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24 March 2026

Leigh Page
Statutory Planning Dept.
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

RFI Response
Permit Application No. PP-1097-2025
1 Bridge Road, Barwon Heads

Dear Leigh,

We continue to act for *Taylor Hotel Nominees Pty Ltd*, the permit applicant in this matter.

Reference is made to Council's correspondence dated 20 January 2026 requesting further information pursuant to Section 54 of the Planning and Environment Act 1987.

In response to this request, please note the following:

1. The application form (and planning report) has been updated to include alteration of access from a Transport Road Zone 2 and buildings and works on the Transport Road Zone 2. We note that the previously proposed landscaping works have since been removed from the application following the comments made by Council's Parks Department.
2. We understand that the outstanding \$748.05 has now been paid.
3. An updated Acoustic Report has been prepared by Octave Acoustics in response to the comments made by Council's Environmental Health team.

With respect to the Initial concerns raised, we respond as follows:

Environmental Health Department

Council's Environmental Health Department have raised concerns in relation to potential noise impacts on the surrounding properties as a result of the proposed works.

Our engaged Acoustic Consultant, Octave Acoustics, have reviewed these comments and prepared a revised Acoustic Report and response memo in reply to the concerns.

Furthermore, we confirm that each of the "recommendations" as outlined within the Acoustic Report will be implemented and incorporated into the design, including:

- *In order to minimise patron noise emissions to adjacent residential receivers the following is recommended:*
 - *1.6 metre high boundary acoustic screens should be installed adjacent to the various patron areas, with a 1.8 metre high screen installed at the north-eastern corner, consistent with existing conditions.*
 - *To minimise patron noise impacts associated with the new northern outdoor trading area, it is recommended that this space be restricted to use by seated patrons only.*
- *To ensure that the EPR 2021 music noise limits are not exceeded in accordance with Planning Scheme Clause 53.06, it is recommended that the following conditions be*

included in the planning permit and that the Venue operator ensures that these recommendations are implemented within any spaces where music is played:

- *Any music noise emissions from indoor spaces shall comply with the requirements of the Environment Protection Regulations 2021 Part 5.3 Division 4 – Unreasonable and aggravated noise from entertainment venues and outdoor entertainment venues.*
 - *Fixed speakers shall not be installed outdoors.*
 - *Music shall not be played outdoors.*
 - *The external windows and doors should be closed any time when music is played above “background level”.*
 - *Amplified music played within any spaces at levels that exceed “background level” must be played via a music noise-limiting device.*
- *A music noise limitation device should be installed to the sound systems within any indoor spaces, where amplified music is expected to be played above background levels, such as the Function Room. The music noise limitation devices should be calibrated by a qualified acoustic engineer such that music noise emissions cumulatively do not exceed the EPA music noise limits adjacent noise sensitive receivers. The music noise limitation device must be locked in such a way that it cannot be adjusted by operators without management approval. All amplified music within the relevant spaces must be played through the in-house, noise limited system. If the in-house speaker system is altered, then adjustment of the noise limitation device may be required.*

With respect to waste wash down area details, the site plans have been updated in order to clearly show where this is located in accordance with the Waste Management Plan (as prepared by Salt3). We further confirm that we are accepting of any conditions relating to waste management collection and noise impacts.

Parks Department

As noted above, the previously proposed street tree planting has now been removed from the application and as such this concern is considered to be addressed.

Referral Responses

Department of Planning and Transport

As requested by the Department of Transport & Planning, we have commenced proceedings with DTP in order to obtain consent for the proposed works to Bridge Road (now limited to the bicycle parking spaces).

Environmental Health

We defer to the response provided earlier in this letter for all matters relating to the Environmental Health referral comments.

Civil Infrastructure

We confirm that we have reviewed all recommended permit conditions and are accepting of these being included within any decision.

Waste

We understand that the submitted Waste Management Plan has been reviewed and deemed satisfactory.

Public Realm

We understand that Council's Public Realm Department are supportive of the proposed streetscape planting, however given the Parks Department's opposition, this has been removed.

Parks

Council's Parks Department have noted that they do not support the proposed planting within the street reserve. Whilst our preference is to provide this due to it being a streetscape improvement and public benefit, we have removed the planting at the request of the Parks Department.

Heritage

We have reviewed the heritage referral comments and understand that these are largely supportive of the proposed demolition and buildings and works subject to further details being shown on the plans. We confirm that the plans have been updated per these requested details, as follows:

- The proposed roof cladding material for the rear addition is shown in the plans as being non-highly reflective zincalume, which is in accordance with the Flinders Heritage Area Heritage Design Guidelines (being non-reflective). The roof material for the pergola is retractable however will be in accordance with the Flinders Heritage Area Heritage Design Guidelines.
- The proposal seeks to retain two of the original upper floor windows on the east elevation, and a notation has been included on TP200 confirming as such. This is considered an acceptable response to the heritage context in preserving original features whilst incorporating new elements which will read as being discernible from original.
- The east elevation of the development has been updated on TP020 and TP200 to confirm the first floor framing construction and original elements.

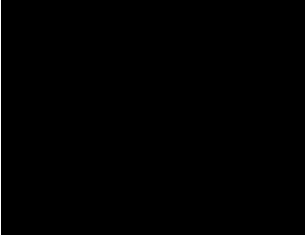
Environmentally Sustainable Design

We confirm that we have reviewed all recommended permit conditions and are accepting of these being included within any decision. We further confirm that the Sustainable Design Assessment prepared by Intrax has been updated in response to the referral comments.

We now trust the information as provided reasonably meets with your requirements and look forward to advertising of the application at your earliest convenience. However, should Council require additional details, we hereby request an extension to the lapse date by which information must be provided and ask for this to be confirmed in writing.

If you have any further queries please do not hesitate to contact me either by telephone or by email at [REDACTED]

Yours sincerely,



Senior Associate: Planning
Ratio Consultants Pty Ltd