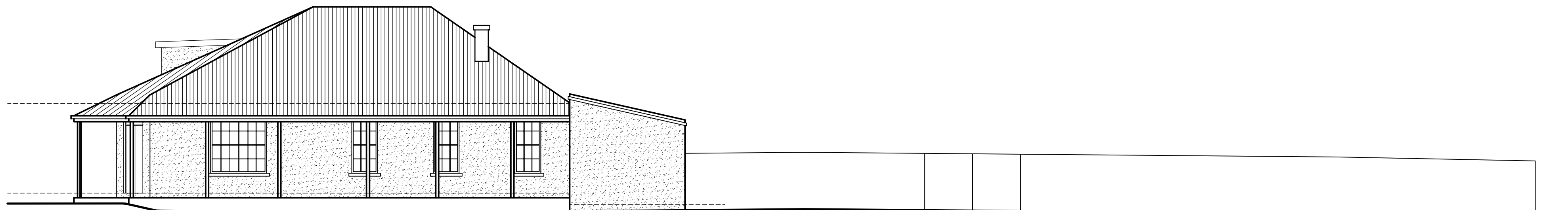
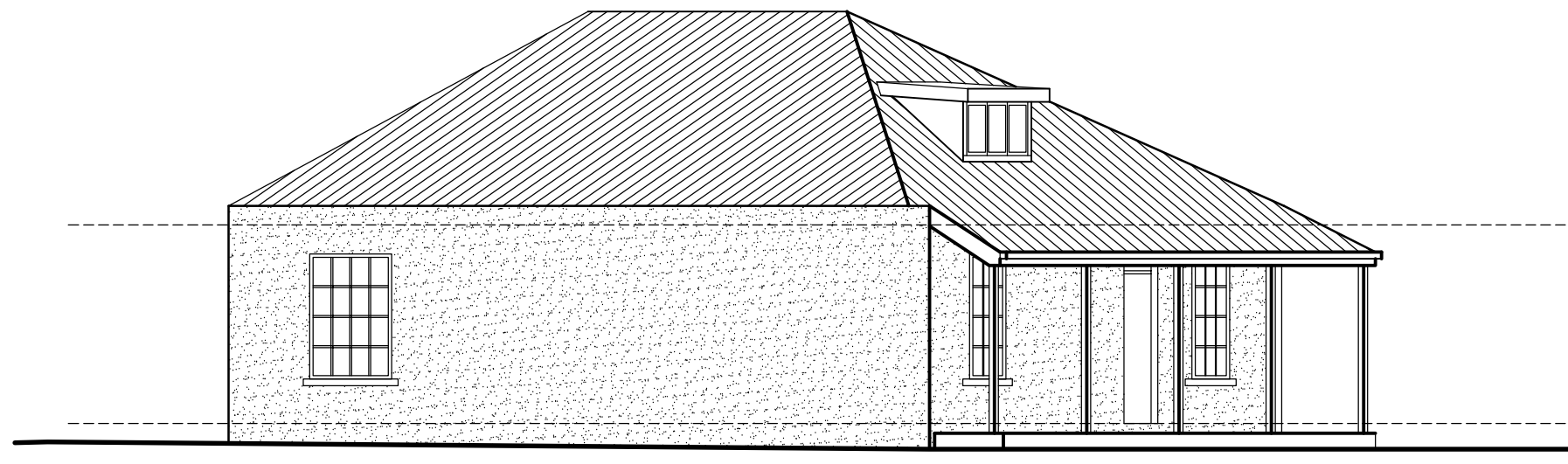




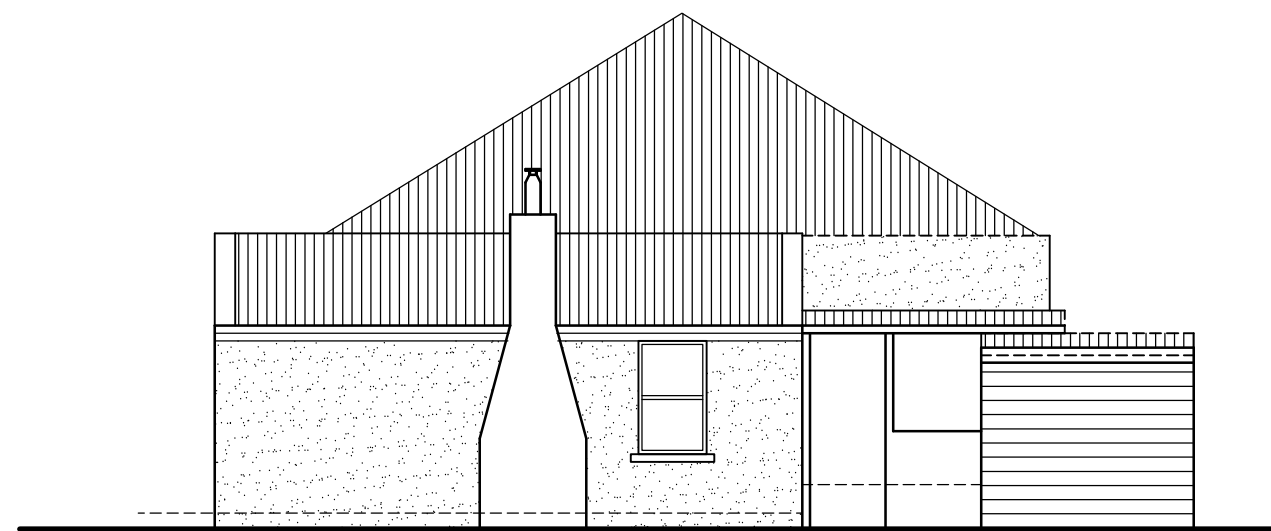
EXISTING NORTH ELEVATION SCALE 1:100



EXISTING WEST ELEVATION SCALE 1:100



EXISTING EAST ELEVATION SCALE 1:100

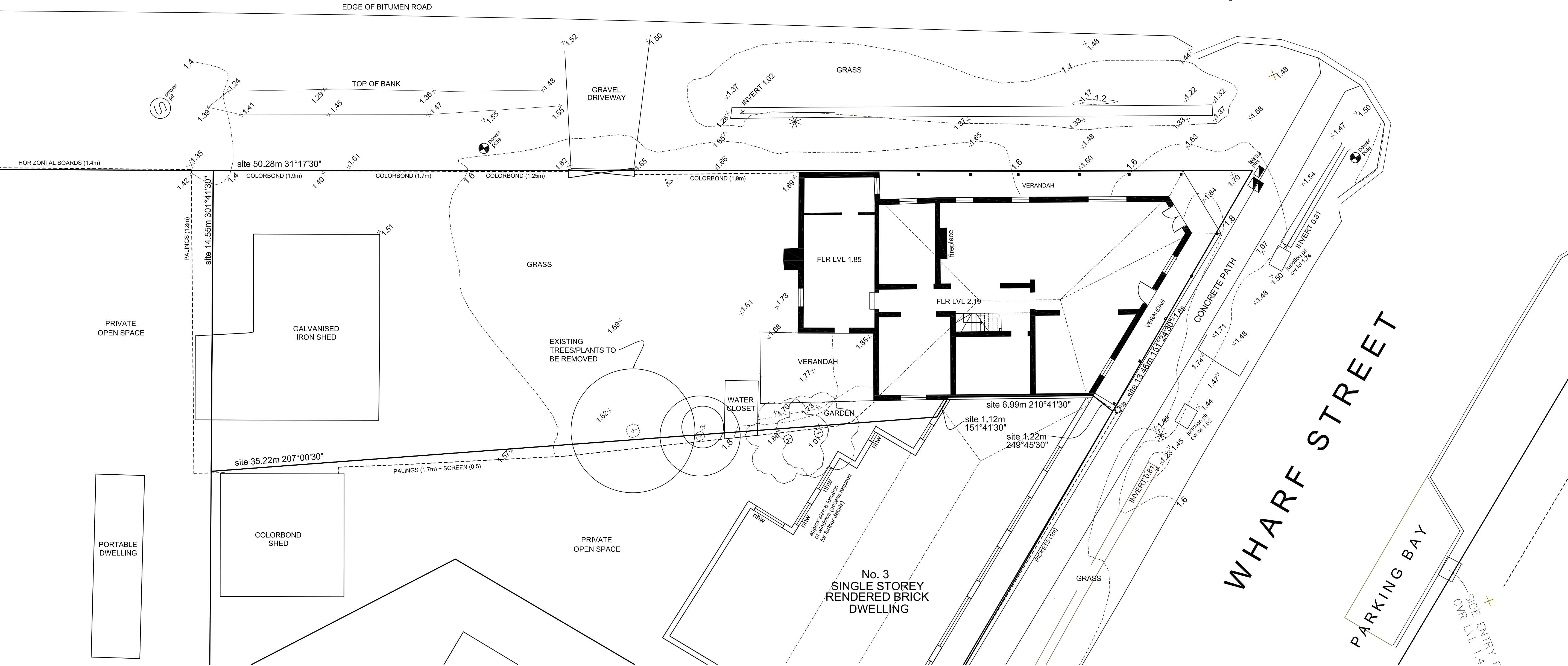


EXISTING SOUTH ELEVATION SCALE 1:100

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

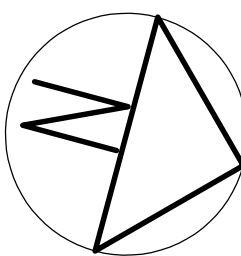
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

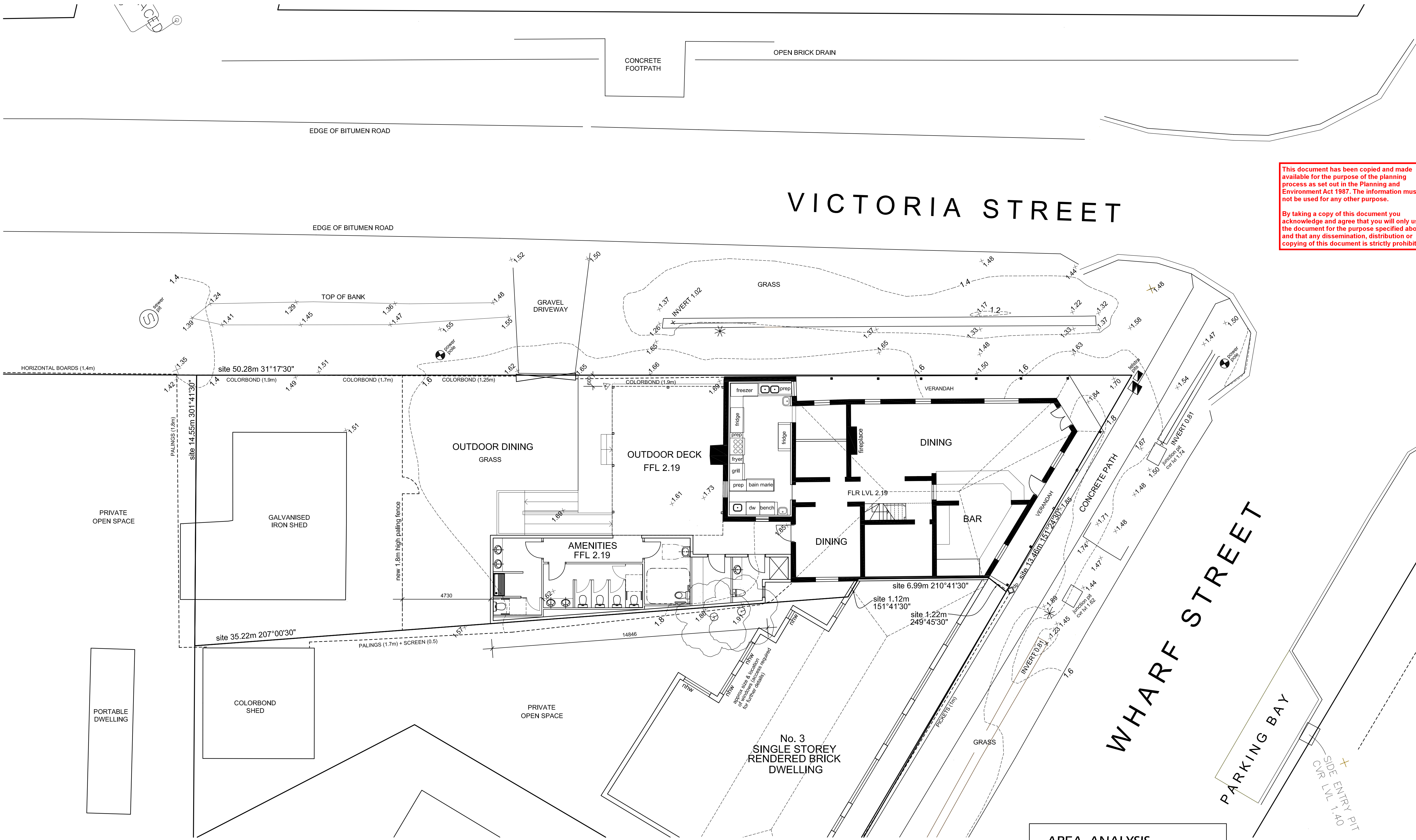
VICTORIA STREET



SITE PLAN - EXISTING CONDITIONS SCALE 1:100

REDEVELOPMENT OF HOTEL AT 1 WHARF ST, PORT ALBERT



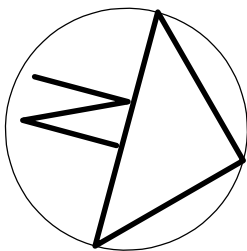


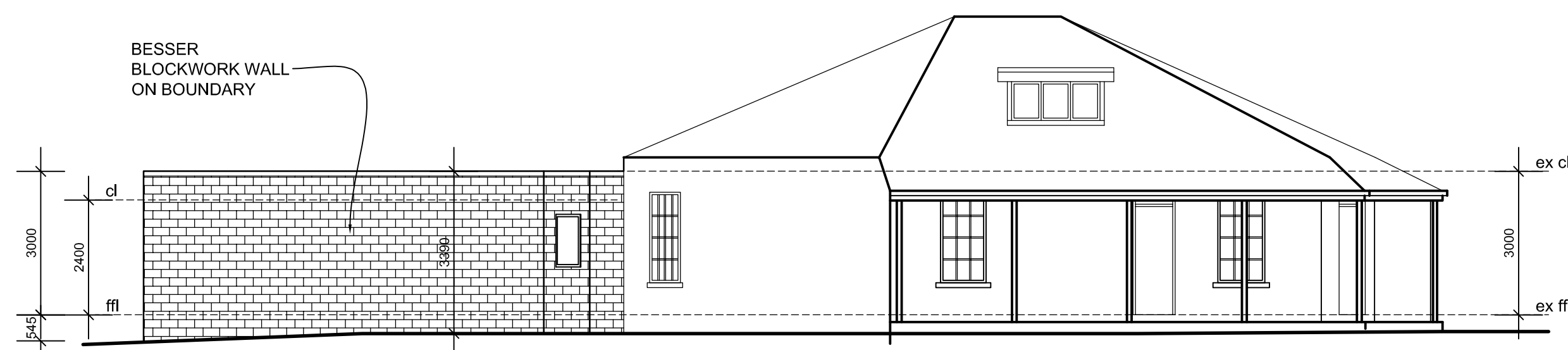
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

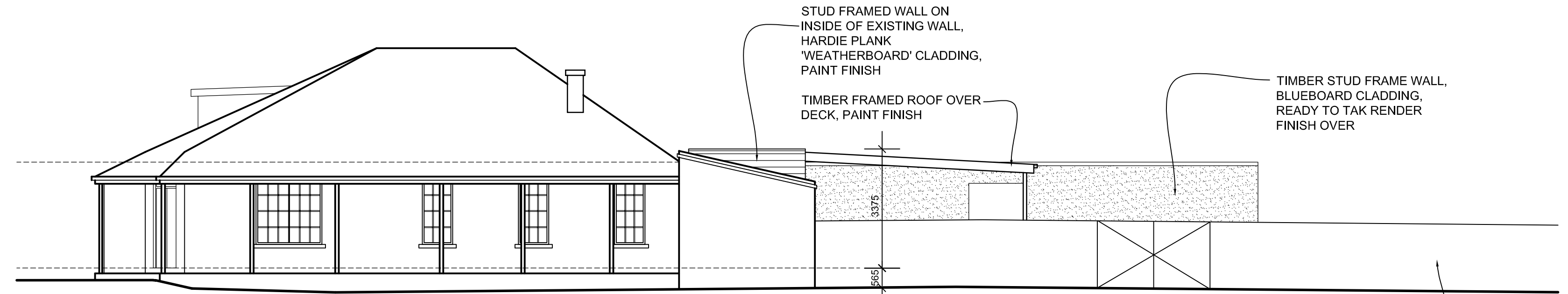
SITE PLAN SCALE 1:100

AREA ANALYSIS	
site area	597.0m ²
hotel area	157.8m ²
covered deck area	56.8m ²
amenities block area	60.2m ²
total area	274.8m ²
required parking ratio: 4 parks/100m ²	
car parks required: 11	
car parks provided: 0	

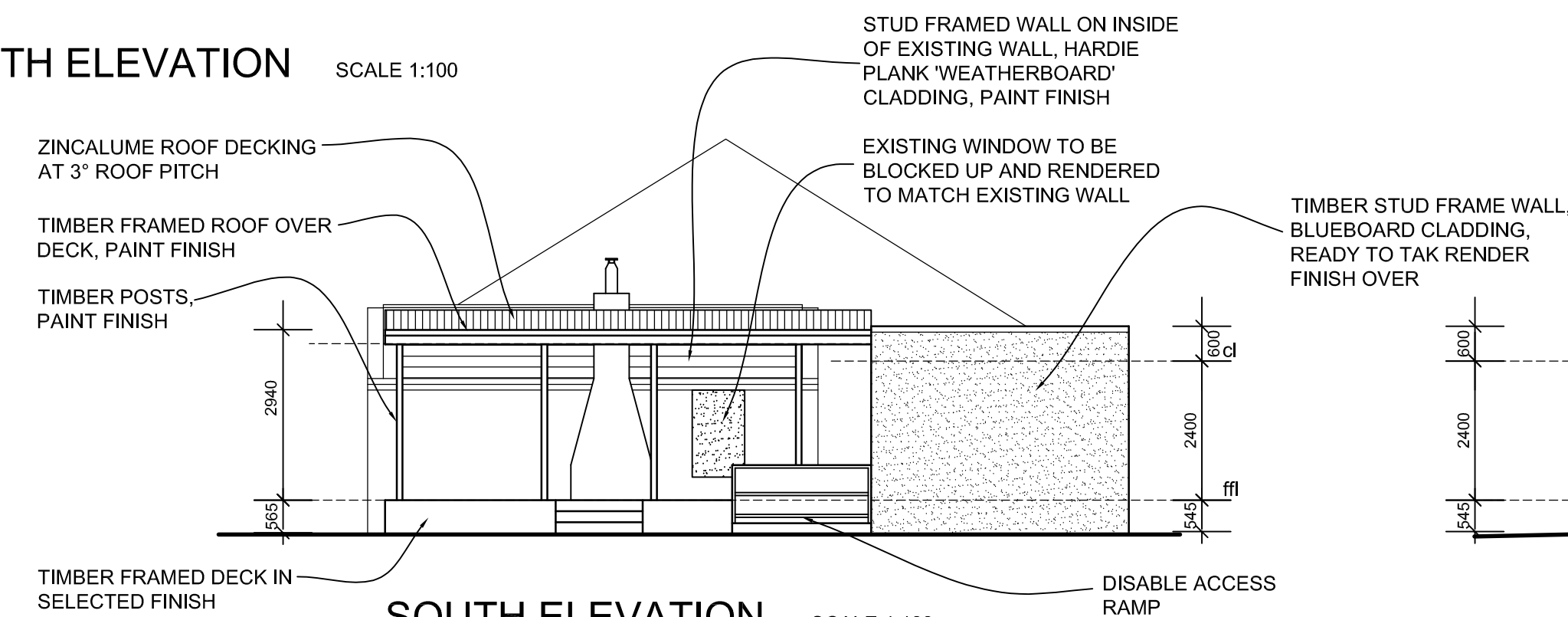




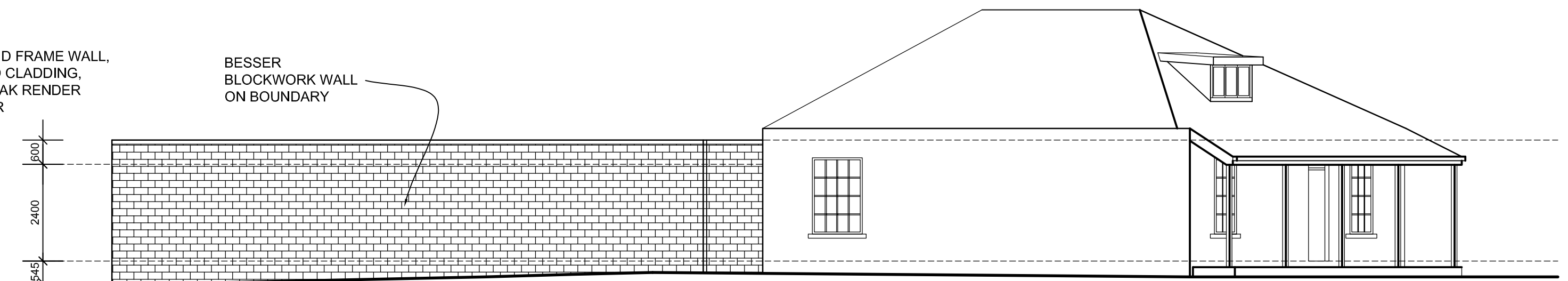
NORTH ELEVATION SCALE 1:100



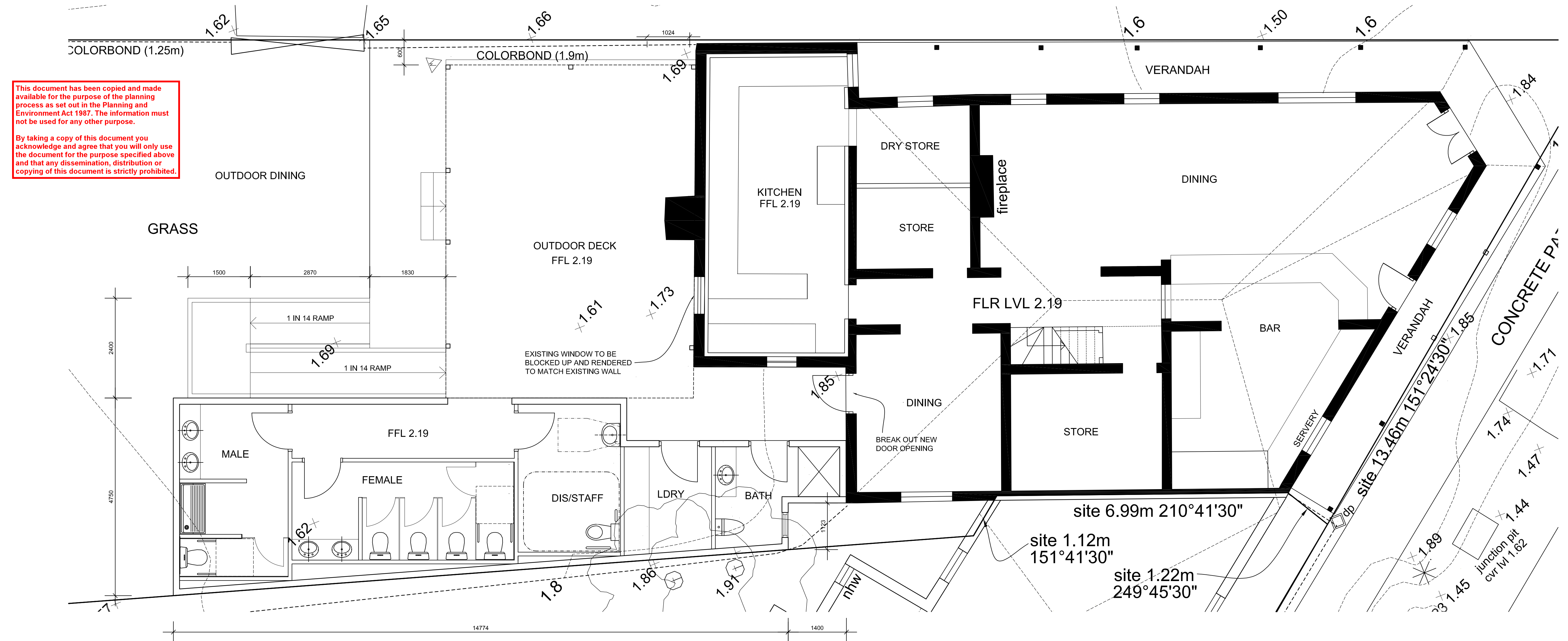
WEST ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



FLOOR PLAN SCALE 1:50

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

1.0 INTRODUCTION

This report accompanies an application for a Planning Permit for the reinstatement and adaptive re-use of the former Derwent Hotel at 1 Wharf Street, Port Albert, along with an application to waive the requirement for on site parking. The proposal seeks to restore the building and return it to its traditional role as a public hotel, supported by a series of targeted alterations required to meet contemporary operational, accessibility and building code standards.

The works include the reconfiguration of internal spaces to establish bar and dining areas, with server access to the existing Wharf Street verandah. External modifications comprise a redeveloped kitchen with increased ceiling height to support compliant commercial food preparation, a covered rear dining deck, and a new amenities building designed in accordance with current NCC requirements. A landscaped outdoor seating area is also proposed for seasonal use.

The design approach places strong emphasis on conserving the heritage significance of the building and its contribution to the Port Albert Heritage Precinct. New elements are located in secondary areas of the site and are deliberately designed to remain visually subordinate to the original form, ensuring the prominence of the historic fabric is maintained.

Overall, the proposal represents a carefully considered **adaptive reuse** of a notable heritage building, supporting its long-term use, ongoing maintenance and continued contribution to the Wharf Street streetscape.

2.0 THE SITE

2.1 Site Location

The subject land is located at 1 Wharf Street, Port Albert VIC 3971, within the township of Port Albert in the Wellington Shire. The site occupies a prominent position on the south-east corner of Wharf Street and Victoria Street, with dual street frontages, and forms part of the township's historic commercial precinct.



Figure 1: Locality Map

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Figure 2: Aerial view of site and surrounds

2.2 Site Area

The site comprises approximately 597 m² and has an irregular lot configuration. It presents a maximum depth of around 50 m along the Victoria Street boundary, with a frontage width of 13.5 m to Wharf Street and 14.5 m across the rear. The landform is generally flat.

2.3 Existing Buildings and Improvements

The land is developed with the former Derwent Hotel, a substantial two-storey nineteenth-century building, occupying the front portion of the site and presenting prominently to both Wharf Street and Victoria Street.

The building is constructed of rendered brick with a corrugated metal roof and features a traditional verandah addressing both street frontages, establishing it as the dominant built form on the site.

To the rear, an existing kitchen extends from the main building, incorporating a lean-to roof concealed behind a parapet wall to the street. Additional structures include a small lean-to verandah with an external toilet adjacent to the current kitchen, located on the side boundary furthest from the street

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

and storage sheds at the rear of the site. These elements are later additions and form part of the secondary built fabric of the place.



Figure 3: View from intersection



Figure 4: View along Victoria Street looking south

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Figure 5: View along Victoria Street looking north



Figure 6: Wharf Street facade

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

2.4 Adjoining Properties

Adjoining the subject land is a building that originally formed part of the historic hotel complex but is now held under separate ownership and occupied as a private residence. This adjoining dwelling is not affected by the application. All proposed works are contained entirely within the boundaries of the subject land and relate solely to the reinstatement and adaptive re-use of the former hotel.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Figure 7: Neighbouring attached building to the east



Figure 8: Neighbouring residential building to the east (3 Wharf St)

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

2.5 Other existing improvements

Other existing improvements on the site include existing rear sheds and fencing, with gate for vehicular access, along Victoria Street.



Figure 9: Rear yard with existing shed



Figure 10: Existing fence on Victoria Street



Figure 11: View of rear of existing building with lean-to verandah and weatherboard outhouse

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

2.6 Heritage Significance

The site is included in a Heritage Overlay and forms part of the Port Albert Heritage Precinct, as shown in Figure 12. The former Derwent Hotel is recognised as a significant heritage place that plays an important role in defining the historic character of Wharf Street and the wider township.

It is a single-storey nineteenth-century building with an attic level, presenting prominently to both Wharf Street and Victoria Street. The building is constructed of rendered brick with a corrugated metal roof and features a traditional verandah addressing both street frontages. A central dormer window expresses the attic space and contributes to the building's historic character within the streetscape.

A detailed assessment of the site's heritage significance is provided later in this report.

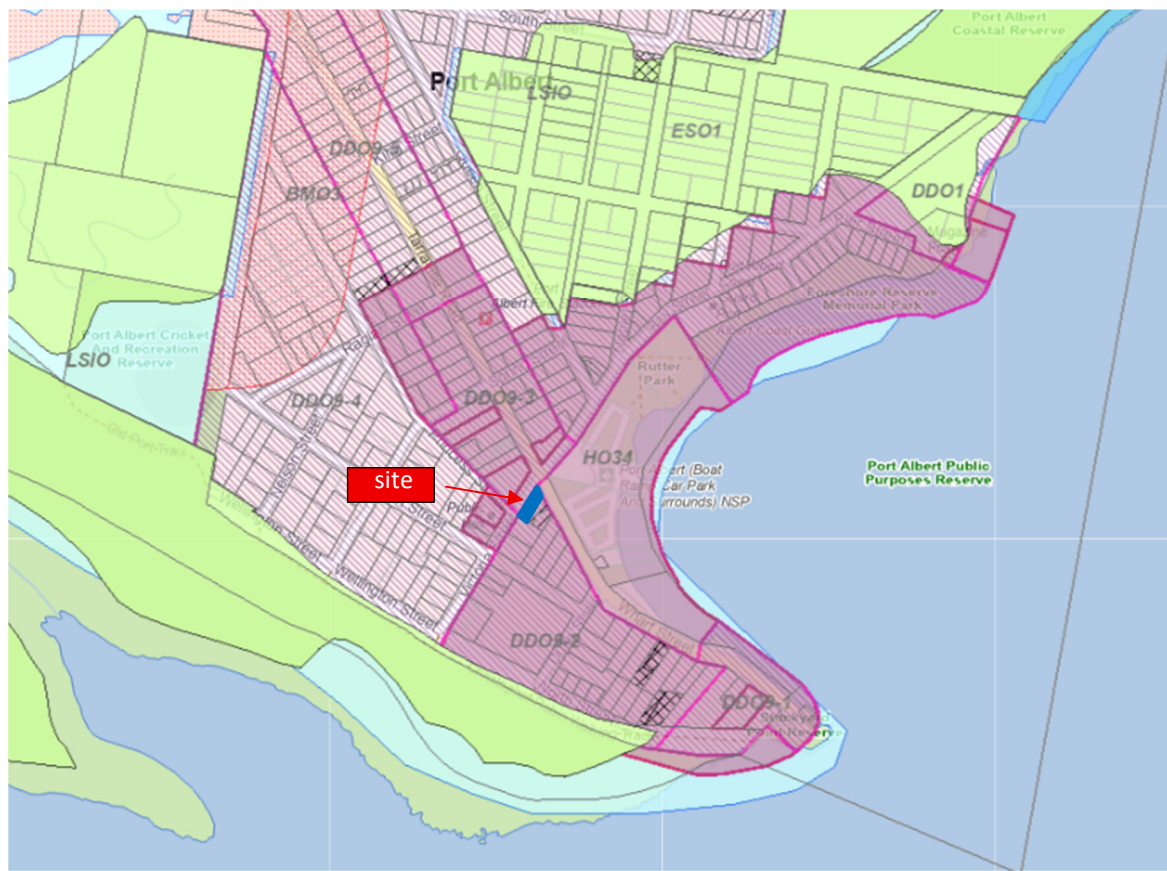


Figure 12: Map showing Port Albert Heritage Precinct shaded in purple

2.7 Relationship to Wharf Street

The building occupies a prominent corner position, addressing Wharf Street, with its established setback, single-storey form, attic dormer and traditional verandah contributing strongly to the character

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

of the public realm. Its presentation to both Wharf Street and Victoria Street reinforces its role as a defining element of the historic commercial precinct.

Clear views of the building from each street are an important aspect of its heritage significance, allowing its nineteenth-century form, verandah detailing and corner siting to be readily appreciated within the broader streetscape.



Figure 13: View along Wharf St Map showing Port Albert Heritage Precinct shaded in purple



Figure 14: View along Victoria Street

2.8 Relationship to Surrounding Properties

The site sits within a mixed heritage and contemporary setting typical of the Port Albert township. In close proximity are several buildings and civic elements that contribute to the historic character of the precinct. To the east, the Maritime Museum occupies the diagonally opposite corner of Wharf Street and Victoria Street, forming a key landmark within the heritage streetscape. Further along Victoria Street, the Mechanics Institute Hall provides an additional historic civic reference point.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

Directly opposite the subject land, at the corner of Victoria Street and Tarraville Road, is a single-storey weatherboard building with a verandah presentation to the street, contributing to the established pedestrian-scale character of the area. Opposite Wharf Street, a memorial park and open space reserve provide a landscaped foreground to the heritage buildings and reinforce the low-scale coastal township setting.

The former Derwent Hotel maintains a strong contextual relationship with these surrounding historic buildings and civic uses, forming part of a broader heritage setting that supports the cultural and visual identity of Port Albert.



Figure 15: Maritime Museum diagonally opposite the intersection



Figure 16: Building across Victoria Street (73 Tarraville Road)

2.9 Existing Vegetation and Landscape Character

The site contains no significant vegetation, and there are no mature trees or street trees within the subject land or the immediately adjacent public realm. The rear portion of the site is largely open and unlandscaped, comprising a grassed area where the existing building and rear shed remain the dominant visual elements.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

2.10 Access and Vehicle Movement

Pedestrian access to the building is currently provided from Wharf Street via the original double doors at the corner and a single door further east along the frontage. Vehicle access is gained from Victoria Street through an existing gate that leads to the rear of the site. These access arrangements will be retained where practical and supplemented only as required to support the proposed use.



Figure 17: Vehicular access from Victoria Street

2.11 Surrounding Land Uses

The surrounding area comprises a limited mix of residential uses and small-scale township services. Commercial activity within Port Albert is modest, with only a small number of take-away style food premises and tourism-related uses. Maritime and waterfront activities contribute to the township's historic coastal character.

The site is located within the established township core and is included in the Heritage Overlay, reflecting its broader cultural and historic significance. The former Derwent Hotel has the capacity to support local activity and provide a focal point for community and visitor use within an otherwise low-service environment.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

11 | Page

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

3.0 REGIONAL CONTEXT

Port Albert is one of Gippsland's earliest European settlements and historically served as the region's first seaport. Prior to the arrival of the railway, it functioned as a principal maritime gateway for the export of agricultural produce and gold, and for the import of goods and supplies. Settlers and immigrants disembarked at the port before travelling to the goldfields or establishing new inland settlements.

Wharf Street developed as the commercial centre of the township, accommodating hotels, stores, banks and government buildings that supported the port's activity. The former Derwent Hotel, constructed in 1858, formed part of this early commercial cluster and contributed to the social and economic life of the settlement.

The building occupies a prominent corner position at the intersection of Wharf and Victoria Streets and sits within a broader historic precinct that includes the former Post Office, Bond Store, Government Wharf and other nineteenth-century structures. Collectively, these buildings illustrate Port Albert's role as Gippsland's principal maritime hub during the nineteenth century.

Today, the former Derwent Hotel remains an important contributor to the heritage character of the Port Albert Heritage Precinct. Its conservation and adaptive reuse will support the ongoing preservation of the historic Wharf Street streetscape and ensure the building continues to play an active role within the township's cultural identity.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

4.0 THE PROPOSAL

4.1 Restoration and Conservation of the existing Heritage Hotel building

The building has operated as a private residence in recent years. This application seeks approval to reinstate its traditional use as a public hotel for the serving of food and drinks, supporting both local patronage and visitor activity. The exterior of the building remains largely intact and will be retained in its current form, with works limited to painting and necessary repair. No changes are proposed to the principal heritage façades addressing Wharf Street and Victoria Street.

4.2 Reinstatement of the building as a hotel

Internal alterations are proposed to accommodate the building's return to hotel use. The interior will be refurbished and fitted out to provide a bar at the front of the building, just inside the main double door entrance and adjacent to a dining area, with a more private dining space located toward the rear near the kitchen.

Major works include:

- **Kitchen upgrade**
A modest increase in height over the existing kitchen to accommodate a compliant commercial kitchen, with contemporary cladding applied externally to the altered upper portion.
- **Outdoor dining deck**
Construction of a covered outdoor dining deck at the rear.
- **Accessibility improvements**
Installation of an accessible ramp at the rear entry and provision of accessible toilets.
- **New amenities building**
A new amenities block positioned on the eastern side of the site, away from the street, designed to meet NCC requirements.

Importantly, the principal heritage building remains substantially unchanged in its presentation to both Wharf Street and Victoria Street, ensuring its ongoing contribution to the heritage streetscape.

4.3 Hours of Operation

The hotel will operate under a general liquor licence, with trading proposed from 10am until late, consistent with the low-key, township-scale nature of the venue. While the licence permits trade from 7am, the operators have confirmed that early-morning liquor service will not occur. The business plan includes offering coffee and breakfast between 6am and 10am, either from opening day or as the operation matures, followed by lunch and dinner service throughout the day. These hours support a flexible, hospitality-focused operation while remaining compatible with the residential and visitor-based context of Port Albert.

4.4 Car Parking

The application seeks a waiver of the on-site car parking requirement. The rear of the site is not suited to formalised parking, and introducing a car park would detract from the heritage setting. Adequate

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

on-street parking is available along Wharf Street, Victoria Street and in nearby public areas, and is expected to meet demand given the modest scale of the proposed operation. A detailed assessment of car parking requirements is provided later in this report.

5.0 PLANNING POLICY RESPONSE

This section assesses the proposal against the relevant provisions of the Wellington Planning Scheme, including the State and Local Planning Policy Frameworks, the Heritage Overlay, and other applicable decision guidelines.

5.1 Clause 11 – Settlement

Clause 11 seeks to strengthen the role of established towns by directing development to existing settlements, supporting local services, and encouraging uses that contribute to township vitality.

The proposal aligns with these objectives by reinstating a historic commercial use within the established core of Port Albert. Returning the former Derwent Hotel to its traditional role as a public hotel, including the use of its original name, reinforces the township role of Wharf Street as a local activity focus, supports community and visitor services, and contributes to the ongoing viability of the settlement. The adaptive reuse of an existing heritage building represents a sustainable form of development that makes efficient use of existing infrastructure and built fabric.

5.2 Clause 12 – Environmental and Landscape Values

Clause 12 seeks to protect and enhance environmental and landscape values, including coastal character, natural features, and the visual qualities of significant landscapes.

The proposal is consistent with these objectives. The works are confined to an existing heritage building within the established township and do not affect any natural features, vegetation or coastal landscape elements. The conservation and adaptive reuse of the former Derwent Hotel supports the retention of built form that contributes to Port Albert's historic coastal character, without introducing visual intrusion or impacting the surrounding landscape.

5.3 Clause 15 - Built Environment and Heritage

Clause 15 seeks to ensure that development contributes positively to the built environment, respects neighbourhood and township character, and conserves places of heritage significance.

The proposal is consistent with these objectives. The former Derwent Hotel is a key heritage building within the Port Albert Heritage Precinct, and the works have been deliberately designed to conserve its significant fabric and maintain its historic presentation to Wharf Street and Victoria Street. No changes are proposed to the principal façades, roof form or verandah, ensuring the building's contribution to the heritage streetscape remains intact.

New works are confined to the rear of the site, are low in scale, and are visually recessive. The modest kitchen height increase, covered outdoor dining deck and new amenities block are all located in

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

secondary areas and do not compete with or visually dominate the heritage building. The adaptive reuse reinstates the building's traditional hotel function, supporting its ongoing maintenance and ensuring its continued role within the township's historic commercial core.

Overall, the proposal represents a sensitive and appropriate response to Clause 15, conserving heritage significance while enabling a viable and sustainable use of the building.

5.4 Clause 17 – Economic Development

Clause 17 seeks to encourage development that contributes to economic growth, supports local employment, and strengthens tourism activity within regional Victoria.

The proposal aligns with these objectives by reinstating a historic hotel use that will provide food and beverage services for both residents and visitors. The adaptive reuse of the former Derwent Hotel will generate local employment opportunities, support small-scale tourism, and contribute to the activation of Port Albert's township core. The proposal enhances the availability of services within a currently low-service environment and reinforces the township's role as a regional coastal destination. By utilising an existing heritage building, the development represents a sustainable and efficient form of economic investment.

5.5 Clause 18 – Transport

Clause 18 seeks to ensure that transport infrastructure is used efficiently, that development is appropriately integrated with existing transport networks, and that car parking provision responds to context, character and functional need.

The proposal is consistent with these objectives. The reinstated hotel use will rely on existing road and parking infrastructure within the township core, avoiding the need for new vehicle access points or additional hardstand areas that would detract from the heritage setting.

The request to waive on-site car parking is appropriate given the constraints of the heritage building, the visual impact that a rear car park would create, and the availability of existing on-street parking in close proximity. The modest scale of the proposed operation ensures that demand can be comfortably absorbed within the existing transport network without adverse impact on local traffic conditions.

Operational expectations have been confirmed by the business operators (refer Appendix 1). While the hotel has been designed to accommodate up to 200 patrons, reflecting the need to cater for peak holiday periods and New Year's Eve fireworks crowds, the realistic daily patronage is expected to be in the order of 20–50 customers. This aligns with typical visitation patterns in Port Albert and represents a level of parking demand that can be comfortably absorbed within the surrounding public parking areas.

The only high-volume day anticipated is New Year's Eve, when approximately 200 patrons may attend. Importantly, this does not generate additional car trips: visitors are already in town for the fireworks, having parked earlier in the evening or arrived on foot from nearby accommodation and camping areas. The hotel therefore absorbs existing township activity rather than creating new transport demand.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

Staffing requirements have also been clarified. While the business may eventually employ 10–15 staff as it matures into a full breakfast, lunch and dinner operation, staff will not be present simultaneously, and numbers will scale only during peak periods. Day-to-day staffing will remain modest, ensuring no concentrated or unexpected parking demand.

These operational details reinforce that the proposal is consistent with Clause 18. The reinstated hotel will utilise existing road and parking infrastructure within the township core, avoid new vehicle access points or hardstand areas that would detract from the heritage setting, and generate a level of demand that can be readily accommodated without adverse impact on local traffic conditions.

5.6 Local Planning Policy Framework

The Local Planning Policy Framework provides strategic direction for development within the Wellington Shire, including policies relating to heritage conservation, township character, economic development and tourism.

Municipal Strategic Statement (Clause 21)

The MSS identifies Port Albert as a historic coastal township with a strong maritime identity and emphasises the importance of conserving heritage places that contribute to township character. The proposal aligns with these objectives by reinstating a traditional commercial use within a prominent heritage building and supporting the activation of the township core. The adaptive reuse of the former Derwent Hotel reinforces the historic role of Wharf Street as a local activity focus and contributes to the vibrancy of the settlement.

Local Heritage Policy (Clause 22)

Local heritage policy seeks to protect significant heritage places, ensure new development respects heritage character, and encourage the ongoing use and maintenance of heritage buildings. The proposal is consistent with these objectives. All primary heritage fabric is retained, new works are confined to secondary areas at the rear of the site, and the building's historic presentation to Wharf Street and Victoria Street remains unchanged. The reinstatement of the hotel use supports the long-term conservation of the building by ensuring it remains viable, occupied and well-maintained.

Township Character and Tourism Policies

Local policies encourage development that strengthens township identity and supports tourism within coastal settlements. The proposal contributes positively to these aims by providing a hospitality venue that serves both residents and visitors, enhancing local services and reinforcing Port Albert's role as a heritage-based tourism destination.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

5.7 Heritage Overlay (Clause 43.01)

Clause 43.01 seeks to conserve and enhance heritage places, ensure new development does not adversely affect their significance, and encourage the ongoing use and maintenance of heritage buildings.

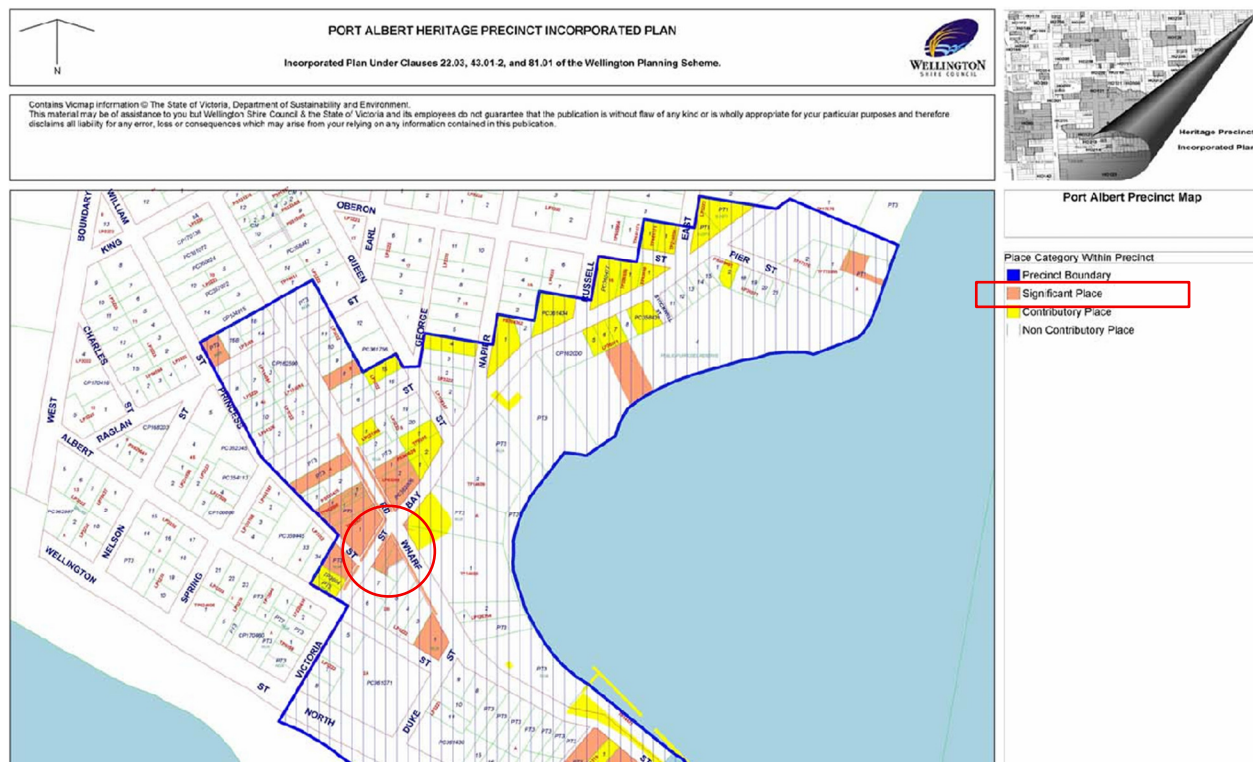


Figure 18: Port Albert Heritage Precinct Incorporated Plan

The former Derwent Hotel is identified as a significant heritage place within the Port Albert Heritage Precinct. The proposal has been designed to conserve its heritage significance by retaining all primary heritage fabric and maintaining its historic presentation to Wharf Street and Victoria Street. No changes are proposed to the principal façades, roof form, verandah or massing that define the building's architectural and historical character.

5.7.1 Schedule to the Heritage Overlay – Permit Triggers

Under the Schedule, a permit is required for:

- External alterations
- Additions to the building
- Demolition or removal of any part of the building
- Construction of new structures
- Works visible from the public realm

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The proposal triggers a permit because it includes:

- a modest height increase over the existing kitchen
- a covered outdoor dining deck
- a new amenities block
- minor external works at the rear of the site

No demolition of significant fabric is proposed.

5.7.2 Schedule to the Heritage Overlay – Decision Considerations

The Schedule requires Council to consider:

- Whether the works will adversely affect the significance of the heritage place
- Whether new development is respectful and subordinate
- Whether the siting, form and scale of additions are appropriate
- Whether the proposal supports the ongoing use of the heritage place
- Whether the heritage streetscape will be maintained

The proposal responds positively to each of these considerations.

5.7.3 Response to the Heritage Overlay and Schedule

New works are confined to the rear of the site, in areas of lower heritage sensitivity. The modest increase in height over the existing kitchen, the covered outdoor dining deck and the new amenities block are all visually recessive and do not compete with or dominate the significant heritage building. Their siting ensures that the historic streetscape remains unaffected and that the prominence of the hotel within the precinct is preserved.

Reinstating the building's traditional hotel use supports its long-term conservation by ensuring it remains viable, occupied and well-maintained. Adaptive reuse is encouraged under the Heritage Overlay as it provides ongoing protection for significant heritage places while allowing them to continue contributing to township life.

Overall, the proposal represents a sensitive and appropriate response to Clause 43.01, conserving the significance of the heritage place while enabling a sustainable and historically compatible use.

5.8 Decision Guidelines

The decision guidelines of Clause 43.01 require consideration of whether the proposed works will adversely affect the heritage significance of the place, whether new development is respectful and subordinate, and whether the proposal supports the ongoing use and conservation of the heritage building.

The proposal satisfies these guidelines for the following reasons:

- **Whether the proposal will adversely affect the significance of the heritage place**
The works retain all primary heritage fabric and do not alter the principal façades, roof form or verandah. The building's historic presentation to Wharf Street and Victoria Street remains unchanged.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- **Whether new development is respectful of the heritage place**
All new works are located at the rear of the site, in areas of lower heritage sensitivity. The modest kitchen height increase, covered outdoor dining deck and amenities block are visually recessive and do not compete with or dominate the significant heritage building.
- **Whether the form, scale and siting of new works are appropriate**
The additions are low-scale, confined to existing building footprints or secondary spaces, and do not introduce visual intrusion into the heritage streetscape.
- **Whether the proposal supports the ongoing use of the heritage place**
Reinstating the hotel use ensures the building remains viable, occupied and well-maintained. Adaptive reuse is encouraged as it provides long-term protection for significant heritage places.
- **Whether the proposal maintains the heritage streetscape**
No changes are proposed to the public-facing elevations. The building's landmark role within the Port Albert Heritage Precinct is preserved.

Overall, the proposal responds positively to the decision guidelines of Clause 43.01 and represents a sensitive, well-considered approach to conserving and reactivating a significant heritage place.

5.9 Summary

The proposal is consistent with the relevant State and Local Planning Policies of the Wellington Planning Scheme and responds sensitively to the requirements of the Heritage Overlay. The reinstatement of the former Derwent Hotel as a public hotel strengthens the role of Port Albert as an established coastal township, supports local economic activity, and contributes to township vitality.

All primary heritage fabric is retained, and new works are confined to the rear of the site in areas of lower heritage sensitivity. The additions are modest, visually recessive, and do not impact the building's historic presentation to Wharf Street or Victoria Street. The proposal conserves the heritage significance of the place while enabling a sustainable and historically compatible use that ensures the building remains viable, occupied and well-maintained.

Overall, the proposal represents a balanced and appropriate planning outcome that aligns with policy objectives, supports local character, and provides for the long-term conservation and activation of a significant heritage place within the Port Albert Heritage Precinct.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

6.0 CAR PARKING ASSESSMENT

This section demonstrates that the proposal can be appropriately supported by existing public parking within Port Albert and that a reduction in the statutory parking requirement is justified.

6.1 Existing Parking Supply

A substantial amount of public parking is available within close proximity to the site, including:

- Victoria Street parking
continuous on-street parking along frontage, with bays typically available throughout the day
- Wharf Street parking
several spaces directly outside the hotel, plus additional marked bays opposite the site.
- Memorial Park parking
large public parking area to the north, already used by visitors and overnight campers and located within easy walking distance of the proposed hotel
- Local street parking
further parking opportunities along nearby residential streets, which historically accommodate visitor overflow during peak periods

Across two site inspections, one in late summer and one in winter conditions, a large number of available parking spaces were observed in all of these locations. This confirms that parking availability is not seasonally constrained and that the township has ample capacity to absorb typical hotel patronage.

6.2 Patron and Staff Numbers

The proposal is based on a worst-case scenario of:

- 200 patrons, and
- 10 staff (with up to 15 staff anticipated as the business grows)

These numbers reflect peak holiday conditions only, particularly on New Year's Eve when locals and visitors gather for the midnight fireworks, and during the surrounding holiday period when seasonal visitors and holidaymakers are present in the township. The business operators have confirmed that while the hotel has been designed to accommodate up to 200 patrons for these peak occasions, realistic daily patronage is expected to be in the order of 20–50 customers. This aligns with typical visitation patterns in Port Albert and represents a modest level of demand that can be comfortably absorbed within the surrounding public parking areas.

On ordinary trading days, especially outside holiday periods and during winter, patron numbers are expected to be significantly lower due to reduced tourism and seasonal visitation patterns. Staff numbers will also remain minimal during day-to-day operations, with additional staff only required during busier periods. Even at full maturity, the venue would employ up to 15 staff, not all present simultaneously, ensuring that staff parking demand remains low and dispersed.

PLANNING APPLICATION
REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL
AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

For these reasons, a car parking dispensation is sought, relying on existing off-site public parking within Port Albert. This approach is appropriate given the seasonal nature of peak demand, the realistic operational expectations provided by the business operators, and the ample parking availability observed during multiple site inspections. The reinstated hotel use will integrate efficiently with the existing transport network without generating adverse impacts on local traffic or parking conditions.

6.3 Statutory Car Parking Requirement (Clause 52.06-5)

Under Clause 52.06-5, the use is classified as a *Food and Drink Premises*, with the applicable Category 1 rate being 4 car spaces per 100 m² of floor area.

Table 1: Car parking requirement					
Land use	Measure	Category 1 (Minimum Requirement)	Category 2 (Minimum Requirement)	Category 3 (Minimum and Maximum Requirement)	Category 4 (Maximum Requirement)
Food and drink premises - other than specified in this table	To each 100 square metres of net floor area	4	2	0 - minimum 2 - maximum	1

Figure 19: Table 1 – Clause 52.06-5 Car Parking Requirement Calculation

Based on the total floor area of 274.8 m², the statutory requirement is 11 car spaces. As no on-site parking is proposed, the application seeks a full waiver of this requirement, relying on existing public parking within Port Albert as demonstrated in the preceding assessment.

6.4 Peak Demand Conditions (New Year’s Eve)

The only time the hotel may approach its upper patron capacity is New Year’s Eve, when:

- large numbers of locals and visitors are already in Port Albert for the fireworks
- many people have already parked earlier in the evening
- Memorial Park is already occupied by campers who will walk to the hotel
- the township functions as a pedestrian-focused gathering space

In this context, the hotel does not generate additional parking demand, it simply absorbs people who are already present for the event. This is a well-established planning argument for coastal towns with seasonal peaks.

6.5 Justification for Parking Reduction

A reduction in the statutory parking requirement is justified because:

- Existing public parking is ample, as confirmed through multiple site visits.
- Peak demand is event-based, not generated by the hotel itself.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Ordinary daily demand is low, particularly outside summer.
- The heritage building cannot reasonably accommodate on-site parking without compromising its significance.
- The township layout supports walking, especially during peak events.
- Nearby public parking areas (Memorial Park, Wharf Street, Victoria Street) provide more than sufficient capacity.

This aligns with the intent of Clause 18 – Transport and supports a car parking dispensation under the Planning Scheme.

6.6 Summary

The proposal can be comfortably supported by existing public parking within Port Albert. The combination of on-street parking, Memorial Park parking, and local street availability ensures that both everyday and peak-period demand can be accommodated without adverse impact on the transport network or township character.

7.0 PLANNING CONTROLS – ZONES & OVERLAYS

This section identifies the zoning and overlay controls that apply to the land and explains how the proposal responds to them.

7.1 Commercial 1 Zone (C1Z)

The site is located within the Commercial 1 Zone, which seeks to:

- support commercial activity in township centres
- encourage retail, hospitality and tourism uses
- promote active, walkable environments
- facilitate the reuse of existing commercial buildings

The proposed reinstatement of the former Derwent Hotel as a public hotel is entirely consistent with the purpose of the zone. A hotel is a Section 1 (as-of-right) use in the C1Z, meaning no planning permit is required for the use itself.

The main planning consideration under the zone is car parking, which is assessed under Clause 52.06. Section 6 of this report demonstrates that the proposal can be appropriately supported by existing public parking within Port Albert and that a reduction in the statutory parking requirement is justified.

7.2 Heritage Overlay (HO)

The site is affected by the Heritage Overlay. A full assessment of the Heritage Overlay and its Schedule requirements has already been provided in Section 5.7 and Section 5.8.

No further heritage assessment is required in this section.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

7.3 Other Overlays

In addition to the Heritage Overlay, the site is affected by the following overlays:

7.3.1 Land Subject to Inundation Overlay (LSIO)

The LSIO identifies land that may be subject to flooding during a 1% AEP event and seeks to ensure that development:

- is compatible with flood hazard
- does not increase flood risk to surrounding land
- maintains safe access and egress
- avoids intensifying the consequences of flooding

The proposal includes new works within the LSIO, specifically the covered outdoor dining deck, the amenities block, and the upgraded kitchen area. These works are modest in scale and located at the rear of the site. Importantly:

- no changes to natural ground levels are proposed
- the works do not obstruct existing overland flow paths
- the additions do not increase site coverage in a way that would alter flood behaviour
- the proposal does not introduce additional flood risk to neighbouring land

The deck, amenities block and kitchen area will have raised finished floor levels, to match the floor level of the existing building. This has been done to ensure accessible, compliant connections with the existing heritage building. The raised levels are internal to the structures and do not involve ground-level fill, earthworks, or any modification to existing site contours. As a result, they do not affect overland flow or flood storage capacity.

Construction within the LSIO will be subject to building permit requirements, including compliance with flood-resilient construction standards and any conditions imposed by the relevant flood authority. These matters are appropriately addressed at the building permit stage, where detailed design and engineering responses are assessed.

Given the limited scale of the works, the absence of any change to natural ground levels, and the internal nature of the raised floor levels, the proposal is considered consistent with the purpose and decision guidelines of the LSIO.

7.3.2 Design and Development Overlay – Schedule 9-2 (DDO9-2)

DDO9-2 applies to the Port Albert township and seeks to ensure that development:

- respects the coastal village character

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

- maintains low-scale built form
- protects important viewlines and streetscape qualities
- responds sensitively to heritage and landscape values

The proposal complies with these objectives because:

- the scale of new works is modest and visually recessive
- additions are located at the rear of the building, away from key viewlines
- the streetscape presentation to Wharf Street and Victoria Street remains unchanged
- the proposal reinforces township character by reinstating a traditional commercial use
- the works do not introduce bulk, height or visual intrusion inconsistent with DDO9-2

The proposal therefore aligns with the intent of the DDO and maintains the established character of the Port Albert township.

7.3.3 Summary

The proposal is consistent with the zoning and overlay controls that apply to the land. The Commercial 1 Zone actively encourages hospitality uses such as the proposed hotel, and the Heritage Overlay assessment has demonstrated that the works conserve the significance of the former Derwent Hotel.

The LSIO and DDO9-2 do not impose constraints that would prevent approval of the proposal. The works are minor, respectful of township character, and do not alter flood behaviour or streetscape qualities. The proposal is consistent with both the LSIO and DDO9-2 and does not introduce any planning concerns under these overlays.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLANNING APPLICATION

REINSTATEMENT AND RE-USE OF THE FORMER DERWENT HOTEL AT 1 WHARF ST, PORT ALBERT VIC 3971

8.0 OVERALL PLANNING ASSESSMENT

The proposal represents a balanced and appropriate planning outcome that aligns with the objectives of the Wellington Planning Scheme and responds sensitively to the site's heritage, environmental and township context.

The reinstatement of the former Derwent Hotel as a public hotel supports the role of Port Albert as an established coastal township, reinforces local economic activity, and contributes to township vitality. The proposal is consistent with the purpose of the Commercial 1 Zone, which encourages hospitality and tourism-related uses within existing commercial centres.

The works have been designed to conserve the heritage significance of the building and maintain its presentation to Wharf Street and Victoria Street. All primary heritage fabric is retained, and new additions are modest, visually recessive and located in secondary areas at the rear of the site. The proposal satisfies the objectives and decision guidelines of the Heritage Overlay and its Schedule.

The site's additional overlays, the Land Subject to Inundation Overlay and Design and Development Overlay Schedule 9-2, have been appropriately addressed. The new deck and amenities block do not alter flood behaviour and will be subject to building permit requirements that ensure compliance with flood-resilient construction standards. The scale and siting of the works are consistent with the low-scale coastal village character sought by DDO9-2.

Car parking has been assessed in detail. The proposal can be comfortably supported by existing public parking within Port Albert, including Victoria Street, Wharf Street, Memorial Park and surrounding local streets. Peak patron numbers occur only during New Year's Eve, when visitors are already present for township events and have already parked. On ordinary trading days, particularly outside holiday periods and in winter, parking demand is significantly lower and easily accommodated. A reduction in the statutory parking requirement is justified.

Overall, the proposal delivers a sensitive adaptive reuse of a significant heritage building, supports local character and economic activity, and meets the strategic, zoning and overlay requirements of the Wellington Planning Scheme. The proposal warrants approval.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.