

SEE ENLARGEMENT SHEET

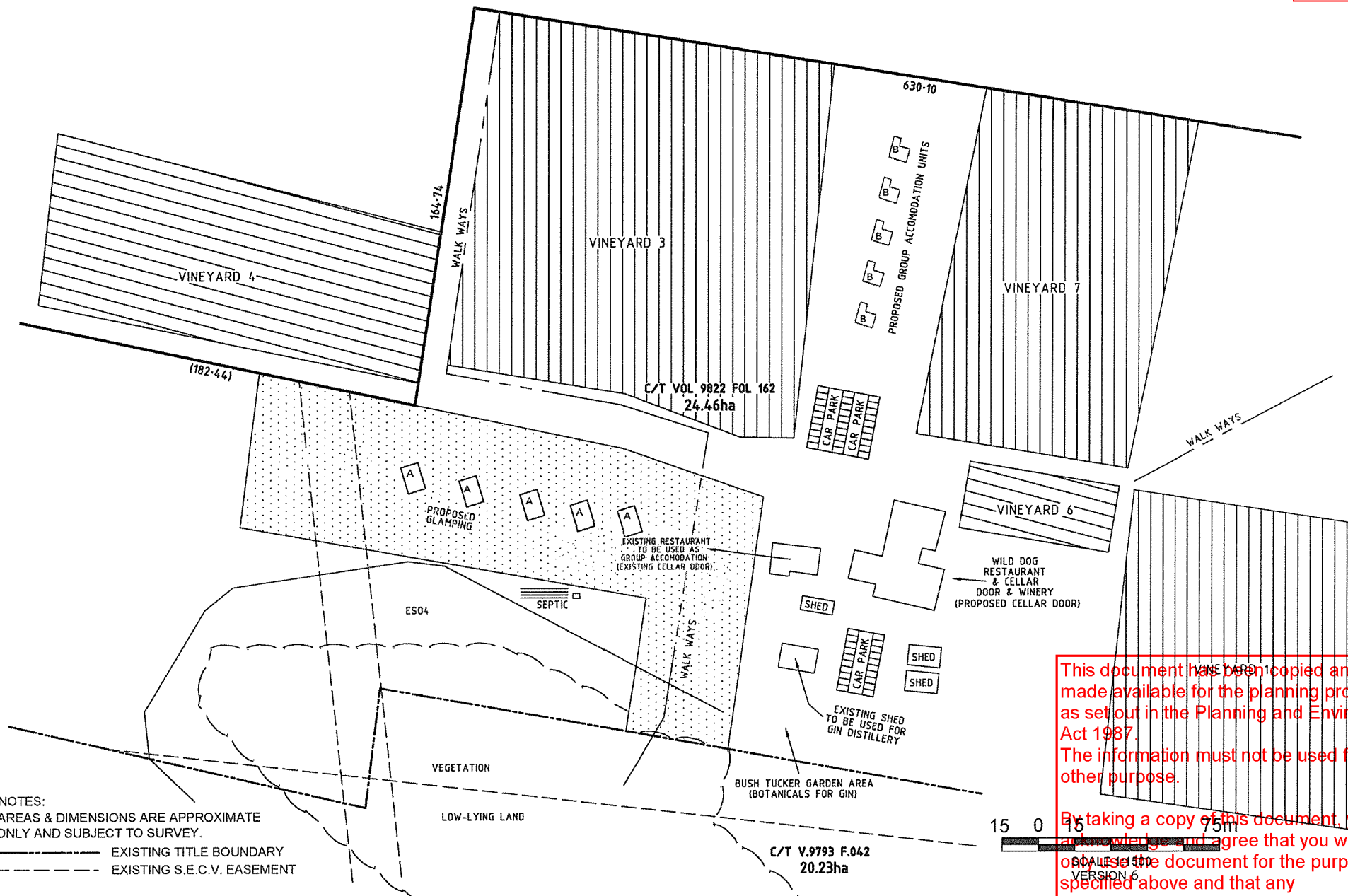


NOTES:
 AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
 - - - - - EXISTING TITLE BOUNDARY
 - - - - - EXISTING S.E.C.V. EASEMENT

**PARISH OF WARRAGUL, PART CROWN ALLOTMENTS 1 & 2
 LOT 3 ON LP210562A**

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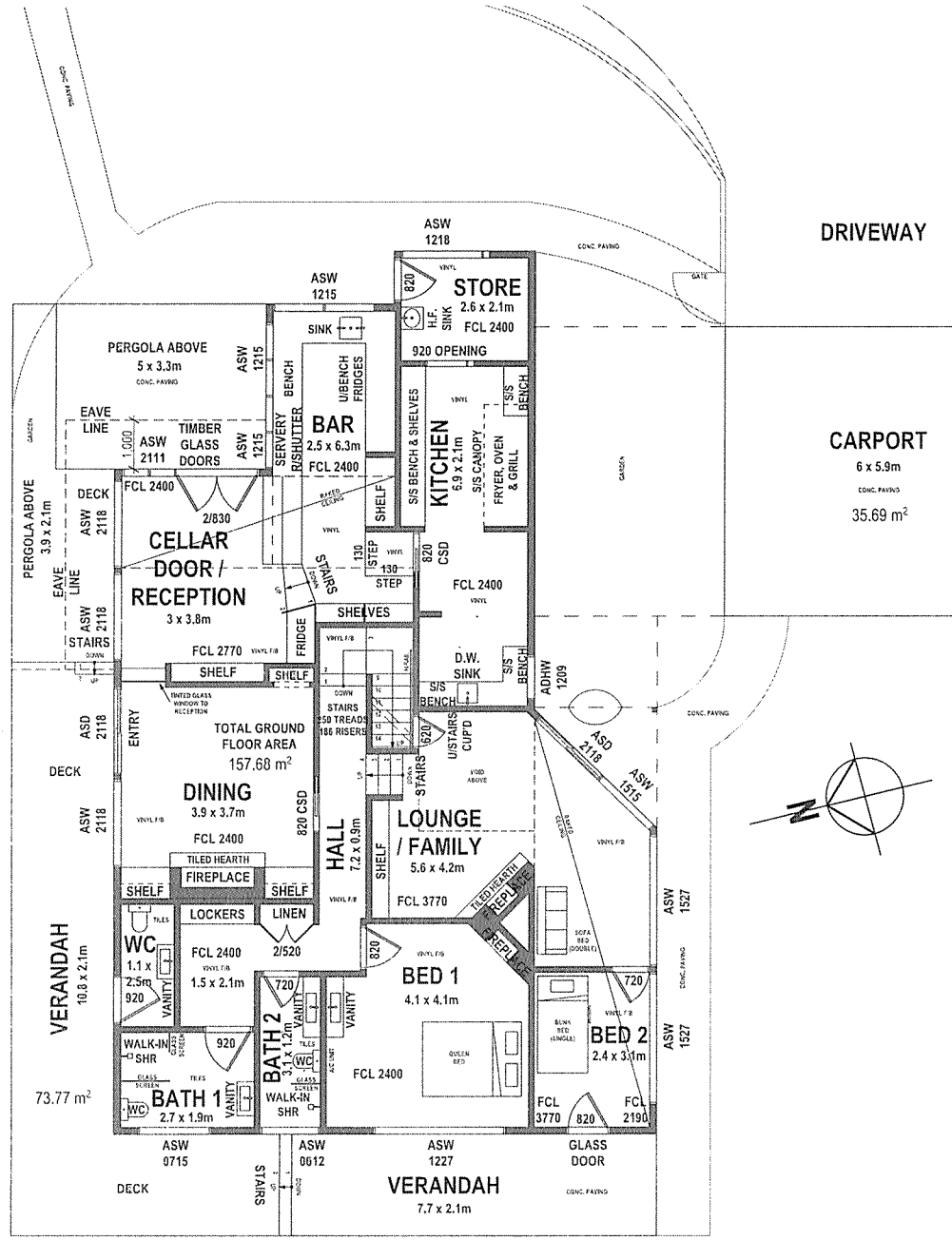
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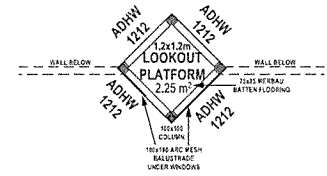
OSCALLES 100
 VERSION 6
 GLAM XPERIENCE

PARISH OF WARRAGUL, PART CROWN ALLOTMENTS 1 & 2
LOT 3 ON LP210562A

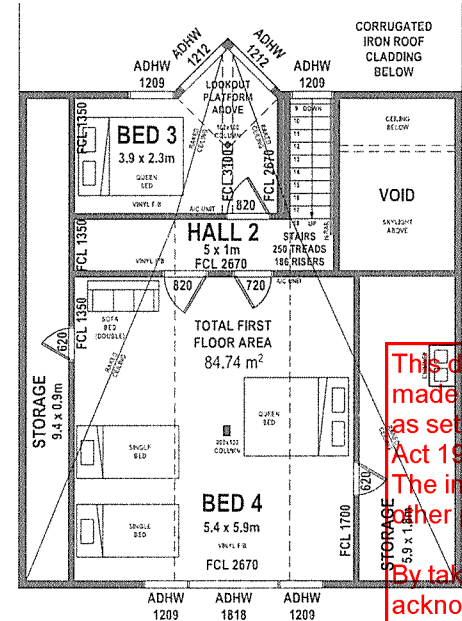
AREA ANALYSIS:		
LIVING AREA (GROUND FLOOR)	157.68m ²	16.97sq
LIVING AREA (FIRST FLOOR)	84.74m ²	9.12sq
LIVING AREA (LOOKOUT PLATFORM)	2.25m ²	0.24sq
TOTAL LIVING AREA	244.67m²	26.33sq
VERANDAH / PERGOLA AREA	73.35m ²	7.90sq
CARPORT AREA	35.69m ²	3.84sq
OVERALL TOTAL	353.71m²	38.07sq



Ground Floor Plan 1:100



Lookout Platform Plan 1:100



First Floor Plan 1:100

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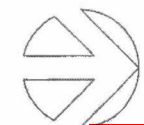
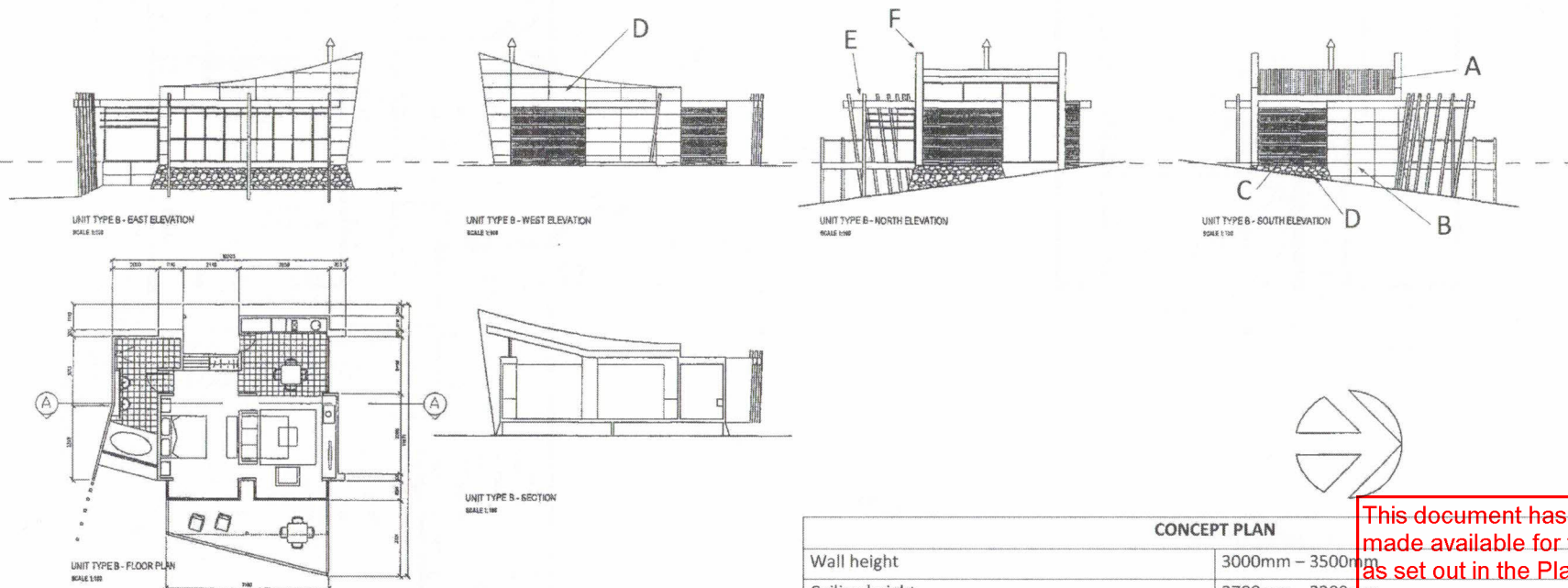
REV	BY	DATE	DESCRIPTION	APP
1				

Colin A. Brown & Associates
 Registered Planning Practitioner 2014-2015
 2-1 Bony Street, Warragul VIC 3520
 Phone: 03 8623 4920 Fax: 03 5622 7077
 Mobile: 0428 518 600 Email: colin@colinbrown.com.au

Wild Dog Winery
 Food & Accommodation House
 at 6 Farrington Close
 Warragul VIC 3520

Gary Surman
 PO Box 651 Warragul VIC 3520
 SPANBY LW 01/01/01 CB DATE 12/05/2010

CLASS	ISS	APPVAL	SPRNO/EXTN	REV
AS	SHOWN	A3	B728	TP00



CONCEPT PLAN	
Wall height	3000mm – 3500mm
Ceiling height	2700mm – 3200mm
Fin height	600mm (above wall height)
Floor levels	141.5AHD – 142.50m
MATERIAL & FINISH SCHEDULE	
A	Colorbond – Monument Grey
B	Painted moulded concrete – light grey
C	Monument Grey – Bruhn Limestone
D	Mica Quartz – Stone cladding
E	Glass Balustrade
F	Timber hardwood decking – natural finish

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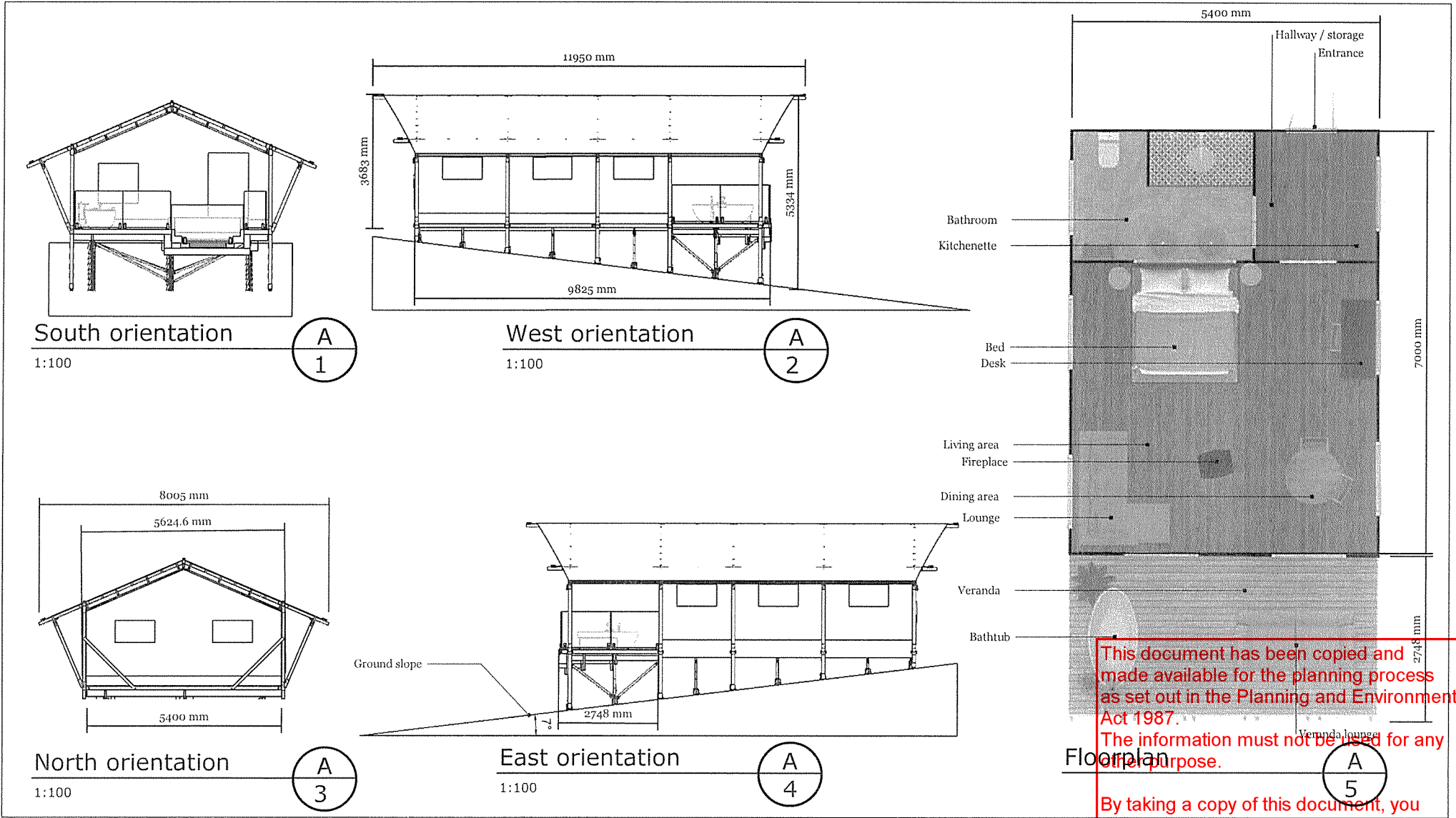
WILD DOG VINEYARD
Types A & B
FLOOR PLANS & ELEVATIONS

T M A
ARCHITECTS

13 CLAREMONT AVENUE
MELBOURNE
VICTORIA 3144
FAX: 9509 3377
9509 7877
tma@tma.com.au

JUNE 2008
DUBOIS
CA
AS MARKED
06031
NICHOLLS WILD DOG VINEYARD

TP01



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Safari Tent 38
 Drawn by: D.A.J. van den Hurk

GLAM XPERIENCE
 With natural ground slope: Glamping at Wild Dog Winery

MM/DD/YY	REVISIONS	REMARKS
1	28 / 09 / 17	
2		
3		
4		
5		

A 01

WILD DOG WINERY

COLOUR SCHEDULE

01/06/2020

EXISTING BUILDINGS

WINERY - WALLS & ROOF - PALE EUCALYPT

RESTAURANT - WALLS & ROOF - PALE EUCALYPT

DISTILLERY - WALLS & ROOF - PALE EUCALYPT

GROUP ACCOMMODATION & CELLAR DOOR - PALE EUCALYPT

PROPOSED BUILDINGS

ACCOMMODATION UNITS WALLS & ROOF - PALE EUCALYPT

GLAMPING UNITS WALLS & ROOF - CANVAS GREY

SHEDS - PALE EUCALYPT

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BAW BAW SHIRE COUNCIL PLANNING PERMIT

Application No: PLA0126/19
 Amendment App. No: AMD0028/20
 Planning Scheme: Baw Baw Planning Scheme
 Responsible Authority: Baw Baw Shire Council

ADDRESS OF THE LAND: 6 Farrington Close WARRAGUL VIC 3820
 V 9822 F 162 Lot 3 LP 210562A Warragul Parish

THE PERMIT ALLOWS: Use and development of the land for Rural industry (Gin Distillery) and Group accommodation associated with the existing restaurant and winery

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

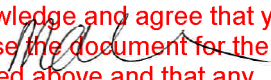
<i>Date of Amendment</i>	<i>Brief description of Amendment</i>
26 June 2020	This permit has been amended in accordance with Section 72 of the Planning and Environment Act 1987 having regards to: <ul style="list-style-type: none"> • Deletion of Condition 1c.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans submitted with the application but modified to show:
 - a) A detailed floor plan of the former restaurant building to be used for group accommodation showing a maximum of 25 visitors.
 - b) Location of the reception area and details of operation and management of the group accommodation use.
 - c) *** DELETED ***
 - d) Schedule of colours and materials of all structures and buildings
2. The layout of the buildings and works shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.

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 Madeline Allen
 Signature for the Responsible Authority

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BAW BAW SHIRE COUNCIL

PLANNING

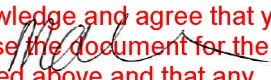
PERMIT

Application No: PLA0126/19
 Amendment App. No: AMD0028/20
 Planning Scheme: Baw Baw Planning Scheme
 Responsible Authority: Baw Baw Shire Council

3. Once building or works have commenced they must be completed to the satisfaction of the Responsible Authority.
4. The use and development permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.
5. The group accommodation building (i.e. former restaurant) must have no more than 25 visitors at any one time.
6. The group accommodation cabins and glamping tents must have no more than 30 people at any one time.
7. The group accommodation use must cease if the winery use ceases operation.
8. The primary ingredients used to make the gin in the distilling process must be grown on the land.
9. Only liquor manufactured on the land may be sold for consumption off the premises.
10. The subject land must be kept neat and tidy at all times and its appearance must not, in the opinion of the responsible authority, adversely affect the amenity of the locality.
11. The use and development must be managed so that the amenity of the area is not detrimentally affected through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any buildings, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, soot, ash, dust, wastewater, waste products, grit or oil;
 - e) presence of vermin;
12. All waste and waste storage bins must be stored within the building or placed in a suitable location outside that is screened from public view. The waste material must be regularly removed from the land. All vehicles removing waste must have fully secured and contained loads so that no waste material is spilled and no dust or odour is created to the satisfaction of the Responsible Authority.
13. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, all to the satisfaction of the Responsible Authority.

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 Madeline Allen
 Signature for the Responsible Authority

Page 8 of 16

BAW BAW SHIRE COUNCIL PLANNING PERMIT

Application No: PLA0126/19
Amendment App. No: AMD0028/20
Planning Scheme: Baw Baw Planning Scheme
Responsible Authority: Baw Baw Shire Council

14. All disturbed surfaces on the land resulting from the buildings and works must be revegetated and stabilised to the satisfaction of the Responsible Authority so as to prevent any erosion or siltation on or adjacent to the land.
15. The premises described for accommodation purposes must be registered with council and comply with the Public Health and Wellbeing Act 2008.
16. The accommodation premises proposed are required to have new and independent septic systems.
17. All wastewater and liquid is to be contained and treated on site by a septic tank system or equivalent. The system must be at least 60 metres from any watercourse and/or dam on the subject or neighbouring properties, and must meet the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.4 (2016) and the Responsible Authority.
18. Prior to their occupation, the building or buildings allowed by this permit must be connected to a sewerage disposal system as approved by the Responsible Authority.
19. The parking areas and vehicular access ways must be maintained to the satisfaction of the Responsible Authority.
20. The parking areas and vehicular access ways must not be obstructed or made inaccessible to the satisfaction of the Responsible Authority.
21. This permit will expire if one of the following circumstances applies:
 - a) the development is not started within two years of the date of this permit;
 - b) the development is not completed within four years of the date of this permit; or
 - c) the use is not commenced within two years of the completion of the development.

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

Notes:

Building Approval

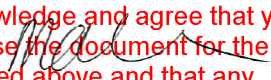
Building approval must be obtained prior to the commencement of the above approved works.

Date: **30 March 2020**

Planning and Environment Regulations 1987 Form 4.4
Page 3 of 3

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 Madeline Allen
 Signature for the Responsible Authority

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WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

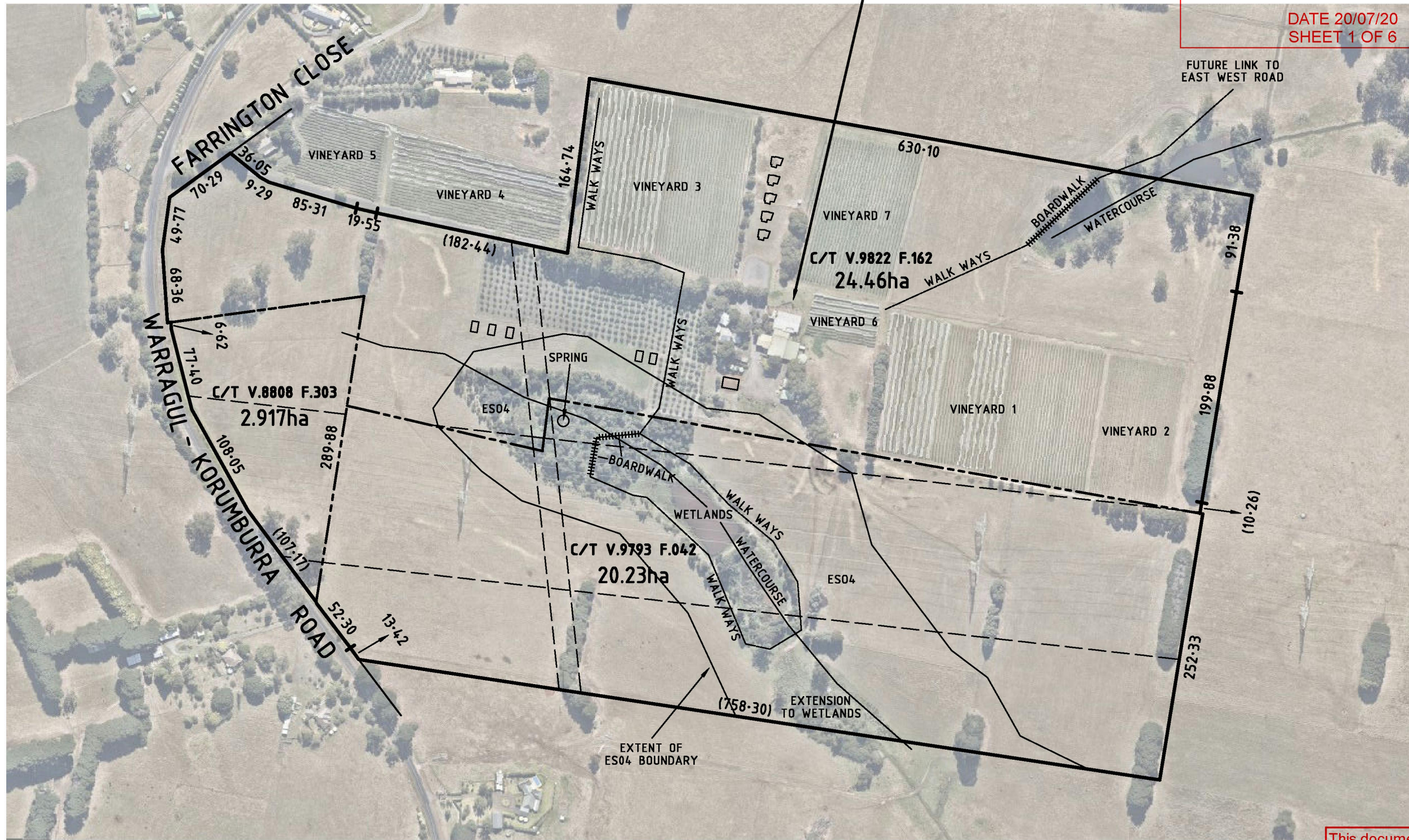
- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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OVERALL SITE LAYOUT PLAN

SEE ENLARGEMENT SHEET



FUTURE LINK TO EAST WEST ROAD

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 LOT 3 ON LP210562A**

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SCALE 1:4000
 REFERENCE 1900598

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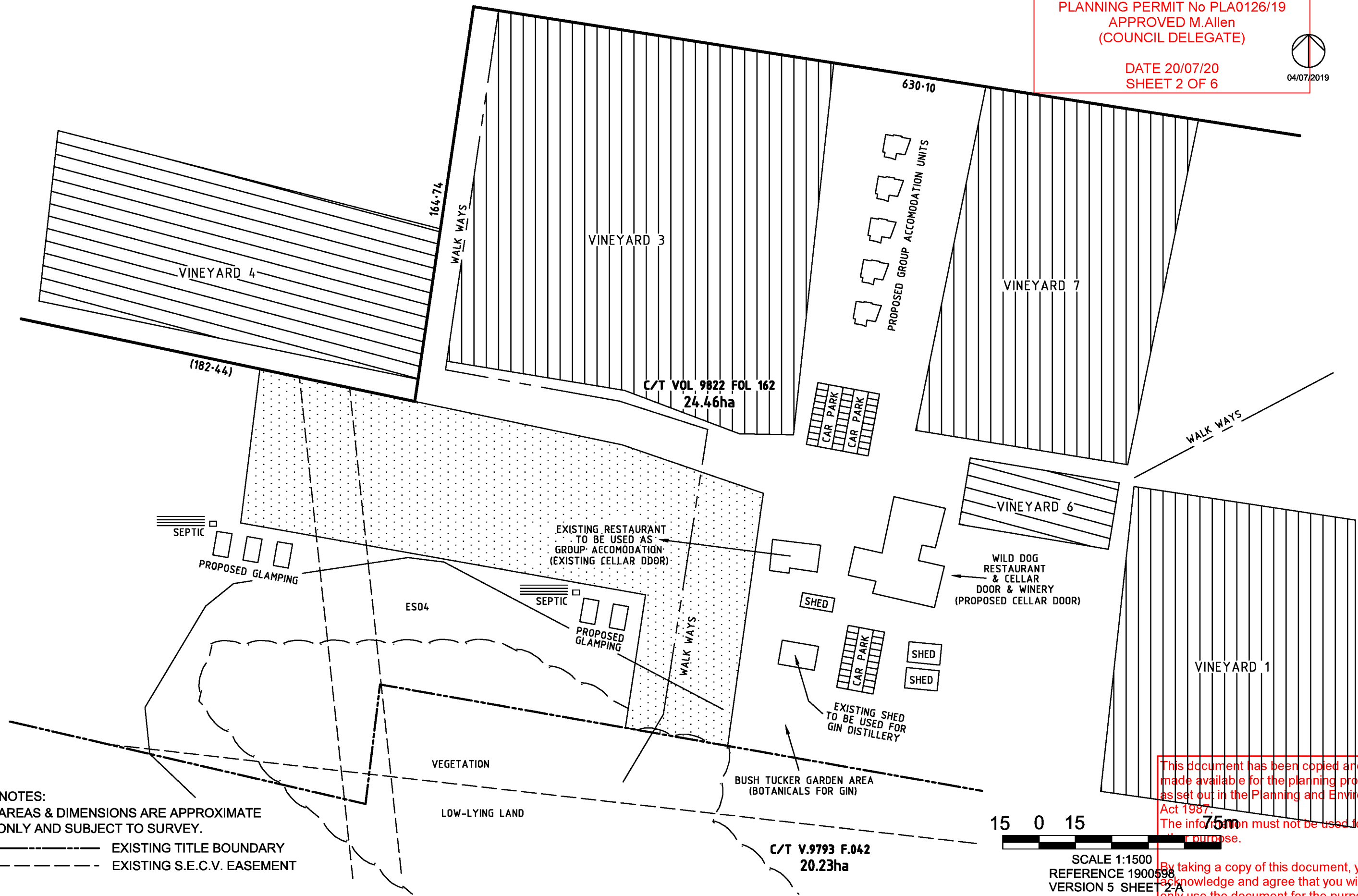
BW Beveridge Williams
 development & environment consultants
 Warragul ph : 03 5623 2257

Page 1 of 6 www.beveridgewilliams.com.au

SITE PLAN FOR PROPOSED GIN DISTILLERY & GROUP ACCOMODATION

PLANNING AND ENVIRONMENT ACT 1987
 BAW BAW SHIRE COUNCIL
 ENDORSED PLAN
 PLANNING PERMIT No PLA0126/19
 APPROVED M.Allen
 (COUNCIL DELEGATE)
 DATE 20/07/20
 SHEET 2 OF 6

Advertised



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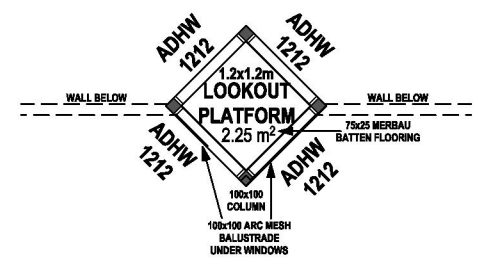
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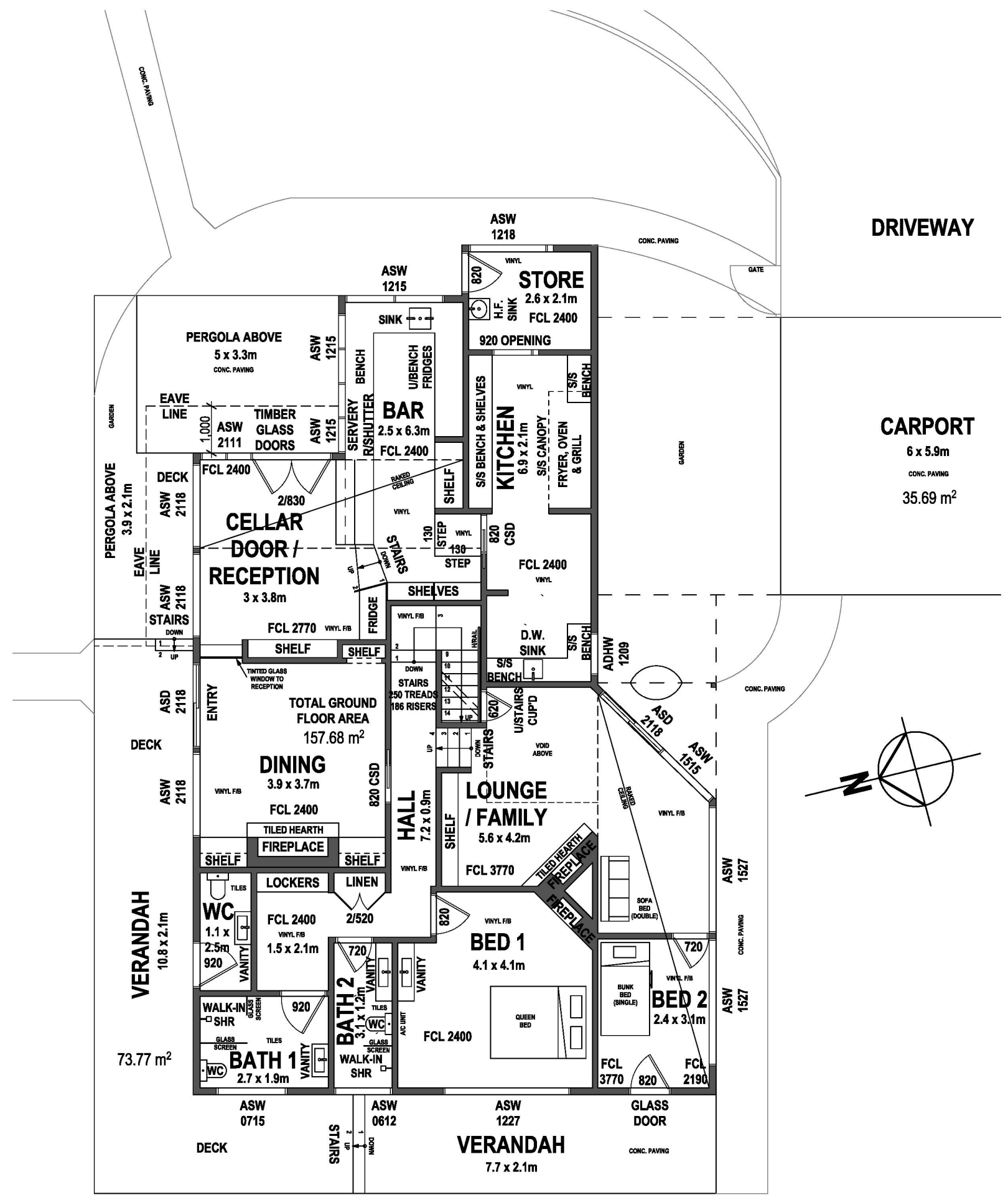
**PARISH OF WARRAGUL, PART CROWN ALLOTMENTS 1 & 2
 LOT 3 ON LP210562A**

PLANNING PERMIT NO PLA0126/19
AREA ANALYSIS (CONC L1) (FLOOR)

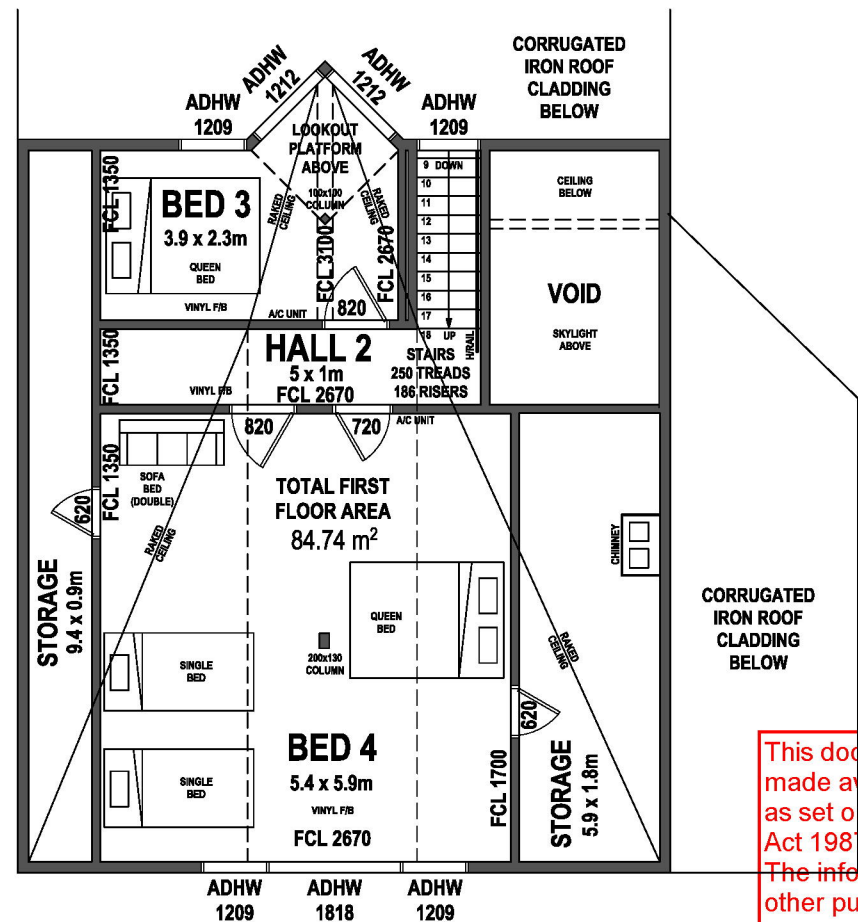
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DATE 20/07/20		
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CARPORT AREA	35.69m ²	3.84sq
OVERALL TOTAL	353.71m²	38.07sq



Lookout Platform Plan
1:100



Ground Floor Plan
1:100



First Floor Plan
1:100

REV.	BY	DATE	DESCRIPTION	COPIES

cabadesign
Colin A. Brown & Associates
Phone: 053 624 0550 Fax: 053 622 2077
Mobile: 0408 595 899 Email: info@cabadesign.com.au

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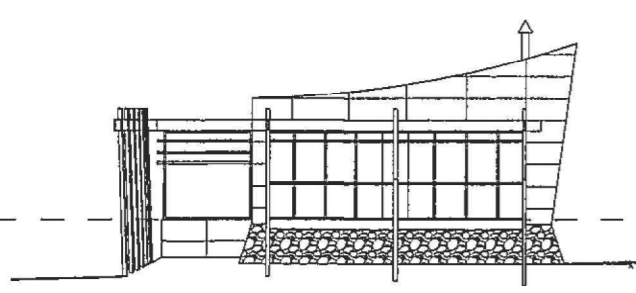
PROJECT	Wild Dog Winery Group Accommodation House at 6 Farrington Close Warragul VIC 3820			
CLIENT	[Redacted]			
DRAWN	LW	CHECKED	CB	DATE
SCALE	AS SHOWN	SIZE	A3	DRAWING No.
				12/05/2020
				TP00

PLANNING AND ENVIRONMENT ACT 1987
 BAW BAW SHIRE COUNCIL
 ENDORSED PLAN

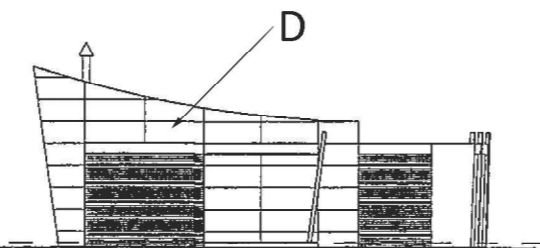
PLANNING PERMIT No PLA0126/19
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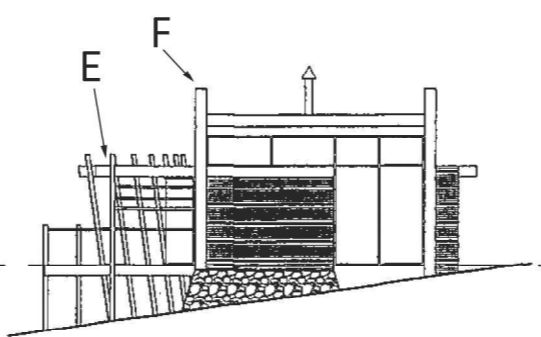
Advertised



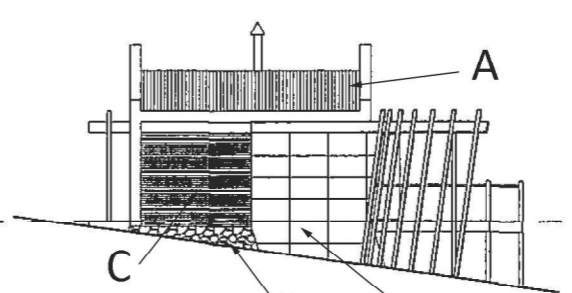
UNIT TYPE B - EAST ELEVATION
 SCALE 1:100



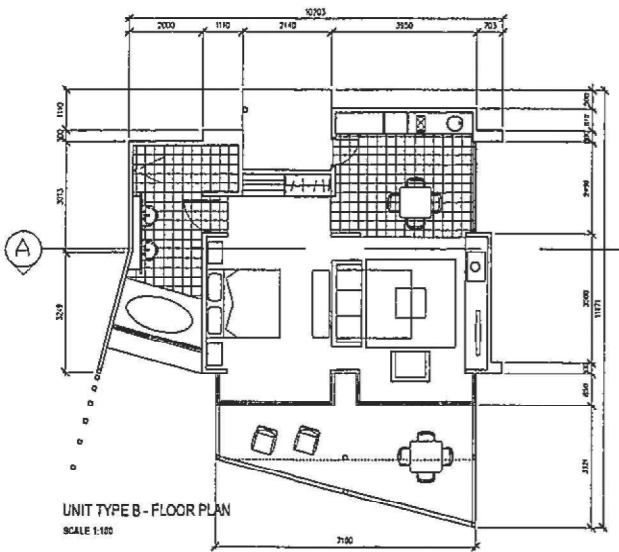
UNIT TYPE B - WEST ELEVATION
 SCALE 1:100



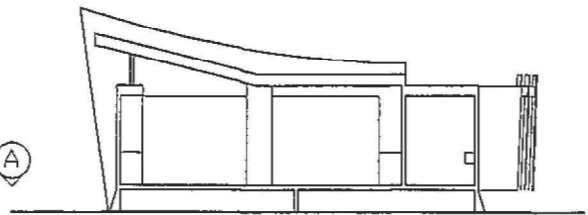
UNIT TYPE B - NORTH ELEVATION
 SCALE 1:100



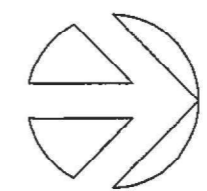
UNIT TYPE B - SOUTH ELEVATION
 SCALE 1:100



UNIT TYPE B - FLOOR PLAN
 SCALE 1:100



UNIT TYPE B - SECTION
 SCALE 1:100



CONCEPT PLAN	
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Ceiling height	2700mm – 3200mm
Fin height	600mm (above wall height)
Floor levels	141.5AHD – 142.5AHD

MATERIAL & FINISH SCHEDULE	
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B	Painted moulded concrete – light grey
C	Monument Grey - Bruhn Limestone.
D	Mica Quartz – Stone cladding
E	Glass Balustrade
F	Timber hardwood posts – natural finish

Rev # Description Date Rev#
 Project
 WILD DOG VINEYARD

Drawing
 ACCOMODATION UNITS
 TYPES A & B
 FLOOR PLANS & ELEVATIONS

T M A
 ARCHITECTS
 11 FERRELL AVENUE
 MALVERN, MELBOURNE
 VICTORIA 3144
 FAX: 9509 3377
 PH: 1051 9509 7877
 info@tma.com.au

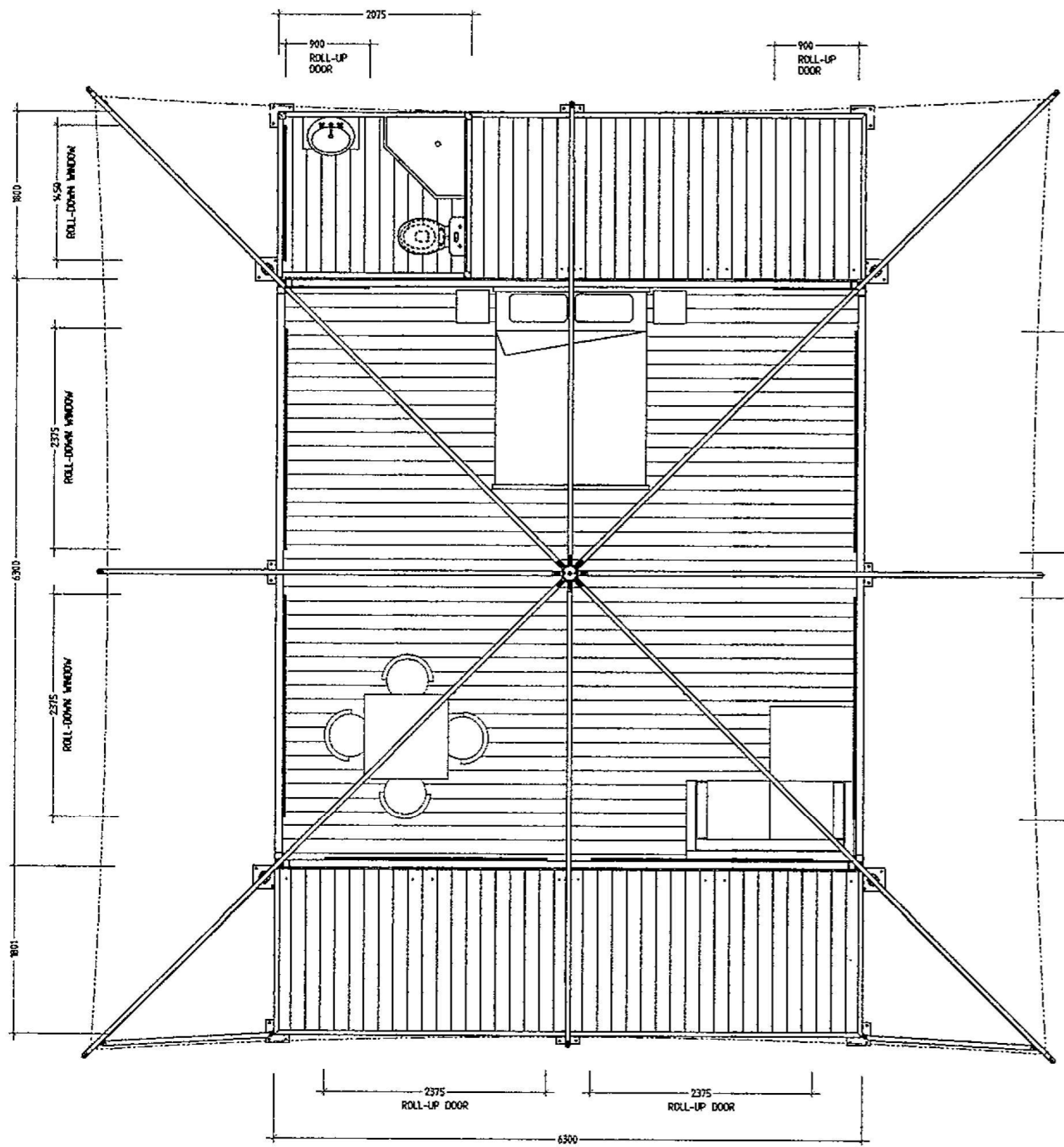
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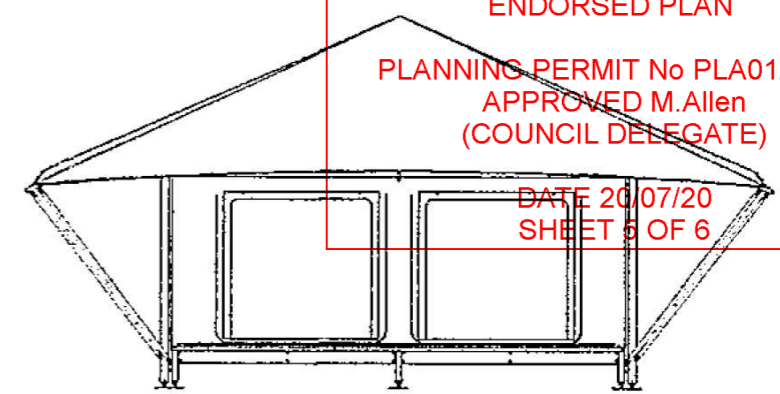
WINE 2008
 D. DURCIS
 CA
 AS MARKED
 15031
 WILD DOG/CAD
 Drawing Number: TP01 Rev # _____ © COPYRIGHT
 CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS.

PLANNING PERMIT No PLA0126/19
 APPROVED M.Allen
 (COUNCIL DELEGATE)

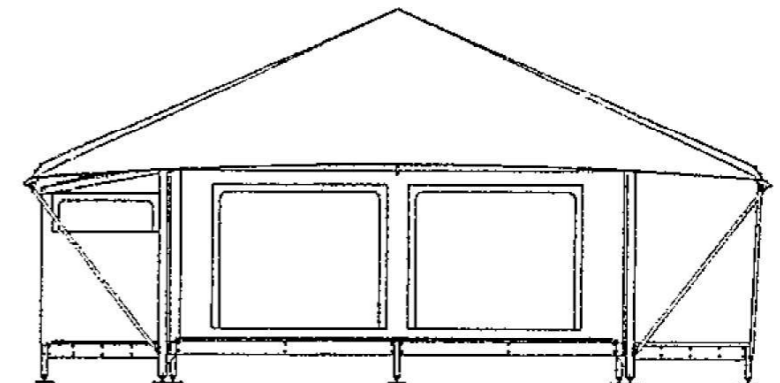
DATE 20/07/20
 SHEET 5 OF 6



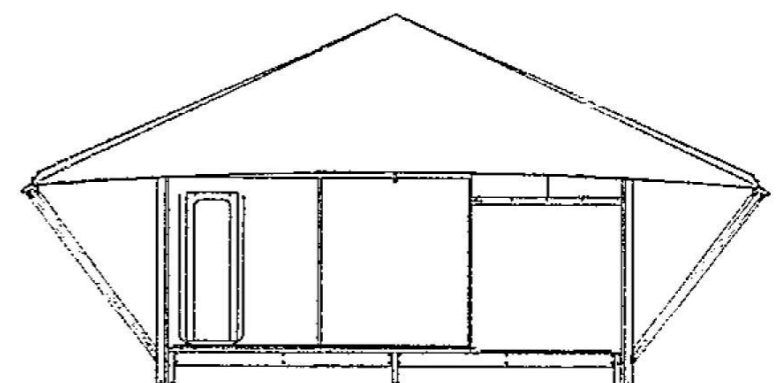
TYPICAL FLOOR LAYOUT OF 6.3m TENT WITH ENSUITE
 SCALE 125



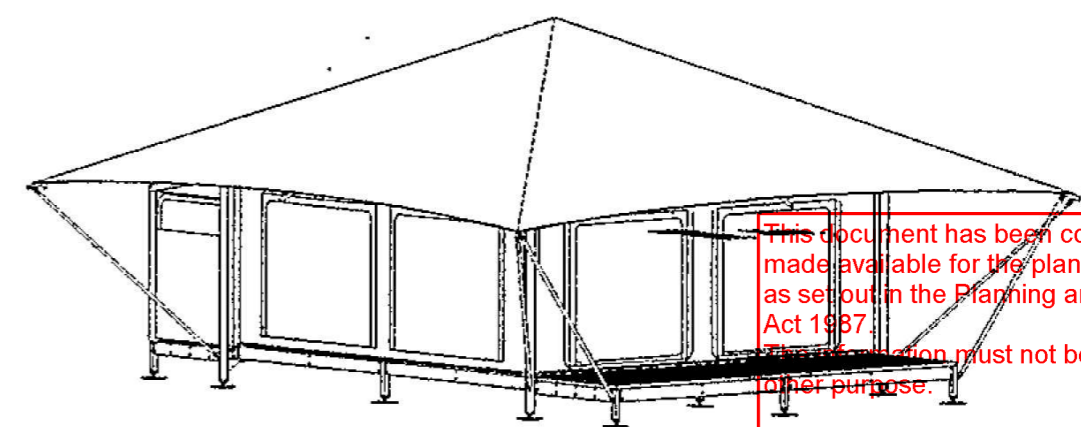
FRONT ELEVATION
 SCALE 150



SIDE ELEVATION
 SCALE 150



REAR ELEVATION
 SCALE 150



ISOMETRIC VIEWED FROM REAR

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REV	DESCRIPTION	BY	DATE

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PROJECT: TENTS
 DRAWING NUMBER:
M1047-TFL1

DRAWN	SC	DATE	07062020
CHECKED	SC	DATE	08062020
MATERIAL		GRADE	-
SEX TABLE		MASS	-
LENGTH		CODE	-
SCALE		SHT SIZE	A1

PROJECT	TENTS 6.3m
TITLE	TYPICAL FLOOR LAYOUT WITH ENSUITE
WORK	TFL
SHEET	1 of 1
REV	A

WILD DOG WINERY

COLOUR SCHEDULE

EXISTING BUILDINGS

WINERY - WALLS & ROOF - PALE EUCALYPT

RESTAURANT - WALLS & ROOF - PALE EUCALYPT

DISTILLERY - WALLS & ROOF - PALE EUCALYPT

GROUP ACCOMMODATION & CELLAR DOOR - PALE EUCALYPT

PROPOSED BUILDINGS

ACCOMMODATION UNITS WALLS & ROOF - PALE EUCALYPT

GLAMPING UNITS WALLS & ROOF - CANVAS GREY

SHEDS - PALE EUCALYPT

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