



COUNCIL MEETING

6 JUNE 2022

ADDENDUM



BUSINESS

1. REPORTS NOT YET SUBMITTED

- 1.1 Planning Application 18/2022/P - 473 Nepean Highway, Frankston -
To use the land to sell and consume liquor, to construct a building and
construct and carry out works in a Commercial 1 Zone (C1Z), to erect
and display business identification signage and to reduce the number
of car parking spaces required under Clause 52.06-5 of the Frankston
Planning Scheme2

Phil Cantillon

CHIEF EXECUTIVE OFFICER

6/06/2022



Executive Summary

1.1 Planning Application 18/2022/P - 473 Nepean Highway, Frankston - To use the land to sell and consume liquor, to construct a building and construct and carry out works in a Commercial 1 Zone (C1Z), to erect and display business identification signage and to reduce the number of car parking spaces required under Clause 52.06-5 of the Frankston Planning Scheme

Enquiries: (Sam Clements: Communities)

Council Plan

- | | |
|----------|---|
| Level 1: | 4. Well Planned and Liveable City |
| Level 2: | 4.1 Integrate land use planning and revitalise and protect the identity and character of the City |

Purpose

This report considers the merits of the planning application to renovate an existing building in the Frankston Central Activities District and establish a new Restaurant/Bar (Food and Drink Premises) with capacity for up to 400 patrons.

Recommendation (Director Communities)

That Council:

1. Approves:
 - a) The proposed sale and consumption of liquor associated with the Food and Drink premises proposed under Planning Application 18/2022/P for up to 400 patrons operating from 12pm to 3am, seven days a week;
 - b) The waiver of the requirement for up to nineteen (19) car spaces associated with the Food and Drink premises proposed under Planning Application 18/2022/P;
2. Delegates power to the Director Communities to:
 - a) Negotiate with the Applicant on detailed design matters for the application including (a) bicycle parking, (b) the location of outdoor dining and (c) any other minor matters;
 - b) Resolve upon permit approval conditions; and
 - c) Formally decide Planning Application 18/2022/P once the above matters are resolved, by issuing a Planning Permit under delegation.

Key Points / Issues

- The application seeks approval for the establishment of a new Food and Drink Premises (to be called 'Lona Hotel') in the currently vacant building at 473 Nepean Highway, Frankston (corner of Playne Street).
- Although the land use is 'as of right' in the Commercial 1 Zone, planning permissions are required to allow the sale and consumption of liquor, a waiver/reduction in car parking requirements for up to 400 patrons, to carry out related renovation works and install new signage.
- Notice of the application has been provided and one supporting submission received. No objections to the application were received.
- The proposed use is appropriate for the zone and consistent with the planning policy objectives to support the establishment of business activity with the Central Activities Area. It will add to the 'entertainment precinct' that is developing at the western end

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of Playne Street (combined with 'General Public' and 'Hop Shop') and facilitate a suitable and stylish renovation of an existing vacant building that has notable character.

- The proposed patron numbers at 400 are significant and considered appropriate given the size of the venue and the site's Metropolitan Activity Centre context.
- Nineteen (19) car spaces are required to be waived to enable the venue to establish. It is considered likely that many patrons will use other forms of transport, car pool or multi-trip to access the site. Whilst the new use will add to parking demand within the Frankston Major Activities Centre in a general sense, there are large amounts of public and private (paid) parking available nearby which generally have lower usage rates in evening times when this use is more likely to be at peak capacity. It is also impractical to seek further parking provision on this relatively constrained site.
- At its meeting of 9 March 2021, Council resolved that applications for liquor licenses associated with Restaurant and Bar uses within the Frankston Major Activity Centre are no longer required to be reported to Council for decision, except where the proposed capacity exceeds 100 persons (or where called in by a Councillor). The granting of delegations to officers to approve liquor service for these smaller scale proposals represented a risk-based approach (where these smaller venues are less likely to cause or contribute to broader anti-social behaviour) and reflected encouragement for revitalisation of the Central Activities District with new business activity.
- The current proposal does not fall within the delegation to officers afforded by this resolution as the proposal is for a Food and Drink Premises (not a "Bar or Restaurant"), and the proposed patron number is 400.
- As this site is prominent within the Frankston City Centre being on Nepean Highway and the proposed use seeks to activate a shopfront which has been vacant for some time, it is considered appropriate to bring this application to Council, without all the finer details of the application having been resolved. An in-principle approval by Council on the matter of the liquor licence and patron numbers – which is recommended by officers – would enable officers to continue working with the Permit Applicant on details which have not yet been resolved, such as outdoor seating and provision of bicycle parking. These aspects could ordinarily be decided by officers acting under delegation, if it were not for the liquor licence/patron numbers which exceeds the officers' delegation.
- This approach is beneficial to Council, the community and the Permit Applicant. The truncated timeframes for a decision will have a positive impact on the time it will take the Applicant to activate and begin using the site, following the issue of a planning permit under delegation.
- For further information, please refer to the officer's assessment contained within this report.

Financial Impact

There are no financial implications associated with this report.

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The application was referred externally to Victoria Police. No response has been received as at the time of this report. Victoria Police have previously advised that they will not generally respond to Council's referral of planning applications unless the application is significant, and prefer to provide their responses through the licence application process managed by the Victorian Commission for Gambling and Liquor Regulation.

2. Internal Referrals

The application was referred internally to Council's Social Policy and Planning, Waste Management, Engineering Services (Traffic), and Urban Design units. No direct objections were made by these business units.

Notification of Proposal

Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987*.

Notification was given in the form of:

- Mail to adjoining owners and occupiers; and
- Signs erected on the site frontages

As a result of the public notification, no objections were received. One supporting submission was, however, received – expressing pleasure at the prospect of restoration of the building.

Analysis (Environmental / Economic / Social Implications)

The proposed use will contribute to economic revitalisation of the Frankston Central Activities Area. Whilst the establishment of further uses with large patron numbers able to consume alcohol could lead to social issues (such as anti-social behaviour), these potential problems can be managed to some degree through effective venue management.

Legal / Policy / Council Plan Impact**Charter of Human Rights and Responsibilities**

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

There are no legal issues specifically related to this report.

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The proposal is considered to be consistent with planning policy for the Frankston Metropolitan Activity Centre.

Officer's Declaration of Interests

Under Section 80C of the *Local Government Act 1989*, officers providing advice or a report to Council must disclose any direct or indirect interest they have in a matter.

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

There are no risks specifically related to this report.

Conclusion

The proposed use is generally appropriate, subject to resolution of some issues of detail and related finalisation of permissions and related conditions. To enable a decision to be made in a timely manner, it is recommended that Council approve in-principle the issue of a liquor licence to the premise with a 400 person patron cap, and delegate power to Director Communities to resolve the finer grain detail of the application and grant a planning permit under delegation.

ATTACHMENTS

- Attachment A: [↓](#) Locality Map
Attachment B: [↓](#) Locality Map (Aerial)
Attachment C: [↓](#) Advertised (application) plans

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Officers' Assessment

Summary

Existing Use	Vacant (former office)
Proposal	To establish a Food and Drink Premises including provision of liquor, with a maximum capacity of up 400 patrons.
Zoning	Commercial 1 Zone
Overlays	Parking Overlay
Reason for Reporting to Council	Application associated with Liquor

BACKGROUND

Subject Site

The application relates to land on the south eastern corner of Playne Street and Nepean Highway, Frankston. The existing building was most recently occupied by a real estate agency (office use). The existing building covers nearly all of the site, and does not provide any on-site car parking.

Locality

The site is located in an emerging entertainment precinct at the western end of Playne Street (together with 'General Public' and 'Hop Shop'), and in general proximity to established large hotel uses nearby in Nepean Highway including the Grand Hotel, Pier Hotel and Cheeky Squire. The site is within the Central Activities Area in the Frankston Major Activity Centre. Public parking is available nearby on street, at the corner of Young and Playne, and Sherlock and Hay. Paid private parking is available in the nearby Frankston Entertainment Centre complex.

Site History

There is no relevant planning history for the site.

Proposal

It is proposed to use the land as a Food and Drink Premises, with a general liquor licence (on-premises). The use is proposed to be called 'Hotel Lona' and consists of dining spaces, a bar and more traditional 'hotel' space, a roof top dining/function space, lounges, and associated kitchen, service, and administration areas.

A maximum number of patrons of 400 is proposed, with operating hours between 12 noon and 3am seven days a week. It is anticipated that 16-20 staff will operate the venue.

Works to enable establishment of the use include:

- Installation of glazing and bifolding windows

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- A new fixed section of roof over the roof-top bar area and a glazed operable (openable) rooftop.
- New render/painting of the building
- Planters and associated works to establish an outdoor seating area on the footpath.
- Associated internal layout changes and works.

Signage is also proposed to identify the new use, incorporating:

- An Illuminated Lona Hotel logo above the entry awning (1000mm diameter)
- Hand painted signage on the existing awning (Restaurant, Bar, Rooftop, Live Music and Garden – 200mm x 1670mm)
- 6x Blade Signs (Restaurant, Bar, Rooftop, Live Music and Garden – 200mm x 2000mm)
- 1x projecting Blade Sign (600mm diameter).

State and Local Planning Policy Frameworks

State Planning Policy Framework relevant to this application are summarised as follows:

- Clause 11.03-1S – Activity Centres – to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- Clause 17.02-1S – Business – to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Local Planning Policy Framework relevant to this application are summarised as follows:

- Clause 11.03-!L-02 – Frankston Metropolitan Activity Centre – Support proposals that promote a vibrant alfresco hospitality precinct along streets connecting the train station to Kananook Creek and the foreshore.

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 34.0-1 – Commercial 1 Zone of the Frankston Planning Scheme for the construction of buildings or works (ie. renovating building alterations);
- Clause 52.06 – Car Parking – to provide car parking at less than the rate required by the Planning Scheme.
- Clause 45.09 – Parking Overlay – A where use provides parking at the less than the rate required by the planning scheme, Council may require payment of a financial contribution.
- Clause 52.27 – Licensed Premises – to use land to sell or consume liquor (general licence);

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Officers' Assessment

- Clause 52.05 – Signage – to install advertising signage.

ASSESSMENT

State and Local Planning Policy

The proposal use is appropriate for the zone and consistent with the planning policy objectives to support the establishment of business activity with the Central Activities Area. It will add to the 'entertainment precinct' that is developing at the western end of Playne Street (combined with 'General Public' and 'Hop Shop') and facilitate a suitable and stylish renovation of an existing vacant building that has notable character.

Sale and consumption of Liquor

In determining whether to approve an application to allow the sale and consumption of liquor, Council must consider the impact the use may have on the amenity of the area, including the cumulative impact combined with any existing licensed premises. In the case of *Swancom v Yarra* (2009), the VCAT defined cumulative impact assessment as requiring consideration of the density, mix and type of licensed premises (in an area), and existing levels of amenity.

In the case of this location, there are a number of existing licenced premises with relatively large patron limits, including the Pier and Grand Hotels, and the more recently established General Public and Hop Shop. Although clearly entertainment uses with a significant element of liquor consumption, the uses are somewhat different in the nature of cliental targeted. The proposed use is also a slightly nuanced, in that while it presents as a hotel use, it is a more trendy and modern offering than other hotels in the area. Further, this area is not particularly sensitive in respect of residential amenity, in that there are few residential uses, and those that exist or are proposed are located further towards the eastern end of Playne Street.

Council's Social Policy and Planning unit advise that 'there is some concern that the consumption of alcohol with limited access to food may increase the risk of violence and other anti-social behaviour. It is therefore requested that the provision of, or access to, food is considered as a condition in the application'. They further requested that advice be sought from Council's Safer Communities team regarding these issues. The Safer Communities team advise that they are (generally) satisfied with the proposal.

There have been issues in the past with anti-social behaviour in the Frankston CAD, and so it is important that the strategies and approach of venue operators to patron management and responsible alcohol service are appropriate and aligned with other operators.

Officers consider that in concept this use should be able to establish and operate in sale and consumption of liquor in a manner that does not unreasonably impact either individually or cumulatively on the amenity of the area, subject to some further discussion of conditional requirements with the applicant and development of appropriate conditions.

Noise impacts

The proposed use includes both a semi-covered roof deck and bi-fold windows, which mean that music and patron noise is likely to carry beyond the site. This will be more sensitive (or likely to impact other uses) during the proposed *extended night-time* hours of operation. An acoustic report submitted with the application indicates that the noise

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mitigation measures will be required to ensure that the proposed use complies with Noise Regulations. Management approaches to achieve this, and conditions to require compliance will be resolved with the permit applicant.

Car Parking

The proposed use requires a full waiver of the statutory car parking requirement for this use (ie. 19 spaces), as there is no capacity to provide further parking on the site.

A car parking demand assessment was undertaken and concluded that the parking demand associated with the use could be acceptably accommodated within existing parking provision within the Central Activities District, having regard to:

- The likelihood of multi-purpose trips (combined trip to this use and other use)
- The availability of public transport (ie. train, bus, taxi)
- The availability of pedestrian and cyclist access to the land.

As they have some reservations about a lacking analysis of parking demand during day times, Council's traffic engineers accept that the demand assessment provided by the applicant is generally appropriate, and that no parking can be provided on the site.

In a choice between either refusing the use of the land, or requiring partial demolition of the building (to provide parking), and on the other hand permitting the use generally as proposed, planning policy supports the granting of permission for the use. This is on the basis that car parking in activity centres is more efficiently provided in larger car parking areas (whether public or private) which are more conveniently accessed from the perimeter of the activity centre (ie. not bringing large volumes of vehicles into the inner streets of the activity centre where pedestrian and streetscape amenity should be prioritised).

However, there remain some questions about bicycle parking which remain to be resolved with the applicant (how many and where). It is anticipated that these are resolvable matters, should the Council support the proposal in principle.

Outdoor dining

The applicant proposes an area of outdoor dining along the end of the building facing Playne Street. Although the concept of outdoor dining is supported, the dining space cannot be located in this position as it is inconsistent with Council's footpath trading requirements and disability access (path of travel) requirements. Unfortunately, options to relocate this area are limited by the position of an existing bus top and street furniture adjoining the site.

The applicant is further considering these issues. It is anticipated that, should Council support the proposal in principle, the matter of the outdoor dining area can be resolved by either its deletion or relocation.

Analysis (Economic and Social Implications)

The proposed use would bring new economic activity to the Central Activities District, and is appropriate for the location. Notwithstanding the larger patron numbers proposed, should be able to be managed in a way which does not unreasonably impact upon the amenity of the area.

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Officers' Assessment

Recommendation (Director Communities)

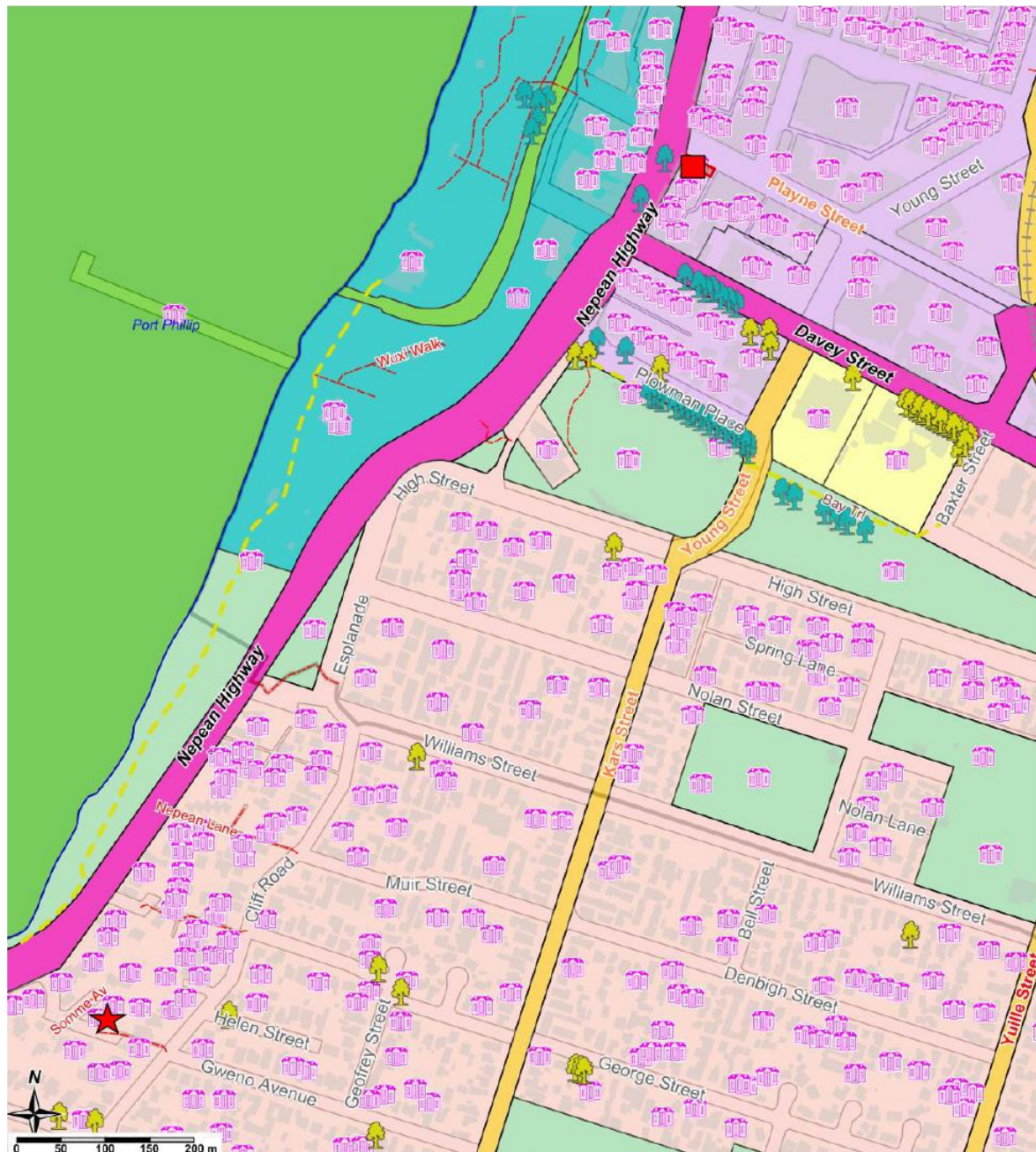
That Council:

1. Approves:
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Planning Application 18/2022/P – 473 Nepean Hwy Frankston

Subject site 

Objector 



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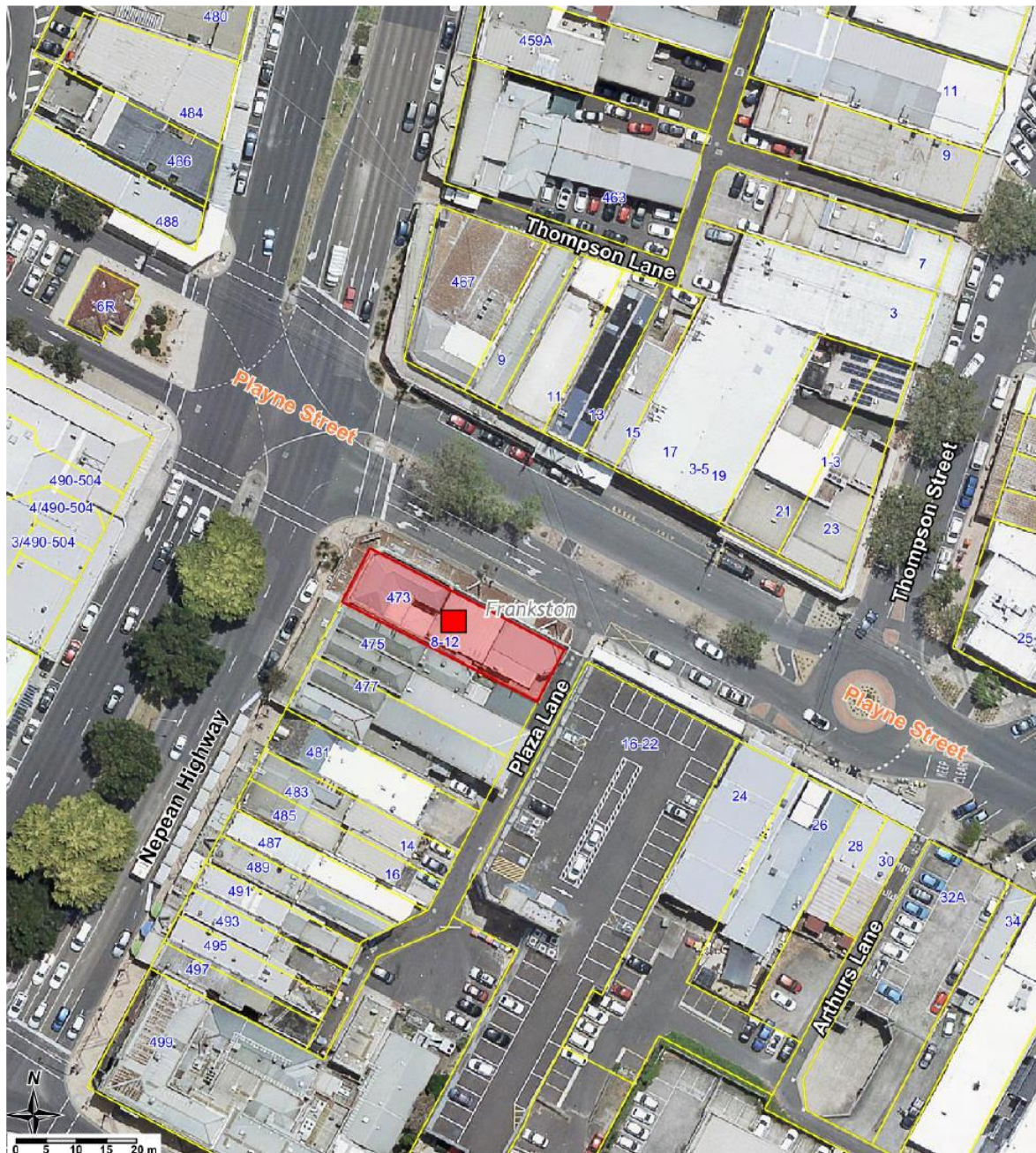
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Time Printed: 3:19 PM

Issued by: Leah Horne



Planning Application 18/2022/P – 473 Nepean Hwy Frankston
Subject site ■



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Projection: GDA2020 / MGA zone 55

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Date Printed: 1/06/2022

Time Printed: 3:29 PM

Issued by: Leah Horne





ADVERTISED PLAN

NOTES:

VARIOUS PREMISES ARE LOCATED WITHIN THE VICINITY OF THE PROPOSED EXTERNAL AREA AT 473 NEPEAN HIGHWAY.

MOST OF THESE PREMISES ARE DAY TRADERS, RETAIL OR REAL ESTATE OFFICES WITH THE EXCEPTION OF A FEW RESTAURANTS DOWN NEPEAN HIGHWAY.

DIRECTLY ADJACENT TO THE PROPOSED EXTERNAL AREA ARE VACANT OFFICES AT No. 477 & No.475, DIRECTLY ABOVE IS A LARGE CARPARKING BUILDING WITH TENANCIES ON THE GROUND FLOOR.

ACROSS THE OTHER SIDE OF PLAYNE STREET IS ALL REAL ESTATE OFFICES & A RETAIL STORE. ALL AVERAGE DIMENSIONS TO PREMISES IN THE VICINITY OF THE PROPOSED EXTERNAL AREA HAVE BEEN NOTED



ASSOCIATED PROJECTS

COMMERCIAL BUILDERS,
PROJECT MANAGERS,
PLANNERS & DESIGNERS


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48-58 Cyber Loop, Dandenong South VIC 3175

No.	Date	Description

HOTEL LONA

FRANKSTON

SITE PLAN

Project number	TBC	<div>NORTH</div> 
Date	TBC	
Drawn by	ML	
Checked by	ML	

A01

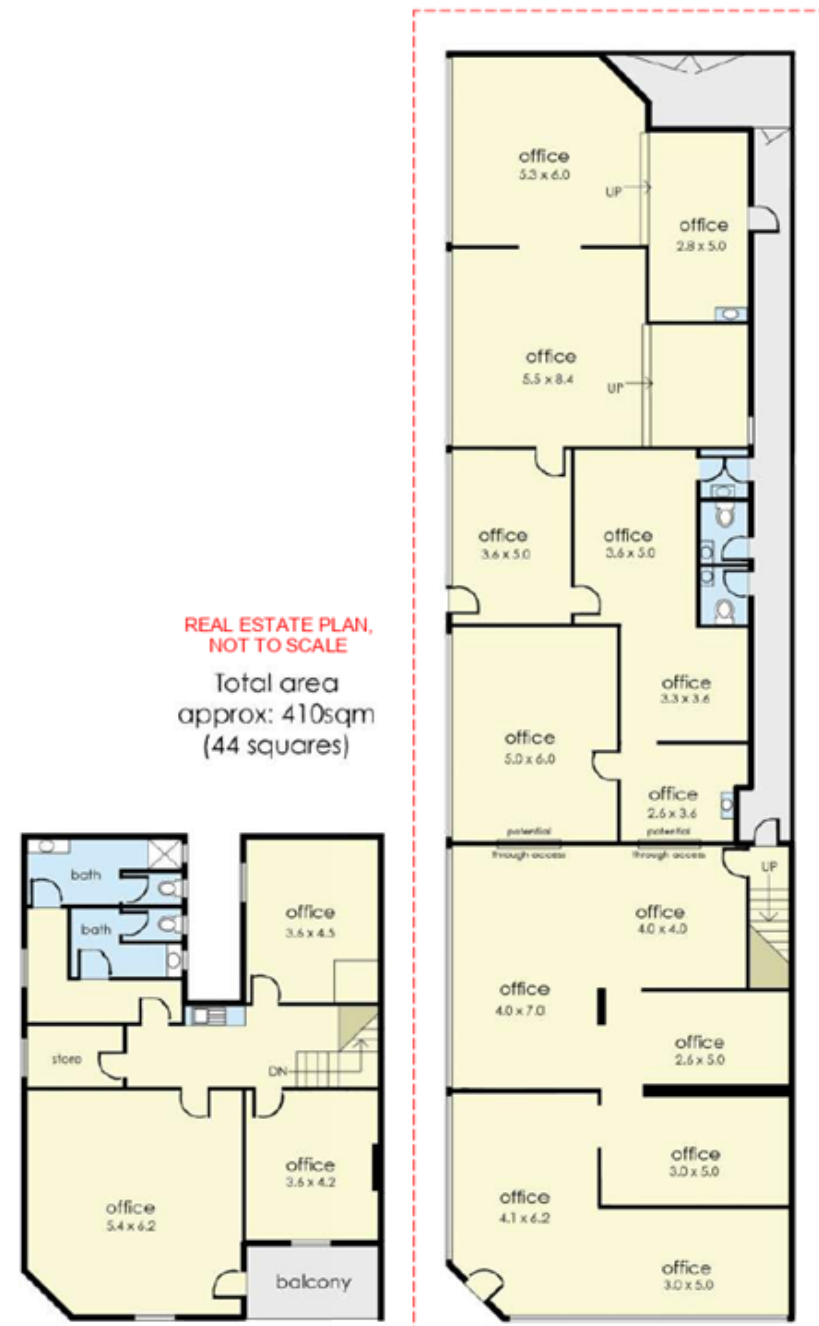
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1 SITE PLAN
1:200

ADVERTISED PLAN

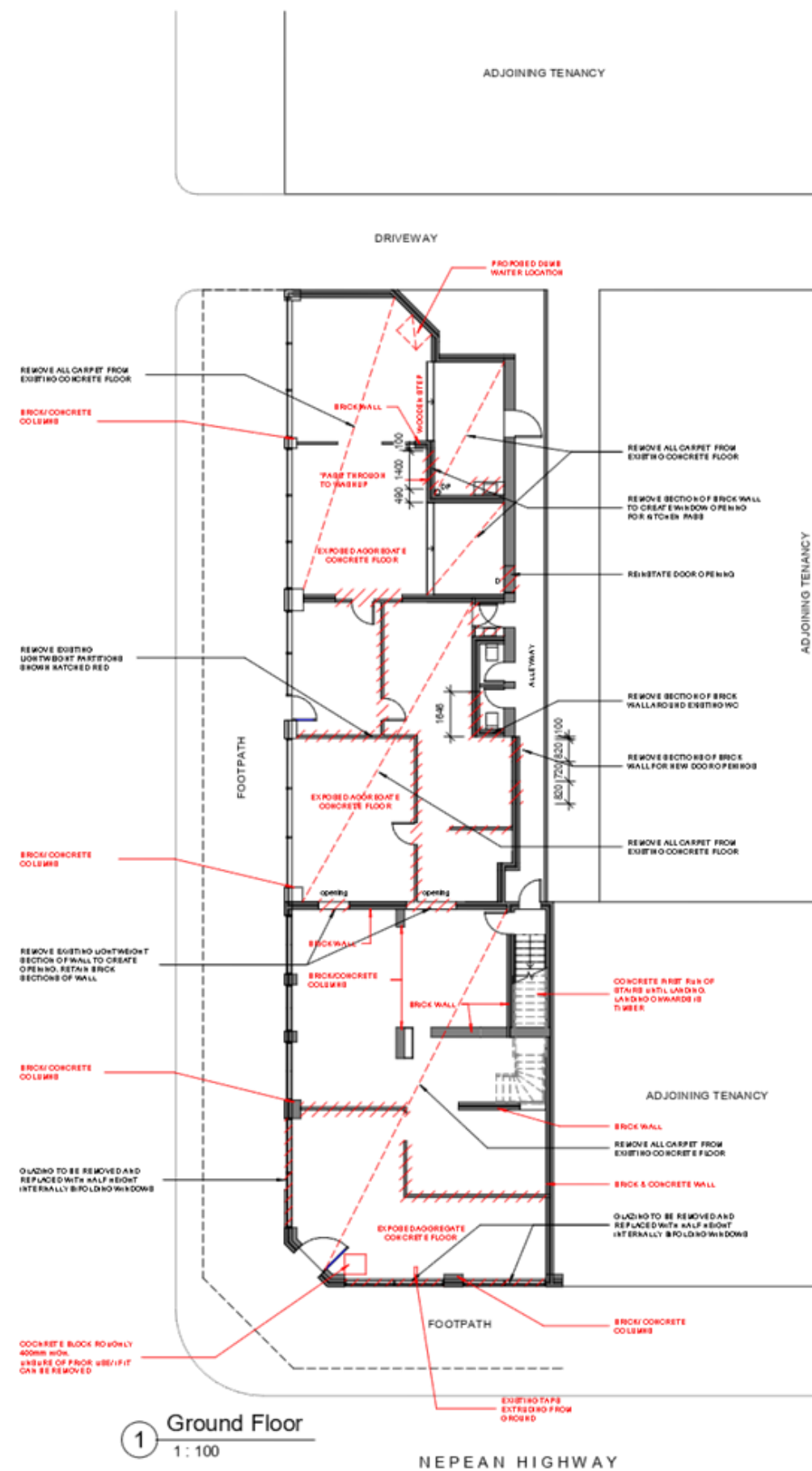
LEGEND

PROPOSED INTERNAL STRUCTURE TO BE REMOVED SHOWN HATCHED RED



473 Nepean Hwy & 8-12 Playne Street, Frankston © Produced by DND Floor Plans.

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.





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No.	Date	Description

HOTEL LONA

FRANKSTON

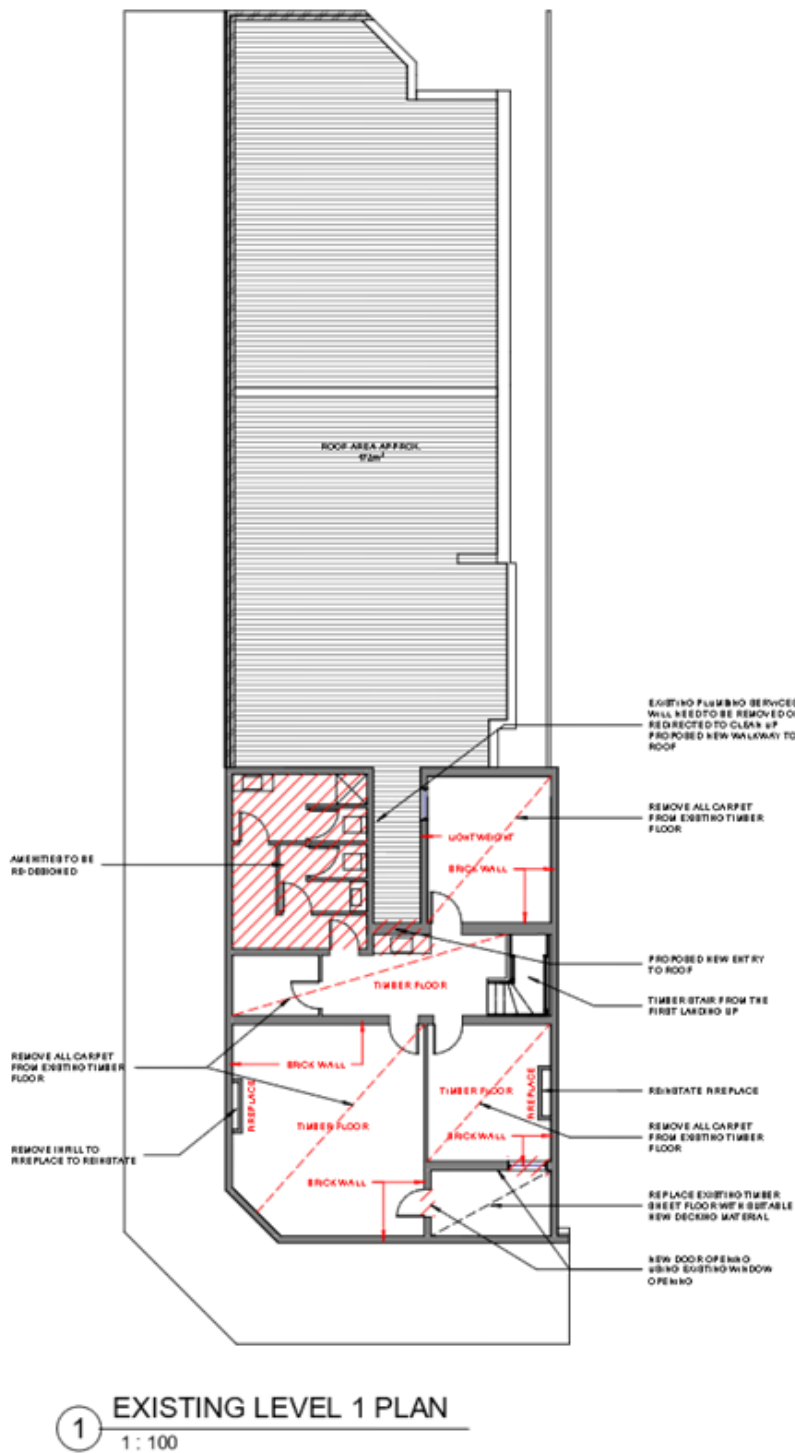
EXISTING GROUND FLOOR PLAN

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Date	TBC	
Drawn by	ML	
Checked by	ML	

A01

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1 : 100

ADVERTISED PLAN



LEGEND

PROPOSED INTERNAL STRUCTURE TO
BE REMOVED SHOWN HATCHED RED

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No.	Date	Description

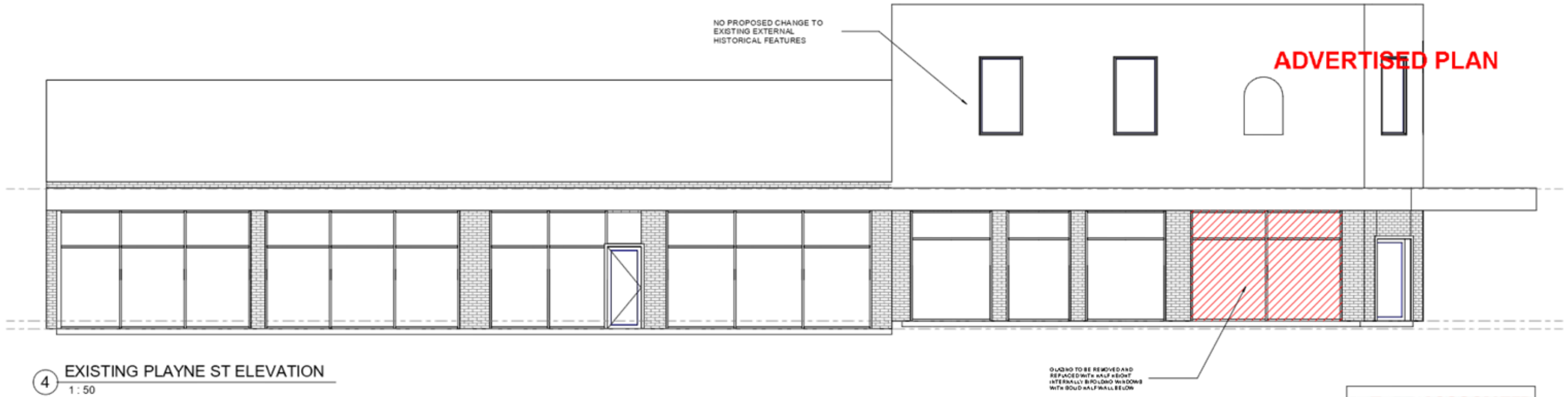
HOTEL LONA
FRANKSTON

LEVEL 1 EXISTING
FLOOR PLAN

Project number	TBC	<div>NORTH</div>
Date	TBC	
Drawn by	ML	
Checked by	ML	

A02

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AP ASSOCIATED PROJECTS
COMMERCIAL BUILDERS,
PROJECT MANAGERS,
PLANNERS & DESIGNERS

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No.	Date	Description

HOTEL LONA
FRANKSTON

EXISTING ELEVATIONS

Project number	TBC
Date	TBC
Drawn by	ML
Checked by	ML

A03

Scale @ A1: 1:50

ADVERTISED PLANPATRON TOTALS
400 MAX PATRONS

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COMMERCIAL BUILDERS, PROJECT MANAGERS, PLANNERS & DESIGNERS		
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No.	Date	Description

HOTEL LONA

FRANKSTON

PROPOSED RED LINE
DRAWING & FIXED
FOOTPATH TRADING

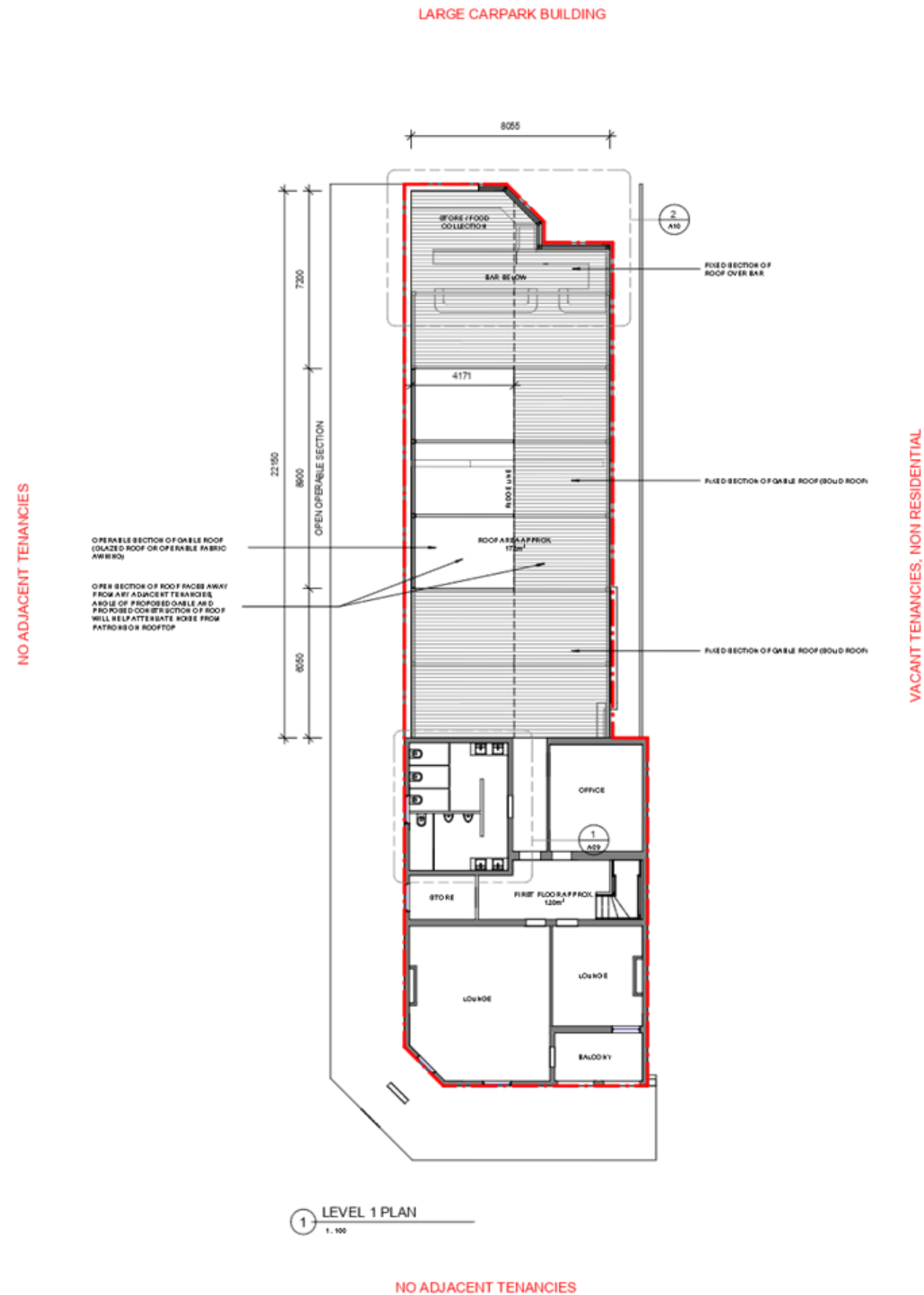
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Date	TBC
Drawn by	ML
Checked by	ML



NORTH

A02

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1 : 100

ADVERTISED PLAN

NOTE:

PROPOSED SOLID FIXED ROOF
AREA 133m²

PROPOSED OPEN SECTION OF
OPERABLE ROOF 37m²

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No.	Date	Description

HOTEL LONA

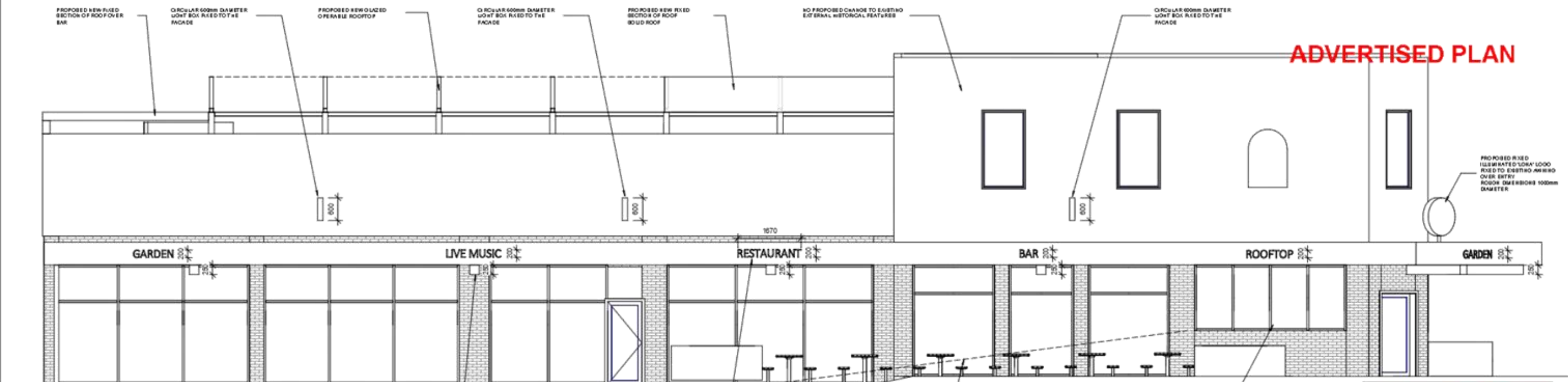
FRANKSTON

LEVEL 1 PLAN

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Date	TBC	
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Checked by	ML	

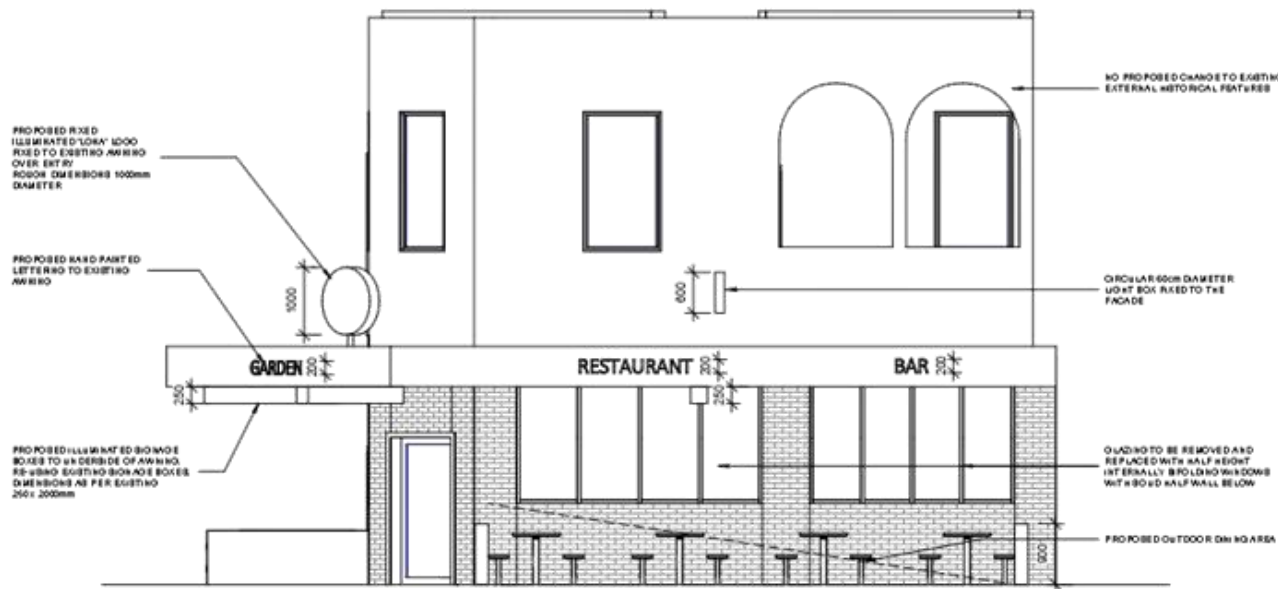
A04

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ADVERTISED PLAN

2 PLAYNE ST ELEVATION
1 : 50



1 NEPEAN HIGHWAY ELEVATION
1 : 50

ILLUMINATED AWNING NEON SIGNAGE EXAMPLE



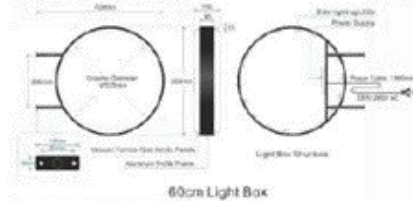
HAND WRITTEN LETTERING EXAMPLE



EXISTING ILLUMINATED SIGNAGE BOX EXAMPLE



ROUND ILLUMINATED BEER LOGO SIGNAGE BOX EXAMPLE



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PROJECT MANAGERS,
PLANNERS & DESIGNERS

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No.	Date	Description

HOTEL LONA
FRANKSTON

PROPOSED ELEVATIONS

Project number	TBC
Date	TBC
Drawn by	ML
Checked by	ML

A16

Scale @ A1: 1 : 50

ADVERTISED PLAN





ASSOCIATED
PROJECTS

COMMERCIAL BUILDERS,
PROJECT MANAGERS,
PLANNERS & DESIGNERS

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No.	Date	Description

HOTEL LONA

FRANKSTON

3D PERSPECTIVES

Project number	TBC	
Date	TBC	
Drawn by	ML	
Checked by	ML	

A17

Scale @ A1:

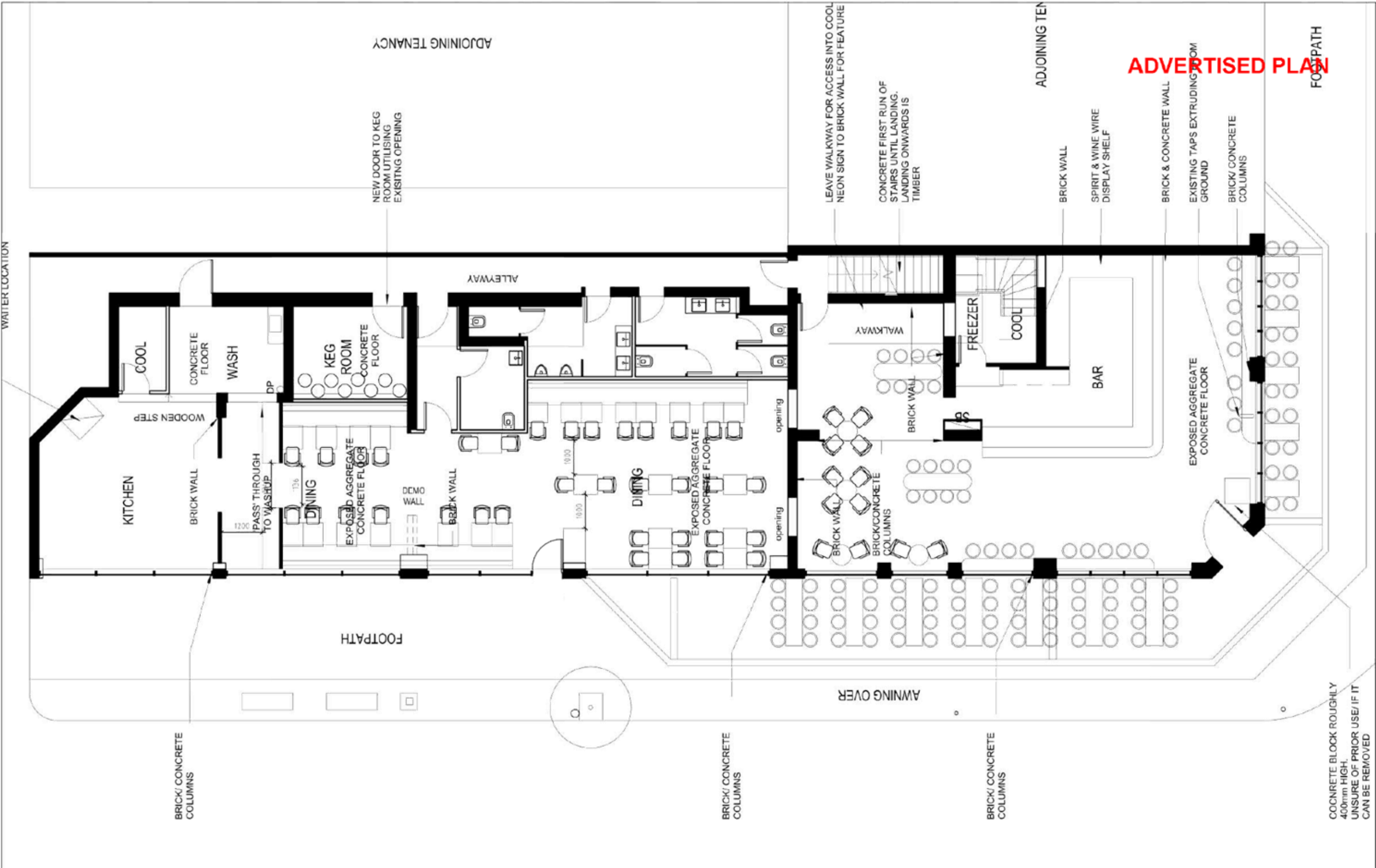
ADVERTISED PLAN


HOTEL LONA MELBOURNE, AUSTRALIA

INTERIOR DESIGN
DIRECTION DOCUMENT



PRESENTED BY AZBCREATIVE



	AZBcreative Studio 54, 51 Marlborough St. Surry Hills, NSW 2010 AUSTRALIA www.azbcreative.com (2) 9318 2168	CLIENT: HOTEL LONA 473 Nepean Hwy & 8-12 Playne St, Frankston VIC. Charles & Edward Sedgley charles@lona.com.au edward@lona.com.au	Project: HOTEL LONA	Drawing Title: GROUND FLOORPLAN		Revision: D		General Notes: 1. Do not scale off drawings. 2. All dimensions are in millimeters unless notified otherwise. 3. All dimensions should be verified on site prior to construction. 4. AZBcreative shall not be notified in writing of any discrepancies 5. All areas indicated on this sheet are approximate and indicative only. 6. This drawing represents design intent only. Copyright: This document is property of AZBcreative. No reproduction of this document is permitted without written permission of AZBcreative. This document shall only be used for the purpose of which it was commissioned. Unauthorised or reproduction of this document is prohibited.
			Title: PROPOSED FLOORPLAN	Scale: 1:100 @A3	Date: 08/02/2022	Drawing Number: 101	Drawn By: BS	

LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



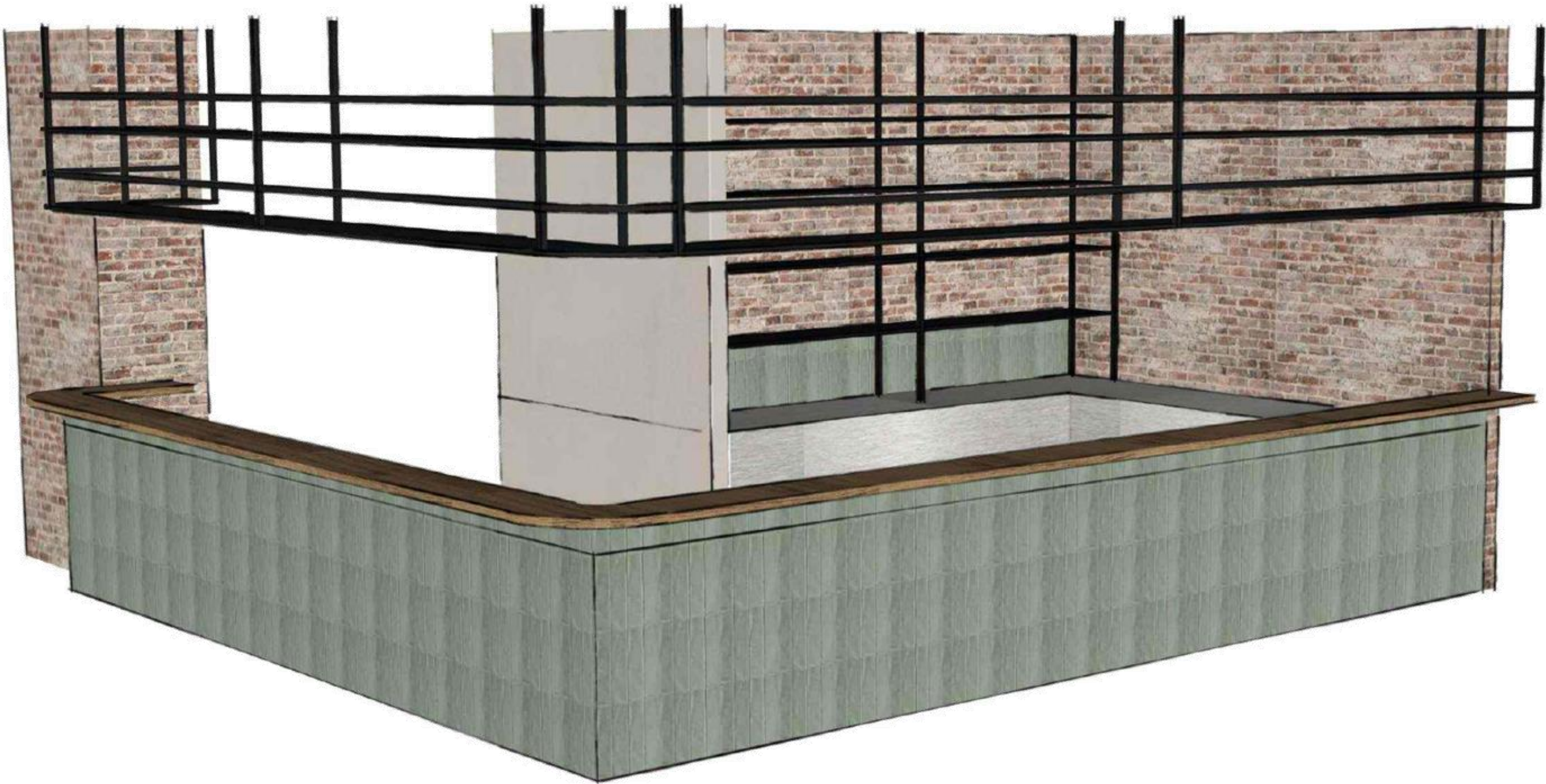
LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
MAIN BAR

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN

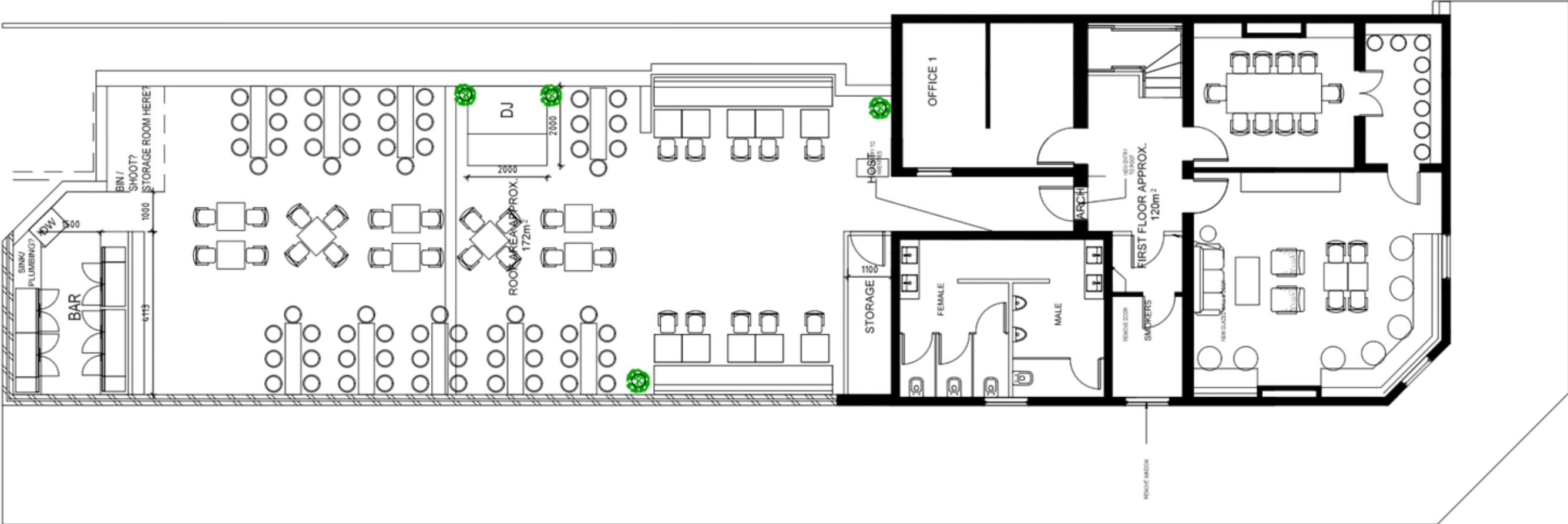


LONA HOTEL - FRANKSTON
GROUND LEVEL 3D CONCEPT DESIGN

ADVERTISED PLAN



ADVERTISED PLAN



AZBcreative
Studio 54, 61 Marlborough St,
Surrey Hills, NSW 2010
AUSTRALIA
www.azbcreative.com
(2) 9318 2188

CLIENT:
HOTEL LONA
473 Nepean Hwy & 9-12
Playne St, Frankston VIC.
Charles & Edward Sedgley
charles@lona.com.au
edward@lona.com.au

Project:
HOTEL LONA
Title:
PROPOSED FLOORPLAN

Drawing Title:
FIRST FLOORPLAN
Scale:
1:125 @A3

Date:
08/12/2021

Revision:
B
Drawing Number:
102

Drawn By:
BS

General Notes:
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LONA HOTEL - FRANKSTON
ROOFTOP 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
ROOFTOP 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
ROOFTOP 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
LEVEL 1 CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
BATHROOM 3D CONCEPT - MURAL OPTION 1

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
EXTERIOR 3D CONCEPT DESIGN

ADVERTISED PLAN





LONA HOTEL - FRANKSTON
EXTERIOR 3D CONCEPT DESIGN

ADVERTISED PLAN



LONA HOTEL - FRANKSTON
EXTERIOR FINISHES SCHEDULE

ADVERTISED PLAN

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
Paint	F08	Murobond	Pentimento lime wash exterior render	Paint to supply after site visit.	Alto	AZB to be provided with a sample to approve prior to installing/purchasing	Fascia of building	
Paint	F09	Murobond W	Pentimento lime wash exterior render	Paint to supply after site visit.	Molasses	AZB to be provided with a sample to approve prior to installing/purchasing	Fascia of building	



LONA HOTEL - FRANKSTON
EXTERIOR SIGNAGE

ADVERTISED PLAN



BLADE SIGN REFERENCE (BLACK BOX WITH WHITE WRITING & FRAME)



SIGNS TO READ:

- RESTAURANT
- BAR
- ROOFTOP
- LIVE MUSIC
- GARDEN



LONA HOTEL - FRANKSTON
EXTERIOR SIGNAGE



NEON SIGN (WEATHER PROOF)



ADVERTISED PLAN



HAND PAINTED SIGNS ON AWNING REFERENCE:



SIGNS TO READ:


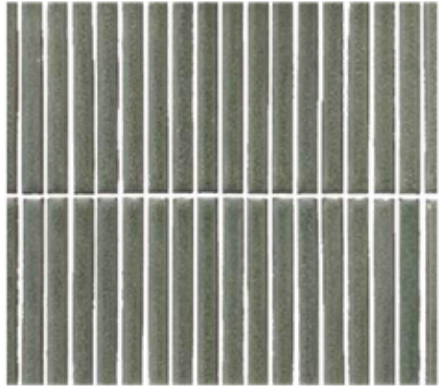
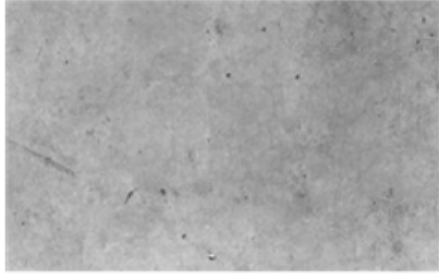

- RESTAURANT
- BAR
- ROOFTOP
- LIVE MUSIC
- GARDEN



LONA HOTEL - FRANKSTON

GROUND LEVEL FINISHES SCHEDULE

ADVERTISED PLAN




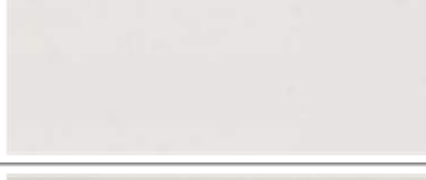


ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
TILE		TILE CLOUD E: sales@tilecloud.com.au P: +61 2 9557 6785	Newport mini gloss subway tile	50mm x 200mm	Jade	Sample to be provided to AZB for approval prior to purchasing	Bar Fascia	
TILE		PERINI TILES E: info@perini.com.au P: +61 3 9421 0550	Suki plus fingers kit kat finger tiles	Size: 15mm x 148mm Sheet size: 300mm x 305mm	Olive	Sample to be provided to AZB for approval prior to purchasing	Kitchen pass waiters station fascia & sides	
TILE		Appointed builder to supply	Polished concrete	N/A	Grey	Sample on site to be provided for approval by AZB	Bar area flooring Restaurant Dining area flooring	
TIMBER		Appointed builder to supply	Appointed builder to recommended supplier	Builder to confirm on site measure	Solid Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Bar top Entry host station Kitchen pass waiters station top	



LONA HOTEL - FRANKSTON

GROUND LEVEL FINISHES SCHEDULE

ADVERTISED PLAN





ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
TIMBER		Appointed builder to supply	Timber veneer to match solid timber shelving & bar top	Builder to confirm on site measure	Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Shelving units Waiters station Host station Kitchen pass waiters station	
POWDER COAT		DULUX PAINTS P: (03) 9699 9532	Powder coated aluminium 910902S4	Builder to confirm on site measure	Black Satin	Sample to be provided to AZB for approval prior to purchasing	Back bar shelving Kitchen waiters station Shelving units Bulkheads	
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Pentimento Lime Wash	Painter to confirm on site	Molasses	Sample to be provided to AZB for approval prior to purchasing	Around the arched entry's	
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Pentimento Lime Wash	Painter to confirm on site	Clay 50%	Sample to be provided to AZB for approval prior to purchasing	Restaurant dining area	
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Pentimento Lime Wash	Painter to confirm on site	Badger	Sample to be provided to AZB for approval prior to purchasing	Bar area	
CEILING PAINT		DULUX PAINTS P: (03) 9699 9532	Ceiling paint	Painter to confirm on site	Natural White	Sample to be provided to AZB for approval prior to purchasing	Ceiling throughout	



LONA HOTEL - FRANKSTON

GROUND LEVEL FINISHES SCHEDULE

ADVERTISED PLAN

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
BRICK		Appointed builder	N/A	N/A	Red brick	Sample to be provided to AZB for approval prior to purchasing	See sketches for Details/marked up plan	
DISTRESSED BRICK		Appointed builder	N/A	N/A	Distressed brick and concrete		See marked up plan	
LEATHER		NSW LEATHER CO P: +61 3 9417 3466	Murano Sage	Upholsterer to confirm sqm	Sage	Sample to be provided to AZB for approval prior to purchasing	Dining room banquettes	
MARBLE		SIGNORINO P: (03) 9427 9100 (Subject to availability and budget)	Calacatta	Builder/stone supplier to confirm on site measure	Caldia	Sample to be provided to AZB for approval prior to purchasing	Elbow bars Entry host station	



LONA HOTEL - FRANKSTON

ROOFTOP FINISHES SCHEDULE

ADVERTISED PLAN

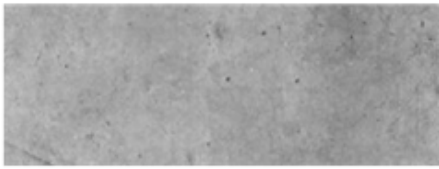


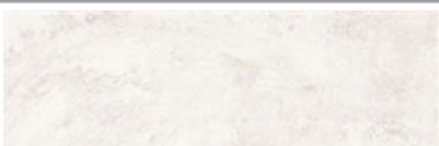


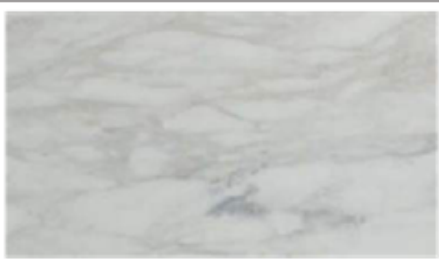
ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
TIMBER		Appointed builder to supply	Appointed builder to recommended supplier	Builder to confirm on site measure	Solid Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Pergola	
TIMBER		Appointed builder to supply	Timber veneer to match solid timber shelving & bar top	Builder to confirm on site measure	Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Host station	
DECKING		Next Gen www.nextgendecking.com.au	Commercial composite cladding	137mm Wide x 24mm Thick x 3.66m Lengths	Graphite	AZB to be provided with a sample to approve prior to installing/purchasing	Rooftop flooring throughout Raised stage	
POWDER COAT		DULUX PAINTS P: (03) 9699 9532	Powder coated aluminium 2721139S	Builder to confirm on site measure	White Satin	Sample to be provided to AZB for approval prior to purchasing	Retractable awning Structure Stage Awning posts & roof awning	
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Murowash	Painter to confirm on site	Badger	Sample to be provided to AZB for approval prior to purchasing	See render for wall details	
LEATHER		NSW LEATHER CO P: +61 3 9417 3466	Mingle mangle	Upholsterer to confirm sqm	Sage	Sample to be provided to AZB for approval prior to purchasing	Banquettes	



LONA HOTEL - FRANKSTON

ROOFTOP FINISHES SCHEDULE

ADVERTISED PLAN







ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
		Appointed builder	N/A	Builder to confirm on site measure	Polished concrete	Sample to be provided to AZB for approval prior to purchasing	Banquette base	
BRICK		Appointed builder	N/A	Builder to confirm on site measure	To match existing brick	Sample to be provided to AZB for approval prior to purchasing	See render for wall details	
POWDER COAT		DULUX PAINTS P: (03) 9699 9532	Powder coated aluminium 910902S4	Builder to confirm on site measure	Black Satin	Sample to be provided to AZB for approval prior to purchasing	Bar bulkhead frame -work Window frames Bar kick-plate	
RENDER WALL FINISH		Appointed builder to recommended	Distressed wall render finish - please discuss with AZB to provide samples	To be confirmed by supplier on site	TBC with supplier	Sample to be provided to AZB for approval prior to purchasing	See render for wall details	
MOULDING		PORTA TIMBER	Lining board range Shade	To be confirmed by builder on site 75mm x 21mm	Murobond paint finish cactus	Sample to be provided to AZB for approval prior to purchasing	Bar fascia	 
MARBLE		SIGNORINO P: (03) 9427 9100 (Subject to availability and budget)	Calacatta	Builder/stone supplier to confirm on site measure	Caldia	Sample to be provided to AZB for approval prior to purchasing Bar top to be 40mm double bullnose front (bottom bullnose to be set back 20mm TBC)	Entry host station Bar top	



LONA HOTEL - FRANKSTON

LEVEL 1 FINISHES SCHEDULE

ADVERTISED PLAN

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
FLOORING		N/A	N/A	N/A	N/A	Flooring to stay the same, carpet to be removed and floorboards assessed on site with AZB	Private dining rooms & balcony	N/A
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Pentimento Lime Wash	Painter to confirm on site	Kaldor	Sample to be provided to AZB for approval prior to purchasing	Lounge area	
RENDER PAINT FINISH		MUROBOND PAINT Bristol paint & decorator centre Clifton Hill P: 03 9489 9333	Pentimento Lime Wash	Painter to confirm on site	Clay 50%	Sample to be provided to AZB for approval prior to purchasing	Private dining area Banquette base	
CEILING PAINT		DULUX PAINTS P: (03) 9699 9532	Ceiling paint	Painter to confirm on site	Natural White	Sample to be provided to AZB for approval prior to purchasing	Ceiling throughout	
BRICK		Appointed builder	N/A	Builder to confirm on site measure	Existing brick	Sample to be provided to AZB for approval prior to purchasing	Private dining fire place	
LEATHER		NSW LEATHER CO P: +61 3 9417 3466	Murano	Upholsterer to confirm sqm	Sage	Sample to be provided to AZB for approval prior to purchasing	Banquette upholstery	
TIMBER		Appointed builder to supply	Appointed builder to recommended supplier	Builder to confirm on site measure	Solid Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Elbow bar	



LONA HOTEL - FRANKSTON

LEVEL 1 FINISHES SCHEDULE

ADVERTISED PLAN


ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
TIMBER		Appointed builder to supply	Timber veneer to match solid timber shelving & bar top	Builder to confirm on site measure	Raw Oak	Sample to be provided to AZB for approval prior to purchasing	Banquette base	
CURTAIN		AZBCreative to supply	Lola	325cm Wide	Opal	Sample to be provided to AZB for approval prior to purchasing	Private dining room	
CURTAIN RAIL		AZBCreative to supply	Wall mounted curtain rail	TBC on site measure	Black	AZB to speak with curtain maker in regards to mounting etc.	Raised banquette area	
DADDY RAIL		INTRIM MOULDINGS	CR16	47mm Wide x 25mm Thick	Painted in pentimento lime wash wall colour	Sample to be provided to AZB for approval prior to purchasing 1200mm H	Level 1 walls	



LONA HOTEL - FRANKSTON

LEVEL ONE BATHROOMS

ADVERTISED PLAN



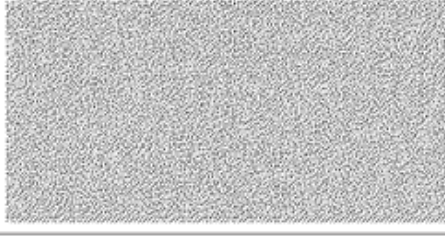


ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
WALL TILE		PERINI TILES E: info@perini.com.au P: +61 3 9421 0550	Marbella Wall Tile Product Code: T42631	65mm x 200mm	Clay	Sample to be provided to AZB for approval prior to purchasing	Bathroom wall tile up to 1200mm H	
DADDO RAIL		INTRIM MOULDINGS	CR16	47mm Wide x 25mm Thick	Painted in pentimento lime wash wall colour	Sample to be provided to AZB for approval prior to purchasing Mounted above tile line 1200mm	Bathroom walls	
EXISTING BRICK		Appointed builder	N/A	1200mm above daddo rail - ceiling height existing brick.	Red brick	Sample to be provided to AZB for approval prior to purchasing To be sealed on site to meet code	Bathroom walls above daddo line	



LONA HOTEL - FRANKSTON

LEVEL ONE BATHROOMS



ADVERTISED PLAN

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
WALL RENDER		MUROBOND	Pentimento Lime Wash	Painter to confirm on site	Natural white	Sample to be provided to AZB for approval prior to purchasing	Bathroom walls from the dado line and above on walls without existing brick	
FLOOR TILE		AZBCreative	Encaustic look floor tile	200mm x 200mm	Black & white	Sample to be provided to AZB for approval prior to purchasing	Bathroom floor tile	
LAMINEX		LAMINEX www.laminex.com.au	Seed natural 5344	To be confirmed by supplier on site	Seed 5344	Sample to be provided to AZB for approval prior to purchasing	Bathroom doors & cubicles	
BASIN		REECE BATHROOMS	Omvivo Venice 500	500mm x 350mm	White	Sample to be provided to AZB for approval prior to purchasing	Basin	
BASIN TAP WARE		NERO TAP WARE P: 03 8786 3170	Wall sensor tap - commercial	197mm Projection x 60mm base diameter x 28mm spout diameter	Black	Sample to be provided to AZB for approval prior to purchasing	Vanity	



LONA HOTEL - FRANKSTON
LEVEL ONE BATHROOMS

ADVERTISED PLAN



ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
MARBLE		SIGNORINO P: (03) 9427 9100	Nero Marquina	Builder to confirm on site measure	Nero Marquina	Sample to be provided to AZB for approval prior to purchasing	Vanity top	
CEILING PAINT		DULUX PAINTS P: (03) 9699 9532	Ceiling paint	Painter to confirm on site	Natural White	Sample to be provided to AZB for approval prior to purchasing	Ceiling throughout	
MIRROR		AZB Creative	N/A	To be confirmed by AZB creative on site	Timber frame	AZB source/ purchasing mirror	Bathrooms	No Image



LONA HOTEL - FRANKSTON

GROUND LEVEL BATHROOMS

ADVERTISED PLAN




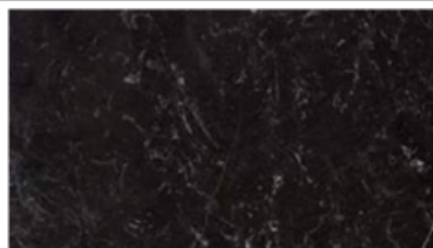

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
TILE		PERINI TILES E: info@perini.com.au P: +61 3 9421 0550	Suki plus fingers kit kat finger tiles	Size: 15mm x 148mm Sheet size: 300mm x 305mm	Olive	Sample to be provided to AZB for approval prior to purchasing	Bathroom wall tile up to 1200mm H	
DADDY RAIL		INTRIM MOULDINGS	CR16	47mm Wide x 25mm Thick	Painted in pentimento lime wash wall colour	Sample to be provided to AZB for approval prior to purchasing Mounted above tile line 1200mm	Bathroom walls	
WALL RENDER		MUROBOND	Pentimento Lime Wash	Painter to confirm on site	Natural white	Sample to be provided to AZB for approval prior to purchasing	All bathroom walls	
FLOOR TILE		AZBCreative	Encaustic look floor tile	200mm x 200mm	Black & white	Sample to be provided to AZB for approval prior to purchasing	Bathroom floor tile	



LONA HOTEL - FRANKSTON

LEVEL ONE BATHROOMS

ADVERTISED PLAN

ITEM	CODE	SUPPLIER	BRAND / CODE / REF	DIMENSIONS	COLOUR	NOTES	LOCATION	IMAGE
LAMINEX		LAMINEX www.laminex.com.au	Kalamata Colour code: 160	To be confirmed by supplier on site	160	Sample to be provided to AZB for approval prior to purchasing	Bathroom doors & cubicles	
BASIN		REECE BATHROOMS	Omvivo venice 500	500mm x 350mm	White	Sample to be provided to AZB for approval prior to purchasing	Basin	
BASIN TAP WARE		NERO TAP WARE P: 03 8786 3170	Wall sensor tap - commercial	197mm Projection x 60mm base diameter x 28mm spout diameter	Black	Sample to be provided to AZB for approval prior to purchasing	Vanity	
MARBLE		SIGNORINO P: (03) 9427 9100	Nero Marquina	Builder to confirm on site measure	Nero Marquina	Sample to be provided to AZB for approval prior to purchasing	Vanity top	
CEILING PAINT		DULUX PAINTS P: (03) 9699 9532	Ceiling paint	Painter to confirm on site	Natural White	Sample to be provided to AZB for approval prior to purchasing	Ceiling throughout	
MIRROR		AZB Creative	N/A	To be confirmed by AZB creative on site	Timber frame	AZB source/ purchasing mirror	Bathrooms	No Image

