

**ADVERTISED  
PLAN**

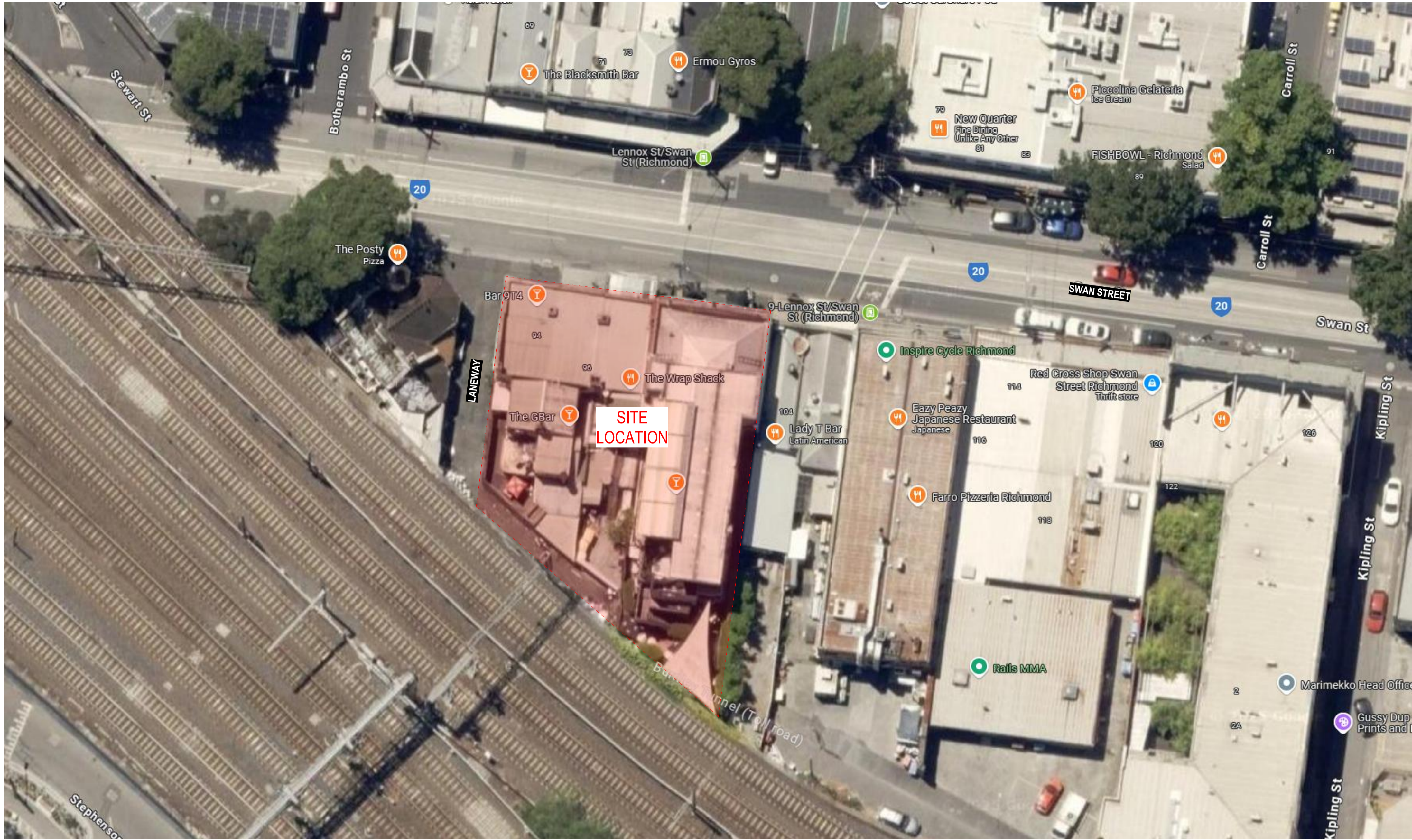
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**RICHMOND CLUB HOTEL  
TOWN PLANNING**

94-100 SWAN STREET, RICHMOND VIC 3121  
26/05/2026

DWG No.	DRAWING LIST	SCALE	REV.
TP000	COVER PAGE		TP01
TP100	SITE & CONTEXT - LOCATION PLAN		TP03
TP101	SITE PHOTOS		TP01
TP200	EXISTING OF TITLE RE-ESTABLISHMENT PLAN	1:100	TP01
TP201	EXISTING OF FEATURE & LEVEL PLAN	1:100	TP01
TP300	EXISTING DEMO OF PLAN	1:100	TP01
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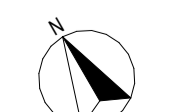
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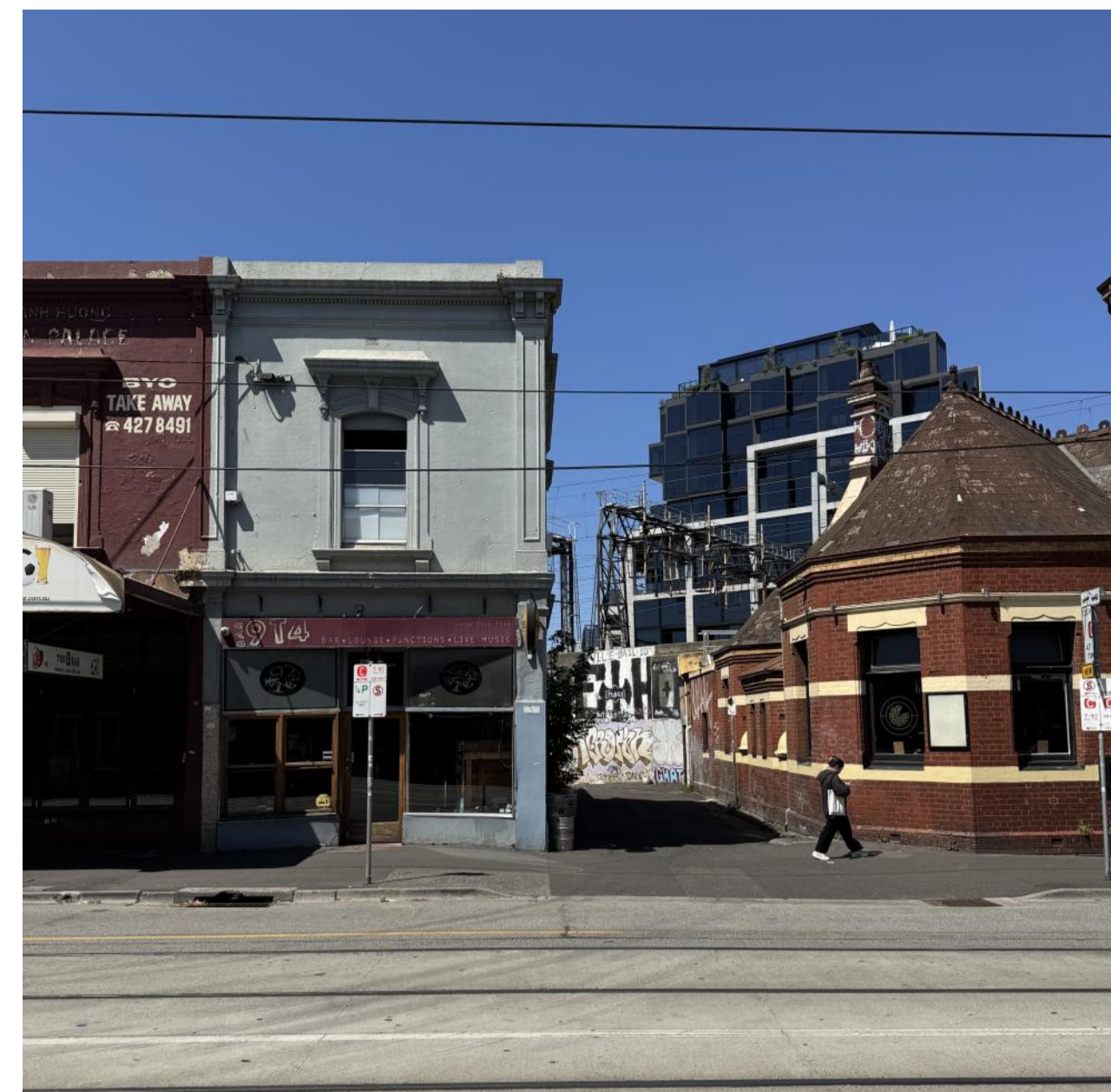
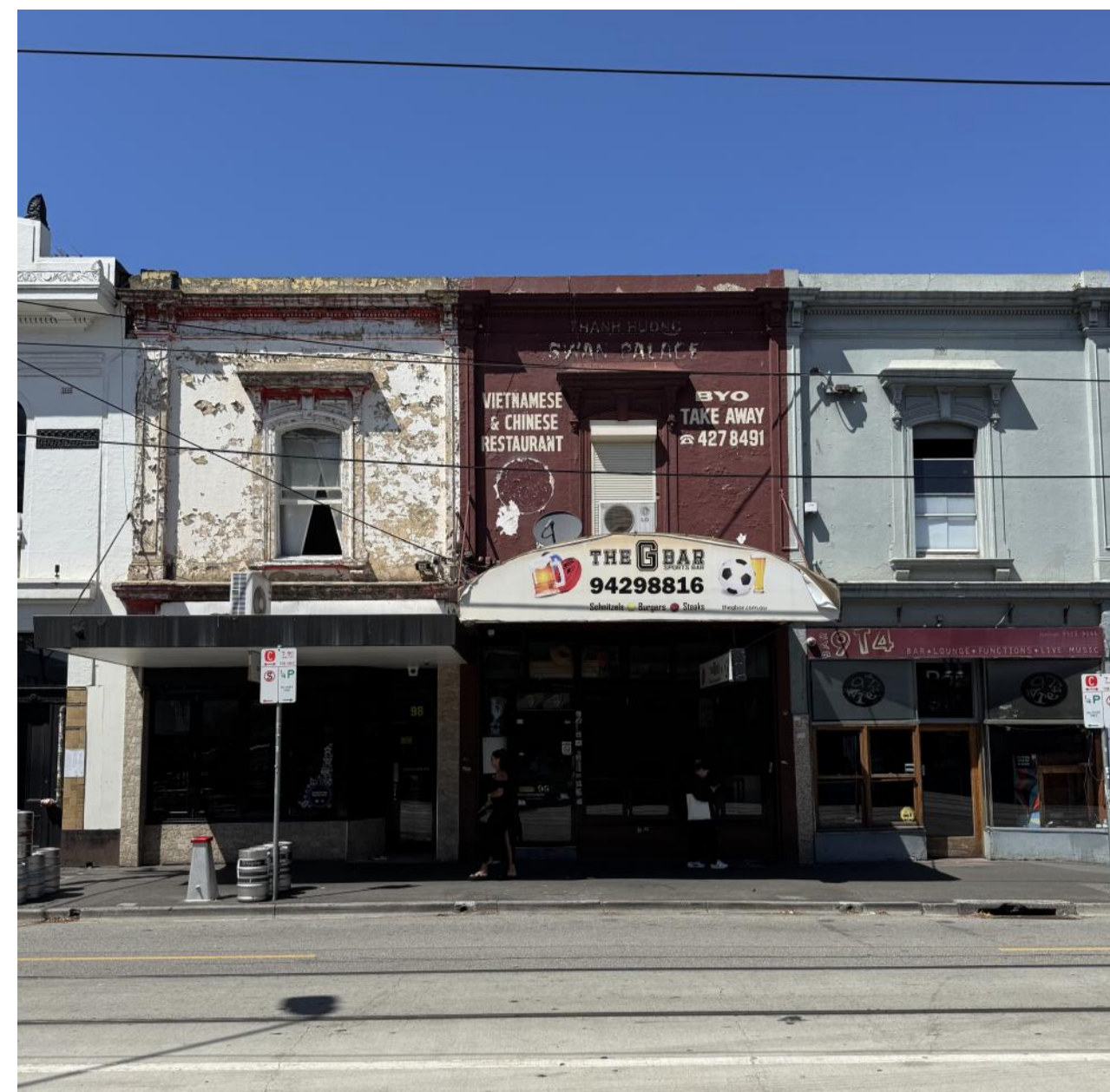
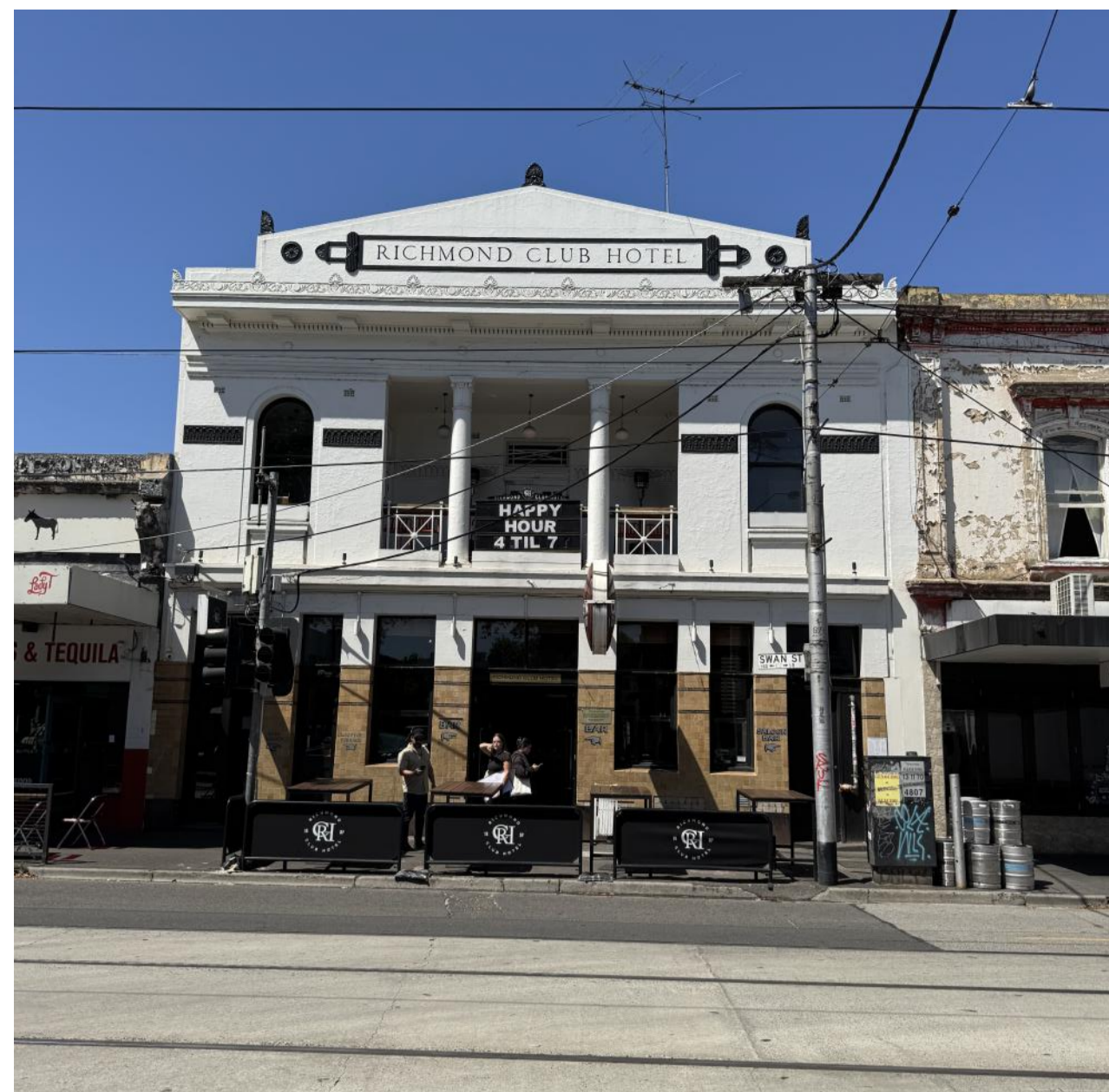
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REV	DATE	BY	CH	DESCRIPTION
TP01	19/02/2026			TOWN PLANNING
TP02	29/04/2026			TOWN PLANNING REVISION ISSUE
TP03	26/05/2026			TOWN PLANNING REVISION ISSUE

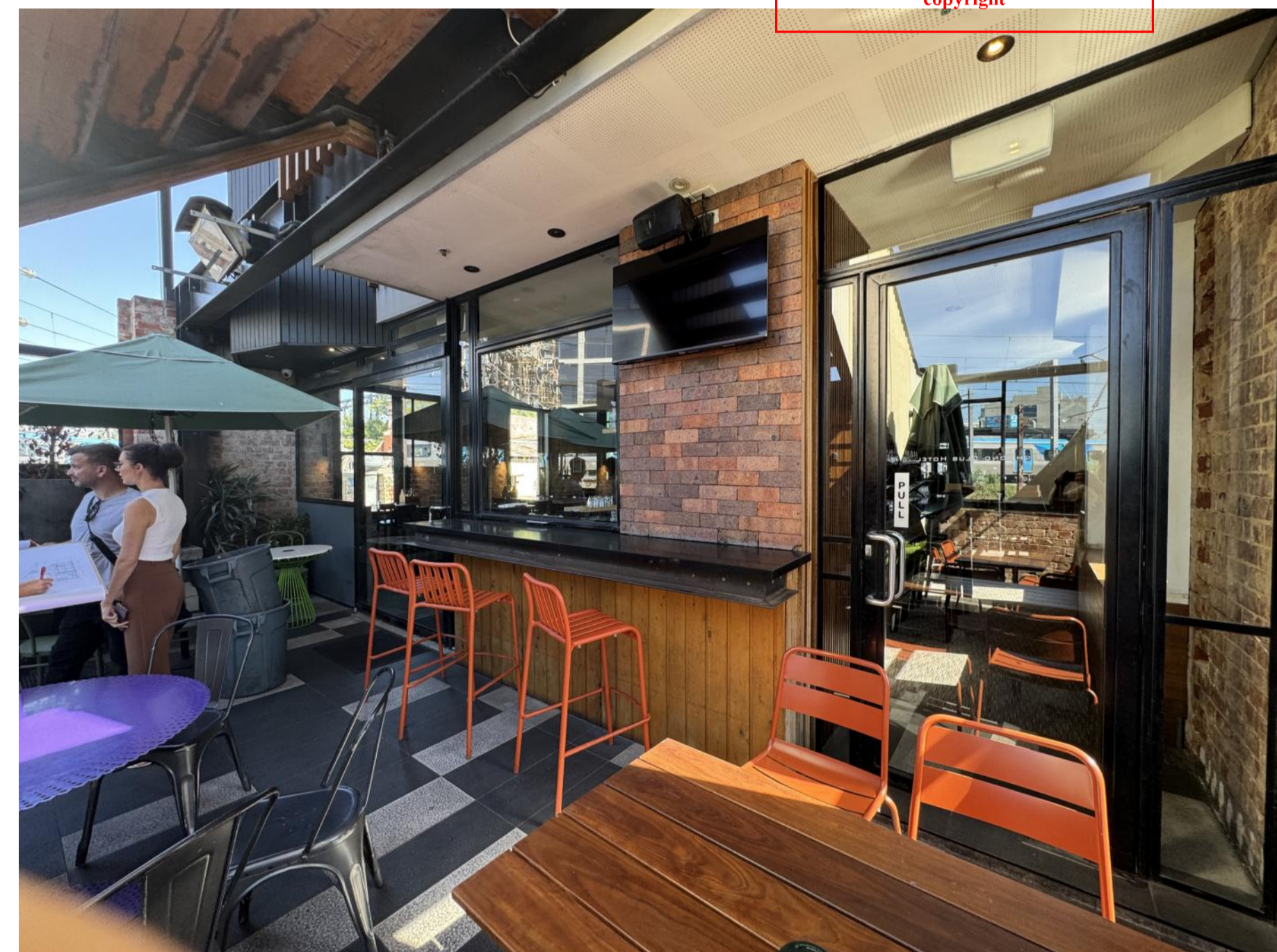
**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**SITE & CONTEXT - LOCATION PLAN**  
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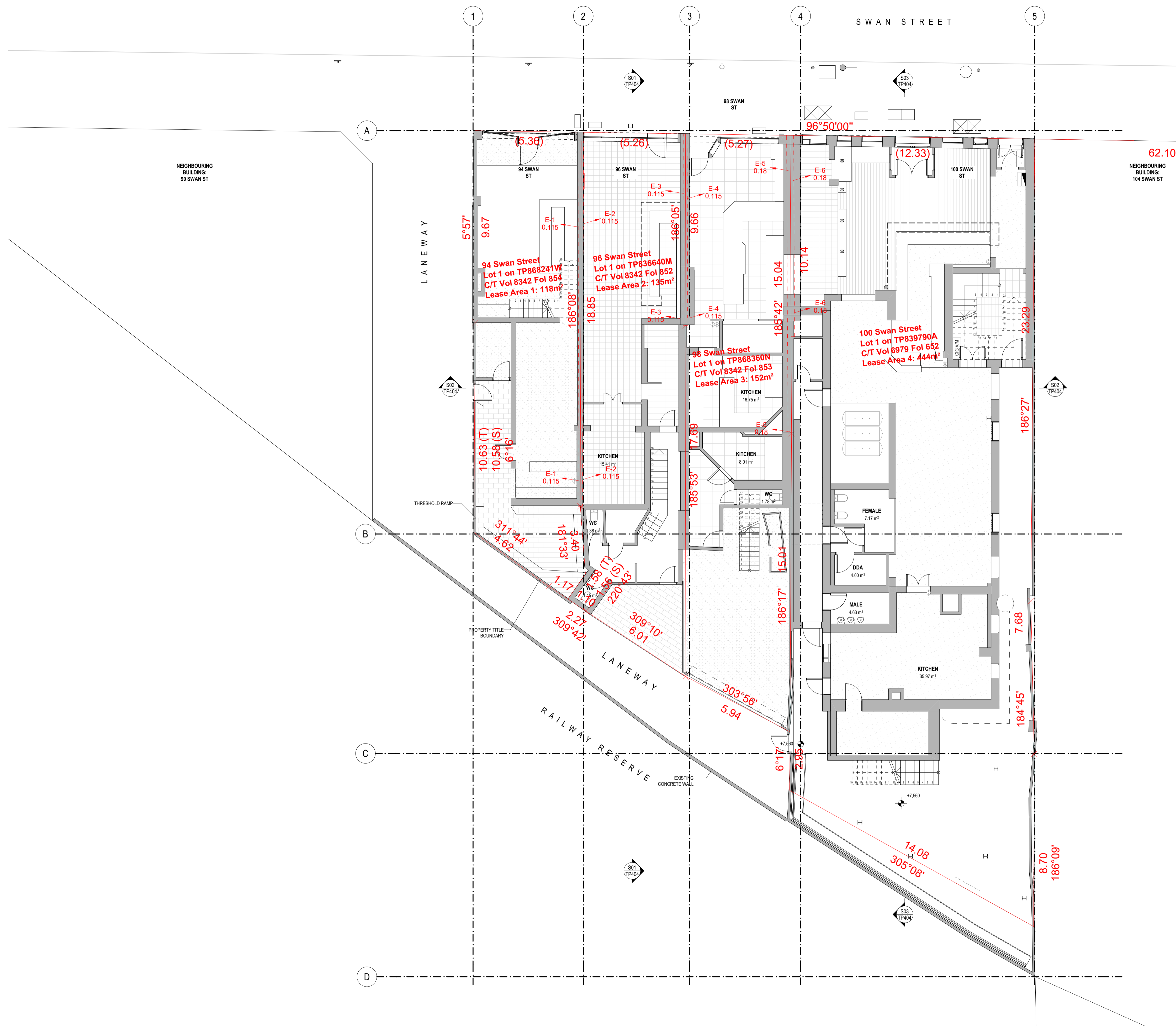
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**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**SITE PHOTOS**

TOWN PLANNING  
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1. EXISTING GF TITLE RE-ESTABLISHMENT PLAN  
1:100



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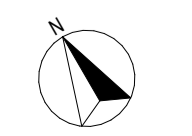
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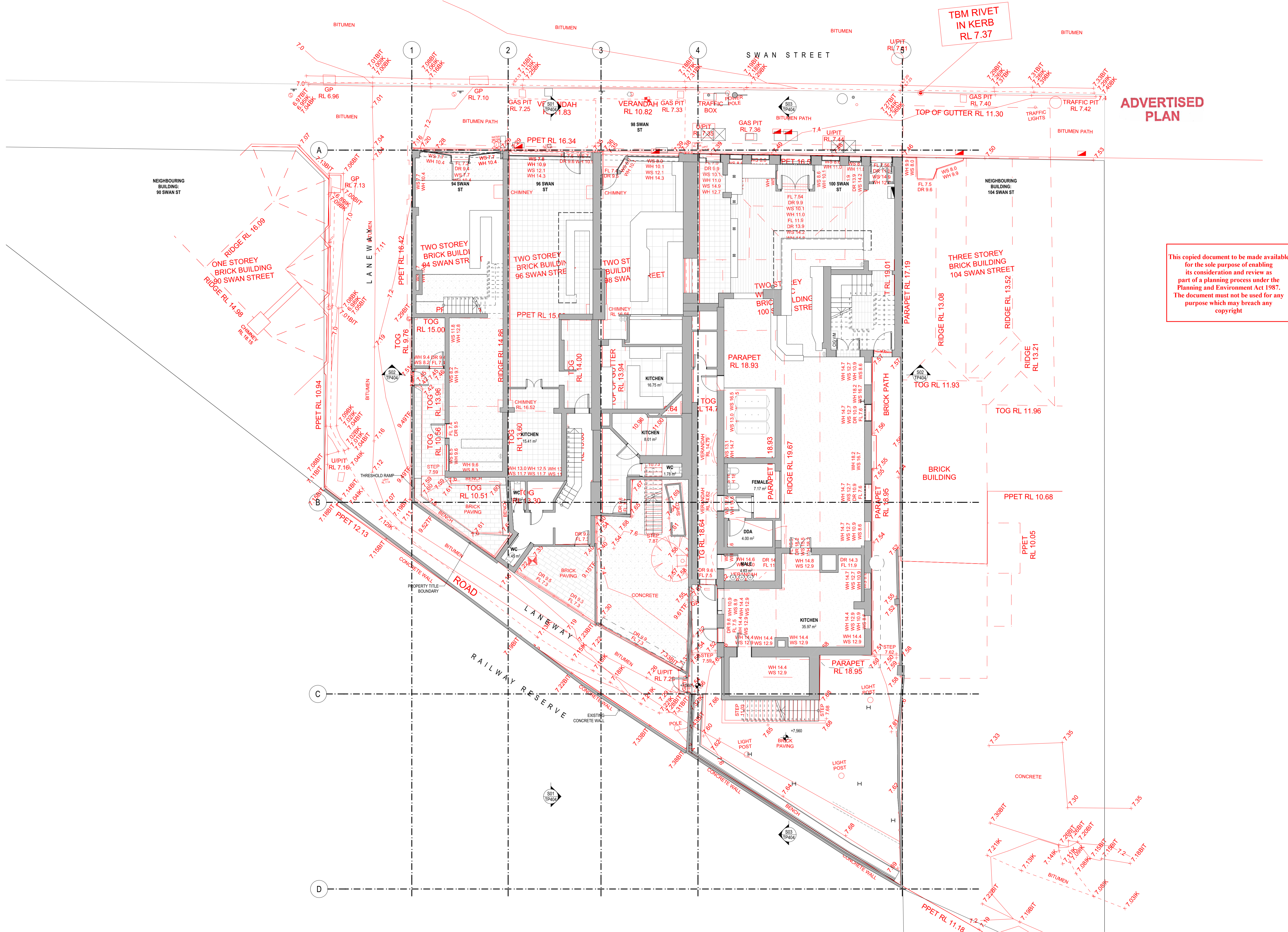
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TP01	19/02/2026			TOWN PLANNING

**RICHMOND CLUB HOTEL**  
94-100 SWAN STREET,  
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**EXISTING GF TITLE RE-ESTABLISHMENT PLAN**  
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1. EXISTING GF FEATURE & LEVEL PLAN  
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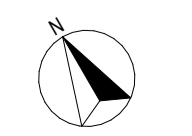
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1901	19/02/2026			TOWN PLANNING

**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**EXISTING GF FEATURE & LEVEL PLAN**  
 TOWN PLANNING  
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 Scale: 1:100  
 Sheet size: A1  
 Date: 26/05/2026  
 Dwg No. TP201

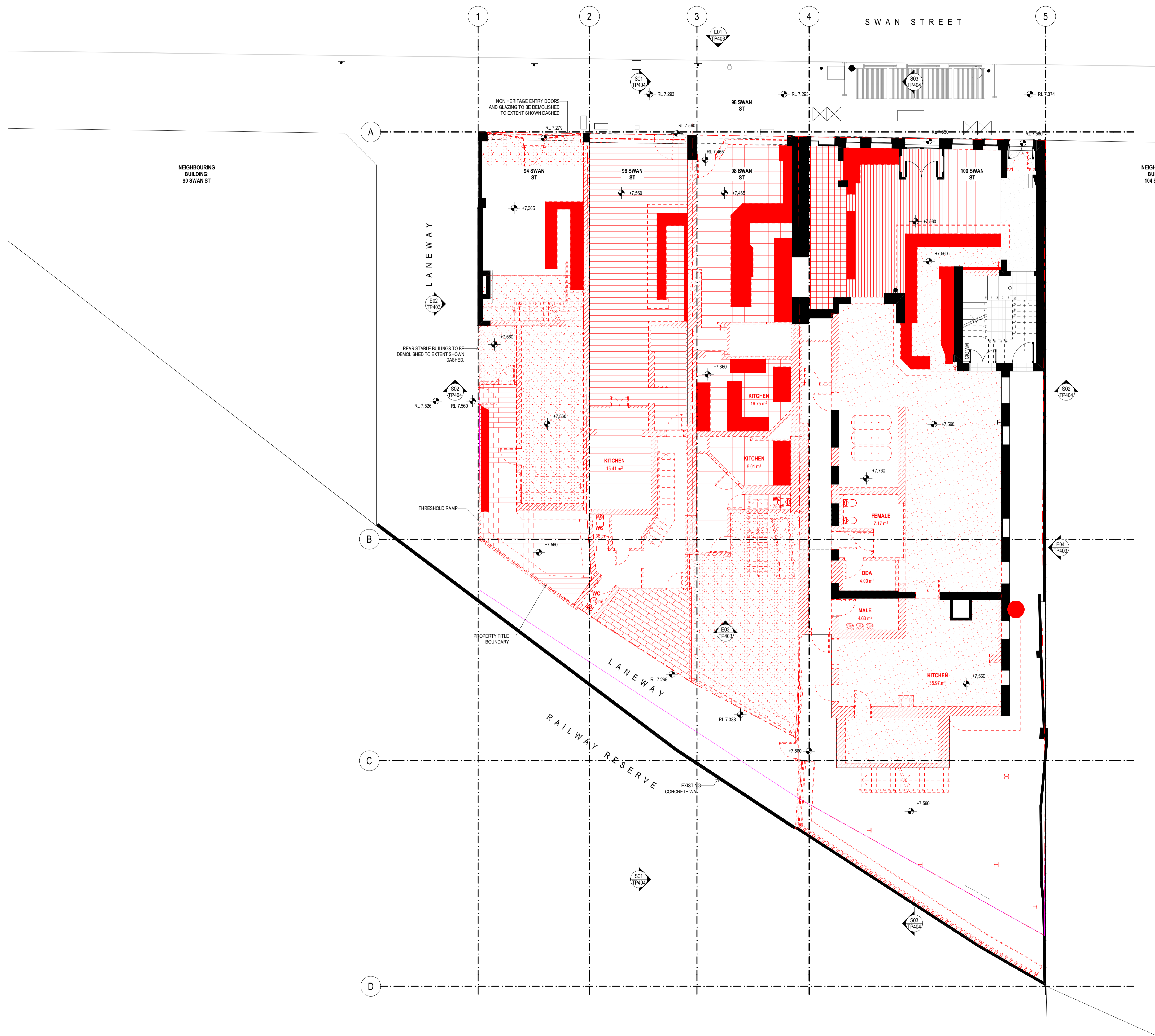


EXISTING SITE INFORMATION	
AREA	SQM (m <sup>2</sup> )
EXISTING GF INTERNAL	646.78
EXISTING GF EXTERNAL	183.34

LEGEND:  
DEMOLISHED ELEMENTS

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1. EXISTING/DEMO GF PLAN  
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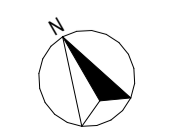
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TP01	19/02/2026			TOWN PLANNING

**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**EXISTING/DEMO GF PLAN**  
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 Scale: 1:100  
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 Date: 26/05/2026  
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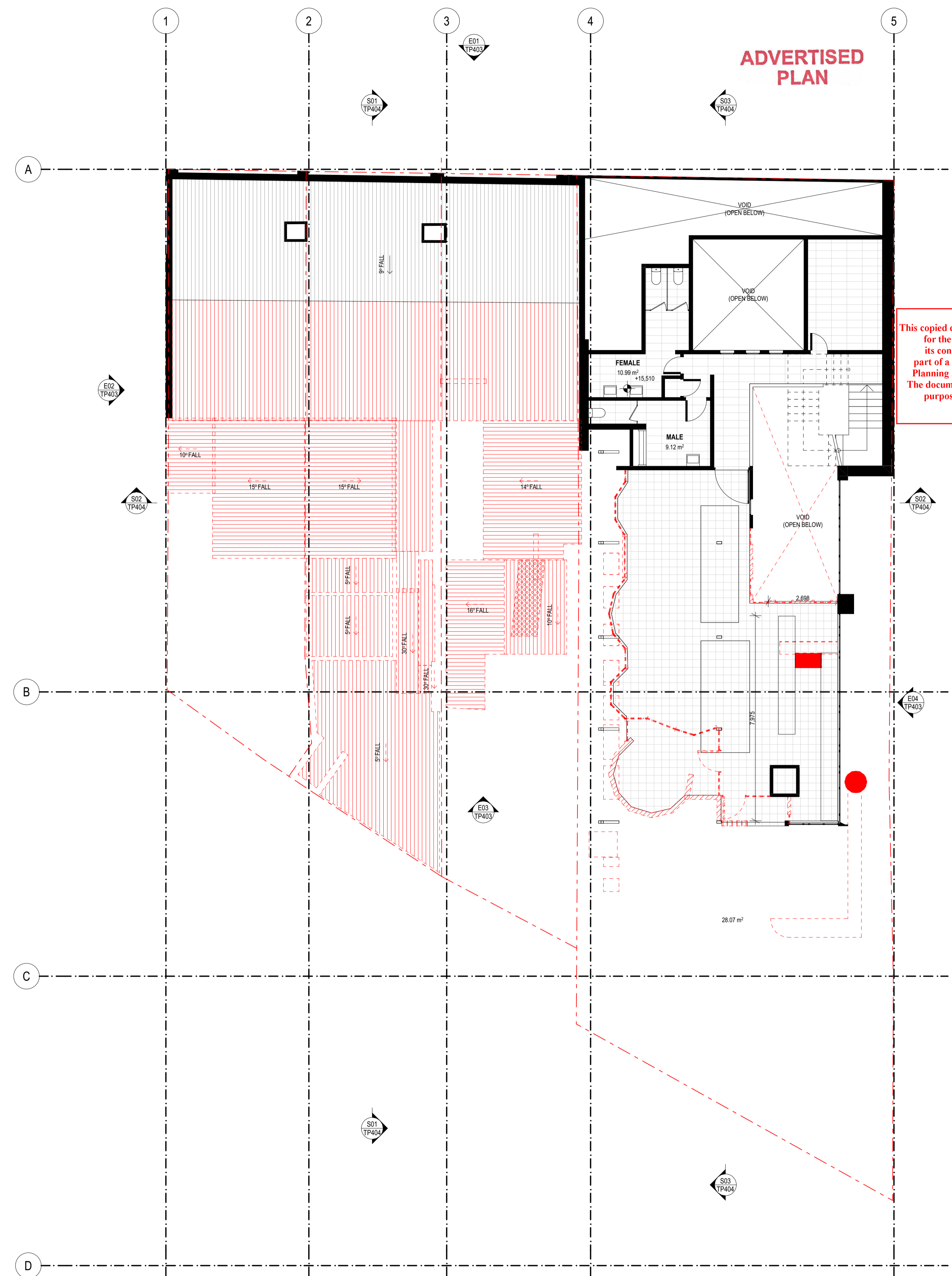


EXISTING SITE INFORMATION	
AREA	SQM (m <sup>2</sup> )
EXISTING L1 INTERNAL	263.59
EXISTING L2 AREA	151.87

LEGEND:  
DEMOLISHED ELEMENTS



2. EXISTING/DEMO L1 PLAN  
1:100



3. EXISTING/DEMO L2 PLAN  
1:100

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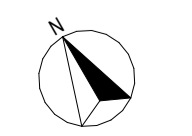


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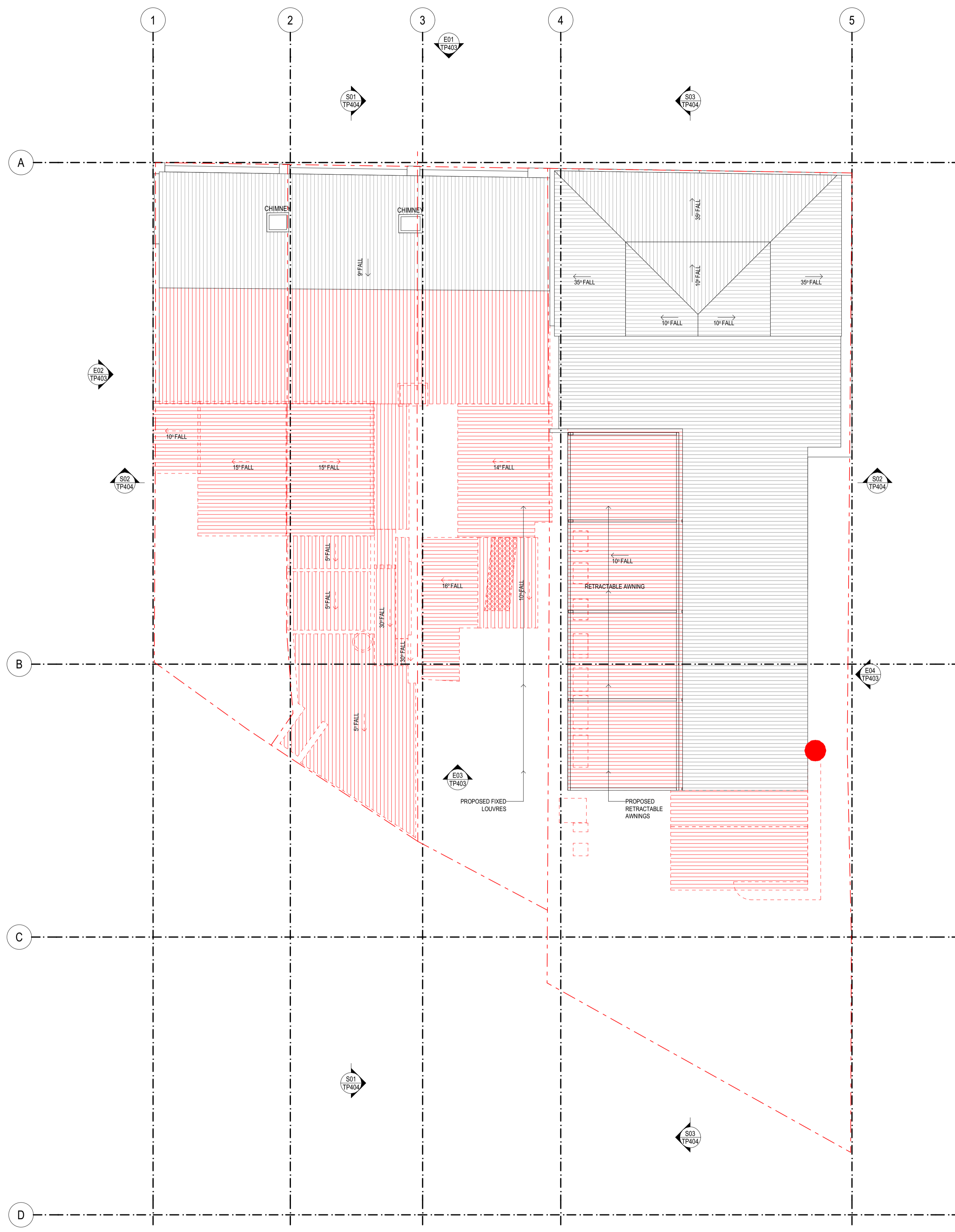
**RICHMOND CLUB HOTEL**  
94-100 SWAN STREET,  
RICHMOND VIC 3121

**EXISTING/DEMO L1 & L2 PLAN**  
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Dwg No. TP301



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4. EXISTING/DEMO ROOF PLAN  
1:100

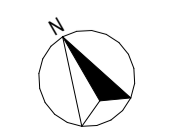


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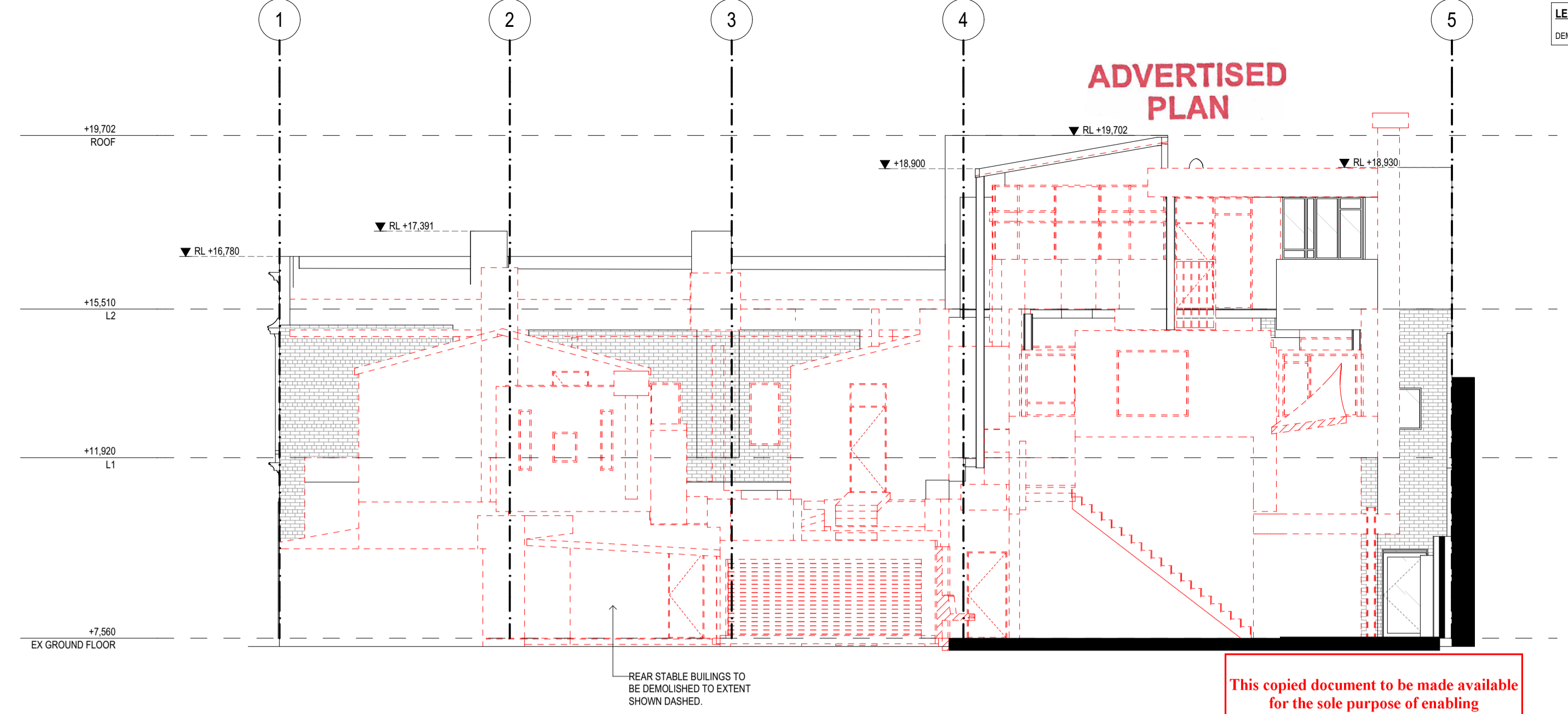
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TP01	19/02/2026			TOWN PLANNING

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94-100 SWAN STREET,  
RICHMOND VIC 3121

**EXISTING/DEMO ROOF PLAN**  
TOWN PLANNING  
Scale: 1:100  
Sheet size: A1  
Date: 28/05/2026  
Dwg No. TP302



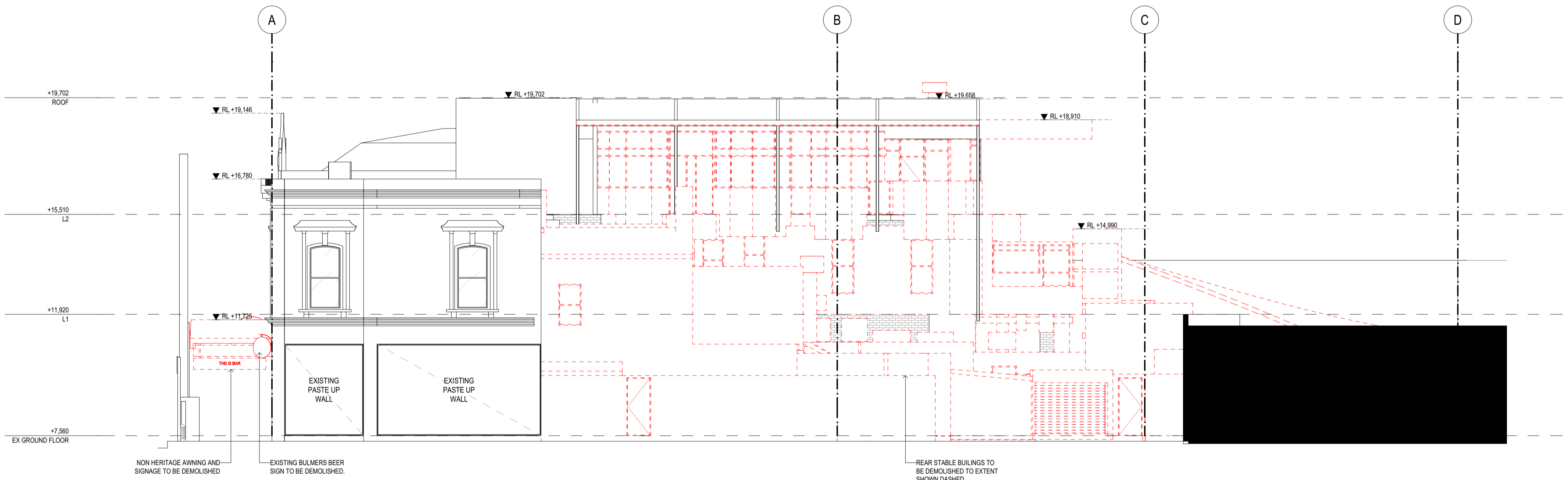
**ADVERTISED PLAN**



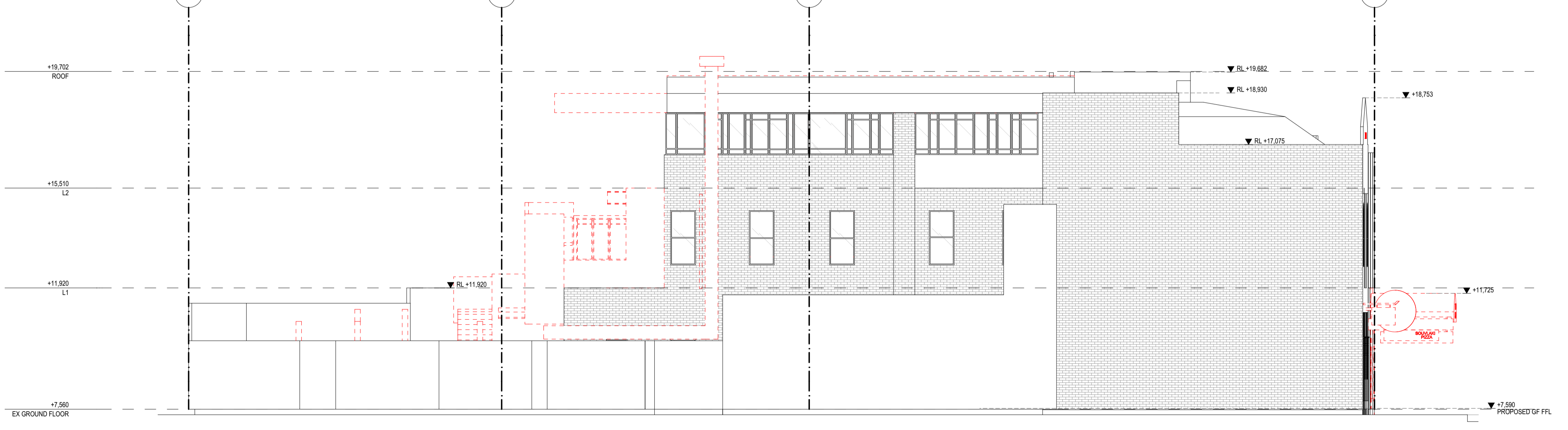
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**E01** EXISTING/DEMO NORTH ELEVATION (SWAN ST)  
1:100

**E03** EXISTING/DEMO SOUTH ELEVATION (REAR)  
1:100



**E02** EXISTING/DEMO WEST ELEVATION (LANEWAY)  
1:100



**E04** EXISTING/DEMO EAST ELEVATION (INTERNAL LANEWAY)  
1:100



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**RICHMOND CLUB HOTEL**  
94-100 SWAN STREET,  
RICHMOND VIC 3121

**EXISTING/DEMO ELEVATIONS**  
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Date: 26/05/2026  
Dwg No. TP303

**LEGEND:**  
 PROPOSED ELEMENTS [Blue outline]  
 EXISTING ELEMENTS [Black outline]

GF SITE INFORMATION	
AREA	SQM (m <sup>2</sup> )
GF INTERNAL	623.14
GF EXTERNAL	222.85

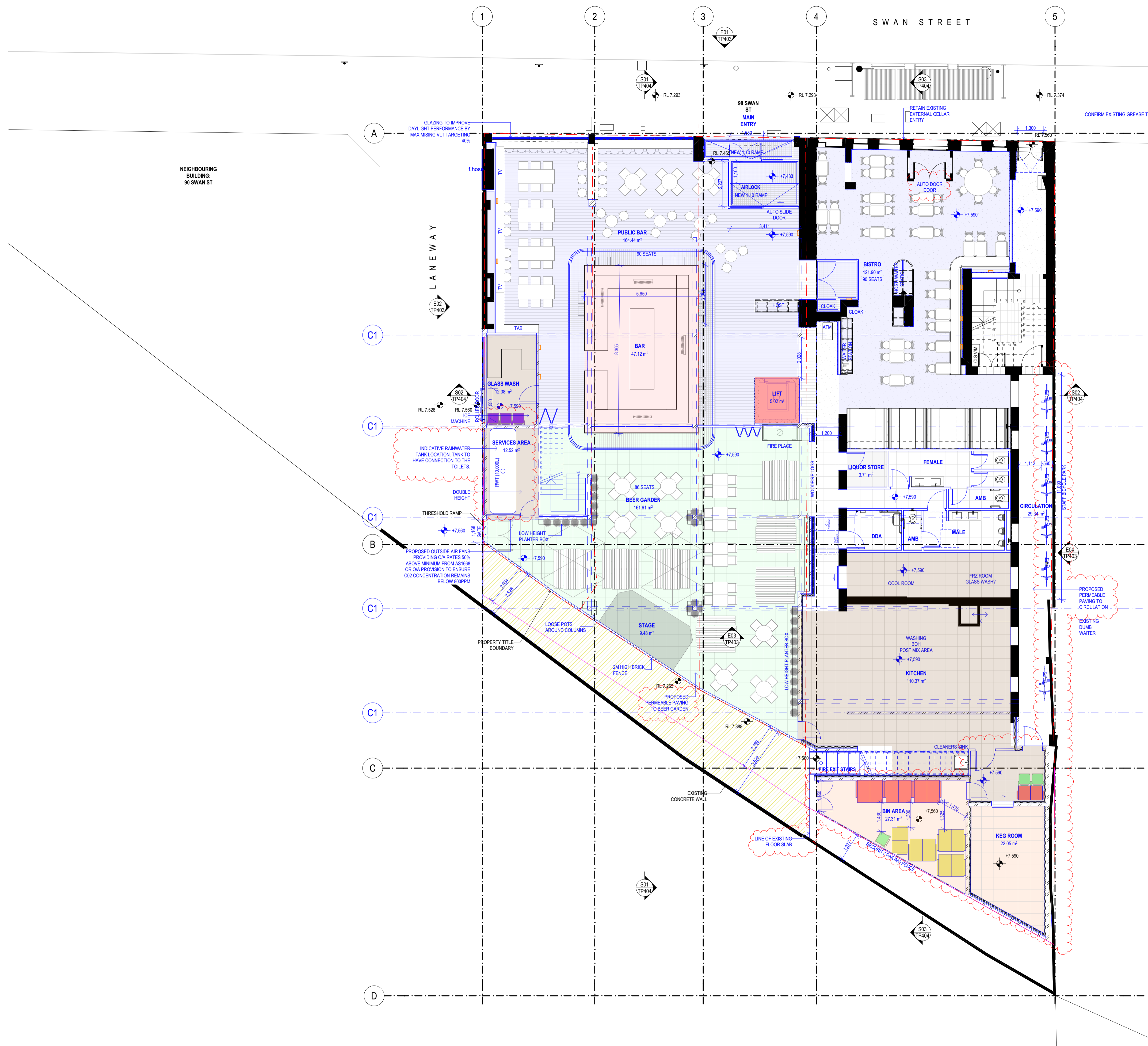
GF SEAT NUMBERS	
AREA	SEAT N.
GF PUBLIC BAR	90
GF BISTRO	82
BEER GARDEN	86
TOTAL GF	258

GF CAPACITY	
AREA	SEAT N.
L1 CAPACITY	400
L2 CAPACITY	300
STAFF COUNT	60
TOTAL VENUE SEAT COUNT	642
TOTAL VENUE CAPACITY	1200

**ENERGY EFFICIENCY NOTES:**  
 DESIGN TO EXCEED SECTION J ENERGY EFFICIENCY REQUIREMENT OF NCC 2019.  
 MAXIMUM ILLUMINATION POWER DENSITY OF THE DEVELOPMENT TO MEET REQUIREMENTS OF NCC 2019.  
 DESIGN TO INCLUDE LIGHTING SENSORS FOR EXTERNAL LIGHTING.

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1. PROPOSED GF PLAN  
1:100

NOTE:  
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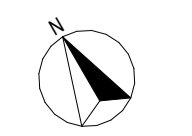
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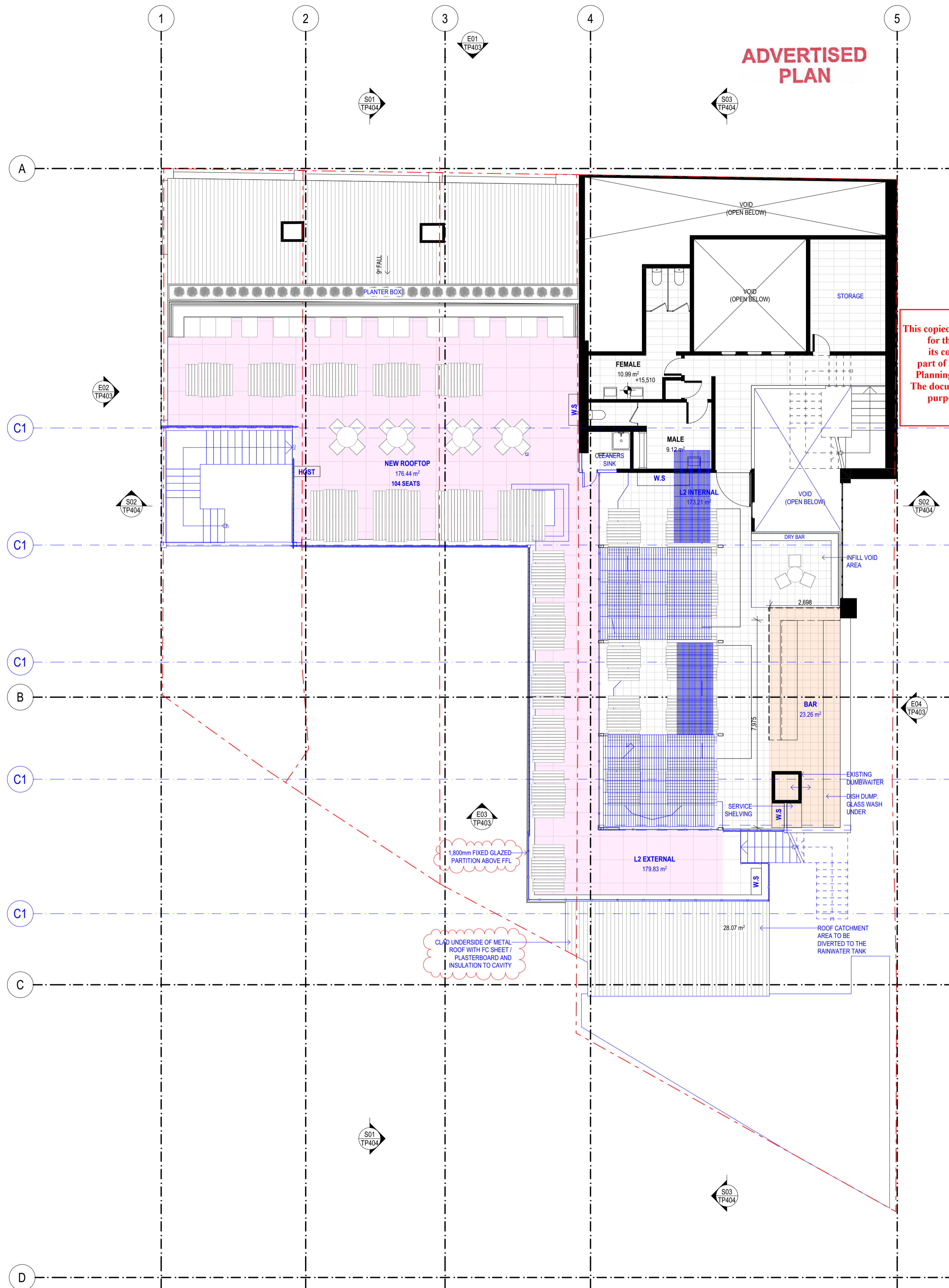
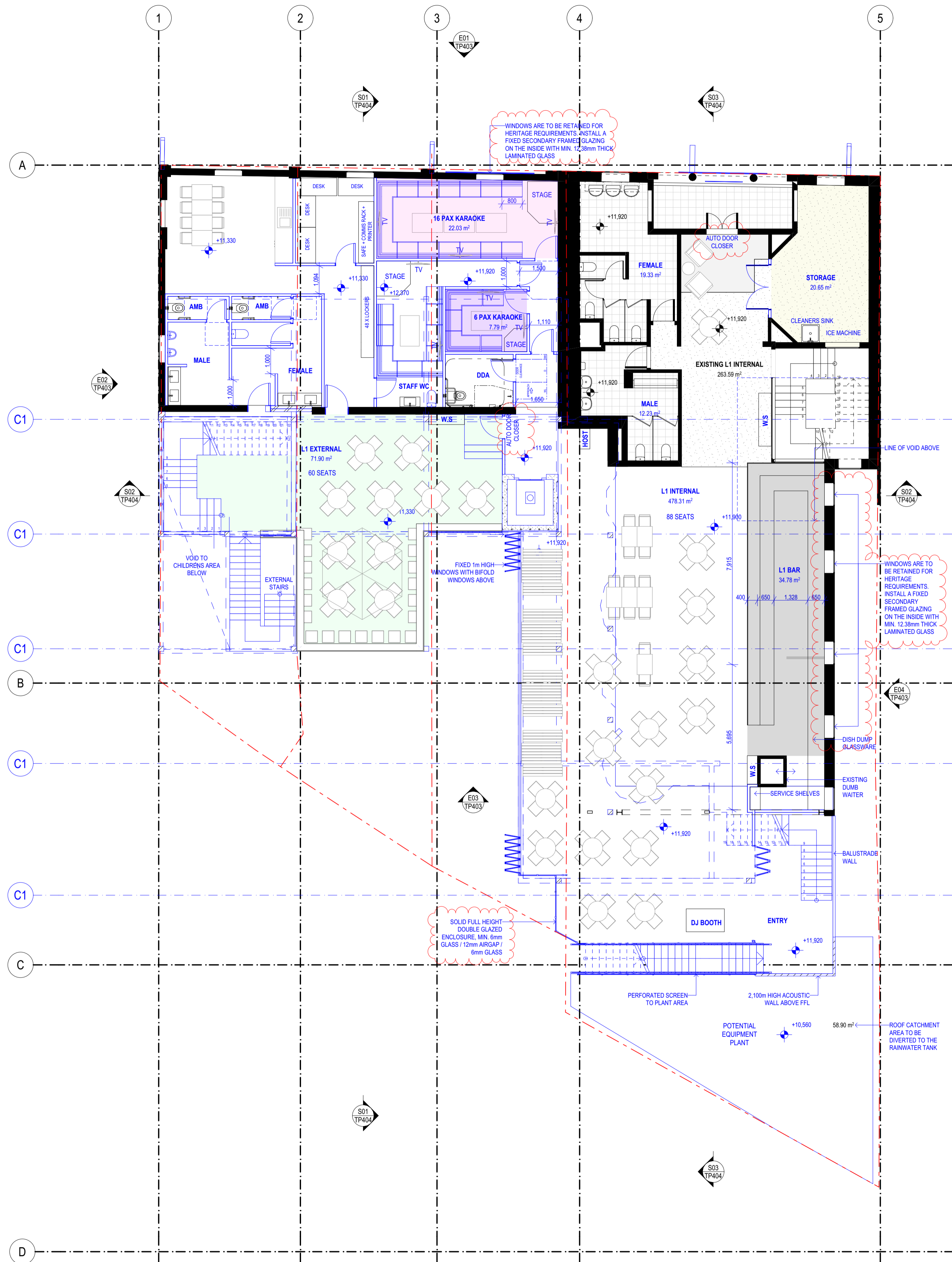
REV	DATE	BY	CH	DESCRIPTION
TP01	19/02/2026			TOWN PLANNING
TP02	29/04/2026			TOWN PLANNING REVISION ISSUE

**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**PROPOSED GF PLAN**  
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**LEGEND:**  
PROPOSED ELEMENTS (Blue outline)  
EXISTING ELEMENTS (Black outline)

L1 SITE INFORMATION	
AREA	SQM (m²)
L1 INTERNAL	478.31
L1 EXTERNAL	71.90
<b>L1 SEAT NUMBERS</b>	
AREA	SEAT N.
NEW BALCONY	68
L1 INTERNAL	88
TOTAL L1:	156
L2 SITE INFORMATION	
AREA	SQM (m²)
L2 INTERNAL	173.21
L2 EXTERNAL	179.83
<b>L2 SEAT NUMBERS</b>	
AREA	SEAT N.
NEW BALCONY	104
BAR SEATING	53
TOTAL L2:	157
<b>GF CAPACITY</b>	<b>600</b>
<b>L1 CAPACITY</b>	<b>400</b>
<b>L2 CAPACITY</b>	<b>300</b>
<b>STAFF COUNT</b>	<b>80</b>
<b>TOTAL VENUE SEAT COUNT</b>	<b>842</b>
<b>TOTAL VENUE CAPACITY</b>	<b>1200</b>

**NOTE:**  
FURNITURE LAYOUT SHOWN IS INDICATIVE ONLY.

2. PROPOSED L1 PLAN  
1:100

3. PROPOSED L2 PLAN  
1:100



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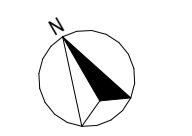
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TP02	29/04/2026			TOWN PLANNING REVISION ISSUE

**RICHMOND CLUB HOTEL**  
94-100 SWAN STREET,  
RICHMOND VIC 3121

**PROPOSED L1 & L2 PLAN**

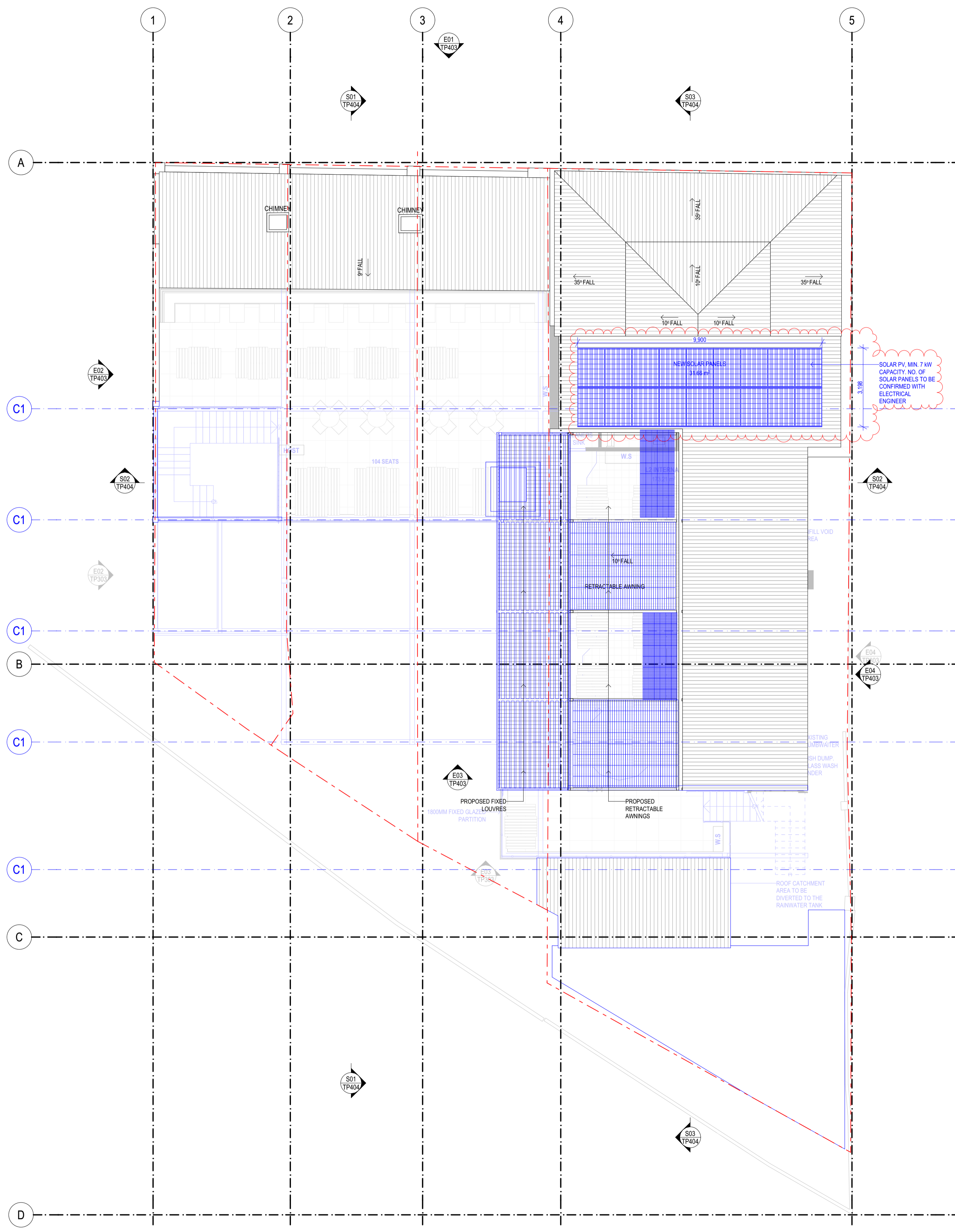
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Dwg No. TP401



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4. PROPOSED ROOF PLAN  
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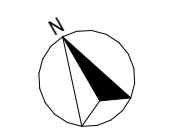


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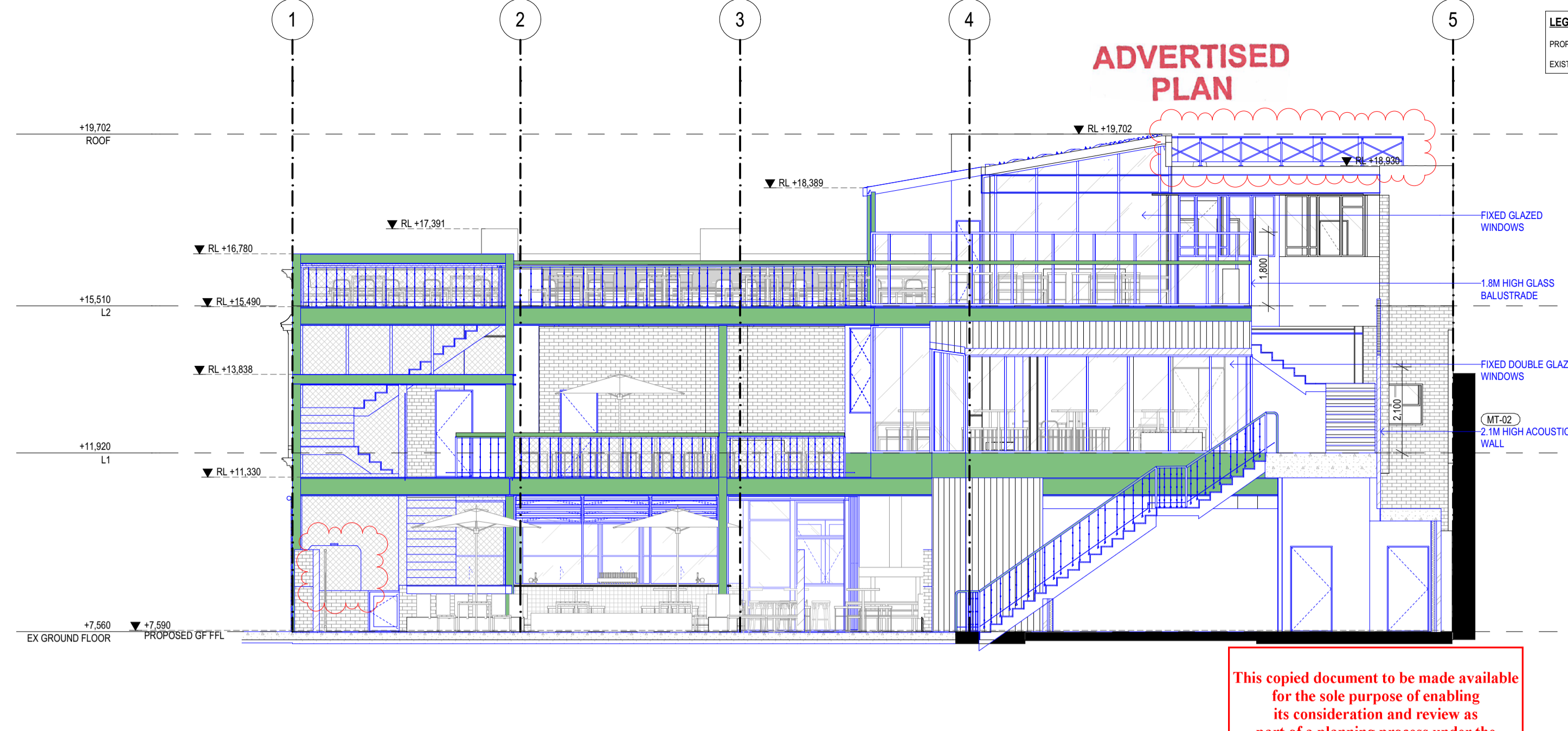
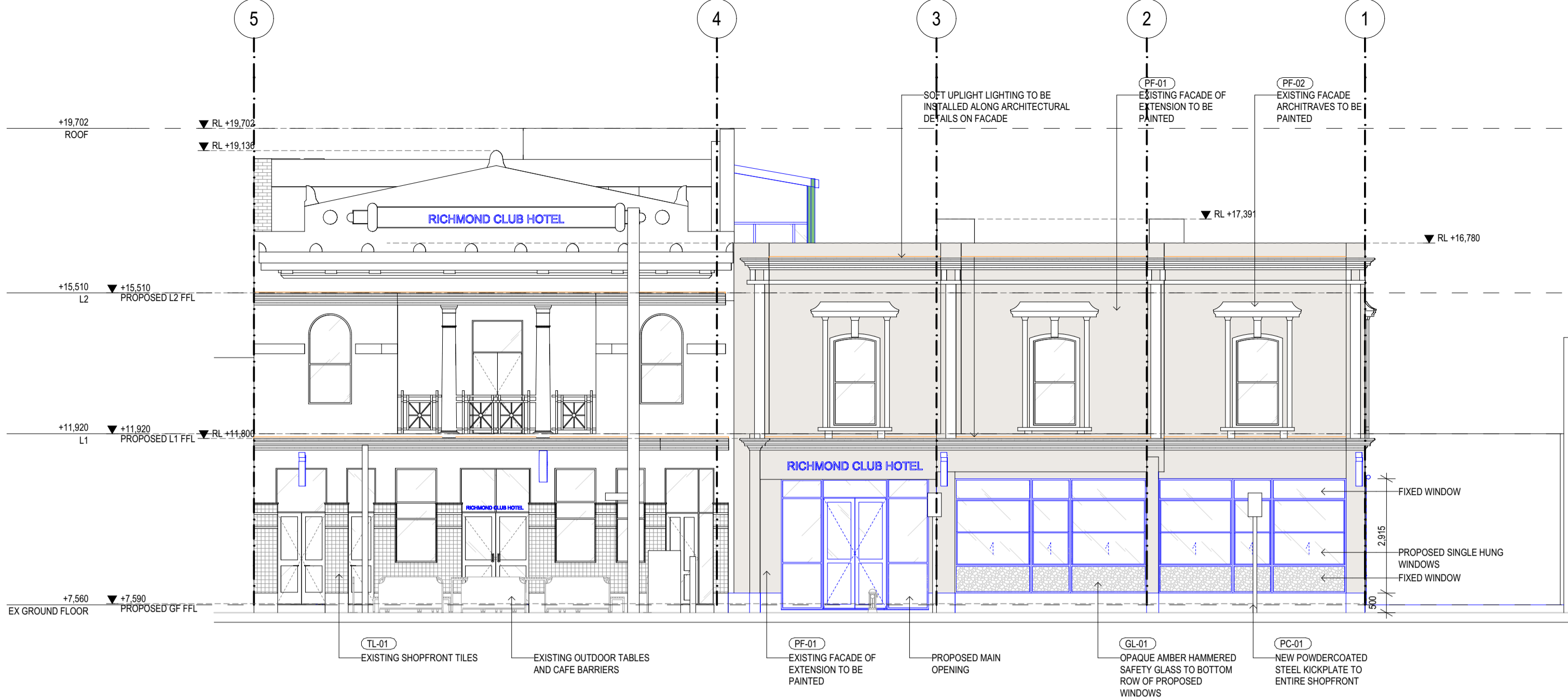
**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**PROPOSED ROOF PLAN**  
 TOWN PLANNING  
 NOT FOR CONSTRUCTION  
 Scale: 1:100  
 Sheet size: A1  
 Date: 26/05/2026  
 Dwg No. TP402



**LEGEND:**  
 PROPOSED ELEMENTS [Blue outline]  
 EXISTING ELEMENTS [Grey outline]

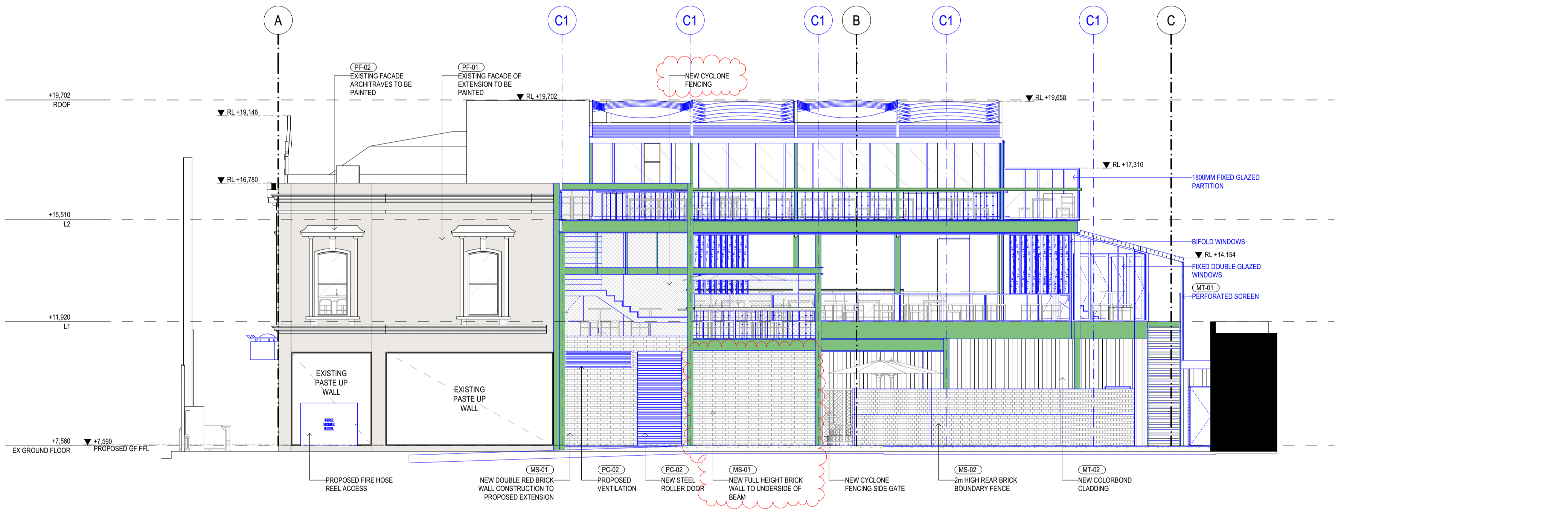
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**E01** PROPOSED NORTH ELEVATION (SWAN ST)  
1:100

**E03** PROPOSED SOUTH ELEVATION (REAR)  
1:100

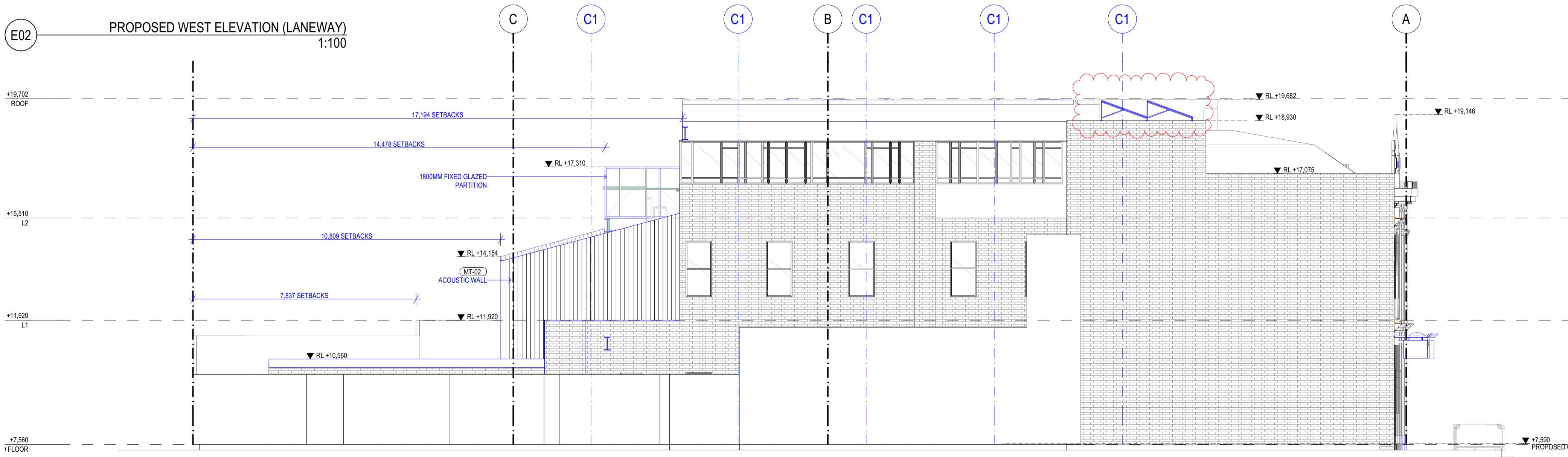
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**E02** PROPOSED WEST ELEVATION (LANEWAY)  
1:100

**PROPOSED FINISHES**

	<b>TL-01</b> EXISTING SHOPFRONT TILES		<b>PC-02</b> PROPOSED DULUX "MANOR RED" POWDERCOAT FINISH		<b>MT-01</b> EXPANDED MESH SCREEN, BLACK POWDERCOAT FINISH
	<b>PF-01</b> PROPOSED EXTERNAL PAINT FINISH		<b>PC-03</b> PROPOSED GREEN POWDERCOAT FINISH		<b>MT-02</b> LYSAGHT COLORBOND "SNAPSEAM" WALL CLADDING, GREEN POWDERCOAT FINISH
	<b>PF-02</b> PROPOSED DULUX "LIME WHITE" TRADITIONAL EXTERNAL PAINT FINISH		<b>MS-01</b> PROPOSED DOUBLE RED BRICK WALL		<b>GL-01</b> PROPOSED OPAQUE AMBER HAMMERED SAFETY GLASS
	<b>PC-01</b> PROPOSED DULUX "MANNEX BLACK MATT" POWDERCOAT FINISH		<b>MS-02</b> PROPOSED BRICK FENCE LAID IN HIT AND MISS PATTERN		



**E04** PROPOSED EAST ELEVATION (INTERNAL LANEWAY)  
1:100

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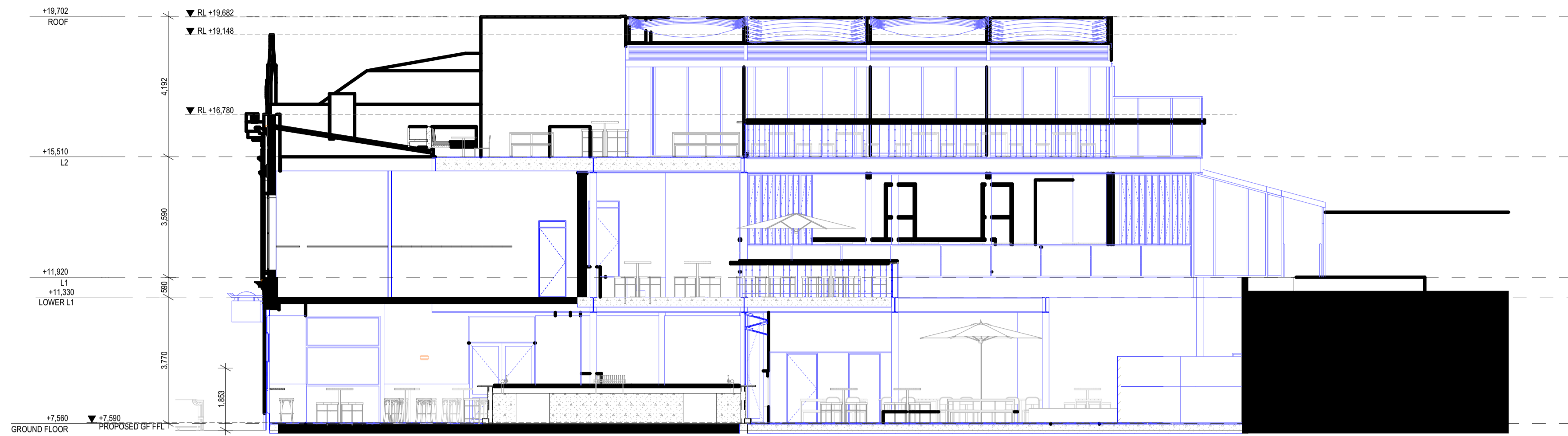
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TP01	19/02/2026			TOWN PLANNING
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**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

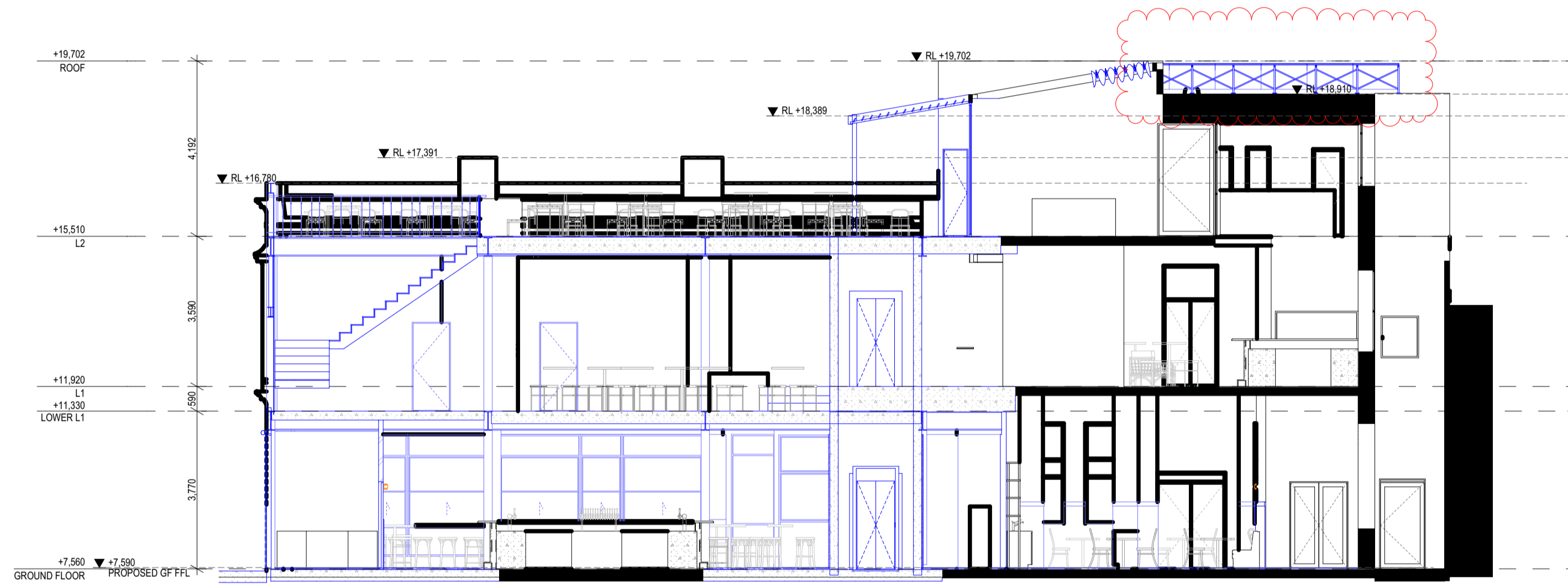
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 Date: 26/05/2026  
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**ADVERTISED PLAN**

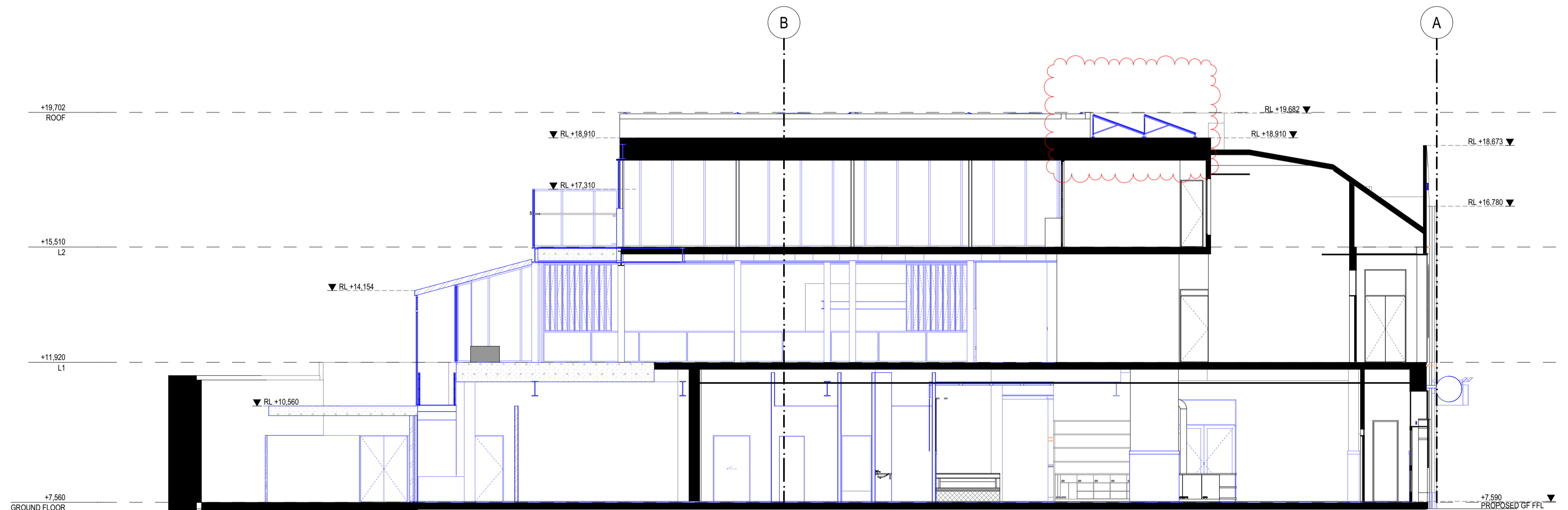
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S01 SKETCH SECTION  
1:100



S02 SKETCH SECTION  
1:100



S03 SKETCH SECTION  
1:100

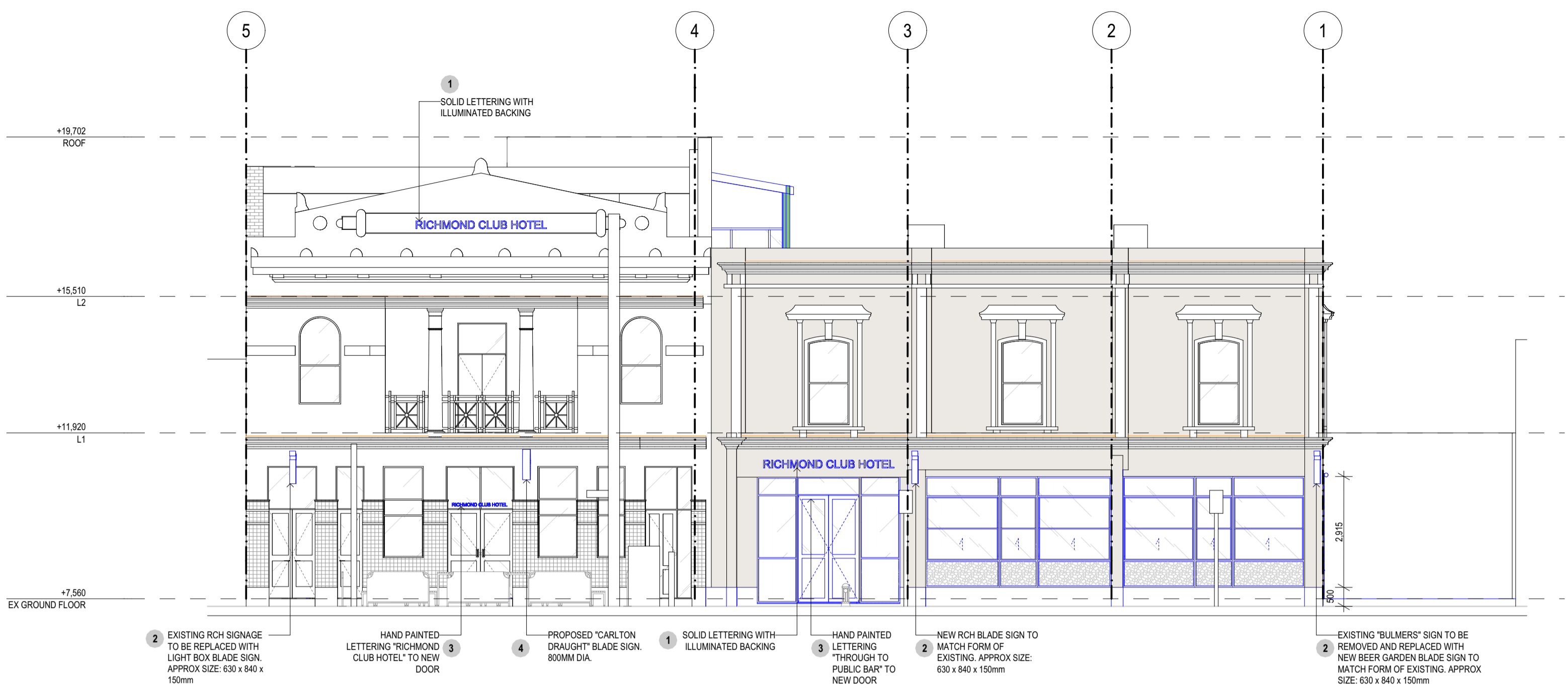


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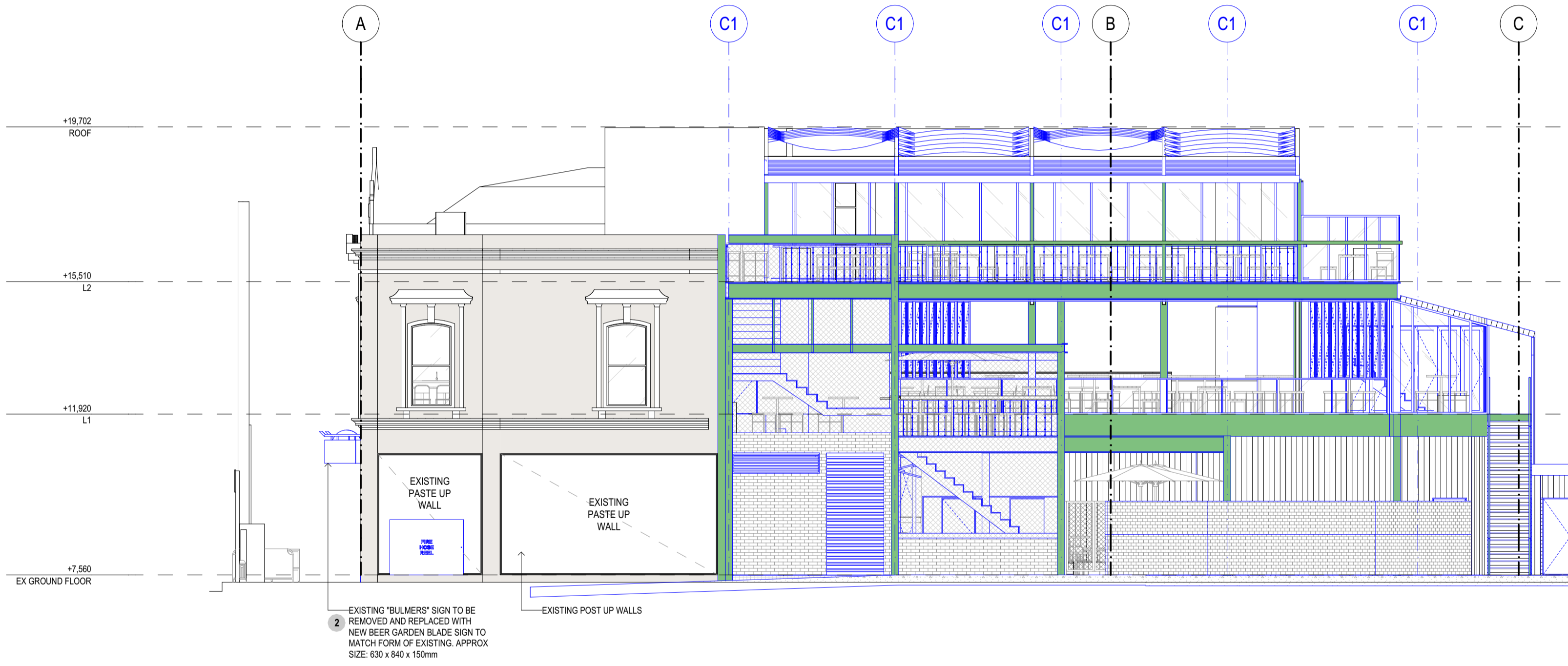
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**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**PROPOSED SECTIONS**  
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 Sheet size: A1  
 Date: 26/05/2026  
 Dwg No. TP404



E01 PROPOSED NORTH ELEVATION (SIGNAGE) 1:100



E02 PROPOSED WEST ELEVATION (SIGNAGE) 1:100

Table 3 - Proposed Signage Suite

SIGN REF	DETAILS	DIMENSIONS	YARRA PLANNING SCHEME TERM	PERMIT REQUIRED Y/N
1	2 x internally illuminated business identification signs displaying basic type-front and the venue's name "Richmond Club Hotel". Lettering to be black acrylic, individually cut letters with halo lighting. One sign will be affixed to the top of the existing parapet at 100 Swan Street, replacing existing signage. One sign will be affixed to the facade wall above the venue's entry doors	3.47m (w) x 0.21m (h) each 0.73sqm each. 1.46sqm total	• Internally illuminated sign • Business Identification Sign	Yes CI 52.05 CI 43.01
2	3 x internally illuminated, business identification blade signs to be installed along the Swan Street frontage as below. Signs will display venue branding, and will have an underside clearance of approximately 3.2 metres. • 1 x sign located in the position of the existing Richmond Club Hotel blade sign above the eastern entry door to 100 Swan Street. • 1 x sign proposed to be located adjacent the main entry door. • 1 x sign located in the position of the existing 'Bulmers Cider' blade sign to the western extremity of 94 Swan Street. Dimensions amended for consistency with other blade signage.	0.63m (w) x 0.84m (h) x 0.15m (d) each 0.53sqm each 1.59m total	• Internally illuminated sign • Business Identification Sign	Yes CI 52.05 CI 43.01
3	1 x non-illuminated direction sign, hand painted above the main entry door to the amalgamated venue. Signage will read 'Through to Public Bar' and will be gold hand painted, consistent with the provided precedent imagery.	1.6m (w) x 0.825m (h) 1.32sqm	• Business Identification Sign	Yes CI 43.01
4	Existing double sided replaced with a smaller version of the existing sign. Signage will show the Carlton Draught logo and will maintain a consistent location.	0.4 metre radius 0.5 sqm	• Internally illuminated Sign • Promotion Sign	No. Existing sign.
5	1 x non-illuminated business identification sign, hand painted above the main door to the 100 Swan Street building. Signage will replace existing business identification signage in the location, will read Richmond Club Hotel, and will be gold hand painted.	1.47m (w) x 0.1m (h) 0.147sqm	• Business identification sign	Yes CI 43.01



BACKLIT HERO SIGNAGE. LETTERING TO BE BLACK ACRYLIC. APPROX SIZE 3470 X 210MM

ADVERTISED PLAN

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(LEFT) LIGHTBOX BLADE SIGN. APPROX SIZE 630 X 840 X 150MM  
(BELOW) EXISTING BLADE SIGNS TO BE REPLACED WITH LIGHTBOX BLADE SIGN  
(RIGHT) EXISTING 'BULMERS' SIGN TO BE REPLACED WITH LIGHTBOX BLADE SIGN



HANDPAINTED LETTERING. STYLE SIMILAR TO PRECEDENT IMAGE.



EXISTING CARLTON DRAUGHT SIGN TO BE REMOVED AND REPLACED WITH A SMALLER SIGN.  
PROPOSED SIGN TO BE 800MM DIA



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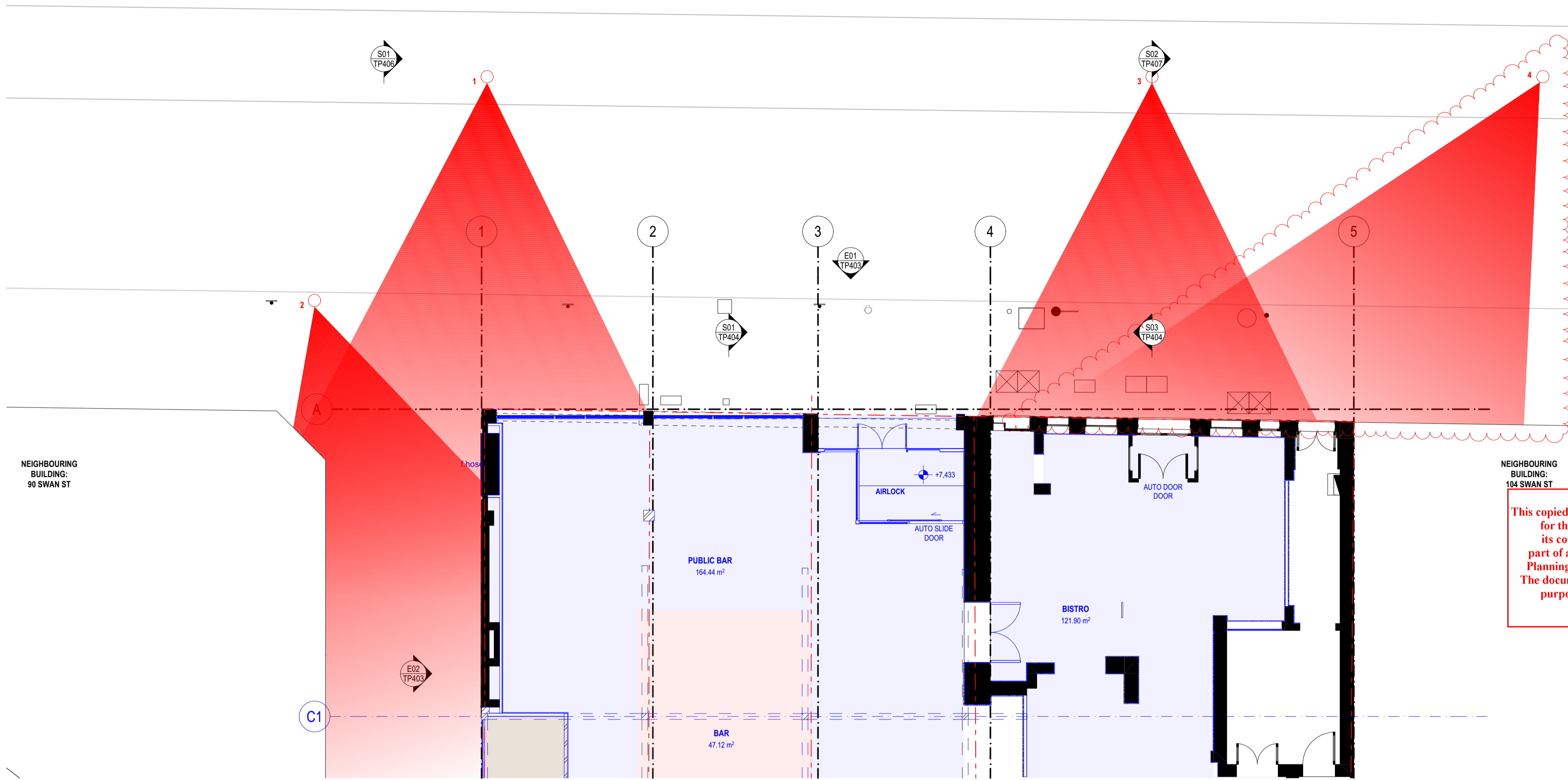
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REV DATE BY CH DESCRIPTION  
TP01 19/02/2026 TOWN PLANNING

RICHMOND CLUB HOTEL  
94-100 SWAN STREET,  
RICHMOND VIC 3121

PROPOSED SIGNAGE ELEVATIONS  
TOWN PLANNING Scale: 1:100  
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1. SIGHT LINE PLAN 1:100



S01. SIGHT LINE SECTION 1:100



1. EXISTING VIEW OF TENANCY FROM OPPOSITE FOOTPATH

ADVERTISED PLAN



PROPOSED VIEW OF TENANCY FROM OPPOSITE FOOTPATH



2. EXISTING VIEW OF TENANCY FROM OPPOSITE FOOTPATH



PROPOSED VIEW OF TENANCY FROM OPPOSITE FOOTPATH



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**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

**PROPOSED SIGHT LINE**  
 TOWN PLANNING  
 NOT FOR CONSTRUCTION

Scale: 1:100  
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**ADVERTISED PLAN**



3. EXISTING VIEW OF TENANCY FROM OPPOSITE FOOTPATH

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PROPOSED VIEW OF TENANCY FROM OPPOSITE FOOTPATH



4. EXISTING VIEW OF TENANCY FROM OPPOSITE FOOTPATH



PROPOSED VIEW OF TENANCY FROM OPPOSITE FOOTPATH



SIGHT LINE SECTION 1:100



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TP01	26/05/2026			TOWN PLANNING REVISION ISSUE

**RICHMOND CLUB HOTEL**  
 94-100 SWAN STREET,  
 RICHMOND VIC 3121

PROPOSED SIGHT LINE	
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NOT FOR CONSTRUCTION	Sheet size: A1
	Date: 26/05/2026
	Dwg No. TP407