Attachments

Council Meeting

Monday 14 April 2025

10.1 159-171 Rooks Road, Vermont (Lot 1 TP 805843W)– Change of use to indoor recreation facility (Badminton Centre) including buildings and works to an existing warehouse building and a waiver of bicycle spaces

Attachment 1 WH/2024/388 - Plans 3
Attachment 2 WH/2024/388 - Acoustic Report 10
Attachment 3 WH/2024/388 - Without Prejudice Plans 29
Attachment 4 WH/2024/388 - Without Prejudice Acoustic Report 37

10.2 Submission on the Suburban Rail Loop East Draft Structure Plans and Draft Planning Scheme Amendments to the Whitehorse Planning Scheme

Attachment 1 SRLA Amendment documentation list 84

10.1	**159-171 Rooks Road, Vermont (Lot 1 TP 805843W)– Change of use to indoor recreation facility (Badminton Centre) including buildings and works to an existing warehouse building and a waiver of bicycle spaces**
Attachment 1	WH/2024/388 - Plans
Attachment 2	WH/2024/388 - Acoustic Report
Attachment 3	WH/2024/388 - Without Prejudice Plans
Attachment 4	WH/2024/388 - Without Prejudice Acoustic Report

10.1 – ATTACHMENT 1. WH/2024/388 - Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

21/08/2024

ADVERTISED MATERIAL

CITY OF WHITEHORSE
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TOTAL SITE AREA : **21773.7M² APPRC**
TOTAL TENANCY FLOOR AREA : **3913M² APPRC**
TOTAL LEASED CAR PARKING : **120 CAI**

VERMONT BADMINTON CENTRE

159-171 Rooks Rd Vermont VIC 313
Town Planning
Rev. A
ISSUED : 13/08/202

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Rev	Date	Description
-	-	-

Architects:
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justinlee@s2dio-X.com.au **(E)**
0433 859 984**(M)**
www.s2dio-x.com.au**(W)**
(A)
744A Queensberry St
North Melbourne,

Consultants:

Address:
159-171 Rooks Rd,
Vermont VIC 3133

Project Name:
Vermont Warehouse Alteration

Drawing Name:
Cover Page

FOR REVIEW ONLY

DATE: 13/08/2024
DRAWN: YH
CHECKED: KS

A000

SCALE:

JOB NO: X2410

Cover Page : A0
Location Plan, Site Plan : A
EX. Condition and Demolition Plan : A
Proposed Ground Floor Plan : A
Proposed Amenities Floor Plan : A
Elevation : A2
Section : A

10.1 – ATTACHMENT 1. WH/2024/388 - Plans

WHITEHORSE PLANNING SCHEME
21/08/2024
ADVERTISED MATERIAL
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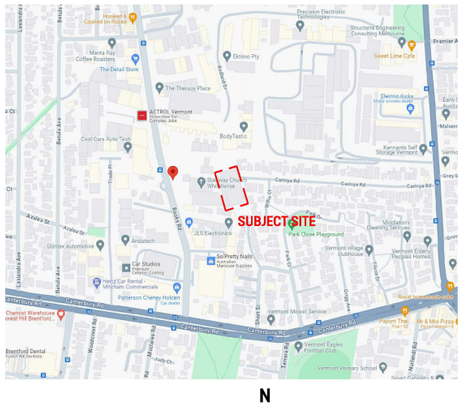
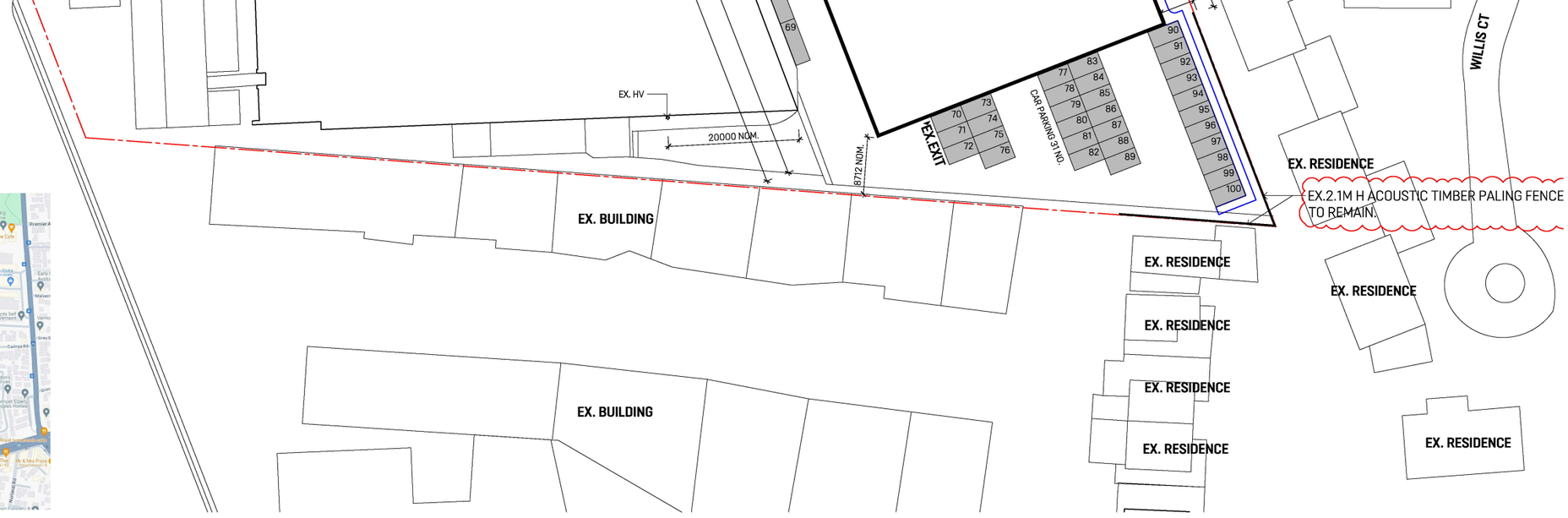
- SITE PHOTO
- SCALE NTS



- LOCALITY PLAN
- SCALE NTS

N

BOUNDARY LINE
EX. BUILDING
PROJECT SITE
3913 M²
EX. RESIDENCE
EX.2.1M H ACOUSTIC TIMBER PALING FENCE TO REMAIN.
PROPOSED 1000MM MIN WIDE CLEAR HARDROCKS PATH OUTSIDE THE BUILDING.
3.0M³ GENERAL WASTE BIN
1.5M³ RECYCLING BIN
CAR PARKING 59 NO.
MAIN ENTRANCE
EXIT
EX. HV
CAR PARKING 10 NO.
CAR PARKING 31 NO.
9236 NOM.
84509 NOM.
75773 NOM.
47288 NOM.
51 5615 NOM.
5171 NOM.
8712 NOM.
20000 NOM.
7200
600
5400
DDA
EX.2.1M H ACOUSTIC TIMBER PALING FENCE TO REMAIN.



- SITE PLAN
- 1:500

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Rev	Date	Description
-	-	-

Architects:
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justinlee@s2dio-X.com.au (E)
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(A)
744A Queensberry St
North Melbourne,

Consultants:

Address:
159-171 Rooks Rd,
Vermont VIC 3133

Project Name:
Vermont Badminton Centre

Drawing Name:
Locality Plan
Site Plan

FOR REVIEW ONLY
DATE: 13/08/2024
DRAWN: YH
CHECKED: KS
SCALE: 1:500
JOB NO: X2410
A001

10.1 – ATTACHMENT 1. WH/2024/388 - Plans

NOTE
BUILDER TO CHECK ONSITE BEFORE ANY COMMENCEMENT.

ALL DIMENSIONS ARE APPROX. ONLY. BUILDER MUST CHECK AND CONFIRM DIMENSION ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL DIMENSIONS ARE MEASURE FROM THE FINISHED SURFACES.

ALL TENANCY CONDITIONS INCLUDING ALL DIMENSION, LOCATIONS & DETAILS OF ALL SERVICES & STRUCTURE ETC; TO BE CONFIRMED ON SITE.

ALL SERVICES PIPES ETC; TO BE FULLY INTEGRATED INTO FITOUT & CONCEALED.

RED DASHED LINE INDICATES DEMOLITION.

LEGEND

(OR EQUIVALENT TO BE APPROVED.)
ALL RCP FITTINGS TO BE SUPPLIED AND INSTALLED BY BUILDER UNLESS INDICATED.

- EX. ILLUMINATED RUNNING BLADE EXIT SIGNAGE TO BE REMAINED IF IT IS CHECKED IN COMPLIANCES WITH LATEST AUSTRALIAN STANDARD BY BUILDER.
- EX.EDB. BUILDER/ ELECTRICIAN TO CHECK AND ENSURE EX. EDB HAS ENOUGH POWER CONSUMPTION TO SUIT THE NEW BUSINESS. UPGRADE EDB IF NECESSARY.
- EX. EXTINGUISHER. BUILDER TO CHECK AND ENSURE FIRE EXTINGUISHER IN ACCORDANCE WITH AS2444 & BCA2016.
- EX.HV — EX. FIRE HYDRANT TO BE REMAINED. BUILDER TO CHECK AND ENSURE FIRE HYDRANT IN ACCORDANCE WITH AS2444 & BCA2016.
- EX.FHR — EX. FIRE HOSE REEL TO BE REMAINED. BUILDER TO CHECK AND ENSURE FIRE HOSE REEL IN ACCORDANCE WITH AS2444 & BCA2016.
- EX.DP — EX. DOWN PIPE TO BE REMAINED.

WHITEHORSE PLANNING SCHEME

21/08/2024

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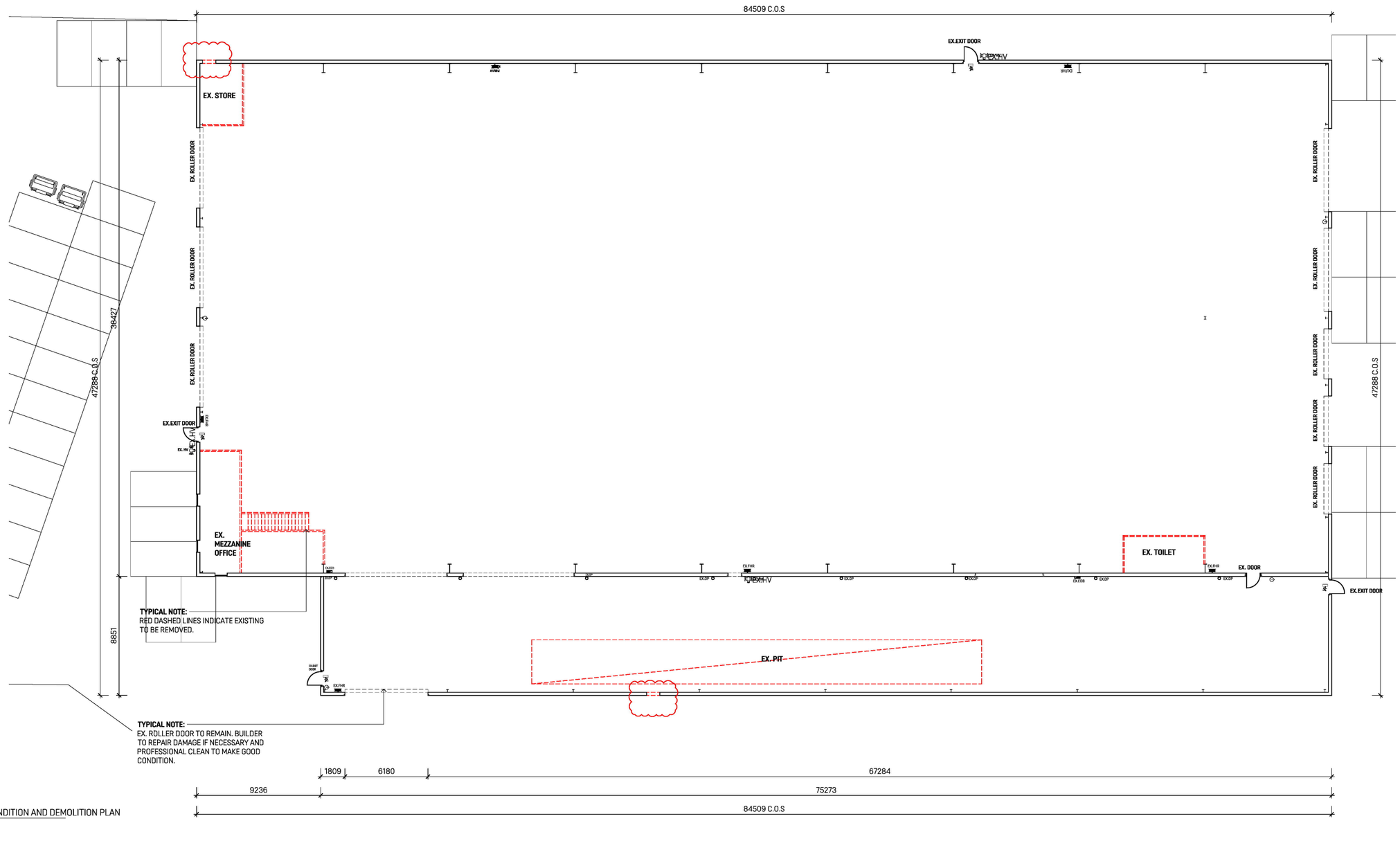

EX. CONDITION AND DEMOLITION PLAN
1:200

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(A)
744A Queensberry St
North Melbourne,

Consultants:

Address:
159-171 Rooks Rd,
Vermont VIC 3133

Project Name:
Vermont Warehouse Alteration

Drawing Name:
Ex. Condition and Demolition Plan

FOR REVIEW ONLY

DATE: 11/06/2024
DRAWN: YH
CHECKED: KS
A100

SCALE: 1:200
JOB NO: X2410

10.2 Submission on the Suburban Rail Loop East Draft Structure Plans and Draft Planning Scheme Amendments to the Whitehorse Planning Scheme

Attachment 1 SRLA Amendment documentation list