIONS ONLY BUILDER TO VERIFY DIMENSIONS ON SITE CONFIRM ALL LEVELS & SITE FEATURES NOTIFY DISCREPANCIES TO THIS OFFICE	PROJECT: colac motorcycles addition	DESIGN: GAD	SCALE: as shown	19-30 PROJECT NUMBER 04 04 A A3 SHEET: OF: REV: FORMAT
		CLIENT: david wade	DRAWN: CS	ISSUED:	
		SITE: 252-254 murray street, colac	CHECK: GAD	TO:	
		TITLE: elevations	DATE: 31-Oct-19	FOR:	