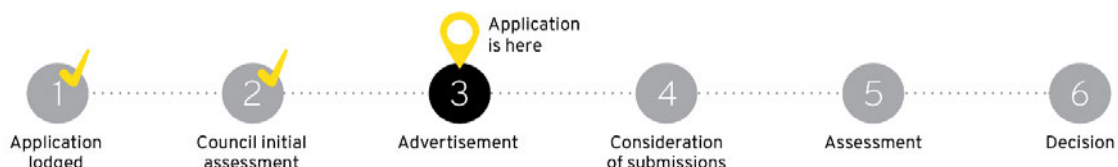


ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	81-85 Timor St WARRNAMBOOL VIC 3280
The application is for a permit to:	Construction of a bowling green shade canopy structure with associated buildings and works
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 32.08-10 (General Residential Zone) To construct a building and carry out works for a use in Section 2 of Clause 32.08-2 for the construction of a bowling green shade canopy structure with associated buildings and works
The applicant for the permit is:	Warrnambool Bowls Club Inc C/o DP Planning Pty Ltd
The application reference number is:	PP2026-0169
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority. An objection must be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected. The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	16 October 2026



From www.planning.vic.gov.au at 29 September 2026 01:12 PM

PROPERTY DETAILS

Address: **81-85 TIMOR STREET WARRNAMBOOL 3280**

Lot and P an Number: **Lot 2 PS323096**

Standard Parce identifier (SP): **2\PS323096**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140336**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 514 K9**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council : **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

Other: **OTHER**

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

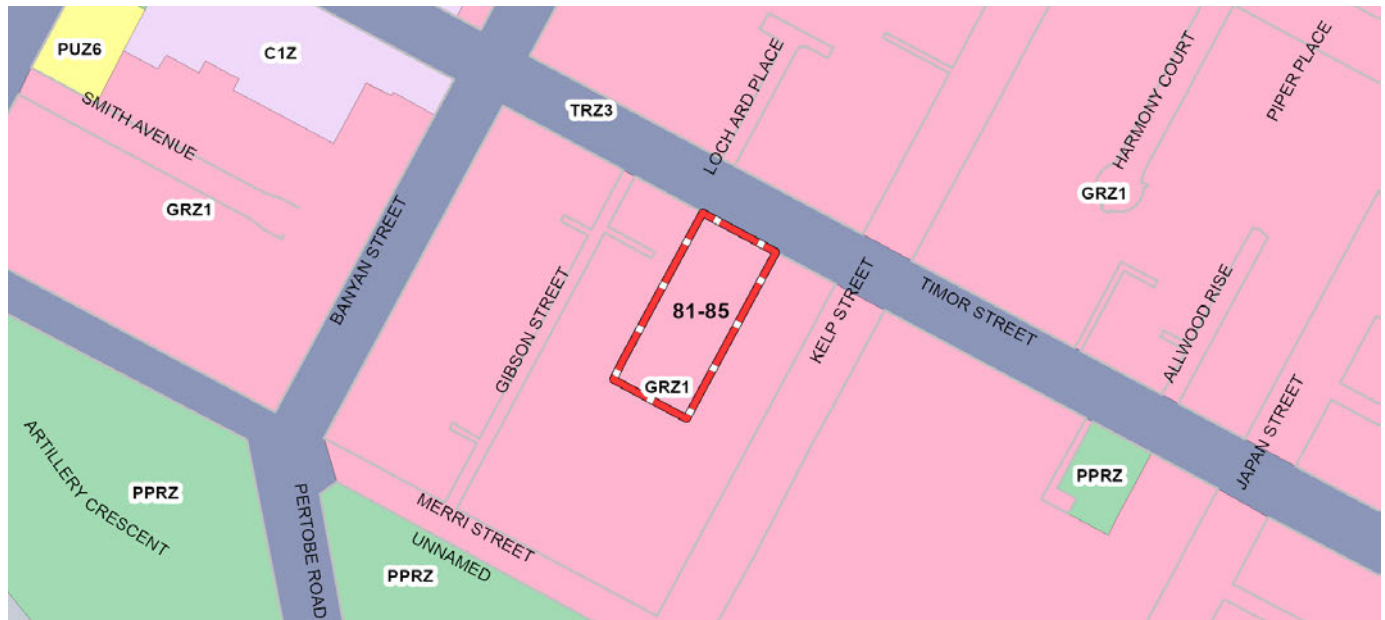
Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

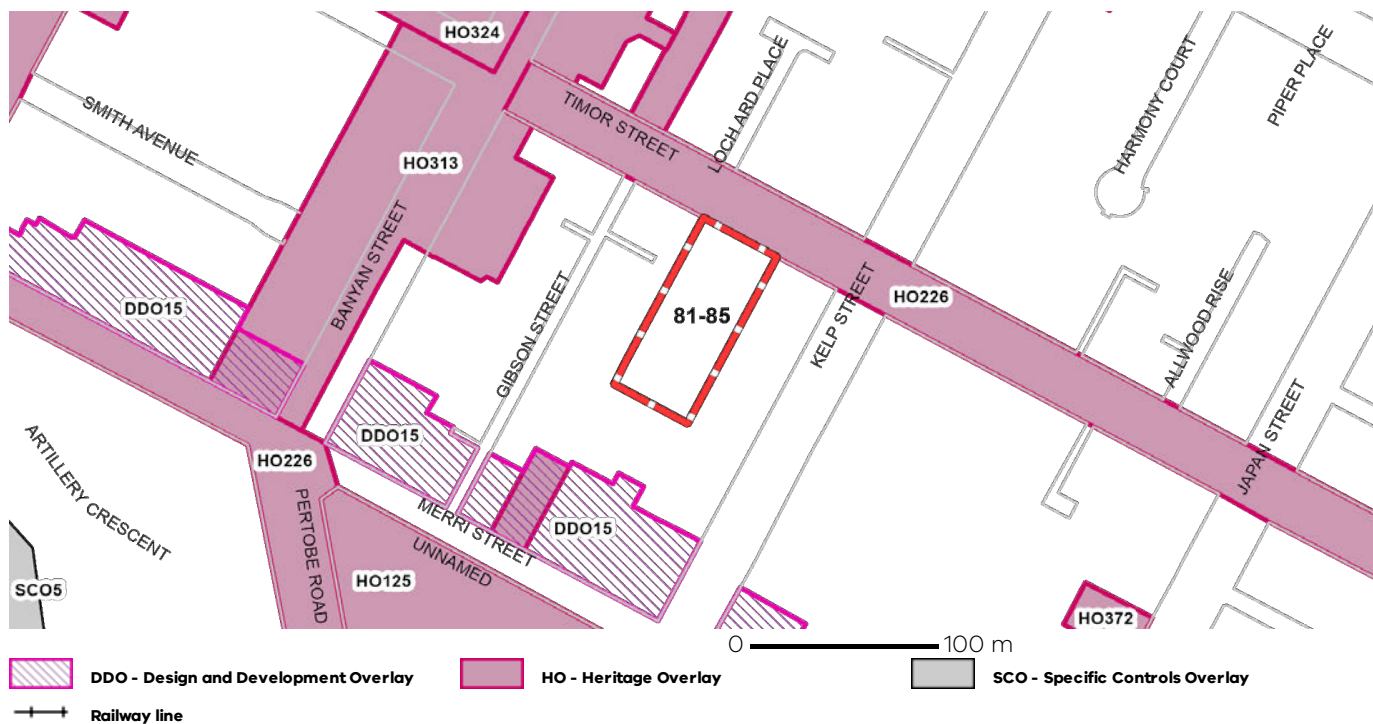
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an area of cultural heritage sensitivity.

Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, areas of cultural heritage sensitivity are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed high impact activity is proposed.

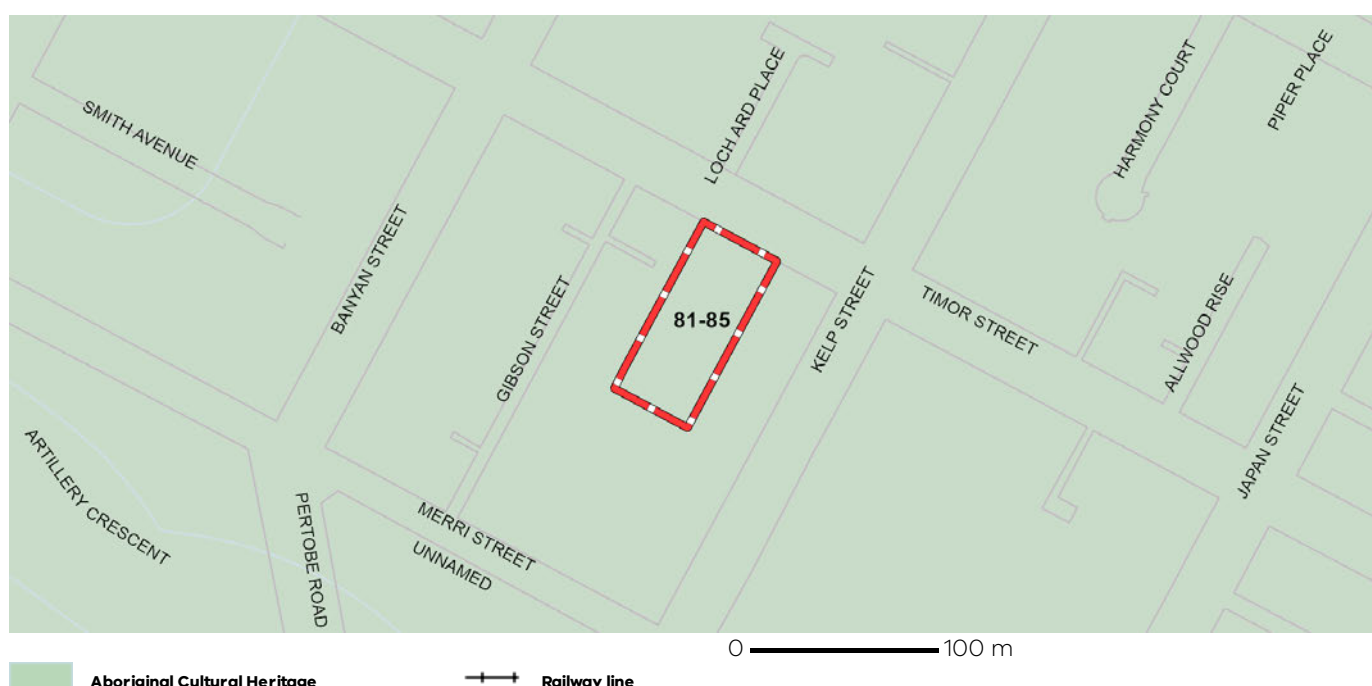
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 24 September 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

From www.planning.vic.gov.au at 13 June 2025 03:46 PM

PROPERTY DETAILS

Address: 75-79 TIMOR STREET WARRNAMBOOL 3280
Lot and P an Number: Lot 1 PS323096
Standard Parce dentifier (SP): 1\PS323096
Loca Government Area (Counci): WARRNAMBOOL
Counci Property Number: 140335
P anning Scheme: Warrnambool
Directory Reference: Vicroads 515 L9

www.warrnambool.vic.gov.au

[Planning Scheme Warrnambool](#)

UTILITIES

Rura Water Corporation: Southern Rural Water
Urban Water Corporation: Wannon Water
Me bourne Water: Outside drainage boundary
Power Distributor: POWERCOR

STATE ELECTORATES

Legis ative Council : WESTERN VICTORIA
Legis ative Assemb y: SOUTH-WEST COAST

OTHER

Registered Aborigina Party: Eastern Maar Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



C1Z - Commercial 1
PUZ6 - Public Use-Local Government
GRZ - General Residential
TRZ1 - State Transport Infrastructure
PPRZ - Public Park and Recreation
TRZ3 - Significant Municipal Road

Note: labels for zones may appear outside the actual zone please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

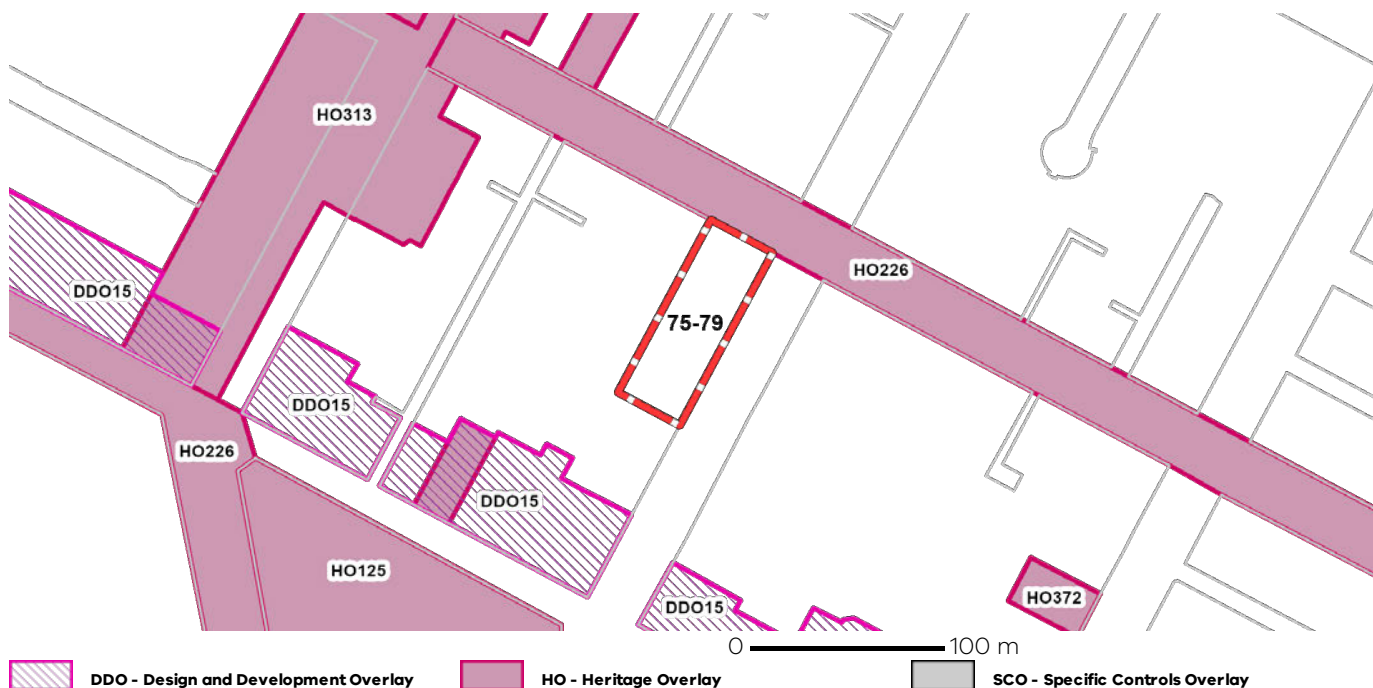
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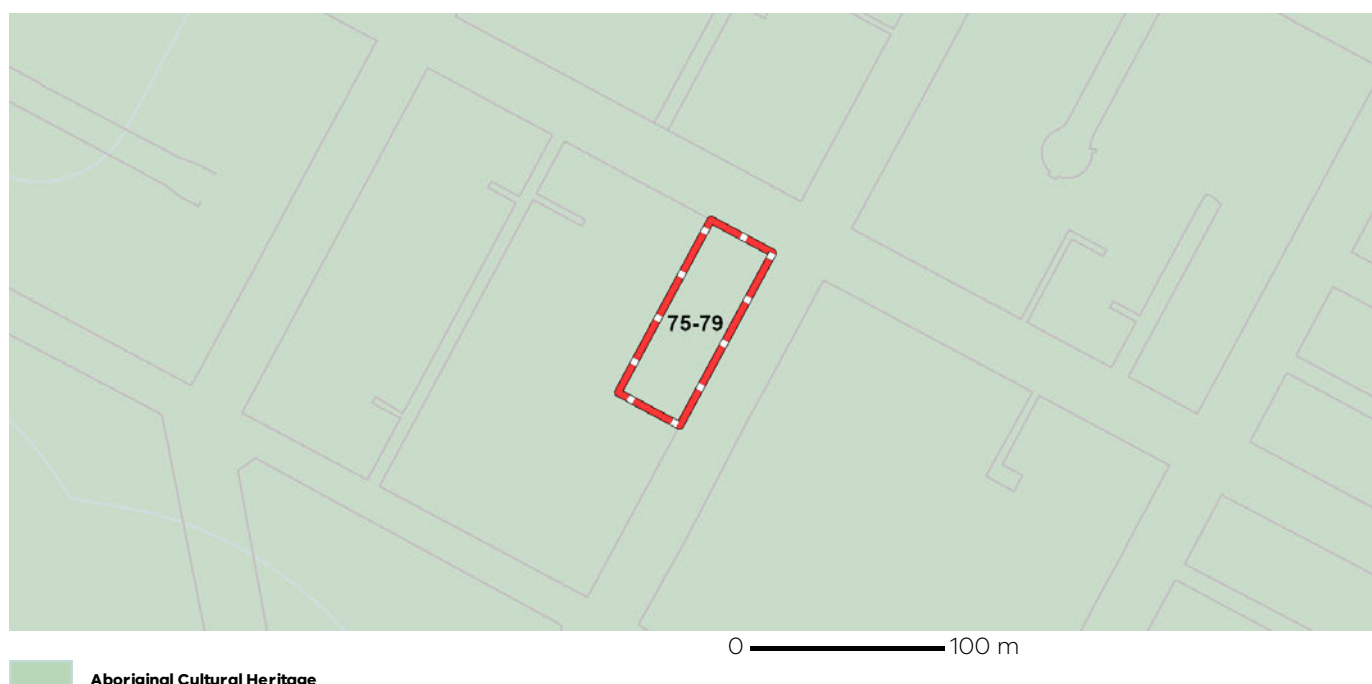
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For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

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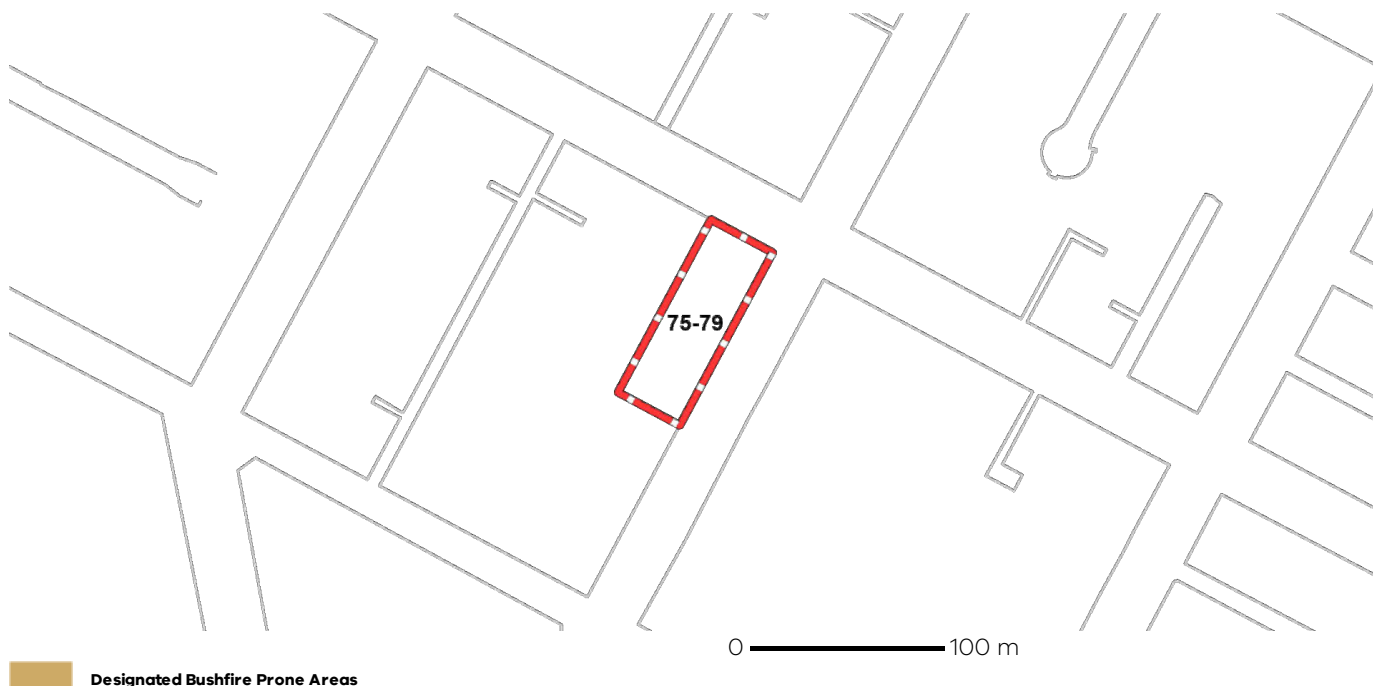
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To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10112 FOLIO 118

Security no : 124137852714W
Produced 24/08/2026 11:35 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 323096H.
PARENT TITLE Volume 03769 Folio 658
Created by instrument PS323096H 28/04/1993

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM208769X 26/09/2015
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323096H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 75-79 TIMOR STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 10112 FOLIO 119

Security no : 124137853669J
Produced 24/08/2026 11:48 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 323096H.
PARENT TITLE Volume 03769 Folio 658
Created by instrument PS323096H 28/04/1993

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT BA709190K 06/08/2026
Caveator

THE REGISTERED PROPRIETOR(S)
Date
05/08/2026
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
MADDENS LAWYERS
Notices to
CAYLA BAMFORD of 219 KOROIT STREET WARRNAMBOOL VIC 3280

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323096H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
BA709190K (E)	CAVEAT Registered	06/08/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 81-85 TIMOR STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

ADVERTISED

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS323096H
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/08/2026 11:35

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION

ADVERTISED

EDITION 1

PS 523096H

Location of Land

Parish: WANGOOM
Township: WARRNAMBOOL

Section 6

Crown Allotment: 3, 4, 5, 6

Crown Portion:

LTO base record: CHART 13 (3729)

Title References:

Vol 3769 Fol 658

Last Plan Reference: LITHO

Postal Address: TIMOR STREET
WARRNAMBOOL 3280

AMG Co-ordinates: E 629 800

(Of approx. centre of plan) N 5 750 150 Zone 54

Vesting of Roads or Reserves

Identifier

Council/ Body/ Person

Nil

Nil

Council Certification and Endorsement

Council Name: CITY OF WARRNAMBOOL Ref: S84/92

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~~~Date of original certification under section 6 / /~~

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.~~(ii) The requirement has been satisfied.~~~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate

~~Council seal~~

Date 29/ 1 /1993

Notations

Depth Limitation: Does not apply

Staging

This ~~is~~ / is not a staged subdivision
Planning Permit No. 1682-92

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.

267,273,471,
This survey has been connected to permanent marks no(s). 473,553,555
In proclaimed Survey Area no. 23 WARRNAMBOOL

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

LTO use only

Statement of Compliance / Exemption Statement

Received



Date 11/ 3 / 93

LTO use only

PLAN REGISTERED

TIME 12-45 (PM)

DATE 28/ 4 / 93

A. H. Simpson
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

ALAN H. SIMPSON

● LAND SURVEYOR ●

P.O.BOX 421, WARRNAMBOOL 3280
PHONE (055) 611846 FAX (055) 621775

LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

SIGNATURE

DATE 19/11/1992

REF 126

VERSION

2

DATE 29/ 1 / 93

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

ADVERTISED

Stage No. Plan Number

1 of 2 323096H

AMG ZONE 54

7

2
4463m²

1
3624m²

19

20

2

TIMOR STREET

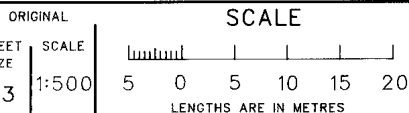
KELP STREET

ALAN H. SIMPSON

• LAND SURVEYOR •

P.O. BOX 421, WARRNAMBOOL 3280
PHONE (055) 611846 FAX (055) 621775

SHEET 2 OF 2 SHEETS



LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

SIGNATURE _____ DATE 19 / 11 / 92

REF 126 VERSION 2

DATE 29 / 11 / 93

COUNCIL DELEGATE SIGNATURE _____

The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- correspond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a referral authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone a party to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties if required by law

This information is being collected in accordance with the Planning and Environment Act 1987. If all requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☒ Yes ☐ No

The Land

1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Unit No.: _____ St. No.: 75-85 Street name Timor Street

Suburb/locality Warrnambool postcode 3280

Formal Land Description

Complete either A or B.

A Lot No.: 1 & 2 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 323096H

or

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2. For what use, development or other matter do you require a permit?

A planning permit is sought for a bowling green shade structure (buildings and works associated with the 'restricted recreation facility').

The following Clauses of the Warrnambool Planning Scheme trigger a planning permit for the proposal:

- Clause 32.08-10 General Residential Zone (GRZ) – Buildings and works associated with a Section 2 use.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3. Estimated cost of development for which the permit is required

Cost: \$2,700,000 You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4. Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

ADVERTISED

The Site is approximately 8,200 square metres and is part of the Warrnambool Bowls Club complex. The Site is situated on the southern side of Timor Street and western side of Kelp Street. The Site has a regular rectangular polygon shape, with its boundaries formed by the Timor Street and Kelp Street road reserves (north and east, respectively), Warrnambool Bowls Club car park (west) and developed residential land (west and south). The entire Site is cut levelled from past building and development associated with the St Johns lawn tennis grounds and Warrnambool Bowls Club operation (circa 1990).

Title Information

5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes ☐ Provide a copy
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive

Applicant and Owner Details

6. Provide details of the applicant and the owner of the land.

Applicant (The person who wants the permit.)

Title: _____ First Name: _____ Surname _____

Organisation (if applicable): DP Planning Pty Ltd

Unit No.: _____ St. No.: _____ Street name PO Box 579

Suburb/locality Warrnambool State VIC postcode 3280

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☒ Same as applicant (If so, go to 'contact information')

Title: _____ First Name: _____ Surname _____

Organisation (if applicable) _____

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ State _____ postcode _____

Contact information Please provide at least one contact phone number

Business Phone (03) 9969 2263 Email admin@dpplanning.com.au

Mobile Phone 0494025881 Fax _____

Owner (The person or organisation who owns the land)

☐ Same as applicant

Where the owner is different from the applicant, provide the details of that person or organisation.

Title: _____ First Name: _____ Surname _____

Organisation (if applicable) Warrnambool Bowls Club Inc

Unit No.: _____ St. No.: 75-85 Street name Timor Street

Suburb/locality Warrnambool State VIC postcode 3280

Owners signature (Optional)

Date _____

Declaration

ADVERTISED

7. This form must be signed by the applicant

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature



Date 26 August 2026

Need help with the Application?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8. Has there been a pre-application meeting with a Council planning officer?

☒ yes

☐ no

If yes, with whom?: Hannah

Date: 10 March 2026

Application Type

Is this a VicSmart application?* ☐ Yes ☒ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

Checklist

9. Have you

- ☒ Filled in the form completely?
- ☒ Provided all necessary supporting information and documents?
 - ☒ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
 - ☒ Plans showing the layout and details of the proposal
 - ☒ A plan of existing conditions
 - ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☒ Signed the declaration (section 7)?

Lodgement and Payment

Lodge the completed and signed form and all documents with:

In Person: Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.



ADVERTISED



DP Planning Pty Ltd
ABN 68 188 206 903
PO Box 579
Warrnambool Victoria
www.dpplanning.com.au

26 August 2026

Nick Legoe
Acting Coordinator City Development
Warrnambool City Council
25 Liebig Street
Warrnambool VIC 3280

By email only: planning@warrnambool.vic.gov.au

Dear Nick,

Application for a Planning Permit – 75-85 Timor Street, Warrnambool

Please find enclosed an application for a planning permit for the above address.

Enclosed are the following documents for your assessment:

1. Completed application form
2. Certificate of title
3. Town Planning Report; and
4. Town Planning Drawings.

Please email Council's invoice to admin@dpplanning.com.au.

If you have any questions, please don't hesitate to contact me by telephone (03) 9969 2263 or by email at admin@dpplanning.com.au.

Kind regards,

Dan Pech

Director (MPIA)

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TOWN PLANNING REPORT

**Bowling green shade structure (buildings and
works associated with 'restricted recreation
facility')**

75-85 Timor Street, Warrnambool

Prepared for Warrnambool Bowls Club Inc.



Quality and Care

Project No.	Revision	Author	Date	Issue
25-167	01	Daniel Pech	26 August 2026	Final issued to Council



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Care for our Country

We care, acknowledge and uphold the Traditional Owners of the Country upon which this application resides and recognise their connection to the land, water, sky and culture. We pay our respects to their Elders past, present and emerging.



Care for our people

We care about our people and community and donate a fixed percentage of our income each year to local organisations that work towards improving the world around us. We also advise and represent a select group of clients on a reduced-cost or pro bono basis.



Care for our environment

We care for our environment and for current and future generations by partnering with Greenfleet© to offset our business emissions. For more information, please visit www.greenfleet.com.au.



Contents

Quality and Care.....	3
1. Introduction	5
1.1. Summary.....	5
1.2. Limits and exclusions.....	5
2. Site, environs and context.....	6
2.1. Site.....	6
2.2. Environs.....	6
2.3. Context	7
3. Proposal synopsis	9
3.1. Planning permit description.....	9
3.2. Proposal description	9
4. Planning context.....	10
4.1. Municipal Planning Strategy (MPS)	10
4.2. Planning Policy Framework (PPF) ..	11
4.3. Zoning	12
4.4. Overlays.....	12
4.5. Particular Provisions	12
4.6. Other planning considerations.....	13
5. Planning Policy Assessment.....	14
5.1. Key planning issues.....	14
5.2. Policy assessment	14
6. Conclusion.....	22
Appendices	23

Figures

Figure 1: Aerial Plan 7

Figure 2: Context Plan (source: OpenStreetMaps©
accessed 18 August 2026) 8



1. Introduction

1.1. Summary

DP Planning Pty Ltd has been engaged by the Warrnambool Bowls Club Inc. to prepare a planning permit application for 75-85 Timor Street, Warrnambool (the 'Site').

Approval is sought for buildings and works associated with the operation of the Warrnambool Bowls Club ('restricted recreation facility'), being the construction of a sports court shade structure at the Site.

This report provides details of the subject site and surrounding area; a detailed description of the proposal; and an assessment and justification of the proposal against the applicable provisions of the Warrnambool Planning Scheme.

Having considered the proposal with respect to the Warrnambool Planning Scheme, it is submitted that the proposal is appropriate and warrants a planning permit for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the Site, providing a structure and facility that is appropriate for the Site and surrounding mix of non-residential and residential use and development;
- The proposed structure and works will not cause any unreasonable impacts to adjoining residential properties in relation to light, shade and visual amenity.
- The proposal comprises an appropriate and site-responsive design;
- The proposal will positively contribute to the development and built form of the local area;
- The proposal is strategically located and compatible with surrounding land uses; and
- The proposal will improve the quality of recreation facilities available to the City of Warrnambool and will support healthy lifestyles for a growing community.

The following documents should be read in tandem with this report and are provided as part of the application:

- Certificate of Title;
- Planning Property Report; and
- Town Planning Drawings (prepared by Greenline Group Pty Ltd).

For the reasons detailed within this report (and associated Appendices), we respectfully request Council support the proposal and grant a planning permit.

1.2. Limits and exclusions

This report has considered the following documents:

- Warrnambool Planning Scheme (as of 18 August 2026)
- Certificates of Title (dated 24 August 2026)



2. Site, environs and context

2.1. Site

Site address	75-85 Timor Street, Warrnambool
Title details	Lot 1 & 2 on Plan of Subdivision 323096H (Volume 10112, Folio 118 & Volume 10112, Folio 119)
Site description	The Site comprises two parcels of approximately 8,200 square metres. The parcels comprise regular triangular polygon shapes. This Site has frontage to Timor Street (north). The Site contains a club house building, bowling green surfaces, landscaped pervious areas and impervious outdoor areas.
Landowners	For the purposes of Section 48 of the <i>Planning and Environment Act 1987</i> , Warrnambool Bowls Club Inc are the registered landowners.
Easements, restrictions or covenants	The site is encumbered by a four (4) metre wide sewer easement located on the southern boundary of Lots 1 & 2 and part of the western boundary of Lot 2 marked 'E-1'. Refer to Appendix A - Certificate of Title for further details.

2.2. Environs

The Site is approximately 8,200 square metres and is part of the Warrnambool Bowls Club complex. The Site is situated on the southern side of Timor Street and western side of Kelp Street. The Site has a regular rectangular polygon shape, with it's boundaries formed by the Timor Street and Kelp Street road reserves (north and east, respectively), Warrnambool Bowls Club car park (west) and developed residential land (west and south). The entire Site is cut levelled from past building and development associated with the St Johns lawn tennis grounds and Warrnambool Bowls Club operation (circa 1990). The Site comprises retain batters which separate the level of the Site from the car parking area adjoining the western boundary.

The Site is located in the General Residential Zone and consists of a large club house building containing administration offices, meeting rooms and areas to consume food and drink. External to the building are hard stand car parking areas, a storage shed, bowling green surfaces, landscaped pervious areas and outdoor impervious areas. A timber paling fence is located on the western and southern perimeter of the Site, with semi-transparent security fencing located on the northern and eastern boundaries.

The Site is serviced with reticulated sewer, water, stormwater, telecommunications and power infrastructure. A sewer easement is located along part of the western and southern boundary.



Refer to Figure 1 – Aerial Plan



Figure 1: Aerial Plan

2.3. Context

Land surrounding the Site on all sides is within the General Residential Zone (GRZ). Land at the southern interface and part of the western interface is developed for residential purposes. Land to the north and east is formed by road reserves. Beyond this land to the north and east is residential land developed with a mix of single and double-storey attached and detached dwellings.

Refer to **Figure 1 – Aerial Plan** and **Figure 2 - Context Plan** for further details.



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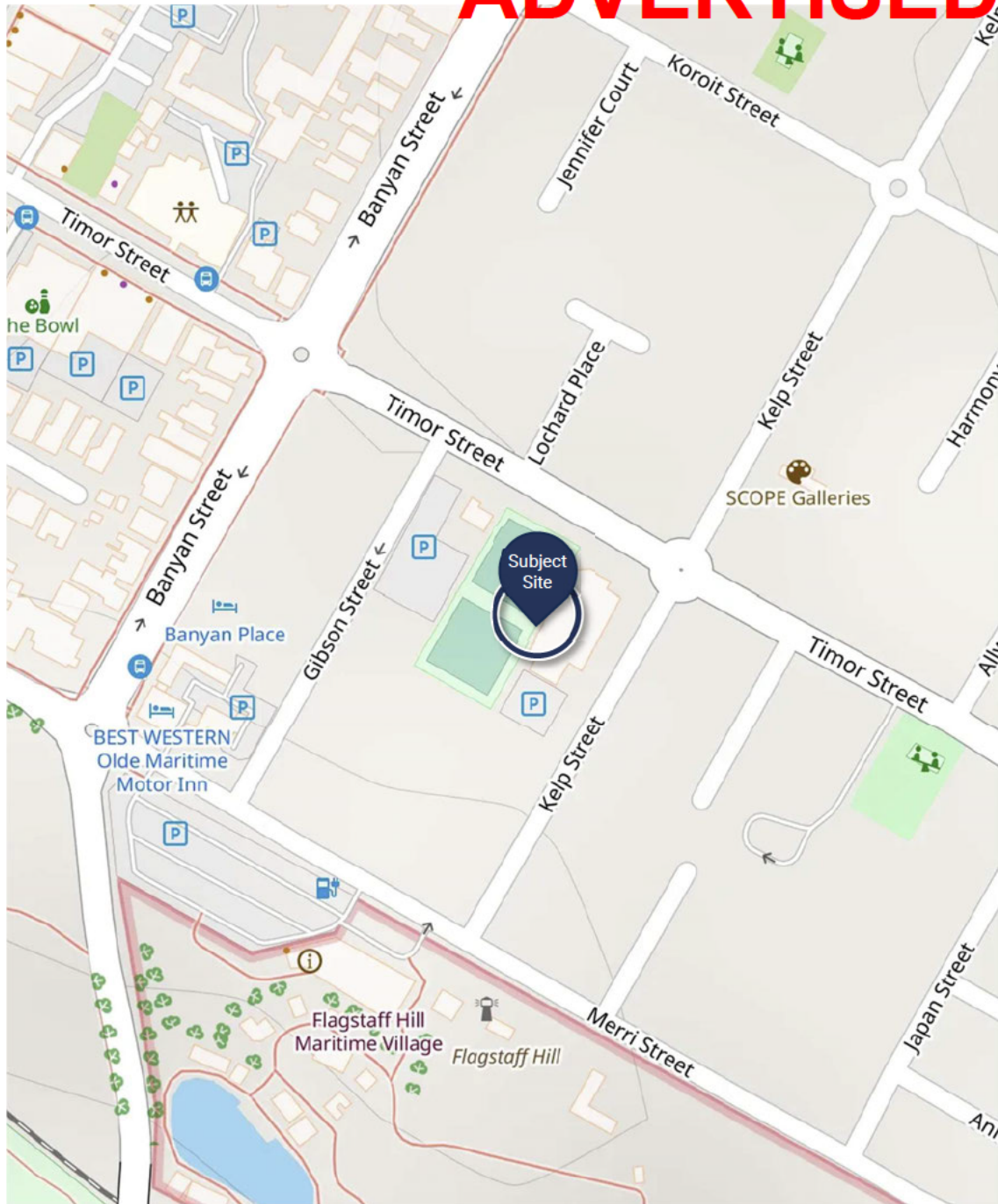


Figure 2: Context Plan (source: OpenStreetMaps© accessed 18 August 2026)



Bowling green shade structure (restricted recreation facility)

PLANNING  DELIVERY | 8

3. Proposal synopsis

3.1. Planning permit description

A planning permit is sought for a bowling green shade structure (buildings and works associated with the 'restricted recreation facility').

The following Clauses of the Warrnambool Planning Scheme trigger a planning permit for the proposal:

- Clause 32.08-10 General Residential Zone (GRZ) – Buildings and works associated with a Section 2 use.

The following sections of this report describe in detail what the proposal is for.

3.2. Proposal description

This application seeks approval for buildings and works associated with an 'education' use, being a sports court shade structure.

3.2.1 Buildings and works

The sports court shade structure will be designed appropriately with respect to the strategic and neighbourhood context of the Site.

The project involves the construction of masts, roof frames and fabric mesh to provide shade and weather protection for existing outdoor bowling greens and adjoining forecourt areas.

Baffled lighting fixtures are also to be constructed as part of the development and are located beneath the eave and fabric mesh roof. See the plan at A300 (**Appendix C**) for details on lighting/lux levels and compliance.

The proposed structure will be connected to the site's existing stormwater assets.

The proposal does not seek to change the existing use or purpose of the bowling green surfaces, but to make these facilities safer and more functional for existing users.

See the Town Planning Drawings (**Appendix C**) for details of siting, construction, lighting, colours and materials.



4. Planning context

Clause 65 of the Victorian Planning Provisions identifies the relevant decision guidelines that a Responsible Authority (Council) must consider in assessing a planning permit application. The following are relevant to the proposed development:

- The matters set out in Section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone and other provisions.
- Any matter required to be considered in the zone or other provisions.
- The proximity of the land to any public land.
- The orderly planning of the area.
- The effect of the amenity of the area.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

These matters, where relevant, form the framework of the following sections of this report.

4.1. Municipal Planning Strategy (MPS)

The Municipal Planning Strategy (MPS) describes the local and regional planning policies with a specific focus on areas and issues within the Warrnambool municipality. The policies relevant to the proposal are described below.

- Clause 02.01 **Context:** Warrnambool has a steadily growing population of about 35,200 in 2019 (ABS) that is expected to increase to 43,000 people by 2031. The majority of the population is in Warrnambool, Dennington, Allansford, Bushfield and Woodford.
- Clause 02.01 **Vision:** The Council Plan identifies four objectives relevant to land use planning:
 - o *Sustain, enhance and protect the natural environment*
 - o *Foster a healthy, welcoming city that is socially and culturally rich*
 - o *Maintain and improve the physical places and visual appeal of the city.*
 - o *Develop a smarter economy with diverse and sustainable employment.*
- Clause 02.03-1 **Settlement:** Warrnambool is forecast to grow at 1.4 percent per annum until 2040. The flow-on effect of population growth leads to increasing demands on sport and recreation service providers.
- Clause 02.03-5 **Built environment and heritage:** Ecologically sustainable development is appropriately promoted, allowing for pedestrian and cycling access to contribute to social interaction. In addition, policy seeks to ensure urban design protects and enhances the quality of the built environment and promotes safety in the design of buildings.

An assessment of the proposal against the policies of the MPS is contained within **Section 5.2.1** of this report.



4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast**: To attract more people to the region.
- Clause 11.03-6S **Regional and local places**: To facilitate integrated place-based planning.

Clause 13 Environmental Risks and Amenity

- Clause 13.07-1S **Land use compatibility**: To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 15 Built Environment and Heritage

- Clause 15.01-1S **Urban design**: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-1L-01 **Urban design**
- Clause 15.01-2S **Building design**: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 17 Economic Development

- Clause 17.01-2S **Business**: To encourage development that meets the community's need for retail, entertainment, office and other commercial services.

Clause 19 Infrastructure

- Clause 19.03-3S **Integrated water management**: To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

An assessment of the proposal against the policies of the PPF is contained within the assessment section of this report.



4.3. Zoning

The Site is located within the General Residential Zone (Clause 32.08). The relevant purposes of the General Residential Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-10 **Building and works associated with a Section 2 use**, a permit is required for buildings and works associated with a Section 2 use.

See the Town Planning Drawings (**Appendix C**) for details of siting, construction, lighting, amenity diagrams, colours and materials.

An assessment under the General Residential Zone is contained within **Section 5.2.2** of this report.

4.4. Overlays

The Site is not subject to any overlays.

4.5. Particular Provisions

The Particular Provisions relate to a range of specific prerequisites for particular uses and development, and apply consistently across the state. The following Particular Provisions are relevant to the proposal.

4.5.1. Clause 53.18 Stormwater Management in Urban Development

The proposal requires consideration under Clause 53.18 **Stormwater Management in Urban Development**.

The purpose of this clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works in an residential zone (except for the Low Density Residential Zone).

Of note, while the proposal seeks to increase the roofed area of the Site, the proposal does not result in any increase to the site coverage of impervious areas.

The proposed measures to deal with stormwater are commensurate with the complexity of the proposal, and comprise a simple system. The roof run off will be connected to a system of existing stormwater storage tanks for collection and conveyance to the legal point of discharge. Captured stormwater will be directed to the



existing reticulated stormwater system conveyed through a system of existing pits and pipes. The capacity of existing stormwater infrastructure is not expected to change or augment, and will be suitable for the expected quantity of water to be captured and conveyed to the legal point of discharge.

See the Town Planning Drawings (**Appendix C**) for details.

4.6. Other planning considerations

4.6.1. Aboriginal Cultural Heritage Sensitivity

The Site is identified within an 'area of cultural heritage sensitivity' pursuant to the *Aboriginal Heritage Regulations 2018*.

The proposal has been subject to significant ground disturbance over the entire activity area and is for a use which was lawfully established circa 1990.

It follows, that a cultural heritage management is not required.

See the Cultural Heritage Process Checklist for further details (**Appendix D**).



5. Planning Policy Assessment

5.1. Key planning issues

Based on the provisions of the [Planning Scheme] and the decision guidelines of Clause 65, the following are submitted to be the key planning issues relevant to the proposed development of the Site.

- Is there strategic policy support for the proposal and is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to and meet the requirements of Clause 32.08 General Residential Zone?

5.2. Policy assessment

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal requires assessment under the Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) of the Warrnambool Planning Scheme.

The proposal seeks to consolidate the Warrnambool Bowls Club Inc.'s footprint and modernise an existing asset (bowling green surfaces). The proposed shade structure initiative is a significant financial and strategic investment for the club, which seeks to improve competition conditions for players, promote player safety and comfort, and to protect assets from climate effects. By adding a shade structure over the existing bowling green surfaces, the club will avoid losses to participation and income caused by cancellations or delays to scheduled activities arising from inclement weather conditions (i.e. extreme heat, wind and rain).

Warrnambool is identified as a regional city and place of state significance. The strategy for the proposed works will help consolidate the overall built footprint of the Site (versus alternatives) while meeting the demand for all-weather facilities within the municipality and Great South Coast region (Clause 02.03-1 **Settlement** and Clause 11.01-1S **Settlement**).

The objectives of the Council Plan will be advanced by facilitating the proposal, specifically the objectives to 'Foster a healthy, welcoming city that is socially and culturally rich' and to 'Develop a smarter economy with diverse and sustainable employment' (Clause 02.01 **Vision**).

Availability of recreational facilities is a key attraction for people and families to settle within the municipality and Great South Coast region (Clause 11.01-1S **Settlement** and Clause 11.01-1R **Settlement – Great South Coast**). Warrnambool should have a strong supply of modern, safe and user-friendly recreation facilities for all age groups in order to have truly inclusive communities. (Clause 11.03-6S **Regional and local places**).

Having regard to land use compatibility with surrounding land, the operating hours of the site are not impacted by the proposal and no additional noise will be generated by the proposal. Lighting proposed to be constructed as part of the project will be baffled and directed away from nearby residential properties. The



proposed structure will be designed to improve lighting amenity from the existing condition. The overall operating hours and timing of the use of lighting will not change as a result of the proposal.

The proposed sport shade structure is located a minimum of 1.8m from the nearest residential property boundary(south), which is demarcated by an existing ~2m high timber paling fence. The Town Planning Drawings (**Appendix C**) illustrate the overshadowing effects of the proposed shade structure at key periods, and demonstrates the proposal complies with the amenity standards of Clause 54.04-1 **Daylight to existing windows**, Clause 54.04-2 **Existing north-facing windows**, Clause 54.04-3 **Overshadowing secluded open space** and Clause 54.05-2 **Overshadowing domestic solar energy systems**. Meaning, the structure complies with the objective and strategies of these standards as it applies to adjoining residential properties to the south and west.

The existing conditions / operations adequately minimise any potential adverse visual amenity impacts and the proposed siting does not propose any changes to the existing operations beyond improvements to outdoor lighting (Clause 13.05-1S **Noise Abatement** and Clause 13.07-1S **Land use compatibility**).

Consistent with Clauses 15.01-1S and 15.01-1L **Urban Design**, the proposed structure comprises a high-quality design evident through scale and siting decisions and colour/material selection.

The materials are non-reflective / low-reflectivity colours and represent an appropriate scheme of finishes and materials. The design of the proposed structure has been carefully considered, resulting in modifications to the height of the shade structure near the southern and western residential interface (height of 3.75m) and minimising the height of the shade structure at the interface with public land (north) to that necessary for the structure's integrity and orderly function (9 metres).

The proposed structure does not comprise walls and will be setback no less than 2.8m from the northern boundary, 1.8m from the southern boundary and southern part of the western boundary and 43m from the majority of the western boundary. The proposed front setback is generally in keeping with setbacks present within the neighbourhood, which comprises a broad mix of commercial, recreation and residential built forms including zero setback and sheer height of two-storeys. The proposed rear and side setbacks are generally in keeping with setbacks present within the neighbourhood, which comprise a broad mix of residential buildings with rear and side wall setbacks near to or on common lot boundaries.

The structure will contribute to an attractive urban environment, and will be complementary to the existing character of the area as far as practicable through the selection of height, colours and materials (Clause 02.03-5 **Built environment and heritage** and Clause 15.01-1S **Urban design**, Clause 15.01-1L-01 **Urban design**).

The proposal comprises an environmentally sustainable approach to design specifically through the following:

- The open design allows for natural airflow, eliminating the need for mechanical ventilation and reducing energy consumption. The membrane material permits some light penetration while



blocking direct sunlight, keeping the bowling green surfaces cool without requiring energy-intensive shading solutions.

- Membrane roofs typically use less material than solid structures (as an alternative), reducing the environmental impact of manufacturing and transportation. High-quality, weather-resistant membrane has a long lifespan, minimising replacement frequency and reducing potential waste.
- By providing shade, the structure reduces the heat island effect of existing hard surface areas, making it more comfortable for users and decreasing local ambient temperatures. The membrane design reduces UV exposure, protecting both people and surfaces and prolonging the life of bowling greens.
- By re-tooling the existing constructed areas, the proposed structure minimises the required construction activity and potential for major groundworks.
- The proposed membrane roof is tailored to local climatic conditions, allowing for customisation of shading levels and thermal performance.
- The structure passively provides shade and cooling without a large energy load, aligning sustainability goals and reducing operational costs.
- The structure and additional sports court area supports an existing stormwater collection system, contributing to better water management and subsequent environmental benefits.
- The proposed building design minimises stormwater discharge by re-tooling an existing facility with a covered area which already comprises an impervious surface, and to the extent essential to the function of the facility.

On balance, it is considered that the proposed building design and siting decisions respond appropriately to Clauses 02.03-5 **Built environment and heritage**, 15.01-1S and 15.01-1L **Urban Design**, and 15.01-2S **Building design**.

The proposal will facilitate a short-term and direct boost in local economic output within the construction sector during the construction phase and will contribute to the ongoing sustainability of the existing bowling club enterprise (Clause 11.01-1R **Settlement – Great South Coast** and Clause 17.01-2S **Business**).

The proposal considers the objective of integrated water management by connecting the proposed structure to the Site's existing stormwater water assets to ensure stormwater will be reused and will contribute to significant water savings (Clause 19.03-3S **Integrated water management**).

In light of the above, the proposal is considered to appropriately respond to the relevant policies of the PPF and MPS of the Warrnambool Planning Scheme.



5.2.2. Does the proposal appropriately respond to and meet the requirements of Clause 32.08 General Residential Zone?

The following information is required to accompany an application as per Clause 32.08-12 Application requirements:

Clause 32.08-12 Application requirements	Response
Plans drawn to scale and dimensioned which show: - Site shape, size, dimensions and orientation. - The siting and use of existing and proposed buildings. - Adjacent buildings and uses. - The building form and scale. - Setbacks to property boundaries. The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.	See Appendix C for details of existing conditions, adjoining residential buildings, site description details and the proposed development design and dimensions. Of particular note, the proposed lighting design is detailed on Drawing A300 – Illuminance Plan (see Appendix C). The lighting design incorporates LED flood luminaires located within the proposed covered bowling green structure and illustrates illuminance modelling and obtrusive-light calculations for installation. The potential for light spill and glare has been considered as part of the design of lighting, with regard to AS/NZS 4282:2023 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>. The Site is located within an established residential area and, for assessment purposes, the surrounding environment is appropriately treated as an A3 (Medium District Brightness) environment. AS/NZS 4282:2023 establishes maximum pre-curfew limits for an A3 environment of 10 lux vertical illuminance at sensitive residential receivers and 12,500 candela luminous intensity. Curfew hours commence at 11:00 pm (at which time more stringent criteria apply). The proposed luminaires are located beneath and within the covered bowling green structure rather than being

(continued)



Clause 32.08-12 Application requirements

Response

mounted on conventional external floodlight towers. The roof structure, together with the orientation and distribution of the luminaires, assists in containing illumination to the bowling greens and limiting direct upward and lateral light spill toward surrounding residential properties.

On this basis, the lighting design provides an appropriate response to the residential context of the site and has been specifically configured to minimise obtrusive light beyond the site. Subject to the lighting installation being undertaken in accordance with Drawing A300 and the nominated luminaire specifications and aiming arrangements, and the bowling green lighting not operating during AS/NZS 4282:2023 curfew hours, the proposal is considered capable of complying with AS/NZS 4282:2023 and is not expected to result in unreasonable light spill or glare to adjoining residential properties.

The above can be managed through standard amenity and light spill conditions, which are expected to accompany any planning permit to be granted.

A response to the decision guidelines of Clause 32.08-14 **Decision guidelines** is provided in the table, below/overleaf.

Clause 32.08-14 Decision Guidelines

Response

General issues

The Municipal Planning Strategy and the Planning Policy Framework.

The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report.

Please see **Sections 5.2.1** for full details of the assessment.

The purpose of the zone.

The proposal complies with the purpose of the **General Residential Zone**, particularly with regard to encouraging development that respects the



	neighbourhood character of the area, residential amenity, and permitting recreational development to serve local community needs in appropriate locations.
The objectives set out in a schedule to this zone.	Not applicable.
Any other decision guidelines specified in a schedule to this zone	Not applicable.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	The proposal will not result in any unreasonable impact on existing rooftop solar energy systems associated with dwellings on adjoining residential land. The residential property at 5/6-8 Gibson Street adjoining the site to the south contains a north-facing habitable room window, which is setback more than 3 metres from the common boundary. The proposed development has been appropriately sited and designed having regard to this interface and the potential for overshadowing of any adjoining residential properties. The shadow diagrams also demonstrate that overshadowing of adjoining secluded private open space (SPOS) remains within the compliant limits of Clause 54.05-5 (Overshadowing open space objective). Standard A29 seeks to ensure that where sunlight to the SPOS of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres (whichever is the lesser area), receives a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. The proposed design satisfies this requirement. The proposal will maintain an appropriate level of solar access to adjoining residential properties and the design of the structure provides appropriate separation from



(continued)

adjoining dwellings. No existing rooftop solar energy system will be overshadowed, while solar access to adjoining SPOS will remain within the limits contemplated by Clause 54.05-5 and Standard A29.

It follows, that the proposal appropriately responds to this decision guideline.

Non-residential use and development

Whether the use or development is compatible with residential use.

The proposal is for restricted recreation purposes (Warrnambool Bowls Club) which is keeping with the existing and long-established use of the land (circa 1990). The proposal does not increase the footprint of the Site used for 'restricted recreation facility' and is designed to be compatible with surrounding residential uses. See the Town Planning Drawings (**Appendix C**) for details.

Whether the use generally serves local community needs.

The proposal will serve a long-established non-residential use (restricted recreation facility) which has been an integral part of the community for over thirty years (circa 1990).

The proposal will modernise existing bowling greens to make them safer and more user-friendly for existing users, comprising an integral part of the local community.

The need for the proposed works are highly driven by environmental sustainability, financial sustainability, and patron demands, which are manifesting smarter and more efficient asset utilisation strategies for bowling clubs across the State.

The proposed works will ensure the ongoing viability of the club and a use that is part of the established fabric of the local community.



Clause 32.08-14 Decision Guidelines

Response

The scale and intensity of the use and development.

The design, height, setback and appearance of the proposed buildings and works.

The proposed development will occur on specified areas of the Site. Setbacks are considered appropriate to nearby sensitive uses (dwellings).

The scale and siting decisions of the proposed structure have been carefully considered and are appropriate for the Site context and prevailing interfaces.

The proposed structure is designed with sympathetic materials and colours for highly urbanised area, and are appropriate for the Site's context and prevailing interfaces. Materials and colours will be of non-reflective, muted tones to minimise any potential visual impact upon the surrounding environment.

It follows, that there will be no adverse visual impact due to the proposed use or development.

See **Appendix C** for a copy of the town planning drawings which detail the design and siting of the proposed structures on the Site.

The proposed landscaping.

No landscaping is proposed.

The provision of car and bicycle parking and associated accessways.

The proposal will utilise existing transport infrastructure and connections on the Site. The Site does not require any additional infrastructure for proper function.

Any proposed loading and refuse collection facilities.

No loading or refuse collection vehicles will be generated by the proposal.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

No significant traffic management measures will be required to manage the proposed traffic generation during the construction or operational phase of the proposed use or development. No further traffic (beyond existing conditions) will be generated by the proposal during its operational phase.

The proposal, on balance, is considered to meet the purpose of the General Residential Zone and provides for an appropriate response to the relevant decision guidelines.



6. Conclusion

This town planning report details the proposal and has made an assessment against the relevant policy and planning controls of the Warrnambool Planning Scheme.

The proposal is considered appropriate for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the Site, providing a structure and facility that is appropriate for the Site and surrounding mix of non-residential and residential use and development;
- The proposed structure and works will not cause any unreasonable impacts to adjoining residential properties in relation to light, shade and visual amenity.
- The proposal comprises an appropriate and site-responsive design;
- The proposal will positively contribute to the development and built form of the local area;
- The proposal is strategically located and compatible with surrounding land uses; and
- The proposal will improve the quality of recreation facilities available to the City of Warrnambool and will support healthy lifestyles for a growing community.

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the Warrnambool Planning Scheme.

It follows as the recommendation and request of this report that Council issue a planning permit for the proposal.

We highly commend the application to Council, and look forward to working with Council during the assessment of the application.

August 2026



Appendices

Appendix A	Certificate of Title
Appendix B	Planning Property Report
Appendix C	Town Planning Drawings
Appendix D	Cultural Heritage Process Checklist



NOTE: THIS CONCEPT IS INDICATIVE ONLY AND MAY DIFFER SLIGHTLY FROM THE SCOPE SHOWN ON THESE PLANS.

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TABLE OF CONTENTS

SHEET	NAME	CURRENT REV.	DATE
A001	COVER PAGE	G	11/09/2026
A002	DESIGN CONSIDERATIONS	G	11/09/2026
A050	SITE PLAN	G	11/09/2026
A051	EXISTING SITE CONDITIONS	G	11/09/2026
A052	DEMOLITION PLAN	G	11/09/2026
A054	SPOS ASSESSMENT PLAN	G	11/09/2026
A100	SETOUT PLAN	G	11/09/2026
A101	STRUCTURE PLAN	G	11/09/2026
A102	SHADOWMAPS	G	11/09/2026
A150	ELEVATIONS	G	11/09/2026
A151	ELEVATIONS - EAST AND WEST	G	11/09/2026
A152	SECTION VIEW	G	11/09/2026
A200	ROOF PLUMBING PLAN	G	11/09/2026
A300	ILLUMINANCE PLAN	G	11/09/2026
A301	ELECTRICAL ROUTING PLAN	G	11/09/2026
A800	SITE SECURITY AND ACCESS	G	11/09/2026
A900	SCHEDULE OF FINISHES	G	11/09/2026



Client Details:
WARRNAMBOOL BOWLS CLUB
INC.
75 TIMOR STREET,
WARRNAMBOOL VIC 3280



GREENLINE GROUP PTY LTD
ABN: 47 113 674 561
HO: 3 DANGAR PLACE, EAST
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WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC
3280

ISSUED FOR APPROVAL
A001 — COVER PAGE

Rev: G Scale: 1:1@A3

PROJECT DESIGN & DETAILING

CONSIDERATIONS IN DESIGN

SITE

ADDRESS:	81-85 TIMOR ST, WARRNAMBOOL VIC 3280		
CADASTRE:	LOT 2 PS323096		
CORROSIVITY REGION:	C3		
USE OF AREA:	BOWLING GREEN		
REGION:	RESIDENTIAL SUBURB IN BUILT UP AREA		
GROUND CONDITIONS:	AS PER GEOTECHNICAL INVESTIGATION AGTE251056 ON 7TH MAY 2026		
GROUND DETAILS:	ROCK:	NONE ADVISED	
	SAND:	PALE BROWN SAND ENCOUNTERED BETWEEN 0 AND 5 M	
	FILL:	NONE ADVISED	
	WATER TABLE:	NONE ADVISED	
	CONTAMINATED SOILS:	NONE ADVISED	
	ALLOWANCE MADE AS PER GEOTECHNICAL INVESTIGATION AGTE251056 ON 7TH MAY 2026 NO ALLOWANCE FOR LATENT CONDITIONS NOT STATED IN GEOTECHNICAL REPORT.		
OVERHEAD SERVICES:	LOW VOLTAGE POWER LINES ON THE OPPOSITE SIDE OF THE ROAD FROM THE CLUB		
UNDERGROUND SERVICES:	UNDERGROUND ELECTRICAL, STORMWATER, AND MAIN SEWER INFRASTRUCTURE IS PRESENT THROUGHOUT THE AREA. THREE ONSITE DETENTION TANKS ARE ALSO LOCATED BETWEEN THE TWO GREENS AND SHOULD BE CONSIDERED DURING DESIGN DEVELOPMENT.		

PLANNING

HERITAGE:	NONE ADVISED
ENVIRONMENTAL:	NONE ADVISED
FLOOD:	NONE ADVISED
FIRE:	NONE ADVISED
ZONE:	GRZ1 - GENERAL RESIDENTIAL
OTHER:	ABORIGINAL CULTURAL HERITAGE

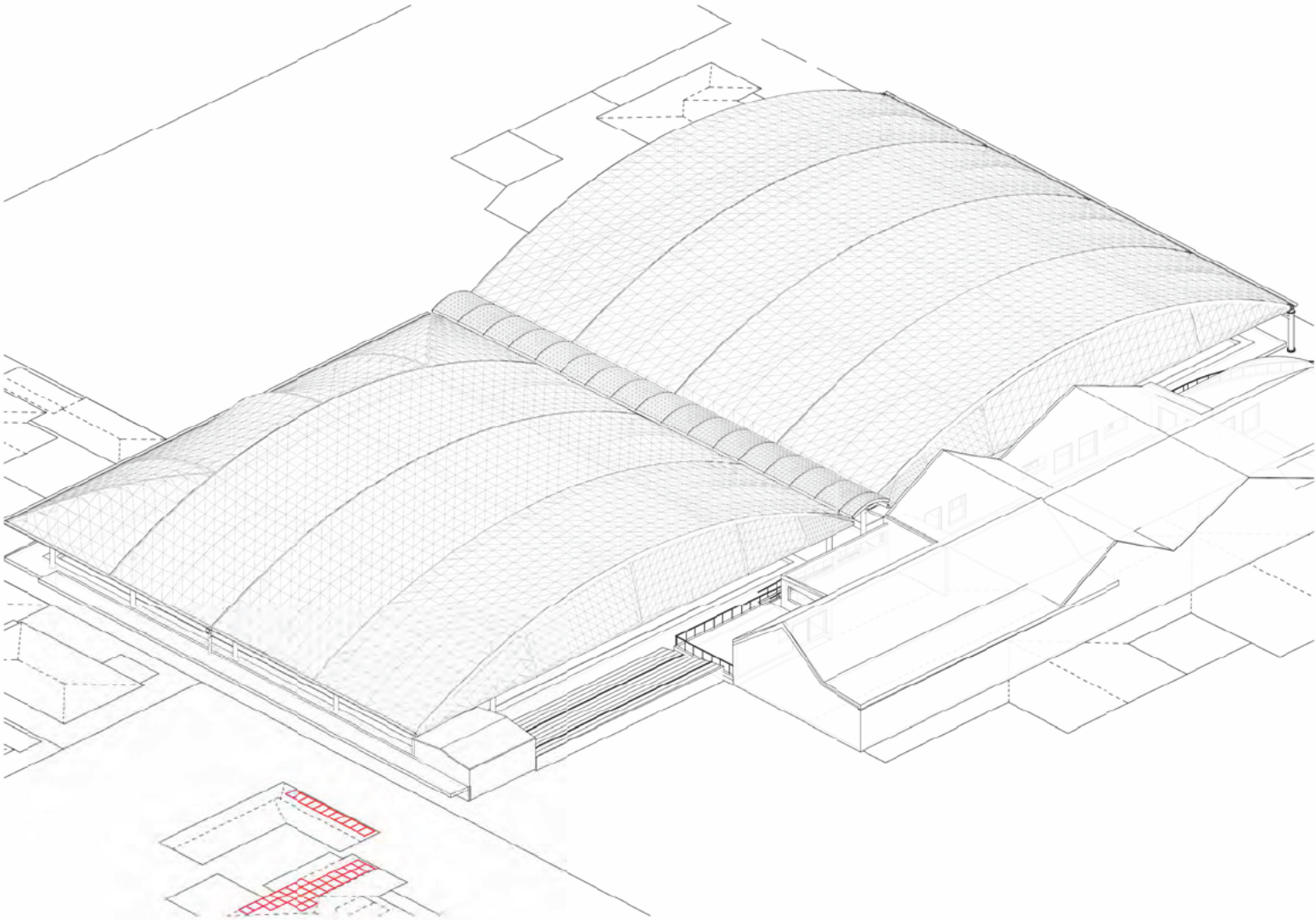
GENERAL NOTES:

- ALL WORK UNDERTAKEN DURING THE PROJECT SHALL COMPLY WITH THE NCC 2022, AND RELEVANT AUSTRALIAN STANDARDS, WHERE APPLICABLE.
- REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS TO GREENLINE PRIOR TO PROCEEDING.
- ALL MATERIALS AND WORKMANSHIP MUST MEET THE REQUIREMENTS OF GREENLINE'S QUALITY STANDARDS. WHERE NOT COVERED, WORKS TO BE COMPLETED TO GOOD INDUSTRY STANDARD.
- CONFIRM AND MAINTAIN CLEARANCES TO OVERHEAD AND UNDERGROUND SERVICES. HYDROVAC/NDD IS REQUIRED WHERE SERVICES ARE CLOSER THAN <1M.
- SITE TO BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
- CONTRACTOR TO VERIFY ALL SETOUTS AND LEVELS PRIOR TO CONCRETE PLACEMENT.
- NOTIFY GREENLINE OF ANY LATENT CONDITIONS OR OBSTRUCTIONS ENCOUNTERED DURING WORKS.
- TEMPORARY FENCING OR HOARDING IN ACCORDANCE WITH **AS 4687** MUST BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD WHERE PUBLIC ACCESS IS POSSIBLE.
- CONTRACTOR MUST ENSURE SUBCONTRACTORS UNDERSTAND THE PROJECT SCOPE AND QUALITY EXPECTATIONS.
- ALL ELECTRICAL WORKS / PLUMBING WORKS MUST BE CARRIED OUT BY LICENSED PERSONNEL.
- ALL WORKS ON SITE MUST BE UNDERTAKEN BY SUITABLY QUALIFIED PERSONNEL.

PROJECT

ACCESS:	CLEAR ACCESS TO SITE.
TEMPORARY FENCING:	1800MM H CONSTRUCTION FENCING BY GREENLINE.
SERVICE SCAN:	SERVICE SCAN ALREADY UNDERTAKEN. NO ALLOWANCE FOR REPAIR OF UNDETECTED SERVICES.
METHODOLOGY / STAGING:	ALL CONSTRUCTION WORKS TO BE OFF THE GREEN.
SURFACES:	GREENLINE HAS INCLUDED MAKE-GOOD OF EXISTING SURFACES PENETRATED DURING EXCAVATION OF HOLES. SURFACE PROTECTION OF SENSITIVE ELEMENTS INCLUDED.

ADVERTISED



NOT FOR CONSTRUCTION

CLIENT APPROVAL:

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SIGNED:

NAME:

DATE:



Client Details:
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A002 — DESIGN CONSIDERATIONS

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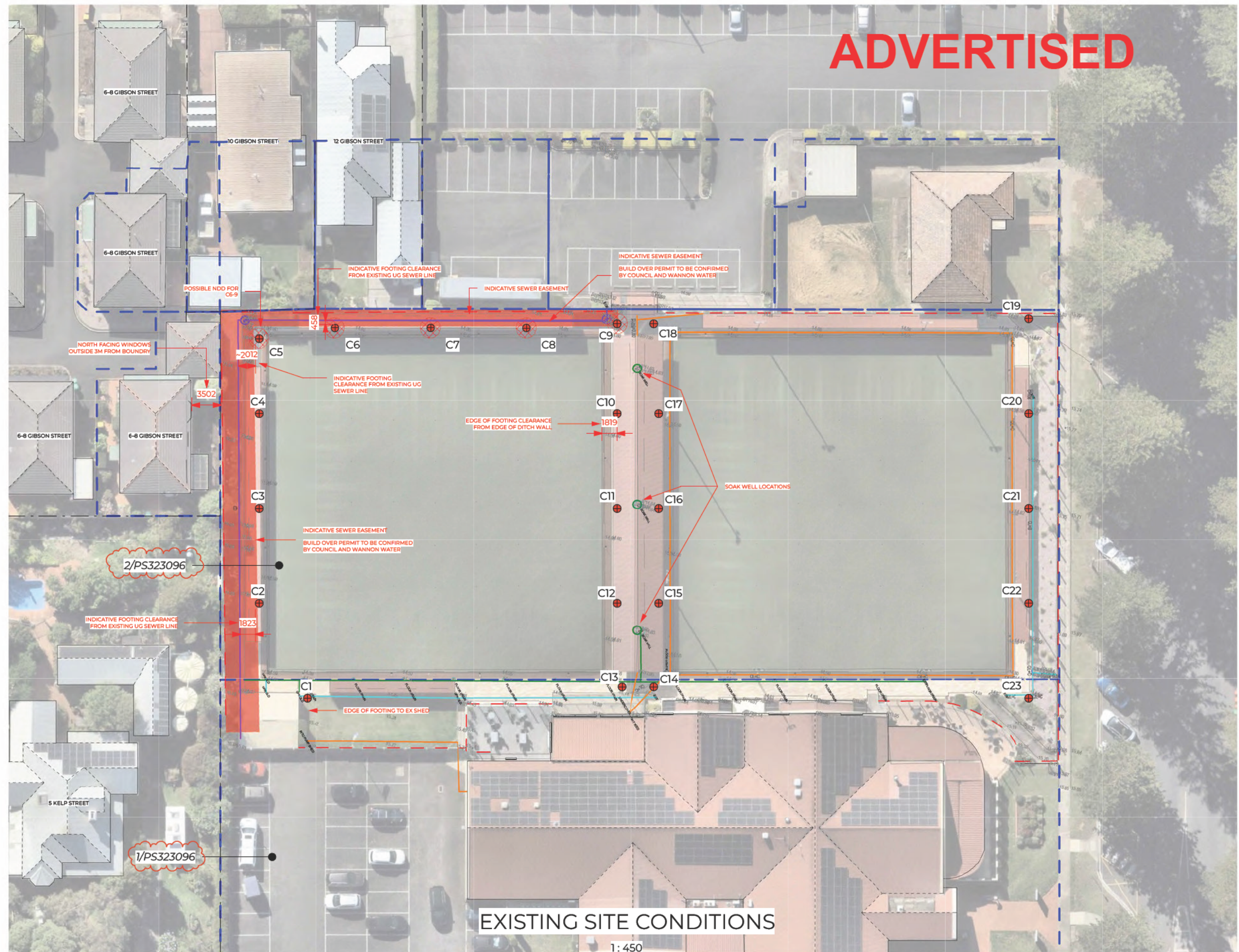
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ISSUED FOR APPROVAL
A050 — SITE PLAN

Rev: **G** Scale: 1:1200@A3

1. SERVICES AND FEATURES SHOWN ARE BASED OFF FEATURE SURVEY **14948 FLO1VI** BY **SWANSON SURVEYING PTY. LTD.**, REVISION **5-04-2026**.
2. READ IN CONJUNCTION WITH THE ABOVE MENTIONED SURVEY, AND APPLICABLE SERVICE SCAN / DBYD.
3. LOCATIONS OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.
4. REFER TO A054 – SPOS ASSESSMENT PLAN FOR ADJOINING SECLUDED PRIVATE OPEN SPACE ASSESSMENT.

- EXISTING STORMWATER
- WATER
- FIRE
- SEWER
- ELECTRICITY
- FENCE
- EXISTING BUILDING
- CADASTRE LINE
- EXISTING STORMWATER
- NDD / HYDROVAC REQUIRED FOR EXCAVATION
- SEWER EASEMENT (TO BE CONFIRMED BY COUNCIL)



I HAVE REVIEWED THESE DRAWINGS
AND CONFIRM THAT THE DESIGN IS IN
ACCORDANCE WITH MY EXPECTATIONS
AND IS CONSISTENT WITH THE SCOPE OF
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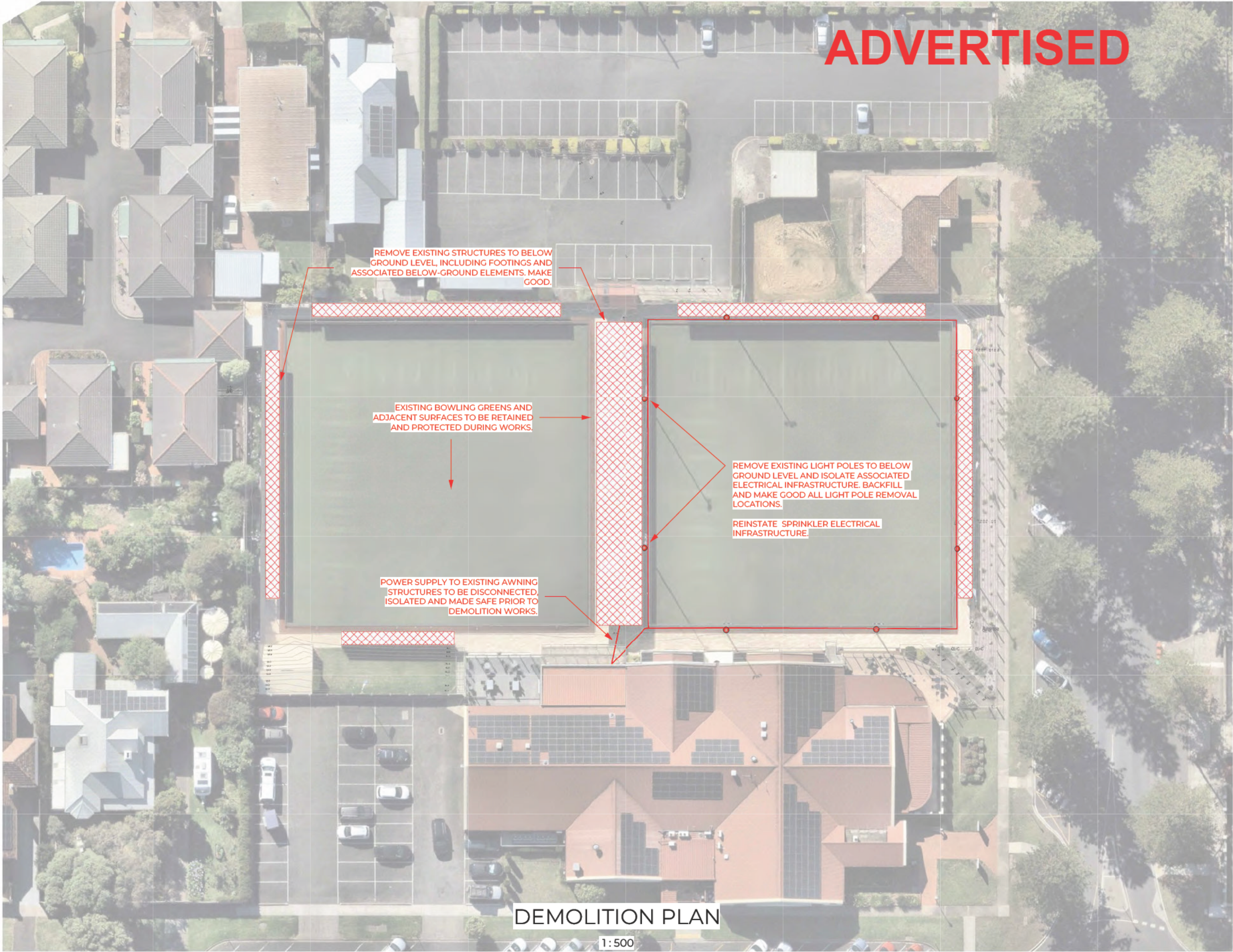
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A051 — EXISTING SITE CONDITIONS

Rev: G Scale: As indicated@A3

H:\Large Works\Projects\PVC Barrel\Barrel Vault\H-T1367 WARRNAMBOOL BOWLS CLUB\OneDrive_1_9-11-2026\H-T1367-DG-500 (REV 2).rvt

- NOTES:**
- DEMOLITION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT CODES, STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.
 - REFER PAGE **A051** FOR ALL EXISTING CONDITIONS, SERVICES AND FEATURES. THESE ARE BASED ON AVAILABLE SURVEY INFORMATION AND MAY NOT REPRESENT ACTUAL SITE CONDITIONS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF DEMOLITION WORKS.
 - ANY SERVICES ENCOUNTERED DURING DEMOLITION SHALL BE PROTECTED, MADE SAFE OR RELOCATED IN ACCORDANCE WITH RELEVANT AUTHORITY REQUIREMENTS.
 - ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES, SURFACES AND SERVICES FROM DAMAGE DURING DEMOLITION WORKS.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS SHALL BE REPORTED TO THE SUPERINTENDENT / PROJECT MANAGER PRIOR TO PROCEEDING.

- LEGEND:**
- DEMOLITION HATCH
EX STRUCTURES TO BE REMOVED TO BELOW GROUND LEVEL, INCLUDING FOOTINGS AND ASSOCIATED ELEMENTS.
 - EXISTING LIGHT POLES
EX LIGHT POLES TO BE REMOVED, INCLUDING FOOTINGS AND ASSOCIATED ELECTRICAL INFRASTRUCTURE.
 - EXISTING ELECTRICAL ROUTING



NOT FOR CONSTRUCTION

CLIENT APPROVAL:

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SIGNED:

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A052 — DEMOLITION PLAN

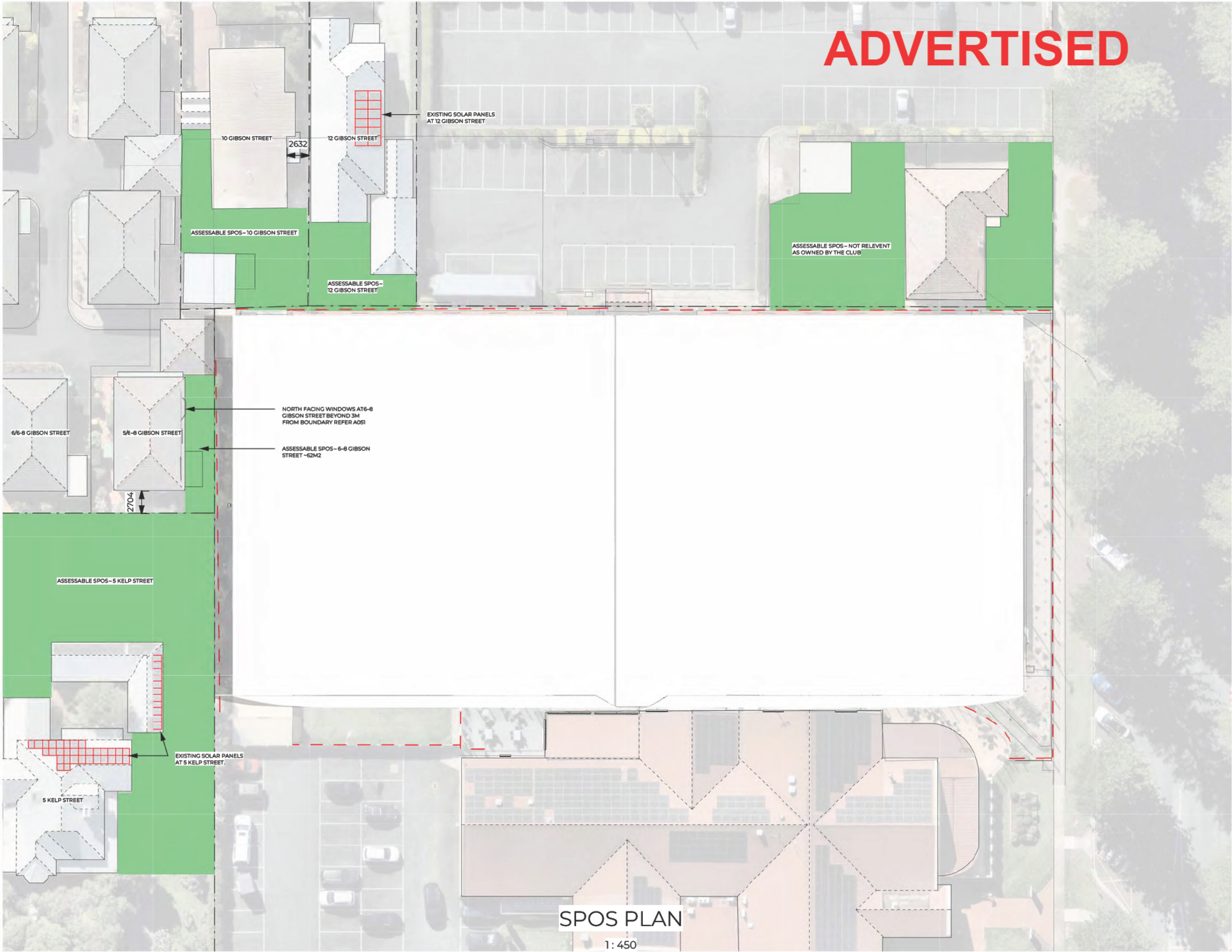
Rev: **G** Scale: As indicated@A3

NOTES:

1. ASSESSABLE SECLUDED PRIVATE OPEN SPACE (SPOS) SHOWN HATCHED.
2. EXISTING NORTH-FACING HABITABLE ROOM WINDOWS SHOWN WHERE IDENTIFIED FROM FEATURE SURVEY / SITE INFORMATION.
3. ADJOINING BUILDING FOOTPRINTS AND ROOFLINES SHOWN INDICATIVELY FOR OVERSHADOWING ASSESSMENT.

LEGEND:

-  ASSESSABLE SECLUDED PRIVATE OPEN SPACE (SPOS)
-  SOLAR PANEL LOCATIONS



NOT FOR CONSTRUCTION

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A054 — SPOS ASSESSMENT PLAN

Rev: G Scale: As indicated@A3

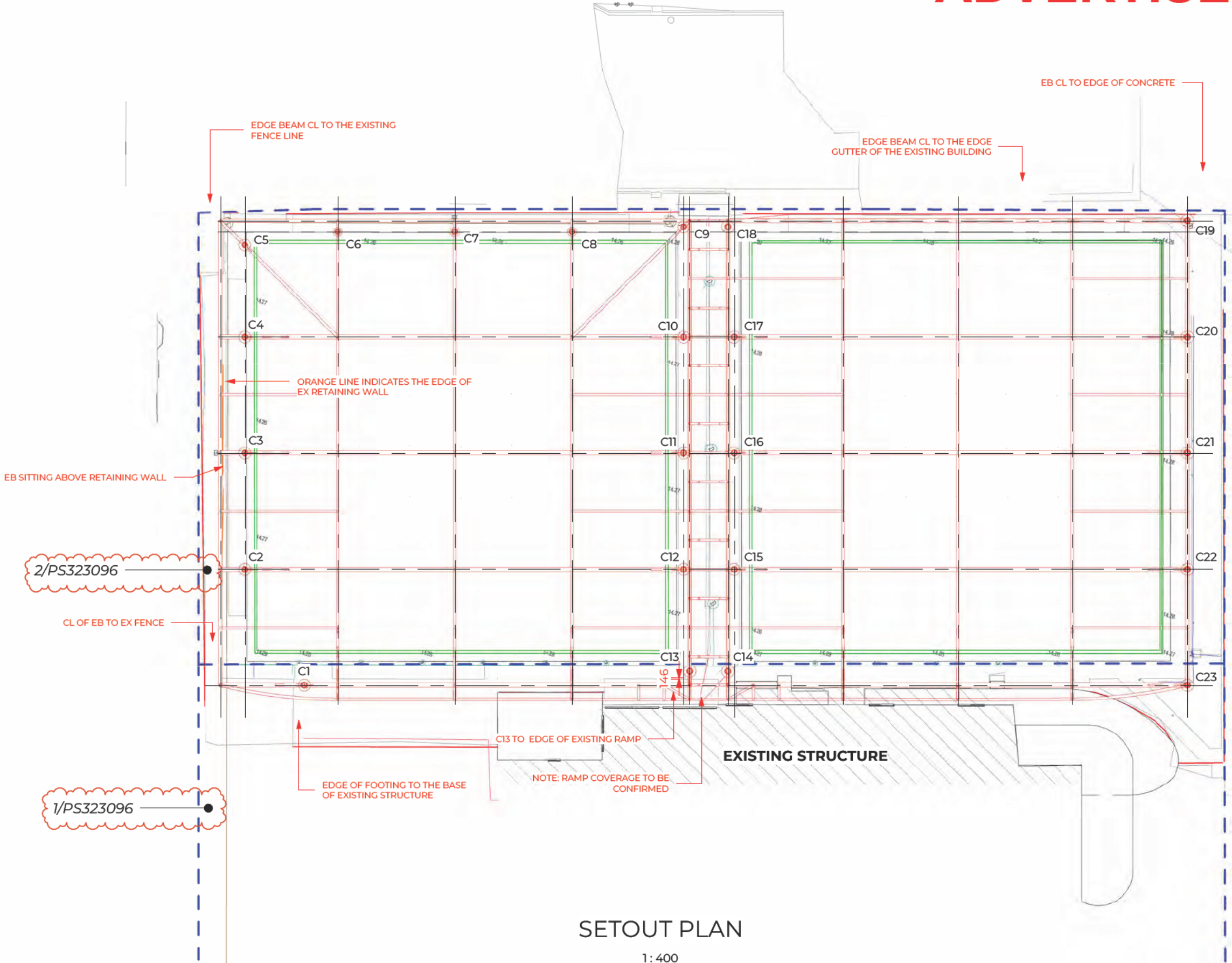
NOTES:

1. CLIENT TO CHECK COLUMN LOCATIONS FOR CLASHES OR POSSIBLE USABILITY INTERFERENCE WITH THE EXISTING AREA.

LEGEND:

- EDGE OF GREEN
EXISTING FENCE
EXISTING RETAINING WALL
CADASTRE LINE

ADVERTISED



SETOUT PLAN

1:400

NOT FOR CONSTRUCTION

CLIENT APPROVAL:

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SIGNED:

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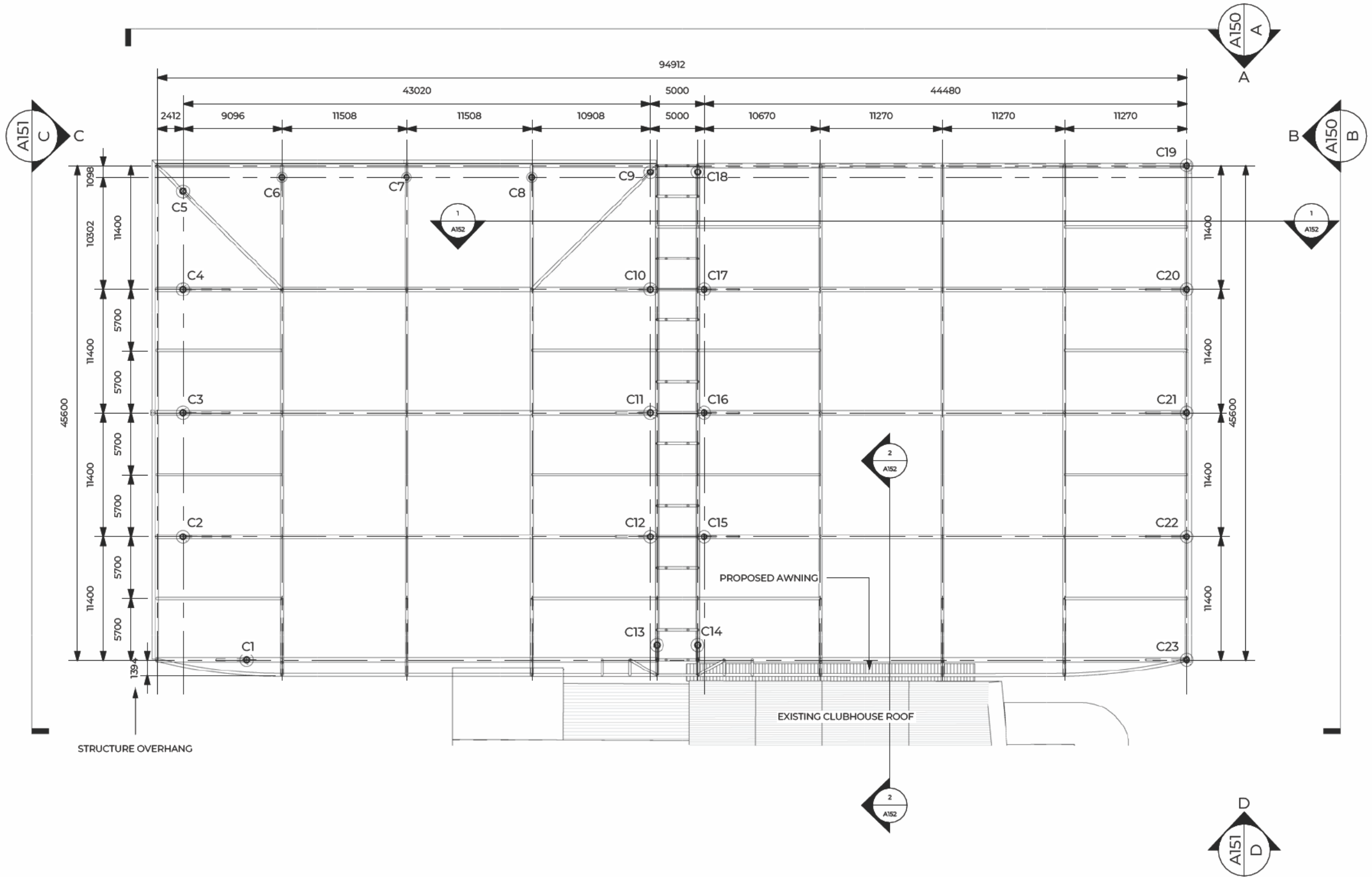
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A100 — SETOUT PLAN

Rev: G Scale: As indicated@A3

NOTES:

1. ALL DIMENSIONS BETWEEN COLUMNS TO BE CONFIRMED ON SITE BEFORE MANUFACTURE.
2. STRUCTURAL CONNECTIONS BETWEEN STEEL MEMBERS MAY DIFFER FROM SHOWN, DEPENDING ON INPUT FROM STRUCTURAL ENGINEER.
3. ALL DIMENSIONS ARE TO THE 'CENTRELINE' OF THE MEMBER, UNLESS NOTED OTHERWISE.

ADVERTISED



STRUCTURE PLAN

1:400

NOT FOR CONSTRUCTION

CLIENT APPROVAL:

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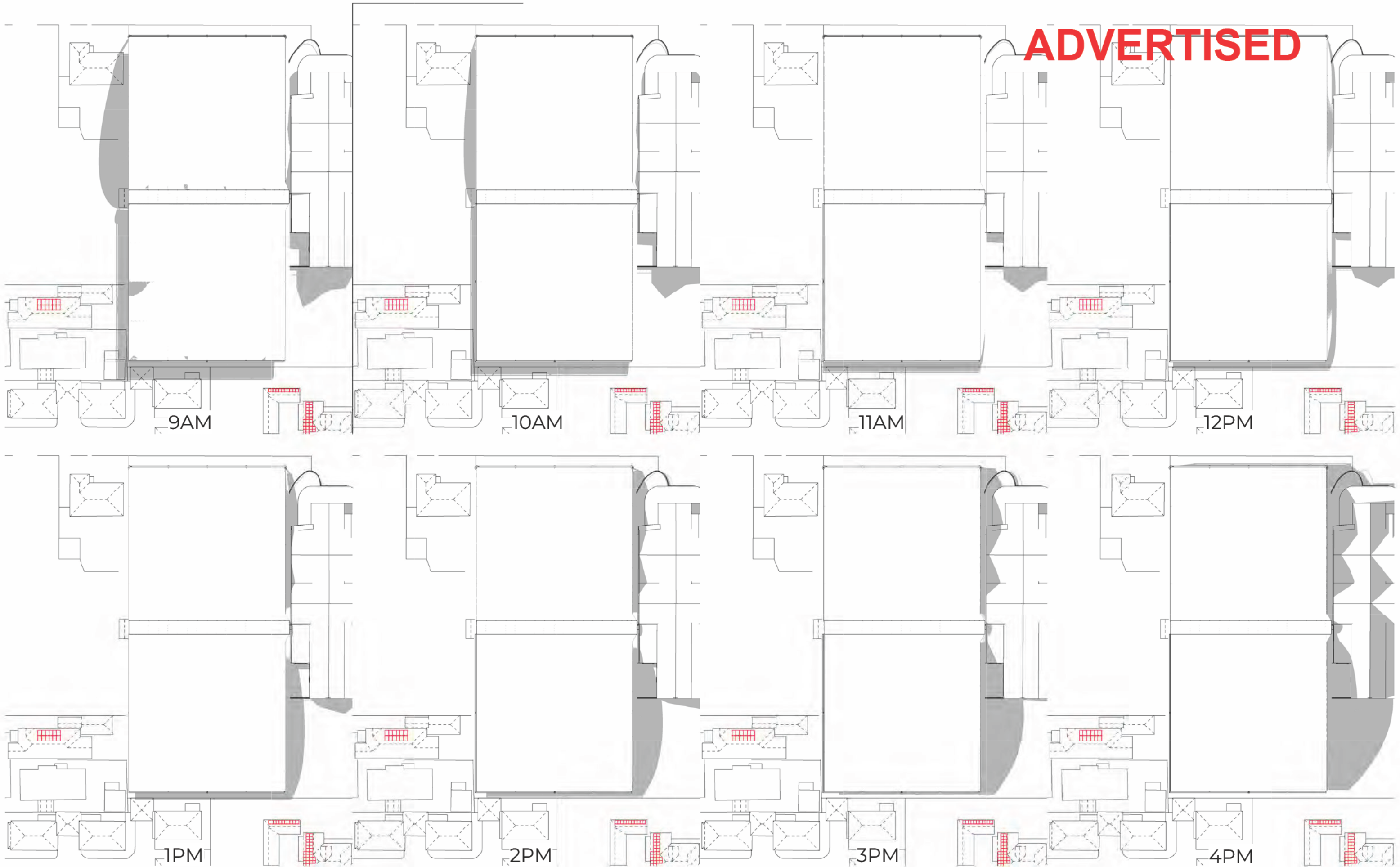
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A101 — STRUCTURE PLAN



- NOTES:**
1. SHADOWS SHOWN FOR 22 SEPTEMBER, 9AM–3PM (HOURLY INTERVALS).
 2. BOUNDARIES, ADJOINING ROOFLINES AND SPOS AREAS SHOWN FOR ASSESSMENT (REF A051).
 3. NO SHADOW IMPACT ON ADJOINING SOLAR PANELS DUE TO SITE LAYOUT, HEIGHT, SETBACKS AND SEPARATION.

I HAVE REVIEWED THESE DRAWINGS AND CONFIRM THAT THE DESIGN IS IN ACCORDANCE WITH MY EXPECTATIONS AND IS CONSISTENT WITH THE SCOPE OF THE WORK AGREED.

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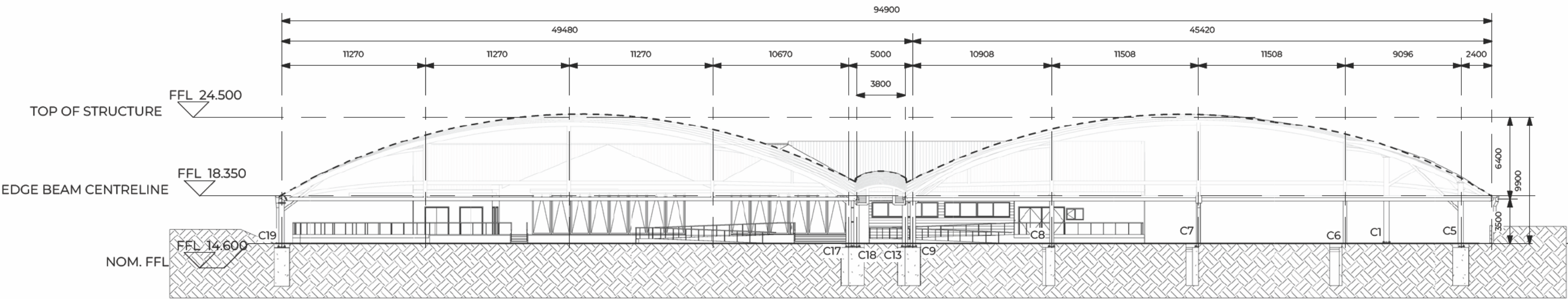
**ISSUED FOR APPROVAL
A102 — SHADOWMAPS**

Rev: G

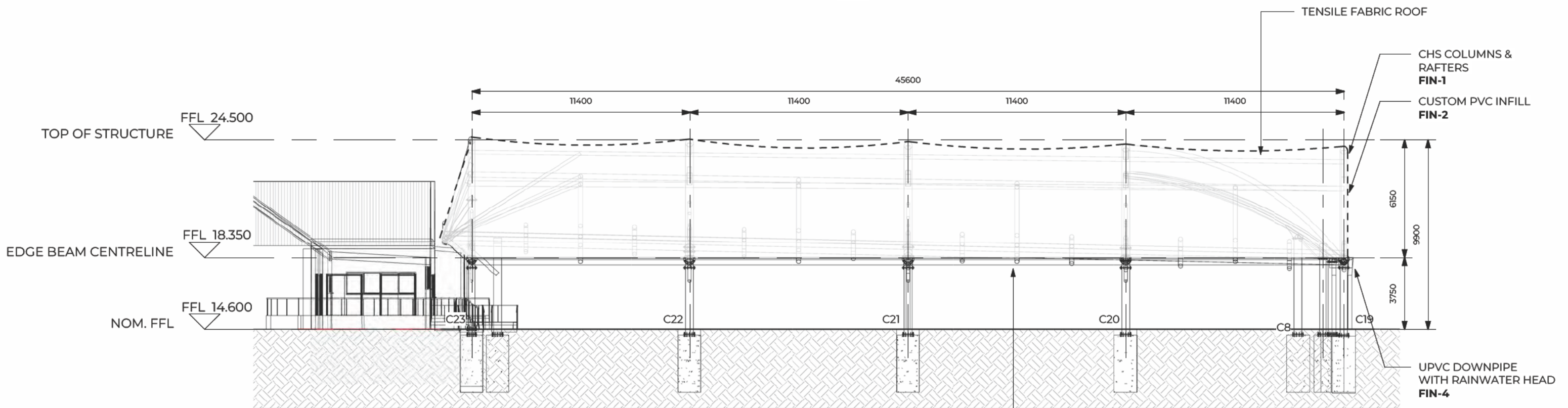
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ADVERTISED



A EAST ELEVATION
1:300



B SOUTH ELEVATION
1:200

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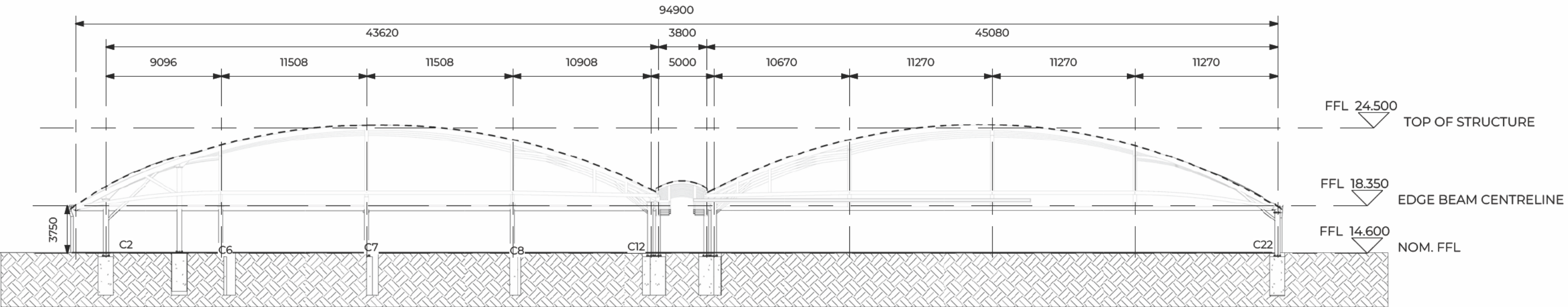
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G	ISSUED FOR TOWN PLANNING	11/09/2026	MJS	LGW

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WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC
3280

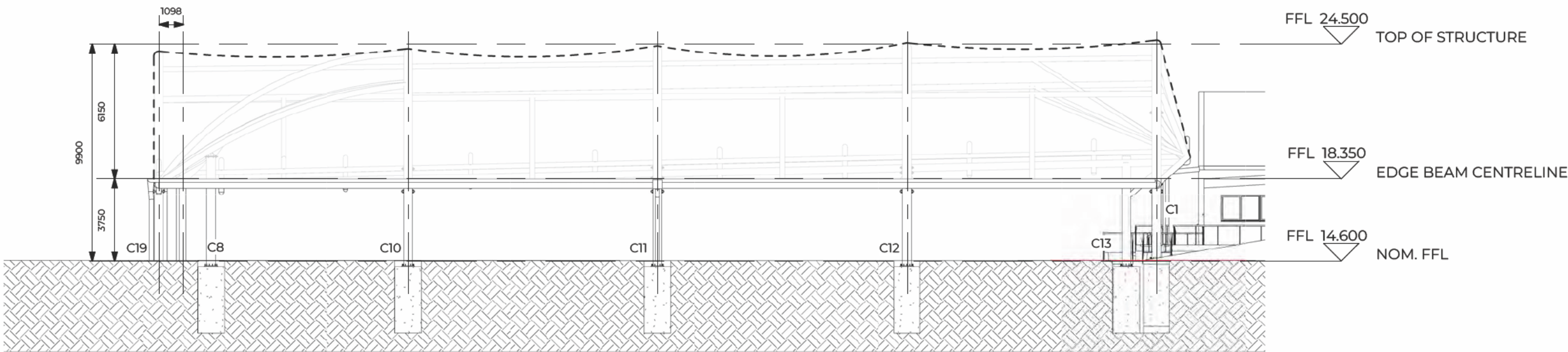
ISSUED FOR APPROVAL
A150 — ELEVATIONS

Rev: G Scale: As indicated@A3

ADVERTISED



D WEST ELEVATION
1:300



C NORTH ELEVATION
1:200

NOT FOR CONSTRUCTION

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I HAVE REVIEWED THESE DRAWINGS AND CONFIRM THAT THE DESIGN IS IN ACCORDANCE WITH MY EXPECTATIONS AND IS CONSISTENT WITH THE SCOPE OF THE WORK AGREED.

SIGNED:

NAME:

DATE:



Client Details:
WARRNAMBOOL BOWLS CLUB INC.
75 TIMOR STREET,
WARRNAMBOOL VIC 3280



GREENLINE GROUP PTY LTD
ABN: 47 113 674 561
HO: 3 DANGAR PLACE, EAST
WAGGA WAGGA, NSW 2650
PH: 1800 044 200
E: HELLO@GREENLINE.COM.AU

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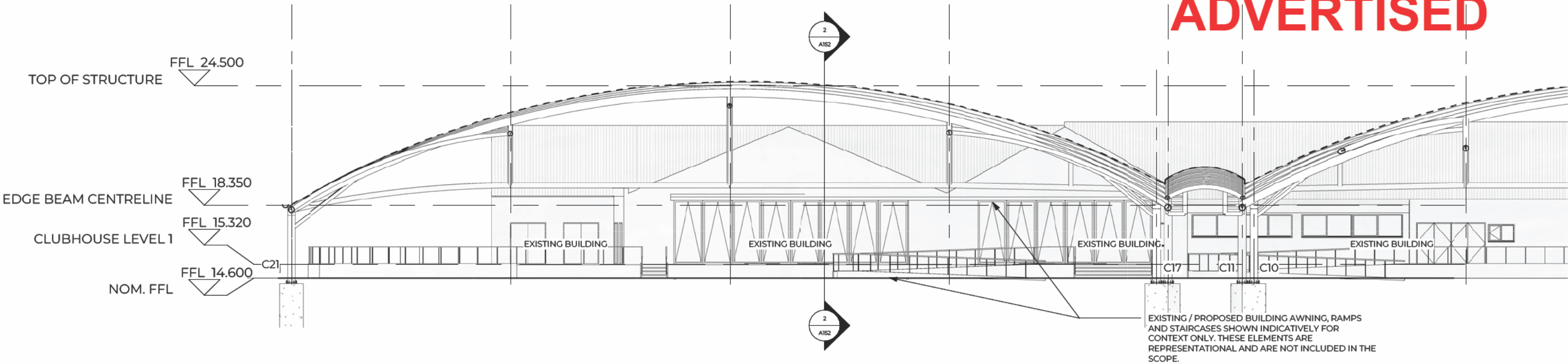
REV	DETAILS	DATE	DRN	CHK
A	ISSUED FOR APPROVAL	15/05/2026	CLN	LGW
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81-85 TIMOR STREET, WARRNAMBOOL VIC
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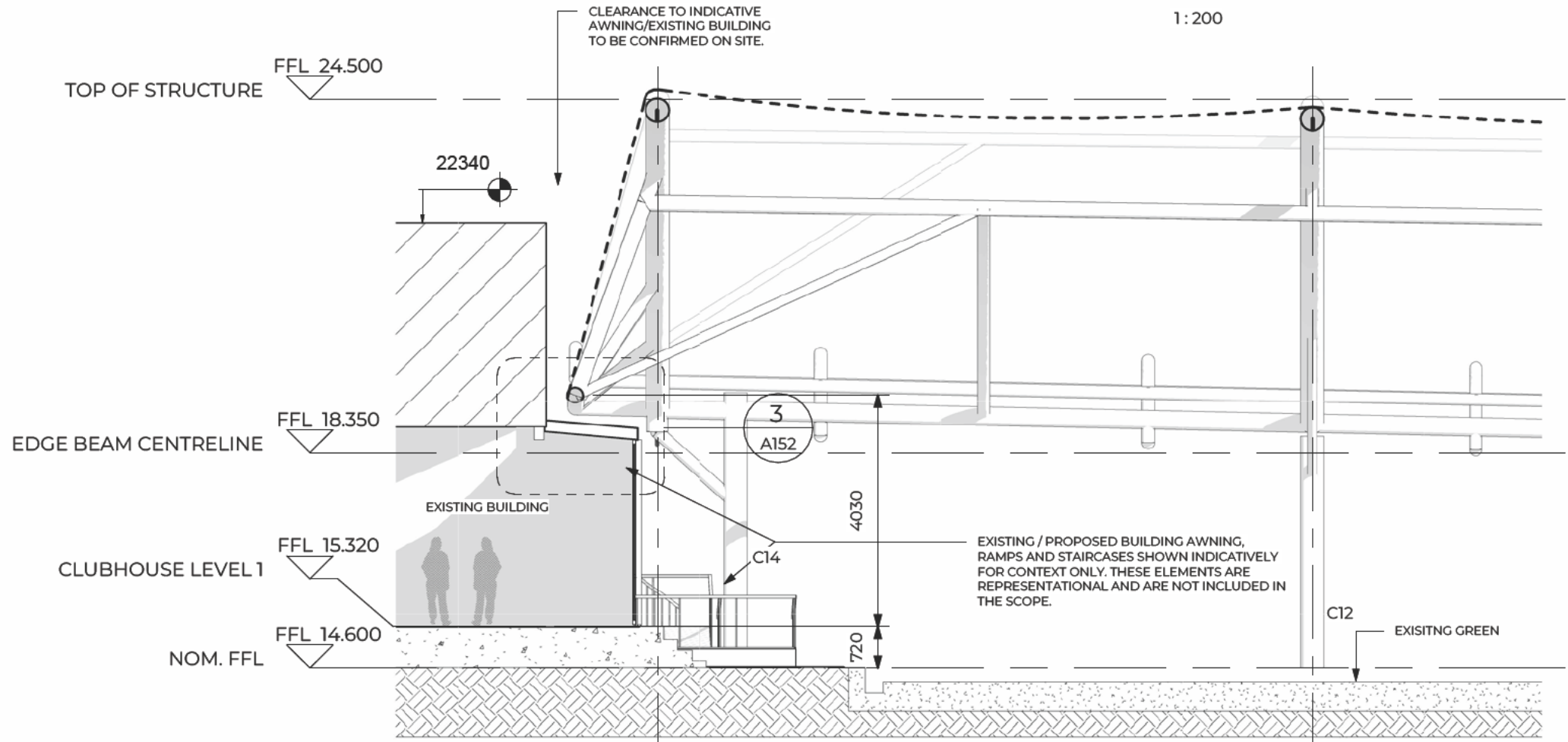
ISSUED FOR APPROVAL
A151 — ELEVATIONS - EAST AND WEST

Rev: G Scale: As indicated@A3

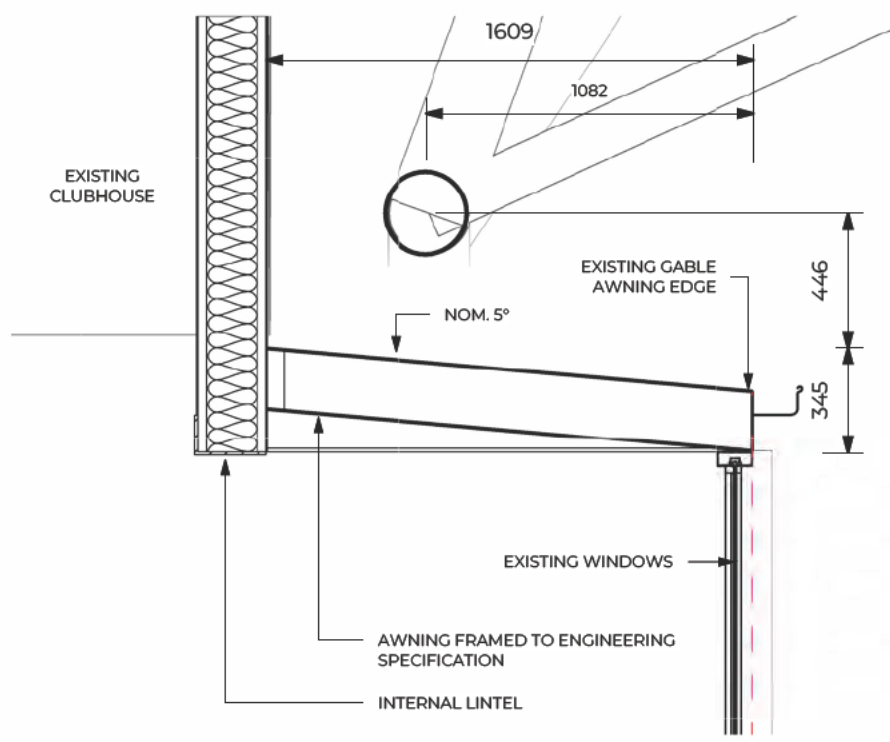
ADVERTISED



Section 1
1:200



Section 2
1:100



Section 2 - Callout 1
1:25

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WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC 3280

ISSUED FOR APPROVAL
A152 — SECTION VIEW

Rev: G Scale: As indicated@A3

Date Printed: 11/09/2026 9:04:55 am
H:\Large Works\Projects\PC Barrel\Barrel Vault\H-11367 WARRNAMBOOL BOWLS CLUB\OneDrive_1.5-11-2026\H-11367-DG-500 (REV 2).nvt

Location

Label: Not provided
Latitude: -38.3877 (Nearest grid cell: 38.3875 (S))
Longitude: 142.4858 (Nearest grid cell: 142.4875 (E))

IFD Design Rainfall Intensity (mm/h)

Issued: 08 May 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New AEP probability terminology

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
5 min	45.8	53.8	80.1	99.4	119	147	169

Note:

The 50% AEP IFD does not correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

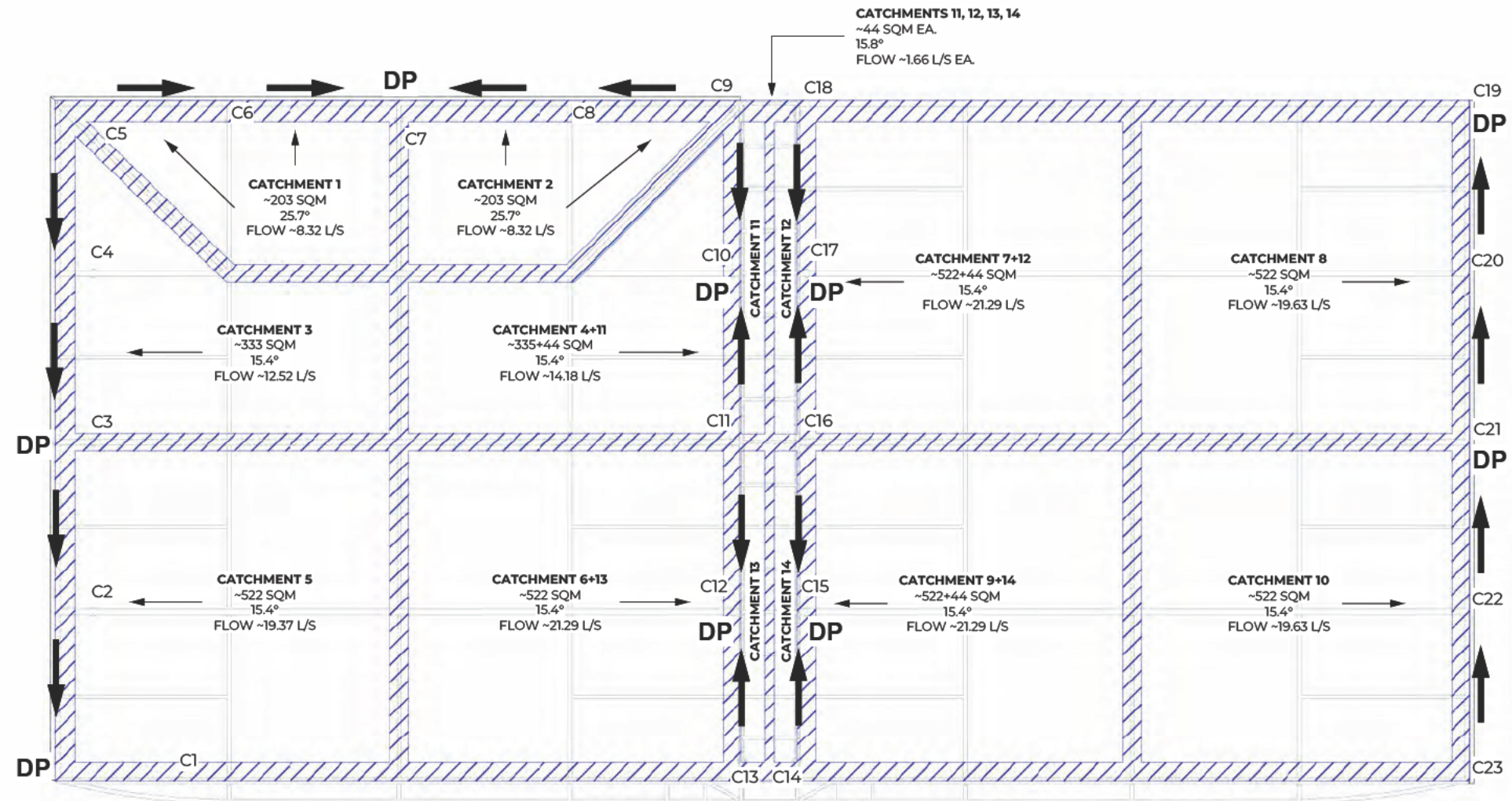
* The 20% AEP IFD does not correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at 15:57 on Friday 08 May 2026 (AEST)

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NOTES:

- GUTTERS COMPLIANT TO GDM-SD-100-500. A4 BRACKETS AT 900MM CTRS MAX CTRS.
- ALL DOWNPIPES COMPLIANT TO GDM-SD-100-520. ASTRAGALS AT 1600MM MAX CTRS.
- MINIMUM 3X ASTRAGALS PER DOWNPIPE.
- REFER SCHEDULE OF FINISHES PAGE **A900** FOR COLOUR.
- ALL DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER SYSTEM (ASSUMING SUFFICIENT CAPACITY).



ROOF PLUMBING PLAN

1: 400

NOT FOR CONSTRUCTION

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H-11367

WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC 3280

ISSUED FOR APPROVAL A200 — ROOF PLUMBING PLAN

Rev: **G** Scale: As indicated@A3

NOTES

1. LIGHTING PLAN DOES NOT TAKE INTO ACCOUNT CHANGES IN FFL, AND IS TO BE TAKEN AS INDICATIVE ONLY.
2. BRACKETS ON STRUCTURE ARE DESIGNED TO SUIT THE NOTED LIGHTS - IF ALTERNATIVE LIGHTS ARE TO BE USED, NOTIFY GREENLINE.
3. 600LUX UP-LIGHTINGWITH DIMMER CAPABILITY
4. DESIGN WILL BE COMPLIANT WITH AS/NZS 4282:2023 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.

LEGEND:

MH MOUNTING HEIGHT

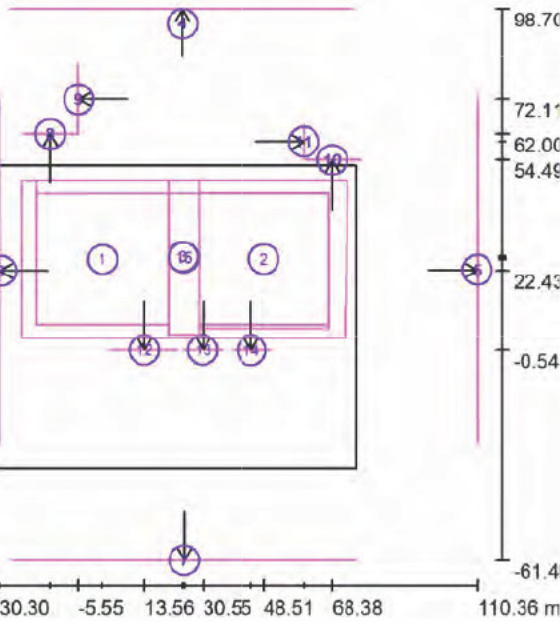
L1 EMPYREAN LIGHTING ANDROMEDA-C-FLOOD-460-LK10 QTY:86

L2 EMPYREAN LIGHTING ANDROMEDA-C-FLOOD-410-LK10 QTY:8

No.	Designation	Type	Grid	E _{av} [lx]	E _{min} [lx]	E _{max} [lx]	u0	E _{min} / E _{max}
1	GREEN 1	horizontal	40 x 40	627	458	765	0.731	0.600
2	GREEN 2	horizontal	40 x 40	629	458	821	0.728	0.558
3	walkways	horizontal	120 x 120	331	137	700	0.413	0.190
4	Obtrusive West	vertical, -90.0°	32 x 4	4.73	1.43	7.18	0.304	0.200
5	Obtrusive North	vertical, 180.0°	64 x 8	0.67	0.29	3.84	0.442	0.077
6	Obtrusive South	vertical, 0.0°	128 x 16	0.74	0.23	2.96	0.310	0.078
7	Obtrusive East	vertical, 90.0°	32 x 4	0.09	0.02	0.18	0.249	0.132
8	Obtrusive West South House - Corner West	vertical, -90.0°	16 x 16	0.51	0.50	0.55	0.973	0.900
9	Obtrusive West South House - Corner North	vertical, 0.0°	8 x 4	2.56	2.29	2.85	0.894	0.802

No.	Designation	Type	Grid	E _{av} [lx]	E _{min} [lx]	E _{max} [lx]	u0	E _{min} / E _{max}
10	10 Obtrusive West North House - Corner West	vertical, -90.0°	32 x 32	44	19	159	0.436	0.122
11	11 Obtrusive West North House - Corner South	vertical, 180.0°	16 x 16	25	21	61	0.821	0.343
12	Window 1	vertical, 90.0°	32 x 4	171	167	196	0.976	0.853
13	Window 2	vertical, 90.0°	16 x 4	116	109	143	0.942	0.762
14	Window 3	vertical, 90.0°	8 x 2	161	160	163	0.993	0.982
15	Middle Walkway	perpendicular	64 x 128	453	211	731	0.465	0.288

Type	Quantity	Average [lx]	Min [lx]	Max [lx]	u0	E _{min} / E _{max}
perpendicular	1	153	211	731	0.47	0.29
horizontal	3	593	137	821	0.26	0.17
vertical	11	6.81	0.02	196	0.28	0.00



NOT FOR CONSTRUCTION

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SIGNED:

NAME:

DATE:



Client Details:
WARRNAMBOOL BOWLS CLUB INC.
75 TIMOR STREET,
WARRNAMBOOL VIC 3280



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WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC 3280

ISSUED FOR APPROVAL
A300 - ILLUMINANCE PLAN

Rev: G Scale: As indicated@A3

ADVERTISED

ILLUMINANCE

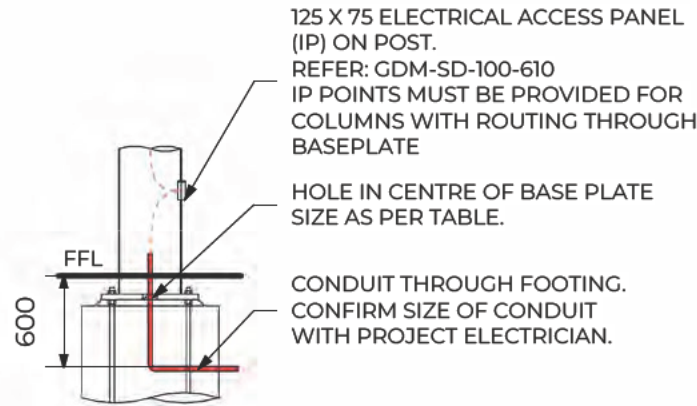
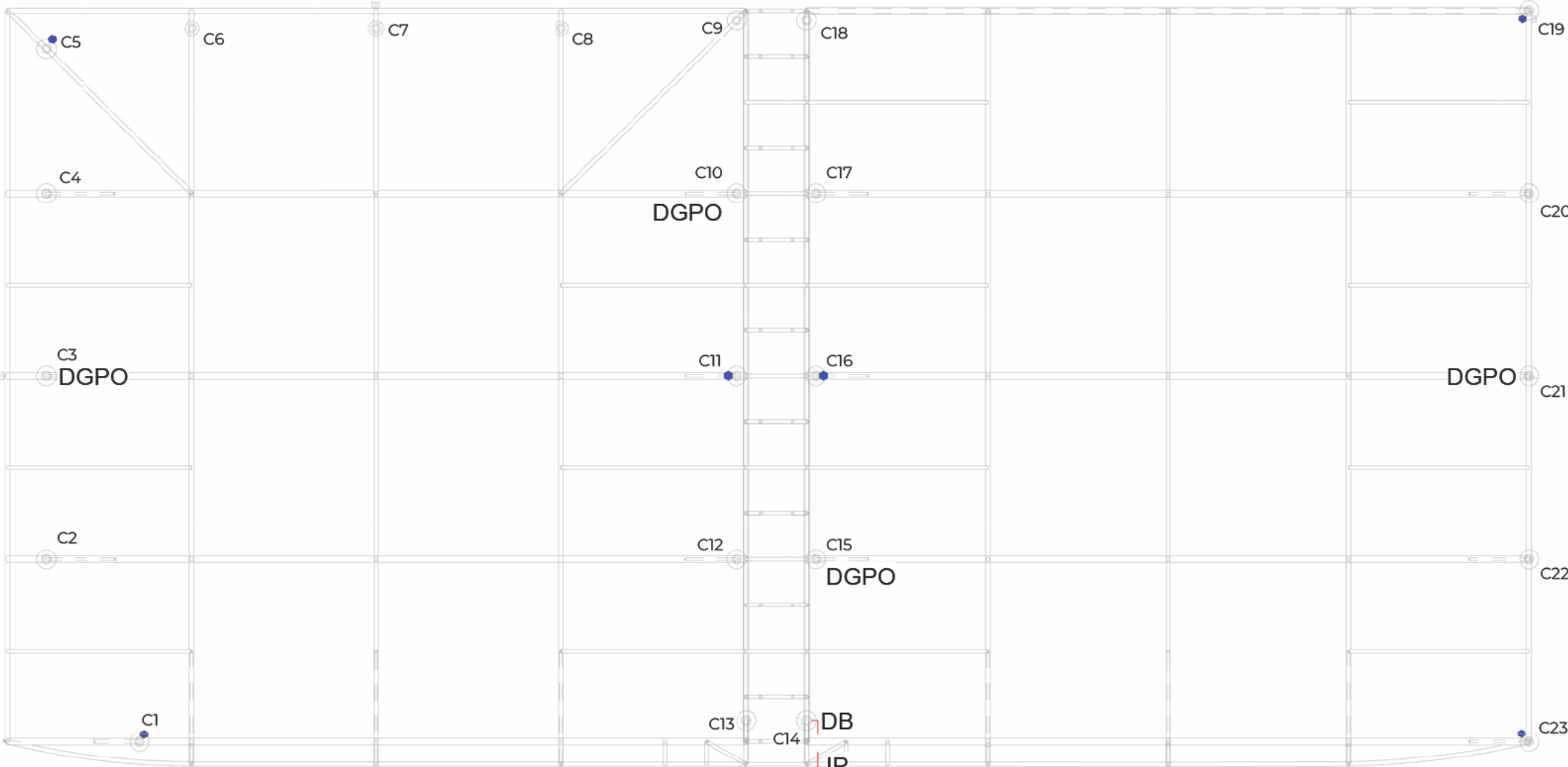
1:350

NOTES:

1. ALL ELECTRICAL WORKS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS3000.
2. TRENCHES AND SURFACE REPAIR IN ACCORDANCE WITH GDM-SD-100-400.
3. NO PENETRATIONS OR ADJUSTMENTS TO BE MADE TO ANY STRUCTURE WITHOUT WRITTEN APPROVAL FROM GREENLINE.
4. POTENTIAL POWER UPGRADE MAY BE NEEDED TO ACCOMMODATE FUTURE SCREENS

LEGEND:

- ELECTRICAL ROUTING
COMPLIANT TO GDM-SD-100-600
- DATA ROUTING
- IP
IP POINT ON COLUMN **C14**
COMPLIANT TO GDM-SD-100-610
- DB
DISTRIBUTION BOARD ON COLUMN **C14**
FACING **EXISTING BUILDING**
COMPLIANT TO GDM-SD-100-611
CONTAINS LIGHT SWITCHES FOR BOTH GREENS
- DGPO
DOUBLE GENERAL POWER OUTLET
ON COLUMNS **C4, C11, C13, AND C17**
FACING **C13**
COMPLIANT TO GDM-SD-100-612
- SECURITY CAMERA MOUNTS ON
COLUMNS **C2, C6, C12, C15, C19**
HEIGHT: 3300MM ABOVE FFL
COMPLIANT TO GDM-SD-100-630



INCOMING ELECTRICAL FEED
1:50

POWER FEED COMING FROM
EXISTING POWER SOURCE ON
EXISTING BUILDING

ELECTRICAL PLAN
1:350

NOT FOR CONSTRUCTION

CLIENT APPROVAL:

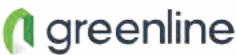
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SIGNED:

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Client Details:
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INC.
75 TIMOR STREET,
WARRNAMBOOL VIC 3280


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H-11367
WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC
3280

ISSUED FOR APPROVAL
A301 — ELECTRICAL ROUTING PLAN
Rev: **G** Scale: As indicated@A3

LEGEND:

- 1800H MM CONSTRUCTION FENCING BY GREENLINE
APPROX 60 QTY OF FENCING REQUIRED
- 5M DROP ZONE TO PROTECT GENERAL PUBLIC FROM FALLING OBJECT HAZARDS
- ACCESS PATH
- EXISTING FENCE



NOT FOR CONSTRUCTION

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WARRNAMBOOL BOWLS CLUB
81-85 TIMOR STREET, WARRNAMBOOL VIC 3280

ISSUED FOR APPROVAL
A800 — SITE SECURITY AND ACCESS

Rev: G Scale: As indicated@A3

CODE	AREA	DESCRIPTION	SPECIFICATION	COLOUR	IMAGE
FIN-1	STRUCTURAL STEELWORK	PAINTED STRUCTURAL STEEL FRAME, COLUMNS, RAFTERS, PURLINS AND ASSOCIATED STEEL MEMBERS.	HEMPEL PAINT SYSTEM	WHITE	ADVERTISED 
FIN-2	FABRIC ROOF	TENSIONED WATERPROOF TENSILE PVC FABRIC/MEMBRANE.	SKY W9400+	WHITE	
FIN-3	GUTTERS	HALF ROUND GUTTERS FIXED TO ROOF PERIMETER AND BOX GUTTERS DOWN THE CENTER OF THE STRUCTURE.	COLORBOND ULTRA	WHITE	
FIN-4	DOWNPIPES	UPVC DOWNPIPES CONNECTED TO STORMWATER SYSTEM.	UPVC DOWNPIPE IN COLORBOND COLOR	WHITE	

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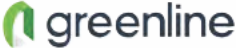
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WARRNAMBOOL BOWLS CLUB
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ISSUED FOR APPROVAL
A900 — SCHEDULE OF FINISHES

Rev: G Scale: 1 : 200@A3

ADVERTISED





ADVERTISED

Hello & Welcome

SKY® is an innovative fabric that stands for protection – taking care of the people and things under its canopy. We called it SKY® because it guards our clients from the elements – sun, wind and rain. Just like the sky itself, this product has been engineered to last, so we've given it an industry-leading 25 year warranty to show our confidence.

SKY® is more than simply fabric on a roll. Behind this technical, architectural product, is a company with over 100 years' experience in manufacturing textiles.

We look forward to showing you more!

The Team at Sky

NATURALLY BRIGHT

SKY® is cool but never dull, bright but never hot.

Healthy minds and bodies require plenty of exercise. Getting outdoors provides a dose of Vitamin D which is crucial for bone growth and vitality. SKY® protects you from the weather, while you enjoy an alfresco setting all year round, even at night. By allowing more natural daylight to filter in than other PVC fabrics, you can stay outdoors for longer.

- Natural outdoor atmosphere
- Daytime lighting not required
- Extend activities with night lighting
- 2 options of light transmission
- Excellent shade and warmth



ADVERTISED

SAFEGUARDING PEOPLE & FACILITIES

SKY® fabric is the world's leading protector.

Caring for both people and facilities, SKY® offers a unique 100% UV-proof cover to block the sun's damaging rays. Along with keeping people safe, the fabric will also guard the surface of your sports court and is completely waterproof for the lifespan of the canopy. For added peace of mind, the fabric complies with all local building requirements for Canopy Membranes.

- 100% UV protection
- High wind protection
- Fire tested and rated
- 100% waterproof
- Protecting people and facilities

STRESS-FREE MAINTENANCE

SKY® looks great for longer.

No fabric is self-cleaning but this comes close! Unlike other PVC materials, SKY® has a new and improved fabric coating to provide exceptional dirt resistance. Special colour pigments have been added to the fabric, keeping it looking great for longer. When a spruce-up is required, the smooth surface reduces the level of effort required, making the process simple and fast.

- Easy-to-clean surface using standard cleaning methods
(follow specified cleaning process)
- Mould and mildew resistant
- Very little care required
- Resists dirt and debris



BUILT TO LAST THAT'S A PROMISE

Protecting you and the next generation.

Harsh weather is no threat to SKY® fabrics. Ready for all conditions, the quality is unrivalled by other PVC fabrics. Because of this, we are confident to offer a product warranty that outshines the competition. This technical and architectural fabric has been created by an innovative company with more than 100 years' experience in manufacturing textiles. Our 25 year warranty has not been given lightly – it is our promise to you that SKY® fabrics are built to last.

- Industry leading warranty
- Best mechanical resistance
- Proven product worldwide
- Protecting people + facilities for longer

ENJOY AFTER SUNSET!

SKY® is designed to be illuminated at night.

- Excellent night lighting
- Highly reflective + super smooth surface on underside
- Play sport for extended periods
- Very economical to light



W SERIES ADVERTISED



Specifications

13-14% Light Transmission

Prestige weather proof cover that will last a lifetime.

25 Year Warranty

Test	Method	Unit	SKY W8000	SKY W9400
Light Transmission	ISO 9050	%	14	13
Warranty			W8000 25 Years	W9400 25 Years
Weight	ASTM D 751	GSM	800	940
Tensile Strength (Cut Strip)	ASTM D 751	N/5cm	WARP 3100	WARP 5100
			WEFT 2800	WEFT 5200
Tear Strength (Trapezoid)	ASTM D 751	N	WARP 160	WARP 400
			WEFT 160	WEFT 400
	DIN 53363	N	WARP 300	WARP 630
			WEFT 300	WEFT 630
Flame Retardancy	EN130501-1		B-s2,dO	B-s2,dO
	NFPA-701		✓	✓
	ASTM E-84		✓	✓
Temperature Resistance	ASTM D2136	°C	-40/+70	-40/+70
Complies with building standards and requirements for canopy structures.				

www.skyfabricarchitecture.com



Proud to be a Shade Systems brand.

H SERIES

ADVERTISED



Specifications

21-22% Light
Transmission

High light transmission
for ultimate outdoor
atmosphere

20 Year Warranty

Test	Method	Unit	SKY H8000	SKY H9400
Light Transmission	ISO 9050	%	22	21
Warranty			20 Years	20 Years
Weight	ASTM D 751	GSM	800	940
Tensile Strength (Cut Strip)	ASTM D 751	N/5cm	WARP 3100	WARP 5100
			WEFT 2800	WEFT 5200
Tear Strength (Trapezoid)	ASTM D 751	N	WARP 160	WARP 400
			WEFT 160	WEFT 400
	DIN 53363	N	WARP 300	WARP 630
			WEFT 300	WEFT 630
Flame Retardancy	EN130501-1		B-s2,dO	B-s2,dO
	NFPA-701		✓	✓
	ASTM E-84		✓	✓
Temperature Resistance	ASTM D2136	°C	-40/+70	-40/+70
Complies with building standards and requirements for canopy structures.				

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