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Client  
Taylor Hotel Nominees Pty Ltd

Date  
24 March 2026

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Planning

Transport

Urban Design

Town Planning

# Planning Permit Application

## Barwon Heads Hotel

### 1 Bridge Road, Barwon Heads

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**Project**  
Barwon Heads Hotel

**Prepared for**  
Taylor Hotel Nominees Pty Ltd

**Our reference**  
22286R001\_Report\_RFI

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#### **Acknowledgement of Country**

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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# 1. Introduction

Ratio Consultants has been engaged by *Taylor Hotel Nominees Pty Ltd*, the permit applicant, to prepare a planning permit application and submission assessing the proposed buildings and works to the existing Barwon Heads Hotel, located at No. 1 Bridge Road, Barwon Heads. We note that the application also includes the alteration of access to a Transport Road Zone 1 and the construction of works on a Transport Road Zone 1.

This planning report outlines:

- The site context.
- The proposal.
- The planning context.
- Key planning considerations.

This report should be read in conjunction with:

- Architectural Plans prepared by Six Degrees Architects;
- Environmentally Sustainable Design Report prepared by Intrax;
- Traffic Report prepared by Salt3;
- Waste Management Plan prepared by Salt3;
- Heritage Impact Statement prepared by HLCD Pty Ltd;
- Acoustic Report prepared by Octave Acoustics; and
- Landscape Plan prepared by TNLA.

We refer to the pre-application meeting held with Verity Bright, Natasha Mondel-McCann and Councils Heritage Advisor on 8<sup>th</sup> May 2025, where the collective views were largely supportive of the proposed works. We confirm that this application has been prepared in accordance with these discussions.

We also note that, on the initiative of the permit applicant, a voluntary community briefing session was held on 28 October 2025 to provide nearby residents with an early opportunity to view and discuss the proposed redevelopment of the Barwon Heads Hotel. Invitations were extended to all immediately adjoining and surrounding properties, with 20-30 residents in attendance over the course of the evening. The session was well received, with attendees expressing appreciation for the applicant's proactive approach to community consultation and speaking positively about the proposed redevelopment. This early engagement demonstrates the applicant's commitment to transparency and collaboration with the local community.

## 2. Site Context

### 2.1. The subject site

The subject site is located on the southwestern corner of the Bridge Road and Ewing Blyth Drive intersection in Barwon Heads. The site serves as a local “gateway” to those entering Barwon Heads via Ocean Grove, and is located at the south-eastern periphery of the Commercial Zone that sits on the southern side of Bridge Road.

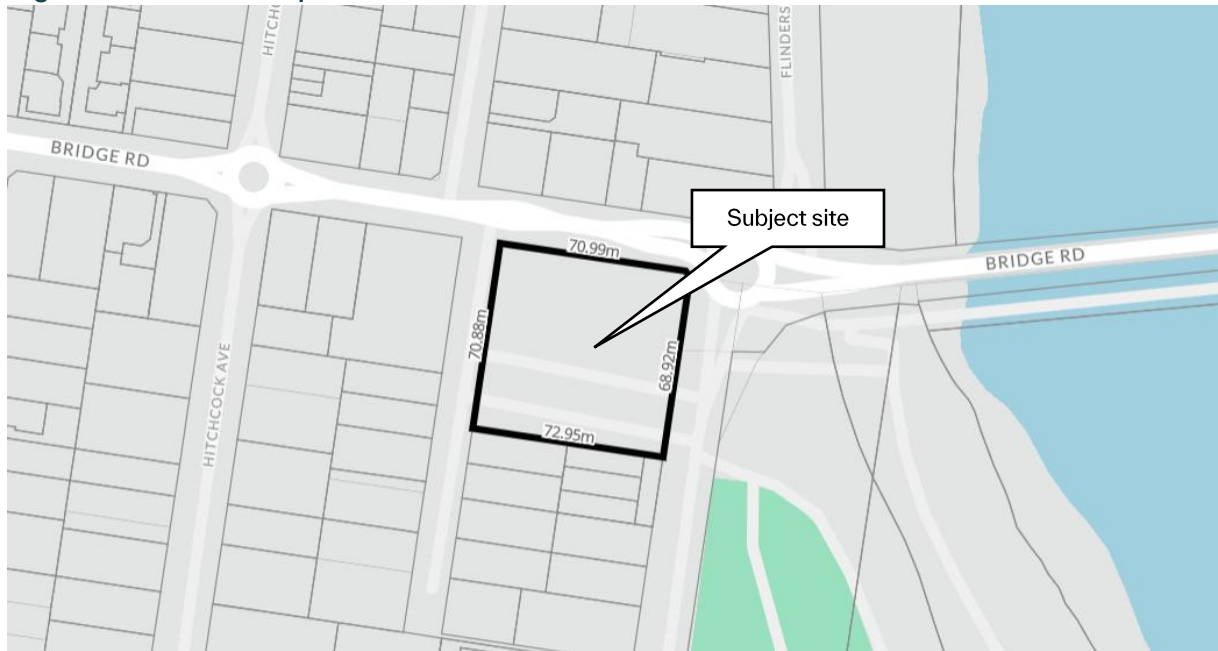
The site is formally known as Lot 2 on Title Plan 198722N.

The site is regular in shape with frontages of approximately 71.15 metres to Bridge Road and of 68.82 metres to Ewing Blyth Drive. The site has an overall site area of approximately 1,575.3sq.m.

Figure 2.1: Subject site viewed from Bridge Road and Ewing Blyth Drive intersection



Figure 2.2: Cadastral plan



Source: [www.landchecker.com.au](http://www.landchecker.com.au)

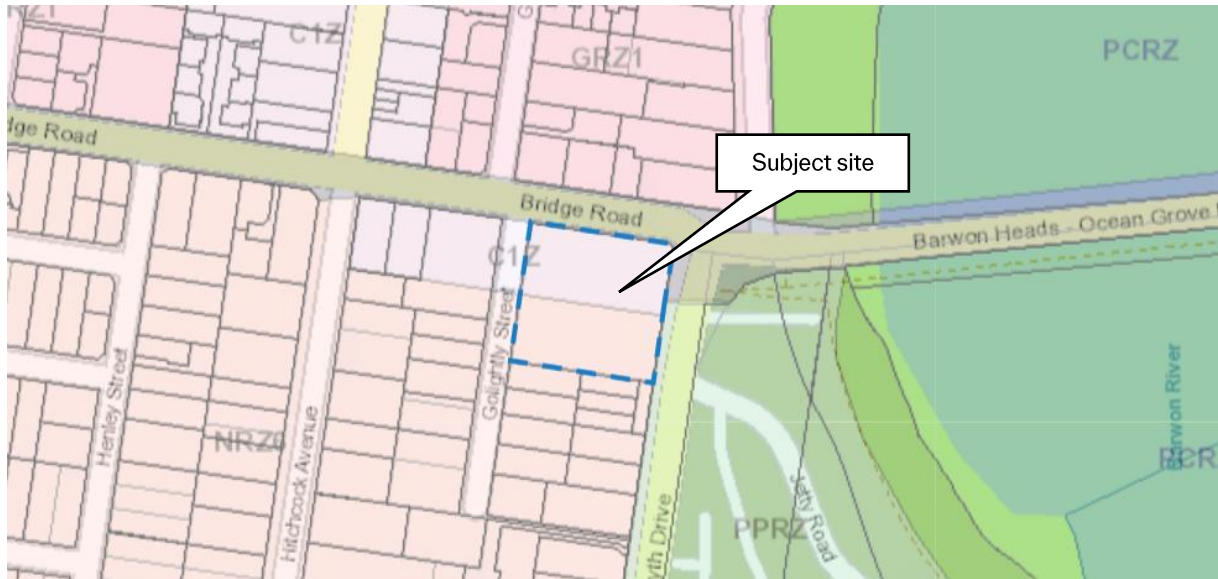
The key features of the site include:

- The site is developed with a double storey hotel operating as the Barwon Heads Hotel. A detailed summary of the existing Hotel is provided at Section 3.
- A total of 7 x accommodation rooms are provided at the second floor of the Hotel.
- A total of 83 x car parking spaces are provided for to the south and west sides of the Hotel. Car parking is accessed via an existing crossover to both Bridge Road and Ewing Blyth Drive
- A drive-thru bottle shop operates adjacent the western side of the Hotel.
- Pedestrian access is provided via both Bridge Road and Ewing Blyth Drive.

Figure 2.3: Various photos of the subject site



Figure 2.4: Existing zoning controls of the subject site



Source: VicPlan

## 2.2. Surrounding context

As the site sits on a corner lot it has limited immediate interfaces. The surrounding properties are set out below:

### NORTH

Bridge Road, a Transport 2 Zone Road, is located to the immediate north of the site.

On the northern side of Bridge Road are a number of one to two storey dwellings located within the General Residential Zone - Schedule 1. These dwellings are located approximately 20 metres from the subject site.

### SOUTH

To the immediate south of the Hotel is the associated hard-stand car parking area. This area is located within the Neighbourhood Residential Zone - Schedule 6 and separates the closest residential property by approximately 25 metres.

South of the car parking area, located at No. 8 Ewing Blyth Drive and No. 6 Golightly Street are single dwelling developments oriented to front their respective street frontages. Each dwelling includes an area of secluded private open space located at its rear.

### EAST

Ewing Blyth Drive, a local road, is located to the immediate east of the site.

On the eastern side of Ewing Blyth Drive is a Council-owned public car park located within the Public Park and Recreation Zone. Various public open space areas are also provided to the east of the road, including the Barwon River foreshore environs.

### WEST

To the immediate west of the Hotel is the associated car parking area. This area is located within both the Commercial 1 Zone (fronting Bridge Road) and the Neighbourhood Residential Zone (to its south).

Further west of the car parking area is Golightly Street. On the western side of Golightly Street and facing Bridge Road is a recently constructed three-storey mixed-use development comprising commercial uses at ground floor and residences at the upper levels.

To the south-west of the car parking area are No.'s 3a and 3b Golightly Street. Both dwellings are oriented to front Golightly Street and include areas of secluded private open space to the sides and rear.

**Figure 2.5: Residential interface to the west of the site**



## GENERAL CONTEXT

Contextually the site serves as a focal entry point to those entering Barwon Heads via Ocean Grove and is at the south-eastern periphery of the Commercial Zone that sits on the southern side of Bridge Road.

The site includes a split-zoning outcome, with the northern portion located within the Commercial 1 Zone and the southern portion located within the Neighbourhood Residential Zone – Schedule 6. The car parking area associated with the Hotel however provides a buffer of approximately 25 metres to the closest residential property.

The commercial centre of Barwon Heads typically extends to the west and north-west of the site, extending along Hitchcock Avenue. Commercial developments typically range from one

to two storeys in scale, with traditional built form interspersed with a growing number of contemporary style development.

Residential development on the south side of Bridge Road typically includes one to two storey single dwelling developments, with a limited number of multi-dwelling developments. Dwellings are typically sited within a landscaped setting and a varied subdivision pattern, with lot sizes ranging from ~250sqm – 2,000+sqm.

Figure 2.6: Site Analysis



Figure 2.7: Aerial view of site and surrounds



Source: nearmap.com (dated 12 February 2025)

# 3. The Barwon Heads Hotel

## 3.1. Facilities at the Hotel

The Barwon Heads Hotel comprises a range of facilities including:

### Ground floor

- Public bar.
- Bistro / band room.
- Function rooms.
- Drive-thru bottle shop.
- Outdoor seating adjacent Ewing Blyth Drive.
- Smokers area.
- Back of house facilities including office, storage, kitchen(s), male and female bathrooms, and cool room.

### First floor

- 8 x accommodation rooms.
- Managers office.
- Staff rooms.
- Office.
- Green room.
- Storage.

## 3.2. Liquor Licence No. 31900470

Liquor Licence No. 31900470 applies to the existing premises. The liquor licence is a general licence for the supply of liquor on the premises for consumption on and off the premises.

A copy of this licence is provided at Appendix A.

## 4. Existing Planning Permits

Various planning permits have been issued relating to the subject site since its operation which have subsequently been acted upon and have led to the Barwon Heads Hotel as it exists today.

A summary of the existing planning permits for the site is outlined below:

### Planning Permit No. 84/760

Planning Permit No. 84/760 was issued on 30 March 1984 and allows for:

*“Proposed Extensions to the Barwon Heads Hotel”*

### Planning Permit No. 92/185C

Planning Permit No. 92/185C was issued on 15 September 1992 and allows for:

*“Extension to hotel – enclosed passageway”*

### Planning Permit No. 451/99

Planning Permit No. 451/99 was issued on 10 June 1999 and allows for:

*“Use and development of extensions and alterations to the beer garden of an existing hotel”*

### Planning Permit No. 629/2006

Planning Permit No. 629/2006 was issued on 14 September 2006 and allows for:

*“Construct three (3) courtyards for hotel”*

We note that there are no permits that relate to the Liquor Licence at the Hotel. It is also noted that whilst a maximum of 700 patrons are permitted on the premises internally, there is no regulation of external patron numbers on the Liquor Licence.

# 5. The Proposal

It is proposed to undertake demolition works and construct alterations and additions to the existing hotel. The proposal also seeks to construct new bicycle parking on Bridge Road.

The proposal can be summarised as follows:

- Demolition of internal and external walls throughout, including the outdoor terraces, bottle shop, rear storage areas, and facades along both Ewing Blyth Drive and Bridge Road.
- Ground level will include:
  - Main pedestrian entrance from Ewing Blyth Drive, a public bar, function room, 3 x indoor trading areas, kitchen, cool room, dry store, liquor store, keg room, back of house, loading area, waste room, laundry, bathrooms / amenities, band room (as existing), lift and stair access to the upper level.
  - A new outdoor terrace / trading areas adjacent the Ewing Blyth Drive and Bridge Road frontages with pergolas and landscaping. A pavilion space is located adjacent Ewing Blyth Drive.
  - 50 x bicycle parking spaces are provided for at ground floor level, which includes 20 x new spaces on the Ewing Blyth Road footpath.
- First floor will include:
  - A bar and trading area, various office and staff rooms for operational purposes, lift and stairs to the level below.
- A total of 83 x car parking spaces will be provided for throughout the existing hard-stand car parking area to the south and west of the hotel, with no change to the existing access points from Ewing Blyth Drive and Bridge Road.
- The proposed works include alterations to the building facades, involving the creation of new openings and windows throughout and a new external finishes and materials presentation. The proposed materiality includes brickwork (two types), metal (two types), render (over brickwork and blockwork) and screening of various finishes. The proposal also makes use of various types of glazing included clear, fluted and stained glass.
- The proposal will maintain a maximum height of RL 14.515, which reflects the existing building height.
- The proposal includes public realm improvement works to the corner of Ewing Blyth Drive and Bridge Road, including the provision of 14 x bicycle spaces (7 x hoops). A total of 30 x staff and 20 x visitors bicycle parking spaces will be provided in total throughout.

– The proposal seeks to undertake various acoustic attenuation measures including. Please refer to the enclosed Acoustic Report prepared by Octave Acoustics for further details.

Refer to the plans prepared by Six Degrees Architects for full details.

Figure 5.1: Artist's impression of proposed works viewed from Bridge Road / Ewing Blyth Drive intersection



# 6. Planning Controls

## Statutory Planning Controls

<b>Commercial Zone - Schedule 1 (C1Z)</b>	<p>Pursuant to Clause 34.01-4, a permit is required for buildings and works.</p> <p>Pursuant to Clause 34.01-1, a “hotel” (nested under “retail”) is a Section 1 – No Permit Required land use. Regardless, the “hotel” land use is existing.</p>
<b>Neighbourhood Residential Zone - Schedule 6 (NRZ6)</b>	<p>NRZ6 applies to the southern portion of the site. Given the use is existing and the location of buildings and works are generally located outside of the area affected by NRZ6, we submit that the C1Z is the most relevant and applicable to this application.</p>
<b>Transport Zone - Schedule 2 (TRZ2)</b>	<p>Pursuant to Clause 34.06-2, a permit is required to construct a building or construct or carry out works for any use in Section 2 of Clause 36.04-1.</p>
<b>Design and Development Overlay - Schedule 25 (DDO25)</b>	<p>DDO25 relates to the ‘Barwon Heads Town Centre’ and applies to the northern portion of the site and the area of proposed works.</p> <p>DDO25 includes a number of “design objectives” and “design response” requirements. An assessment against these controls is provided at Section 7.2 of this report.</p> <p>Pursuant to Clause 43.02-2, a permit is required for buildings and works.</p>
<b>Design and Development Overlay - Schedule 41 (DDO41)</b>	<p>DDO41 relates to ‘Barwon Heads Incremental Change Residential Area’ and applies to the southern portion of the site. Given the location of buildings and works are generally located outside of the area affected by DDO41, we submit that DDO25 is most relevant and applicable to this application.</p>
<b>Heritage Overlay - Schedule 1649 (HO1649)</b>	<p>HO1649 relates to ‘Flinders Heritage area’.</p> <p>The subject site is not identified as having individual heritage significance.</p> <p>Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building, and to construct a building or carry out works.</p>

## Particular and General Provisions

<b>Clause 52.06 - Car Parking</b>	<p>The proposal does not trigger a permit in respect to car parking as the number of patrons (the measure to determine car parking numbers at Clause 52.06-5) is not changing.</p>
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	We defer to the Traffic Report prepared by Salt3 for further details around parking and traffic.
<b>Clause 52.34 – Bicycle Parking</b>	A permit is required to waive the bicycle facility requirements of Clause 52.34. We defer to the Traffic Report prepared by Salt3 for further details around bicycle parking.
<b>Clause 52.29 – Land Adjacent to the Principal Road Network</b>	A permit is required to create or alter access to a road in a Transport Zone 2.
<b>Clause 53.18 – Stormwater Management in Urban Development</b>	This clause applies to buildings and works where the works exceed 50sq.m. We defer to the enclosed ESD report prepared by Intrax for further details.
<b>Clause 65 – Decision Guidelines</b>	‘Decision Guidelines’ states that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone, overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.

### Aboriginal Cultural Heritage

#### Cultural Heritage Management Plan

The subject site is located within an area of Aboriginal Cultural Heritage Sensitivity, however the proposed works do not trigger the requirement for a cultural heritage assessment.

### Municipal Planning Strategy

#### Clause 02.01

Context: The clause outlines the locational context of the municipality as well as the environmental, economic and infrastructure contribution of City of Greater Geelong to the State.

#### Clause 02.02

Vision: The policy outlines the preferred future of Greater Geelong, including but not limited to, facilitating land use and development that supports Geelong as a destination that attracts local and international visitors and a prosperous economy that supports jobs and education opportunities.

#### Clause 02.03

Strategic Direction: The policy provides guidance on development within specific areas of Geelong.

Clause 02.03-1 ‘Settlement’ outlines that the Barwon Heads town centre is a major community shopping location providing weekly grocery shopping for the local township in combination with specialty store shopping that also services visitors to the region.

#### Clause 02.04

Strategic Framework Plans: The plans identify the subject site as being within an established urban area.

### Planning Policy Framework

<b>Clause 11.01-1L-01</b>	<p>Settlement – Greater Geelong: This policy seeks to direct the majority of future housing needs to urban Geelong and ensure development occurs within designated settlement boundaries.</p> <p>With respect to Barwon Heads, it identifies its role as supporting planned growth and to reinforce its role as a district town.</p>
<b>Clause 11.03-6L-01</b>	<p>Bellarine Peninsula: The policy applies to the land shown within the Barwon Heads Structure Plan (inter alia) area and includes a number of strategies applicable to future development outcomes.</p> <p>Relevant strategies include to maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary shown on the Barwon Heads Structure Plan map; protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting; restrict new retail development within the existing town centre; and support development of tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.</p>
<b>Clause 12.03-1R</b>	<p>Rivers of the Barwon: This policy seeks to maintain and enhance the natural landscape, biodiversity, cultural and social values, and the Traditional Owner living cultural heritage values of the Rivers of the Barwon, comprising the Barwon (Parwan), Leigh (Waywatcurtan), Moorabool (Moorroobull) and Yarrowee (Yarrowee) Rivers, their tributaries and wetlands.</p>
<b>Clause 13.05-1S</b>	<p>Noise management: The policy seeks to minimise noise effects on sensitive lands uses and ensure that community amenity is not adversely impacted by noise emissions.</p>
<b>Clause 13.07-1S</b>	<p>Land use compatibility: Seeks to ensure that use or development of land is compatible with adjoining and nearby land uses.</p>
<b>Clause 15.01-1S</b>	<p>Urban design: The objective of this policy is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p>
<b>Clause 15.01-1L-01</b>	<p>Development in activity centres: Seeks to ensure the design and layout of new or expanding centres minimise amenity impacts on surrounding uses and contribute positively to the streetscape and surrounding area.</p>
<b>Clause 15.01-2S</b>	<p>Building design: The objective of this policy is to achieve building design and siting outcomes which contribute positively to the local context.</p>
<b>Clause 15.03-1S &amp; L</b>	<p>Heritage conservation: Seeks to ensure the conservation of places of heritage significance.</p> <p>At a local policy level and as relevant to this application, the policy seeks generally to retain and conserve significant and contributory heritage places; support use and development of a heritage place that enhances its significance and contributes to its longevity; design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place; and</p>

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	design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places.
<b>Clause 17.01-1S</b>	Diversified economy: The objective of the policy is to strengthen and diversify the economy.
<b>Clause 17.02-1S</b>	Business: The objective of this policy is to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
<b>Clause 18.01-1S</b>	Land use and transport integration: The objective of this policy seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.
<b>Clause 18.01-3S</b>	Sustainable and safe transport: This policy seeks to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

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***N.B.*** It is noted that Clause 52.27 (Licenced Premises) of the Greater Geelong Planning Scheme has been abolished so that any consequential liquor licence variations are the remit of Liquor Control Victoria.

# 7. Key Planning Considerations

Having regard to the relevant policies of the Greater Geelong Planning Scheme, it is considered that the proposal prompts the following questions:

- Is there policy support for a proposed expanded Hotel?
- Is the built form outcome appropriate to the site context?
- Will the proposal appropriately limit amenity impacts?

The following section addresses each of these issues in turn.

## 7.1. Is there policy support for a proposed expanded Hotel?

The proposed buildings and works to the Barwon Heads Hotel to provide for an improved offering is supported by the strategic directions of the Greater Geelong Planning Scheme.

The relevant purposes of the C1Z in addition to implementing the Municipal Planning Strategy and the Planning Policy Framework, include providing for a range of residential, commercial, industrial and other uses which complement the commercial function of the locality, noting that the Barwon Heads Hotel has historically been a key landmark of the town given its focal entrance from Ocean Grove.

Furthermore, noting the partial zoning within the NRZ, relevantly one of its “purposes” seeks to “allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations”. Regardless, it is clear that the site benefits from “existing use rights” and therefore can continue to operate partly within the NRZ.

The proposed works to the Hotel on this site is consistent with the purpose of the zone and is an existing use. It is logical that an existing commercial offering is improved at an existing venue.

Relevant strategic policy themes in the planning scheme include:

- **Clause 02.01** recognises that Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance.
- **Clause 02.03-3** notes that non-residential uses can reduce the amenity of residential areas and encourages a balance between providing goods and services that serve local residents and worker and the potential for negative impacts on residential amenity.
- **Clause 11.01-1L-01** seeks to direct the majority of future housing needs to urban Geelong and ensure development occurs within designated settlement boundaries. The Housing and Settlement Framework Plan at Clause 02.04-3 nominates the site as being within the established urban area.

– **Clause 17.01-1S** promotes the strengthening and diversification of the economy.

It is noted that the Barwon Heads Hotel is an existing Hotel and this is a proposal to provide additional facilities for the surrounding residents and employees, as well as catering to the significant seasonal tourist and resident influx. The expansion of an existing Hotel is a logical planning outcome and the proposal therefore is not seeking to introduce a new Hotel. Notably, the proposal does not seek in increase to the total indoor / outdoor trading area at ground floor when compared to the existing conditions (i.e. the increase in trading area is limited to the first floor).

The expansion will provide an important facility for the local community through upgrading and an existing quality entertainment venue. The venues existing band room is to be retained with no works proposed to this area, noting that this is currently a key / integral part of the establishment and generates further interest in the town.

The proposal is consistent with policy objectives that encourage economic development and employment and it is appropriately located at the edge/periphery of the **Commercial 1 Zone**. It is further clear that the hotel benefits from existing use rights pursuant to **Clause 63** of the Greater Geelong Planning Scheme, and its ongoing use as a hotel is appropriate being partly within the Neighbourhood Residential Zone.

The proposed modest intensification of the existing Hotel use is appropriate in this location where a hotel has operated historically for a long time. The proposal seeks to provide additional facilities to better cater to a growing population. It is further relevant that the proposed works have been assessed and considered as appropriate by a qualified acoustic consultant.

## 7.2. Is the built form outcome appropriate to the heritage context?

There are various policies in the planning scheme which seek to ensure new buildings are suitably responsive to and respectful of the existing or preferred future character of an area, as well as any identified heritage areas. Of most relevance to this application is Clause 15.03-1L 'Heritage Conservation' and the Design and Development Overlay – Schedule 25 (DDO25).

### Clause 15.03-1L 'Heritage Conservation'

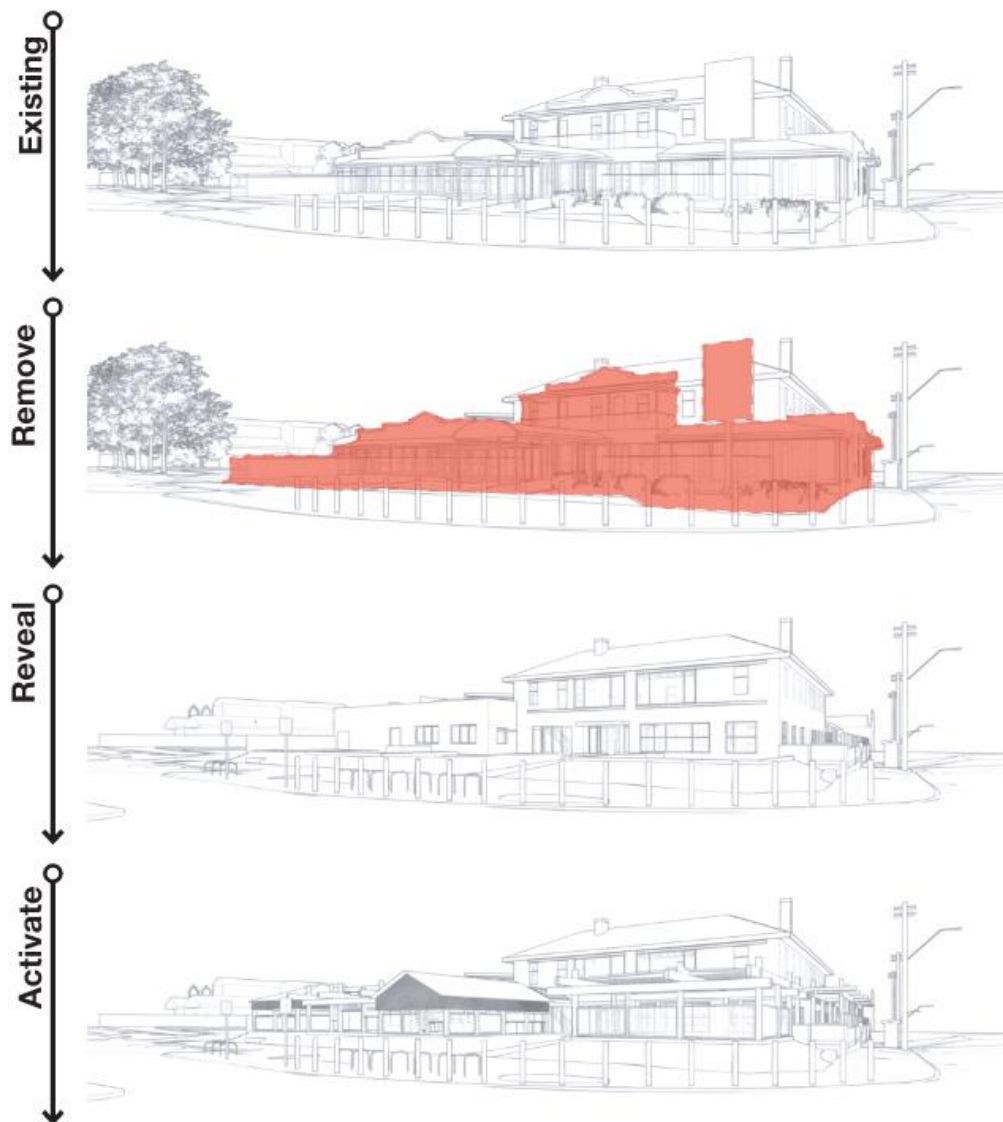
With respect to heritage matters, we largely defer to the enclosed Heritage Impact Assessment prepared by HLCD Pty Ltd, though we provide the following high level assessment against the relevant "strategies":

- The proposal will retain the key elements that contribute to the heritage of the Barwon Heads Hotel, ensuring that the proposed works respect the identified heritage character, noting that the subject site is not individually listed.
- The extent of demolition is considered to be acceptable and generally seeks the removal of elements which do not contribute to the significance of the hotel. Given the improvement works associated with the demolition, the proposal will clearly enhance the long term conservation of the hotel and further enhance the heritage significance of the place.

- The proposed works will allow the building to continue operating as a hotel, being the historic land use (following the closure of the Coffee Palace), contributing to its longevity and conservation.
- The proposed buildings and works have been designed to achieve a high-quality heritage outcome which both respects and reflects the identified heritage qualities of the place. The proposed works offer a contemporary response which fit comfortably with the traditional heritage elements of the hotel ensuring it continues to present appropriately to the public realm and service the region.
- The proposed works are generally confined to the previous building envelope and retains the maximum building height, ensuring that the overall mass and scale fits comfortably with the existing form. Notably, the proposed works retain the primary roof form, and all first floor works are contained within the existing envelope.

We defer to the Heritage Impact Statement prepared by HLCD Pty Ltd for further details.

Figure 7.1: Heritage design strategy



## Design and Development Overlay – Schedule 25

Relevant design objectives of DDO25 are as follows:

- *To protect the existing views and vistas from the Town Centre and reinforce the Town Centre's proximity to the Barwon River and the coast.*
- *To enhance the established coastal character of the Town Centre.*
- *To provide an attractive, safe and accessible environment within the Town Centre.*
- *To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.*

The proposal addresses these broad design objectives as follows:

- The proposal maintains the existing overall building height and does not introduce any additional bulk that would be considered to compromise key views and vistas. The retention of the established built form ensures that views to the Barwon River, the bridge and surrounding coastal landscape remain unaffected. By improving the appearance of the hotel without altering its scale, the works reinforce the town's identity as a coastal destination while respecting its relationship with the river and ocean setting.
- The design sensitively integrates alterations and additions that are consistent with the coastal identity of Barwon Heads. Key heritage elements of the hotel, which contribute significantly to the character of the town centre, are being retained and complemented by high-quality materials and finishes that reflect the coastal setting. The improved façade and detailing will enhance the presentation of the building as a landmark within the town centre, contributing positively to the established seaside character. The hotel further includes high quality outdoor terrace spaces which will create a sense of activity and pedestrian connection/
- The proposed renovations include upgrades that will improve the overall functionality and presentation of the hotel, creating a more welcoming and engaging environment for both visitors and the local community. Improved access, refined internal layouts, and refreshed external areas will contribute to a safer and more inviting experience. The works will reinforce the hotel's role as a key focal point of Barwon Heads and strengthen its contribution to the vibrancy and activation of the town centre.
- The works do not encroach closer to any adjoining residential properties to the east, noting that a separation of approx. 25 metres will be maintained from the built form to the closest residential boundary. Further, the proposal generally maintains the current built form envelope ensuring the mass and scale of the build does not result in new impacts. By retaining heritage elements and improving the hotel's overall appearance, the proposal respects the interface between the commercial and residential areas while enhancing the role of the site as a well-managed, high-quality community and visitor destination.

We provide the following table response against the relevant design objectives and design response items of DDO25:

Table 7.1: Assessment against DDO25

Streetscape Element	Design Objectives	Design Response	Submission
<b>Street Setting</b>	Reinforce the location of the street in the context of its wider setting within a coastal town.	<p>Protect and reinforce the view of the coastal vegetation on the higher dunal land to the south.</p> <p>Protect and reinforce the view of the rise in topography to the coast of the southern end of Hitchcock Avenue.</p>	The proposed buildings and works have been designed to generally reflect and replace the existing built form, ensuring that there are no unreasonable impacts upon views. Notably, the proposed works do not seek to alter the maximum building height, with the primary roof form being retained and the bulk of new works being located at ground level.
	Protect existing views and vistas within and from the street.	<p>Protect and reinforce the vista from within the street to the existing or future avenue of trees at the entrance to the Village Park.</p> <p>Protect and reinforce views of landmark buildings such as churches and the community hall from within the street.</p>	As outlined above, the proposed works are generally contained within the existing building envelope, particularly at first floor level. This ensures that there are no unreasonable impacts upon views and vistas on the public realm and neighbouring properties.
<b>Streetscape Character</b>	Reinforce the casual, unpolished and beach qualities of the street.	<p>Utilise vegetation species suitable for local conditions in any new development.</p> <p>Utilise and reinterpret traditional Barwon Heads building forms and finishes in any new development (i.e. simple forms and detailing, and use of light materials such as timber etc).</p> <p>New development should be responsive to the climatic conditions of the site and locality, and the amenity of neighbouring properties.</p>	<p>The proposed works include improvements to the outdoor terrace areas adjacent both Bridge Road and Ewing Blyth Drive, allowing these spaces to become more usable and to capitalise on their connection with the coastal character of the site.</p> <p>A new landscape scheme is further proposed throughout the site which will substantially improve upon the existing conditions, with the landscape works being designed to specifically address the coastal context and indigenous history of the area.</p>

	Encourage protection of the older dwellings and landmark buildings and their settings, in the street.	Protect landmark structures such as churches and community halls and their settings.  Provide additional pedestrian comforts within the setbacks around landmark buildings (i.e. landscaping, seating etc).	The subject site itself is considered to be a landmark building given its existing presence within the streetscape, particularly when approaching from the bridge. The works will ensure the ongoing protection and use of the Barwon Heads Hotel allowing it to continue contributing to the wider community and being a key tourism drawcard for the town.
<b>Building Setting</b>	Reinforce the linear layout of the street, as part of the historic street grid of the old part of town.	If a building is to be set back, ensure it is parallel to the front boundary.	The proposed buildings and works are parallel to the front boundary. The improvements to the terrace areas will create a better connection with the streetscape and create a sense of activity.
	Ensure that new commercial buildings address the street.	Generally, site new commercial buildings on the front boundary.  Orientate commercial buildings to address the street.  On a corner site, ensure the commercial building addresses both street frontages.	The proposed buildings and works have been designed to directly address the respective street frontages and include windows and pedestrian entries to each street interface.  The proposed improvements to the outdoor terrace areas further create a sense of connection with the streetscape.
	Ensure residential buildings address the street and are sited to protect the amenity of adjacent properties.	Site residential buildings on the lot to contribute to the variety of setback distances in the street, ensuring that the amenity of adjacent properties is not unreasonably impacted.  If a setback is provided from the front boundary, provide vegetation within the front setback that contributes to the amenity of the street.	N/A. There are no residential works associated with the proposal.
	Encourage creative departures from the	Consider setting back parts of commercial buildings such as cafes and restaurants to	The proposed buildings and works offer a thoughtful and meaningful design approach where

	<p>traditional setback pattern of new buildings, in circumstances where it can be justified.</p>	<p>provide alcoves and spaces for people to sit outdoors.</p> <p>Utilise existing setbacks for outdoor dining or displays when recycling an existing residential building for a commercial use.</p> <p>Design and landscape the space around community buildings so that it contributes to the amenity of the street and has the potential to be used by the wider community.</p>	<p>oriented to Bridge Road and Ewing Blyth Drive through creating usable outdoor terrace areas with integrated landscaping, resulting in a significant improvement upon streetscape views.</p> <p>The primary built form is being retained ensuring that the key heritage qualities continue to be a presence to the street, with the new works integrated around the retained elements.</p>
<b>Building Form</b>	<p>Ensure that new buildings are designed to respond to the characteristics of the site and at a scale that reflects the coastal design character of Barwon Heads.</p>	<p>Retain existing trees wherever possible and provide for the planting of new vegetation, including canopy trees, well suited to local conditions.</p> <p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Respect the predominant building height in the street and of adjacent properties by restricting buildings to a maximum height of 3 storeys.</p> <p>Articulate the form of buildings and elevations.</p>	<p>The proposal seeks to retain all existing trees on site, which notably includes the Moreton Bay Fig trees adjacent the Ewing Blyth Drive frontage which make a strong contribution to the landscaped character of the site and surrounds.</p> <p>Given the proposed works and alterations and additions to an existing heritage building, the ability to achieve strong ESD outcomes is constrained. Regardless, an ESD report has been prepared by Intrax which details various sustainable initiatives implemented where possible.</p> <p>As outlined earlier, the overall building height and primary roof form is to be retained alongside the works being generally contained within the existing envelope, ensuring that the proposed works do not impact on the overall bulk and scale of the hotel.</p> <p>All elevations include an appropriate degree of articulation to ensure visual interest is achieved and avoid any blank wall presentation.</p>

	Ensure that new dwellings and their settings contribute to the character and amenity of the street.	<p>Ensure dwellings address the primary street frontage.</p> <p>Provide open style front fences to a maximum height of 1.2 metres wherever possible.</p> <p>Ensure front set backs are mostly permeable and able to support vegetation.</p> <p>Locate garages, carports and car parking areas behind the line of the dwelling.</p> <p>Provide only one vehicle crossover per frontage.</p>	N/A. There are no dwellings associated with the proposal.
	Ensure that new commercial buildings encourage social interaction and interest at street level.	<p>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p>	As outlined already in detail, the proposed works include substantial improvements to the outdoor terrace areas including new terrace / dining areas along Bridge Road. These works will improve the connectivity and sense of activity to the streetscape and will foster social interaction.
<b>Building Details and Finishes</b>	Encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.	<p>Use simple building details.</p> <p>Use a mix of contemporary materials, colours and finishes.</p> <p>Incorporate materials used traditionally in the town (i.e. weatherboard).</p>	The proposed works make use of a variety of quality materials which have been specifically designed to both respect and reflect the existing materiality, including brickwork, render and timber. The selected materiality will offer a contemporary take on the traditional building elements used on-site and within the surrounding area.
	Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.	<p>Provide awnings without posts on commercial buildings wherever possible.</p> <p>Locate awnings a minimum of 1700mm from the face of the kerb. In areas where the footpath is wider than the average width in the street,</p>	The proposed outdoor terrace areas have been designed to include glazed awnings, noting that these are all provided within the title boundaries. The proposed works are include the provision of outdoor pavilion seating which offers improved weather protection outcomes.

		<p>locate awnings a maximum of 2500mm from the front boundary.</p> <p>Relate the height of the awning to the building elevation. On single storey buildings locate the awning below eaves level. On double storey buildings locate the awning at first floor level.</p> <p>Provide subtle down lighting under awnings wherever possible.</p> <p>Incorporate subtle façade lighting on landmark buildings or up lighting of vegetation features in the street.</p>	<p>All works have been designed to foster community interaction and provide high quality entertaining spaces with a strong connection with the coastal character of Barwon Heads.</p>
	<p>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</p>	<p>Direct signage at pedestrians (i.e. awning or street level).</p> <p>Provide signs only on the awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>	<p>N/A. There is no signage associated with the proposal.</p>

Overall, the proposed changes to the Hotel are both respectful and reflective of the retained building elements and maintain the scale of the existing Hotel without creating any adverse off-site amenity impacts in the context of a corner site predominately within the Commercial 1 Zone. Notably, the proposed first floor works are contained entirely within the existing envelope.

Figure 2: 3D perspective of the landscaped frontage and terrace seating



### 7.3. Will the proposal appropriately limit amenity impacts?

In terms of external amenity impacts, we firstly note that the existing hotel is located more than 25 metres from the closest residentially zoned property. Notably, the proposed works do not encroach any closer to any adjoining residential properties, maintaining a clear separation of approx. 25 metres from the property boundary. Furthermore, the proposed alterations and additions have been generally focussed towards Ewing Blyth Drive and Bridge Road ensuring that the built form of as it relates to neighbouring properties generally presents as existing.

In considering the potential impacts to neighbouring properties the following is noted:

- The hotel has been in operation since roughly 1928 and is therefore a clearly established land use.
- The site sits largely within the Commercial 1 Zone and forms part of the town centre, where the purpose is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. Accordingly, there is expected to be a range of building typologies and forms which reflect the uses therein.

- The proposal generally maintains the current built form envelope ensuring the mass and scale of the build does not result in new impacts.
- There are no proposed changes to the hours of operation or patron numbers.
- An Acoustic Report has been prepared by Octave Acoustics.
- The ground-floor buildings and works are largely internal to the site, with some additional built form being located within the south-west building corner however the minimum building setbacks are being maintained. Overall, the ground floor works are considered to result in substantial improvements to the appearance of the site when viewed from the neighbouring properties and public realm. High quality landscape works are proposed adjacent the street frontages alongside public realm improvement works adjacent the Bridge Road / Ewing Blyth Drive intersection.
- The first-floor buildings and works are contained entirely within the existing building envelope and under the existing roof line. There are no proposed windows located along the southern elevation that would result in any overlooking concerns.
- The building setbacks will ensure that there are no potential overshadowing impacts on adjacent properties at any time throughout the year.
- The proposed buildings and works will create passive surveillance of the street, improving pedestrian safety.

Overall, it is submitted that the proposal will not result in any unreasonable amenity impacts to neighbouring properties.

## 8. Conclusion

In conclusion, it is submitted that the proposal is acceptable for the following reasons:

- There is policy support for the proposed extension of the existing Barwon Heads Hotel in a location that will provide a full Hotel offering. The expansion of an existing Hotel on this corner site is a logical planning outcome.
- The proposed modifications to the design of the Hotel are modest and appropriate to the context of the site.
- The proposed buildings and works have been designed to respect to the identified heritage characteristics of the site.
- The built form will not result in any unreasonable amenity impacts to neighbouring properties or the area.

Overall, we consider the proposal is appropriate and should be supported by Council.

**Ratio Consultants Pty Ltd**

# Appendix A: Existing Liquor Licence No. 31900740

**LATE NIGHT (GENERAL) LICENCE**

Licence No. 31900740

Subject to the provisions of the Liquor Control Reform Act 1998 and any conditions specified in the licence, the licensee is authorised to supply liquor up to and including 31 December 2025

<b>Licensee</b>	LORDGULL NOMINEES PTY LTD (ACN:068 442 615)		
<b>Address for service of notices</b>	1 BRIDGE ROAD BARWON HEADS 3227	<b>Licensed premises address</b>	EWING BLYTH DRIVE BARWON HEADS 3227
<b>Trading as</b>	BARWON HEADS HOTEL		

*Additional person(s) endorsed on licence*

JOEL JOHN TAYLOR - approved as nominee, and is liable as if the licensee, until ceasing to manage and control the licensed premises.

**GENERAL INFORMATION**

Holding a liquor licence doesn't override local laws or planning rules. Licensees must follow all planning permit conditions, even if they are more restrictive than the conditions set out on your liquor licence.

Any reference to the Liquor Regulator below is a reference to the Victorian Liquor Commission, or any successor statutory office, body or officer however named, under the Liquor Control Reform Act 1998 or successor legislation, that has powers and carries out regulatory functions equivalent to the Victorian Liquor Commission.

**TYPE OF LICENCE**

This licence is a late night (general) licence and authorises the licensee to supply liquor on the licensed premises for consumption on or off the licensed premises during the trading hours specified below.

**AMENITY**

The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence relates during or immediately after the trading hours authorised under this licence.

When live or recorded amplified music other than background music is provided:

- The licensee shall install and maintain a surveillance recording system able to clearly identify individuals, which shows time and date and provides continuous images of all entrances and exits, bars and entertainment/dance floor areas. The surveillance recording system must operate from 30 minutes before the start of the entertainment being provided, until 30 minutes after closure. A copy of the recorded images must be available upon request for immediate viewing or removal by the Victoria Police, or a person authorised in writing by Liquor Regulator, or otherwise retained for at least one month. The position of the cameras will be to the satisfaction of the Licensing Inspector.
- Signs, as described below, are to be displayed in all areas subject to camera surveillance. Such signs shall read: "For the safety and security of patrons and staff this area is under electronic surveillance".
- Crowd controllers, licensed under the Private Security Act 2004, are to be employed at a ratio of 2 crowd controllers for the first 100 patrons and 1 crowd controller for each additional 100 patrons or part thereof. One crowd controller is to be present outside the premises to monitor patrons arriving at and departing from the premises. Crowd controllers are to be present from 30 minutes before the start of the entertainment being provided, until 30 minutes after closure.

**MAXIMUM CAPACITIES**

Internal Area (700 patrons)

**TRADING HOURS****FOR CONSUMPTION OFF THE LICENSED PREMISES -**

Sunday, Good Friday & Anzac Day	Between 10am and 11pm
On any other day	Between 7am and 11pm

**FOR CONSUMPTION ON THE LICENSED PREMISES -**

In the Public Bar area:

Sunday	Between 10am and 1am the following morning
Good Friday & Anzac Day	Between 12noon and 1am the following morning
Anzac Day (not being a Sunday)	Between 10am and 1am the day following

