

TOWN PLANNING

BARWON COAST

DISCOVERY CENTRE

TP ARCHITECTURAL DRAWINGS

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TP-0.01	DRAWING REGISTER
TP-0.02	PERSPECTIVES
TP-0.03	CONTEXT PLAN
TP-1.01	EXISTING & DEMO SITE PLAN
TP-1.02	EXISTING/DEMO FLOOR PLAN
TP-1.03	EXISTING/DEMO ELEVATIONS
TP-1.04	EXISTING/DEMO ELEVATIONS
TP-1.05	EXISTING & PROPOSED STREETSCAPE
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TP-2.02	PROPOSED FLOOR PLAN
TP-2.03	PROPOSED ROOF PLAN
TP-3.01	PROPOSED ELEVATIONS
TP-3.02	PROPOSED ELEVATIONS
TP-4.01	TREE PROTECTION PLAN
TP-4.02	PROPOSED PATHWAY PLAN

PROPOSED DEVELOPMENT AREAS

AREA CALCULATION	VALUE	UNIT
EXISTING BUILDING FOOTPRINT	212	SQM
PROPOSED EXTENSION (ESTUARY)	3	SQM
PORTICO	9	SQM
PROPOSED BUILDING FOOTPRINT	12	SQM
TOTAL FOOTPRINT	236	SQM

DEMOLITION METHOD STATEMENT

- Purpose of Demolition Works**
Demolition works are limited, selective and enabling in nature, undertaken to facilitate minor alterations and extensions to the existing Barwon Coast Discovery Centre. All works are designed to retain and respect the existing building fabric, consistent with the site's identified heritage values.
- Scope of Demolition**
Demolition is confined to the minimum extent required and includes removal of selected fencing, paving, bollards, redundant signage, localised wall sections, door/window openings, internal linings, and services including gas services.
- Heritage Approach**
The demolition strategy ensures retention of significant building form and materials including gable roof forms, timber weatherboard cladding and detailing. Works are undertaken in a reversible and respectful manner with reinstatement to match original fabric.
- Demolition Methodology**
All demolition will be carried out by controlled manual dismantling, in reverse order of construction. No high-impact demolition methods will be used.
- Protection of Existing Elements**
All elements to remain will be protected including structure, weatherboards, roof, trees and surrounding landscape using barriers, coverings and controlled work zones.
- Disassembly and Salvage**
Materials will be carefully dismantled. Reusable elements will be retained and stored for reuse where possible.
- Environmental and Site Considerations**
Dust and debris will be controlled. Works will minimise disruption to the public realm and surrounding coastal environment. Waste will be removed progressively and recycled where practicable.
- Making Good**
All affected areas will be stabilised, weatherproofed and prepared for new works. Openings will be infilled with matching weatherboards and finishes.
- Conclusion**
The demolition works are minor, controlled and heritage-responsive, enabling upgrades while maintaining the building's recognised heritage character.



DEMOLITION NOTE
DEMOLITION TO BE UNDERTAKEN BY CONTROLLED DISMANTLING IN REVERSE ORDER OF CONSTRUCTION. PROTECT ALL EXISTING ELEMENTS TO REMAIN. PROVIDE TEMPORARY SUPPORT, DUST CONTROL, AND SAFE WORK ZONES. DISCONNECT SERVICES AS REQUIRED. RECYCLE MATERIALS WHERE PRACTICABLE. NO HIGH-IMPACT OR DESTRUCTIVE METHODS PERMITTED. COMPLY WITH NCC AND ALL RELEVANT AUTHORITIES.

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NOTE
SIGNAGE LOGO SHOWN INDICITIVE AS ARTIST IMPRESSION

PROJECT:

DRAWING REGISTER

BARWON COAST DISCOVERY CENTRE

JETTY ROAD, BARWON HEADS VIC 3227

REVISION SCHEDULE

Number	Description	Date
	ISSUE FOR TOWN PLANNING	01/07/2026

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ISSUED FOR: **TOWN PLANNING**

JOB NO: 23-12

SCALE 1 : 200 @A3

DRAWN: DE

DATE: 30/06/2026

DRAWING No: **TP-0.01** REV:

de atelier
architects

DE atelier Pty Ltd
Suite 4, 65 Madeley St
Ocean Grove, Vic 3226

T: +613 5255 3378

ABN 93 363 900 373

EXISTING VIEWS



EXISTING VIEW FROM JETTY ROAD



EXISTING NORTH FACING VIEW FROM JETTY ROAD



EXISTING REAR VIEW OF BCDC

PROPOSED VIEWS



PROPOSED VIEW FROM JETTY ROAD



PROPOSED NORTH FACING VIEW FROM JETTY ROAD



PROPOSED REAR VIEW OF BCDC

NOTE
SIGNAGE LOGO SHOWN INDICATIVE AS ARTIST IMPRESSION

PROJECT:
PERSPECTIVES
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

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Ocean Grove, Vic 3226

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ABN 93 363 900 373

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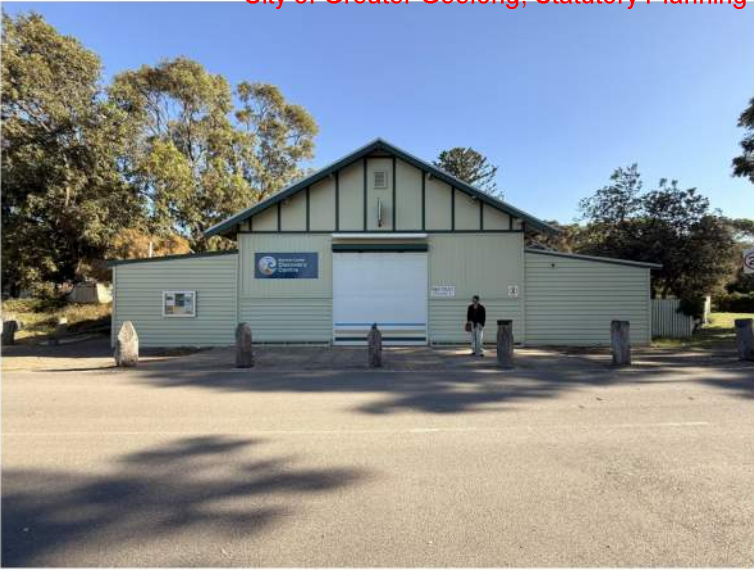
BARWON HEADS
HOTEL

AT THE HEADS
RESTAURANT

BARWON HEADS
JETTY

SUBJECT SITE
BARWON COAST
DISCOVERY CENTER

BARWON HEADS
PARK



VIEW FROM JETTY RD TOWARDS DISCOVERY CENTRE



SOUTH FACING VIEW FROM JETTY RD



NORTH-WEST FACING VIEW OF DISCOVERY CENTRE



WEST FACING VIEW OF DISCOVERY CENTRE



NORTH FACING VIEW FROM JETTY RD TOWARDS DISCOVERY CENTRE

PROJECT:
CONTEXT PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

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T: +613 5255 3378
ABN 93 363 900 373

DRAWING No: **TP-0.03** REV:

DEMOLITION NOTE
IN REVERSE ORDER OF CONSTRUCTION. PROTECT ALL EXISTING ELEMENTS TO REMAIN. PROVIDE TEMPORARY SUPPORT, DUST CONTROL, AND SAFE WORK ZONES. DISCONNECT SERVICES AS REQUIRED. RECYCLE MATERIALS WHERE PRACTICABLE. NO HIGH-IMPACT OR DESTRUCTIVE METHODS PERMITTED. COMPLY WITH NCC AND ALL RELEVANT AUTHORITIES.

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- 2. Scope of Demolition**
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- 3. Heritage Approach**
The demolition strategy ensures retention of significant building form and materials including gable roof forms, timber weatherboard cladding and detailing. Works are undertaken in a reversible and respectful manner with reinstatement to match original fabric.
- 4. Demolition Methodology**
All demolition will be carried out by controlled manual dismantling, in reverse order of construction. No high-impact demolition methods will be used.
- 5. Protection of Existing Elements**
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- 6. Disassembly and Salvage**
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- 7. Environmental and Site Considerations**
Dust and debris will be controlled. Works will minimise disruption to the public realm and surrounding coastal environment. Waste will be removed progressively and recycled where practicable.
- 8. Making Good**
All affected areas will be stabilised, weatherproofed and prepared for new works. Openings will be infilled with matching weatherboards and finishes.
- 9. Conclusion**
The demolition works are minor, controlled and heritage-responsive, enabling upgrades while maintaining the building's recognised heritage character.

PROPOSED BOOT ROOM TO BE RELOCATED TO THIS LOCATION AS PER PLANNING PERMIT NO. PP-100-2025 ; NOTED FOR INFORMATION, NO WORKS PROPOSED AS PART OF THIS PLANNING APPLICATION

EXISTING SCREENING FENCE TO BE DEMOLISHED FOR PROPOSED SERVICES

EXISTING 900H PICKET FENCE TO BE DEMOLISHED

IMPACT & MITIGATION OF WORKS WITHIN NRZ TO BE IN ACCORDANCE WITH THE CONDITIONS OF PERMIT AND/OR ARBORIST STATEMENT



EXISTING FENCE TO BE RETAINED

EXISTING BOLLARD TO BE REMOVED FOR THE EXTENSION OF PORTICO

EXISTING PAVING TO BE REMOVED TO MAKE WAY FOR PROPOSED PORTICO TO EXISTING BARWON COAST DISCOVERY CENTRE

EXISTING PAVING TO BE DEMOLISHED FOR NEW PATHWAY

EXISTING PEBBLEMIX PAVING TO BE DEMOLISHED FOR PROPOSED ESTUARY WATCH

LEGEND	
	EXISTING TO BE DEMOLISHED
	EXISTING TO BE RETAINED

PROJECT:
EXISTING & DEMO SITE PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

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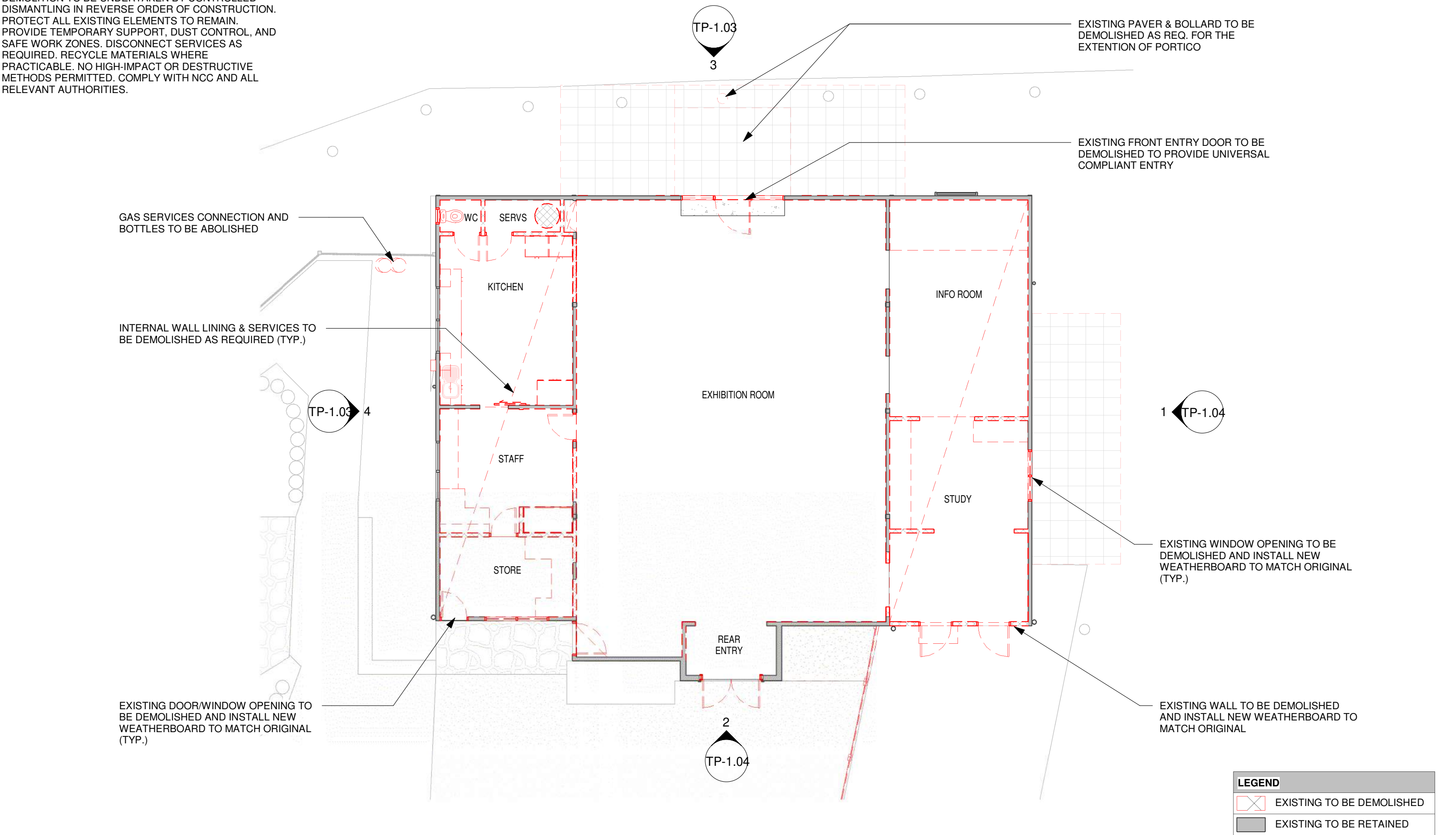
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Suite 4, 65 Madeley St
Ocean Grove, Vic 3226
T: +613 5255 3378
ABN 93 363 900 373



PROJECT:
EXISTING/DEMO FLOOR PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

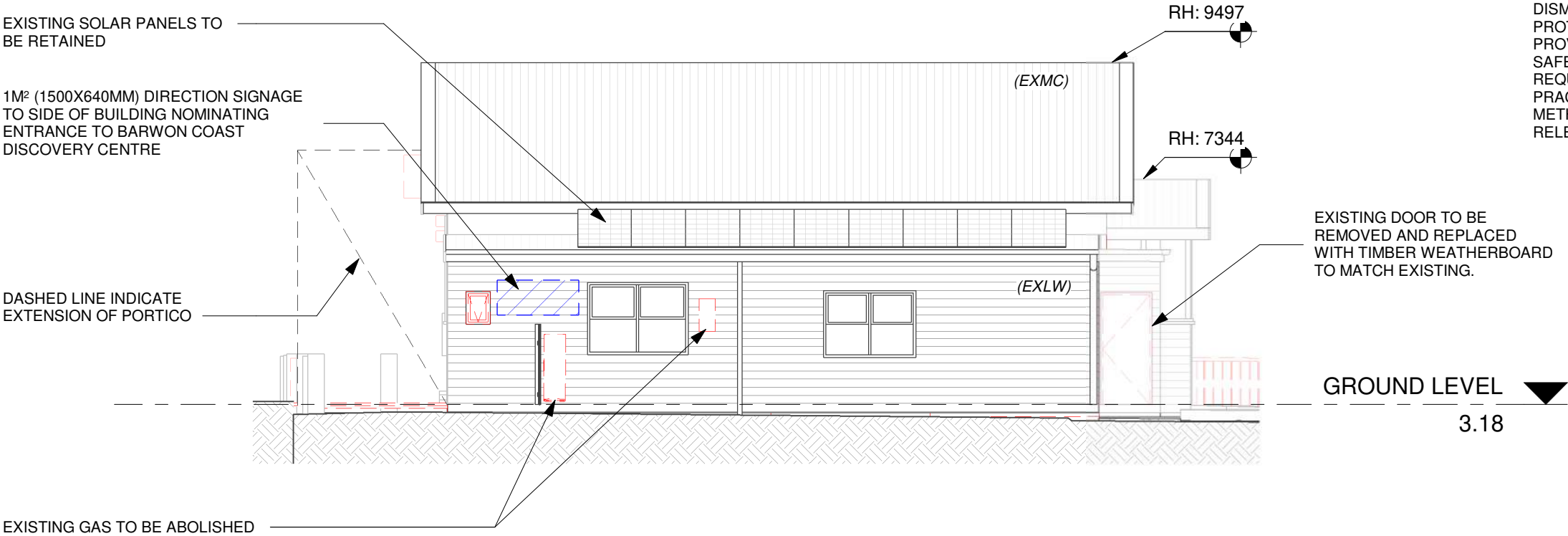
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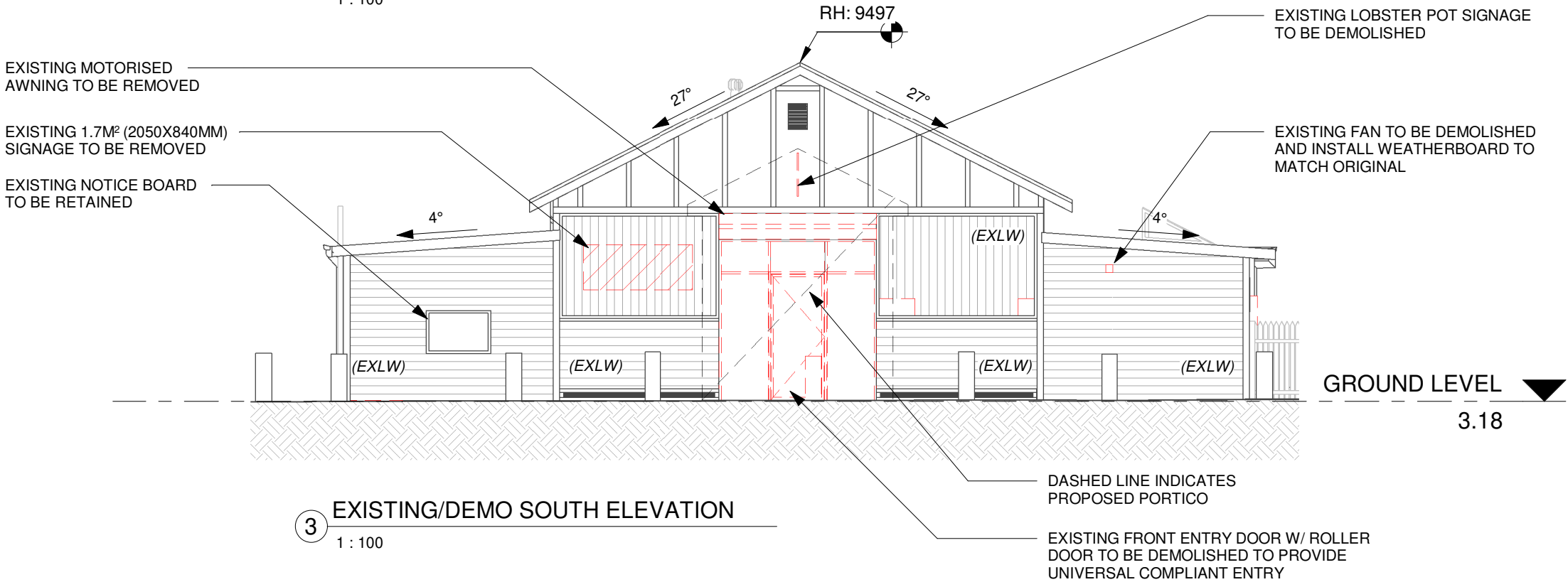
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4 EXISTING/DEMO WEST ELEVATION
1 : 100



3 EXISTING/DEMO SOUTH ELEVATION
1 : 100

EXTERNAL FINISHES LEGEND

(EXLW) EXISTING TIMBER WEATHERBOARD
(HORIZONTAL OR VERTICAL AS PER DRAWINGS)

(EXMC) EXISTING METAL ROOF

(LW1) TIMBER WEATHERBOARD TO MATCH

(MC1) METAL ROOF TO MATCH

LEGEND

EXISTING TO BE DEMOLISHED

EXISTING TO BE RETAINED

PROJECT:
EXISTING/DEMO ELEVATIONS
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

REVISION SCHEDULE

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	ISSUE FOR TOWN PLANNING	01/07/2026

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DATE: 30/06/2026

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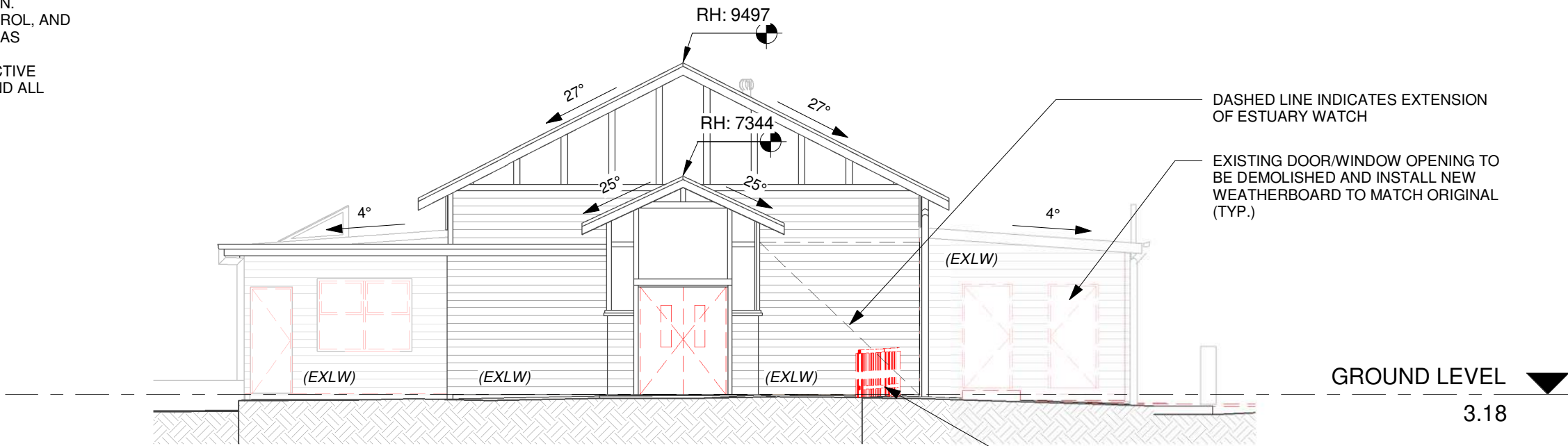
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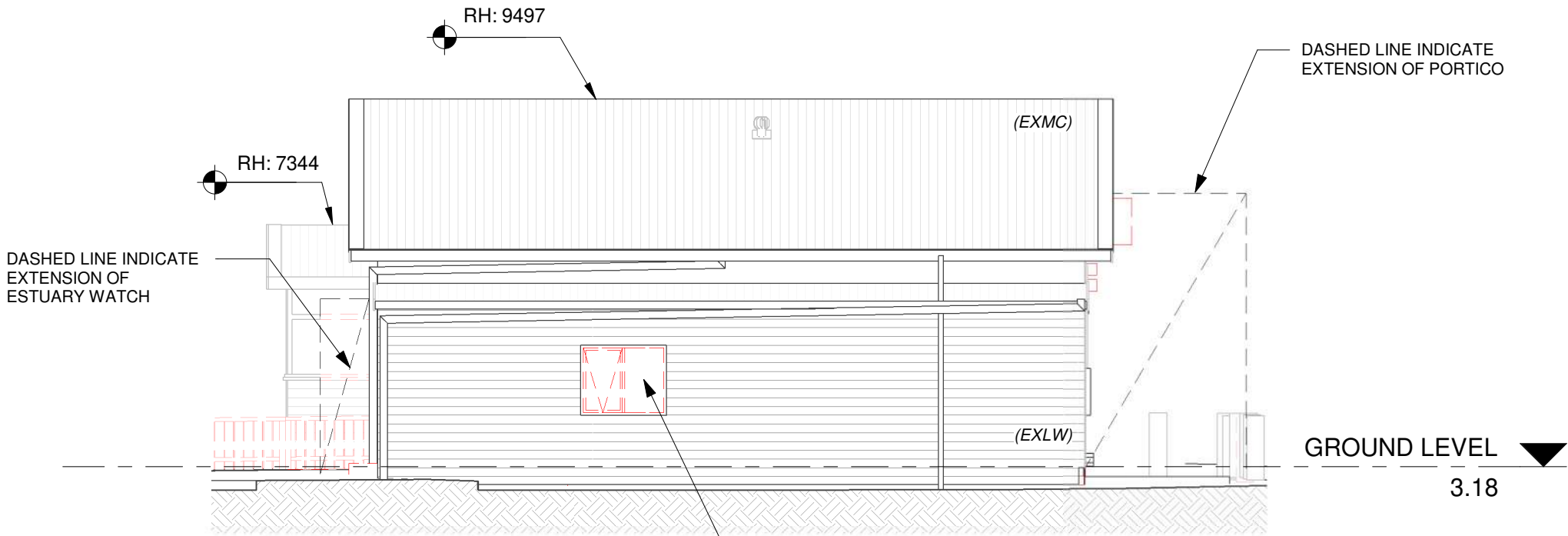
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2 EXISTING/DEMO NORTH ELEVATION
1 : 100



1 EXISTING/DEMO EAST ELEVATION
1 : 100

EXTERNAL FINISHES LEGEND

(EXLW) EXISTING TIMBER WEATHERBOARD
(HORIZONTAL OR VERTICAL AS PER DRAWINGS)

(EXMC) EXISTING METAL ROOF

(LW1) TIMBER WEATHERBOARD TO MATCH

(MC1) METAL ROOF TO MATCH

LEGEND

 EXISTING TO BE DEMOLISHED

 EXISTING TO BE RETAINED

PROJECT:

EXISTING/DEMO ELEVATIONS

BARWON COAST DISCOVERY CENTRE

JETTY ROAD, BARWON HEADS VIC 3227

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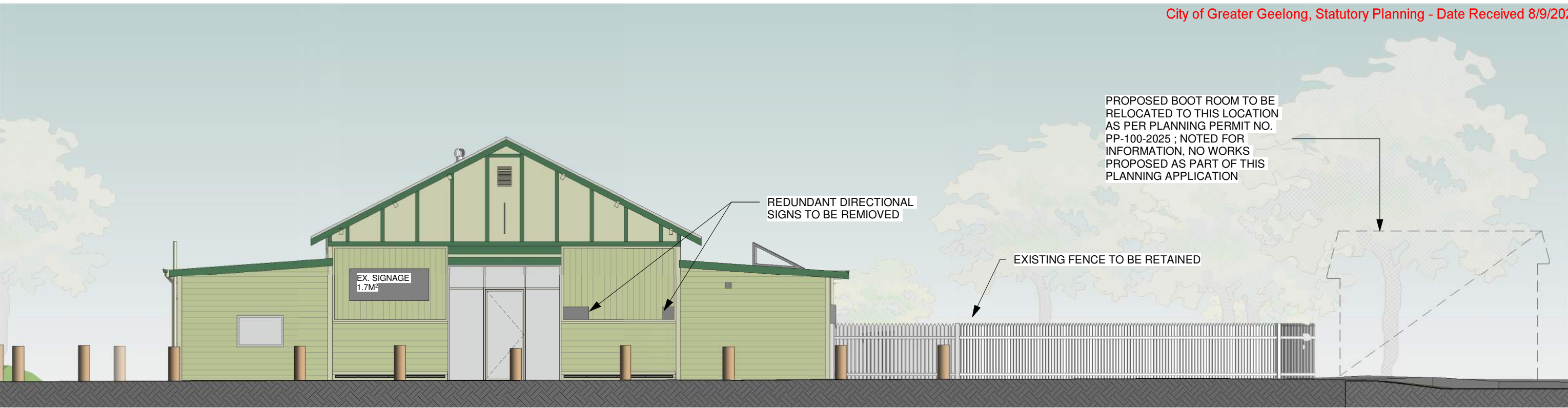
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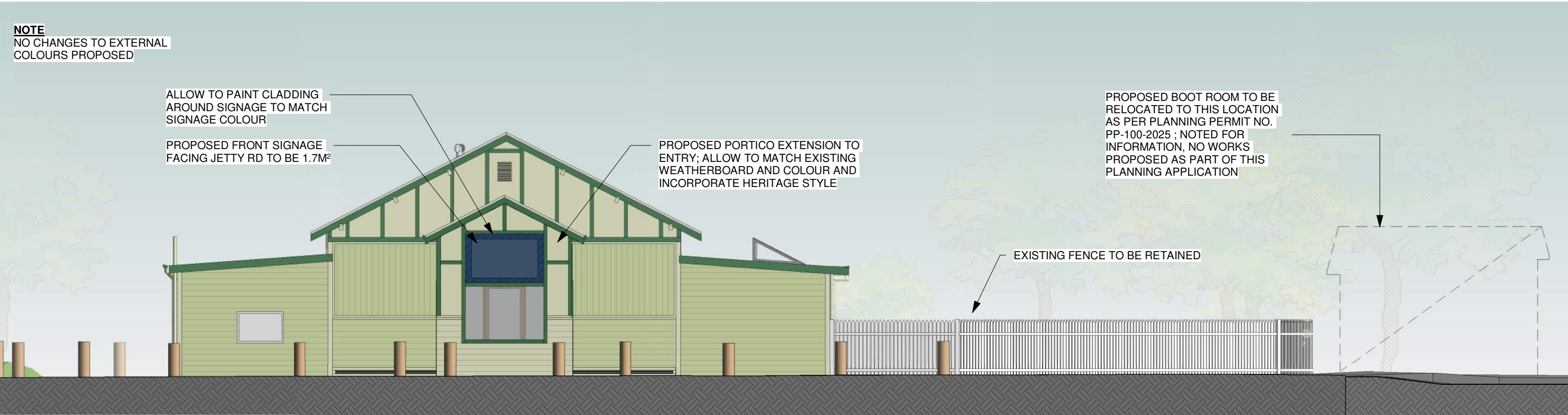
DE atelier Pty Ltd
Suite 4, 65 Madeley St
Ocean Grove, Vic 3226

T: +613 5255 3378

ABN 93 363 900 373



1 EXISTING STREETSCAPE
1 : 100



2 PROPOSED STREETSCAPE
1 : 100

PROJECT:
EXISTING & PROPOSED STREETSCAPE
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

REVISION SCHEDULE		
Number	Description	Date
1	ISSUE FOR TOWN PLANNING	01/07/2026

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PROPOSED BOOT ROOM TO BE RELOCATED TO THIS LOCATION AS PER PLANNING PERMIT NO. PP-100-2025 ; NOTED FOR INFORMATION, NO WORKS PROPOSED AS PART OF THIS PLANNING APPLICATION

PROPOSED BRUSHED FENCE TO CONCEAL PROPOSED SERVICES; HOT WATER SERVICES LOCATION TO BE CONFIRMED TO SUIT BUILDING REQUIREMENTS

EXCAVATION REQUIRED FOR PAVING SLAB AT SERVICES YARD; ARBORIST TO ADVISE ANY IMPLICATIONS TO TREE ADJACENT

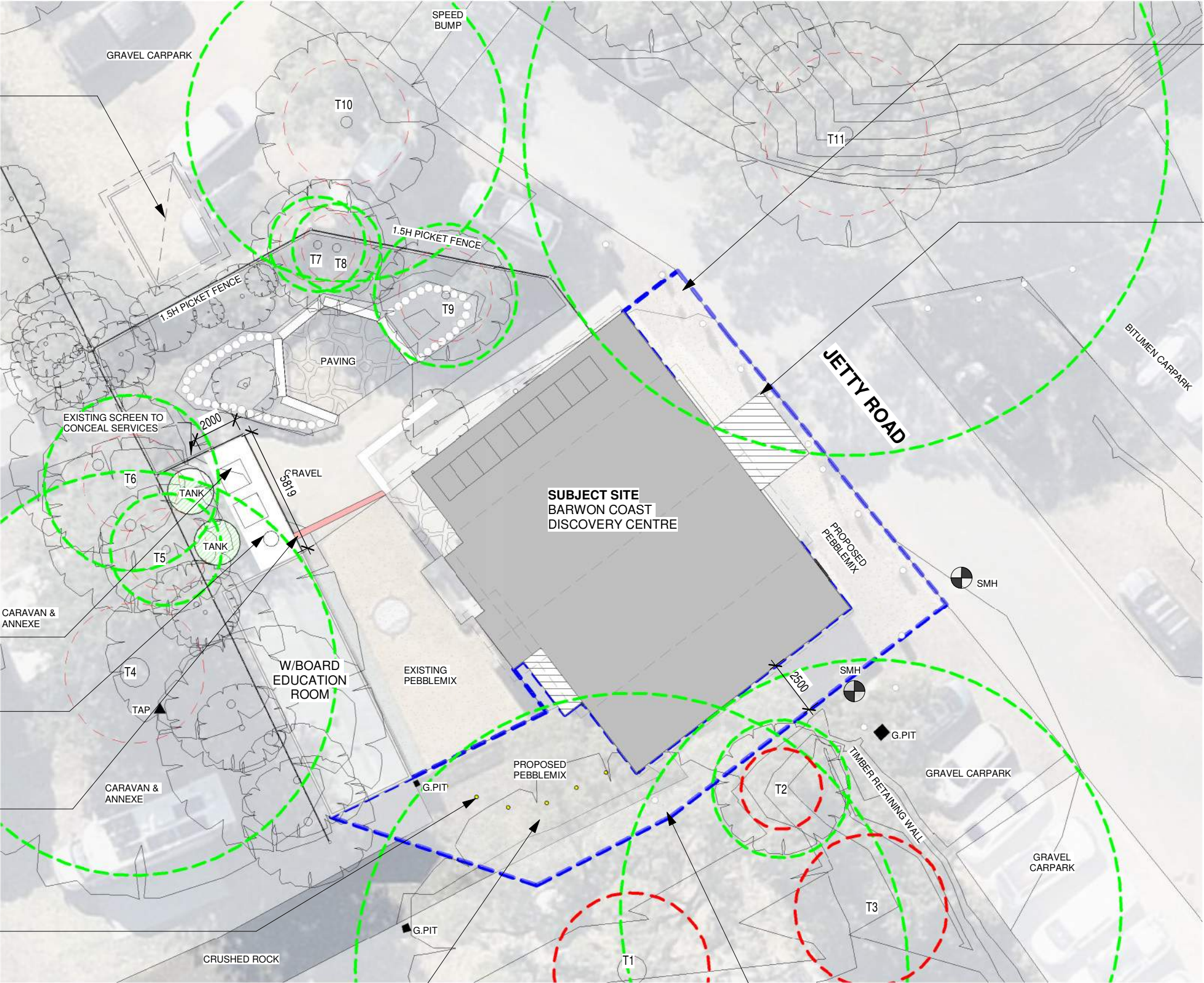
EXCAVATION REQUIRED AS PROPOSED TRENCHING APPROX 600 DEEP SHOWN IN RED ; DEPTH TBC

PROPOSED LIGHT BOLLARDS TO PROVIDE WAYFINDING

REFER TO TREE PROTECTION PLAN FOR NRZ IMPACT CALCULATIONS; IMPACT & MITIGATION OF WORKS WITHIN NRZ TO BE IN ACCORDANCE WITH THE CONDITIONS OF PERMIT AND/OR ARBORIST STATEMENT

EXCAVATION TO ALLOW PROPOSED PAVING SLAB 100MM PEBBLEMIX FINISH ; ARBORIST TO ADVISE ANY IMPLICATIONS TO TREE ADJACENT

PROPOSED PORTICO EXTENSION TO ENTRY; ALLOW TO MATCH EXISTING WEATHERBOARD AND COLOUR AND INCORPORATE HERITAGE STYLE



PROPOSED DEVELOPMENT AREAS		
AREA CALCULATION	VALUE	UNIT
EXISTING BUILDING FOOTPRINT	212	SQM
PROPOSED EXTENSION (ESTUARY)	3	SQM
PORTICO	9	SQM
PROPOSED BUILDING FOOTPRINT	12	SQM
TOTAL FOOTPRINT	236	SQM

LEGEND	
	GROUND FLOOR FOOTPRINT
	GROUND FLOOR EXTENSION

BLUE DASHED LINE INDICATES EXTENT OF PROPOSED PAVING TO PROVIDE PATHWAY TO PEDESTRIANS

PROJECT:
PROPOSED SITE PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

REVISION SCHEDULE		
Number	Description	Date
1	ISSUE FOR TOWN PLANNING	06/07/2025

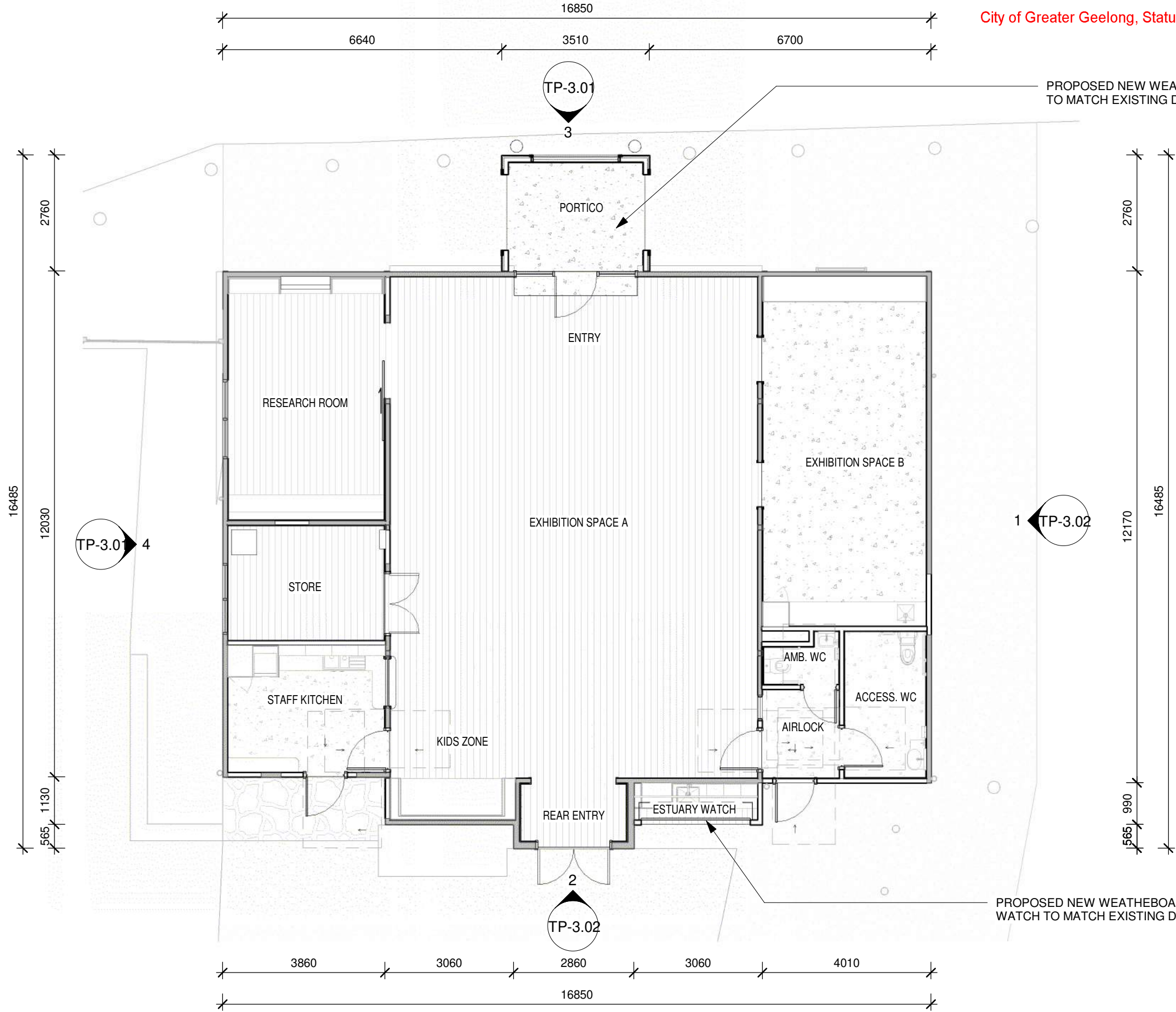
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T: +613 5255 3378
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PROJECT:
PROPOSED FLOOR PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

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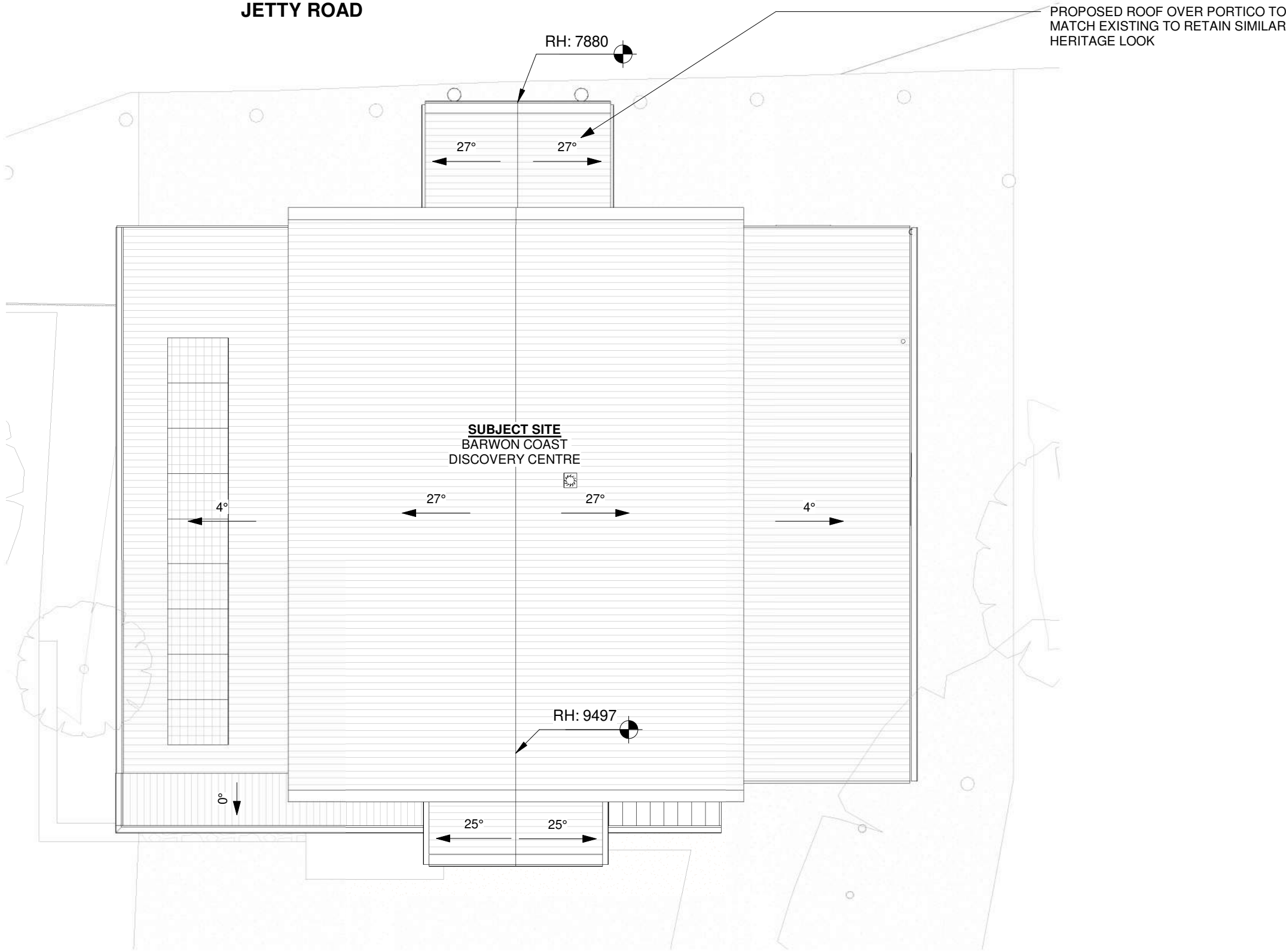
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Ocean Grove, Vic 3226
T: +613 5255 3378
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PROJECT:
PROPOSED ROOF PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

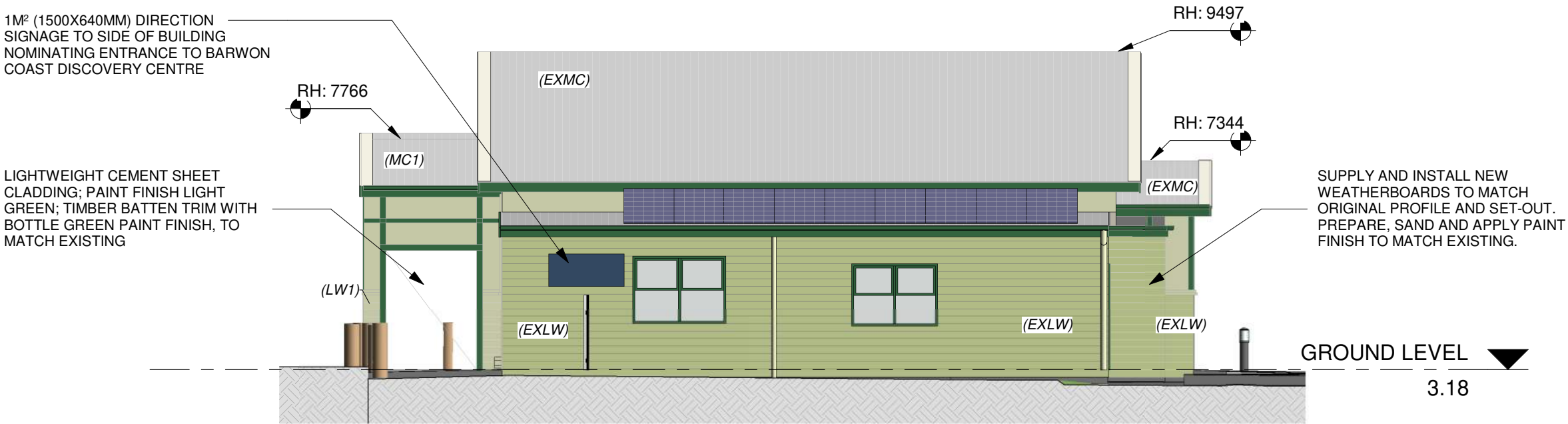
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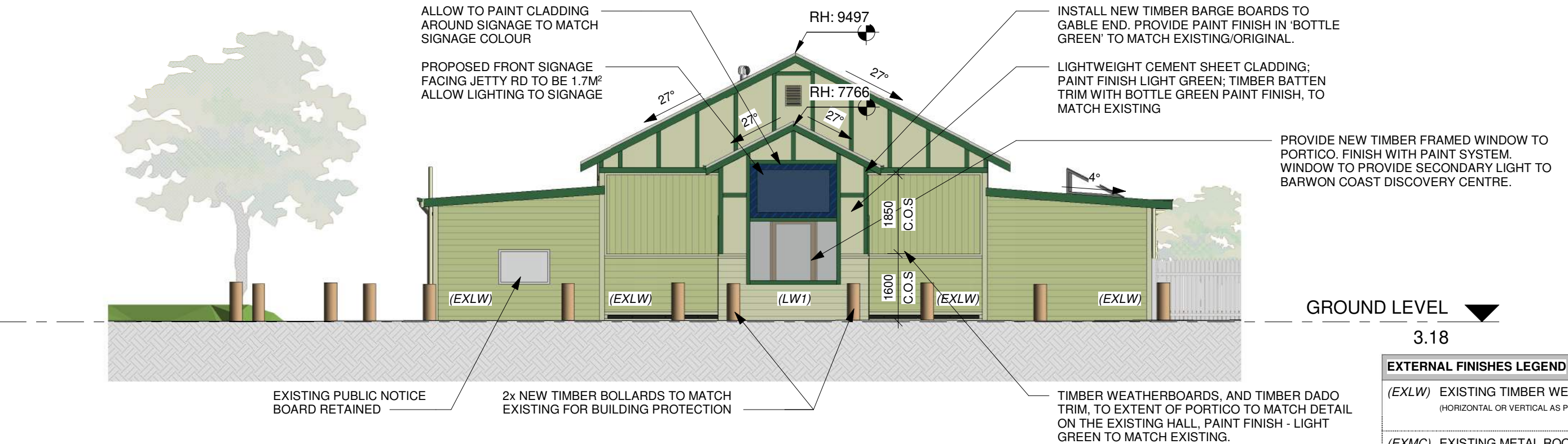
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ABN 93 363 900 373



4 PROPOSED WEST ELEVATION
1 : 100



3 PROPOSED SOUTH ELEVATION
1 : 100

EXTERNAL FINISHES LEGEND	
(EXLW)	EXISTING TIMBER WEATHERBOARD (HORIZONTAL OR VERTICAL AS PER DRAWINGS)
(EXMC)	EXISTING METAL ROOF
(LW1)	TIMBER WEATHERBOARD TO MATCH
(MC1)	METAL ROOF TO MATCH

PROJECT:
PROPOSED ELEVATIONS
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

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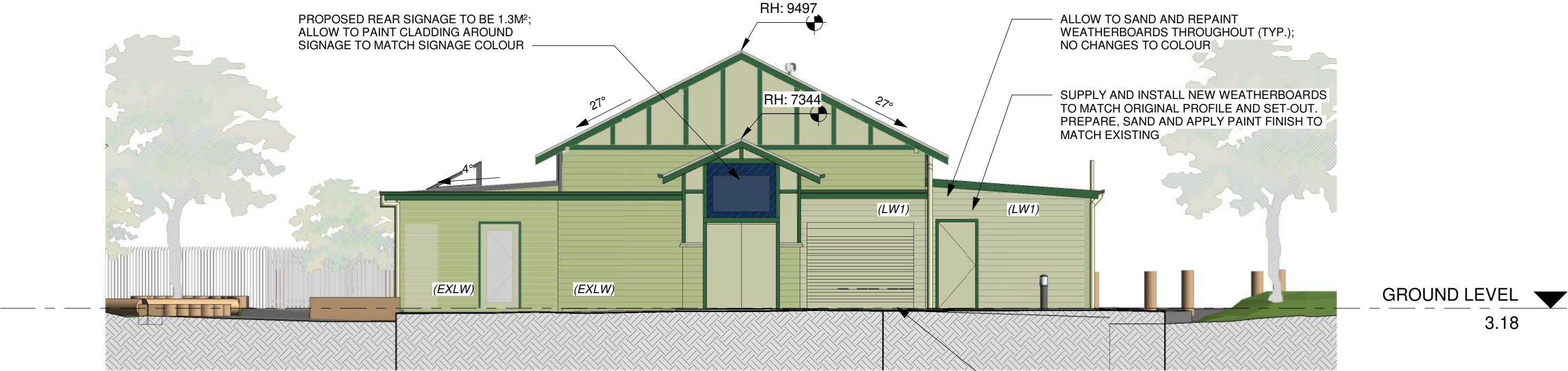
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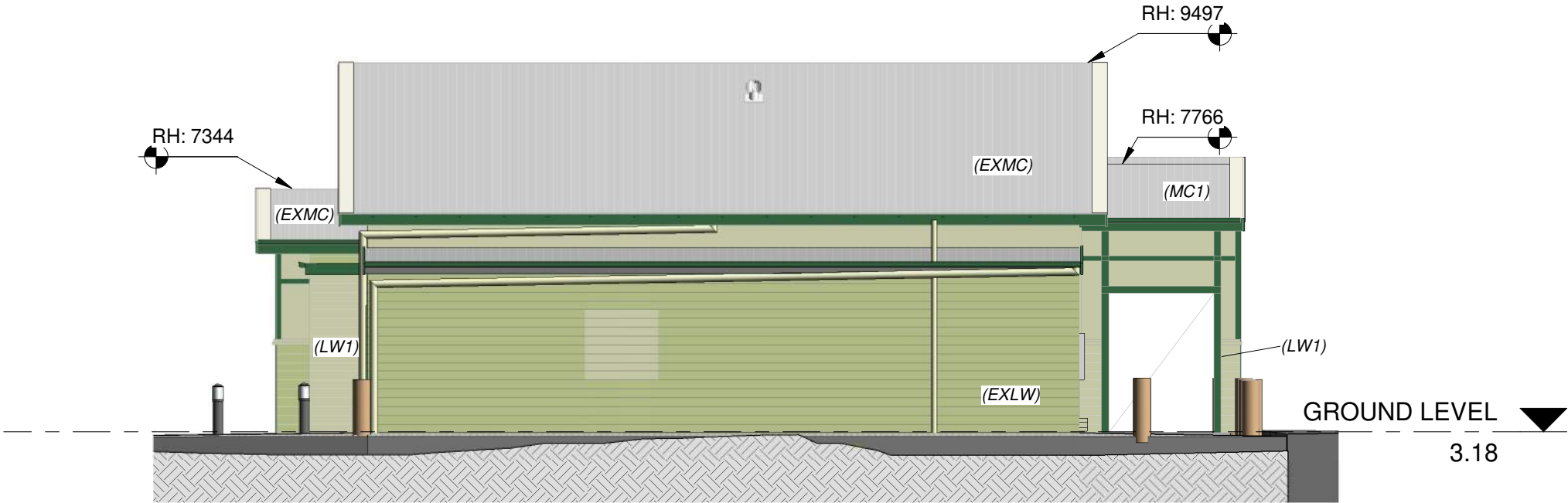
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Ocean Grove, Vic 3226
T: +613 5255 3378
ABN 93 363 900 373



2 PROPOSED NORTH ELEVATION
1 : 100



1 PROPOSED EAST ELEVATION
1 : 100

EXTERNAL FINISHES LEGEND	
(EXLW)	EXISTING TIMBER WEATHERBOARD (HORIZONTAL OR VERTICAL AS PER DRAWINGS)
(EXMC)	EXISTING METAL ROOF
(LW1)	TIMBER WEATHERBOARD TO MATCH
(MC1)	METAL ROOF TO MATCH

PROJECT:
PROPOSED ELEVATIONS
BARWON COAST DISCOVERY CENTRE
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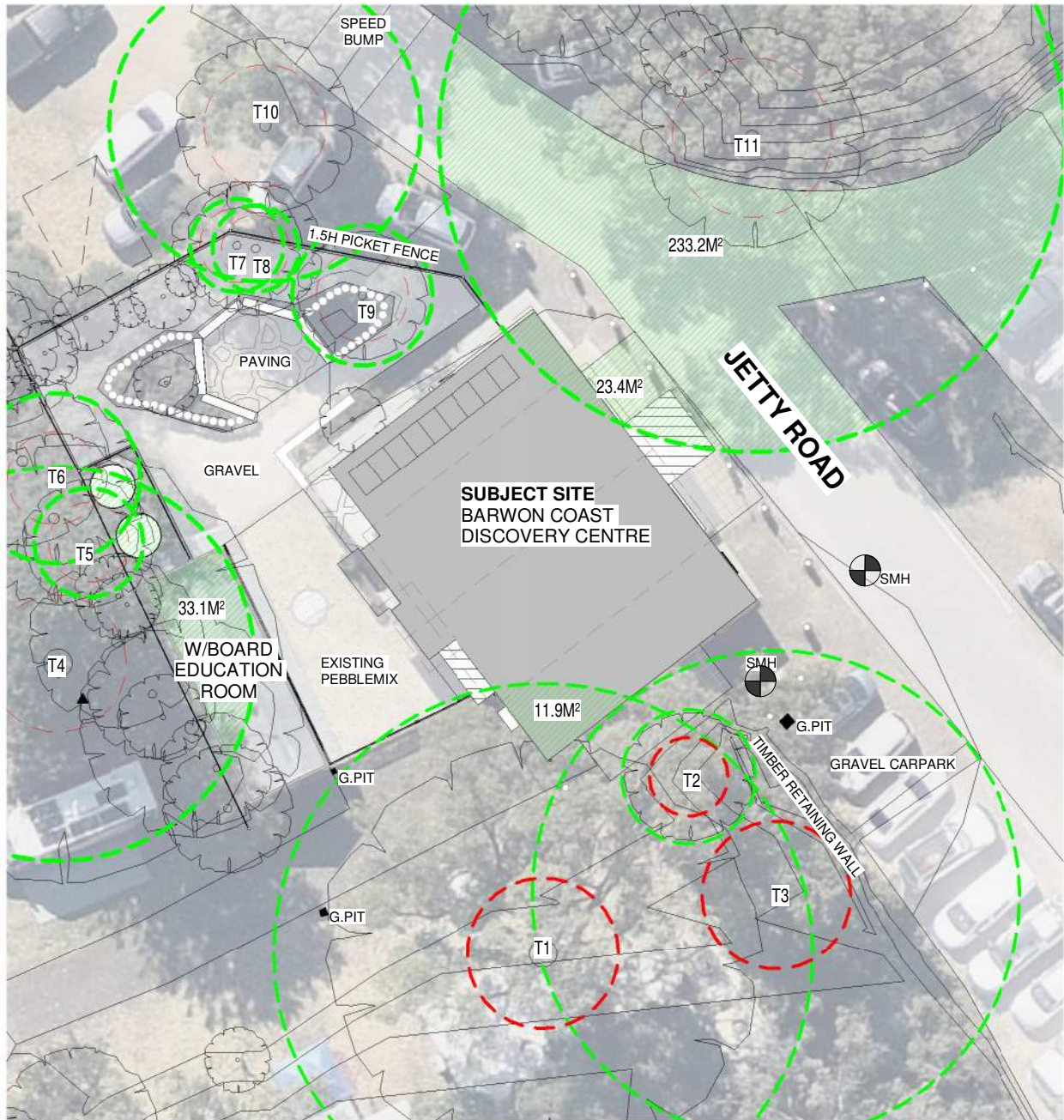
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ISSUED FOR: **TOWN PLANNING**

JOB NO: 23-12 SCALE 1 : 100 @A3



DE atelier Pty Ltd
Suite 4, 65 Madeley St
Ocean Grove, Vic 3226
T: +613 5255 3378
ABN 93 363 900 373



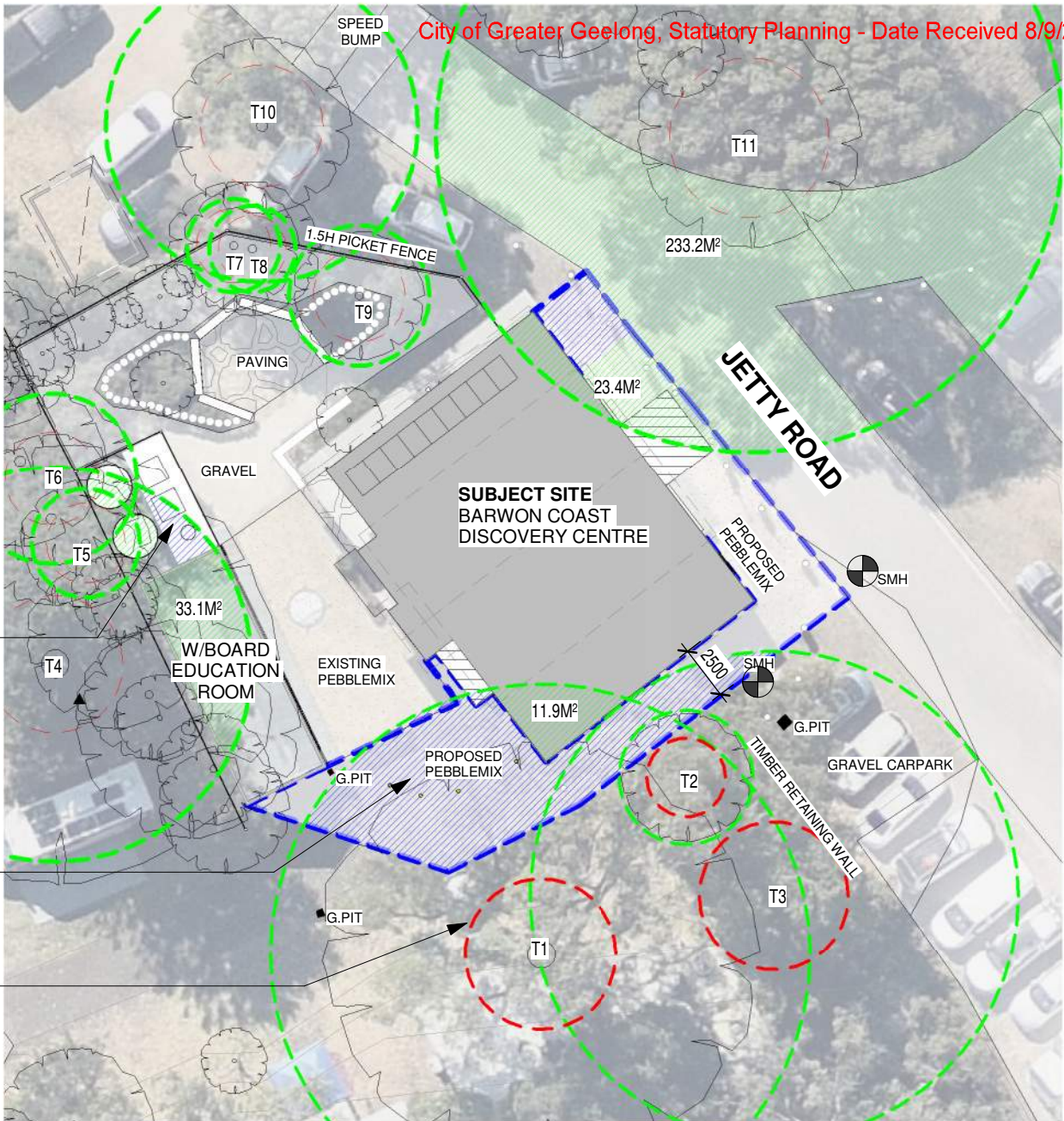
A EXISTING SITE PLAN NRZ

1 : 300

NRZ IMPACT CALCULATION

TREE	NON PERMAEABLE SURFACES	NRZ IMPACT (M ² %)
T1	BUILDING FOOTPRINT	11.9 2.4
T2,T3	NA	NA
T4	BUILDING FOOTPRINT W/TANKS	33.1 12.7
T11	BUILDING FOOTPRINT EX. BITUMEN	233.2 35.2 23.4 3.5
	TOTAL	256.6 38.7
T5,T6,T7,T8,T9,T10	NO NRZ IMPACT TO PROPOSED	

TREE	NRZ(M)	SRZ(M)
T1	12.48	3.5
T2	3.12	1.82
T3	11.28	3.44
T4	9.12	3.17
T5	2.52	1.85
T6	3.96	2.18
T7	2.16	1.72
T8	2.00	1.57
T9	3.24	2.13
T10	7.20	2.83
T11	14.52	3.69



1 PROPOSED SITE PLAN NRZ CALC

1 : 300

NRZ IMPACT CALCULATION

TREE	NON PERMAEABLE SURFACES	NRZ IMPACT (M ² %)
T1	PROPOSED CONCRETE PAVING BUILDING FOOTPRINT	74.7 15.3 11.9 2.4
	TOTAL	86.6 17.7 - MODERATE ENCROACHMENT
T2	PROPOSED PAVING	3.4 11.3 - MODERATE ENCROACHMENT
T3	PROPOSED PAVING	22.9 3.2 - MINOR ENCROACHMENT
T4	BUILDING FOOTPRINT W/TANKS PROPOSED CONCRETE PAVING	33.1 12.7 4.5 1.7
	TOTAL	37.7 14.4 - MODERATE ENCROACHMENT
T11	BUILDING FOOTPRINT EX. BITUMEN PROPOSED CONCRETE PAVING	233.2 35.2 23.4 3.5 10.8 1.6
	TOTAL	256.6 38.7 - MAJOR ENCROACHMENT

LEGEND

- EXTENT OF PROPOSED NON-PERMAEABLE PAVING
- NRZ IMPACT
- EXISTING NRZ IMPACT
- NRZ
- SRZ

PROJECT:

TREE PROTECTION PLAN

BARWON COAST DISCOVERY CENTRE

JETTY ROAD, BARWON HEADS VIC 3227

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REVISION SCHEDULE

Number	Description	Date
1	ISSUE FOR TOWN PLANNING	01/07/2026

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JOB NO: 23-12

SCALE 1 : 300 @A3

DRAWN: DE

DATE: 30/06/2026

DRAWING No: TP-4.01 REV:

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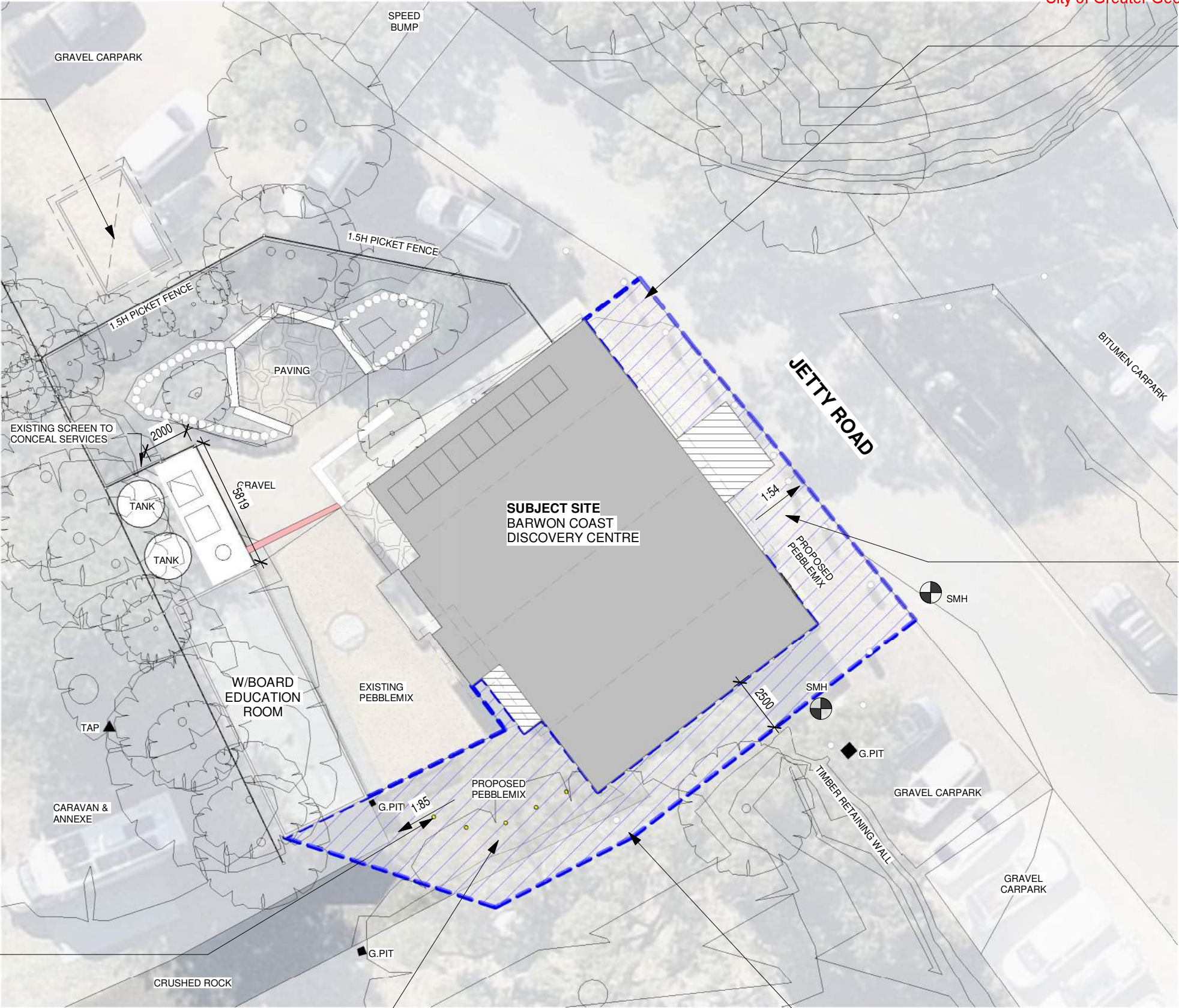
DE atelier Pty Ltd
Suite 4, 65 Madeley St
Ocean Grove, Vic 3226

T: +613 5255 3378

ABN 93 363 900 373

PROPOSED BOOT ROOM TO BE RELOCATED TO THIS LOCATION AS PER PLANNING PERMIT NO. PP-100-2025 ; NOTED FOR INFORMATION, NO WORKS PROPOSED AS PART OF THIS PLANNING APPLICATION

EXCAVATION TO ALLOW PROPOSED PAVING SLAB 100MM PEBBLEMIX FINISH



PROPOSED LIGHT BOLLARDS TO PROVIDE WAYFINDING

ACCESSIBLE PATHWAY TO CENTRE

ALLOW MIN 1:40 SLOPE TO ACHIEVE ACCESSIBLE PATHWAYS TO PROPOSED PEBBLEMIX

BLUE DASHED LINE INDICATES EXTENT OF PROPOSED PAVING TO PROVIDE PATHWAY TO PEDESTRIANS

PROJECT:
PROPOSED PATHWAY PLAN
BARWON COAST DISCOVERY CENTRE
JETTY ROAD, BARWON HEADS VIC 3227

REVISION SCHEDULE

Number	Description	Date
1	ISSUE FOR TOWN PLANNING	10/07/2026

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JOB NO: 23-12

SCALE 1 : 200 @A3

DRAWN: DE

DATE: 30/06/2026

DRAWING No: **TP-4.02** REV:

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DE atelier Pty Ltd
Suite 4, 65 Madeley St
Ocean Grove, Vic 3226
T: +613 5255 3378
ABN 93 363 900 373