

**Moorabool**  
Shire Council

# **ATTACHMENTS**

**Development Assessment Committee  
Meeting  
Under Separate Cover  
Wednesday, 20 March 2024**

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7.1	PA2023176 - Buildings and Works, the Display of Signage, Packaged Liquor Licence associated with a Bottle Shop and Car Parking Reduction at 176 Main Street, Bacchus Marsh	
	Attachment 1 Proposed plans.....	3

TOWN PLANNING

# PROPOSED DAN MURPHY'S LIQUOR STORE AT THE VILLAGE BACCHUS MARSH 160/194 MAIN ST, BACCHUS MARSH VIC 3340

TOWN PLANNING DRAWING LIST			
Sheet Number	Sheet Name	Revision	Revision Date
TP100	COVER SHEET	B	17/11/2023
TP200	SITE CONTEXT PLAN	B	17/11/2023
TP201	EXISTING PARTIAL SITE PLAN	B	17/11/2023
TP202	DEMOLITION PLAN	B	17/11/2023
TP203	PROPOSED PARTIAL SITE PLAN	B	17/11/2023
TP204	ROOF PLAN	B	17/11/2023
TP205	PROPOSED ELEVATIONS	B	17/11/2023
TP206	PROPOSED SIGNAGE DETAILS	B	17/11/2023
TP207	STORE PLAN / RED LINE PLAN	B	17/11/2023



TOWN PLANNING

BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH DRAWINGS, ORDERING MATERIALS OR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS & INFORM TRG OF ANY CONFLICT OR DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENTS. DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS, REGULATORY CODES AND STANDARDS. © - COPYRIGHT 2023 TRG. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

B	TOWN PLANNING - UPDATED AS PER TENANTS SIGNAGE UPDATED	MP	17/11/2023
A	TOWN PLANNING - FIRST ISSUE	MP	14/11/2023
P1	ENDOUR GROUP SIGNAGE & MAIL FRONT COMMENTS ADDRESSED	MP	18/10/2023

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The Retail Group Pty Ltd ABN 95 050 134 986  
RSP No: 01-AD1888

PROJECT <b>PROPOSED DAN MURPHY'S LIQUOR STORE</b>
CLIENT <b>DeGroup Pty Ltd</b>

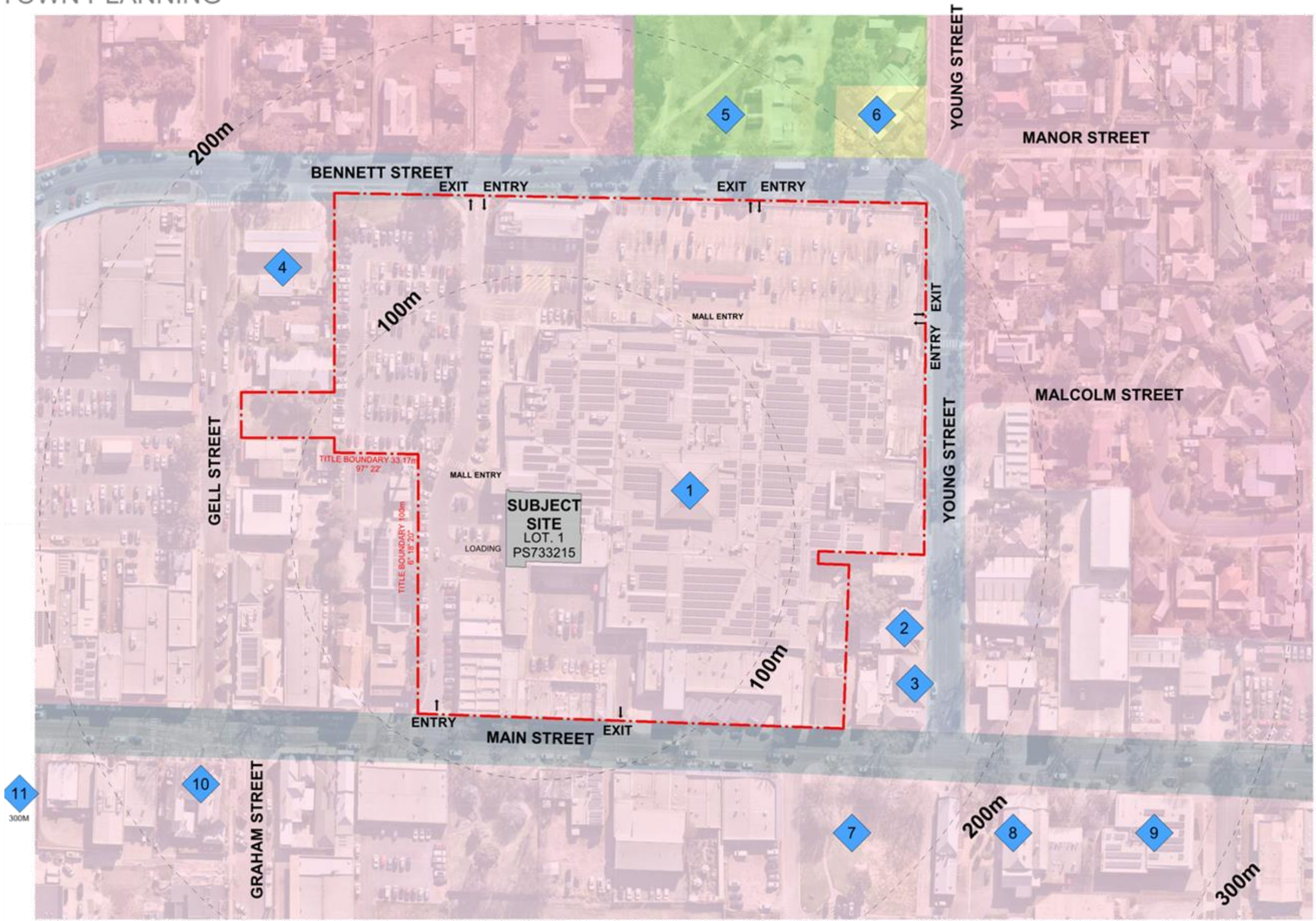
PROJECT ADDRESS <b>160-194 Main St THE VILLAGE BACCHUS MARSH</b>
<b>BACCHUS MARSH VIC 3340</b>

DRAWING TITLE <b>COVER SHEET</b>
-------------------------------------

DATE <b>SEP '23</b>	SCALE @ A1	NORTH
DRAWN <b>MP</b>	CHECKED <b>JPH</b>	
TOWN PLANNING		
PROJECT No <b>23295</b>	DRAWING No <b>TP100</b>	REVISION No <b>R</b>
		SHEET <b>1 of 9</b>



TOWN PLANNING



LEGEND	
C1Z - COMMERCIAL 1 ZONE	
GRZ - GENERAL RESIDENTIAL ZONE	
PPRZ - PUBLIC PARK AND RECREATION ZONE	
PUZ3 - PUBLIC USE ZONE - HEALTH AND COMMUNITY	
TRZ2 - TRANSPORT ZONE 2	
TRZ3 - TRANSPORT ZONE 3	
SITE BOUNDARY	
THE VILLAGE BACCHUS MARSH SHOPPING MALL	1
BWS BACCHUS MARSH DRIVE BOTTLE SHOP	2
THE ROYAL HOTEL	3
SHELL COLES EXPRESS BACCHUS MARSH	4
ROTARY PARK / PLAYGROUND	5
YOUNG STREET PRESCHOOL	6
THE VILLAGE GREEN	7
BACCHUS MARSH PUBLIC HALL	8
BACCHUS MARSH VISITOR INFORMATION CENTRE	9
FLANAGAN'S HOTEL	10
BACCHUS MARSH POLICE STATION	11

1 SITE CONTEXT PLAN  
1:750

BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH DRAWINGS, ORDERING MATERIALS OR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS & INFORM TRG OF ANY CONFLICT OR DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENTS. DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS, REGULATORY CODES AND STANDARDS. © COPYRIGHT 2023 TRG. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

B. TOWN PLANNING - UPDATED AS PER TENANT'S SIGNAGE UPDATED	MP	12/1/2023
A. TOWN PLANNING - FIRST ISSUE	MP	14/1/2023



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PROJECT  
PROPOSED DAN MURPHY'S LIQUOR STORE  
CLIENT  
DeGroup Pty Ltd

PROJECT ADDRESS  
160-194 Main St  
THE VILLAGE BACCHUS MARSH  
VIC 3340

DRAWING TITLE  
SITE CONTEXT PLAN

DATE	SEP '23	SCALE @A1	1:500	NORTH	
DRAWN	MP	CHECKED	JPH		
TOWN PLANNING		REVISION No.	R	SHEET	2 of 9



TOWN PLANNING



1 EXISTING PARTIAL SITE PLAN  
1 : 200

ABBREVIATIONS	
CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT
AFFL	ABOVE FINISHED FLOOR LEVEL
AJ	ARTICULATION JOINT
BS	BRASS STRIP
BT	BUCKET TRAP
CH	CILING HEIGHT
COL.	COLUMN
CT	CERAMIC TILE
DB	ELECTRICAL DISTRIBUTION BOARD
DP	DOWN PIPE
DRW	DRAWER
EX	EXISTING
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FL	FLOOR LEVEL
FG	FIXED GLAZING
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
GL	GROUND LEVEL
HB	HAND BASIN
HD	HAND DRYER
MSB	MAIN SWITCH BOARD
O/H	OVERHEAD
RSD	ROLLER SHUTTER DOOR
SS	SATINLESS STEEL
SW	STROM WATER
UR	URNAL
U/S	UNDER SIDE
VD	VOID

BUILDING AREAS		
Name	Area m <sup>2</sup>	Ratio
TENANCY 59	67 m <sup>2</sup>	8%
TENANCY 60	755 m <sup>2</sup>	92%
<b>Total</b>	<b>822 m<sup>2</sup></b>	<b>100%</b>

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6 TOWN PLANNING - UPDATED AS PER TENANTS STORAGE UPDATED  
 4 TOWN PLANNING - FIRST ISSUE  
 P1 PRELIMINARY ISSUE

MP 03/11/2023  
 MP 14/11/2023  
 MP 28/06/2023



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 RSP No. 031AD1889

PROJECT  
**PROPOSED DAN MURPHY'S LIQUOR STORE**

CLIENT  
**DeGroup Pty Ltd**

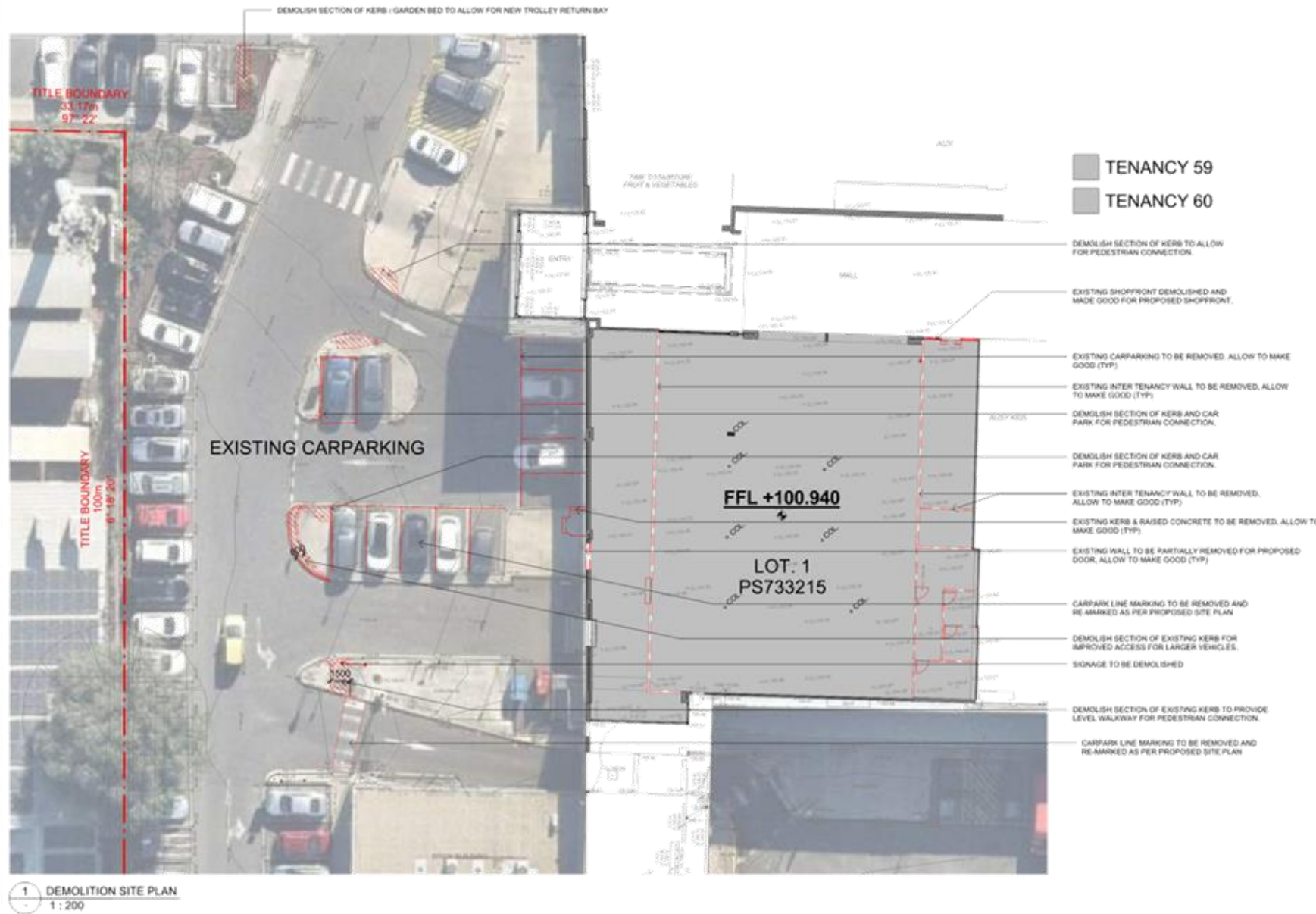
PROJECT ADDRESS  
**160-194 Main St  
 THE VILLAGE BACCHUS MARSH**

**BACCHUS MARSH  
 VIC 3340**

DRAWING TITLE  
**EXISTING PARTIAL SITE PLAN**

DATE SEP '23	SCALE @ A1 1:200	NORTH
DRAWN LK	CHECKED TRG	
TOWN PLANNING		
PROJECT No. 23295	DRAWING No. TP201	REVISION No. R
		SHEET 3 of 9

TOWN PLANNING



ABBREVIATIONS	
CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT
AFFL	ABOVE FINISHED FLOOR LEVEL
AJ	ARTICULATION JOINT
BS	BRASS STRIP
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R	TOWN PLANNING - UPDATED AS PER TENANTS SIGNAGE UPDATED	MP	03/11/2023
A	TOWN PLANNING - FIRST ISSUE	MP	14/11/2023
P3	REVISED CAR PARKING LAYOUT, PEDESTRIAN CONNECTION SHOWN, REVISED TROLLEY RETURN BAY	MP	09/11/2023
P2	ENGAGE YOUR GROUP SIGNAGE & MALL FRONT COMMENTS ADDRESS	MP	18/10/2023
P1	PRELIMINARY ISSUE	LK	28/06/2023

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PROJECT  
**PROPOSED DAN MURPHY'S LIQUOR STORE**

CLIENT  
DeGroup Pty Ltd

PROJECT ADDRESS  
160-194 Main St  
THE VILLAGE BACCHUS MARSH

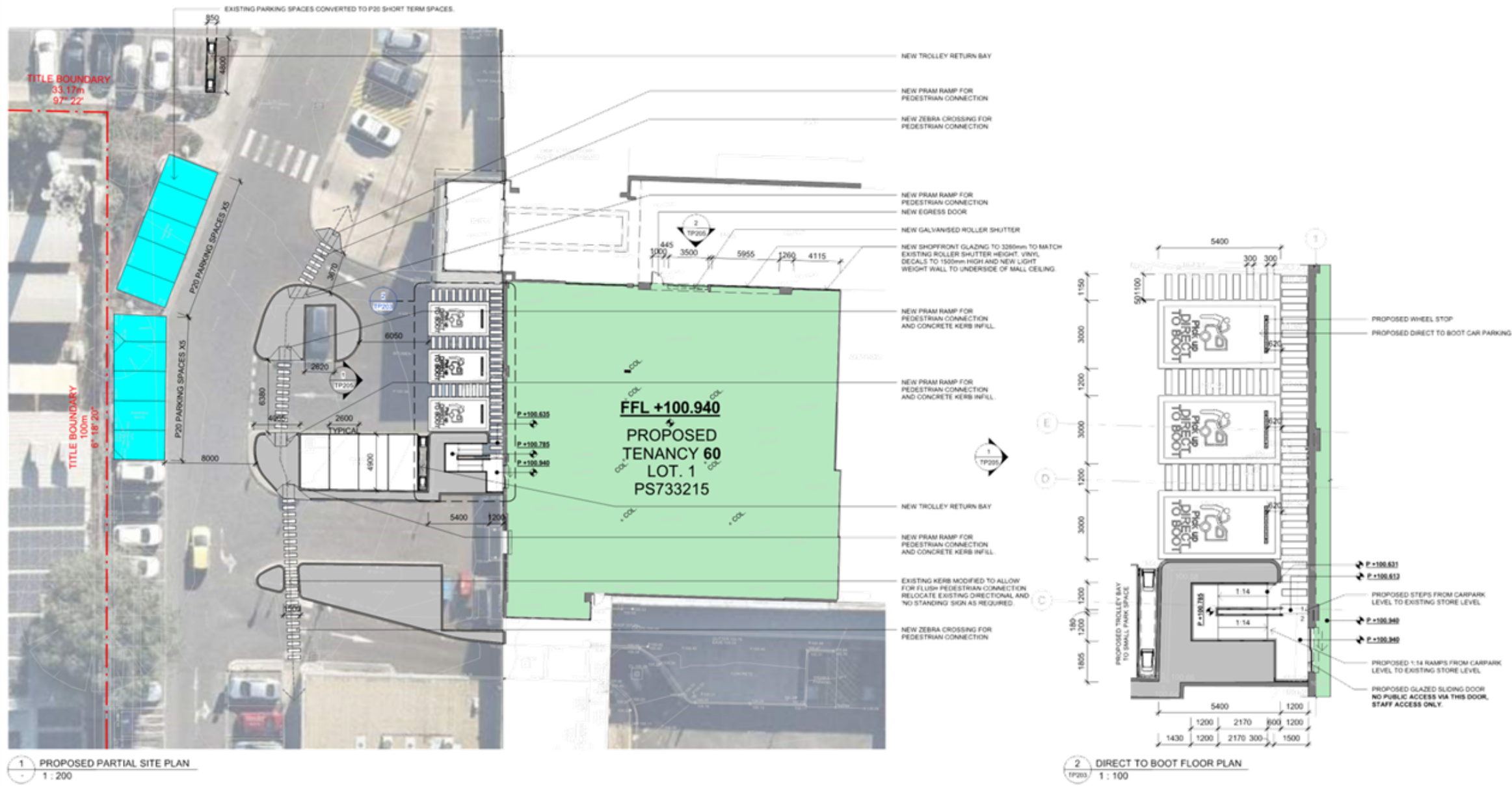
**BACCHUS MARSH VIC 3340**

DRAWING TITLE  
**DEMOLITION PLAN**

DATE	SEP '23	SCALE @ A1	1:200	NORTH	
DRAWN	LK	CHECKED	TRG		
TOWN PLANNING					
PROJECT No.	332945	DRAWING No.	TP202	REVISION No.	R
				SHEET	4 of 9



# TOWN PLANNING



ABBREVIATIONS	
CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT
AFFL	ABOVE FINISHED FLOOR LEVEL
AJ	ARTICULATION JOINT
BS	BRASS STRIP
BT	BUCKET TRAP
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COL.	COLUMN
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O/H	OVERHEAD
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SS	SATINLESS STEEL
SW	STROM WATER
UR	URINAL
U/S	UNDER SIDE
VD	VOID

BUILDING AREAS		
Name	Area m <sup>2</sup>	Ratio
TENANCY 60	822 m <sup>2</sup>	100%
<b>Total</b>	<b>822 m<sup>2</sup></b>	<b>100%</b>

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A	TOWN PLANNING - FIRST ISSUE	MP	14/11/2023
P3	REVISED CAR PARKING LAYOUT, PEDESTRIAN CONNECTION SHOWN, REVISED TROLLEY RETURN BAY	MP	03/11/2023
P2	ENGAGE OUR GROUP SIGNAGE & MALL FRONT COMMENTS ADDRESSED	MP	18/10/2023
P1	PRELIMINARY ISSUE	LK	28/09/2023

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The Retail Group Pty Ltd ABN 95 000 134 986  
RFP No: GR-AD1888

PROJECT  
**PROPOSED DAN MURPHY'S LIQUOR STORE**

CLIENT  
**DeGroup Pty Ltd**

PROJECT ADDRESS  
**160-194 Main St  
THE VILLAGE BACCHUS MARSH**

**BACCHUS MARSH  
VIC 3340**

DRAWING TITLE  
**PROPOSED PARTIAL SITE PLAN**

DATE  
**SEP '23**

DRAWN  
**LK**

CHECKED  
**TRG**

ISSUE  
**TOWN PLANNING**

PROJECT No  
**23295**

DRAWING No  
**TP203**

REVISION No  
**R**

SHEET  
**5 of 9**

**TOWN PLANNING**

SCALE @ A1  
**AS INDICATED**

NORTH



TOWN PLANNING



1 PROPOSED ROOF PLAN  
1 : 500

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B. TOWN PLANNING - UPDATED AS PER TENANT'S SIGNAGE UPDATED  
A. TOWN PLANNING - FIRST ISSUE

MP 12/11/2023  
MP 14/11/2023



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project management

REGISTERED ARCHITECTS & INTERIORS DESIGNERS  
REGISTERED PROJECT MANAGERS

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PROJECT  
PROPOSED DAN MURPHY'S  
LIQUOR STORE

CLIENT  
DeGroup Pty Ltd

PROJECT ADDRESS  
160-194 Main St  
THE VILLAGE BACCHUS MARSH

BACCHUS MARSH  
VIC 3340

DRAWING TITLE  
ROOF PLAN

TOWN PLANNING

DATE SEP '23	SCALE @ A1	NORTH
DRAWN MP	CHECKED JPH	
TOWN PLANNING		
PROJECT No 23295	DRAWING No TP204	REVISION No R
		SHEET 6 of 9



# TOWN PLANNING



EXTERNAL FINISHES SCHEDULE	
	<b>PTX-01</b> - DULUX WEATHERSHIELD LOW SHEEN COLOUR - DAN MURPHY'S GREEN 2020
	<b>PTX-10</b> - DULUX WEATHERSHIELD LOW SHEEN COLOUR - MILTON MOON
	<b>PTX-16</b> - DULUX WEATHERSHIELD DAN MURPHY'S PICK UP MID LIME
	<b>PTX-17</b> - DULUX WEATHERSHIELD DAN MURPHY'S PICK UP LIGHT LIME
	<b>PTX-18</b> - DULUX WEATHERSHIELD DAN MURPHY'S PICK UP DARK LIME

ABBREVIATIONS	
CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT
AFFL	ABOVE FINISHED FLOOR LEVEL
AJ	ARTICULATION JOINT
BS	BRASS STRIP
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VD	VOID

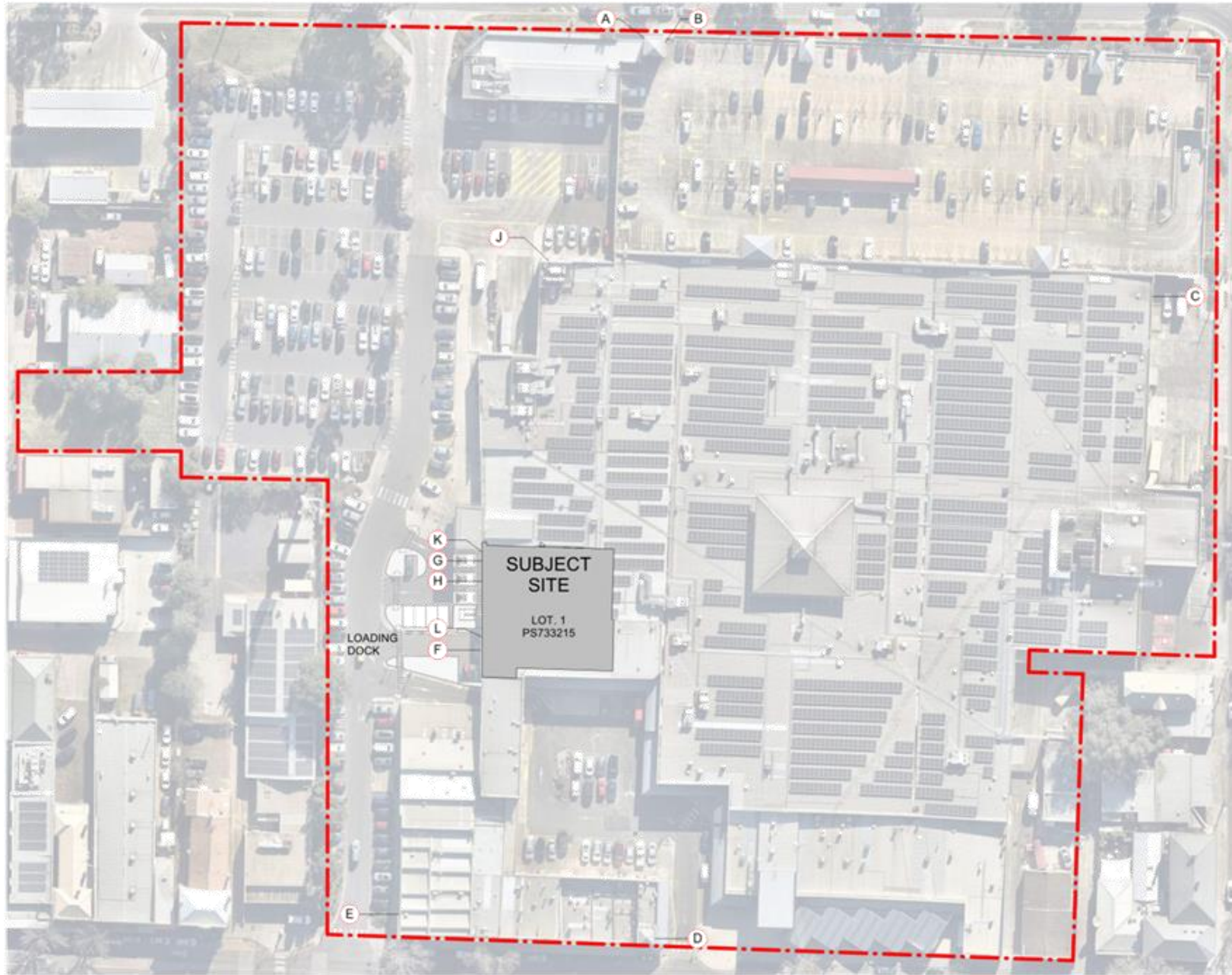


# TOWN PLANNING

<p>BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING SHOP DRAWINGS, ORDERING MATERIALS OR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS &amp; INFORM TRG OF ANY CONFLICT OR DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENTS. DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS, REGULATORY CODES AND STANDARDS. © - COPYRIGHT 2023 TRG. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.</p>	<p>B TOWN PLANNING - UPDATED AS PER TENANT'S SIGNAGE UPDATED                  A TOWN PLANNING - FIRST ISSUE                  P1 ENDEAVOUR GROUP SIGNAGE &amp; MALL FRONT COMMENTS ADDRESS                  P1 PRELIMINARY ISSUE</p>	<p>MP 13/11/2023                  MP 14/11/2023                  MP 18/10/2023                  UK 28/09/2023</p>	<p><b>concept+ design+interiors+ project management</b></p> <p>16/20/2024 - 10/21/2024 - 10/21/2024 - 10/21/2024</p>	<p>PROJECT                  PROPOSED DAN MURPHY'S LIQUOR STORE</p> <p>CLIENT                  DeGroup Pty Ltd</p>	<p>PROJECT ADDRESS                  160-194 Main St                  THE VILLAGE BACCHUS MARSH</p> <p>BACCHUS MARSH                  VIC 3340</p>	<p>DRAWING TITLE                  PROPOSED ELEVATIONS</p> <p>DATE                  SEP '23</p> <p>SCALE @ A1                  1:100</p> <p>DRAWN                  LK</p> <p>CHECKED                  TRG</p> <p>DATE                  SEP '23</p> <p>PROJECT No                  23295</p> <p>DRAWING No                  TP205</p> <p>REVISION No                  R</p> <p>SHEET                  7 of 9</p>
	<p>PROJECT ADDRESS                  160-194 Main St                  THE VILLAGE BACCHUS MARSH</p> <p>BACCHUS MARSH                  VIC 3340</p>		<p>PROJECT                  PROPOSED DAN MURPHY'S LIQUOR STORE</p> <p>CLIENT                  DeGroup Pty Ltd</p>		<p>DRAWING TITLE                  PROPOSED ELEVATIONS</p> <p>DATE                  SEP '23</p> <p>SCALE @ A1                  1:100</p> <p>DRAWN                  LK</p> <p>CHECKED                  TRG</p> <p>DATE                  SEP '23</p> <p>PROJECT No                  23295</p> <p>DRAWING No                  TP205</p> <p>REVISION No                  R</p> <p>SHEET                  7 of 9</p>	



TOWN PLANNING



1 PROPOSED SIGNAGE PLAN  
1:600

SIGNAGE SCHEDULE			
TYPE	SIGNAGE	FIXING	DETAILS
A		TOWER MOUNTED TO EXISTING SIGNAGE ZONE	2D NON ILLUMINATED BRANDING PRINTED TO ACM PANEL OR SIMILAR
B		TOWER MOUNTED TO EXISTING SIGNAGE ZONE	2D NON ILLUMINATED BRANDING PRINTED TO ACM PANEL OR SIMILAR
C		WALL MOUNTED	INTERNALLY ILLUMINATED LIGHT BOX WITH TRANSLUCENT VINYL WRAPPING
D		TOWER MOUNTED TO EXISTING SIGNAGE ZONE	2D NON ILLUMINATED BRANDING PRINTED TO ACM PANEL OR SIMILAR
E		WALL MOUNTED TO EXISTING SIGNAGE ZONE	2D NON ILLUMINATED BRANDING PRINTED TO ACM PANEL OR SIMILAR
F		WALL MOUNTED	2D NON ILLUMINATED ON ACM PANEL OR SIMILAR
G		WALL MOUNTED	3D INDIVIDUAL PRECISION WHITE INTERNALLY-ILLUMINATED 3D ACRYLIC LETTING
H		WALL MOUNTED	2D NON ILLUMINATED ICONS AND LETTERING ON ACM PANEL OR SIMILAR
J		WALL MOUNTED	2D NON ILLUMINATED ON ACM PANEL OR SIMILAR
K		WALL MOUNTED	2D NON ILLUMINATED ICON AND LETTERING ON ACM PANEL OR SIMILAR
L		WALL MOUNTED	NON ILLUMINATED INDIVIDUAL PRECISION CUT ACM LETTERING OR STENCIL PAINTED TO WALL



TOWN PLANNING

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	<p>1. PROPOSED SIGNAGE PLAN 1:600</p>		<p>Scale 2/1 Level 3, 7/9 Spynepark Road Melbourne Victoria, 3122 Australia T: +61 3 9542 9300 F: +61 3 9542 9310 www.trg.com.au The Retail Group Pty Ltd ABN 95 050 134 986 RFP No. GR-AD1889</p>		<p>PROJECT ADDRESS 160-194 Main St THE VILLAGE BACCHUS MARSH</p> <p>BACCHUS MARSH VIC 3340</p>		<p>DRAWING TITLE PROPOSED SIGNAGE DETAILS</p>	<p>DATE SEP '23</p> <p>SCALE AS INDICATED</p> <p>DRAWN MP</p> <p>CHECKED JPH</p> <p>REVISION R</p>



TOWN PLANNING



1 RED LINE PLAN  
1 : 200

ABBREVIATIONS	
CODE	DESCRIPTION
AC	AIR CONDITIONING UNIT
AFFL	ABOVE FINISHED FLOOR LEVEL
AJ	ARTICULATION JOINT
BS	BRASS STRIP
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FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FL	FLOOR LEVEL
FG	FIXED GLAZING
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
GL	GROUND LEVEL
HB	HAND BASIN
HD	HAND DRYER
MSB	MAIN SWITCH BOARD
O/H	OVERHEAD
RSD	ROLLER SHUTTER DOOR
SS	SATINLESS STEEL
SW	STROM WATER
UR	URNAL
U/S	UNDER SIDE
VD	VOID

BUILDING AREAS		
Name	Area m <sup>2</sup>	Ratio
TENANCY 60	822 m <sup>2</sup>	100%
<b>Total</b>	<b>822 m<sup>2</sup></b>	<b>100%</b>

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6	TOWN PLANNING - UPDATED AS PER TENANCY STORAGE UPDATED	MP	13/11/2023
4	TOWN PLANNING - FIRST ISSUE	MP	14/11/2023
PS	ENDOUR GROUP STORAGE & MAIL FRONT COMMENTS ADDRESS	MP	18/10/2023



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RSP No. 031AD1888

PROJECT  
**PROPOSED DAN MURPHY'S LIQUOR STORE**

CLIENT  
**DeGroup Pty Ltd**

PROJECT ADDRESS  
**160-194 Main St  
THE VILLAGE BACCHUS MARSH**

**BACCHUS MARSH  
VIC 3340**

DRAWING TITLE  
**STORE PLAN / RED LINE PLAN**

DATE  
**SEP '23**

DRAWN  
**MP**

CHECKED  
**JPH**

ISSUE  
**TOWN PLANNING**

PROJECT No.  
**23295**

DRAWING No.  
**TP207**

REVISION No.  
**R**

SHEET  
**9 of 9**

TOWN PLANNING

