



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2026.0040
Proposed Use or Development:	Hotel Industry (building additions)
Address of the Land:	80-82 Formby Road, Devonport
Date of Notice:	11/04/2026

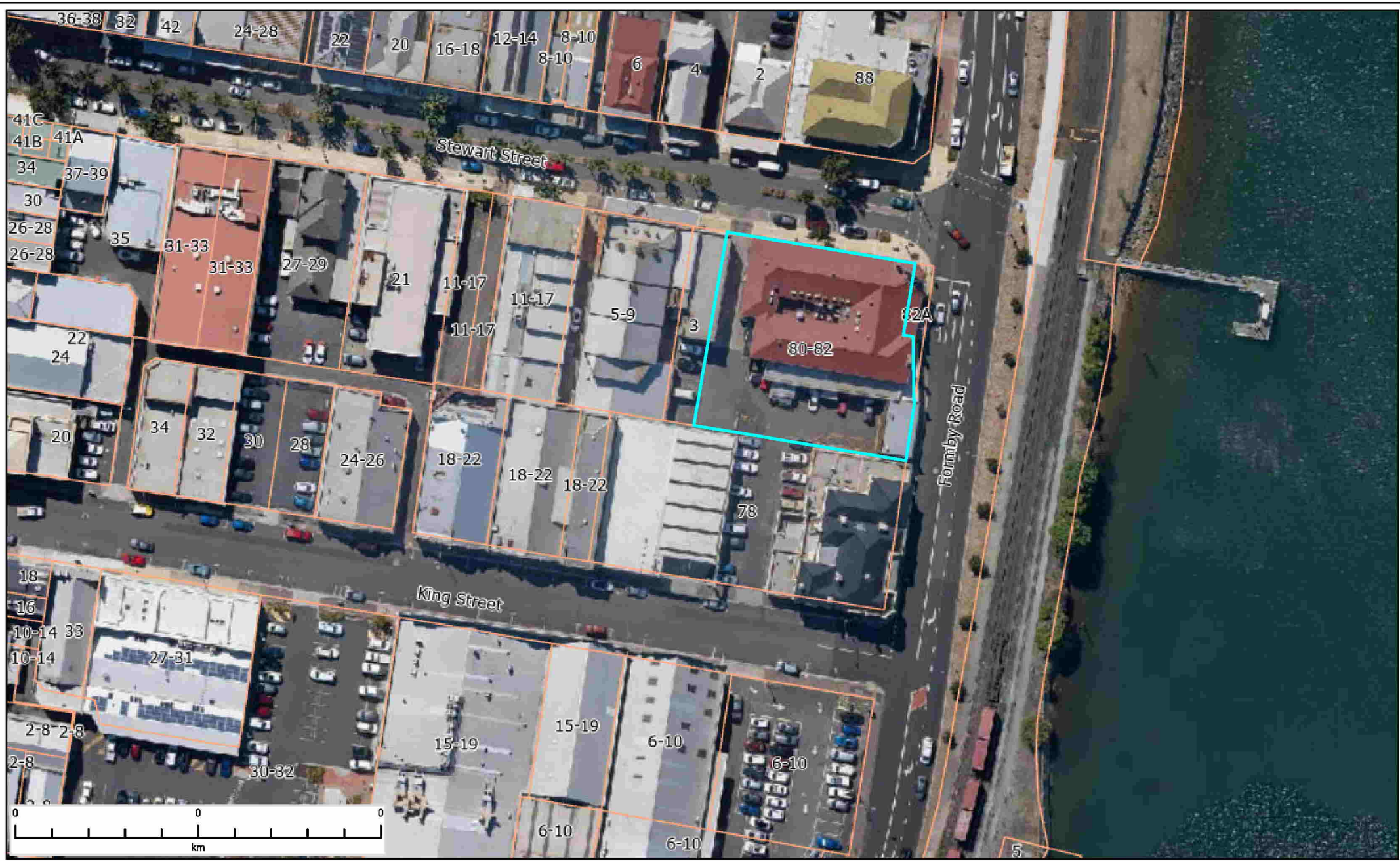
You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **27/04/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



80-82 Formby Road Devonport



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.



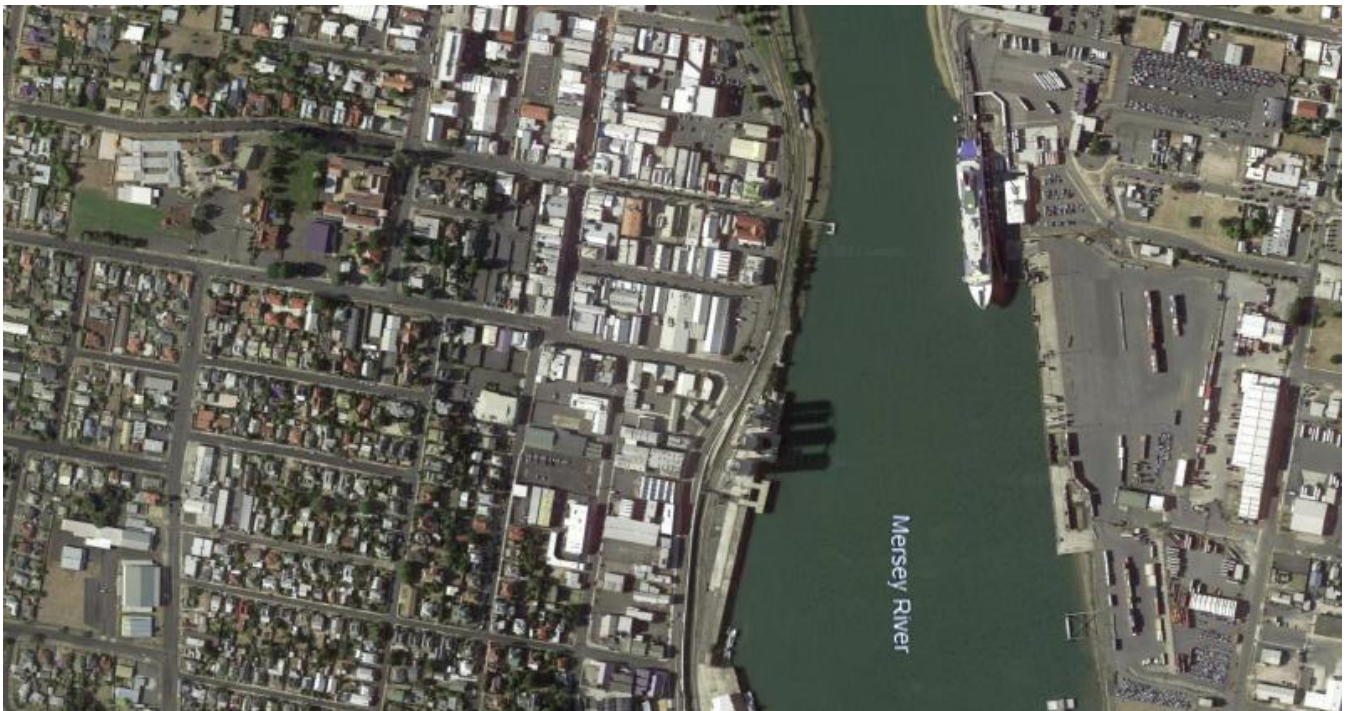
EQUILIBRIUM TOWN PLANNING

Development Application

Hotel Industry – new lift

80-82 FORMBY ROAD, DEVONPORT

CT173611/1



0409 793 803
eqtownplanning.com.au
theresia@eqtownplanning.com.au
PO Box 3144, Burnie TAS 7320
ABN31020672578

CONTENT

.....	2
1. EXECUTIVE SUMMARY	4
2. PLANNING OVERVIEW	5
3. Proposal.....	5
3.1. Background	5
3.2. Property Ownership.....	6
3.3. Site Description and Surrounding Area	6
3.4. Topography and waterways.....	7
3.5. Supporting Assessments.....	8
3.5.1. Access.....	8
3.5.2. Servicing.....	8
3.5.2.1. Sewer and Water, Gas.....	8
3.5.2.2. NBN.....	8
3.5.2.3. Stormwater.....	9
3.5.2.4. TasNetworks	9
4. LEGISLATIVE FRAMEWORK	10
4.1. Tasmanian Planning Scheme – Devonport.....	10
4.1.1. Zone Purpose Statements.....	10
Central Business Zone	10
4.1.2. Use Standards.....	11
4.1.3. Development Standards for Buildings and Works.....	11
4.1.4. Code Assessment.....	13
4.1.5. Devonport Local Provisions Schedule	18
4.2. PLANNING DIRECTIVES	19
5. CONCLUSION.....	19

APPENDICES

- Appendix A Land titles
- Appendix B Design plans
- Appendix C Heritage Statement

Version 3
March 2026
FORMBY HOTEL (LIFT)
Theresa Williams 0409 793 803 theresia@eqtownplanning.com.au
This statement has been prepared by Theresa Williams, urban and regional planner, member of the Planning Institute of Australia, M SocSc (Env & Planning) and Bch Sc.

1. EXECUTIVE SUMMARY

It is proposed to update the site at CT173611/1 (PID 2914834) known as 80-82 Formby Road, Devonport to undertake internal upgrades and provide lift access within the building.

Development would sit within the use class of Hotel Industry, as per the existing use on the site.

The use class itself is a permitted use. Due to the application of a Local Heritage Place over the site, the proposal must follow a discretionary assessment pathway.

The chosen design is intended to minimise the impact of the development on the heritage values of the site and streetscape, through the development being located to the rear of the building and behind the main heritage values of the site.

The proposal is concluded to comply with the relevant provisions of the Tasmanian Planning Scheme – Devonport and the Devonport Local Provisions Schedule.



Figure 1 Aerial photo of site and site proposed for development (boundaries approximate only) (Source: ListMap)

2. PLANNING OVERVIEW

Table 1 Planning Overview

Element	Details		
Property	Address	PID	Title
	80-82 Formby Road, Devonport	2914834	CT173611/1
Use	Hotel Industry (existing)		
Development	New lift and internal works		
Planning Instrument	Tasmanian Planning Scheme - Devonport: Zone: <ul style="list-style-type: none"> Central Business Zone Applicable Codes: <ul style="list-style-type: none"> C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code Devonport Local Provisions Schedule: <ul style="list-style-type: none"> Nil. 		
Discretions applicable	16.4.3 P1 Design C6.6.1 P1 Demolition (local heritage place) C6.6.3 P1 Height and bulk of buildings (local heritage place) C6.6.7 P1 Building alterations, excluding roof form and materials (local heritage place)		
Planning Directives	Nil applicable		

3. Proposal

It is intended to update the existing Hotel industry use to provide internal lift access.

3.1. Background

The site has been in continued use as a Hotel Industry for many decades.

A permit for renovations and extensions was granted in December 2023 under PA2023.0163.

3.2. Property Ownership

The land is in the ownership of Jonod Pty Ltd.

The landowner is the applicant for this proposal.

3.3. Site Description and Surrounding Area

The site is located in Devonport, with easy access to the CBD and the Bass Highway via Formby Road.

The site is orientated towards Formby Road, and currently contains the existing hotel industry use.

Vehicle access to and from the site is currently via Stewart and King Street.

Adjoining properties are all within the Central Business zone.



Figure 2 Site photo, from Formby Road. Development area proposed in centre of image, set back from the road and frontage, adjoining the second storey



Figure 3 Development location just to the right of centre of the image. Structure will be visible from the rear of the building.

3.4. Topography and waterways

The site runs at a very slight slope, running from the highest point in the south western corner, downhill across the site towards the north east and the river Mersey.

The topography of the site has little interaction with the development in this case.



Figure 4 Topography (Source: ListMap)

3.5. Supporting Assessments

3.5.1. Access

The proposal is intended to support existing uses, rather than intensify any use. The vehicular access to the site will not be altered.

3.5.2. Servicing

The site is within the sewer and water serviced land as identified on the List. These services are to be retained and updated where they may be impacted as per standard for any development within a serviced area. The proposal itself does not increase the loading on these services.

3.5.2.1. Sewer and Water, Gas

Mains run along Formby Road and Stewart Street. Sewer mains run just south of the property boundary with 78 Formby Road, underneath the small gap between the two buildings. The exact location of these structures was recently explored for the redevelopment of the site and rear entrance. Services are not located in the vicinity of the works proposed for this development.



Figure 5 TasWater and TasGas Services (Source: ListMap)

3.5.2.2. NBN

The site is within the area identified as "Service Available" for Fibre to the Node NBN infrastructure, allowing for maintenance of connection as part of the development.

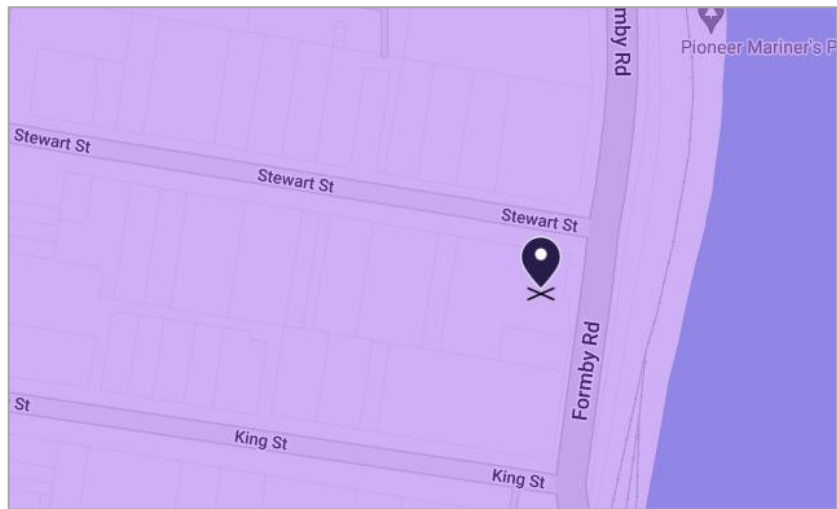


Figure 6 NBN serviced areas (Source: NBN Co)

3.5.2.3. Stormwater

The development is intended to connect to existing stormwater services.

3.5.2.4. TasNetworks

The property is currently connected to the TasNetworks below ground infrastructure and is intended to be maintained.

4. LEGISLATIVE FRAMEWORK

4.1. Tasmanian Planning Scheme – Devonport

Table 2 Planning Scheme Discretions

Clause	Comment
16.4.3 P1	Design
C6.6.1 P1	Demolition (local heritage place)
C6.6.3 P1	Height and bulk of buildings (local heritage place)
C6.6.7 P1	Building alterations, excluding roof form and materials (local heritage place)

The site is located in the Central Business zone within the Tasmanian Planning Scheme – Devonport (the planning scheme). The use is a permitted use (Hotel Industry).

The following examines the relevant provisions of the Scheme with respect to the proposed development.

4.1.1. Zone Purpose Statements

Central Business Zone

The proposed development is within the Central Business Zone, part of upgrades to an existing Permitted use class within the zone (Hotel industries).

The purpose of this zone is addressed as follows:

16.1.1 *To provide for the concentration of the higher order business, retail, administrative, professional, community and entertainment functions within Tasmania's primary centres.*

The proposal does not change any land uses. Instead, the proposal is intended to facilitate the ongoing existing permitted use.

16.1.2 *To provide for a type and scale of use and development [that] supports and does not compromise or distort the activity centre hierarchy.*

The proposed upgrades are intended to support the existing use. They will not impact the activity centre hierarchy in any way.

16.1.3 *To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*

The active portion of the land use on this site is towards the north and east of the site. This is not being impacted by this development.

16.1.4 To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.

The proposed upgrades relate to the existing land uses, including Visitor Accommodation.

The application is consistent with the purpose of the Central Business Zone.

4.1.2. Use Standards

No use changes are proposed as part of this application. The proposal will retain the existing permitted use of Hotel Industry.

Clause	Comment
16.3 Use Standards	
16.3.1 All uses	
A1	The existing hours of operation will not be altered by the proposal. Complies.
A2	No lighting is proposed, excluding security lighting. No Inner or General Residential zones are within 50m of the site. Complies.
A3	Commercial vehicle hours will not be altered by the proposal. Complies.
16.3.2 Discretionary uses	
A1-A2	N/A

4.1.3. Development Standards for Buildings and Works

Clause	Comment
16.4 Development Standards for Buildings and Works	
16.4.1 Building Height	
A1	Complies. The proposed building sits well below the 20m height limit.
A2	N/A. Neither the General Residential nor the Inner Residential zones are within the distance limits listed.

16.4.2 Setbacks	
A1	<p>The frontage is not being impacted. The development will be located to the rear of the façade.</p> <p>Complies.</p>
A2	N/A.
A3	N/A.
16.4.3 Design	
A1	<p>The design could be considered to not be contained within the roof. As such, a submission against the performance criteria has been provided.</p> <p>Reliance upon performance criteria.</p>
P1	<p>The proposal has been designed to reduce impact on the streetscape through the location of the lift, materials chosen and minimising the protrusion of the structure outside the existing building.</p> <p>The staggered design and setback from the road will reduce the location(s) where the structure can be viewed from off the site. The most likely place to view the structure will be from within the site itself, to the rear of the main building.</p> <p>(a) None of the listed structures are proposed. (b) The lift structure is proposed to be constructed in the same brick as the existing building. It is to be located approximately 15m behind the existing building where it is closest to Formby Road (south eastern corner of site) and as such is setback extensively from the road frontage and visible areas of the site, providing a staggered visual impact. (c) Safety lighting will be maintained on the site.</p> <p>Internal works proposed will not be visible from the streetscape.</p>
A2	<p>The building will be accessed via existing facades and entrances. It is an alteration to an existing service on the site, rather than requiring a new public access or impacting on an existing access.</p> <p>The structure does not impact a frontage, or form part of the façade.</p> <p>Complies.</p>

16.4.4 Fencing	
A1-A2	N/A. No fencing proposed.
16.4.5 Outdoor storage areas	
A1	No outdoor storage areas are proposed.
16.4.6 Dwellings	
A1-A2	No dwellings are proposed.
16.5 Development Standards for Subdivision	
A1-A3	No subdivision is proposed.
16.5.2 Services	
A1	No new lots are proposed. The existing lot is fully connected to water services.
A2	Complies. The site is fully serviced, including the sewage services.
A3	Complies. The site is fully serviced, including stormwater services.

The proposed development is considered to provide for potential development which is fully in keeping with the provisions of the Central Business Zone.

4.1.4. Code Assessment

Relevant Codes are commented on below.

- *C1.0 Signs Code*
No signage is proposed.
- *C2.0 Parking and Sustainable Transport Code*

The proposed development is contained within the parking precinct plan and is subject to cl.C2.7 in accordance with C2.5.1 A1 (b).

Clause	Comment
C2.7.1 A1	The acceptable solution requires that no parking is provided, or alternatively that parking is not increased above existing levels. No parking spaces will be added or removed as part of this development.

Complies.

- C3.0 Road and Railway Assets Code**

The development is not increasing traffic as detailed in C3.2.1(a), nor will it require a new vehicle crossing (C3.2.1(b), involve subdivision or habitable buildings for sensitive use within the listed areas (C3.2.1(c)). The Code is not applicable.
- C6.0 Local Historic Heritage Code**

The site is identified as a local heritage place. It is not on the Tasmanian Heritage Register. The works are required for compliance with the Building Code of Australia, however they may be visible from the road and open space opposite the site and as such are not exempt under C6.4.1.

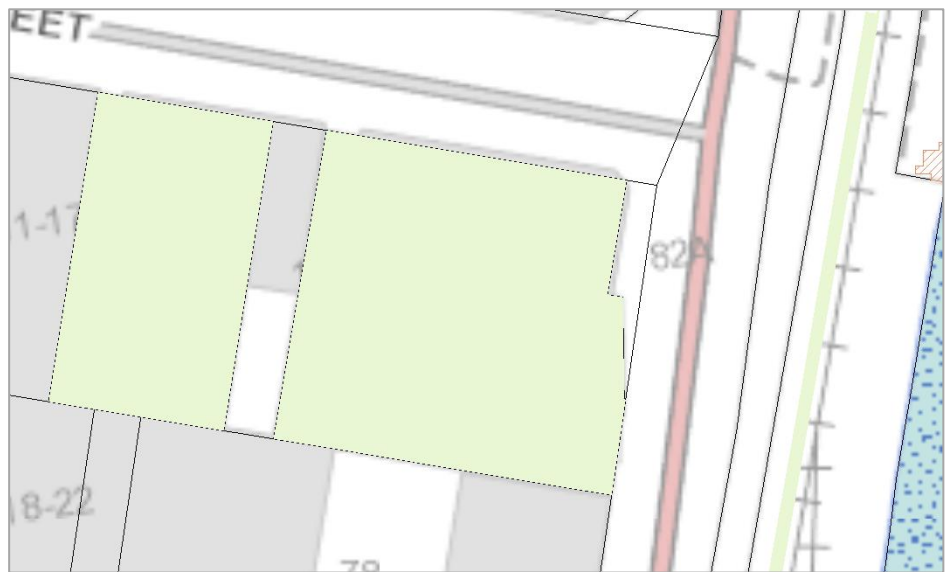


Figure 7 Local Heritage Place overlay (ListMap)

Clause	Comment
C6.6 Development Standards for Local Heritage Places	
C6.6.1 Demolition	
A1	No acceptable solution. Minor demolition to provide a doorway and modify the edge of the roofline is required and as such as submission against the PC is made.

Relies on Performance Criteria.	
P1	<p>The provision is intended to protect the local heritage significance of the building.</p> <p>In this case, the works are proposed behind the façade. The building is in excellent condition.</p> <ul style="list-style-type: none"> (a) The building is being maintained as part of a regular schedule for operation of business. (b) There is no visible deterioration of the building. (c) The building is, and remains, a safe building, maintained as per insurance and Building Code requirements. (d) The streetscape will not be impacted by the proposed works. All works are proposed to be located behind the facade existing building and will be minimally visible from the street. (e) No local heritage values are identified in the Local Provisions Schedule. The application is accompanied by a report from BSPN Architecture, detailing the historic heritage values. In summary, the demolition works are identified as having “sensitive to the heritage significance of the existing building.....character, significance, and integrity of the heritage asset are preserved” (p. 3, Appendix C). (f) N/A. (g) Demolition proposed is in order to facilitate the upgrade. The changes will include internal works and the adjustment of a wall to modify the access. (h) N/A.
C6.6.2 Site coverage	
A1	<p>Site coverage is not being impacted.</p> <p>Not applicable.</p>
C6.6.3 Height and bulk of buildings	
A1	<p>No acceptable solution.</p> <p style="text-align: center;">Relies on performance criteria.</p>
P1	<p>The proposed extension will be minimally visible from off site and will sit below the main roofline of the existing structure.</p> <p>The accompanying report from BSPN Architecture states that “<i>The lift will extend to the upper roof eaves line....the works will have minimal impact on the existing heritage fabric...will have minor visual impact when viewed from Formby Road..... the works will not result in the loss of significant heritage elements</i>”. (P.2&4 Appendix C).</p>

<p>In short, the proposed works have been designed to be compatible with the local heritage significance of the site.</p>	
<p>C6.6.4 Siting of buildings and structures</p>	
A1	<p>The front, side and rear setbacks are not being altered.</p> <p>Not applicable.</p>
<p>C6.6.5 Fences</p>	
A1	<p>No fence proposed.</p>
<p>C6.6.6 Roof form and materials</p>	
A1	<p>Whilst the structure will be visible, the proposed section of roofing will not be visible from off the site, due to the design integrating a flat roof.</p> <p>Compliant.</p>
<p>C6.6.7 Building alterations, excluding roof form and materials</p>	
A1	<p>No acceptable solution.</p> <p>Relies on performance criteria.</p>
P1	<p>(a) The historic heritage values of the place have been identified in Appendix C. These are not impacted by the proposed works.</p> <p>(b) As per Appendix C, the proposed works relate to the design, construction and materials on the site forming the existing building.</p> <p>(c) The materials proposed will match those of the existing building.</p> <p>(d) The streetscape will not be impacted.</p>
<p>C6.6.8 Outbuildings and structures</p>	
A1	<p>N/A</p>
<p>C6.6.9 Driveways and parking for non-residential purposes</p>	
A1	<p>Driveways and parking for non-residential purposes are to remain behind the building(s).</p>
<p>C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place</p>	
A1	<p>No vegetation removal is proposed.</p> <p>N/A.</p>
<p>C6.7 Development standards for Local Heritage Precincts and Local Heritage landscape precincts</p>	
<p>Not applicable.</p>	

C6.8 Development standards for places or precincts of archaeological potential
Not applicable.
C6.9 Significant Trees
Not applicable.
C6.10 Development standards for subdivision
Not applicable.

- *C10.0 Coastal Erosion Hazard Code*

The area for development sits partially within the coastal erosion area - investigation area.

C10.4.1 provides that development that requires authorisation under the *Building Act 2016* (C10.4.1 (a)) or intensification of an existing use (C10.4.1 (b)) (where the development is not a critical, hazardous or vulnerable use) are exempt from this code.

The development will require authorisation under the *Building Act 2016*, and as such it is considered to be exempt from the Code.



Figure 8 Coastal erosion area - investigation (ListMap)

- C16.0 Safeguarding of Airports Code

The site is within this overlay.

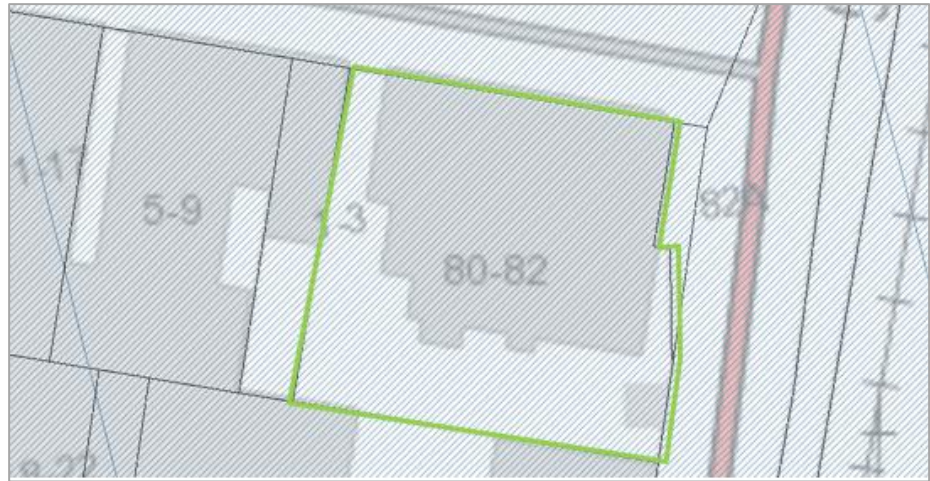


Figure 9 Airport overlay - airport obstacle limitation area



Figure 10 Site elevation (ListMap)

The area proposed for development is located below the 5m AHD mark. The development proposed is a lower elevation than the existing building, proposed to reach a maximum of 8.5m in height.

As per C16.4.1(a), the development is not more than the AHD height specified for the site of the development in the obstacle limitation area (90m) and as such, the proposal is exempt.

4.1.5. Devonport Local Provisions Schedule

No additional comments.

4.2. PLANNING DIRECTIVES

No current planning directives impact upon this proposal.

5. CONCLUSION

The proposal is for modifications to an existing and permitted use within the General Business zone, intended to improve the ongoing operation of this use.

The design includes internal and external works to provide lift access within the site and internal upgrades.

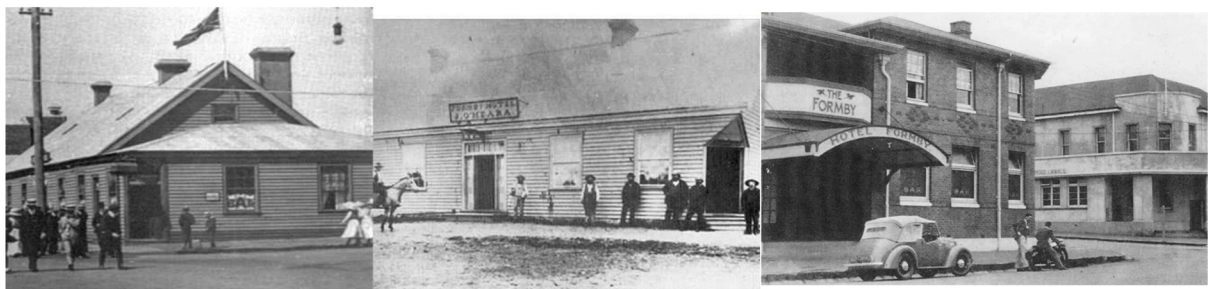
The proposal relies upon the exercise of discretion in regard to design features.

The proposed design is intended to reflect and respect the existing building(s) both on site and on the adjoining property.

This application submits that the proposed development would result in effective ongoing development of this centrally located site, in keeping with the requirements of the *Tasmanian Planning Scheme – Devonport 2023*.

Formby Hotel Heritage Impact Statement

23 January 2026



The Existing Hotel

The Formby hotel has significant cultural heritage place within Devenport with over 165 years of history. It was one of the first hotels to be established in the Settlement of Formby on the western bank of the Mersey River. On 1st December 1857, The Hotel's first license was issued as the British Hotel. The hotel was later renamed to the Formby Hotel on 1st January 1868, 22 years before the amalgamation of Formby and Torquay into the town of Devonport in 1890. The original hotel was a single storey timber weatherboard building with a Dutch gable roof form.

The hotel, that was rebuilt in 1932, and remains today, is a two storey brick building with hip roof and eaves, with a curved canopy over the Fomby Rd main entry. A modern, single storey, timber clad extension was added to the south-eastern corner of hotel in 2017. The north and east facades along Formby Road and Stewart Street have significant heritage impact the streetscape. The Western heritage façade less visual impact to the streetscape and can be seen via a small laneway off Stewart Street. The Southern heritage façade has a much lesser impact to the streetscape and can be seen a via the rear car park off King Street, between the adjacent bottleshop and Alexander Hotel.

BRISBANE

p 07 3851 9100 e brisbane@bspn.com.au
116 Brookes Street | PO Box 480
Fortitude Valley QLD 4006

MELBOURNE

p 03 8412 3400 e melbourne@bspn.com.au
Unit 9/663 Victoria Street, Abbotsford | PO Box 3306
Burnley North | VIC 3121

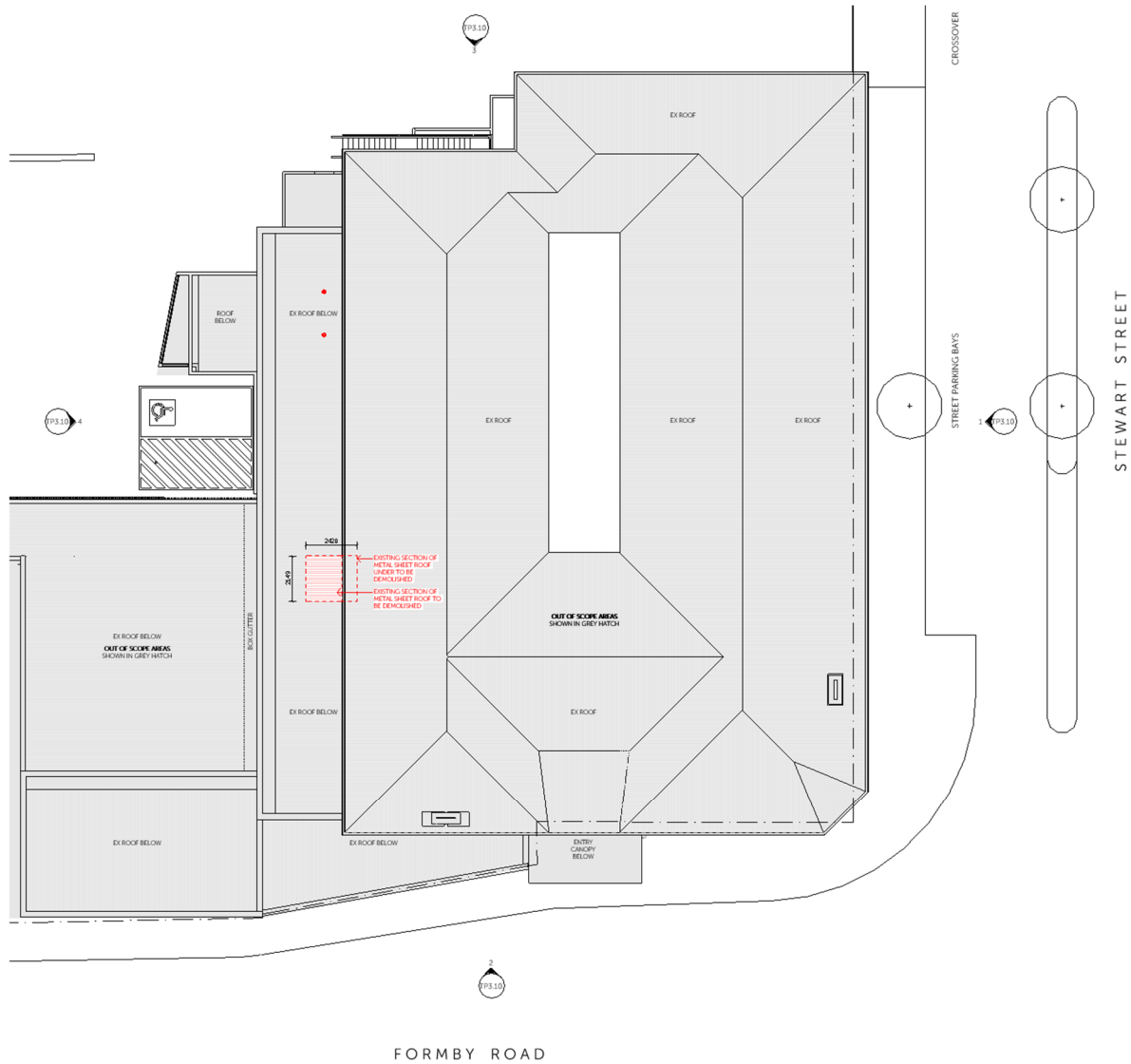
SYDNEY

p 02 9129 2200 e sydney@bspn.com.au
Level 2, 5 Wilson Street | PO Box 558
Newtown NSW 2042

v.2024.06.13

ABN 33 621 417 712

bspn.com.au



Site Coverage

The extent of the proposed site coverage of the lift is approximately 5m² and is located within the footprint of the existing Formby Hotel.

Height and bulk of buildings

The height of the proposed lift will sit marginally above the upper roof eave line. As a result, the extension will have a minor visual impact when viewed from Formby Road. The western elevation of the proposed works will be partially visible from King Street via the rear car park; however, views of the lift will be limited and largely screened by the existing building form from Formby Road and Stewart Street.

The lift has been carefully designed to reflect the materiality and detailing of the southern and western façades, ensuring visual cohesion with the existing building. This approach minimises the visual impact from the street leaving the bulk of the existing heritage façade visible from King Street and Formby Road.

The siting of the proposed lift has been carefully considered and is discreetly located within an area that is partially enclosed by the existing building and is sensitive to the heritage significance of the existing building. This location was identified as the optimal position for the extension, as it maintains functional proximity to the rear entrance airlock and access to the main corridor at first floor level.

Roof form and materials

The proposed walls, roof and parapet to the lift extension will be consistent with the architectural language of the existing hotel. The materials and design language of the proposed lift extension have been purposely chosen to complement the existing building and appear as a cohesive whole. The works will not result in the loss of significant heritage elements. Minor internal alterations are required, including the relocation of the internal airlock doors at the rear entrance, to accommodate the lift installation. These alterations will be undertaken sensitively, ensuring that the character, significance, and integrity of the heritage asset are preserved.

GOODSTONE GROUP FORMBY HOTEL

EXTENSION & REFURBISHMENT

DRAWING LIST			
Sheet No.	Sheet Name	Drawn By	Rev
TP0.00	COVER SHEET	BSPN	P3
TP1.10	SITE PLAN - EXISTING	BSPN	P3
TP1.20	SITE PLAN - PROPOSED	BSPN	P3
TP2.10	EXISTING-DEMO GROUND FLOOR PLAN	BSPN	P3
TP2.11	EXISTING-DEMO FIRST FLOOR PLAN	BSPN	P3
TP2.12	EXISTING ROOF PLAN	BSPN	P3
TP2.20	PROPOSED GROUND FLOOR PLAN	BSPN	P3
TP2.21	PROPOSED FIRST FLOOR PLAN	BSPN	P3
TP2.22	PROPOSED ROOF PLAN	BSPN	P3
TP3.10	EXISTING ELEVATIONS	BSPN	P3
TP3.20	PROPOSED ELEVATIONS	BSPN	P3
TP4.00	EXTERNAL PERSPECTIVE VIEWS	BSPN	P3



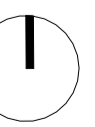
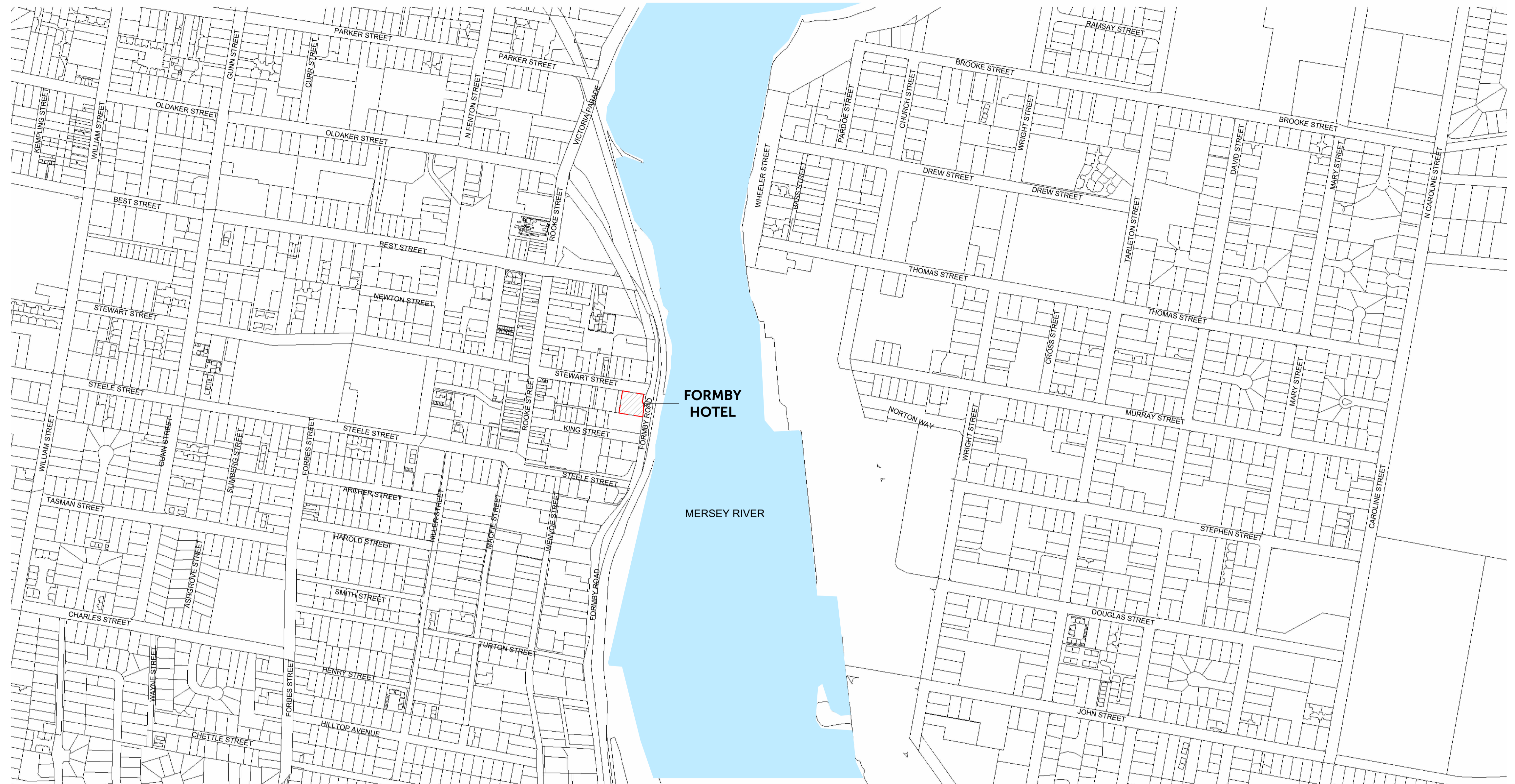
FORMBY ROAD ENTRY

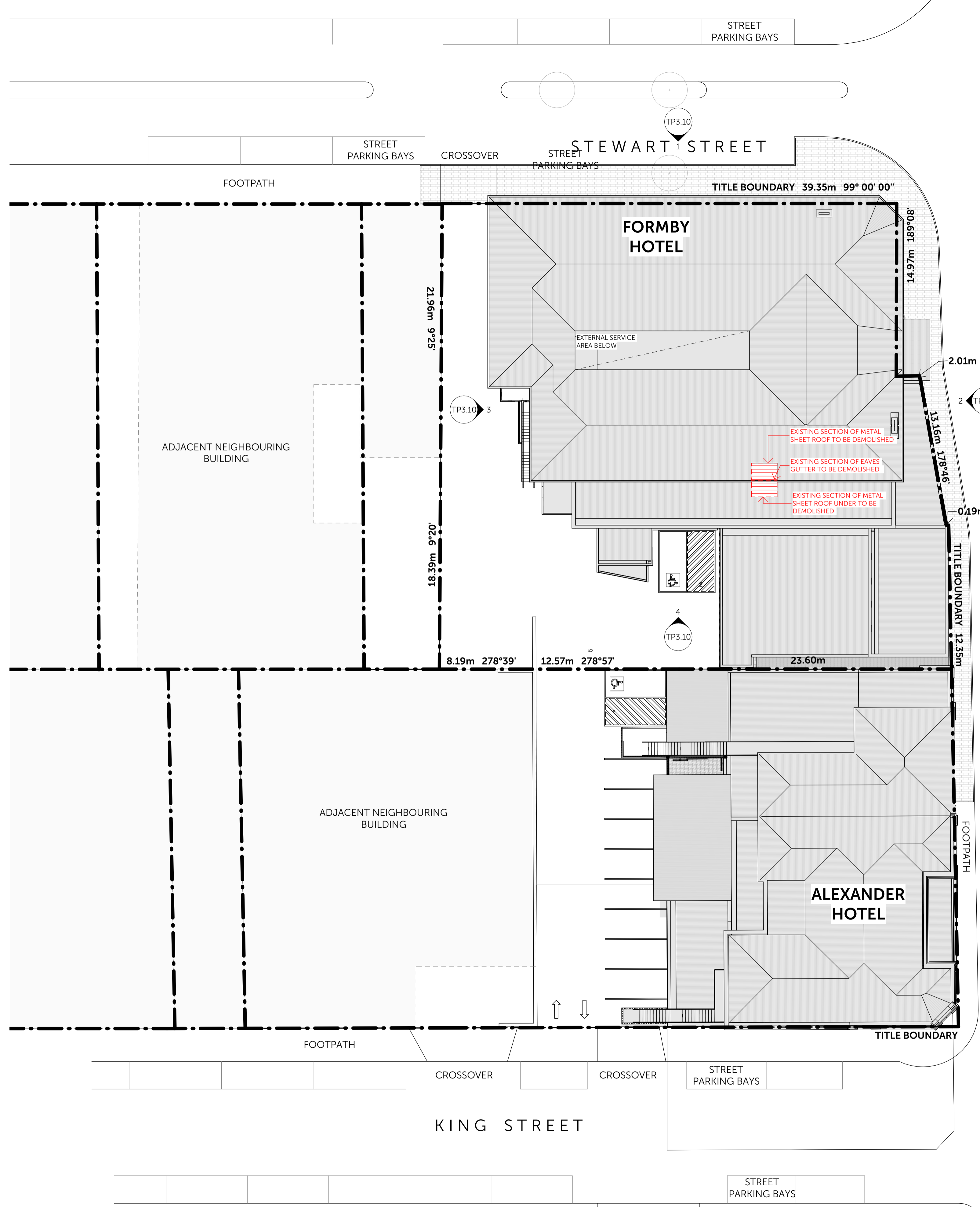


REAR ENTRY



REAR ENTRY / CARPARK





HATCH LEGEND

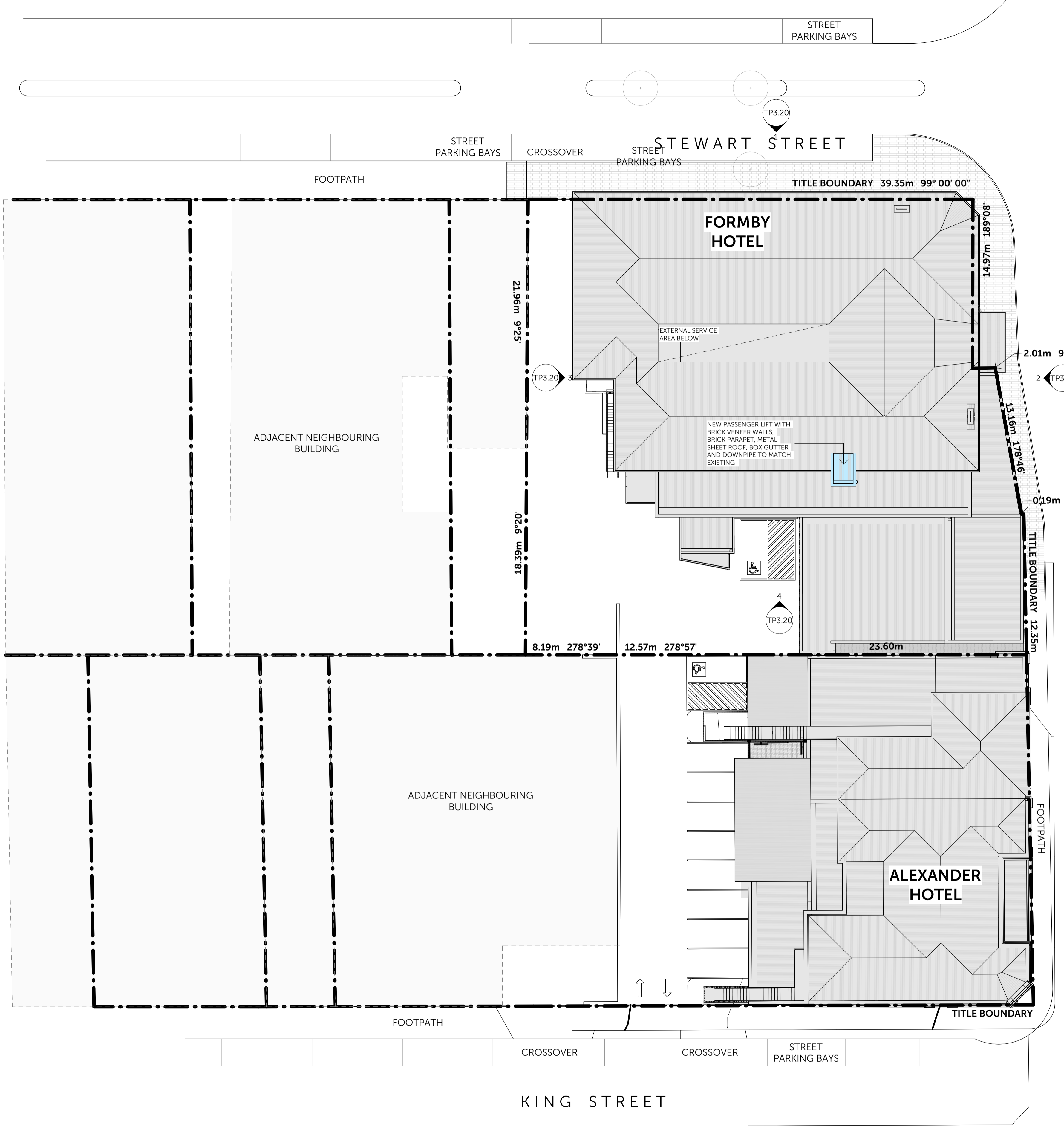
- ELEMENTS TO BE DEMOLISHED
- EXTENT OF DEMOLITION WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- PLASTERBOARD CEILING TO BE DEMOLISHED
- ROOF TO BE DEMOLISHED
- OUT OF SCOPE
- EX EXISTING

Revisions

P1	13.01.2026	TOWN PLANNING	DV
P2	27.02.2026	TOWN PLANNING	DV
P3	18.03.2026	TOWN PLANNING	DV

HATCH LEGEND

- OUT OF SCOPE
- PROPOSED WORKS

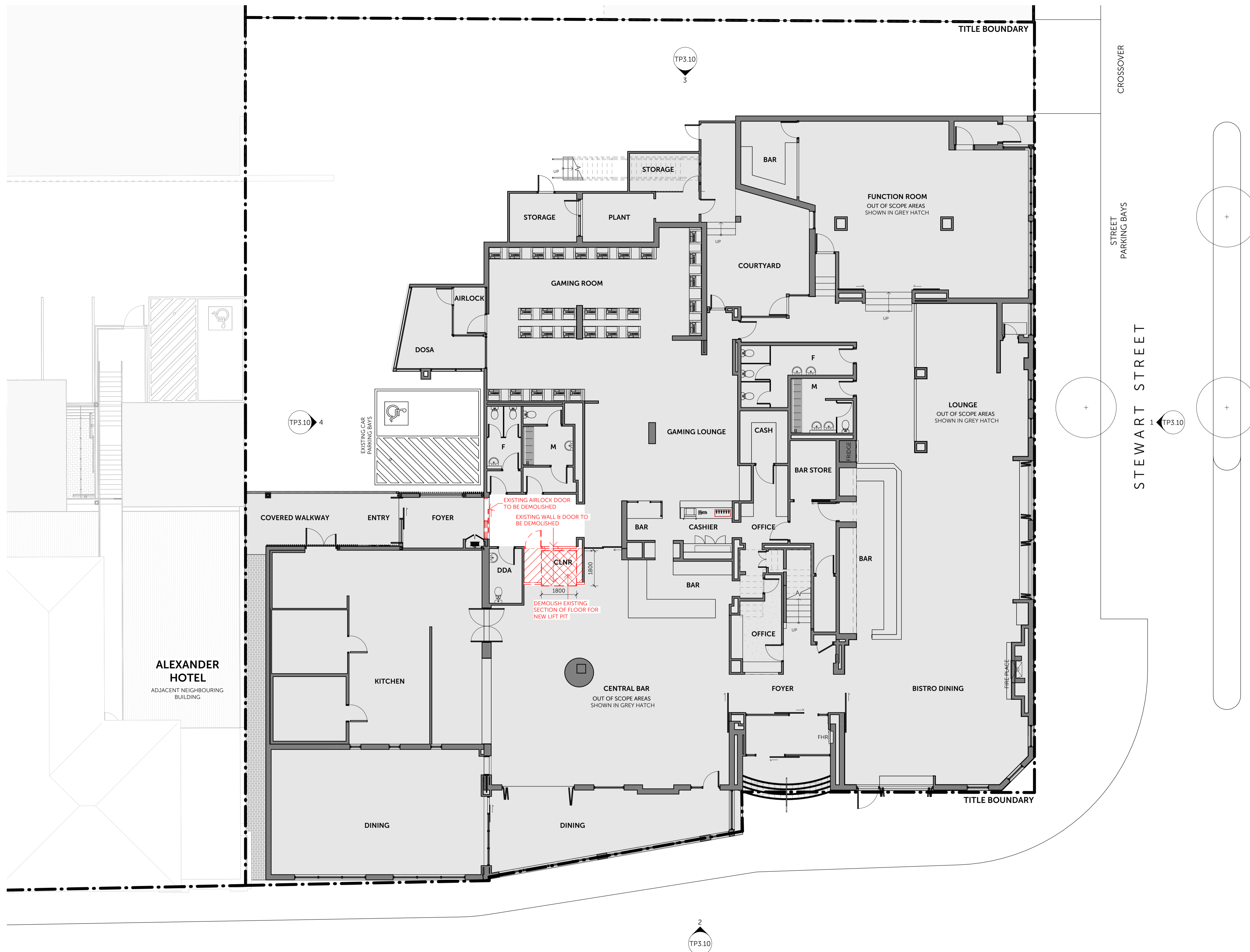


Revisions

P1	13.01.2026	TOWN PLANNING	DV
P2	27.02.2026	TOWN PLANNING	DV
P3	18.03.2026	TOWN PLANNING	DV

HATCH LEGEND

- ELEMENTS TO BE DEMOLISHED
- EXTENT OF DEMOLITION WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- PLASTERBOARD CEILING TO BE DEMOLISHED
- ROOF TO BE DEMOLISHED
- OUT OF SCOPE
- EX EXISTING



ALEXANDER HOTEL
ADJACENT NEIGHBOURING BUILDING

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS BE MADE. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.
COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions		
P1	13.01.2026	TOWN PLANNING
P2	27.02.2026	TOWN PLANNING
P3	18.03.2026	TOWN PLANNING

DV
DV
DV

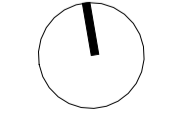
Project
FORMBY HOTEL
EXTENSION & REFURBISHMENT

For
GOODSTONE GROUP

Drawing
EXISTING-DEMO GROUND FLOOR PLAN

TOWN PLANNING

Drawn BSPN
Scale 1:100 at A1

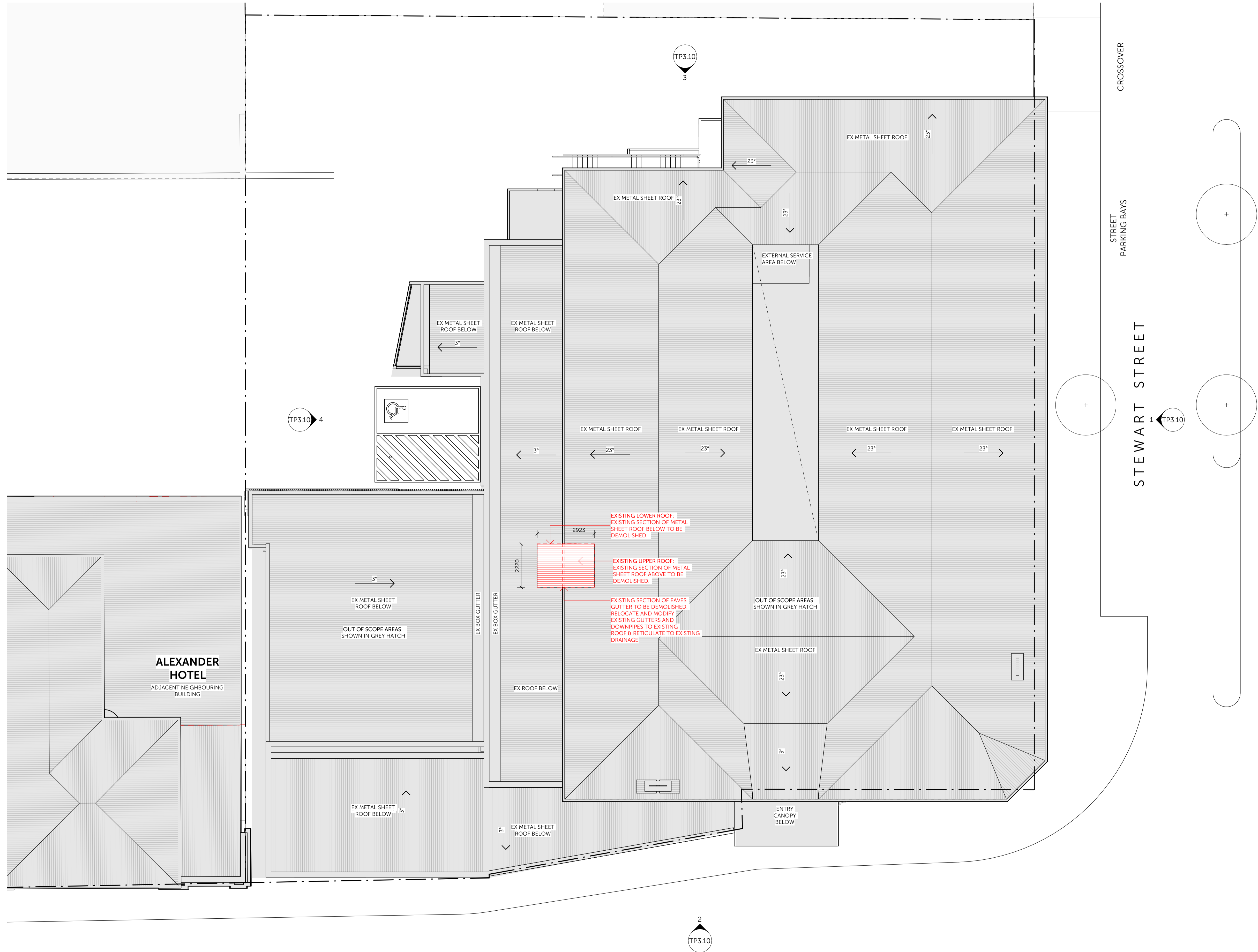


Project No. Drawing No. Revision
M2300061 TP2.10 P3

HATCH LEGEND

- ELEMENTS TO BE DEMOLISHED
- EXTENTS OF DEMOLITION WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- PLASTERBOARD CEILING TO BE DEMOLISHED
- ROOF TO BE DEMOLISHED
- OUT OF SCOPE
- EX EXISTING









ALEXANDER HOTEL
ADJACENT NEIGHBOURING BUILDING

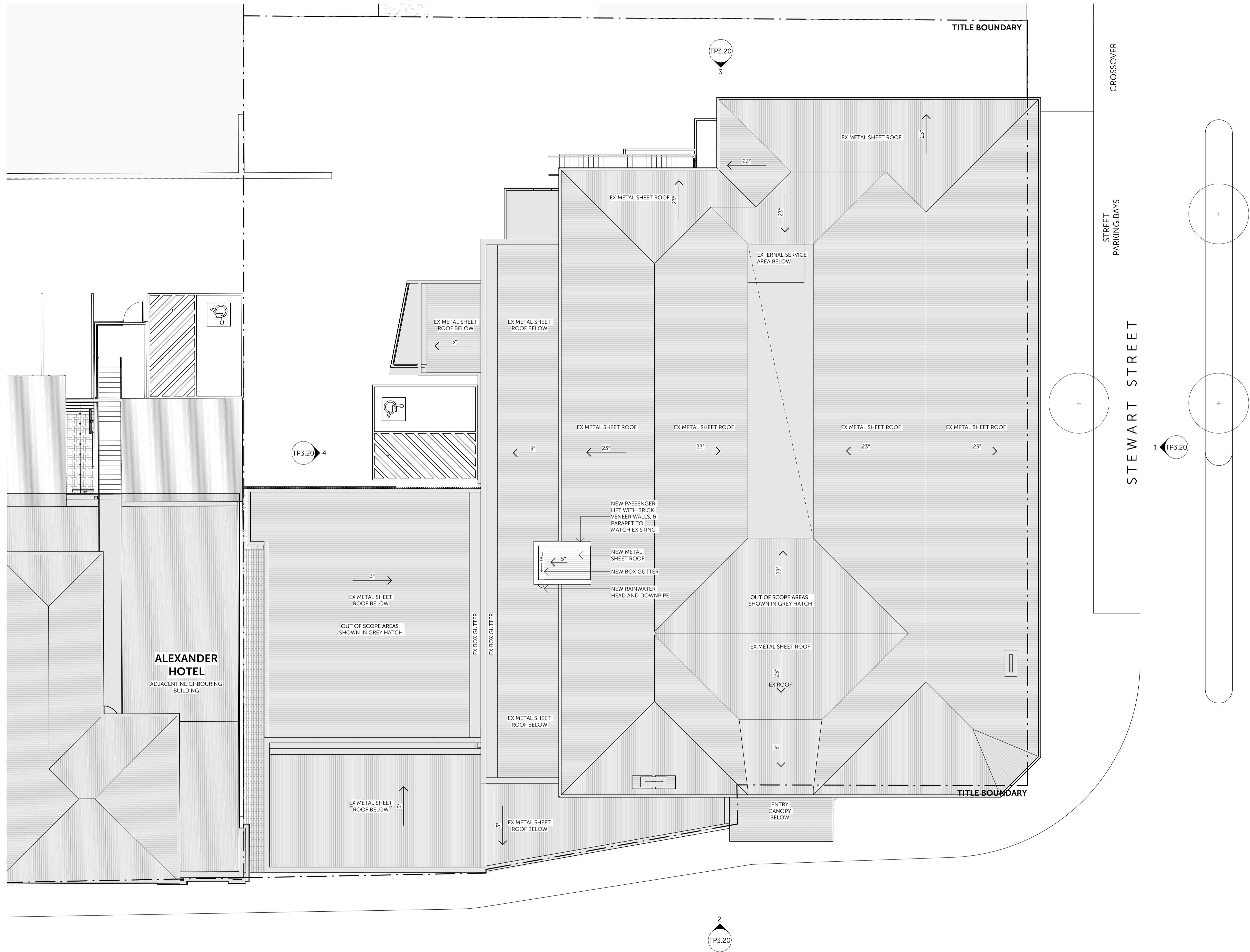
Revisions		
P1	13.01.2026	TOWN PLANNING
P2	27.02.2026	TOWN PLANNING
P3	18.03.2026	TOWN PLANNING

Project
FORMBY HOTEL
EXTENSION & REFURBISHMENT

For
GOODSTONE GROUP

Drawing
PROPOSED FIRST FLOOR PLAN

TOWN PLANNING



ALEXANDER HOTEL
ADJACENT NEIGHBOURING BUILDING

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS BE MADE. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.
COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions		
P1	13.01.2026	TOWN PLANNING
P2	27.02.2026	TOWN PLANNING
P3	18.03.2026	TOWN PLANNING

DV
DV
DV

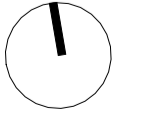
Project
FORMBY HOTEL
EXTENSION & REFURBISHMENT

For
GOODSTONE GROUP

Drawing
PROPOSED ROOF PLAN

TOWN PLANNING

Drawn BSPN
Scale 1:100 at A1



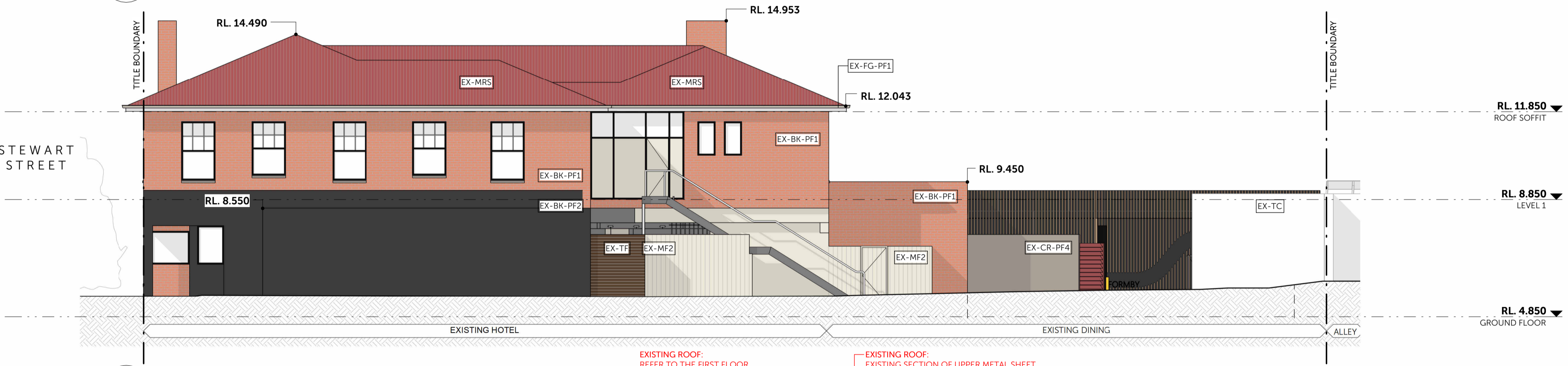
Project No. Drawing No. Revision
M2300061 TP2.22 P3



1 EXISTING NORTH ELEVATION
1:100



2 EXISTING EAST ELEVATION
1:100



3 EXISTING WEST ELEVATION
1:100



4 EXISTING SOUTH ELEVATION
1:100

- EXISTING EXTERNAL FINISHES
- EX-MRS EXISTING METAL ROOF SHEETING
 - EX-BK-PF1 EXISTING BRICK
 - EX-BK-PF2 EXISTING BRICK - PAINT FINISH BLACK
 - EX-BK-PF3 EXISTING BRICK - PAINT FINISH CREAM
 - EX-CR-PF1 EXISTING CEMENT RENDER - PAINT FINISH TO MATCH EX-BK
 - EX-CR-PF2 EXISTING CEMENT RENDER - PAINT FINISH BLACK
 - EX-CR-PF3 EXISTING CEMENT RENDER - PAINT FINISH CREAM
 - EX-CR-PF4 EXISTING CEMENT RENDER - PAINT FINISH GREY
 - EX-TC EXISTING TIMBER CLADDING
 - EX-MF1 EXISTING METAL FENCING 1
 - EX-MF2 EXISTING METAL FENCING 2
 - EX-TF EXISTING TIMBER FENCING
 - EX-FG-PF EXISTING FASCIA GUTTER
 - EX-CP EXISTING ENTRY CANOPY

EXISTING ROOF: REFER TO THE FIRST FLOOR DEMOLITION PLAN FOR THE FULL EXTENT OF DEMOLITION TO THE LOWER ROOF

EXISTING ROOF: EXISTING SECTION OF UPPER METAL SHEET ROOF TO BE DEMOLISHED

EXISTING SECTION OF BRICK WALL TO BE DEMOLISHED

EXISTING WINDOW TO BE DEMOLISHED

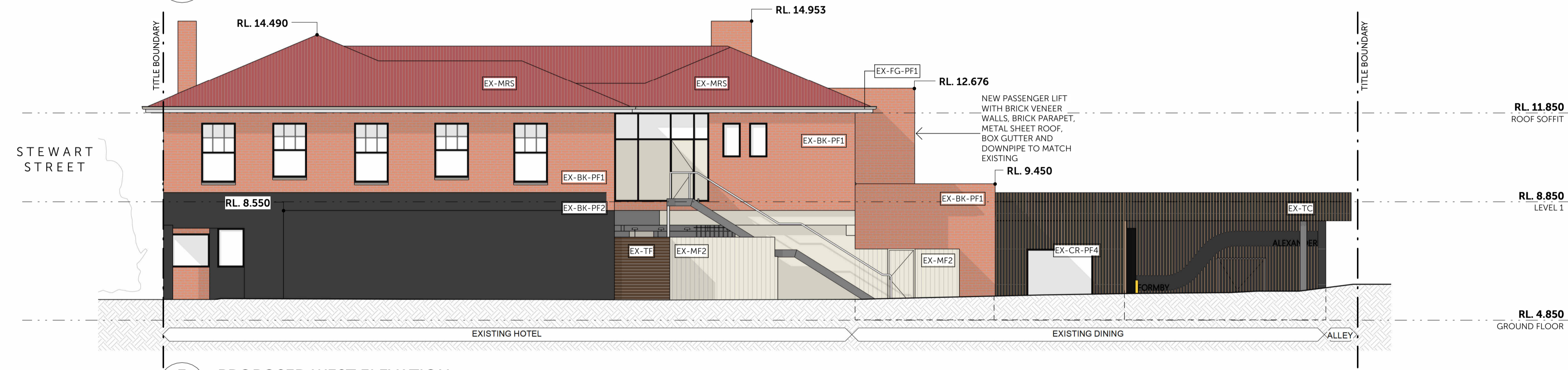
EXISTING SECTION OF GAVES GUTTER TO THE UPPER ROOF TO BE DEMOLISHED



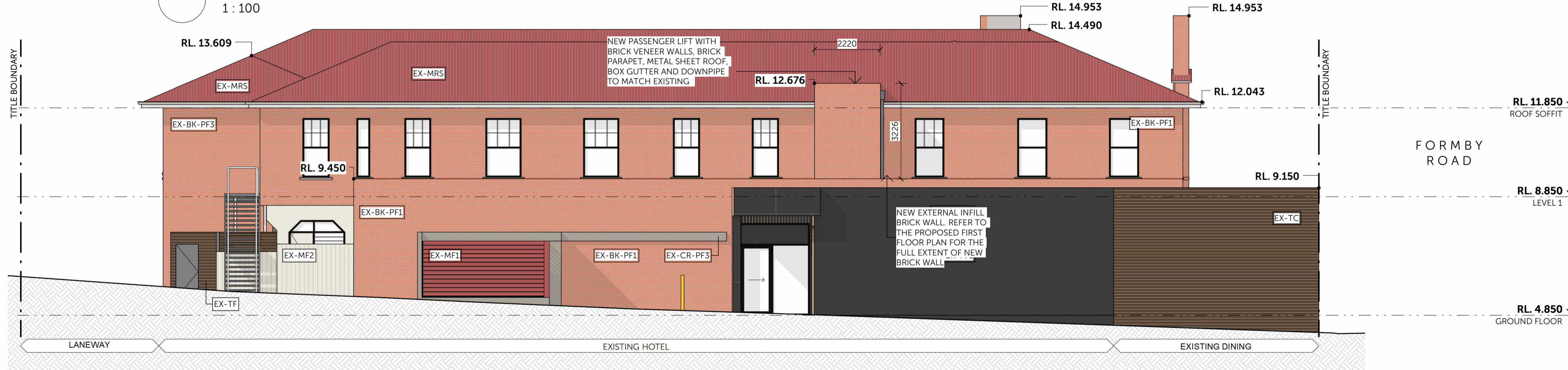
1 PROPOSED NORTH ELEVATION
1:100



2 PROPOSED EAST ELEVATION
1:100



3 PROPOSED WEST ELEVATION
1:100



4 PROPOSED SOUTH ELEVATION
1:100

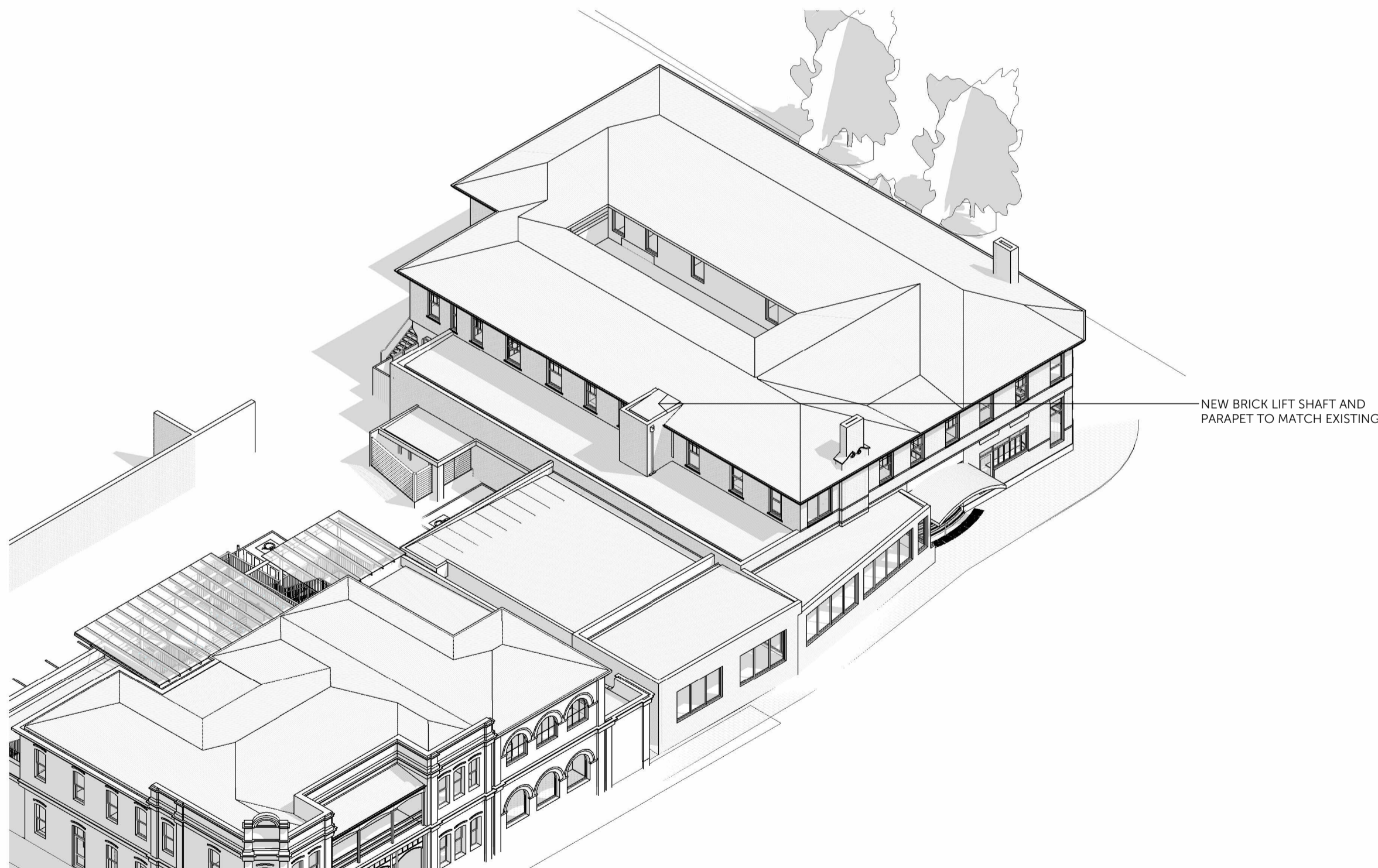
- EXISTING EXTERNAL FINISHES
- EX-MRS EXISTING METAL ROOF SHEETING
 - EX-BK-PF1 EXISTING BRICK
 - EX-BK-PF2 EXISTING BRICK - PAINT FINISH BLACK
 - EX-BK-PF3 EXISTING BRICK - PAINT FINISH CREAM
 - EX-CR-PF1 EXISTING CEMENT RENDER - PAINT FINISH TO MATCH EX-BK
 - EX-CR-PF2 EXISTING CEMENT RENDER - PAINT FINISH BLACK
 - EX-CR-PF3 EXISTING CEMENT RENDER - PAINT FINISH CREAM
 - EX-CR-PF4 EXISTING CEMENT RENDER - PAINT FINISH GREY
 - EX-TC EXISTING TIMBER CLADDING
 - EX-MF1 EXISTING METAL FENCING 1
 - EX-MF2 EXISTING METAL FENCING 2
 - EX-TF EXISTING TIMBER FENCING
 - EX-FG-PF EXISTING FASCIA GUTTER
 - EX-CP EXISTING ENTRY CANOPY

3D VIEW DISCLAIMER

1. IMAGES REPRESENTED ARE INDICATIVE ONLY AND ARE INCLUDED ONLY TO SUPPLEMENT THE DRAWINGS.
2. DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER 3D VIEWS.
3. DEPICTIONS OF THE FOLLOWING, INCLUDING BUT NOT LIMITED TO: BUILDING ELEMENTS, COLOURS, EQUIPMENT, FINISHES, FIXTURES, MATERIALS AND LIGHT FITTINGS ARE NOT NECESSARILY A TRUE REPRESENTATION OF THE FINAL PRODUCT. SCHEDULES AND OTHER DOCUMENTS SHOULD BE SOUGHT TO VERIFY THE FINAL SELECTIONS.
4. DAYLIGHTING AND ARTIFICIAL LIGHTING CONDITIONS REPRESENTED MAY NOT REFLECT FINAL PRODUCT AND COULD AFFECT THE PERCEIVED COLOUR OF MATERIALS. REFER TO PHYSICAL SAMPLES FOR EXACT COLOURS PROPOSED.



1 PERSPECTIVE VIEW FROM FORMBY ROAD



3 AERIAL VIEW LOOKING NORTH WEST