

5 December 2022

Melissa Crane  
Manager Planning & Environment  
Mansfield Shire

Dear Melissa,

### **New Application – Tourist Accommodation at Delatite Winery**

Please find enclosed herein an application for a new tourist accommodation facility comprising 14 eco-villas and a communal lodge located at 390 Pollards Rd, Mansfield.

The proposed development is for a 14 eco-villas and a communal lodge. The communal lodge is an accessory to the eco-villas and will only be available for use by the overnight guests staying in the eco-villas.

The villas are proposed to accommodate a maximum of 28 guests.

The communal lodge is proposed to provide opportunities for passive recreation. The kitchen facilities in the communal lodge are not proposed to provide full service. This space is proposed to be a support space for the main kitchen in the existing facility at Delatite. It is proposed that the existing commercial kitchen within the restaurant undertakes any cooking associated with the facility, and the kitchen provided in the communal lodge is for assembly and heating.

The balance of the spaces within the communal lodge will cater for, formal and informal seating areas, office space for staff, and bathroom facilities.

It is proposed there is three full time staff associated with the eco-villas and communal lodge. Cleaning of the facilities and the laundry associated with the facilities is to be outsourced.

Wastewater information is currently being prepared and will be provided shortly.

Please find as part of this application package:

- Application form;
- Title information; and
- Architectural Plans.

Should you require further information, please do not hesitate to contact the undersigned on

Yours sincerely

Anthony Gatti  
SENIOR PLANNING ADVISOR

INTRO ARCHITECTURE + PLANNING  
14 KINGSWAY, MANSFIELD  
VIC 3575  
Tel: 03 543 5085



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### SHEET LIST SK SERIES

NUMBER	TITLE	REV	ISSUE DATE
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# DELATITE WINES ACCOMODATION

390 POLLARDS ROAD, MANSFIELD VIC 3722

ISSUED FOR PLANNING APPROVAL

25.01.2022



ISSUED FOR PLANNING APPROVAL

# INTRO

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DRAWING  
TITLE

DRAWING NUMBER  
SK00

SCALE @ A3  
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PROJECT  
DELATITE WINES - ACCOMODATION

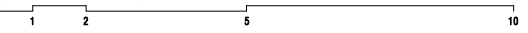
CLIENT  
-

PROJECT NO.  
21060

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25.01.2023

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LOCATION PLAN

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DRAWING  
**LOCATION PLAN**

DRAWING NUMBER  
**SK01**

PROJECT  
**DELATITE WINES - ACCOMODATION**

CLIENT  
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PROJECT NO.  
**21060**

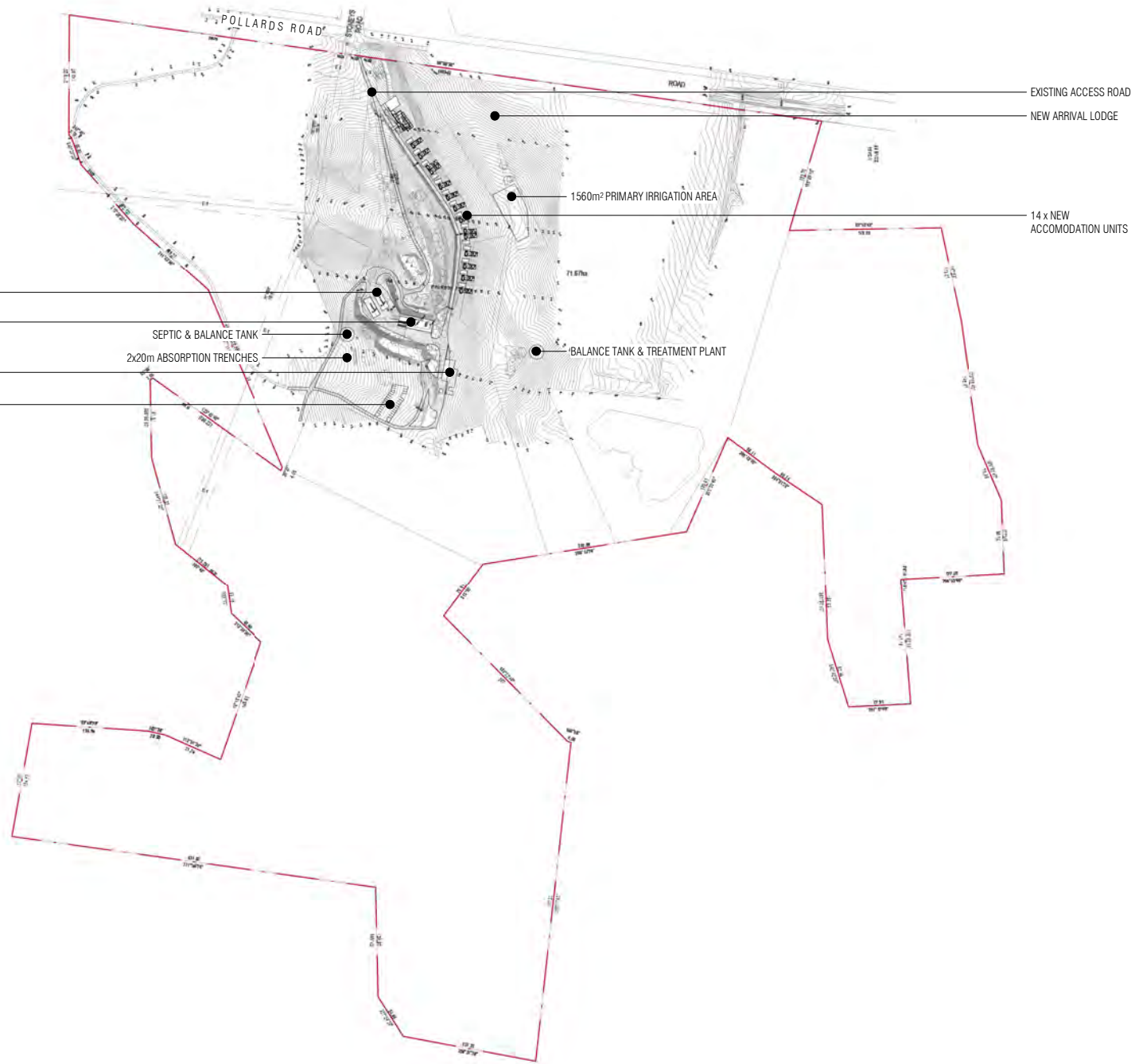
REVISION  
**C**

NTS / as indicated

DATE  
**25.01.2023**

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**SITE PLAN**  
1 : 5000

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**SITE PLAN**

DRAWING NUMBER  
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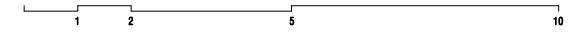
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PROJECT  
**DELATITE WINES - ACCOMODATION**

CLIENT  
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PROJECT NO.  
**21060**

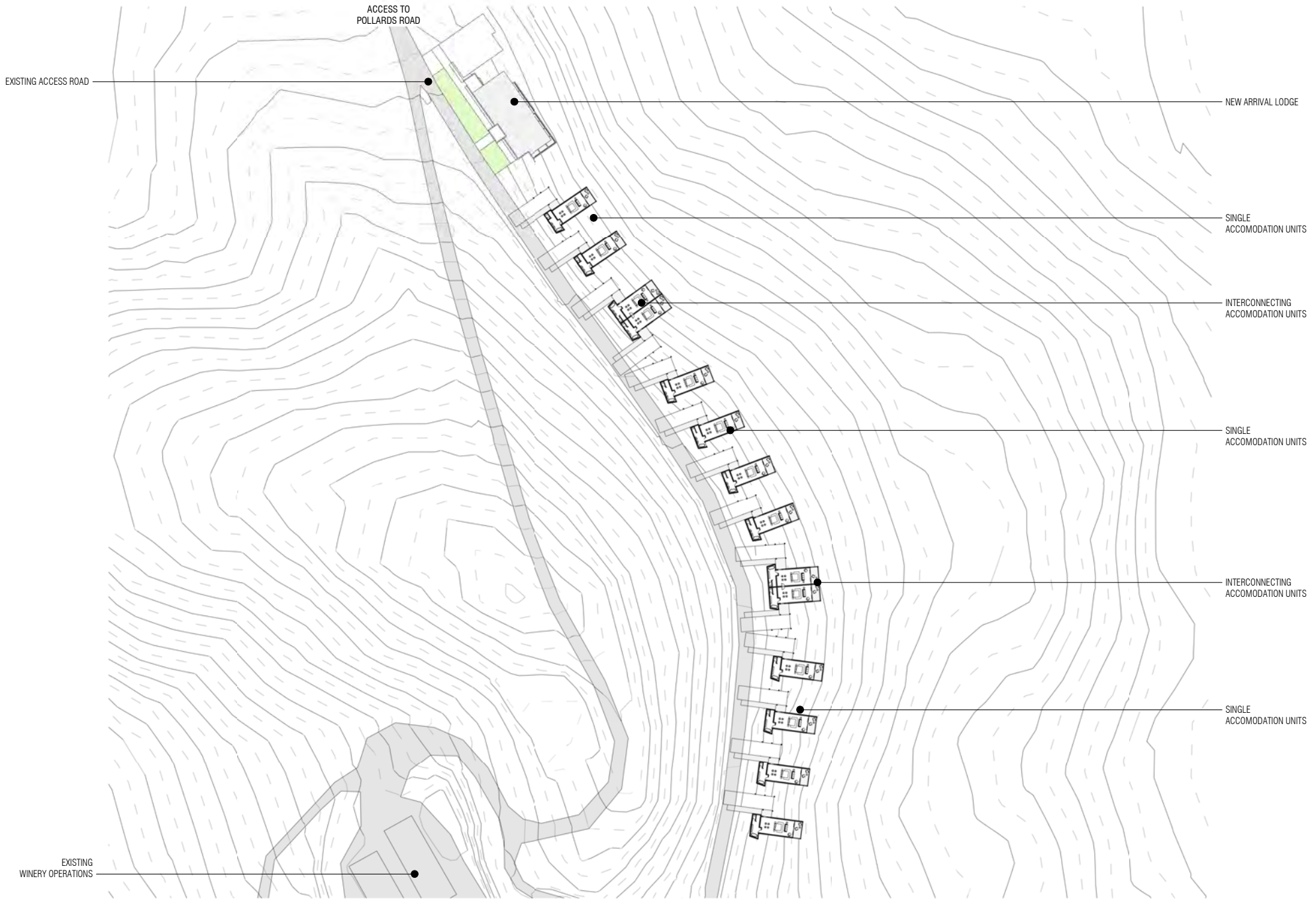
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**25.01.2023**



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GROUND FLOOR PLAN**

**DRAWING NUMBER  
SK05**

**SCALE @ A3  
1 : 1000**

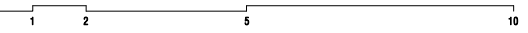
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DELATITE WINES - ACCOMODATION**

**CLIENT  
-**

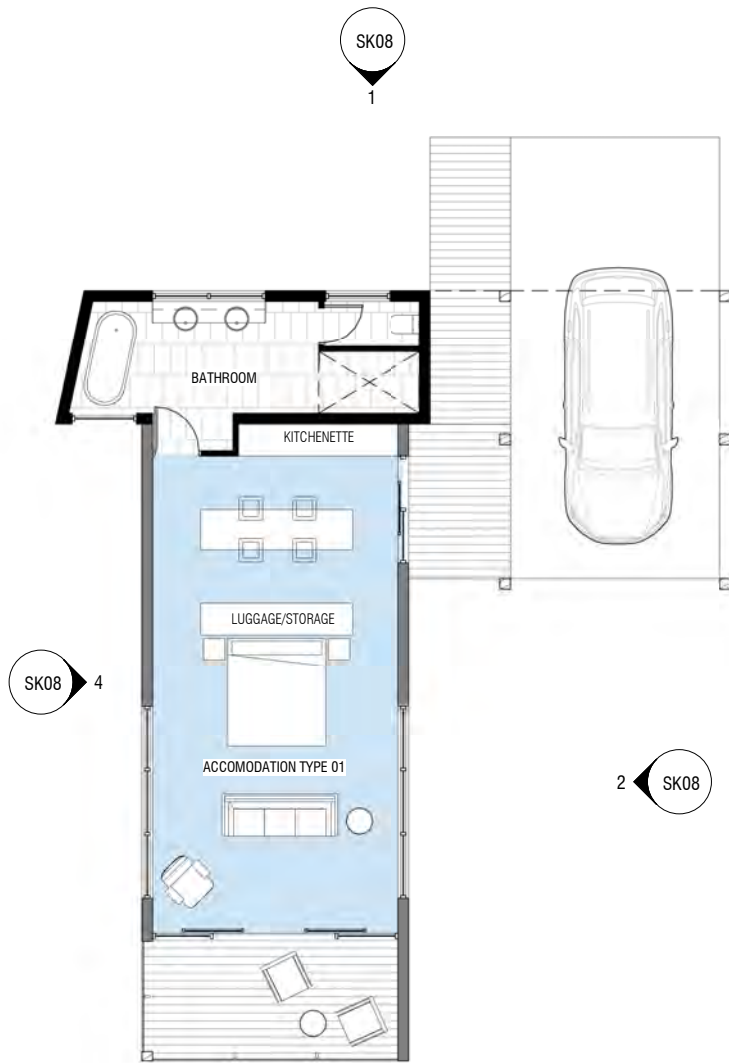
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**DATE  
25.01.2023**

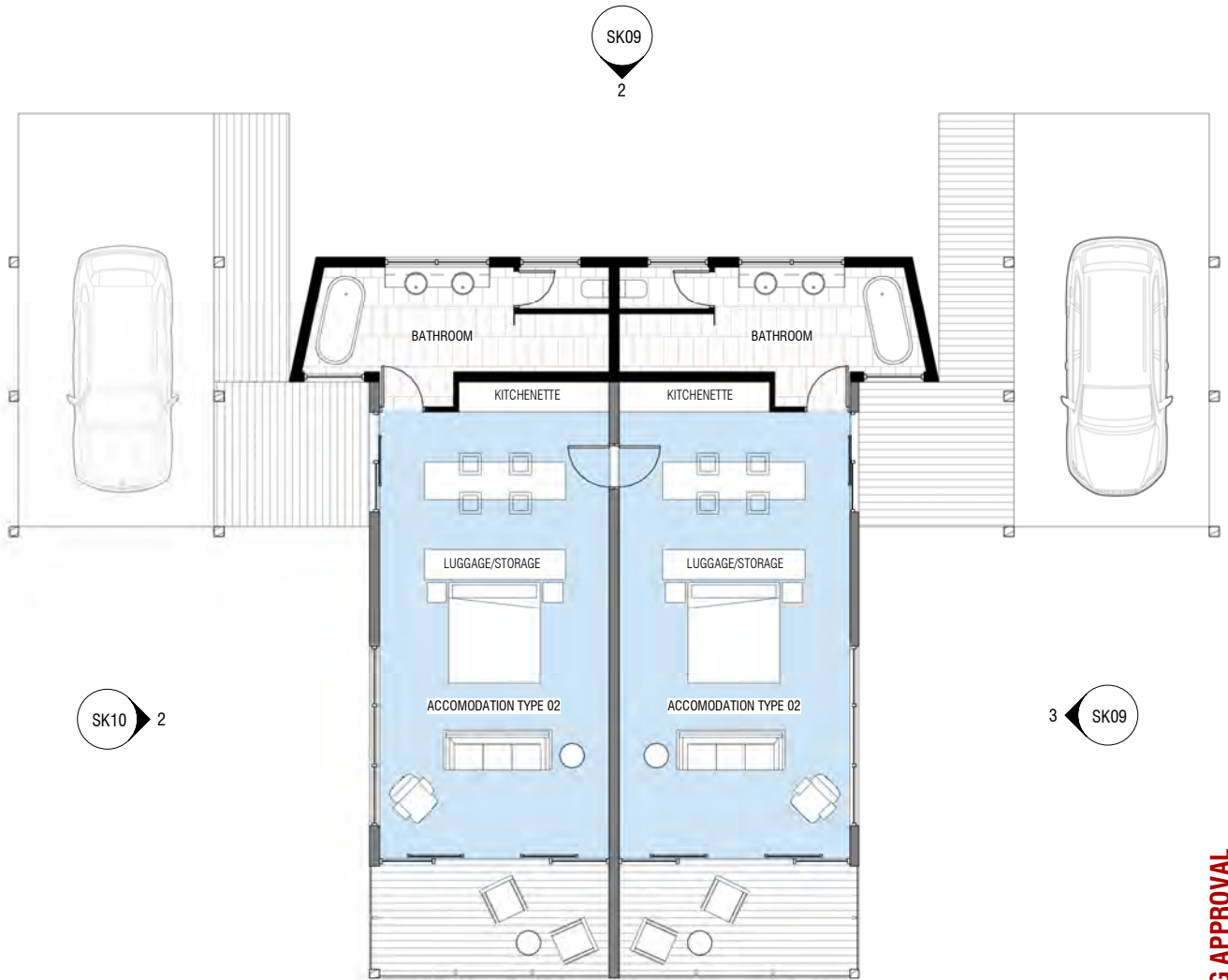


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**SINGLE ACCOMODATION UNIT - FLOOR PLAN**

1 : 100



**DOUBLE ACCOMODATION UNIT - FLOOR PLAN**

1 : 100

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DRAWING  
**TYPICAL ACCOMODATION FLOOR PLANS**

DRAWING NUMBER  
**SK06**

SCALE @ A3  
**1 : 100**

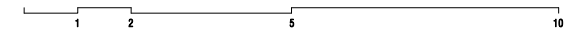
PROJECT  
**DELATITE WINES - ACCOMODATION**

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DRAWING  
**RECEPTION LODGE FLOOR PLANS**

DRAWING NUMBER  
**SK07**

SCALE @ A3  
**1 : 100**

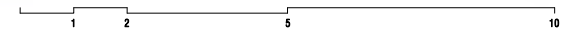
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**DELATITE WINES - ACCOMODATION**

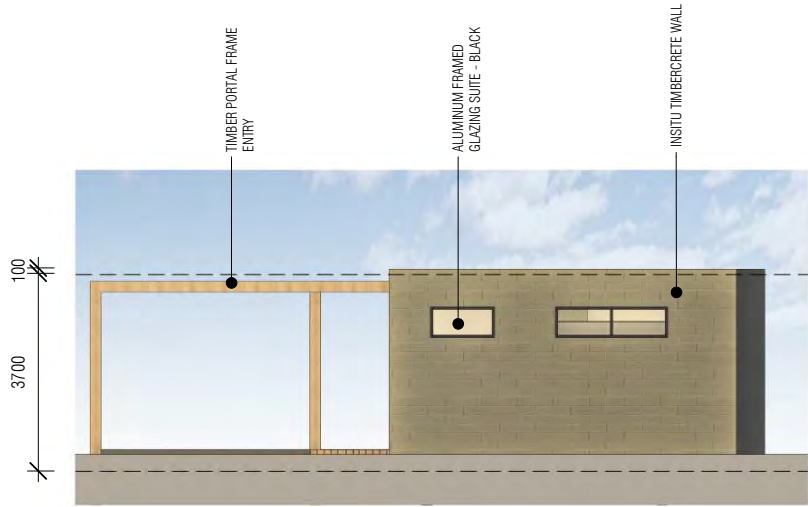
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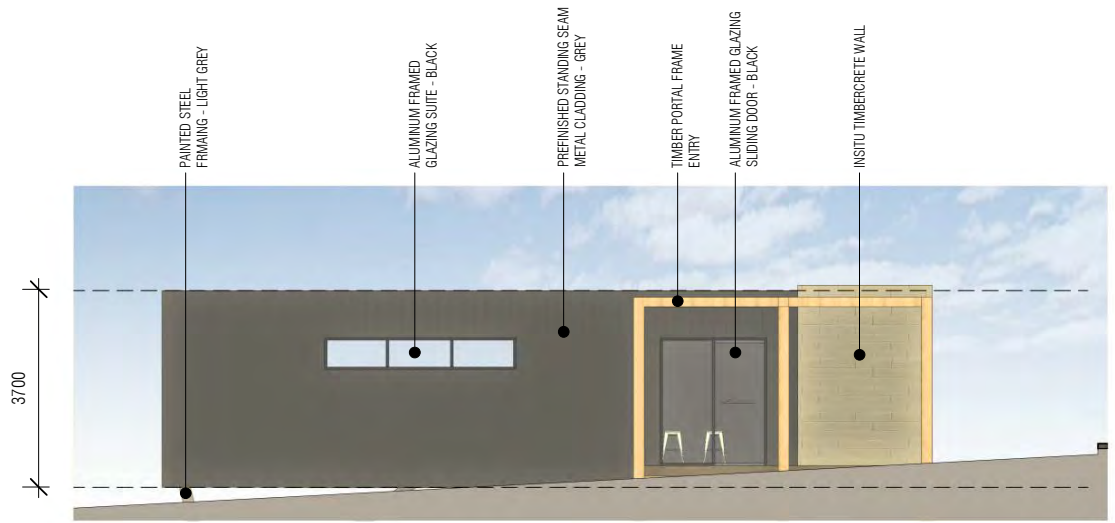
DATE  
**25.01.2023**





**SINGLE ROOM - ELEVATION 1**

1 : 100



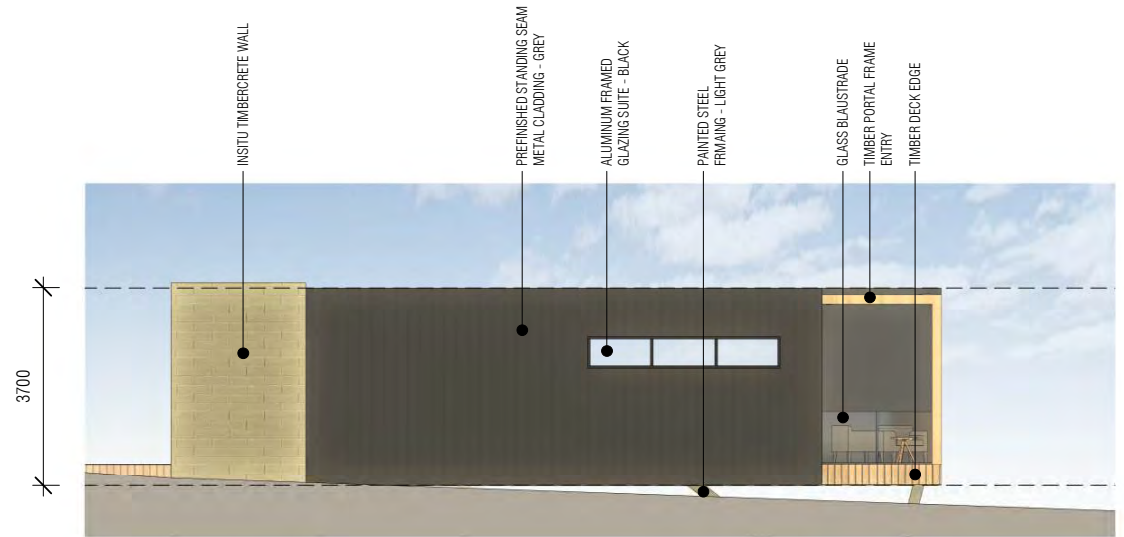
**SINGLE ROOM - ELEVATION 2**

1 : 100



**SINGLE ROOM - ELEVATION 3**

1 : 100



**SINGLE ROOM - ELEVATION 4**

1 : 100

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DRAWING  
**TYPICAL SINGLE ROOM - ELEVATIONS**

DRAWING NUMBER  
**SK08**

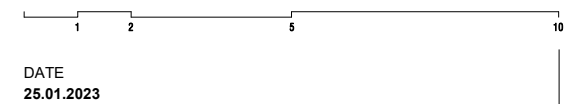
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PROJECT  
**DELATITE WINES - ACCOMODATION**

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PROJECT NO.  
**21060**

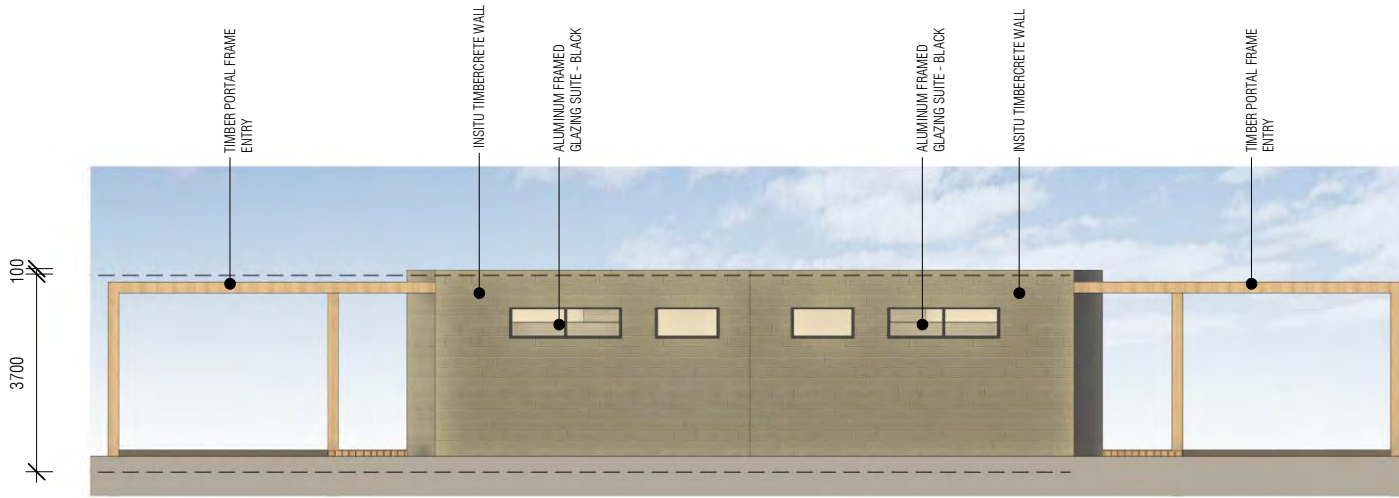
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**25.01.2023**

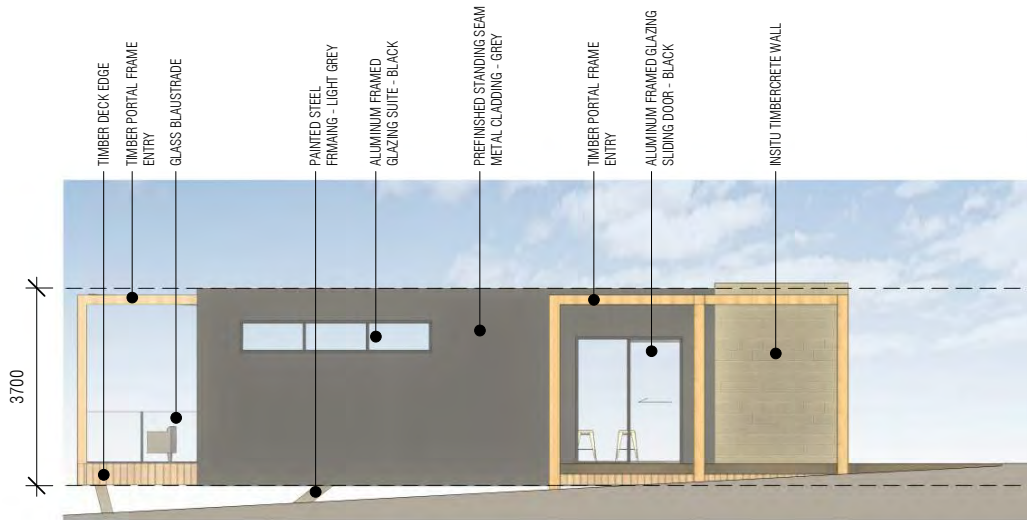
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DOUBLE ROOM - ELEVATION 1

1 : 100



DOUBLE ROOM - ELEVATION 2

1 : 100

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DRAWING  
TYPICAL DOUBLE ROOM - ELEVATIONS

DRAWING NUMBER  
SK09

SCALE @ A3  
1 : 100

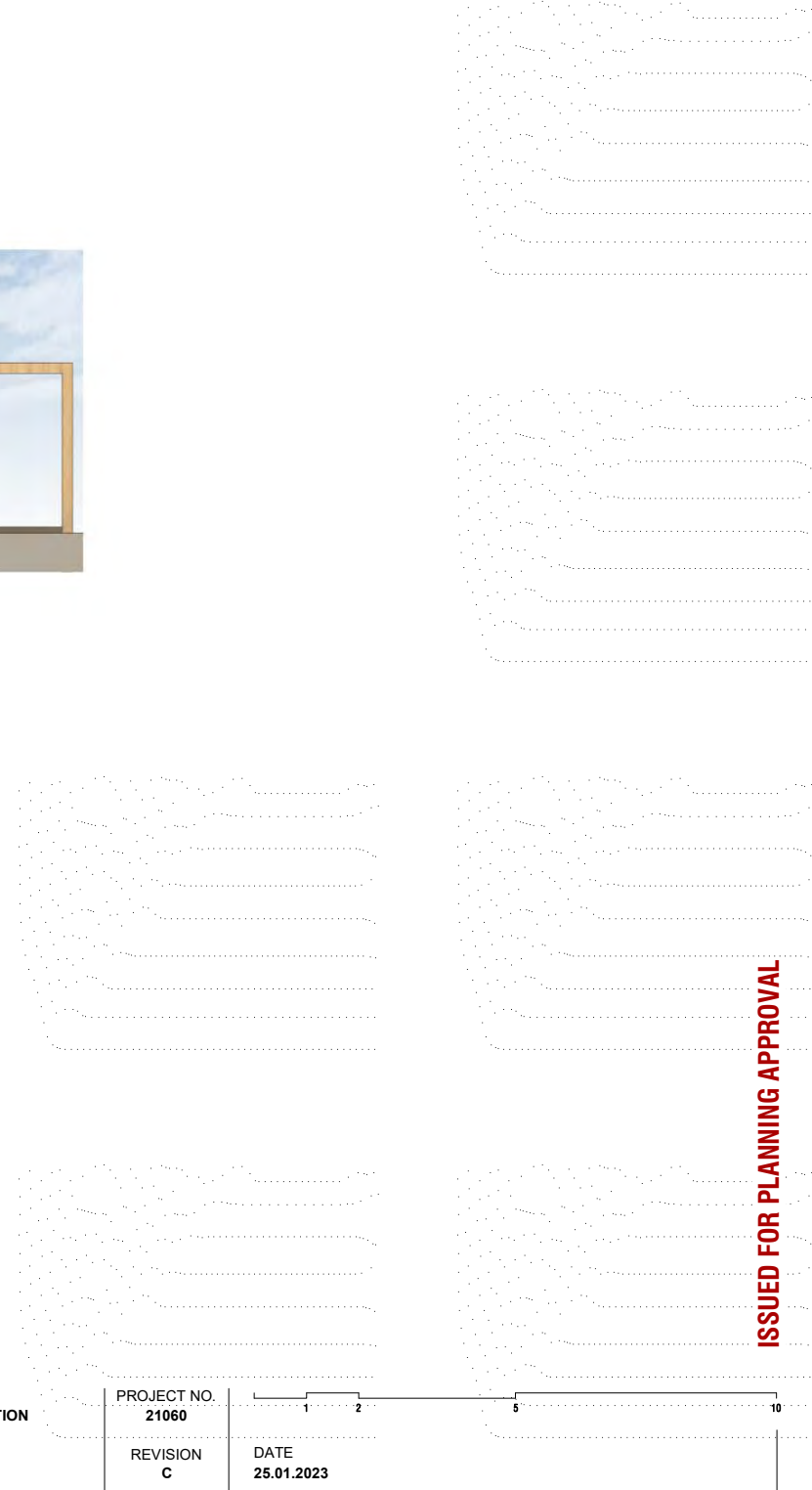
PROJECT  
DELATITE WINES - ACCOMODATION

CLIENT  
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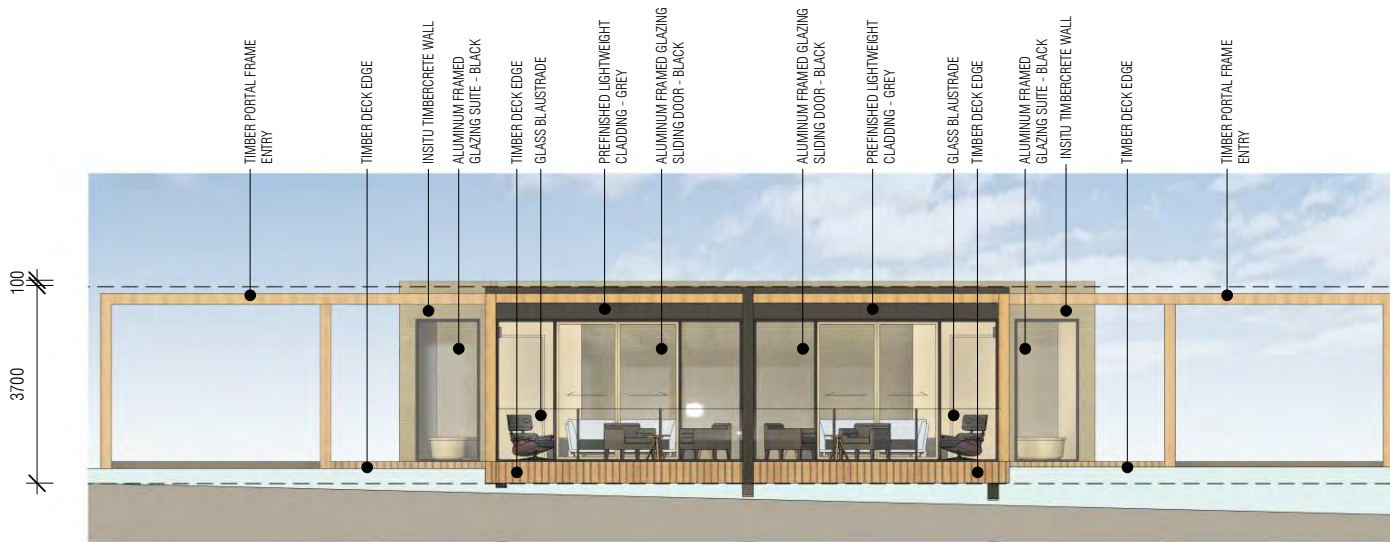
PROJECT NO.  
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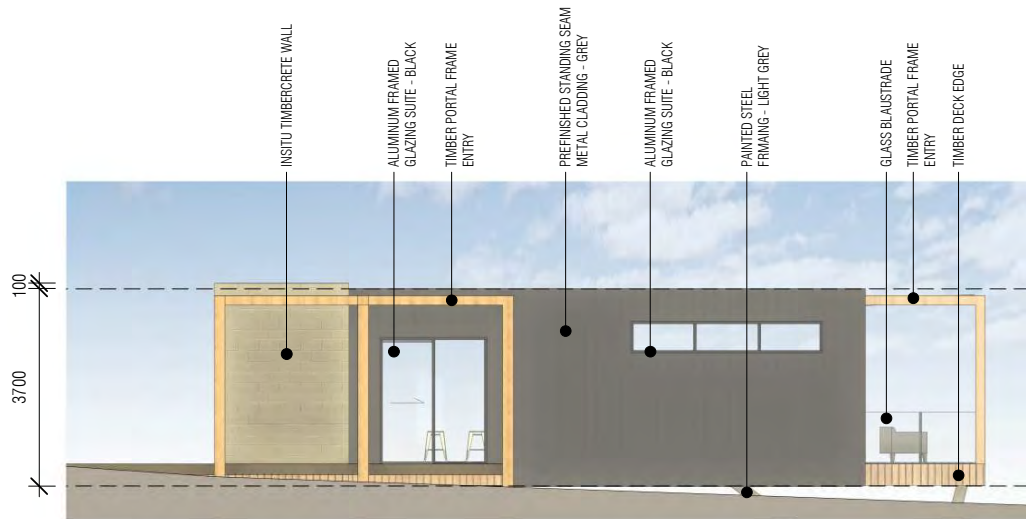


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DOUBLE ROOM - ELEVATION 3

1 : 100



DOUBLE ROOM - ELEVATION 4

1 : 100

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DRAWING  
TYPICAL DOUBLE ROOM - ELEVATIONS

DRAWING NUMBER  
SK10

SCALE @ A3  
1 : 100

PROJECT  
DELATITE WINES - ACCOMODATION

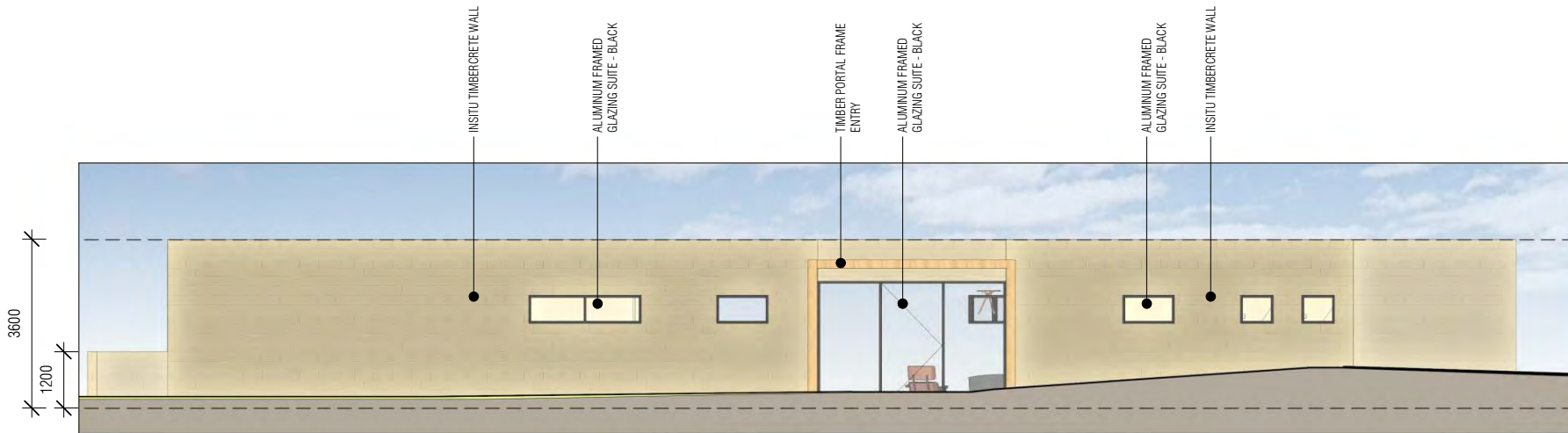
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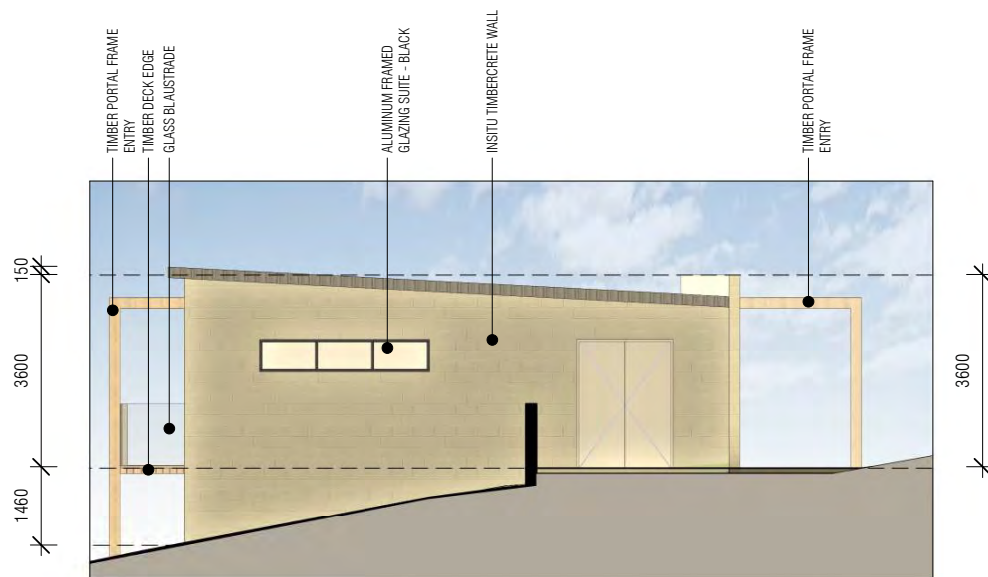
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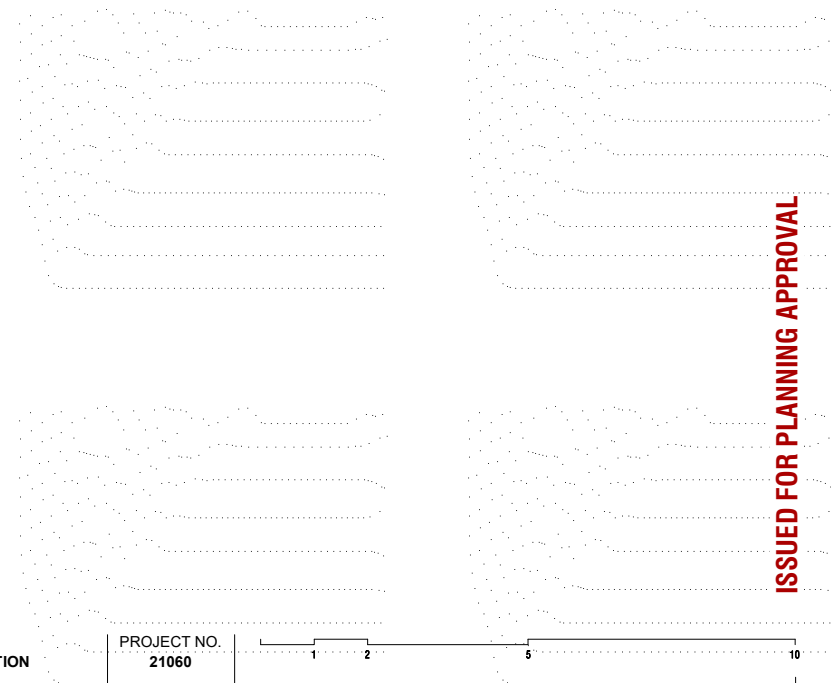
RECEPTION LODGE - SW ELEVATION

1 : 100



RECEPTION LODGE - NW ELEVATION

1 : 100



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DRAWING  
RECEPTION LODGE - ELEVATIONS

DRAWING NUMBER  
SK11

SCALE @ A3  
1 : 100

PROJECT  
DELATITE WINES - ACCOMODATION

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PROJECT NO.  
21060

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DATE  
25.01.2023

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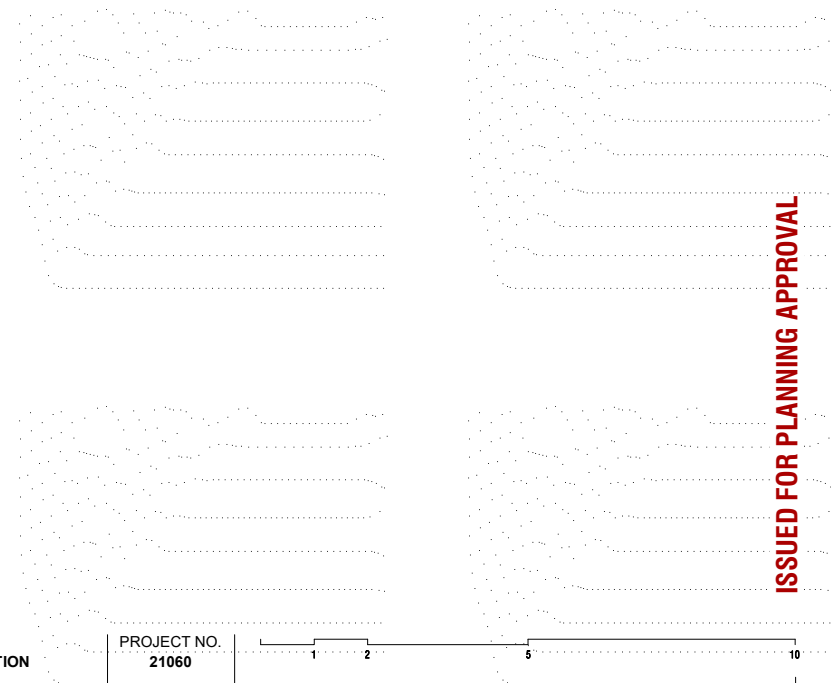
RECEPTION LODGE - NE ELEVATION

1 : 100



RECEPTION LODGE - SE ELEVATION

1 : 100



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DRAWING  
RECEPTION LODGE - ELEVATIONS

DRAWING NUMBER  
SK12

SCALE @ A3  
1 : 100

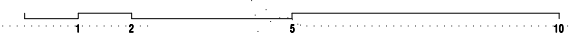
PROJECT  
DELATITE WINES - ACCOMODATION

CLIENT  
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PROJECT NO.  
21060

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DATE  
25.01.2023





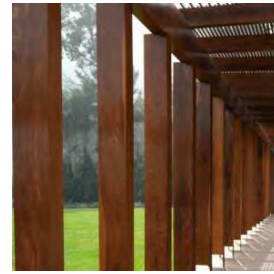
01 - TIMBERCRETE MASONARY



02 - STANDING SEAM CLADDING - DARK GREY



03 - PREFINISHED LIGHTWEIGHT CLADDING - GREY



04 - TIMBER PORTAL FRAME



05 - TIMBER LOOK DECKING



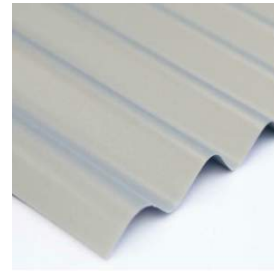
06 - ALUMINUM GLAZING SYSTEM



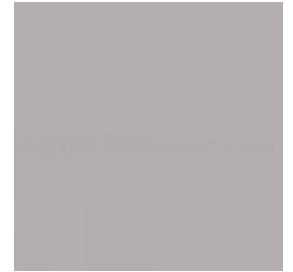
07 - GLAZED SLIDING DOOR



08 - SEMI FRAMELESS GLASS BALUSTRADE



09 - CORUGATED ROOF SHEET - LIGHT GREY



10 - PAINTED EXPOSED STEEL - LIGHT GREY

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DRAWING  
**MATERIAL SCHEDULE**

DRAWING NUMBER  
**SK50**

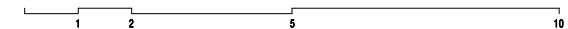
SCALE @ A3

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ACCOMMODATION SUITES

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DRAWING  
**PERSPECTIVES**

DRAWING NUMBER  
**SK100**

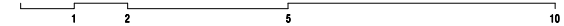
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**C**



DATE  
**25.01.2023**

ISSUED FOR PLANNING APPROVAL



RECEPTION LODGE

**INTRO**

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**PERSPECTIVES**

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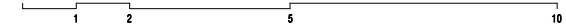
SCALE @ A3

PROJECT  
**DELATITE WINES - ACCOMODATION**

CLIENT  
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PROJECT NO.  
**21060**

REVISION  
**C**

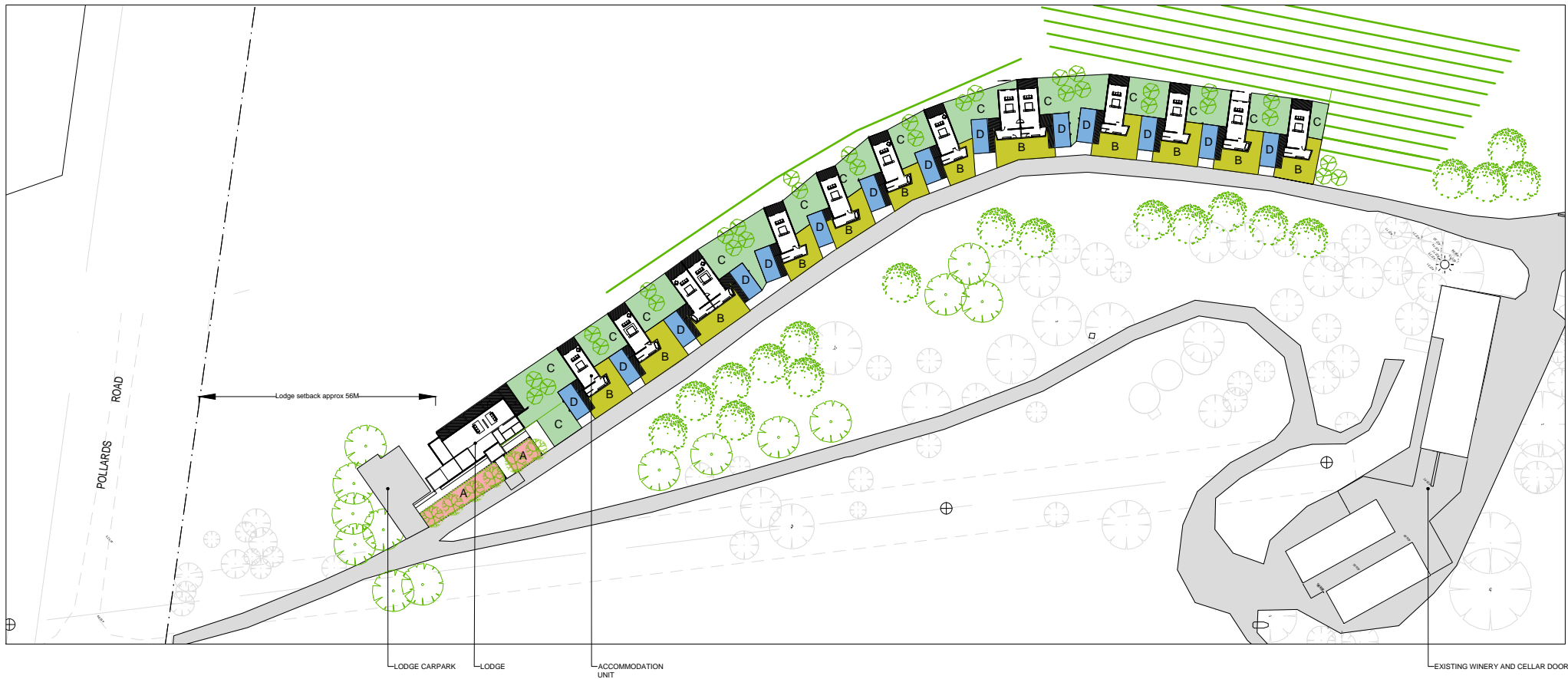


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LEGEND				
No.	Abbr.	Botanical Name	Common Name	Size H x W (m)
9	Ade	Acacia dealbata Silver Wattle		6-15 x 8-10
14	Eal	Eucalyptus albens White Box - multi-stemmed		25 x 10
32	Ker	Kunzea ericoides Kanuka		5 x 4
6	LIN	Lagerstroemia x indica 'Natchez' White Crepe Myrtle		7 x 5
 Existing vines to retain				
 Existing trees				

PLANTING SCHEDULE										
PLANT MIX / AREA	% of area	Abbr.	Botanical Name	Common Name	Form	Size H x W (m)	Plants per sqm	Indigenous - I Native - II Exotic - E	Plant Stock pot size	
A - Front of Lodge	30%	Adi	Acacia Cognata	LimeLight	shrub	1.5 x 1	2	N	table	
	20%	Cde	Carex decumbens	pink native fuchsia	low shrub	0.3 x 0.7	3	N	table	
	20%	Egl	Eriophylla glabra prostrata	Emu bush	groundcover	0.3 x 1.2	1	N	table	
	30%	GPM	Grevillea 'Pooninda Royal Maister'	prostrate grevilles	groundcover	0.2 x 3-4	1	N	14cm	
B - Front of Accommodation	5%	Adi	Austrostipa densiflora	Foxtail spear grass	grass	1.5 x 0.5	2	N	table	
	5%	Cap	Chrysoccephalum apiculatum	Yellow butans	low shrub	0.3 x 0.3-1	5	N	table	
	10%	Str	Dianella tasmanica 'Emerald Arch'	Rax lily	strappy	0.5 x 0.5	5	N	14cm	
	20%	Gal	Grevillea alpina	Alpine grevilles	shrub	0.8-2 x 0.8-2	2	I	table	
	30%	Hsi	Handbergia violiflora	Happy wanderer	sub shrub	0.3 x 2	2	N	14cm	
	15%	Pla	Poa labillardieri 'Edsdale'	Common tussock	grass	0.8 x 0.8	4	I	table	
	10%	Shu	Scaevola humilis 'Purple Fusion'	Fan flower	groundcover	1.5 x 0.2	2	N	14cm	
	5%	Not	Wahlenbergia stricta	Tall bluebell	tuft	0.4-0.9 x 0.3-0.4	6	I	table	
C - Buffer between accommodation	20%	Aae	Acacia acinacosa	Gold dust wattle	shrub	2-3 x 2	1	I	table	
	30%	Bsp	Bursaria spinosa ssp. Spinosa	Sweet bursaria	shrub	2-4 x 3-3	1	I	table	
	20%	Cre	Carex reflexa var. reflexa	Native fuchsia	shrub	0.5-2 x 1-2	2	I	table	
	30%	Lta	Lomandra longifolia 'Tanika'	Tanika mat rush	strappy	0.8 x 0.8	4	I	14cm	
	30%	Pmy	Philotheca myrsinoides	Wax flower	shrub	0.5-4 x 0.5-4	2	I	table	
D - Train up carport posts	100%	Vv	Vitis vinifera	Ornamental grape	climber	4m	1/pos	E	20cm	



LANDSCAPE PLAN  
1:500 @ A1



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SK\_LD1

SCALE @ A1  
1:500

PROJECT  
DELATTE WINES - ACCOMMODATION  
CLIENT

PROJECT NO.  
21060  
REVISION  
B  
DATE  
22.01.2023



PRELIMINARY