MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

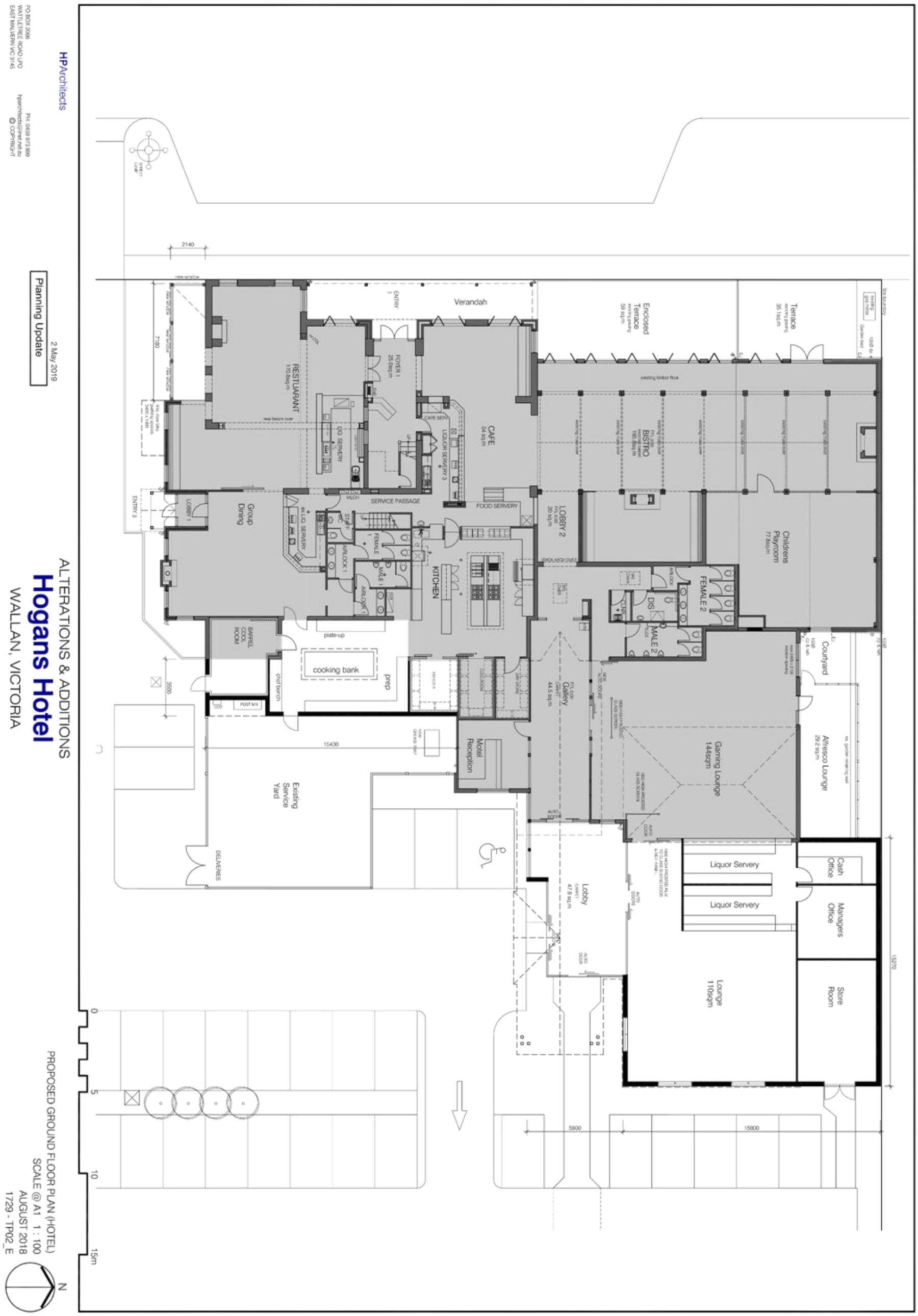
21 OCTOBER 2019

9.5

PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL, REDUCTION IN CAR PARKING REQUIREMENTS, INCREASE IN LICENCED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN

Attachment No: 3

Proposed Floor Plan


ALTERATIONS & ADDITIONS
Hogans Hotel
WALLAN, VICTORIA
HPArchitects
Planning Update
2 May 2019
PROPOSED GROUND FLOOR PLAN (HOTEL)
SCALE @ A1 1 : 100
AUGUST 2018
1729 - TP02_E
RESTUARANT
Verandah
ENTRY
Enclosed Terrace
Terrace
CAFE
BISTRO
Childrens Playroom
Courtyard
Alfresco Lounge
Gaming Lounge
Lounge
Liquor Servery
Cash Office
Managers Office
Store Room
Lobby
Gallery
Motel Reception
KITCHEN
Group Dining
SERVICE PASSAGE
FOOD SERVERY
Existing Service Yard
DELIVERIES
cooking bank
prep
plate-up
chef bench
BARREL COOL ROOM
FEMALE 1
MALE 1
FEMALE 2
MALE 2
DIS
LOBBY 1
LOBBY 2
ENTRY 3
FOYER 1
LIQUOR SERVERY 3
FOOD SERVERY
15430
15270
5900
15800
7180
2140
3500

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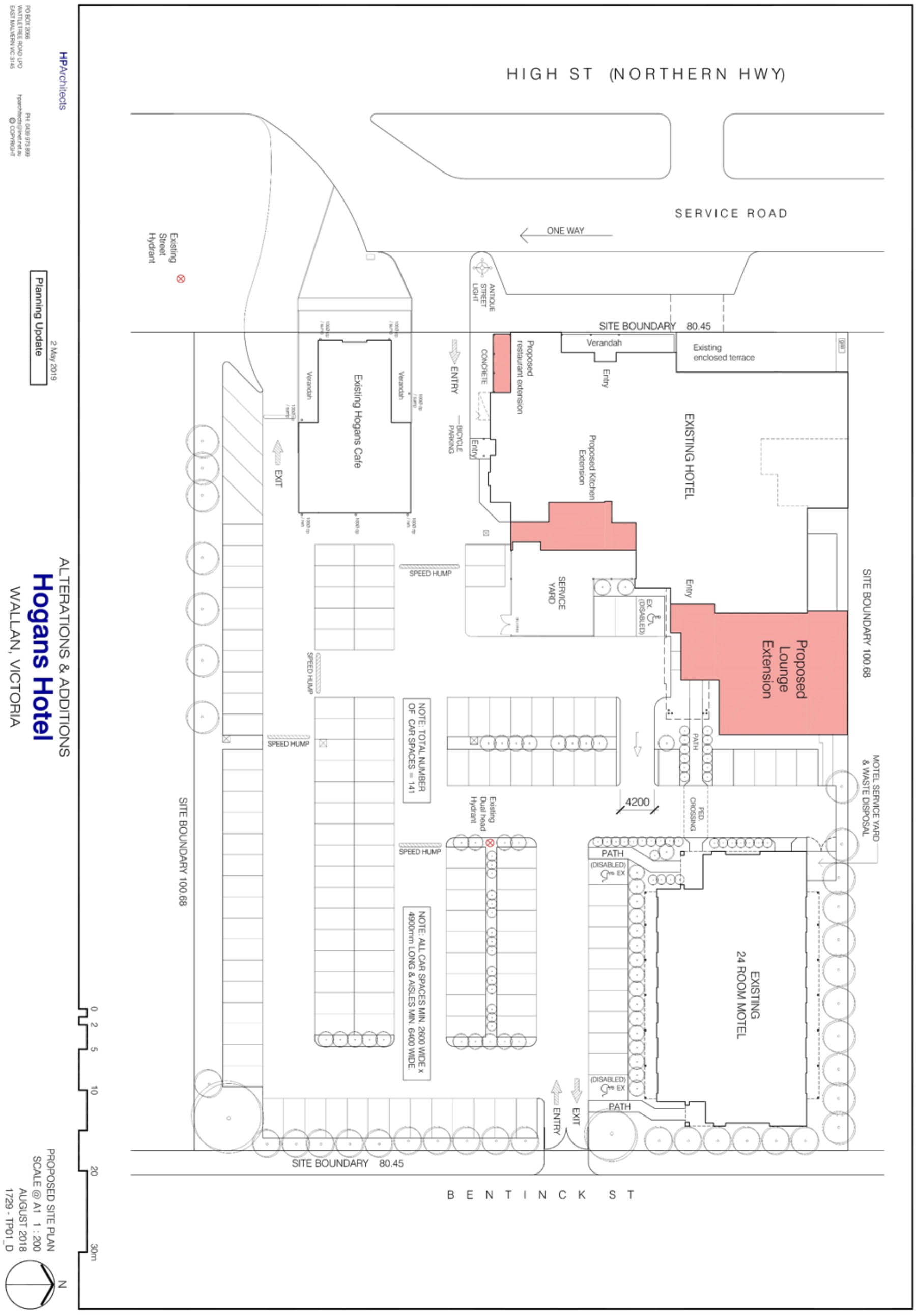
Attachment No: 4

Proposed Site Plan



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Planning Update

2 May 2019

ALTERATIONS & ADDITIONS
Hogans Hotel
WALLAN, VICTORIA

PROPOSED SITE PLAN
SCALE @ A1 1 : 200
AUGUST 2018
1729 - TP01_D

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

21 OCTOBER 2019

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PLANNING PERMIT APPLICATION PLP012/19 FOR BUILDINGS AND WORKS FOR THE CONSTRUCTION OF AN EXTENSION TO AN EXISTING HOTEL, REDUCTION IN CAR PARKING REQUIREMENTS, INCREASE IN LICENCED AREA AND PATRON NUMBERS AT 88-94 HIGH STREET WALLAN

Attachment No: 5

Traffic Report

onemilegrid
TRAFFIC ENGINEERING

88-94 High Street, Wallan

Transport Impact Assessment

190146TIA001D-F

20 May 2019

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DOCUMENT INFORMATION

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Signature		**Signature**	

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1 INTRODUCTION

onemile**grid** has been requested by Hogans Hotel Pty Ltd to undertake a Transport Impact Assessment of the proposed redevelopment at 88-94 High Street, Wallan.

From a traffic engineering point of view, the application seeks to: -

- Increase the Hotel floor area;
- Increase the number of patrons across the site from 290 to 450 (additional 160 patrons);
- Reduce the on-site car parking provision by 10 spaces;
- Waive the statutory car parking requirement.

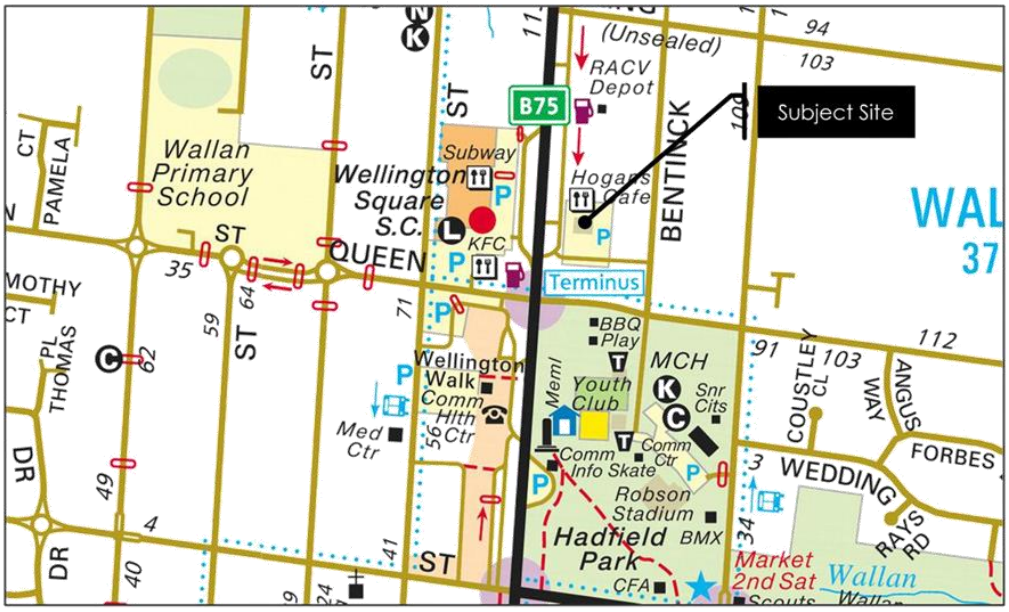
As part of this assessment the subject site has been inspected with due consideration of the development proposal, parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located between High Street and Bentinck Street, and is addressed as 88-94 High Street, Wallan, as shown in Figure 1.

Figure 1 Site Location



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The site is currently occupied by the Hogans Hotel which includes three buildings comprising of a café, a 24-room motel, and a hotel building which includes a restaurant, lounge and games area. It is understood that all components across the site operate with a maximum of 290 patrons (as per the liquor licence including the cafe).

There are two crossovers to the High Street service road, with the northern access providing for entry movements and the southern access exit movements. A secondary access to Bentick Street is provided offering fully directional movements in the northwest corner.

A shared at-grade car park is located on-site between the three buildings comprising of 151 parking spaces.

Land use in the immediate vicinity of the site is mixed-use in nature and includes a McDonalds to the immediate south, with an indoor shopping precinct on the western side of High Street.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (26 December 2018)

Copyright Nearmap

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2.2 Existing Planning Permissions

The hotel has been subject to various planning permits over the numerous years that the hotel has been operating.

Of note, Planning Permit PLP124/13 relates to the site as a whole and includes the approval for use and development of the motel to the rear of the hotel building and the café in the south western corner of the site. Under the conditions of this permit, the following is noted with respect to traffic engineering matters: -

Condition 2:

'No less than 158 parking spaces (including 3 disabled car spaces) must be made available at any one time without the prior written consent of the Responsible Authority.

As noted above, the original planning permit requires 158 car spaces to be provided on-site. Review on-site indicates that 151 car spaces are currently provided on-site. It is understood that the reduction in car parking has resulted over time due to various changes to the site layout.

A separate permit, Planning Permit PLP 232/14 under Condition 4 of that permit restricts the number of patrons within the café to 52.

2.3 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Commercial 2 Zone (C2Z) (formerly Business 3 Zone (B3Z), Business 4 Zone (B4Z)), for which permitted uses are listed in Clause 34.02 of the Mitchell Planning Scheme.

Figure 3 Planning Scheme Zones

2.4 Road Network

2.4.1 High Street

High Street is an arterial road generally aligned north-south, running through the Wallan town centre between Duke Street in the south, and William Street in the north. High Street continues north and south of Wallan as the Northern Highway.

High Street operates with a main carriageway offering a single traffic lane and a bike lane in each direction adjacent to the site, and service lanes on both sides of the road which provide direct access to abutting properties. No kerbside parking is provided along the main carriageway however the service roads offer unrestricted angled and parallel parking.

A 60km/h speed limit applies to High Street in the vicinity of the site.

2.4.2 Bentinck Street

Bentinck Street is a local road generally aligned north-south, running between Hadfield Park in the south, and William Street in the north. Bentinck Street facilitates traffic in each direction adjacent to the site. There are no parking restrictions along Bentinck Street, with parking permitted on both sides.

2.5 Existing Car Parking Conditions

To understand the existing usage of the on-site car park and surrounding area, car parking occupancy surveys were undertaken of both the on-site and off-site car parking in the vicinity of the site by Trans Traffic Survey, on behalf of **one**mile**grid.** The surveys were undertaken across a 9-hour period on a Friday and Saturday to cover the likely peak periods for the uses on-site. Specifically, the surveys were undertaken across the following periods:

- Friday 15th March 2019, between 12:00pm and 9:00pm; and
- Saturday 23rd March 2019, between 12:00pm and 9:00pm.

The survey areas are shown in Figure 4 and covered all of the on-site parking, plus on-street parking opportunities within the High Street Service Road and Bentick Street.

All parking on-site is unrestricted and available for all users. On Bentick Street and within the service road, parking is similarly unrestricted.

The fully survey results are shown in Appendix A.

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Figure 4 Survey Area

A summary of the survey results for the Friday and Saturday follow. It is noted that the results have been separated to provide a view of the combined parking (on-street and on-site) and just the on-site parking to specifically understand usage within the on-site car park. Of note, a total of 151 spaces were identified within the on-site car park, 17 spaces within the service road and 27 spaces on both sides of Bentick Street. As noted previously all parking was unrestricted.