PROJECT
**98-104 WILLIAMSON ST, BENDIGO**

PROJECT PHASE
**TOWN PLANNING AMENDMENT**

DATE
**JULY 2025**

A CONCEPT BY

# CERA STRIBLEY

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# *Site Information*

# **Site** *Information*

**Existing Address**
98-104 Williamson St, Bendigo

**Site Area**
2018m2

**Site Frontage**
59.1m approx. along Williamson St.
40.3m approx. along Mollison St.

**Local Council**
Greater Bendigo

**Council Property Number**
178763

**Plan Number**
Lot 2 LP56980
Allot. 9 Sec. 5C AT BENDIGO

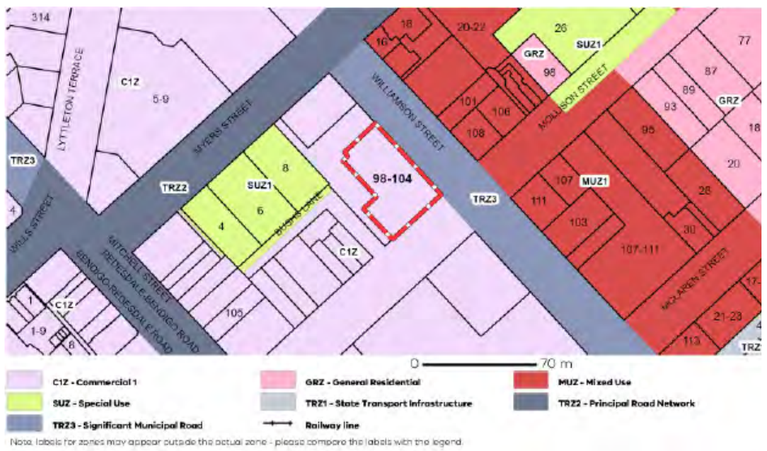
N

# Planning Controls

*Zones & Overlays*

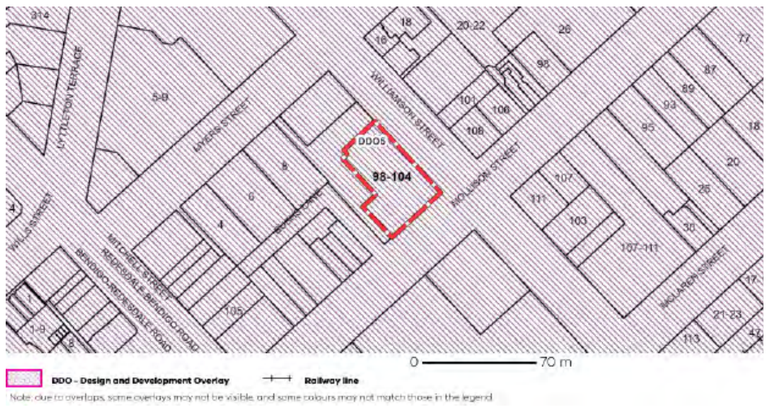
**Planning Zone**

C1Z - Commercial 1 Zone




**Planning Overlay**

DDO5 - Design and Development Overlay Schedule 5



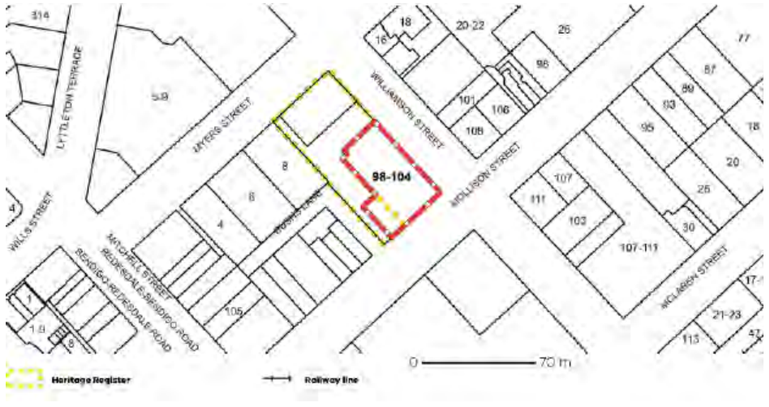

**Planning Overlay**

HO9 & HO301 - Heritage Overlays

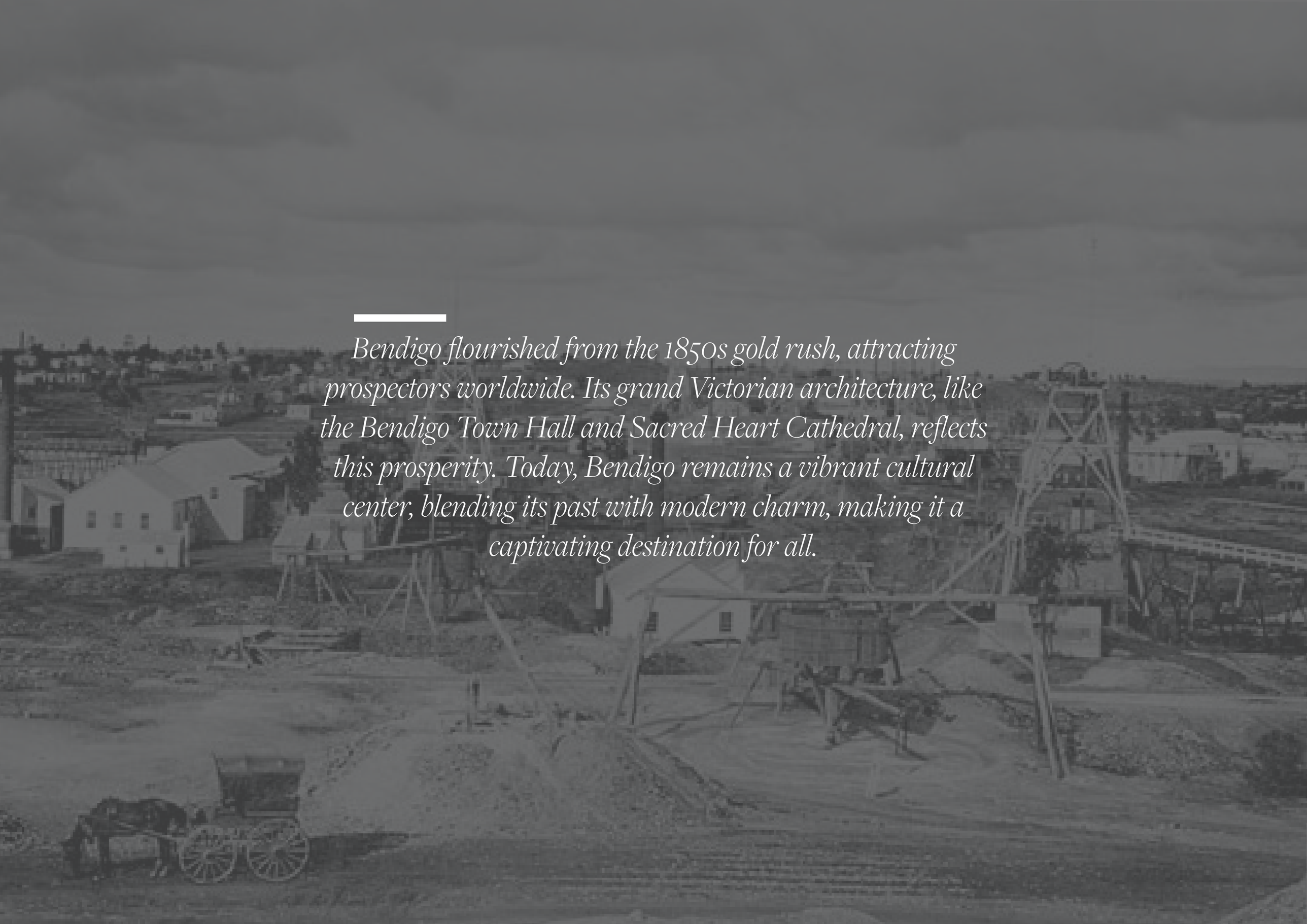
**Planning Overlay**

PO1 - Parking Overlay - Precinct 1 Schedule

**Heritage Register**



# *Concept*

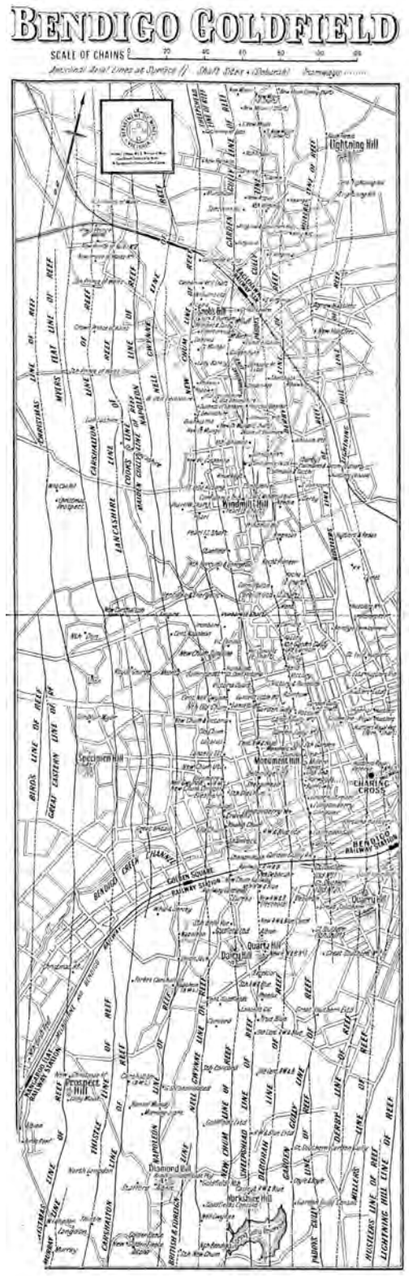


*Bendigo flourished from the 1850s gold rush, attracting prospectors worldwide. Its grand Victorian architecture, like the Bendigo Town Hall and Sacred Heart Cathedral, reflects this prosperity. Today, Bendigo remains a vibrant cultural center, blending its past with modern charm, making it a captivating destination for all.*

# History
*The Goldfield*

The Bendigo goldfield, located in central Victoria, Australia, was one of the richest and most significant goldfields of the 19th-century Australian gold rush. Discovered in 1851, it quickly became a focal point for prospectors seeking fortune. The goldfield covered a vast area around the present-day city of Bendigo, formerly known as Sandhurst.

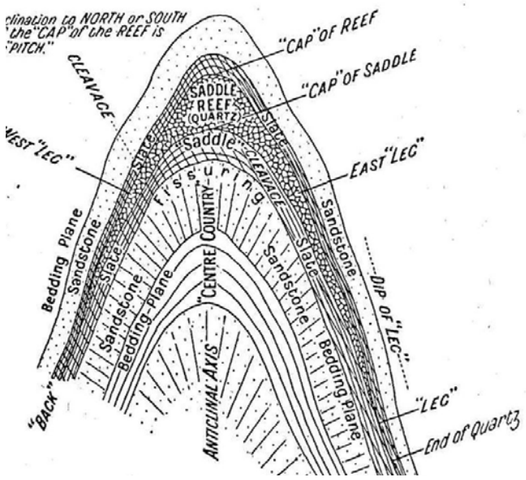
Mining on the Bendigo goldfield began with surface alluvial deposits, where gold was easily accessible in streams and shallow ground. However, as these surface deposits were exhausted, miners turned to underground mining methods to access deeper gold-bearing quartz reefs.



# History
*The Goldfield*

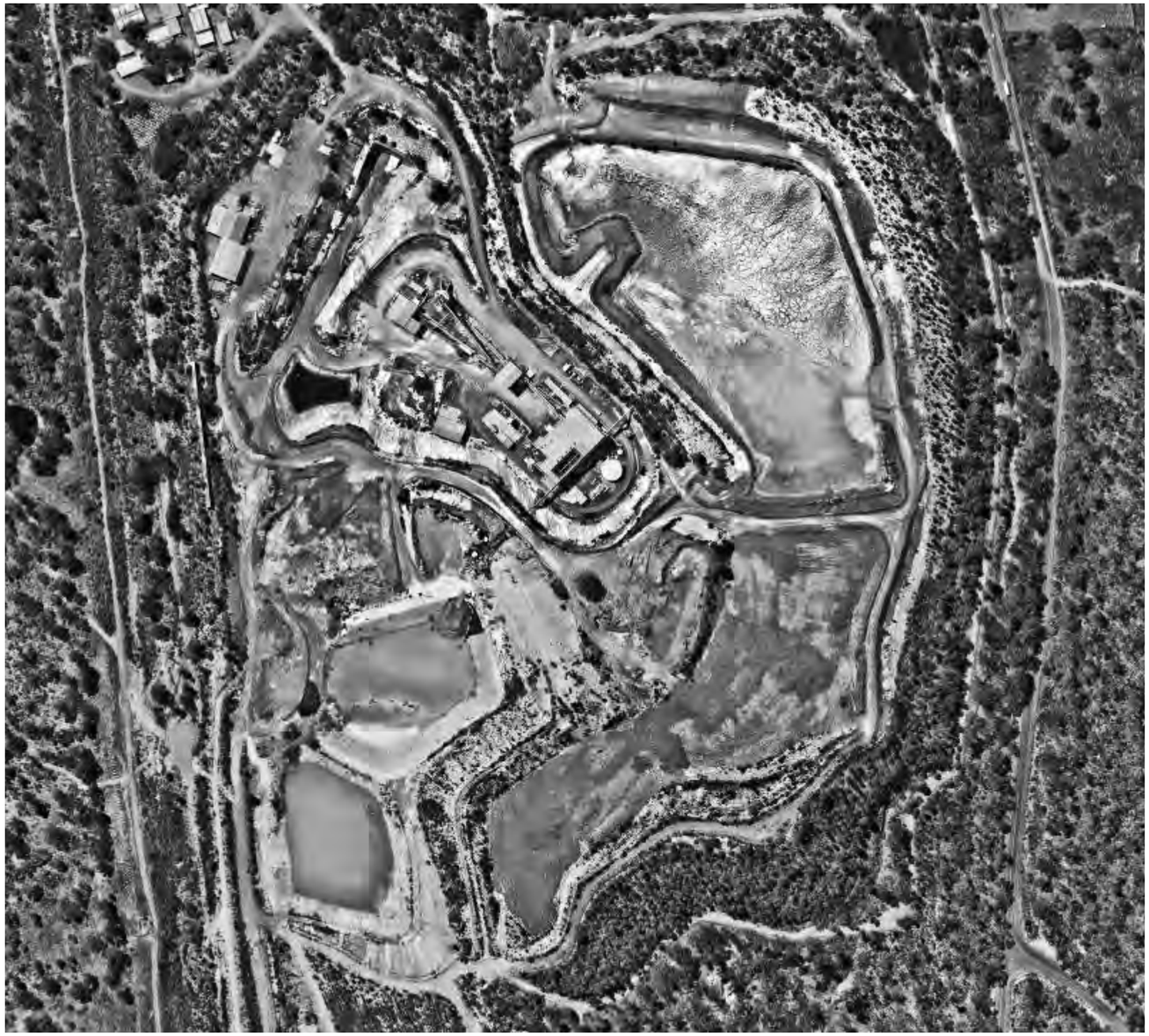
The Bendigo goldfield saw the development of innovative mining techniques, including the use of deep shafts, steam-powered machinery, and advanced extraction processes. Mining companies and syndicates formed to exploit the goldfield's wealth, leading to the establishment of prosperous towns and communities in the region.

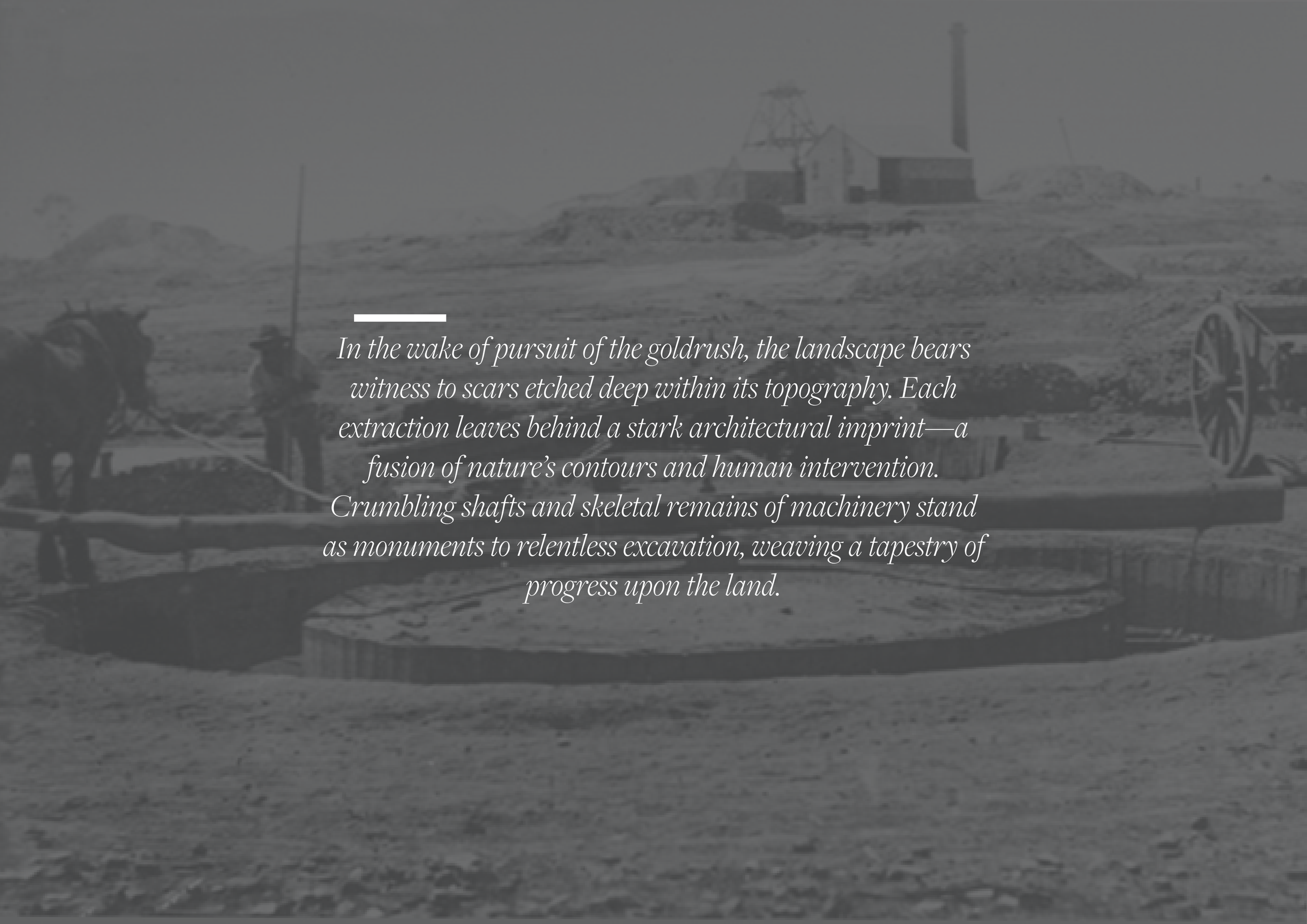
Today, remnants of the Bendigo goldfield's mining heritage can still be seen in the form of historic mine sites, relics of mining infrastructure, and museums dedicated to preserving the region's gold rush history. Bendigo's rich gold mining legacy continues to be celebrated, attracting tourists and historians interested in exploring its fascinating past.



# Narrative
*Extractions*

Today, remnants of the Bendigo goldfield's mining heritage can still be seen in the form of historic mine sites, relics of mining infrastructure, and museums dedicated to preserving the region's gold rush history. Bendigo's rich gold mining legacy continues to be celebrated, attracting tourists and historians interested in exploring its fascinating past.





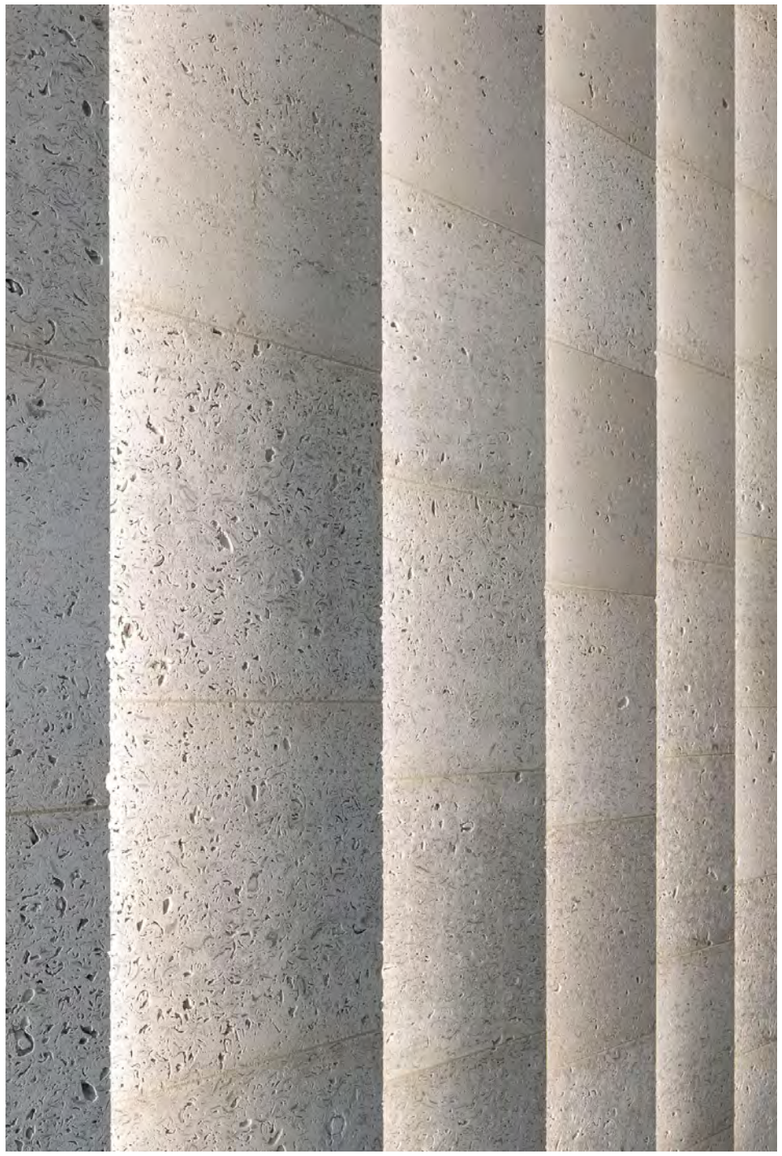
*In the wake of pursuit of the goldrush, the landscape bears witness to scars etched deep within its topography. Each extraction leaves behind a stark architectural imprint—a fusion of nature's contours and human intervention. Crumbling shafts and skeletal remains of machinery stand as monuments to relentless excavation, weaving a tapestry of progress upon the land.*

20 m

# *Design Inspiration*

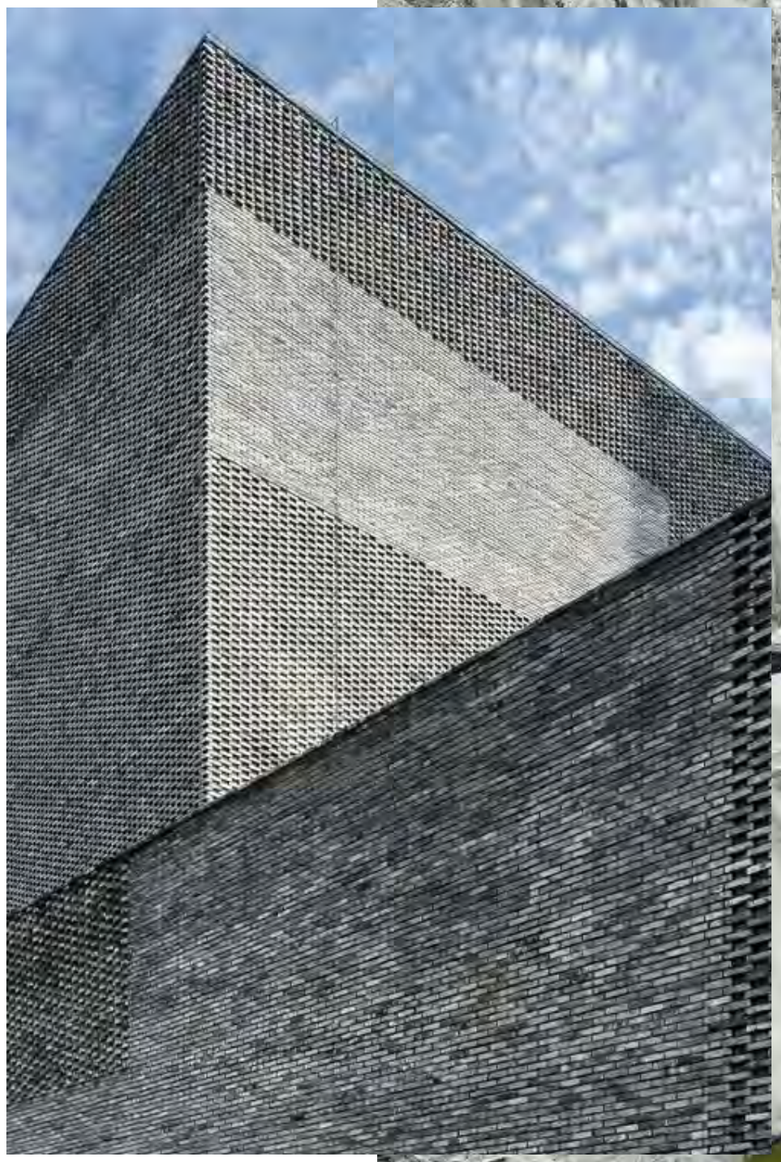
# Materiality

*Sand | Concrete*



# Materiality

*Clay | Brick*



# Materiality

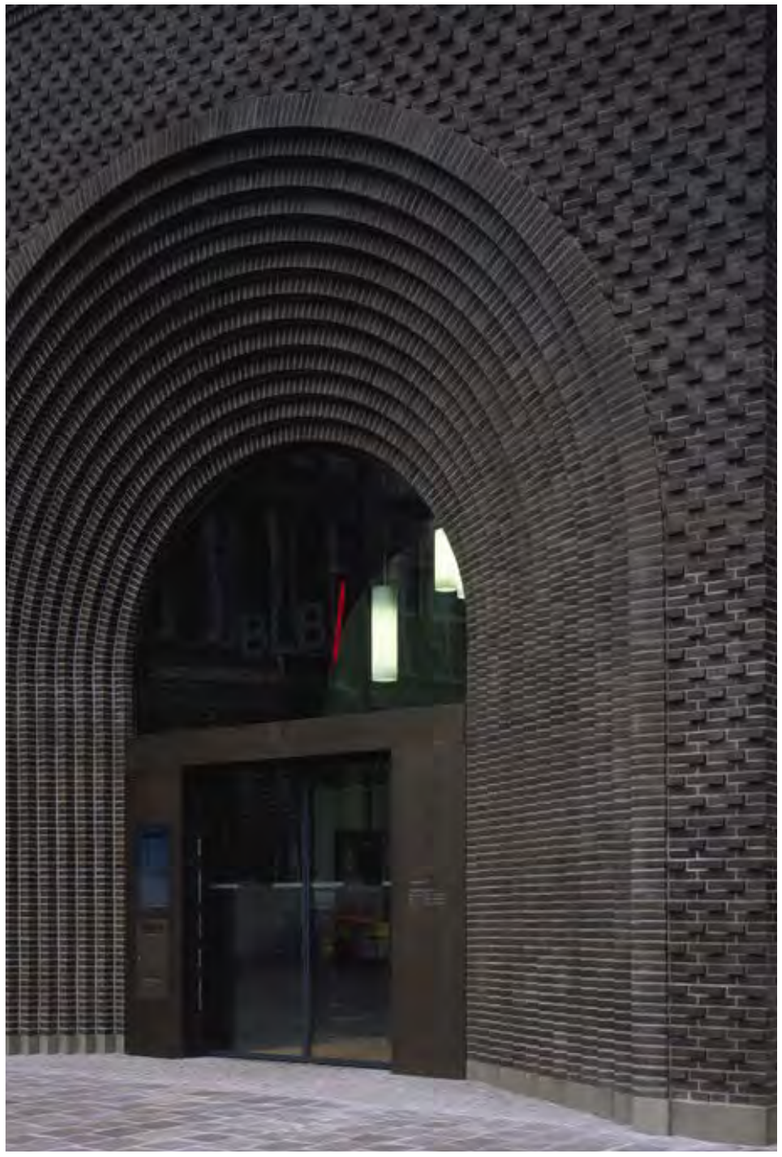
*Raw Elements | Warm Metals*

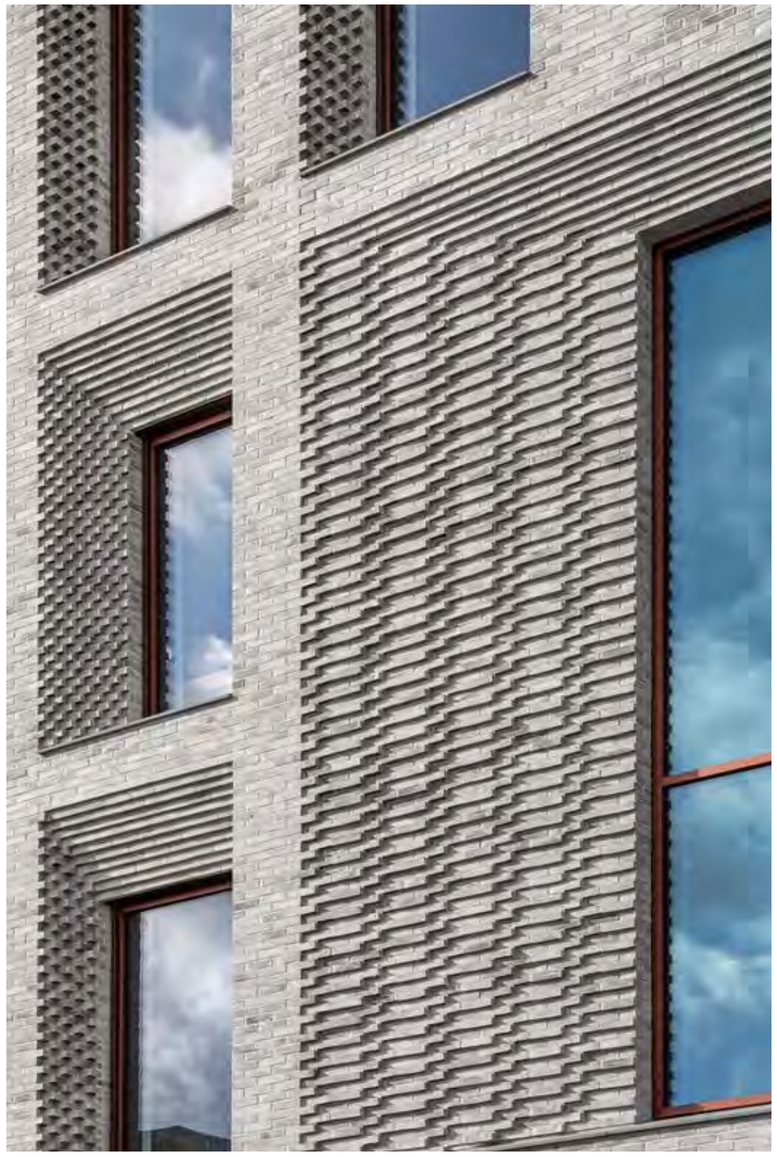
# Details

*Carvings*

# Details

*Contouring*



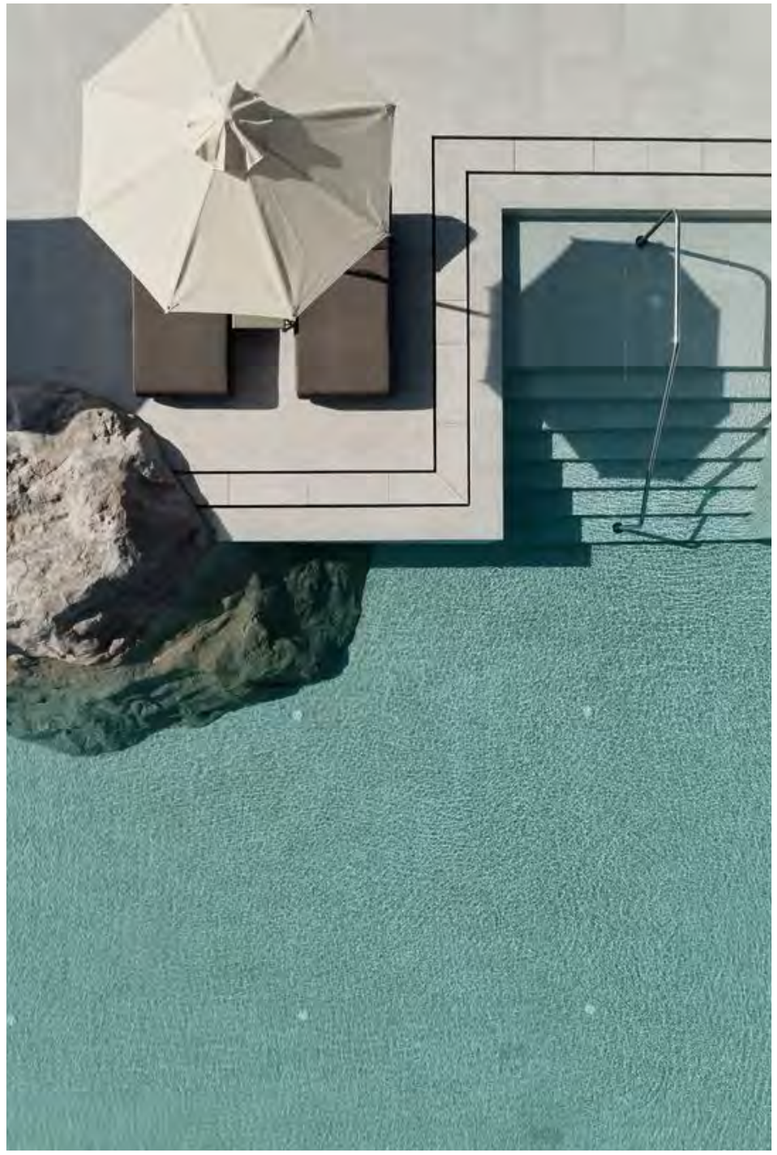


# Details

*Rationalising*

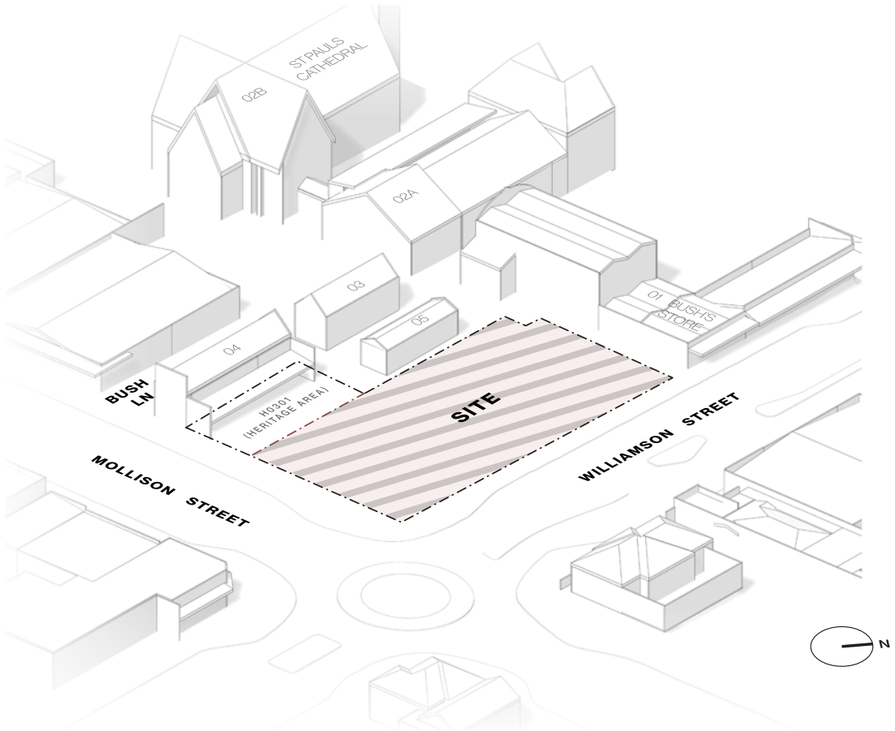
# Details

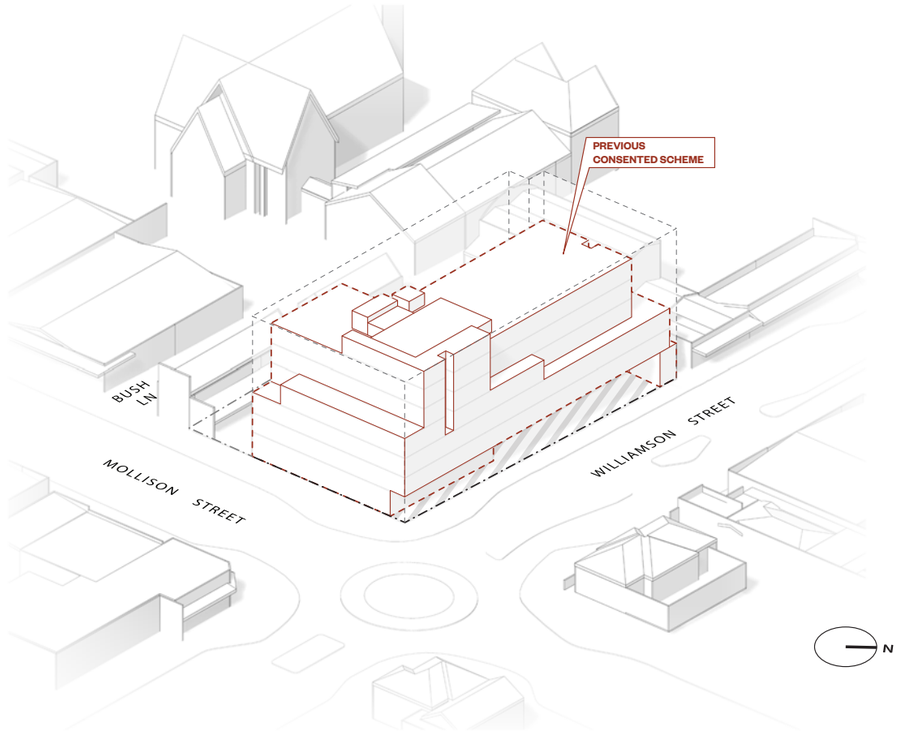
*Excavating*



# Design Response

*Envelope Massing*




**Existing Conditions**

**Surrounding Heritage Buildings**

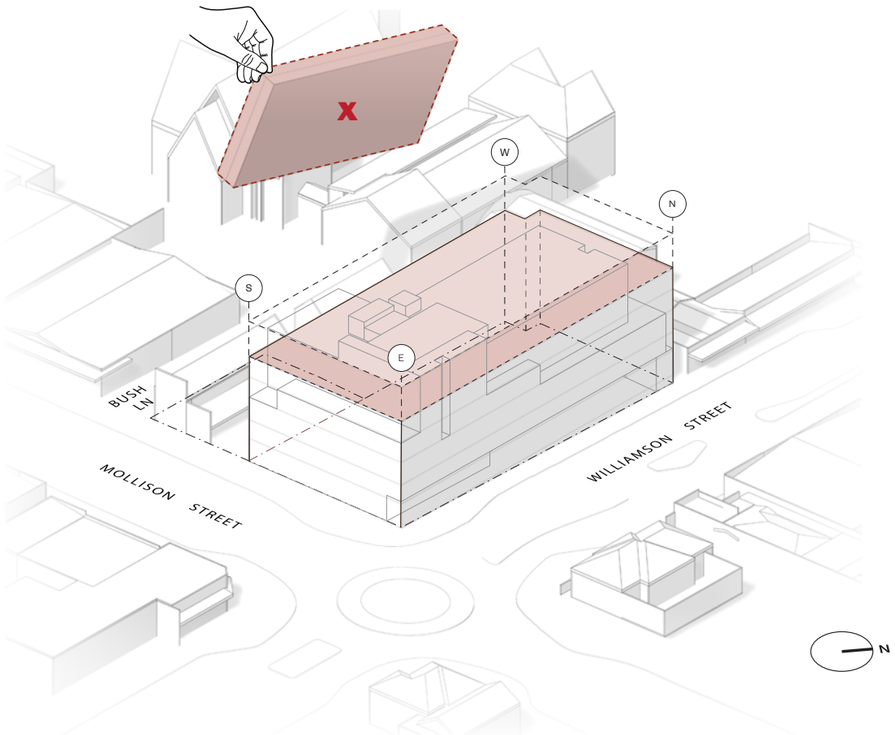
(01) Bush's Store Complex
(02A) St Andrew's Uniting Church (1930)
(02B) St Paul's Cathedral (1868)
(03) Stables (n.d.)
(04) Bush's Two-Storey Oil Store (1889)
(05) Bush's Single Storey Shed (1857)

**Previous Consented Scheme**

6 Storey building envelope

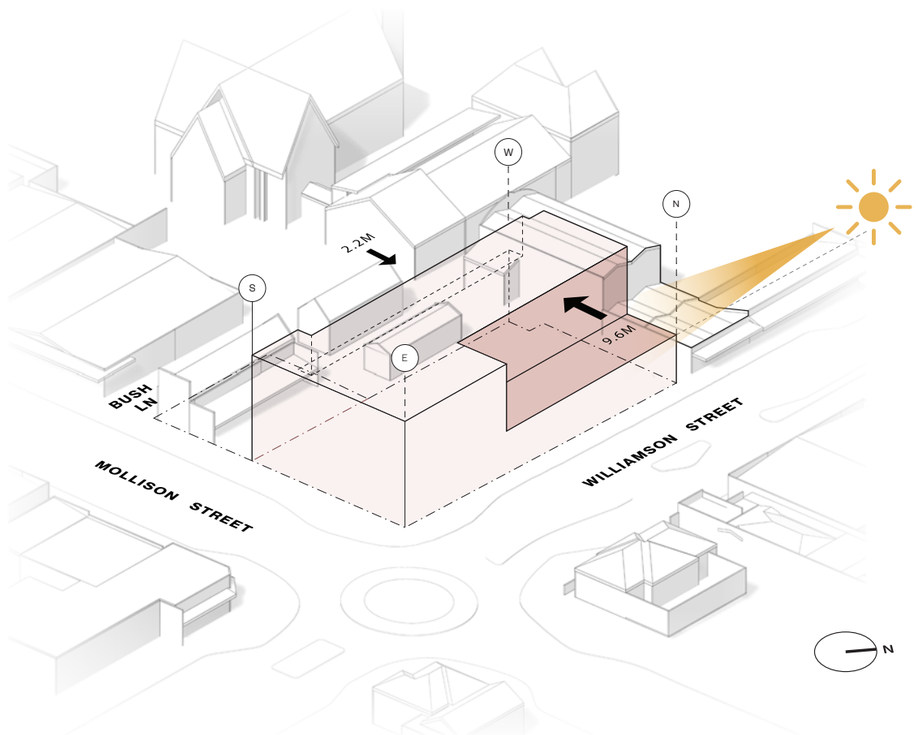
# Design Response

*Envelope Massing*




**Site Mass**

Reduce building envelope to 5 Storeys

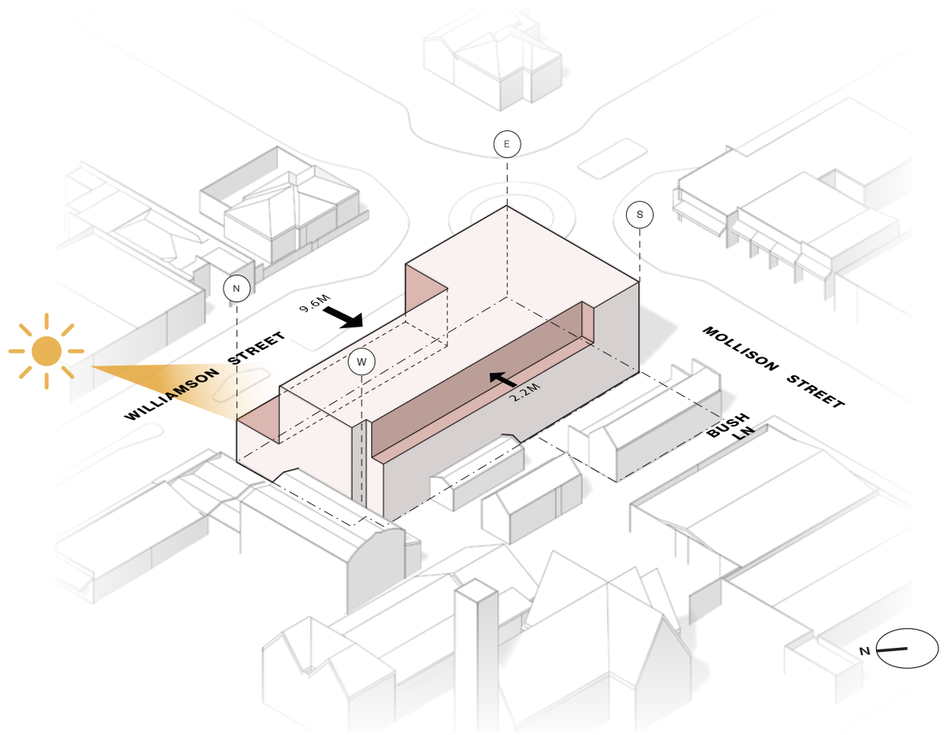



**Setbacks Street Interface**

Introduce 9.6m setback to Williamson Street and average setback of 2.2 m to Heritage interface at 122 Mollison St

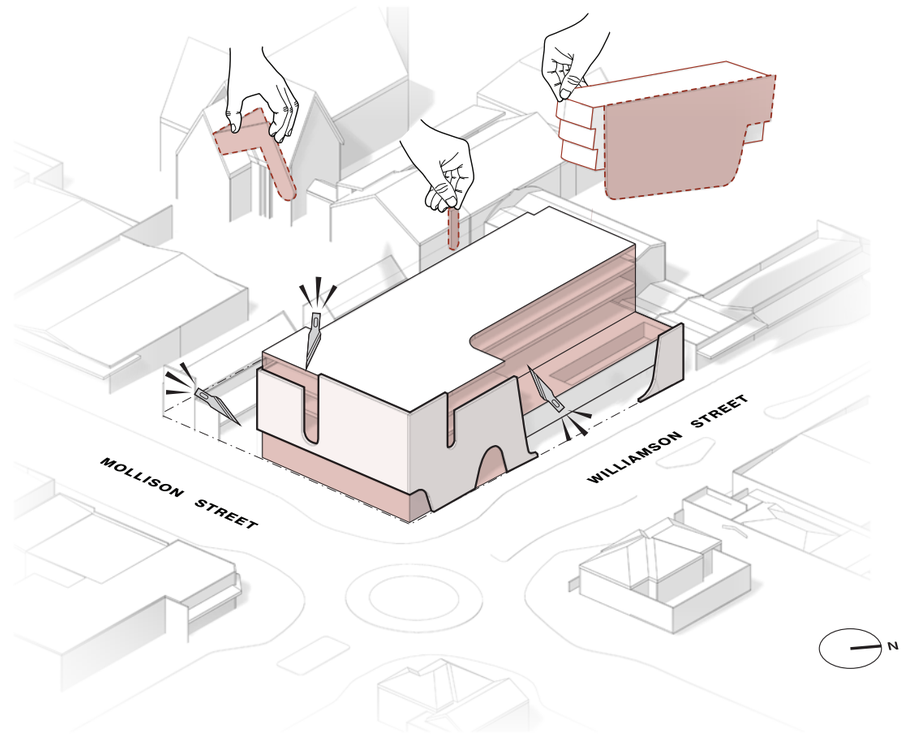
# Design Response

*Envelope Massing*




**Setbacks Heritage Interface**

2.2 m setback to Heritage interface at 122 Mollison St at Level 03

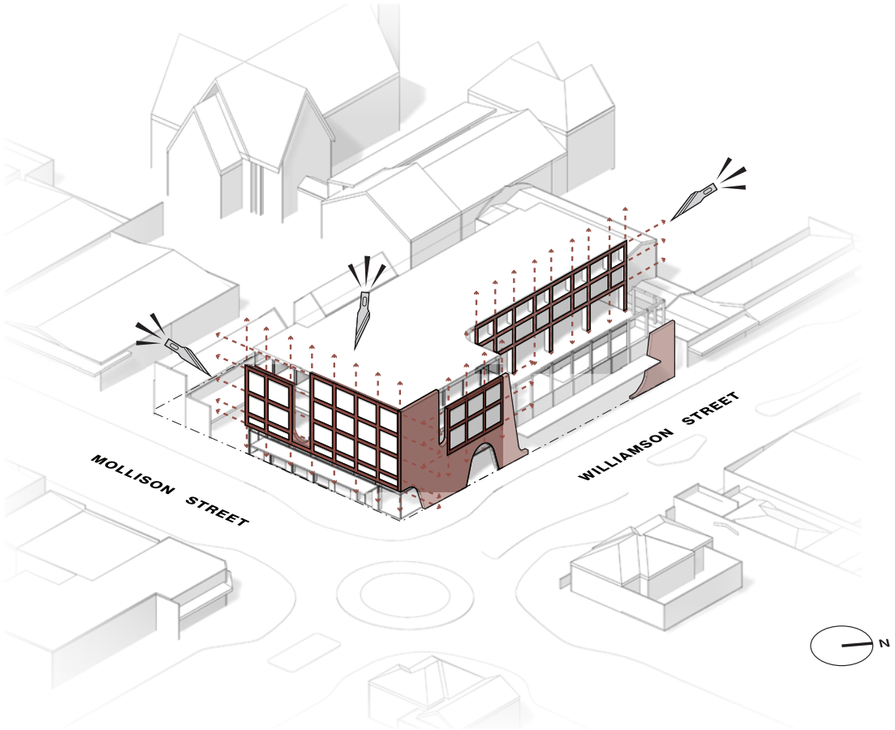



**Carving**

Carve away the outer shell to reveal the interface

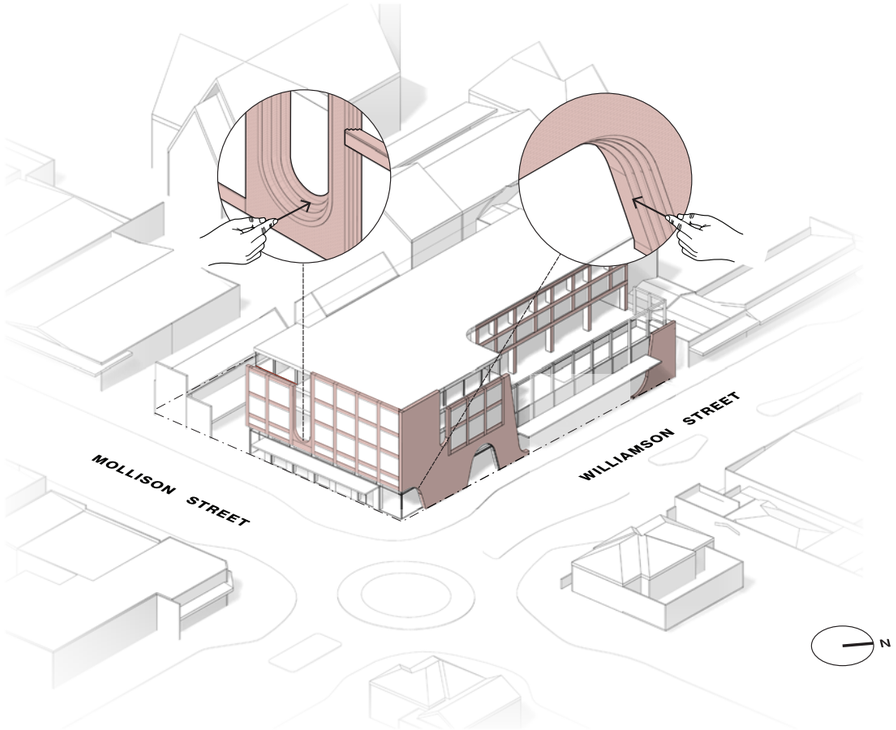
# Design Response

*Envelope Massing*




**Rationalising**

Introduce the grid for building apetures




**Contouring**

Contouring the edges

# Architectural Statement

*Honouring the heritage of Bendigo's goldfields through innovative design, this boutique hotel seamlessly integrates with the historic landscape, offering a contemporary yet respectful destination that enriches both the local tourism experience and economy.*

**Design Concept: Honoring tradition through fresh innovation**

The proposed design is set within a heritage precinct that reflects the deep historical significance of the goldfields, where mining activity began on the surface and progressively left its mark on the landscape. The concept is inspired by the juxtaposition of man-made and natural environments, with a particular focus on how mining has transformed the land over time.

The design narrative draws upon the scars left by mining activity, examining the tension between human intervention and the natural terrain. Early gold mining was a surface-level activity, but as time passed, it progressively scarred and reshaped the land. The design evokes this transformation through form and articulation that symbolically mirrors the gradual impact of mining on the earth's surface.

Key design elements include carving, contouring, and stepping, which reflect the layering and erosion of the land, as well as the process of excavation and shaping the earth. These forms will be integrated into both the architectural and landscape elements, creating a dialogue between the built environment and the natural terrain. The contours of the land and the stepped elements evoke the imagery of mining cuts and the deep, layered scars that mark the landscape's history.

**Massing and Articulation**

This proposal is an amendment to a previously approved hotel permit, which was designed by a different architect. In the interest of improving the permitted scheme, we have made some key changes to the massing response of the amended design. These key changes include reducing the building height by one storey, replacing the basement with fully concealed podium parking on Level 01 and the introduction of a 9.6m setback to Williamson Street. The reduced height and creation of a large north-facing terrace on Level 02, not only improves the building's relationship to the street, but also provides an appropriate transition to the adjacent single-storey heritage Bush's Store on Williamson st.

**Integration with Heritage**

The site interfaces with registered heritage buildings, sits within a heritage overlay and includes a registered heritage veranda within the title boundary. This design pays respect to this context, with several key moves aimed at honouring the heritage interface. To the northern and western edges on Williamson St, the building steps down and sets back to Bush's Store, helping to reduce the visual bulk and create a respectful scale at the interface. The on Mollison st, the proposal provides a significant setback from the adjacent heritage building. The robust brick façade peels away at the corner revealing a more lightweight edge condition, another thoughtful transition. Additionally, a courtyard with permeable fencing is proposed to establish an activated but respectful separation between the new development and the heritage structures, while maintaining visual lines through to the heritage buildings to the south. These design responses preserve the heritage presence and ensured the new development complements its surroundings.

**Material Palette**

The material palette weaves together the design narrative and heritage context. The predominantly dark grey brick façade nods to the area's heritage context, offering a subtle reference to traditional masonry without competing with the surrounding red brick buildings. The use of clay brick also references the earth and represents the natural ground that is then carved away in our design narrative. The carvings in the brick façade reveal glass and a refined concrete grid, which represent the rationalisation and man-made landscape left behind by the mining process. Small areas, such as the entry on Mollison st, reveals bronze metalwork, articulating celebrated moments. The metalwork also represents the presence of gold found within the fields and the striking contrast of color to the earth.

**Program Summary**

The boutique hotel in Bendigo enhances the town's tourism with a range of standout amenities. A striking port cochère entry off Williamson Street provides a grand, sheltered arrival experience for guests, offering a seamless transition from the street to the hotel's elegant interior. The ground-level function space and gallery activate Mollison Street, hosting events and exhibitions that engage the local community. With landscape design by Paul Bangay, the hotel offers a beautiful courtyard on ground accessible from the function / gallery, incorporating the unique heritage veranda on the site. With 57 guest rooms of varied sizes and affordability, the hotel caters to all types of travellers. The carpark features 47 spaces, 5 motorbike spots, EV charging, and bike parking for added convenience. On level 02, guests and locals can enjoy an all-day dining restaurant, a day spa, and a large terrace with a pool, perfect for relaxation and soaking in the northern aspect. These offerings not only elevate the guest experience but also support Bendigo's local economy and cultural scene.

# *Design Impressions*

# Design Impression

# Design Impression

# Design Impression

# Design Impression

# Design Impression

*Courtyard*

# St Paul's Cathedral Viewline

# Material Schedule

**BR01**

**BRICK - CLADDING**
COLOUR: DARK GREY

**BR02**

**BRICK - CLADDING**
ARRANGEMENT: HIT & MISS
COLOUR: DARK GREY

**CR01**

**CONCRETE RENDER - SMOOTH**
COLOUR: LIGHT GREY

**CR02**

**CONCRETE RENDER - ROUGH**
COLOUR: LIGHT GREY

**CR03**

**CONCRETE RENDER**
FINISH: TEXTURED CONCRETE
COLOUR: LIGHT GREY

**CR04**

**CONCRETE RENDER - ROUGH**
COLOUR: DARK GREY

**CR05**

**CONCRETE RENDER - SMOOTH**
COLOUR: DARK GREY

**MT01**

**METAL DETAILING**
COLOUR: DARK CHARCOAL

**MT02**

**METAL DETAILING**
COLOUR: LIGHT GREY

**MT03**

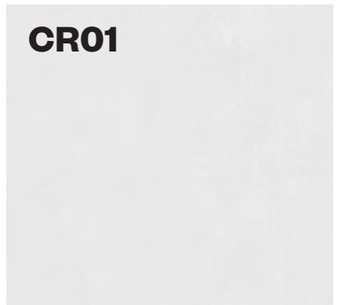
**METAL CLADDING**
COLOUR: DARK CHARCOAL

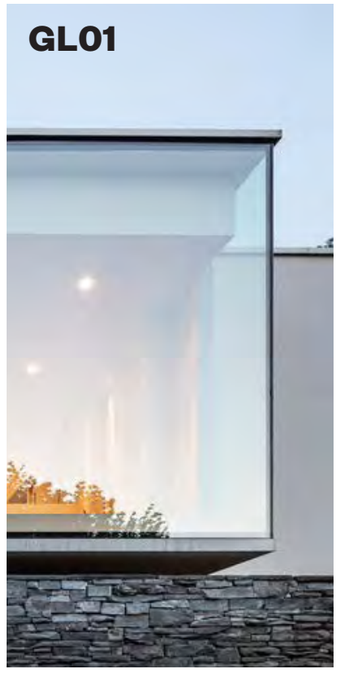
**MT04**

**METAL CLADDING**
COLOUR: EMBOSSED METAL

**GL01**

**GLAZING**
TYPE: CLEAR





# *Design Drawings*

DRAWING LIST - TOWN PLANNING

| Sheet Number | Sheet Name |
|---|---|
| 0000 EARLY WORKS | |
| TP.0000 | SCHEMATIC TITLE |
| 0100 EXISTING CONDITIONS | |
| TP.0100 | EXISTING SITE PLAN |
| 1000 GENERAL ARRANGEMENT | |
| TP.1000 | PROPOSED SITE PLAN |
| TP.1100 | LOWER GROUND FLOOR PLAN |
| TP.1101 | UPPER GROUND FLOOR PLAN |
| TP.1102 | LEVEL 01 PLAN |
| TP.1103 | LEVEL 02 PLAN |
| TP.1104 | LEVEL 03 PLAN |
| TP.1105 | LEVEL 04 PLAN |
| TP.1110 | ROOF PLAN |
| TP.1200 | LIQUOR LICENCE PLAN |
| 2000 ELEVATIONS | |
| TP.2000 | STREETSCAPE ELEVATION 01 |
| TP.2100 | NORTH ELEVATION |
| TP.2101 | EAST ELEVATION |
| TP.2102 | SOUTH ELEVATION |
| TP.2103 | WEST ELEVATION |
| TP.2104_DELETE | INTERNAL ELEVATIONS |
| TP.2200 | SIGNAGE DETAIL |
| 3000 SECTIONS | |
| TP.3000 | BUILDING SECTIONS - SHEET 01 |
| TP.3001 | BUILDING SECTIONS - SHEET 02 |
| TP.3002 | BUILDING SECTIONS - SHEET 03 |
| TP.3003 | BUILDING SECTIONS - SHEET 04 |
| TP.3004 | BUILDING SECTIONS - SHEET 05 |
| TP.3005 | BUILDING SECTIONS - SHEET 06 |
| 5000 INTERIORS / TYPOLOGIES | |
| TP.5001 | TYPOLOGY PLAN - STANDARD |
| TP.5002 | TYPOLOGY PLAN - STANDARD DDA |
| TP.5003 | TYPOLOGY PLAN SUITES |
| TP.5004 | TYPOLOGY PLAN ROCKSTAR |
| 8000 SHADOW STUDY | |
| TP.8000 | SHADOW STUDY - 09AM |
| TP.8001 | SHADOW STUDY - 10AM |
| TP.8002 | SHADOW STUDY - 11AM |
| TP.8003 | SHADOW STUDY - 12PM |
| TP.8004 | SHADOW STUDY - 1PM |
| TP.8005 | SHADOW STUDY - 2PM |
| TP.8006 | SHADOW STUDY - 3PM |

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NOTES

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| REV | DATE | REVISION | BY | CHK |
|---|---|---|---|---|
| A | 20/11/24 | TP SUBMISSION | AP | HW |
| B | 11/06/25 | TP SUBMISSION REVISED | EC | HW |
| C | 16/07/25 | TP SUBMISSION REVISED | EC | HW |
| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**SCHEMATIC TITLE**

**TP.0000**

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| C | 16/07/25 | TP SUBMISSION REVISED | EC | HW |
| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

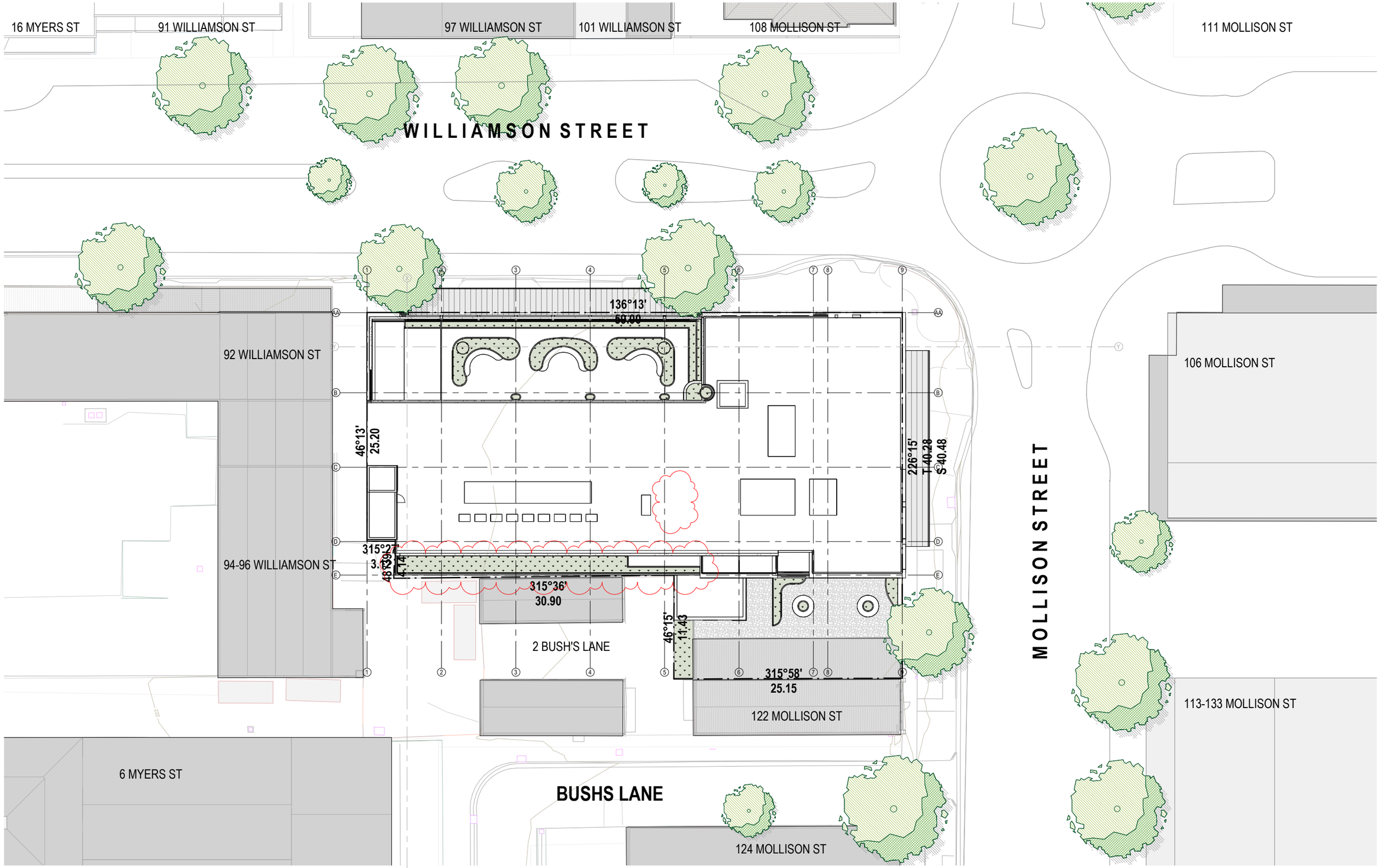
**TOWN PLANNING**

| | |
|---|---|
| JOB Nº | 24073 |
| REVISION Nº | D |
| DATE | 30/07/25 |
| SCALE | 1 : 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**EXISTING SITE PLAN**

TP.0100

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PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

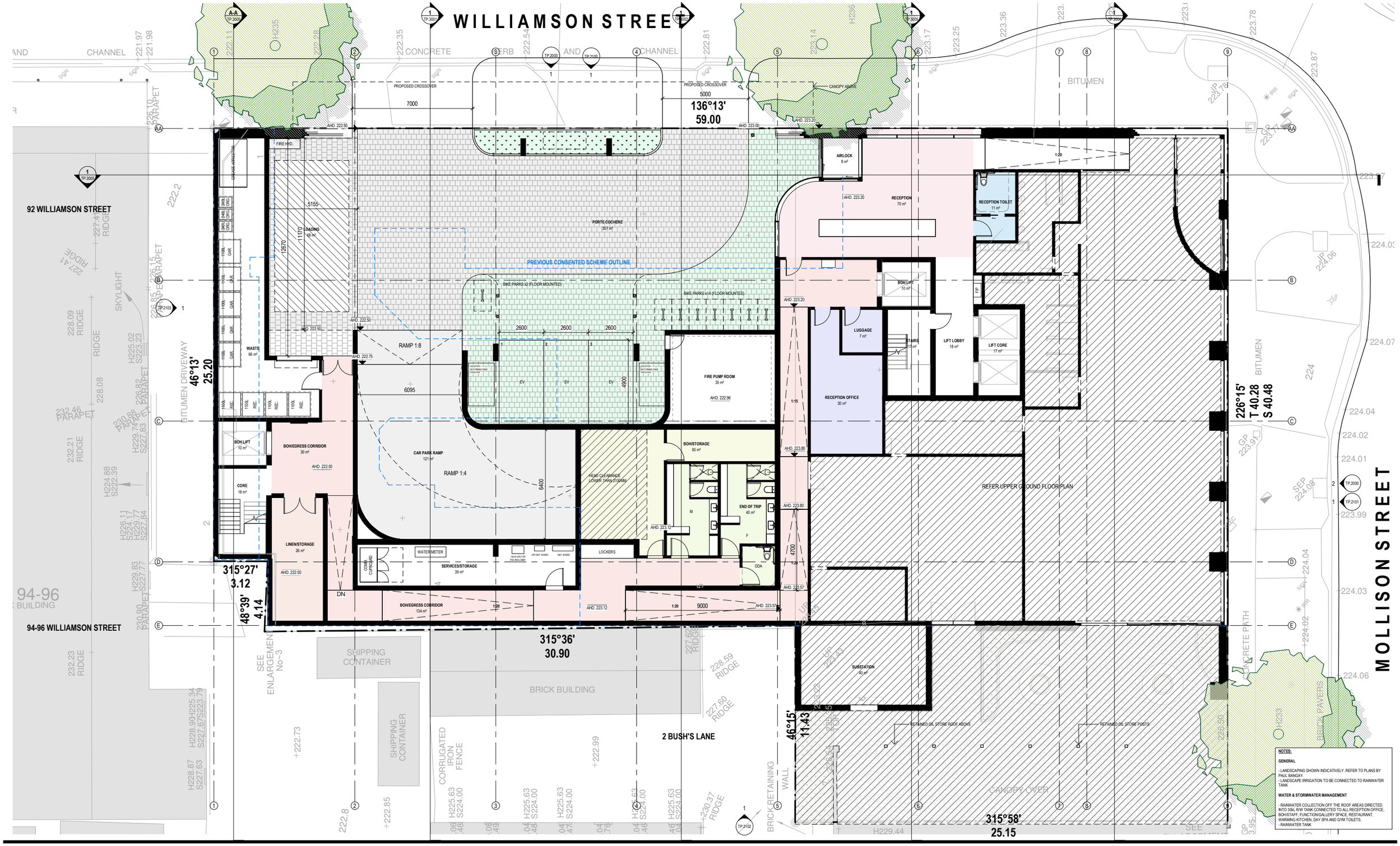
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1: 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**PROPOSED SITE PLAN**

**TP.1000**

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PROJECT

## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

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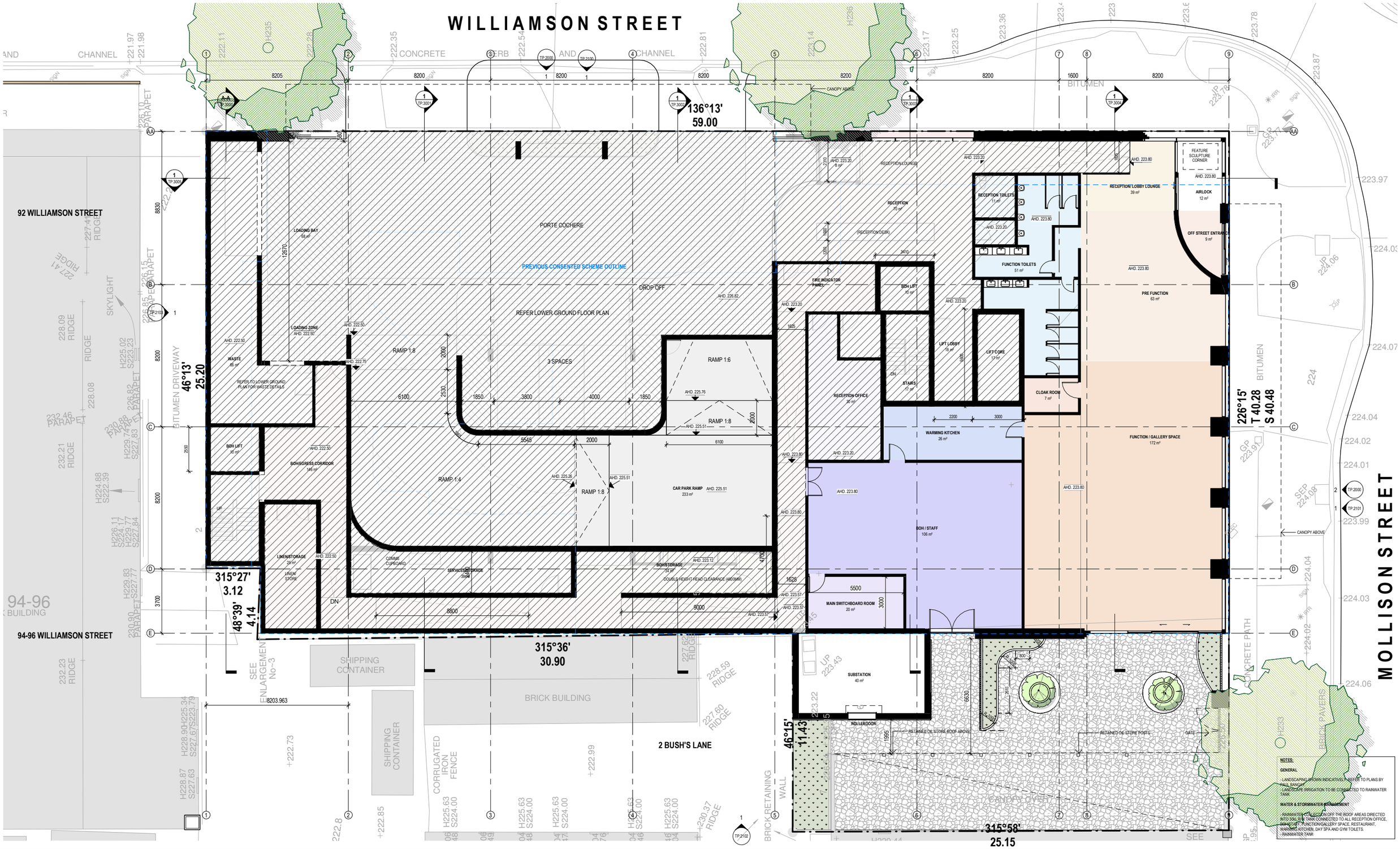
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**LOWER GROUND FLOOR PLAN** TP.1100

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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|---|---|
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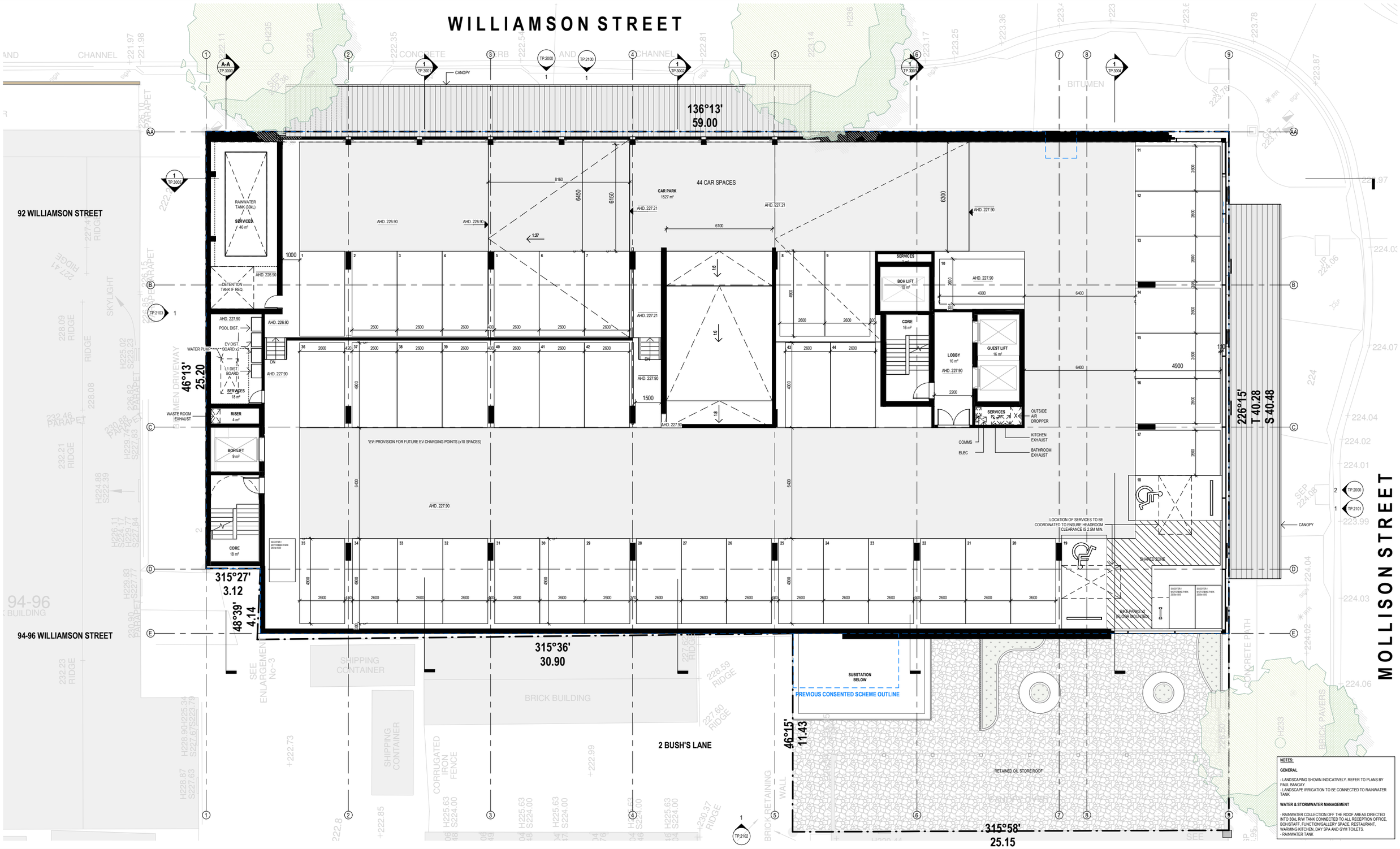
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**UPPER GROUND FLOOR PLAN**

**TP.1101**




**NOTES:**

**GENERAL**

- LANDSCAPING SHOWN INDICATIVELY. REFER TO PLANS BY PAUL BANGAY.
- LANDSCAPE IRRIGATION TO BE CONNECTED TO RAINWATER TANK

**WATER & STORMWATER MANAGEMENT**

- RAINWATER COLLECTION OFF THE ROOF AREAS DIRECTED INTO 30kL R/W TANK CONNECTED TO ALL RECEPTION OFFICE, BOH/STAFF, FUNCTION/GALLERY SPACE, RESTAURANT, WARMING KITCHEN, DAY SPA AND GYM TOILETS.
- RAINWATER TANK

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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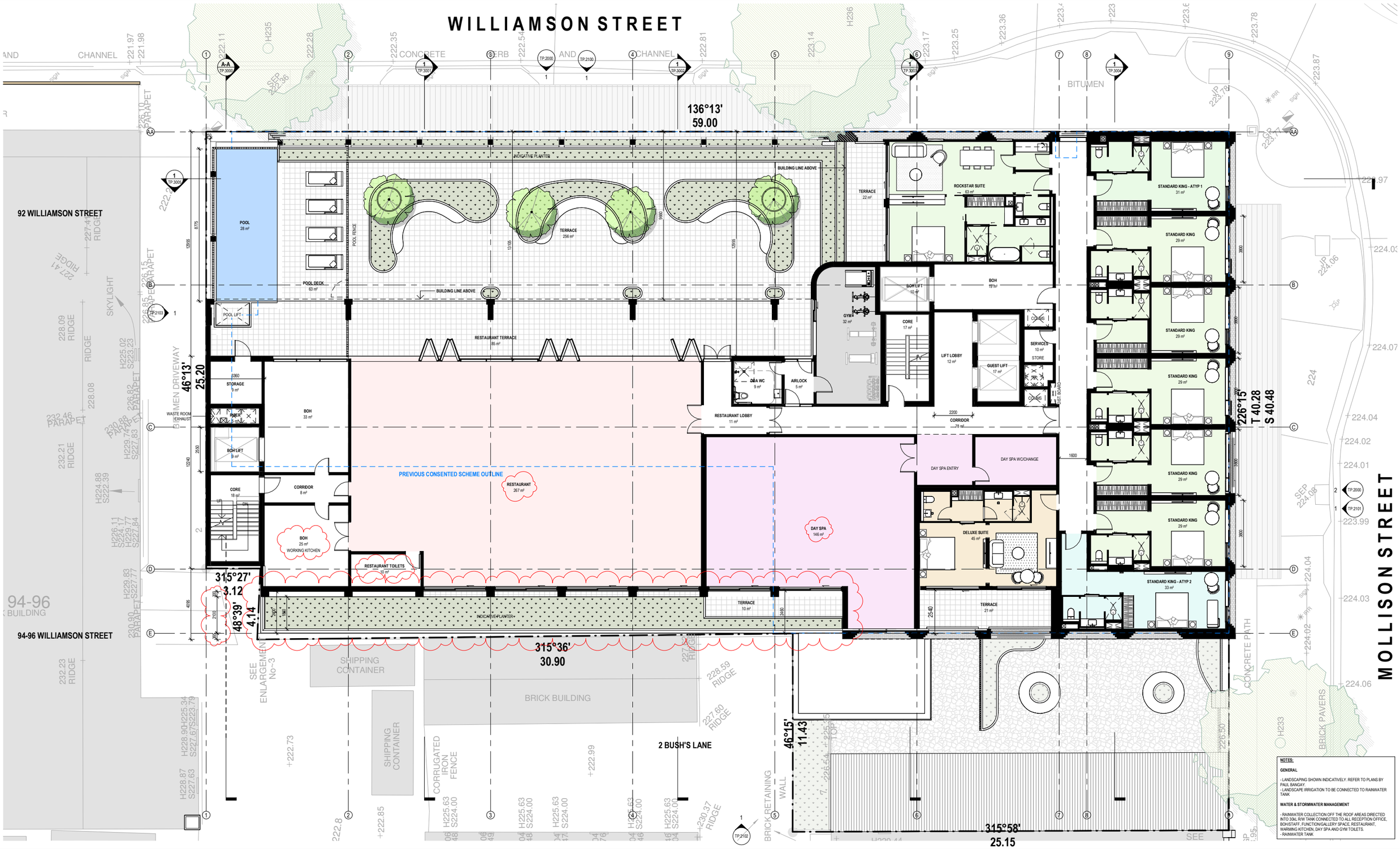
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**LEVEL 01 PLAN**

TP.1102

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WATER & STORMWATER MANAGEMENT

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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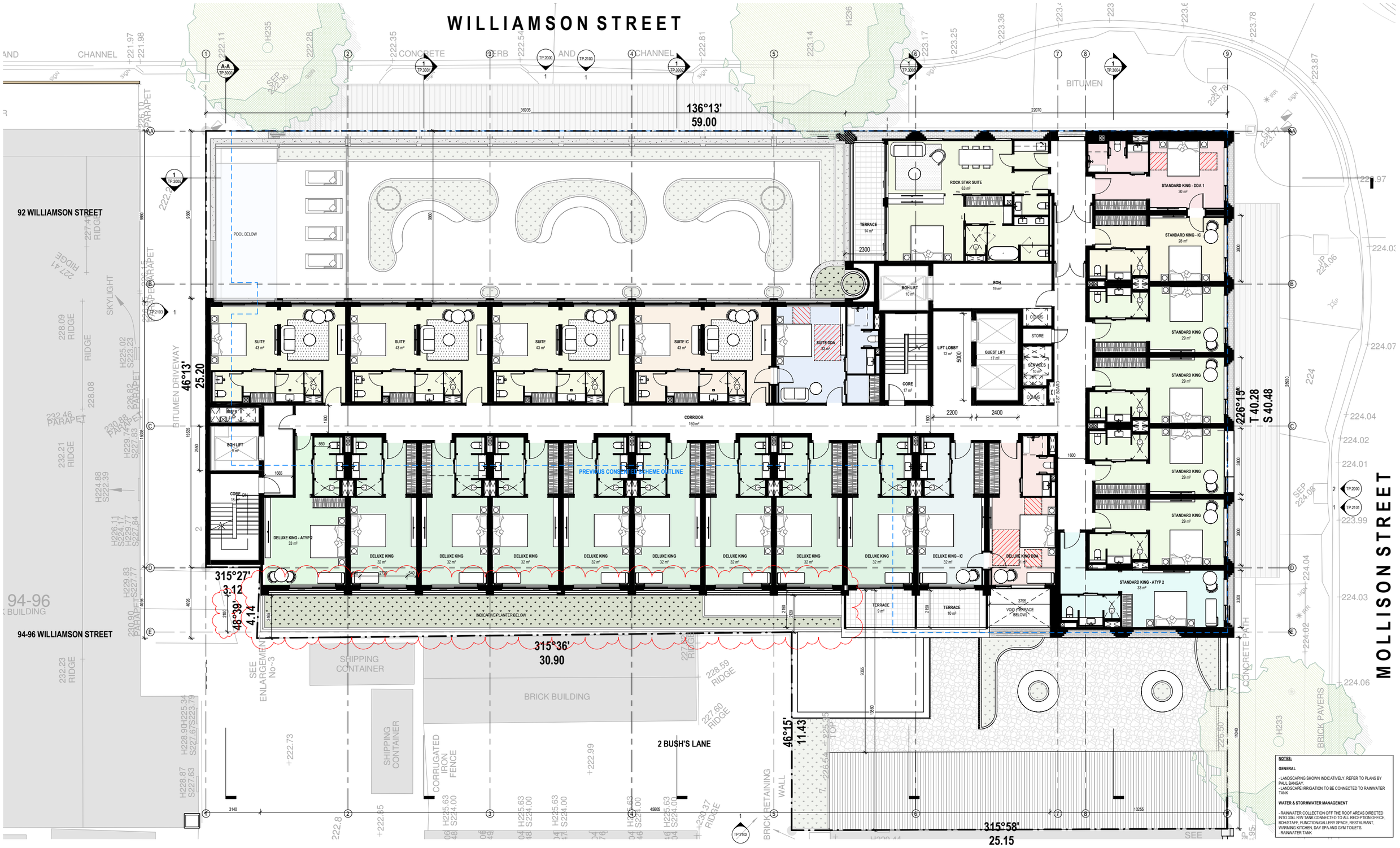
| CHECKED BY | HW |

DRAWING TITLE

**LEVEL 02 PLAN**

TP.1103




NOTES:

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WATER & STORMWATER MANAGEMENT

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## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

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**TOWN PLANNING**

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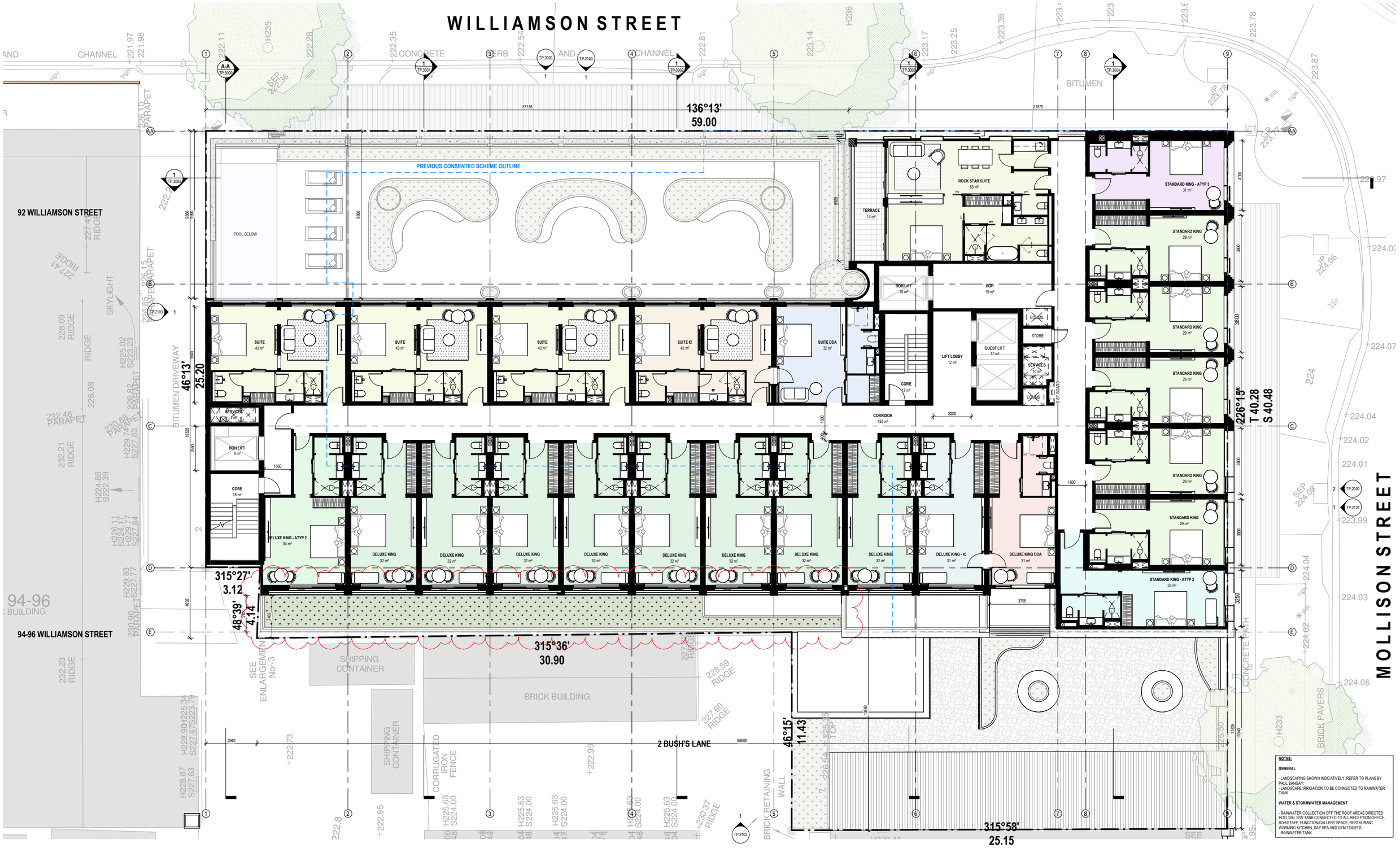
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**LEVEL 03 PLAN**

TP.1104

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WATER & STORMWATER MANAGEMENT

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# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

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**TOWN PLANNING**

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| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
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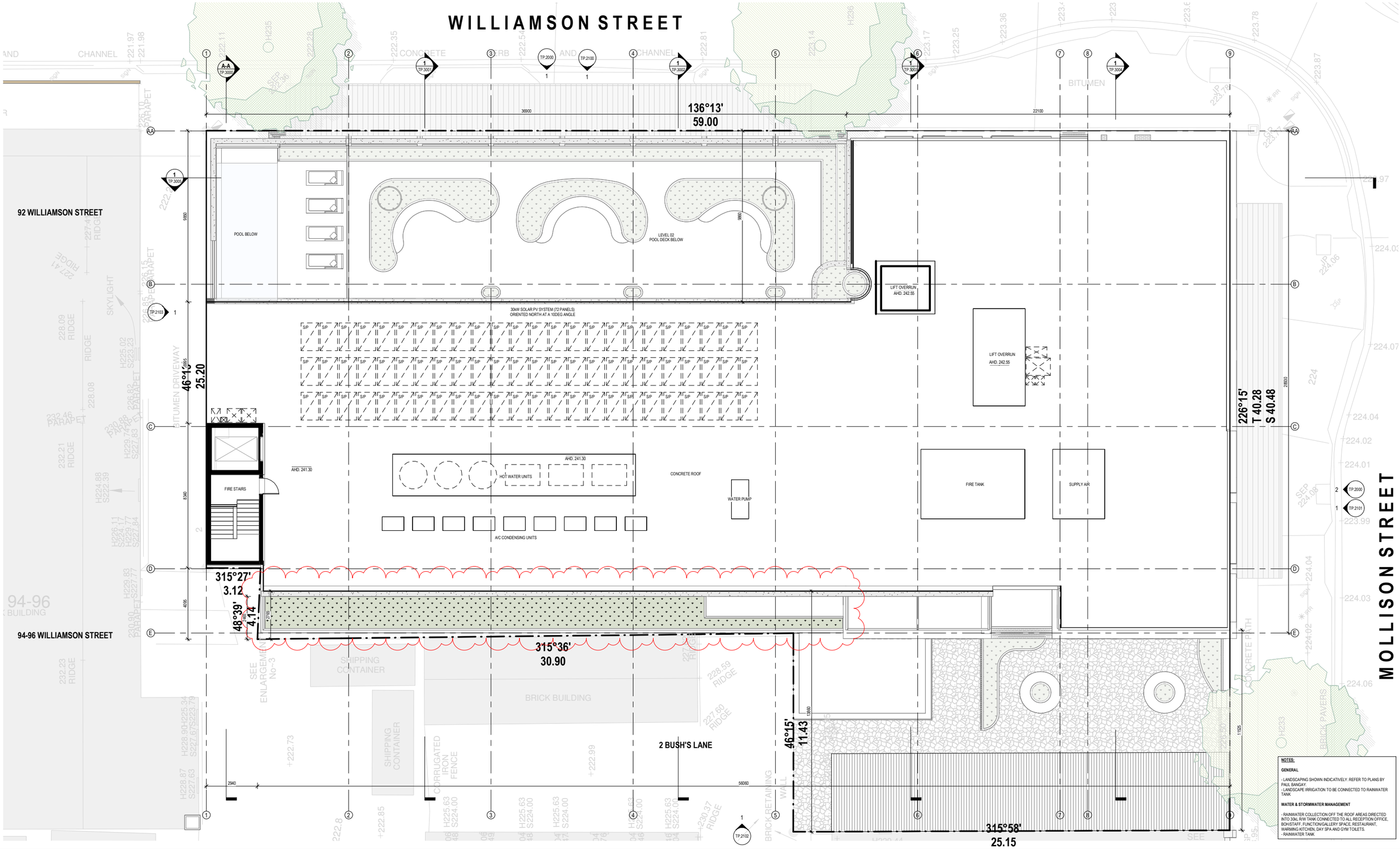
DRAWING TITLE

**LEVEL 04 PLAN**

TP.1105

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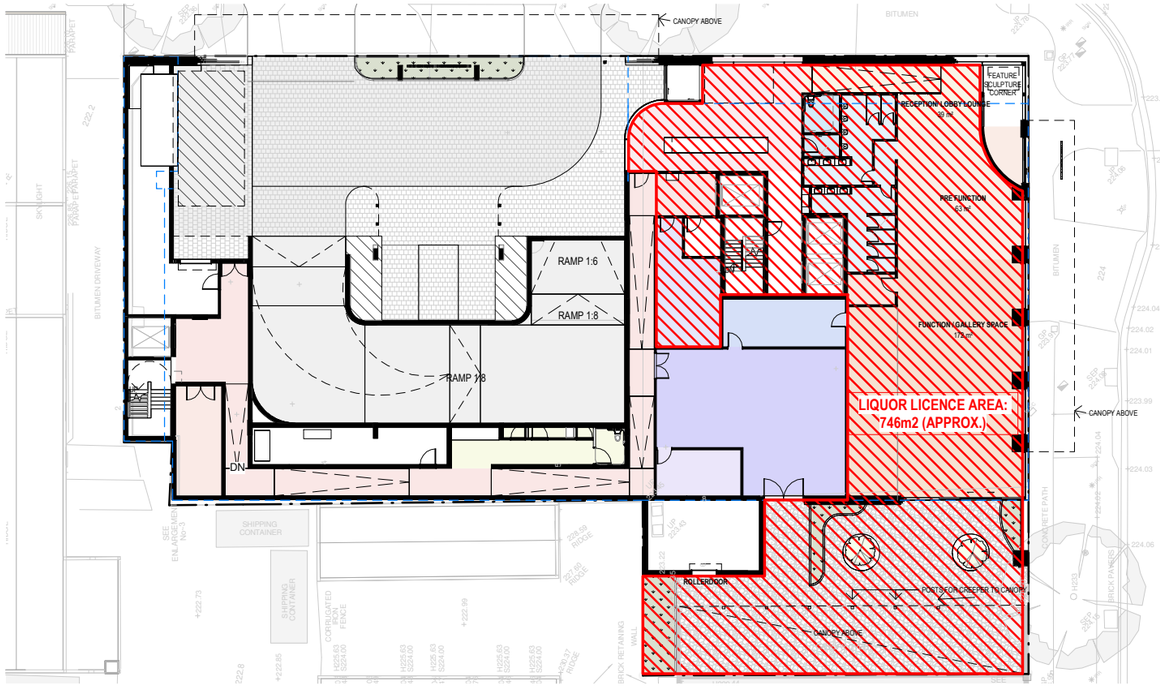
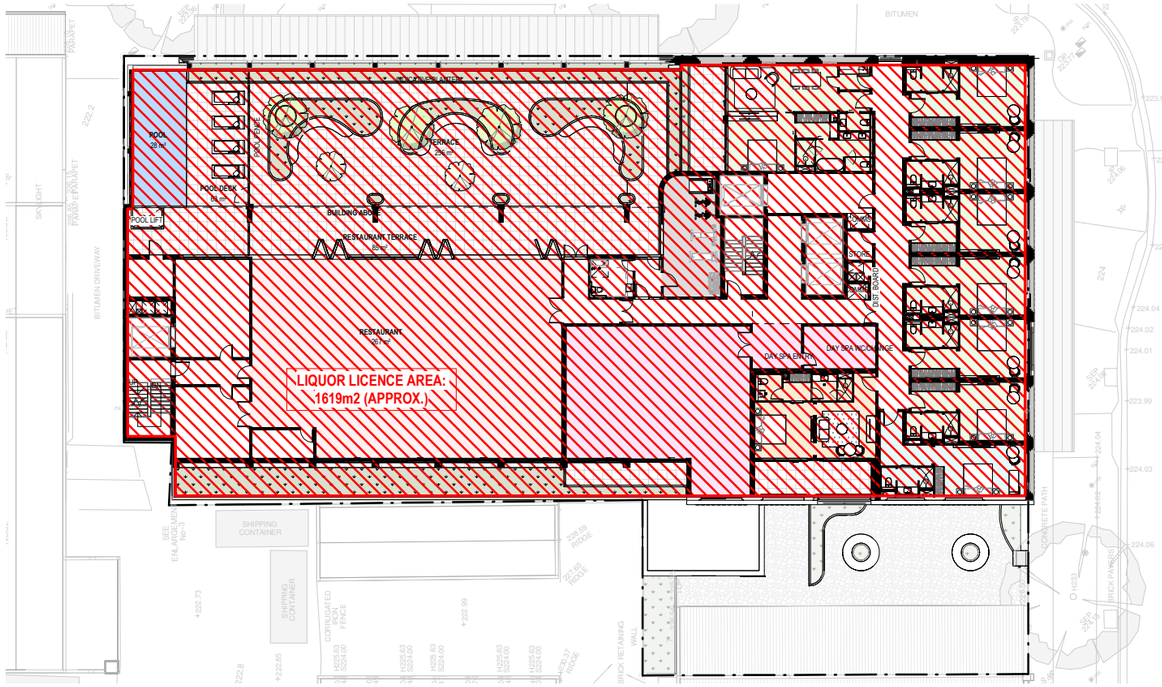
DRAWING TITLE

**ROOF PLAN**

TP.1110

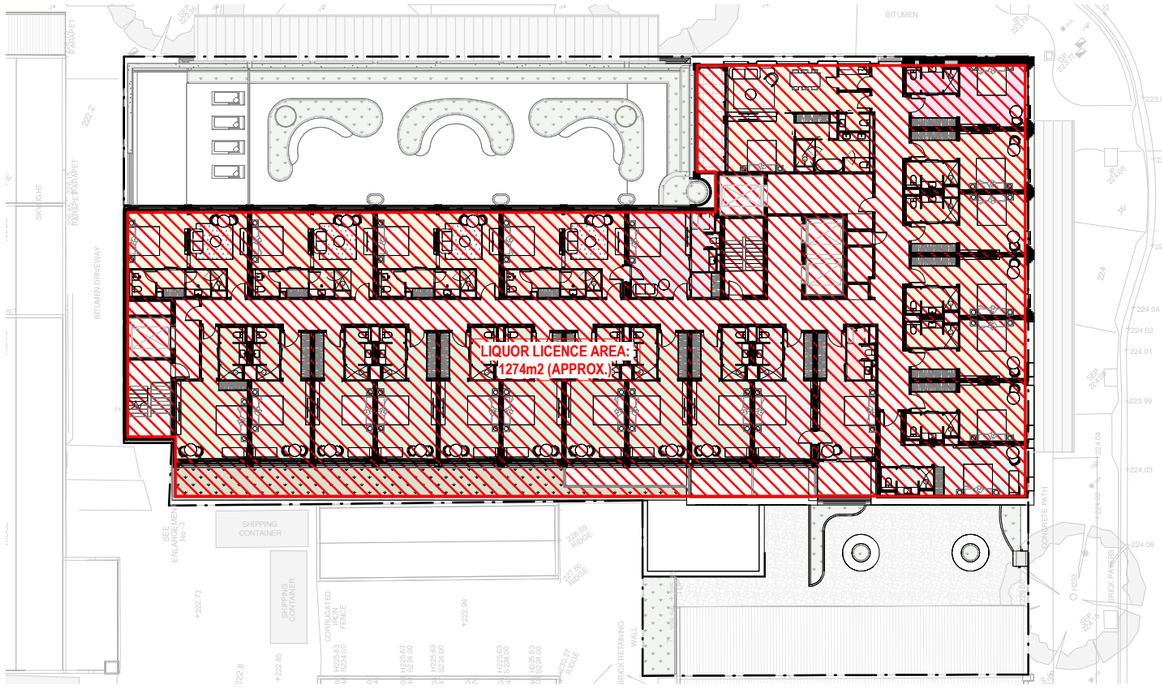



1 TP_GROUND FLOOR_LIQUOR LICENCE
TP.2000 1 : 200




2 TP_LEVEL 02_LIQUOR LICENCE
TP.2000 1 : 200

3 TP_LEVEL 03_LIQUOR LICENCE
TP.2000 1 : 200




4 TP_LEVEL 04_LIQUOR LICENCE
TP.2000 1 : 200

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

| | |
|---|---|
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| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1: 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**LIQUOR LICENCE PLAN**

**TP.1200**

1 TP.1100 **TP_NORTH STREET ELEVATION - PROPOSED**
1 : 200

2 TP.1100 **TP_EAST STREET ELEVATION - PROPOSED**
1 : 200

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**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

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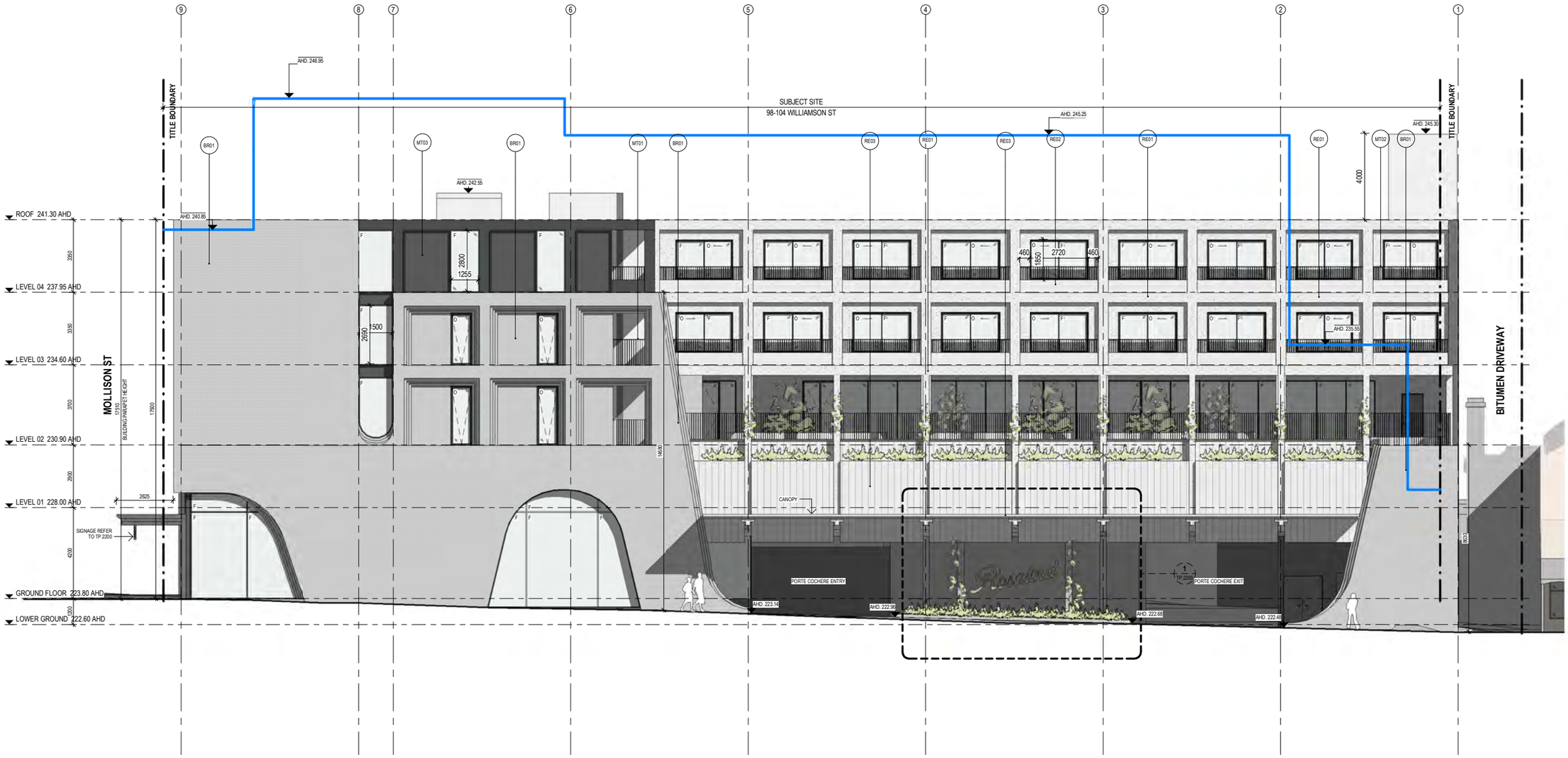
| CHECKED BY | HW |

DRAWING TITLE

**STREETSCAPE ELEVATION 01**

**TP.2000**

EXISTING PERMIT OUTLINE
WMK ARCHITECTURE (STAMPED 14.12.21)




## EXTERNAL MATERIAL LEGEND

| | |
|---|---|
| **BR01** | **BRICK**<br>COLOUR : DARK GREY |
| **BR02** | **BRICK**<br>ARRANGEMENT : HIT AND MISS<br>COLOUR : DARK GREY |
| **RE01** | **RENDER**<br>COLOUR: LIGHT GREY |
| **RE02** | **RENDER**<br>COLOUR: DARK GREY |
| **RE03** | **RENDER**<br>FINISH: TEXTURED CONCRETE<br>COLOUR: LIGHT GREY |
| **MT01** | **METAL - DETAILING**<br>COLOUR: DARK CHARCOAL |
| **MT02** | **METAL - DETAILING**<br>COLOUR: LIGHT GREY |
| **MT03** | **METAL - CLADDING**<br>COLOUR: DARK CHARCOAL |
| **MT04** | **METAL - CLADDING**<br>COLOUR: EMBOSSED METAL |
| **MT05** | **METAL - MESH**<br>COLOUR: NATURAL |
| **GL01** | **GLAZING**<br>TYPE: CLEAR |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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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| REVISION N° | D |
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| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC |
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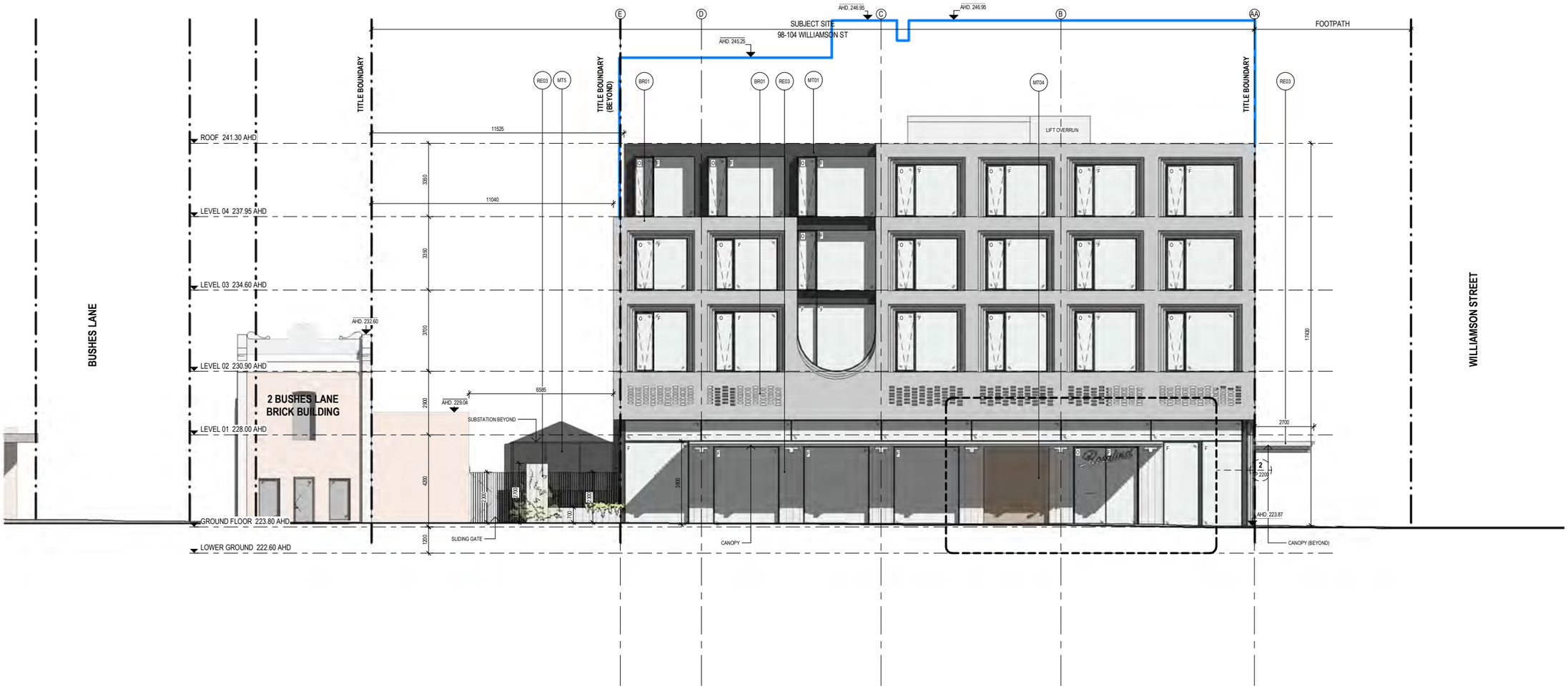
DRAWING TITLE

**NORTH ELEVATION**

**TP.2100**

EXISTING PERMIT OUTLINE
WMK ARCHITECTURE (STAMPED 14.12.21)




## EXTERNAL MATERIAL LEGEND

| | |
|---|---|
| **BR01** | **BRICK**<br>COLOUR : DARK GREY |
| **BR02** | **BRICK**<br>ARRANGEMENT : HIT AND MISS<br>COLOUR : DARK GREY |
| **RE01** | **RENDER**<br>COLOUR: LIGHT GREY |
| **RE02** | **RENDER**<br>COLOUR: DARK GREY |
| **RE03** | **RENDER**<br>FINISH: TEXTURED CONCRETE<br>COLOUR: LIGHT GREY |
| **MT01** | **METAL - DETAILING**<br>COLOUR: DARK CHARCOAL |
| **MT02** | **METAL - DETAILING**<br>COLOUR: LIGHT GREY |
| **MT03** | **METAL - CLADDING**<br>COLOUR: DARK CHARCOAL |
| **MT04** | **METAL - CLADDING**<br>COLOUR: EMBOSSED METAL |
| **MT05** | **METAL - MESH**<br>COLOUR: NATURAL |
| **GL01** | **GLAZING**<br>TYPE: CLEAR |

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

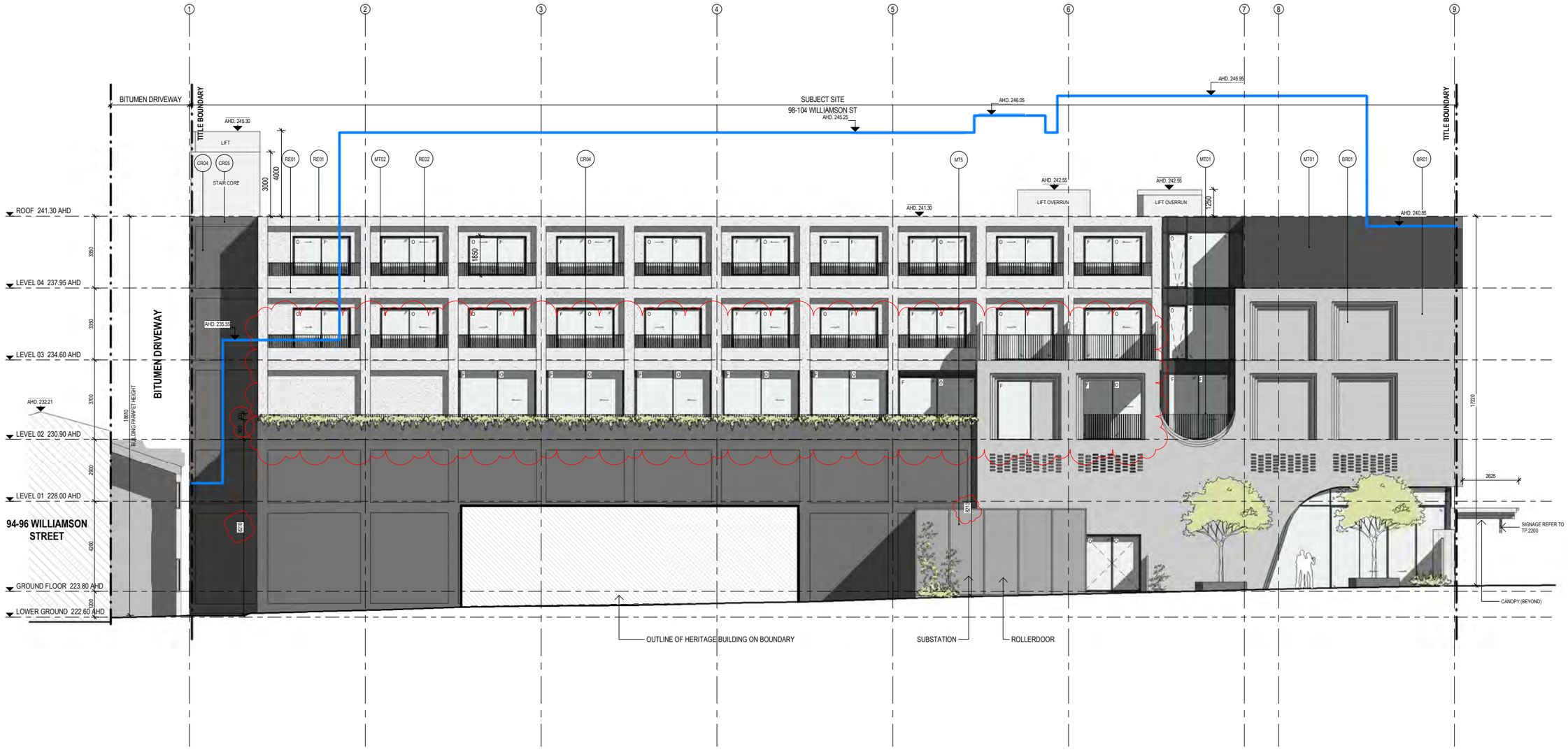
| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1: 100 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**EAST ELEVATION**

**TP.2101**

EXISTING PERMIT OUTLINE
WMK ARCHITECTURE (STAMPED 14.12.21)




## EXTERNAL MATERIAL LEGEND

| | |
|---|---|
| BR01 | **BRICK**<br>COLOUR : DARK GREY |
| BR02 | **BRICK**<br>ARRANGEMENT : HIT AND MISS<br>COLOUR : DARK GREY |
| RE01 | **RENDER**<br>COLOUR: LIGHT GREY |
| RE02 | **RENDER**<br>COLOUR: DARK GREY |
| RE03 | **RENDER**<br>FINISH: TEXTURED CONCRETE<br>COLOUR: LIGHT GREY |
| MT01 | **METAL - DETAILING**<br>COLOUR: DARK CHARCOAL |
| MT02 | **METAL - DETAILING**<br>COLOUR: LIGHT GREY |
| MT03 | **METAL - CLADDING**<br>COLOUR: DARK CHARCOAL |
| MT04 | **METAL - CLADDING**<br>COLOUR: EMBOSSED METAL |
| MT05 | **METAL - MESH**<br>COLOUR: NATURAL |
| GL01 | **GLAZING**<br>TYPE: CLEAR |

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

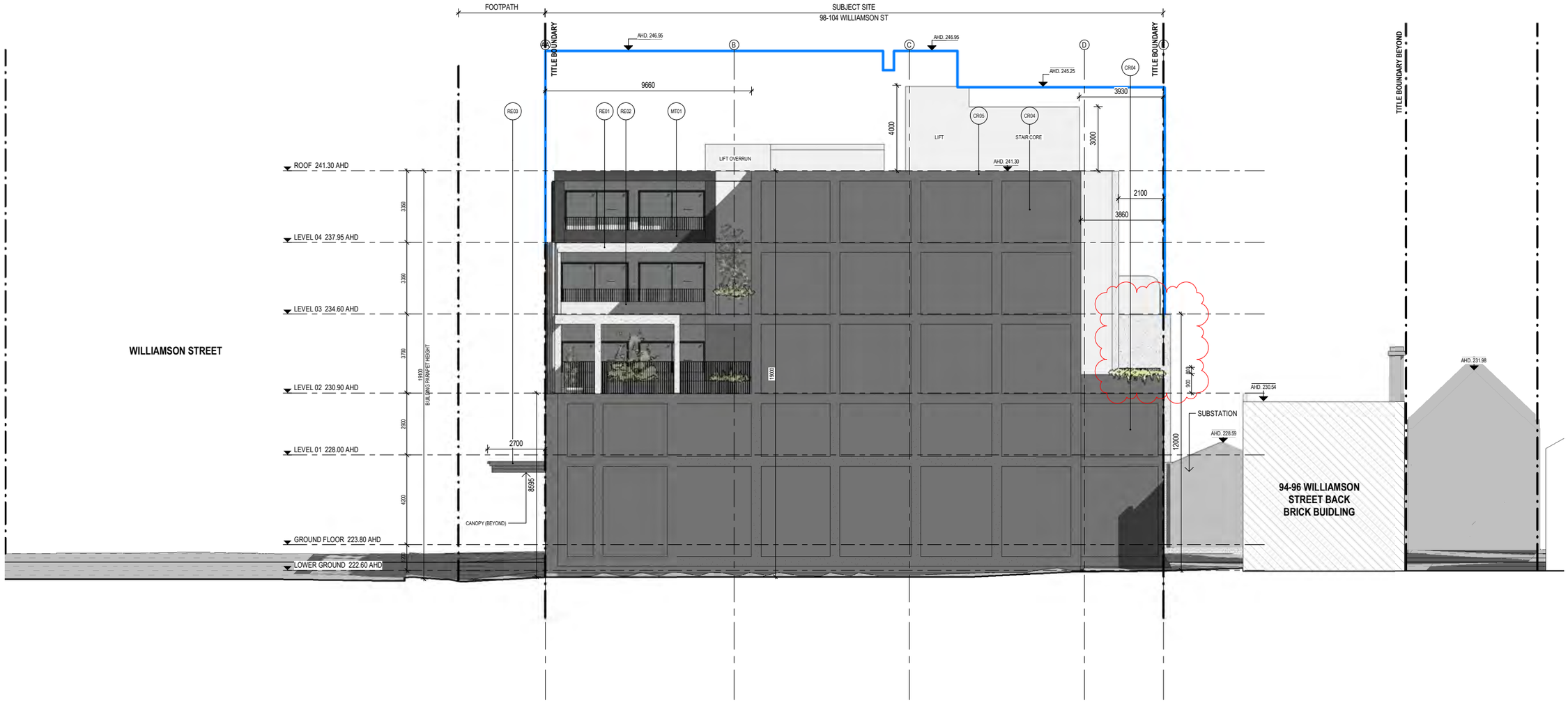
| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**SOUTH ELEVATION**

TP.2102

EXISTING PERMIT OUTLINE
WMK ARCHITECTURE (STAMPED 14.12.21)




## EXTERNAL MATERIAL LEGEND

| | |
|---|---|
| **BR01** | **BRICK**<br>COLOUR : DARK GREY |
| **BR02** | **BRICK**<br>ARRANGEMENT : HIT AND MISS<br>COLOUR : DARK GREY |
| **RE01** | **RENDER**<br>COLOUR: LIGHT GREY |
| **RE02** | **RENDER**<br>COLOUR: DARK GREY |
| **RE03** | **RENDER**<br>FINISH: TEXTURED CONCRETE<br>COLOUR: LIGHT GREY |
| **MT01** | **METAL - DETAILING**<br>COLOUR: DARK CHARCOAL |
| **MT02** | **METAL - DETAILING**<br>COLOUR: LIGHT GREY |
| **MT03** | **METAL - CLADDING**<br>COLOUR: DARK CHARCOAL |
| **MT04** | **METAL - CLADDING**<br>COLOUR: EMBOSSED METAL |
| **MT05** | **METAL - MESH**<br>COLOUR: NATURAL |
| **GL01** | **GLAZING**<br>TYPE: CLEAR |

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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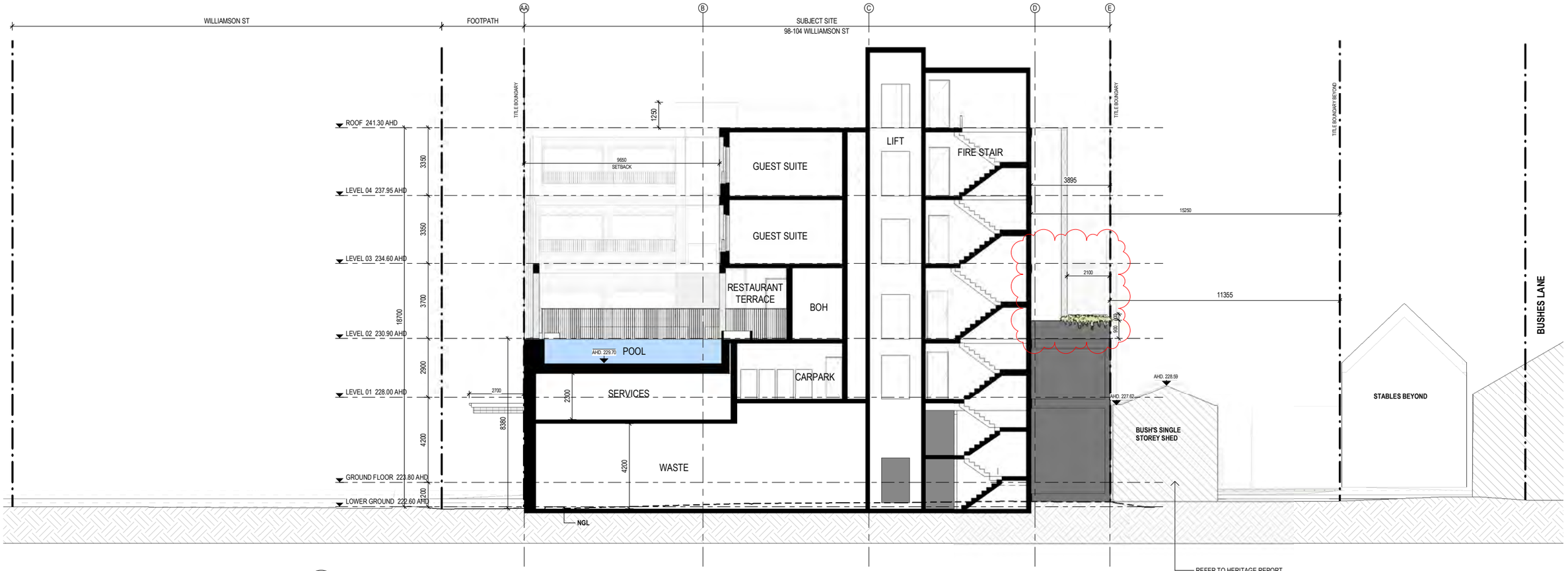
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**WEST ELEVATION**

**TP.2103**




A-A TP.1100 **BUILDING SECTION A-A**
1 : 100

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## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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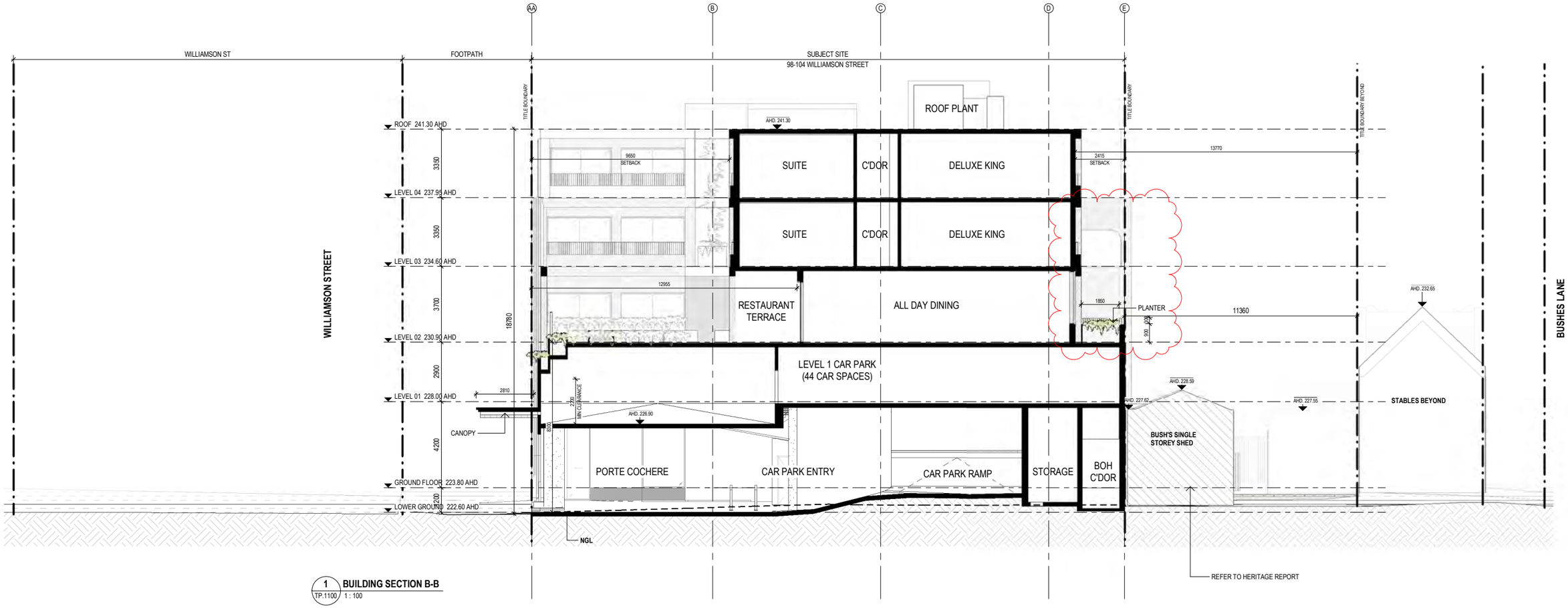
DRAWING TITLE

**BUILDING SECTIONS - SHEET 01**

**TP.3000**




1 TP.1100 **BUILDING SECTION B-B**
1 : 100

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**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

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**TOWN PLANNING**

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| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC / EC |
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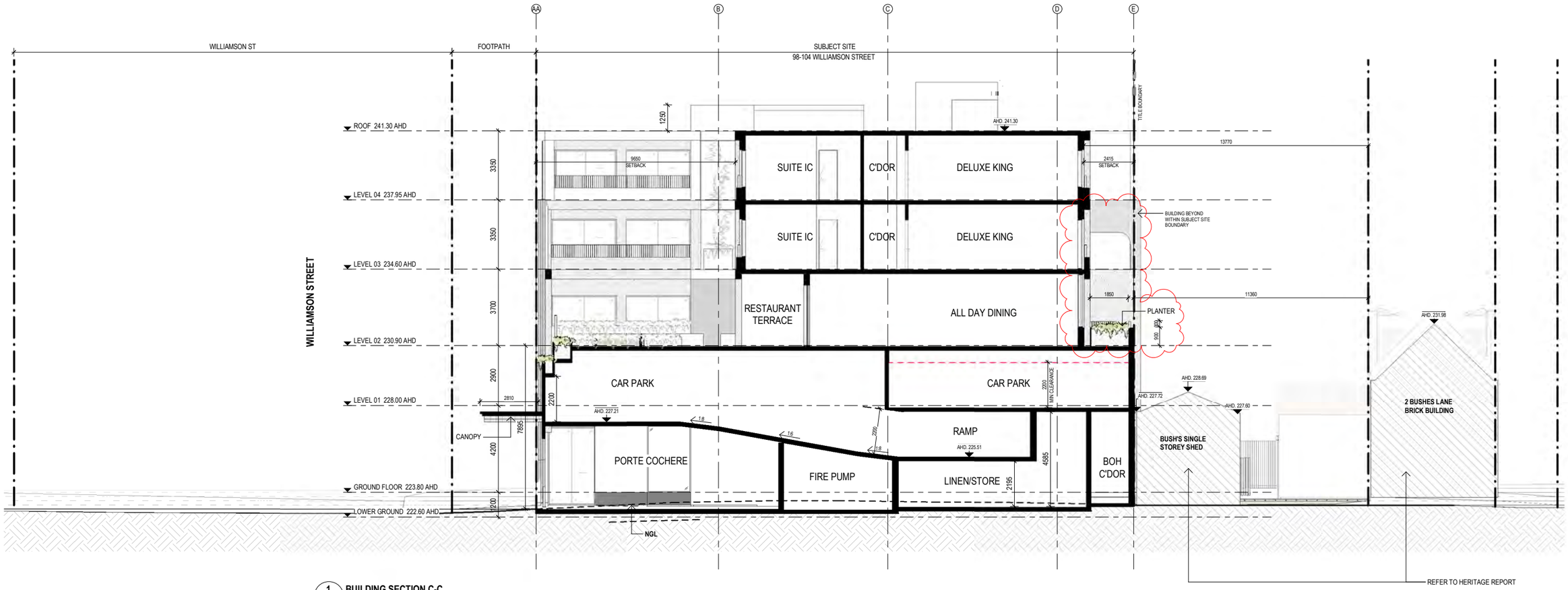
DRAWING TITLE

**BUILDING SECTIONS - SHEET 02**

**TP.3001**




1 TP.1100 **BUILDING SECTION C-C**
1 : 100

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**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

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DRAWING STATUS

**TOWN PLANNING**

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| DATE | 30/07/25 |
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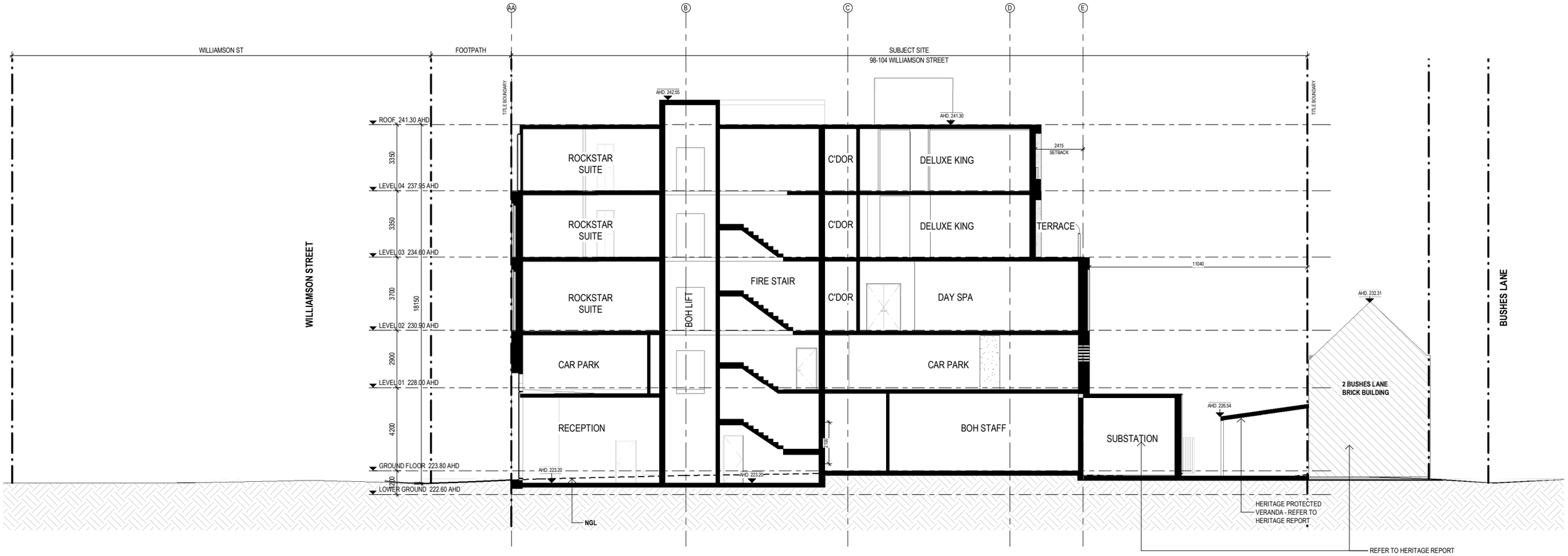
DRAWING TITLE

**BUILDING SECTIONS - SHEET 03**

**TP.3002**




1 TP.1100 **BUILDING SECTION D-D**
1 : 100

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

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## HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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| REVISION N° | D |
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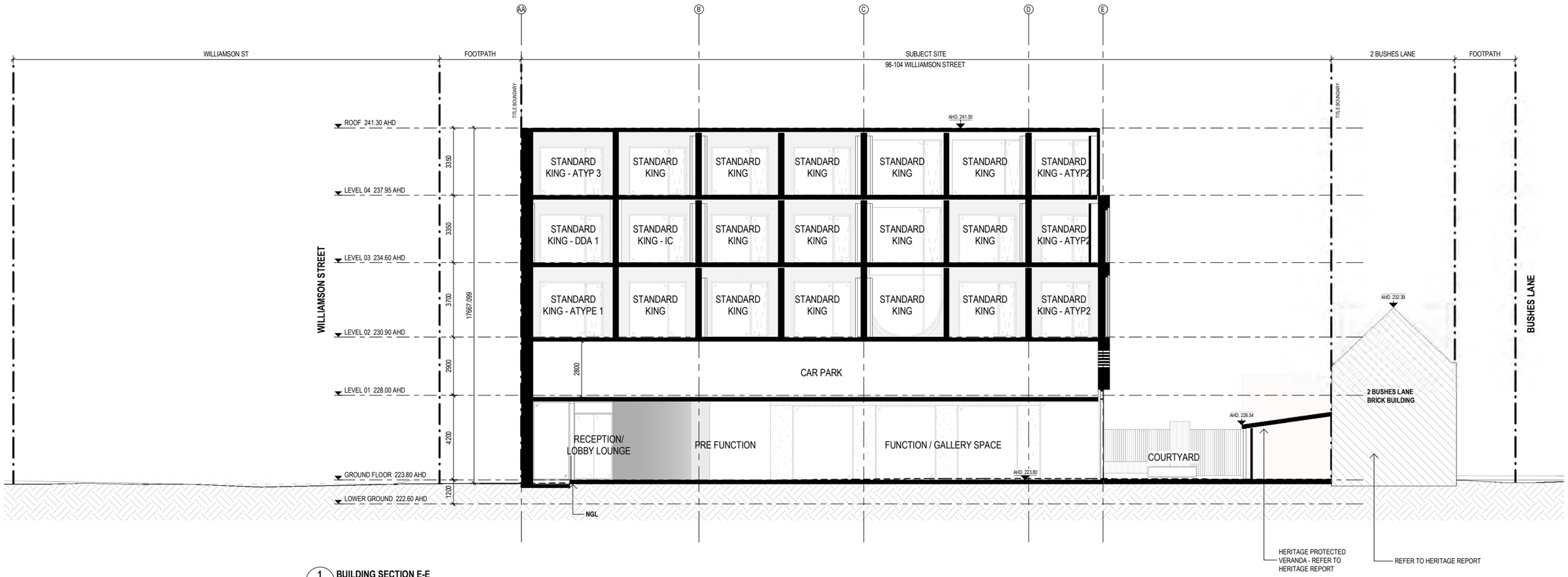
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**BUILDING SECTIONS - SHEET 04**

**TP.3003**




1 TP.1100 **BUILDING SECTION E-E**
1 : 100

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PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
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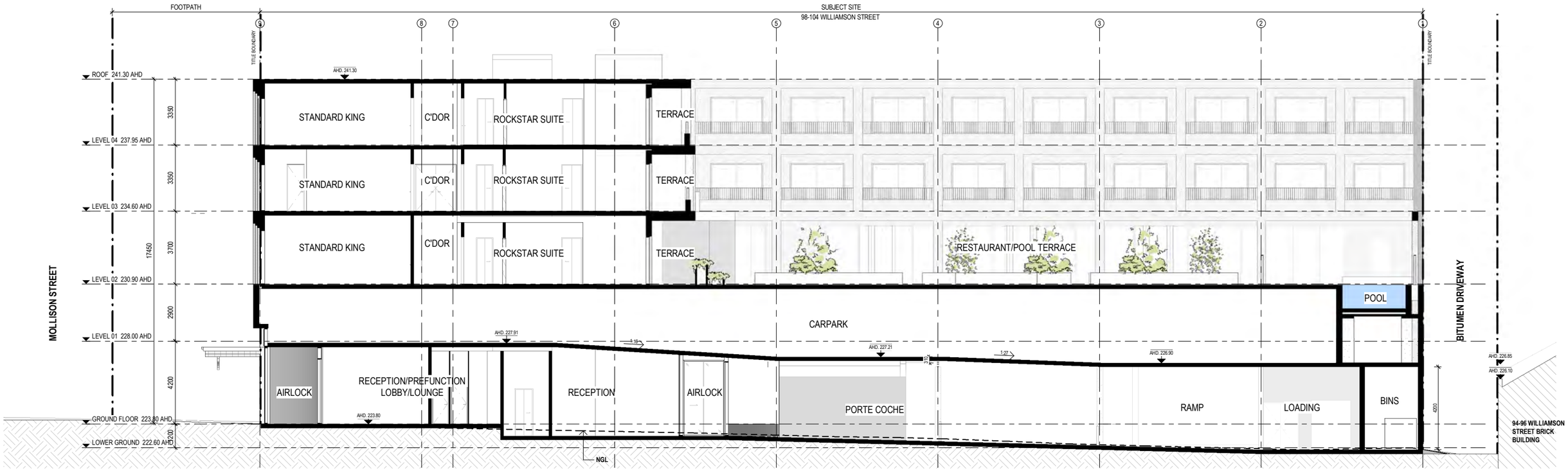
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**BUILDING SECTIONS - SHEET 05**

**TP.3004**




1 / TP.1100 **BUILDING SECTION F-F**
1 : 100

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PROJECT
## HOTEL ROSALIND
98-104 WILLIAMSON STREET BENDIGO
HOTEL

DRAWING STATUS
**TOWN PLANNING**

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|---|---|
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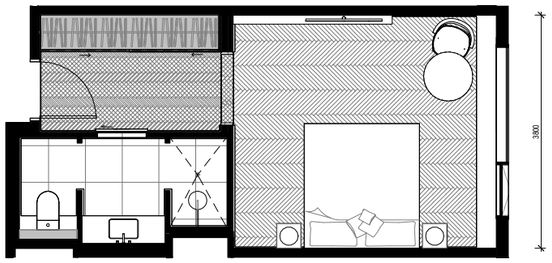
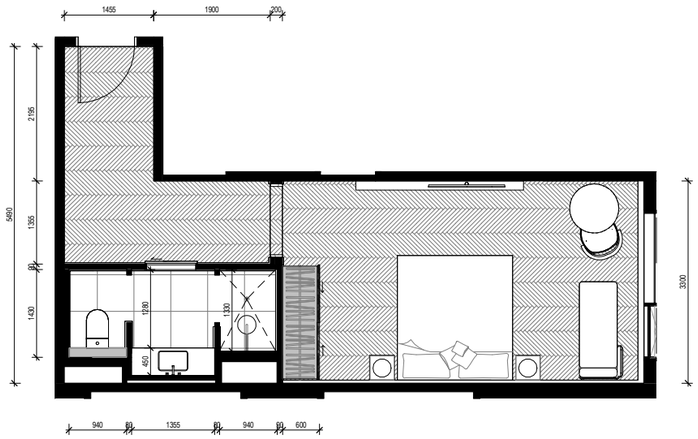
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 100 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE
**BUILDING SECTIONS - SHEET 06**

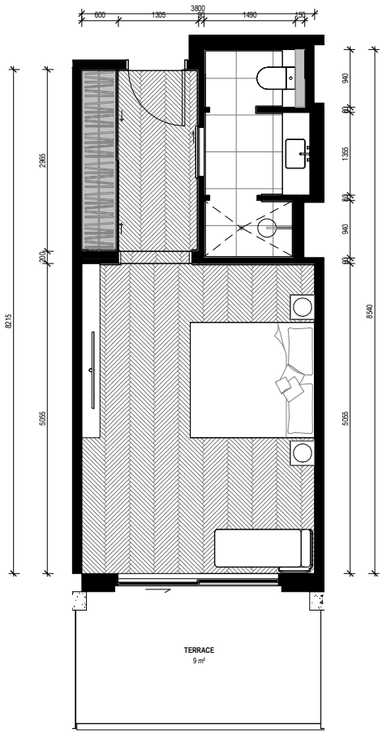
**TP.3005**



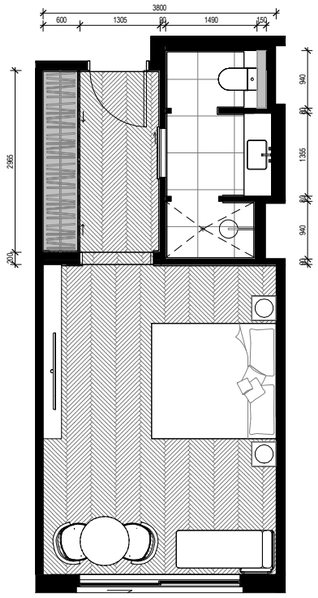

2 TP.2000 **TYPOLOGY-STANDARD KING**
1 : 50



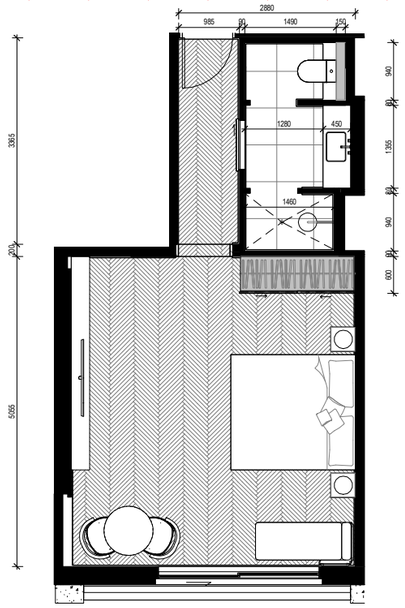

3 TP.2000 **TYPOLOGY-STANDARD KING ATYPICAL**
1 : 50




4 TP.2000 **TYPOLOGY-DELUXE KING - TERRACE**
1 : 50




1 TP.2000 **TYPOLOGY-DELUXE KING**
1 : 50




5 TP.2000 **TYPOLOGY-DELUXE KING ATYPICAL**
1 : 50

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PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

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| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 50 @ A1 |
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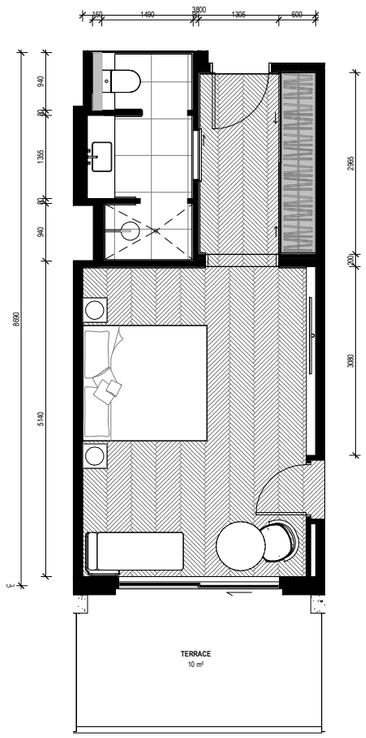
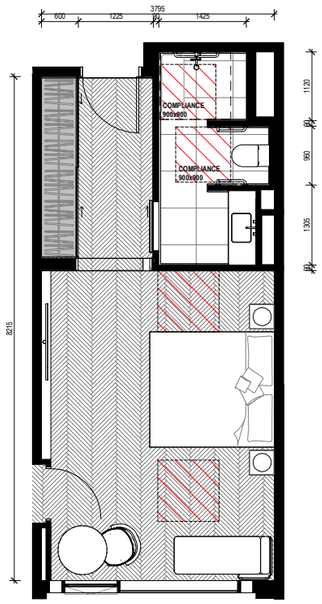
DRAWING TITLE

**TYPOLOGY PLAN - STANDARD**

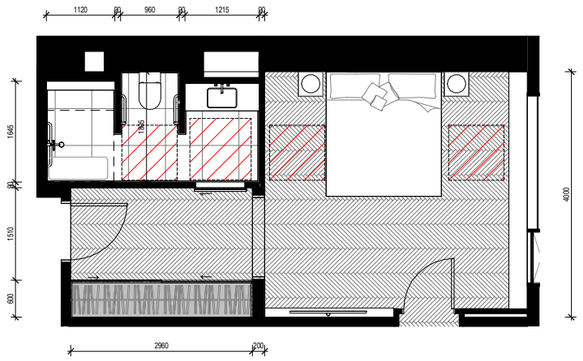
**TP.5001**



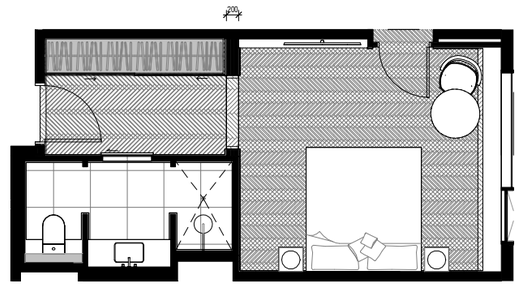

1 TP.2000 **TYPOLOGY- DELUXE KING IC**
1 : 50




2 TP.2000 **TYPOLOGY-DELUXE KING DDA1**
1 : 50



3 TP.2000 **TYPOLOGY- STANDARD KING DDA**
1 : 50



4 TP.2000 **TYPOLOGY-STANDARD KING SHORTER IC**
1 : 50

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

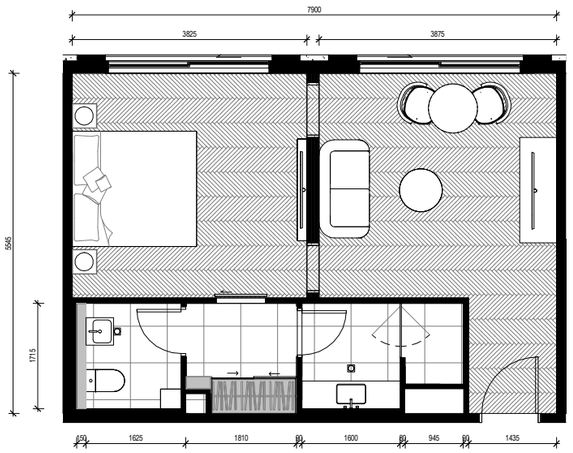
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 50 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

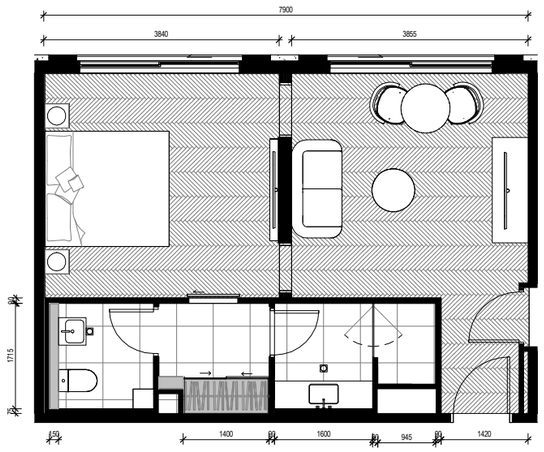
DRAWING TITLE

**TYPOLOGY PLAN - STANDARD DDA**

**TP.5002**




1 TP.2000 **TYPOLOGY-SUITE**
1 : 50




2 TP.2000 **TYPOLOGY-SUITE IC**
1 : 50

3 TP.2000 **TYPOLOGY-SUITE DDA - TBC**
1 : 50

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PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

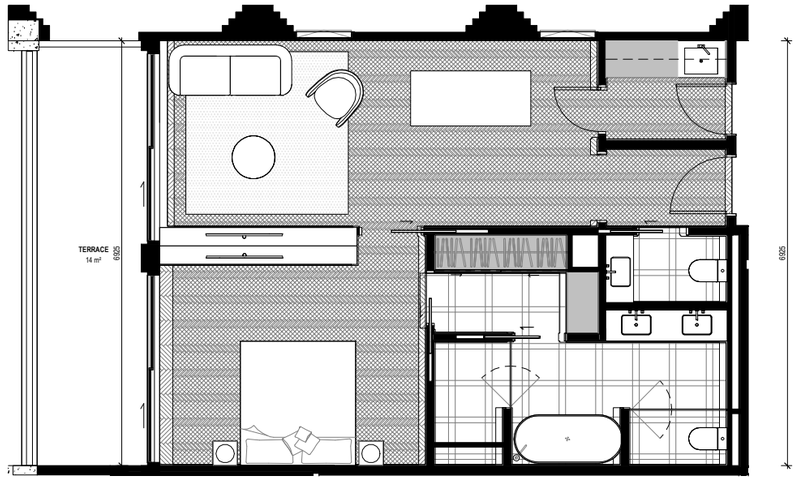
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 50 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**TYPOLOGY PLAN SUITES**

**TP.5003**




1 TP.2000 **TYPOLOGY-ROCKSTAR**
1 : 50

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PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

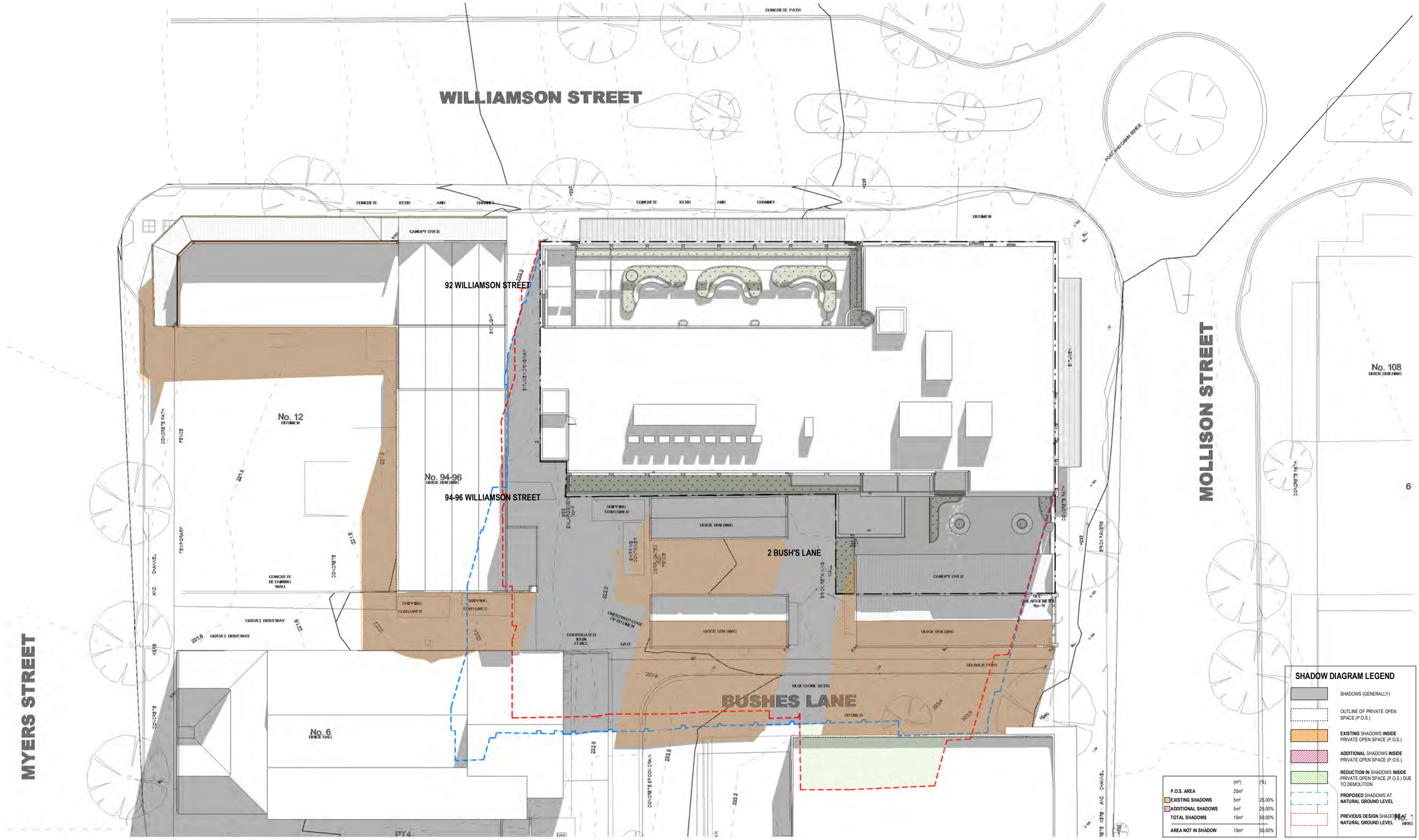
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 50 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**TYPOLOGY PLAN ROCKSTAR**

**TP.5004**




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
| EXISTING SHADOWS | 5m² | 25.00% |
| ADDITIONAL SHADOWS | 5m² | 25.00% |
| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

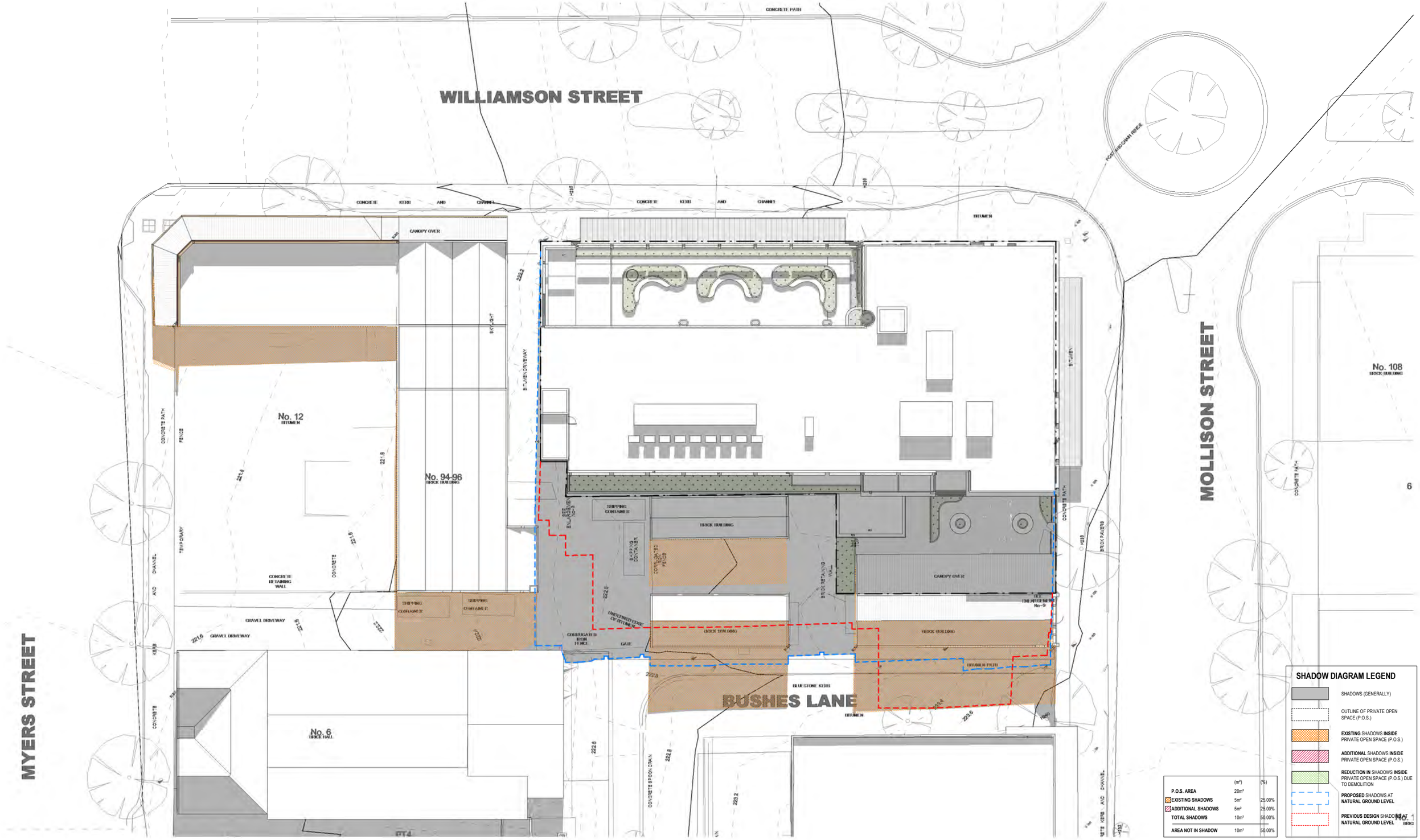
TOWN PLANNING

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

## SHADOW STUDY - 09AM

TP.8000




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
| EXISTING SHADOWS | 5m² | 25.00% |
| ADDITIONAL SHADOWS | 5m² | 25.00% |
| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

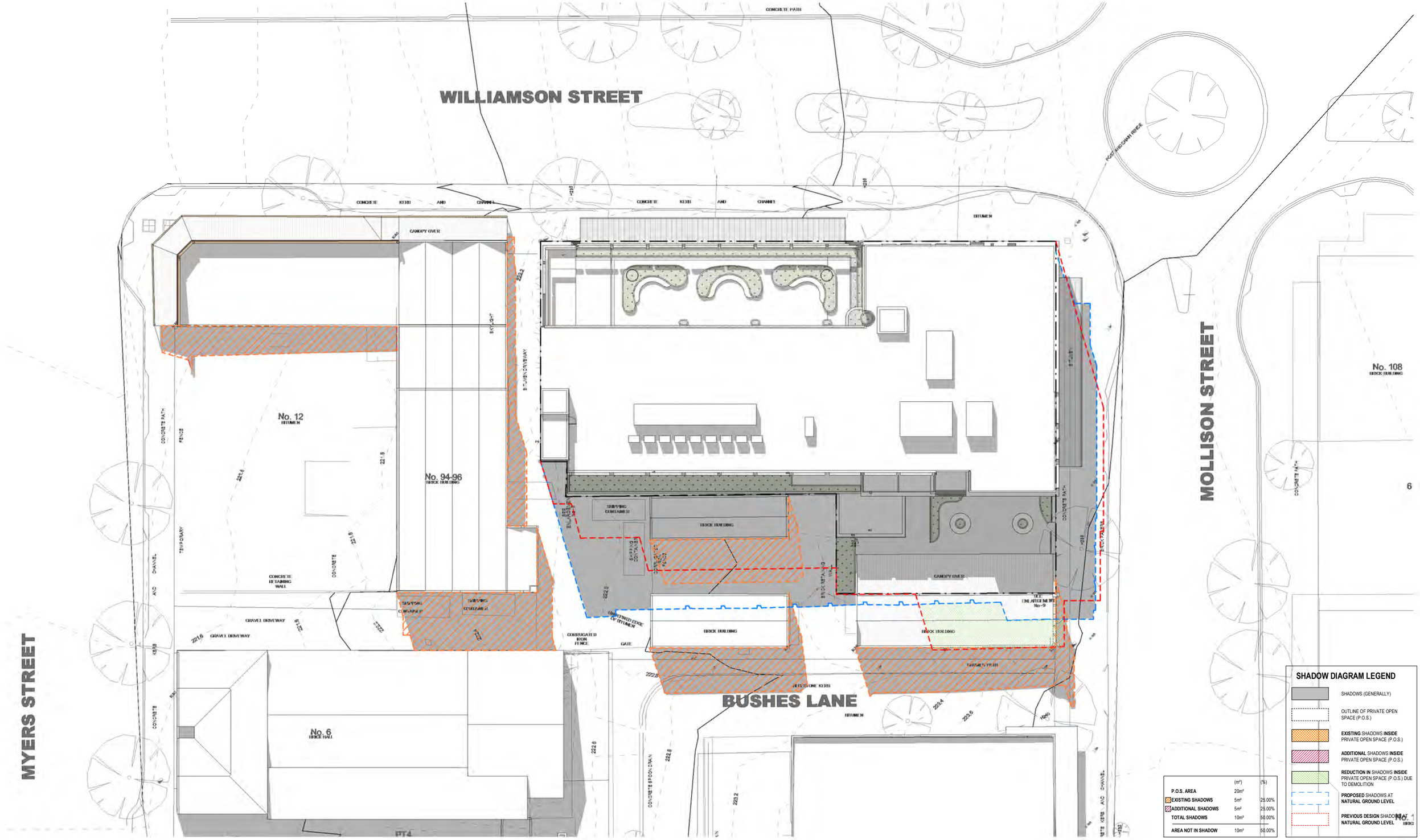
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**SHADOW STUDY - 10AM**

TP.8001




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
| EXISTING SHADOWS | 5m² | 25.00% |
| ADDITIONAL SHADOWS | 5m² | 25.00% |
| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

TOWN PLANNING

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
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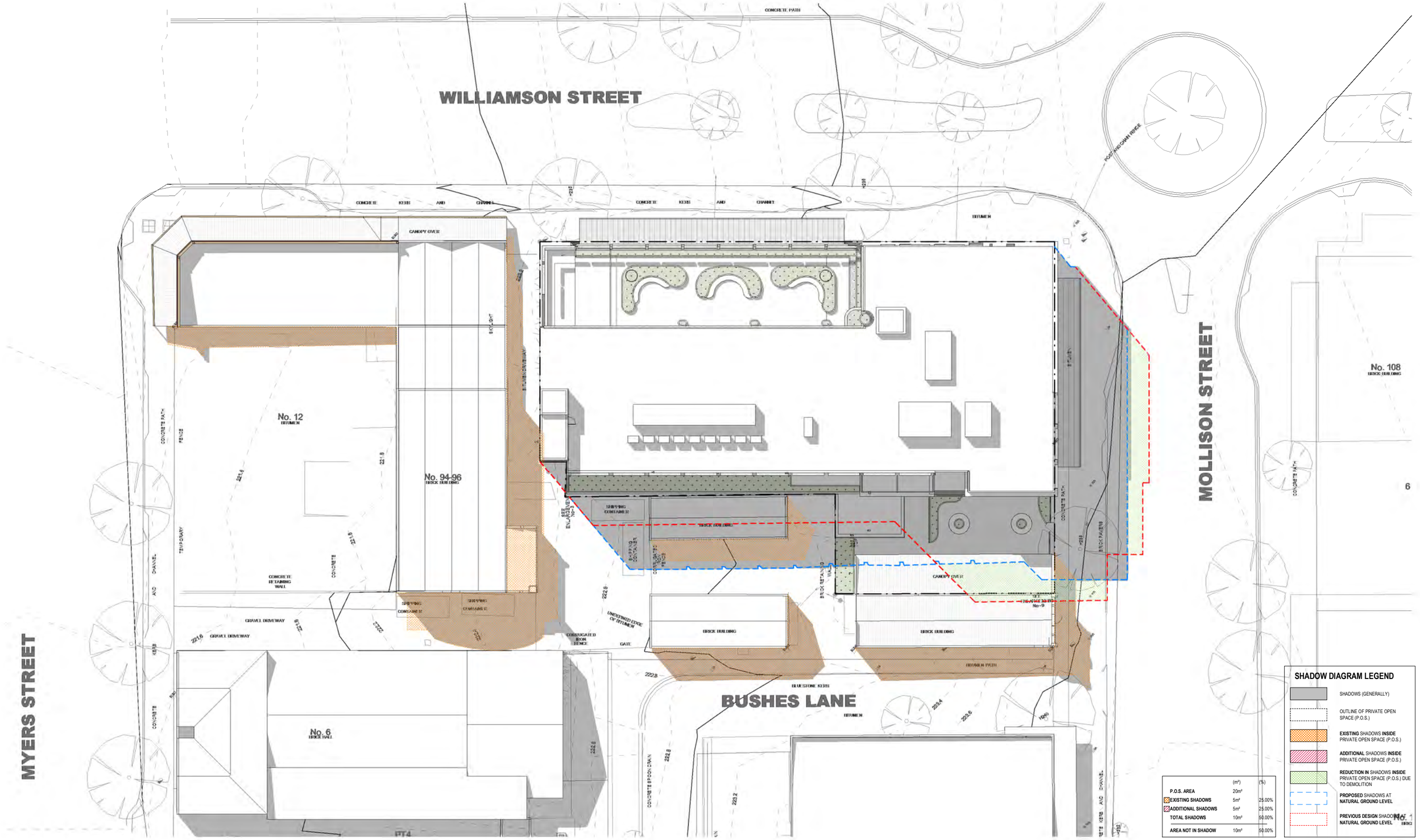
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

## SHADOW STUDY - 11AM

TP.8002




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
| EXISTING SHADOWS | 5m² | 25.00% |
| ADDITIONAL SHADOWS | 5m² | 25.00% |
| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

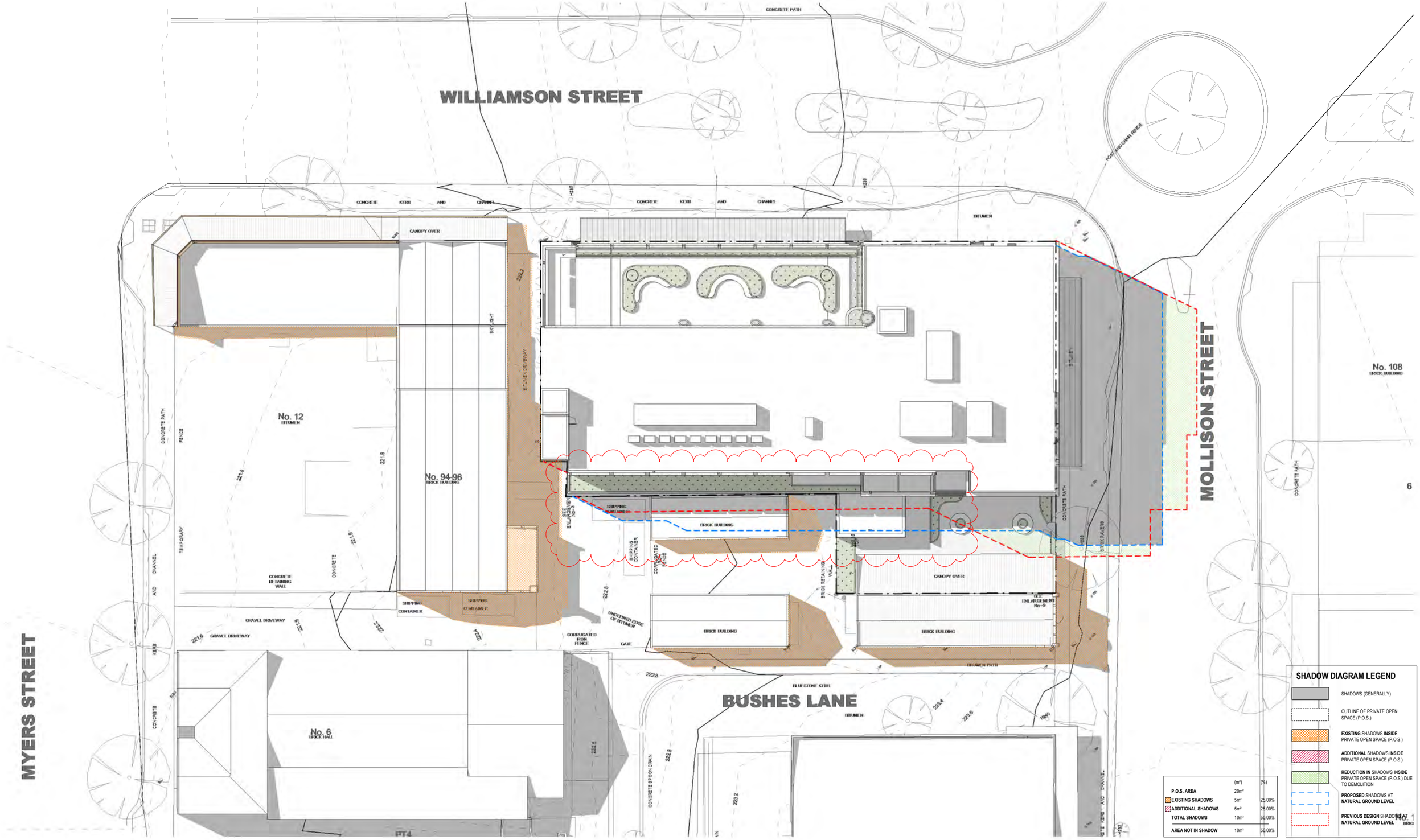
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1: 200 @ A1 |
| DRAWN BY | AP / AC |
| CHECKED BY | HW |

DRAWING TITLE

**SHADOW STUDY - 12PM**

**TP.8003**




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
| EXISTING SHADOWS | 5m² | 25.00% |
| ADDITIONAL SHADOWS | 5m² | 25.00% |
| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

**HOTEL ROSALIND**

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

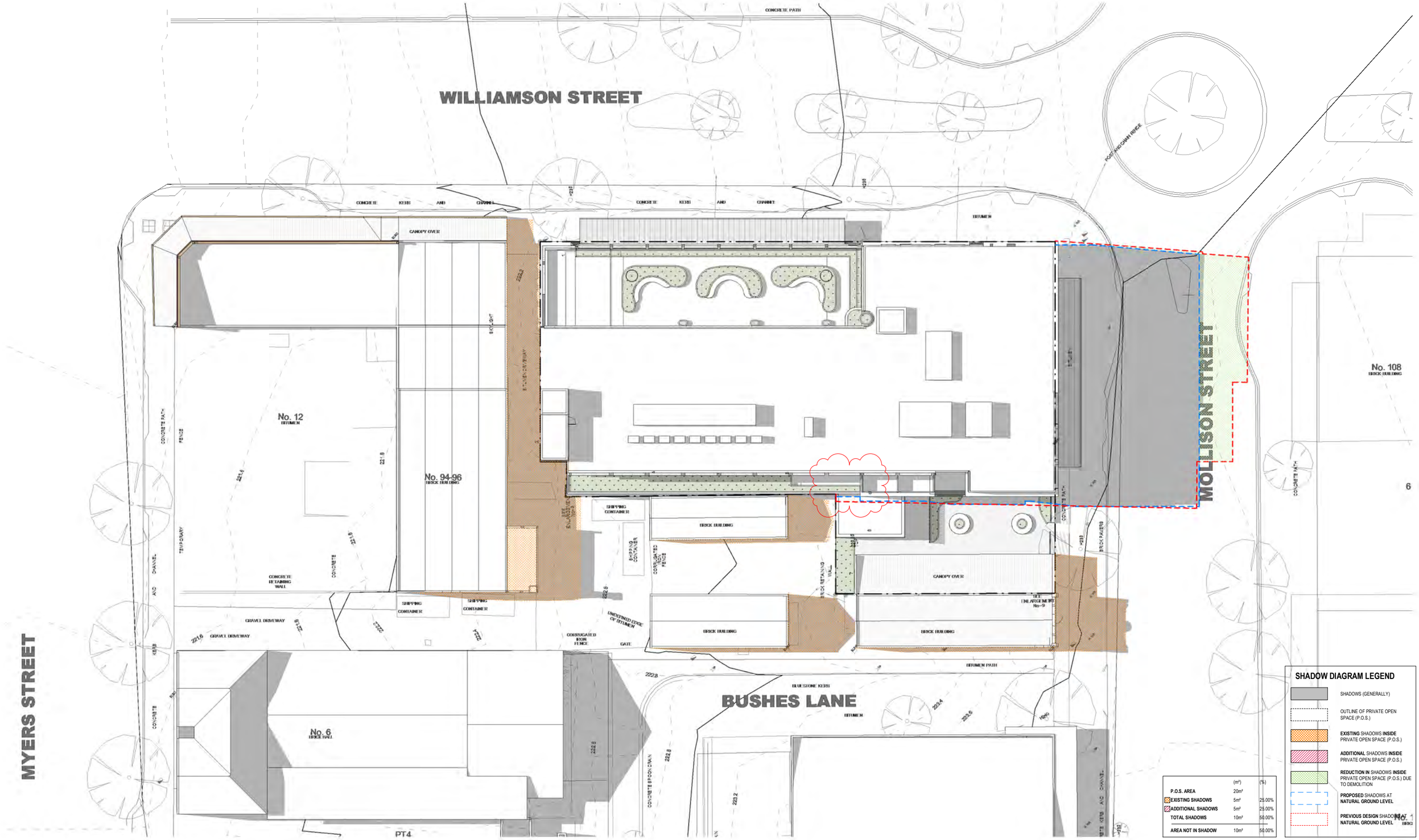
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1 : 200 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**SHADOW STUDY - 1PM**

TP.8004




| | (m²) | (%) |
|---|---|---|
| P.O.S. AREA | 20m² | |
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| TOTAL SHADOWS | 10m² | 50.00% |
| AREA NOT IN SHADOW | 10m² | 50.00% |

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PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

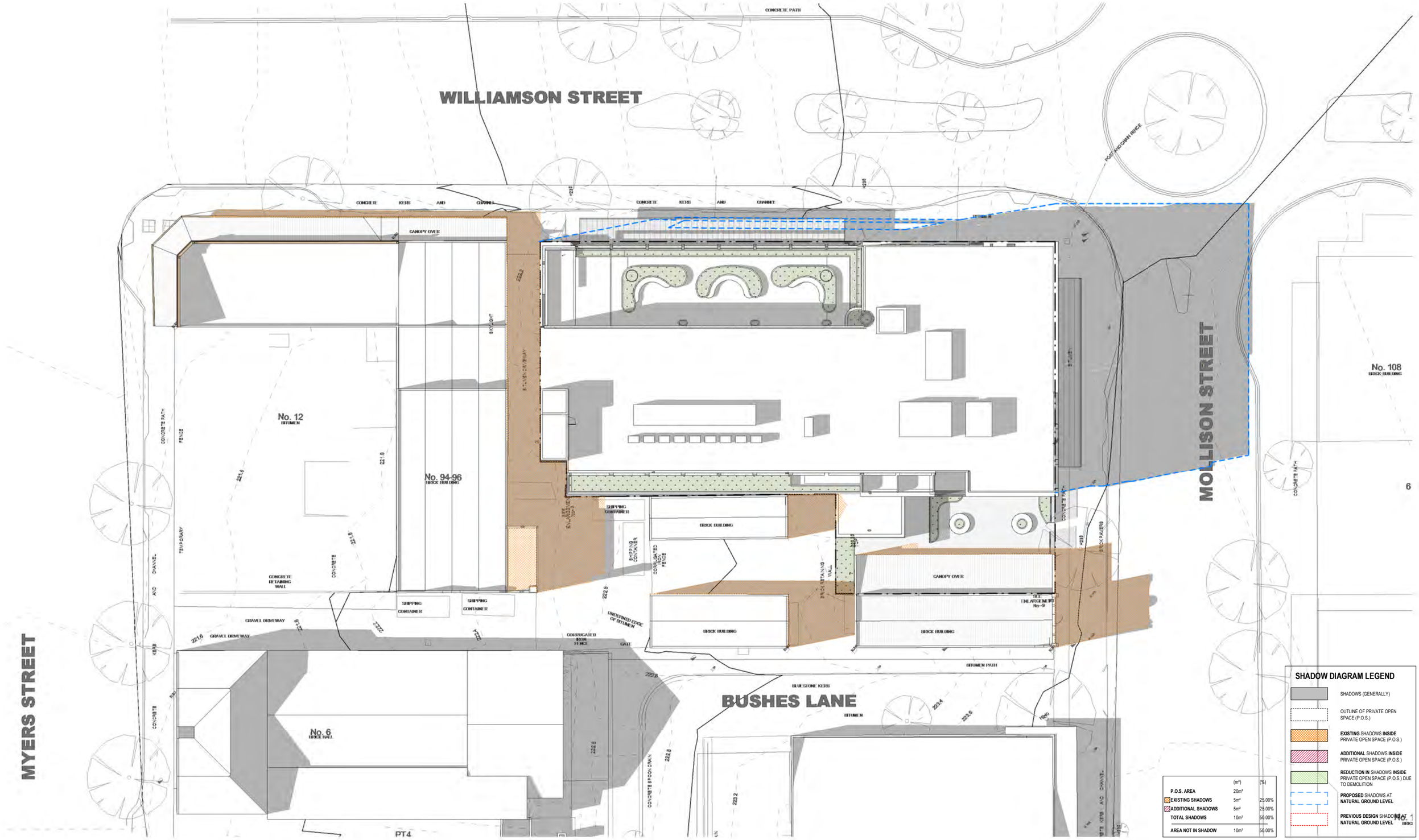
**TOWN PLANNING**

| | |
|---|---|
| JOB N° | 24073 |
| REVISION N° | D |
| DATE | 30/07/25 |
| SCALE | 1: 200 @ A1 |
| DRAWN BY | AP / AC / EC |
| CHECKED BY | HW |

DRAWING TITLE

**SHADOW STUDY - 2PM**

TP.8005

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| C | 16/07/25 | TP SUBMISSION REVISED | EC | HW |
| D | 30/07/25 | TP SUBMISSION REVISED | EC | HW |

PROJECT

# HOTEL ROSALIND

98-104 WILLIAMSON STREET BENDIGO

HOTEL

DRAWING STATUS

**TOWN PLANNING**

JOB N° 24073
REVISION N° D
DATE 30/07/25
SCALE 1 : 200 @ A1
DRAWN BY AP / AC
CHECKED BY HW

DRAWING TITLE

**SHADOW STUDY - 3PM**

TP.8006

# *Development Summary*

# Development Summary

CERA STRIBLEY

| | |
|---|---|
| **PROJECT NUMBER** | 24073 |
| **ADDRESS** | 94-104 Williamson St, Bendigo |
| **PROJECT STATUS** | TP Submission |
| **DATE** | Jun-25 |

| | |
|---|---|
| **SITE AREA (m2) APPROX** | 2018 |
| **BUILDING FOOTPRINT (m2)** | 1691.0 |
| **SITE COVERAGE** | 83.8% |

**PROJECT SUMMARY - ROOMS**

| LEVEL | TOTAL HOTEL ROOMS | TYPE |
|---|---|---|
| LEVEL 02 | 9 | 8 Std King, 1 Suite |
| LEVEL 03 | 24 | 6 Std King, 1 DDA Std King, 10 Deluxe King , 1 DDA Deluxe King, 4 Suites, 1 DDA Suite, 1 Rock Star Suite |
| LEVEL 04 | 24 | 7 Std King, 10 Deluxe King, 1 DDA Deluxe King , 4 Suites, 1 DDA Suite, 1 Rock Star Suite |
| **SUBTOTAL** | **57** | **20 Standard King , 1 DDA Std King , 20 Deluxe King, 2 DDA Deluxe King, 9 Suites, 2 DDA Suites, 2 Rockstar Suite** |

| LEVEL | CAR PARKS | BIKE PARKS | SCOOTER PARKS |
|---|---|---|---|
| GROUND | 3 | 16 | 2 |
| LEVEL 01 | 44 | 2 | 3 |
| **TOTAL** | **47** | **18** | **5** |

**PROJECT SUMMARY - AREAS**

| LEVEL | CORE/ SERVICES (m2) | BOH (m2) | CORRIDOR / LOBBY (m2) | PARKING / COMMON (m2) | HOTEL AMENITY AREA (m2) | HOTEL OUTDOOR AMENITY AREA (m2) | ROOM NSA (m2) | TERRACE / P.O.S (m2) | TOTAL GFA (m2) (EX BALC) | NETT-GROSS EFFICIENCY |
|---|---|---|---|---|---|---|---|---|---|---|
| GROUND | 273 | 245 | 281 | 525 | 336 | | | 304 | 1660 | |
| LEVEL 01 | 143 | | 16 | 1527 | | | | | 1686 | |
| LEVEL 02 | 95 | 86 | 114 | | 455 | 445 | 317 | 43 | 1067 | 29.71% |
| LEVEL 03 | 85 | 19 | 162 | | | | 827 | 33 | 1093 | 75.66% |
| LEVEL 04 | 85 | 19 | 162 | | | | 828 | 14 | 1094 | 75.69% |
| **SUBTOTAL** | **681** | **369** | **735** | **2052** | **791** | **445** | **1972** | **394** | **6600** | |

*Note: All areas are approximate only and are subject to final checking against survey infomration and authority approvals.*

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