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TOWN PLANNING APPLICATION

PHOTOGRAPHIC ANALYSIS

AERIAL PHOTOGRAPH
EXISTING PHOTOGRAPHS
LOCATION FEATURES

ARCHITECTURAL DRAWINGS

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- TPA14 INTERNAL STORAGE - LEVEL 1
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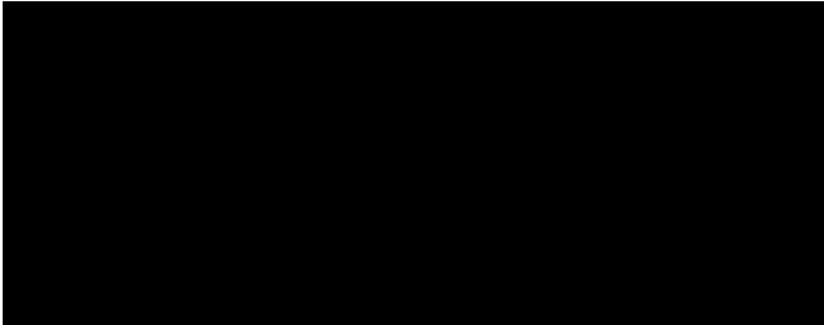
SUPPLEMENTARY DOCUMENTS

EXTERNAL MATERIALS & FINISHES SCHEDULE
PERSPECTIVE IMAGE 01_EXTERNAL
PERSPECTIVE IMAGE 02_EXTERNAL
PERSPECTIVE IMAGE 03_EXTERNAL
PERSPECTIVE IMAGE 04_EXTERNAL
PERSPECTIVE IMAGE 05_EXTERNAL



PROPOSED MIXED-USE DEVELOPMENT AT

9 BROWN STREET PORTARLINGTON



AERIAL PHOTOGRAPH

9 BROWN STREET PORTARLINGTON

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LOCATION FEATURES

- PORTARLINGTON PRIMARY SCHOOL (DIRECTLY TO EAST)
- WOOLWORTHS SUPERMARKET (DIRECTLY OPPOSITE)
- STRIP SHOPPING AND ENTERTAINMENT ON NEWCOMBE STREET (APPROX. 100M NORTH)
- PORTARLINGTON PARK (APPROX. 200M NORTH)
- PORTARLINGTON BEACH AND PIER (APPROX. 400M NORTH)

LOCATION FEATURES

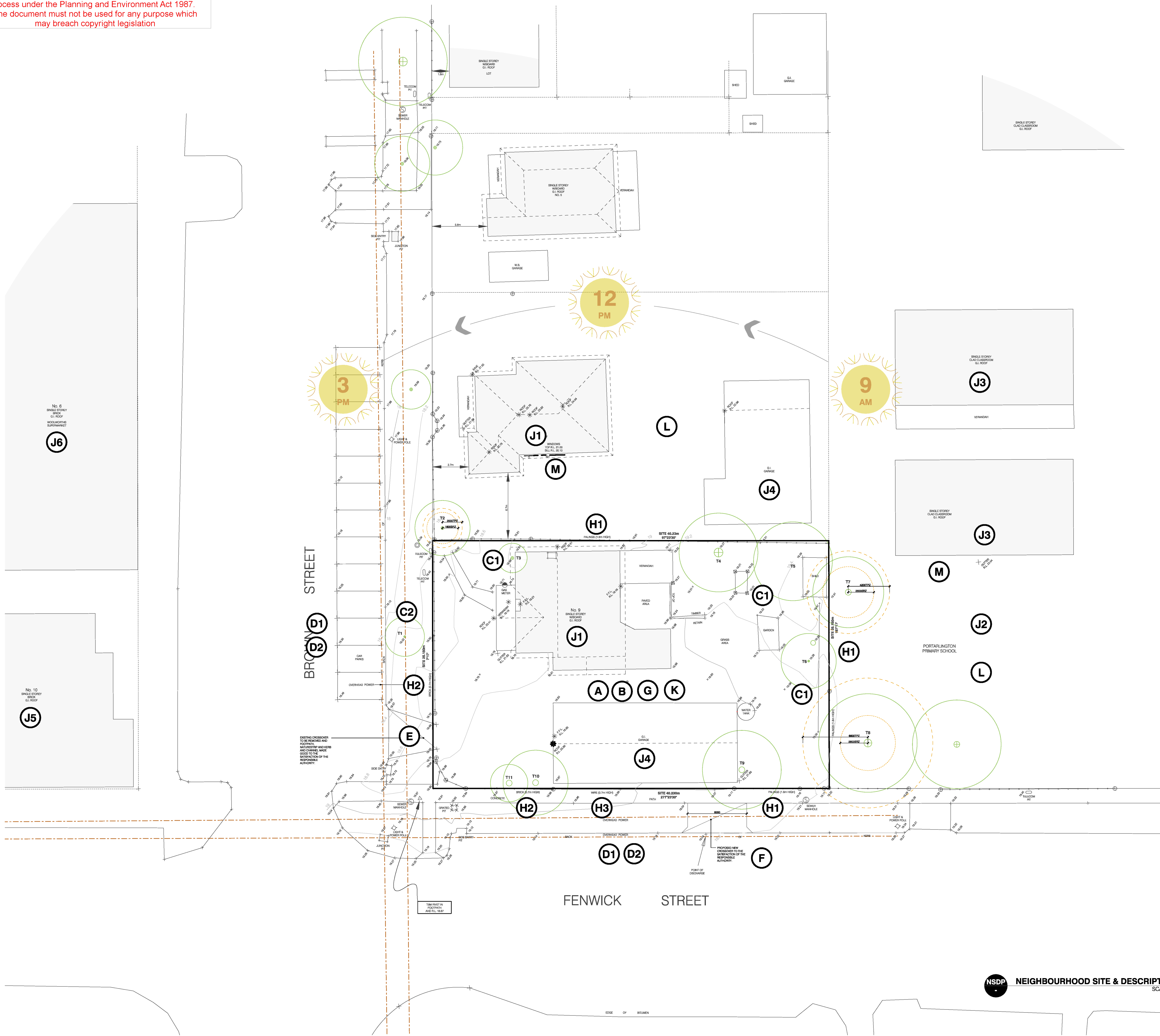
9 BROWN STREET PORTARLINGTON

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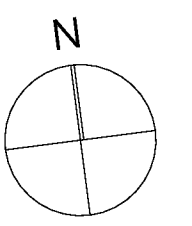
EXISTING PHOTO DESCRIPTION

- 01 SUBJECT SITE - 9 BROWN STREET PORTARLINGTON
- 02 SUBJECT SITE - 9 BROWN STREET PORTARLINGTON
- 03 ADJOINING PROPERTY TO THE NORTH - 7 BROWN STREET
- 04 SECOND PROPERTY TO THE SOUTH - 5 BROWN STREET
- 05 PROPERTIES OPPOSITE SUBJECT SITE - 6-8 & 12 BROWN STREET
- 06 VIEW ALONG FENWICK STREET - LOOKING EAST
- 07 VIEW ALONG FENWICK STREET - LOOKING WEST
- 08 VIEW ALONG BROWN STREET - LOOKING NORTH
- 09 VIEW ALONG BROWN STREET - LOOKING SOUTH

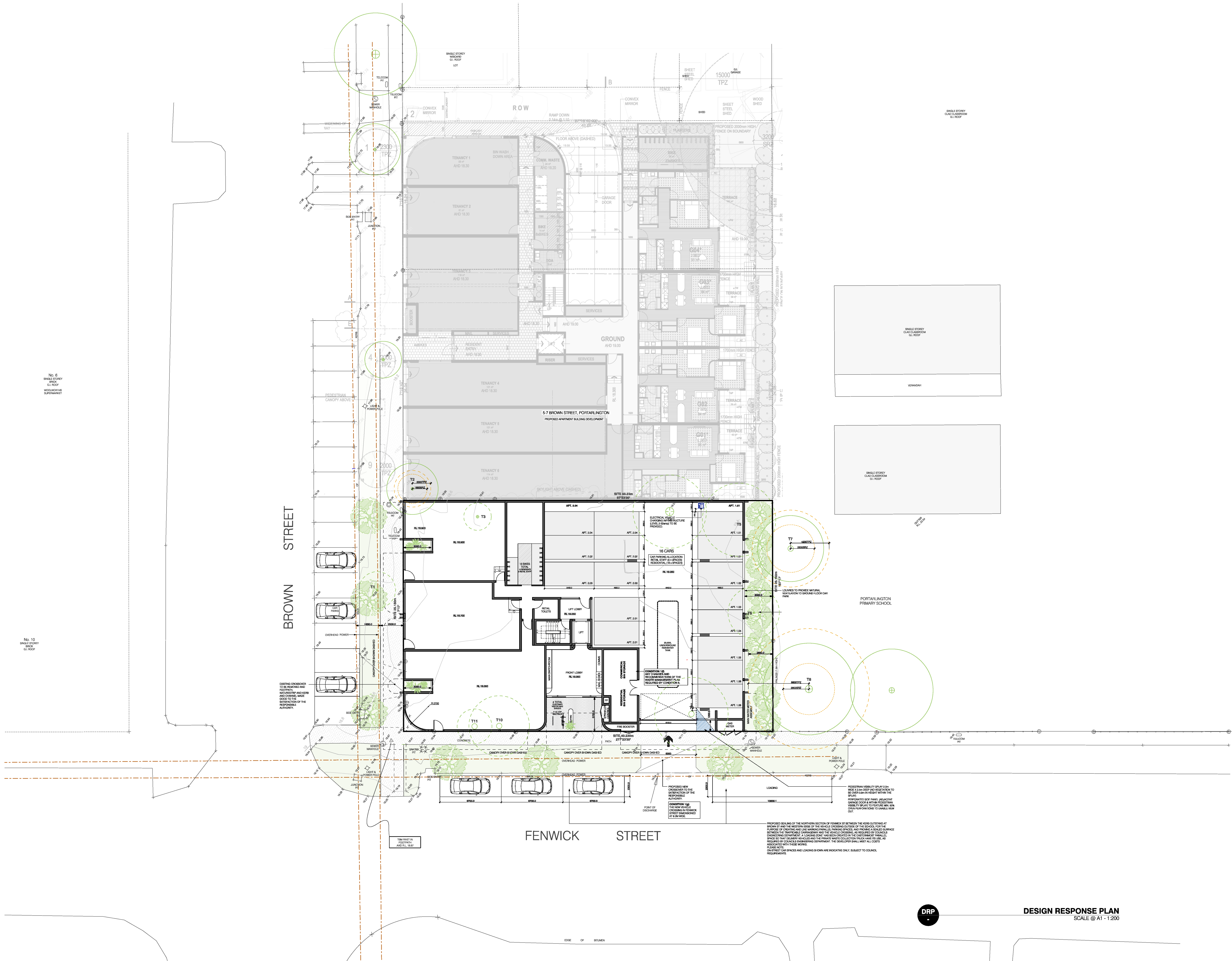


ORIENTATION & SLOPE		NEARBY PUBLIC OPEN SPACE	
A	SITE HAS EAST TO WEST ORIENTATION WITH GOOD ACCESS TO NORTH SUNLIGHT	LITTLE W.G. RESERVE, PORTARLINGTON DISTANCE (APPROX.): 0.21 KM	
		NASH RESERVE, PORTARLINGTON DISTANCE (APPROX.): 0.42 KM	
B	THE SITE IS RELATIVELY FLAT: - FALL IS APPROX. 0.5m FROM SOUTH (HIGH POINT) TO NORTH (LOW POINT) ALONG THE WESTERN BOUNDARY. - FALL IS APPROX. 0.1m FROM SOUTH (LOW POINT) TO NORTH (HIGH POINT) ALONG THE EASTERN BOUNDARY. - FALL IS APPROX. 0.9m FROM EAST (HIGH POINT) TO WEST (LOW POINT) ALONG THE NORTHERN BOUNDARY. - FALL IS APPROX. 0.2m FROM EAST (HIGH POINT) TO WEST (LOW POINT) ALONG THE SOUTHERN BOUNDARY.	WESTERN PARK, PORTARLINGTON DISTANCE (APPROX.): 0.49 KM	
		HENDERSON RESERVE, PORTARLINGTON DISTANCE (APPROX.): 0.55 KM	
		WIFFEN PARK, PORTARLINGTON DISTANCE (APPROX.): 0.63 KM	
		PORTARLINGTON RECREATION RESERVE, PORTARLINGTON DISTANCE (APPROX.): 1.36 KM	
VEGETATION & ACCESS		PUBLIC TRANSPORT	
C1	THERE ARE EXISTING TREES ON THE SUBJECT SITE - ALL PROPOSED FOR REMOVAL.	BUS 79 - STOP IN STEVENS STREET DISTANCE (APPROX.): 0.45 KM	
		PORTARLINGTON (POINT RICHARD) FLORA & FAUNA RESERVE, PORTARLINGTON DISTANCE (APPROX.): 1.98 KM	
C2	STREET TREES	ROTARY CHILDRENS PARK, PORTARLINGTON DISTANCE (APPROX.): 2.18 KM	
D1	PEDESTRIAN ACCESS IS AVAILABLE FROM BROWN ST. & FENWICK ST.	FORESHORE RESERVE, INDENTED HEAD DISTANCE (APPROX.): 3.95 KM	
D2	VEHICULAR ACCESS IS AVAILABLE FROM BROWN ST. & FENWICK ST.	ANDERSON RESERVE, INDENTED HEAD DISTANCE (APPROX.): 4.94 KM	
E	EXISTING STREET CROSSOVER	FORESHORE RESERVE, BELLARINE DISTANCE (APPROX.): 4.95 KM	
DRAINAGE & SERVICES		LOCAL SCHOOLS - PRIMARY	
F	DRAINAGE POINT TO BE CONFIRMED - MOST LIKELY ALONG FENWICK STREET	PORTARLINGTON PRIMARY SCHOOL NEWCOMBE STREET, PORTARLINGTON DISTANCE (APPROX.): 0.35 KM	
G	SITE HAS ACCESS TO INFRASTRUCTURE (SEWER, WATER SUPPLY, ELECTRICITY, GAS AND TELEPHONE)	ST LEONARDS PRIMARY SCHOOL 1341 MURRADO ROAD, ST LEONARDS DISTANCE (APPROX.): 8.06 KM	
FENCE, BOUNDARIES & EASEMENTS		LOCAL SCHOOLS - SECONDARY	
H1	TIMBER PALING FENCE - 1.8m HIGH	BELLARINE SECONDARY COLLEGE 43-71 PENINSULA DR, DRYSDALE DISTANCE (APPROX.): 14.30 KM	
H2	BRICK FENCE - 0.7m HIGH	LOCAL SCHOOLS - UNIVERSITIES	
H3	WIRE FENCE - 0.7m HIGH	DEAKIN UNIVERSITY - GEELONG WATERFRONT CAMPUS 1 GHERINGHAP STREET, GEELONG DISTANCE (APPROX.): 31.40 KM	
I	THE SITE IS NOT AFFECTED BY ANY EASEMENTS	LOCAL SHOPS	
J1	SINGLE STOREY WEATHERBOARD DWELLING, GALVISED IRON ROOF	STRIP SHOPPING IN NEWCOMBE STREET, PORTARLINGTON DISTANCE (APPROX.): 0.12 KM	
J2	PORTARLINGTON PRIMARY SCHOOL	DRYSDALE VILLAGE, DRYSDALE DISTANCE (APPROX.): 9.7 KM	
J3	SINGLE STOREY CLAD CLASSROOM, GALVISED IRON ROOF		
J4	GARAGE, GALVANISED IRON		
J5	SINGLE STOREY BRICK DWELLING, GALVISED IRON ROOF		
J6	WOOLWORTHS SUPERMARKET - SINGLE STOREY BRICK BUILDING, GALVISED IRON ROOF		
TOPOGRAPHY		SPOS / HABITABLE ROOM WINDOWS	
K	LEVELS AT SITE BOUNDARIES GENERALLY FOLLOW THE TOPOGRAPHY OF THE LAND	L SECLUDED OPEN SPACE ON ADJOINING OR NEARBY PROPERTIES	
		M HABITABLE ROOM WINDOWS WITHIN 9.0m OF THE SITE	

NSDP NEIGHBOURHOOD SITE & DESCRIPTION PLAN
SCALE @ A1 - 1:200



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DRP

DESIGN RESPONSE PLAN
SCALE @ A1 - 1:200

Version
14.02.2023
TOWN PLANNING SUBMISSION
19.08.2023
RESPONSE

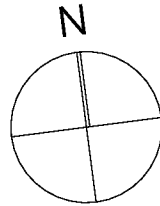
C: 15.03.2024
MODIFIED FOR CIRCULATION
PRIOR TO VCAT HEARING

D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
DESIGN RESPONSE PLAN
Scale
1:200 @ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawing No
E.P.
TPA02
Job No.
22-10
Revision
E



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DEVELOPMENT SUMMARY		
RETAIL		
3 x	RETAIL AT GROUND FLOOR FACING BROWN STREET	
3	TOTAL	
APARTMENTS		
4 x	2 BED, 2 BATH APARTMENTS	
6 x	3 BED, 2 BATH APARTMENTS	
10	TOTAL	
CAR PARKING		
16 x	GROUND FLOOR	
16	TOTAL (OFF-STREET)	

AREA ANALYSIS

SITE AREA	1011.78	m²
SITE COVERAGE	93.90%	950.08 m²
PERMEABILITY	7.39%	74.78 m²
APT. 1.01	3 BED, 2 BATHS	
LEVEL 1	140.36	m²
BALCONY	14.13	m²
TERRACE	10.06	m²
APT. 1.02	2 BED, 2 BATHS	
LEVEL 1	102.37	m²
BALCONY	16.08	m²
APT. 1.03	2 BED, 2 BATHS	
LEVEL 1	117.69	m²
BALCONY	9.42	m²
APT. 1.04	2 BED, 2 BATHS	
LEVEL 1	115.50	m²
BALCONY	9.42	m²
APT. 1.05	2 BED, 2 BATHS	
LEVEL 1	102.37	m²
BALCONY	16.08	m²
APT. 1.06	3 BED, 2 BATHS	
LEVEL 1	140.36	m²
TERRACE	10.06	m²
BALCONY	14.13	m²
APT. 2.01	3 BED, 2 BATHS	
LEVEL 3	127.87	m²
BALCONY	22.79	m²
APT. 2.02	3 BED, 2 BATHS	
LEVEL 3	128.23	m²
BALCONY	16.89	m²
APT. 2.03	3 BED, 2 BATHS	
LEVEL 3	126.11	m²
BALCONY	16.89	m²
APT. 2.04	3 BED, 2 BATHS	
LEVEL 3	127.87	m²
BALCONY	22.79	m²
COMMUNAL SPACE		
ROOF	104.19	m²
RETAIL 1		
GROUND FLOOR	141.53	m²
RETAIL 2		
GROUND FLOOR	90.62	m²
RETAIL 3		
GROUND FLOOR	95.68	m²

ACCESSIBLE APARTMENTS SUMMARY

LEVEL 01 - ACCESSIBLE
APT 1.03 & APT 1.04
LEVEL 02 - ACCESSIBLE
APT 2.01, APT 2.02, APT 2.03 & APT 2.04
TOTAL ACCESSIBLE 6 APARTMENTS (OUT OF 10)

NATURAL VENTILATION SUMMARY

LEVEL 01 - NATURAL VENTILATION
APT 1.03 & APT 1.04
LEVEL 02 - NATURAL VENTILATION
APT 2.01, APT 2.02, APT 2.03 & APT 2.04
TOTAL NATURAL VENTILATION 6 APARTMENTS (OUT OF 10)

DEEP SOIL ANALYSIS

DEEP SOIL PLANTING ZONE	7.53%	76.22 m²
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APARTMENT STORAGE - INTERNAL

APT.1.01	3 BED	
BATHRM - BENCH	0.10	m³
BATHRM - O'HEAD CUPBOARD	0.10	m³
ENS - BENCH	0.10	m³
KITCHEN - BENCH	2.01	m³
KITCHEN - O'HEAD CUPBOARD	0.48	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - BENCH	0.34	m³
LDRY - OVERHEAD CUPBOARD	0.35	m³
LINEN	2.54	m³
ROBE (BED 3)	3.06	m³
W.I.R. (BED 1)	5.33	m³
WIP	5.96	m³
WIR (BED 2)	4.55	m³
	25.24	m³

APT.1.02	2 BED	
BATHRM - BENCH	0.12	m³
BATHRM - O'HEAD CUPBOARD	0.05	m³
ENS - BENCH	0.17	m³
ENS - O'HEAD CUPBOARD	0.10	m³
KITCHEN - BENCH	1.72	m³
KITCHEN - O'HEAD CUPBOARD	0.42	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - BENCH	0.15	m³
LDRY - OVERHEAD CUPBOARD	0.25	m³
LINEN	1.58	m³
ROBE (BED 1)	7.82	m³
ROBE (BED 2)	3.11	m³
WIP	6.93	m³
	22.74	m³

APT.1.03	2 BED	
BATHRM - BENCH	0.18	m³
BATHRM - O'HEAD CUPBOARD	0.05	m³
ENS - BENCH	0.25	m³
ENS - O'HEAD CUPBOARD	0.10	m³
KITCHEN - BENCH	1.89	m³
KITCHEN - O'HEAD CUPBOARD	0.54	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.47	m³
LDRY - OVERHEAD CUPBOARD	0.43	m³
LINEN	2.88	m³
ROBE (BED 2)	2.88	m³
W.I.R. (BED 1)	6.00	m³
WIP	5.69	m³
	21.63	m³

APT.1.04	2 BED	
BATHRM - BENCH	0.18	m³
BATHRM - O'HEAD CUPBOARD	0.05	m³
ENS - BENCH	0.25	m³
ENS - O'HEAD CUPBOARD	0.10	m³
KITCHEN - BENCH	1.89	m³
KITCHEN - O'HEAD CUPBOARD	0.54	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.47	m³
LDRY - OVERHEAD CUPBOARD	0.43	m³
LINEN	2.88	m³
ROBE (BED 2)	2.88	m³
W.I.R. (BED 1)	6.00	m³
WIP	5.69	m³
	21.63	m³

APT.1.05	2 BED	
BATHRM - BENCH	0.12	m³
BATHRM - O'HEAD CUPBOARD	0.02	m³
ENS - BENCH	0.17	m³
ENS - O'HEAD CUPBOARD	0.10	m³
KITCHEN - BENCH	1.72	m³
KITCHEN - O'HEAD CUPBOARD	0.42	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - BENCH	0.15	m³
LDRY - OVERHEAD CUPBOARD	0.25	m³
LINEN	1.58	m³
ROBE (BED 1)	7.82	m³
ROBE (BED 2)	3.11	m³
WIP	6.93	m³
	22.71	m³

APT.1.06	3 BED	
BATHRM - BENCH	0.10	m³
BATHRM - O'HEAD CUPBOARD	0.10	m³
ENS - BENCH	0.10	m³
KITCHEN - BENCH	2.01	m³
KITCHEN - O'HEAD CUPBOARD	0.48	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - BENCH	0.34	m³
LDRY - OVERHEAD CUPBOARD	0.35	m³
LINEN	2.54	m³
ROBE (BED 3)	3.06	m³
W.I.R. (BED 1)	5.33	m³
WIP	5.96	m³
WIR (BED 2)	4.55	m³
	25.24	m³

APARTMENT STORAGE - INTERNAL (CON'T)

APT.2.01	3 BED	
BATHRM - BENCH	0.14	m³
BATHRM - O'HEAD CUPBOARD	0.15	m³
ENS - BENCH	0.39	m³
KITCHEN - BENCH	2.63	m³
KITCHEN - O'HEAD CUPBOARD	0.62	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - O'HEAD CUPBOARD	0.18	m³
LINEN (LDRY)	0.73	m³
ROBE (BED 2)	2.72	m³
ROBE (BED 3)	3.85	m³
WIP	5.18	m³
WIR (BED 1)	6.97	m³
	23.88	m³

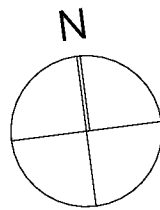
APT.2.02	3 BED	
BATHRM - BENCH	0.16	m³
BATHRM - O'HEAD CUPBOARD	0.15	m³
ENS - BENCH	0.20	m³
KITCHEN - BENCH	2.71	m³
KITCHEN - O'HEAD CUPBOARD	0.91	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.19	m³
LDRY - O'HEAD CUPBOARD	0.16	m³
LINEN	1.44	m³
ROBE (BED 1)	1.64	m³
ROBE (BED 2)	5.66	m³
ROBE (BED 3)	2.75	m³
STO	1.17	m³
W.I.R. (BED 1)	4.65	m³
WIP	5.14	m³
	27.20	m³

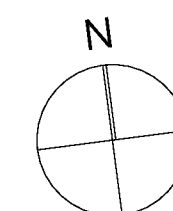
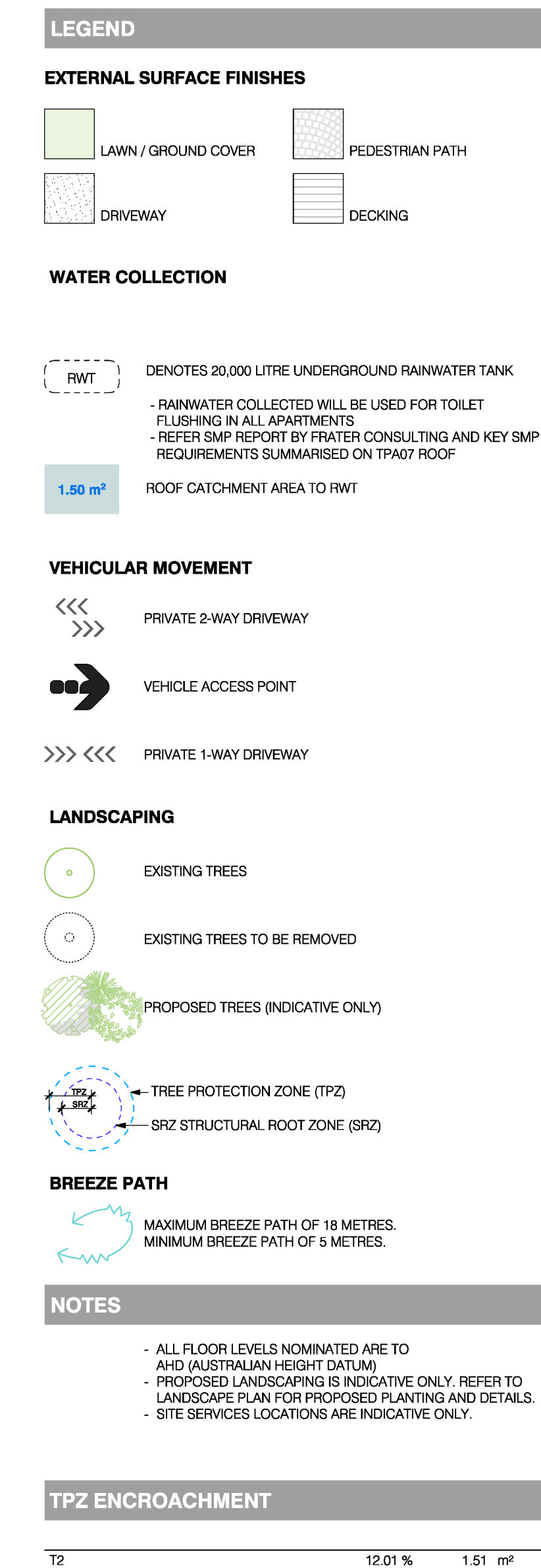
APT.2.03	3 BED	
BATHRM - BENCH	0.16	m³
BATHRM - O'HEAD CUPBOARD	0.15	m³
ENS - BENCH	0.20	m³
KITCHEN - BENCH	2.71	m³
KITCHEN - O'HEAD CUPBOARD	0.91	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.19	m³
LDRY - O'HEAD CUPBOARD	0.16	m³
LINEN	1.44	m³
ROBE (BED 1)	1.64	m³
ROBE (BED 2)	5.66	m³
ROBE (BED 3)	2.75	m³
STO	1.17	m³
W.I.R. (BED 1)	4.65	m³
WIP	5.14	m³
	27.20	m³

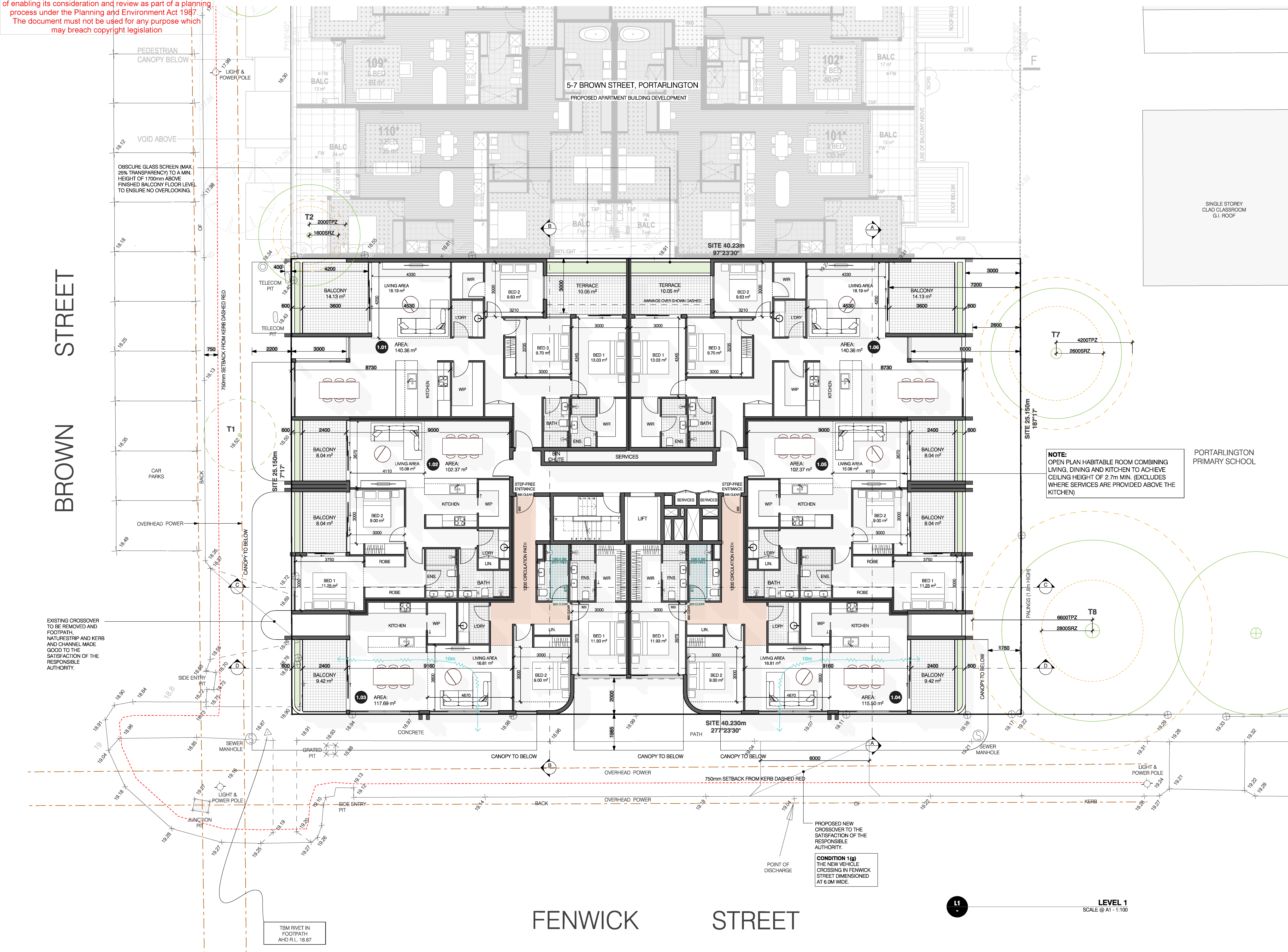
APT.2.04	3 BED	
BATHRM - BENCH	0.14	m³
BATHRM - O'HEAD CUPBOARD	0.15	m³
ENS - BENCH	0.39	m³
KITCHEN - BENCH	2.63	m³
KITCHEN - O'HEAD CUPBOARD	0.62	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - O'HEAD CUPBOARD	0.18	m³
LINEN (LDRY)	0.73	m³
ROBE (BED 2)	2.72	m³
ROBE (BED 3)	3.85	m³
WIP	5.18	m³
WIR (BED 1)	6.97	m³
	23.88	m³

APARTMENT STORAGE - EXTERNAL

APT. 1.01	3 BED	
GROUND FLOOR	7.10	m³
APT. 1.02	2 BED	
GROUND FLOOR	5.01	m³
APT. 1.03	2 BED	
GROUND FLOOR	5.01	m³
APT. 1.04	2 BED	
GROUND FLOOR	5.01	m³
APT. 1.05	2 BED	
GROUND FLOOR	5.00	m³
APT. 1.06	3 BED	
GROUND FLOOR	6.19	m³
APT. 2.01	3 BED	
GROUND FLOOR	6.01	m³
APT. 2.02	3 BED	
GROUND FLOOR	6.01	m³
APT. 2.03	3 BED	
GROUND FLOOR	6.27	m³
APT. 2.04	3 BED	
GROUND FLOOR	9.83	m³

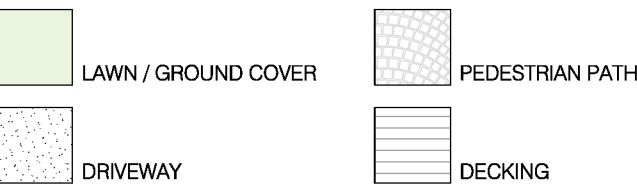






LEGEND

EXTERNAL SURFACE FINISHES



WATER COLLECTION

- RWT DENOTES 20,000 LITRE UNDERGROUND RAINWATER TANK
- RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL APARTMENTS
 - REFER SMP REPORT BY FRATER CONSULTING AND KEY SMP REQUIREMENTS SUMMARISED ON TPA07 ROOF
- 1.50 m² ROOF CATCHMENT AREA TO RWT

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- TREE PROTECTION ZONE (TPZ)
- SRZ STRUCTURAL ROOT ZONE (SRZ)

BREEZE PATH

- MAXIMUM BREEZE PATH OF 18 METRES.
- MINIMUM BREEZE PATH OF 5 METRES.

NOTES

- ALL FLOOR LEVELS NOMINATED ARE TO AND (AUSTRALIAN HEIGHT DATUM)
- PROPOSED LANDSCAPING IS INDICATIVE ONLY. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND DETAILS.
- SITE SERVICES LOCATIONS ARE INDICATIVE ONLY.

Revision
A: 24.02.2023
TOWN PLANNING SUBMISSION
B: 09.08.2023
RFI RESPONSE

C: 15.03.2024
MODIFIED FOR CIRCULATION
PRIOR TO VCAT HEARING

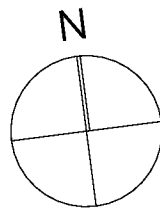
D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
LEVEL 1 FLOOR PLAN
Scale
1:100 @ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA05

Job No.
22-10
Revision
E



NOTE: Condition 1 drawings for the property at 5-7 Brown Street have not yet been submitted to Council. As VCAT required the deletion of one floor level (identified at VCAT as Level 2), the VCAT Level 3 floor plate has been represented on this drawing as Level 2, superimposed over the VCAT Level 2 parapets / balconies to provide an approximate indication of the likely built form outcome. Further refinement of this level is anticipated as part of the detailed design development process.

CONDITION 1(n)
SET BACK THE NORTHERN EXTENT OF THE BALCONIES FOR APARTMENTS 2.01 AND 2.05 WHERE ADJACENT TO THE BEDROOM WINDOWS, A MINIMUM OF 1.5m FROM THE NORTHERN BOUNDARY MAINTAINING THE PLANTER BOX.

NOTE:
APT. 2.04 WAS PREVIOUSLY APT. 2.05 RESULTING FROM CHANGE OF MIX ON THIS LEVEL, FROM 5 TO 4 APARTMENTS TOTAL.

NOTE: Condition 1 drawings for the property at 5-7 Brown Street have not yet been submitted to Council. As VCAT required the deletion of one floor level (identified at VCAT as Level 2), the VCAT Level 3 floor plate has been represented on this drawing as Level 2, superimposed over the VCAT Level 2 parapets / balconies to provide an approximate indication of the likely built form outcome. Further refinement of this level is anticipated as part of the detailed design development process.

5-7 BROWN STREET, PORTARLINGTON
PROPOSED APARTMENT BUILDING DEVELOPMENT

CONDITION 1(n)
PERMANENT FIXED SCREENING DEVICES WITH NO GREATER THAN 25% TRANSPARENCY TO ALL NORTH FACING BEDROOM WINDOWS ON LEVEL 2 (THIRD STOREY) WHERE THE SILL HEIGHT IS LESS THAN 1.7M ANY SCREENING DEVICES SHOULD BE DESIGNED TO ACHIEVE ANGLED VIEWS OUT TO THE NORTH WEST AND NORTH EAST. CONSIDERATION OF ESD PERFORMANCE IS ALSO REQUIRED AS PART OF THIS SCREENING.

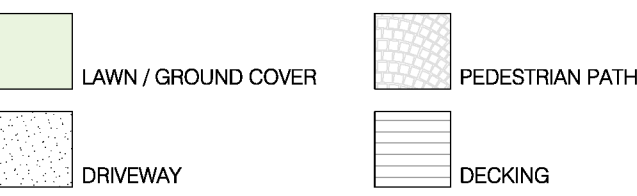
SINGLE STOREY CLAD CLASSROOM G.I. ROOF

NOTE:
OPEN PLAN HABITABLE ROOM COMBINING LIVING, DINING AND KITCHEN TO ACHIEVE CEILING HEIGHT OF 2.7m MIN. (EXCLUDES WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

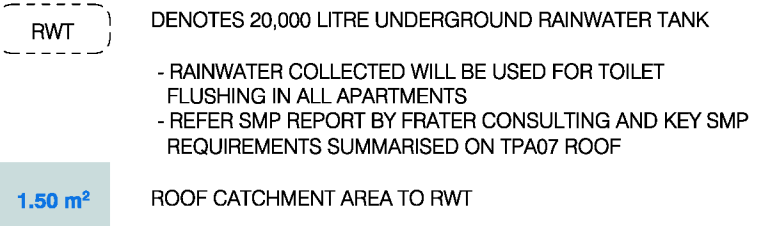
PORTARLINGTON PRIMARY SCHOOL

LEGEND

EXTERNAL SURFACE FINISHES



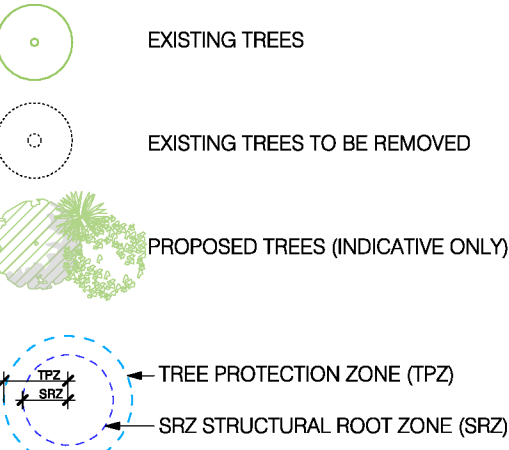
WATER COLLECTION



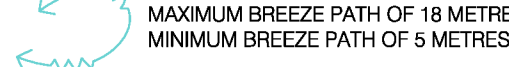
VEHICULAR MOVEMENT



LANDSCAPING



BREEZE PATH



NOTES

- ALL FLOOR LEVELS NOMINATED ARE TO AND (AUSTRALIAN HEIGHT DATUM)
- PROPOSED LANDSCAPING IS INDICATIVE ONLY. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND DETAILS.
- SITE SERVICES LOCATIONS ARE INDICATIVE ONLY.

BROWN STREET

FENWICK STREET

L2

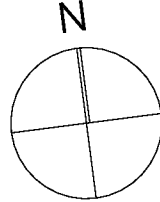
LEVEL 2
SCALE @ A1 - 1:100

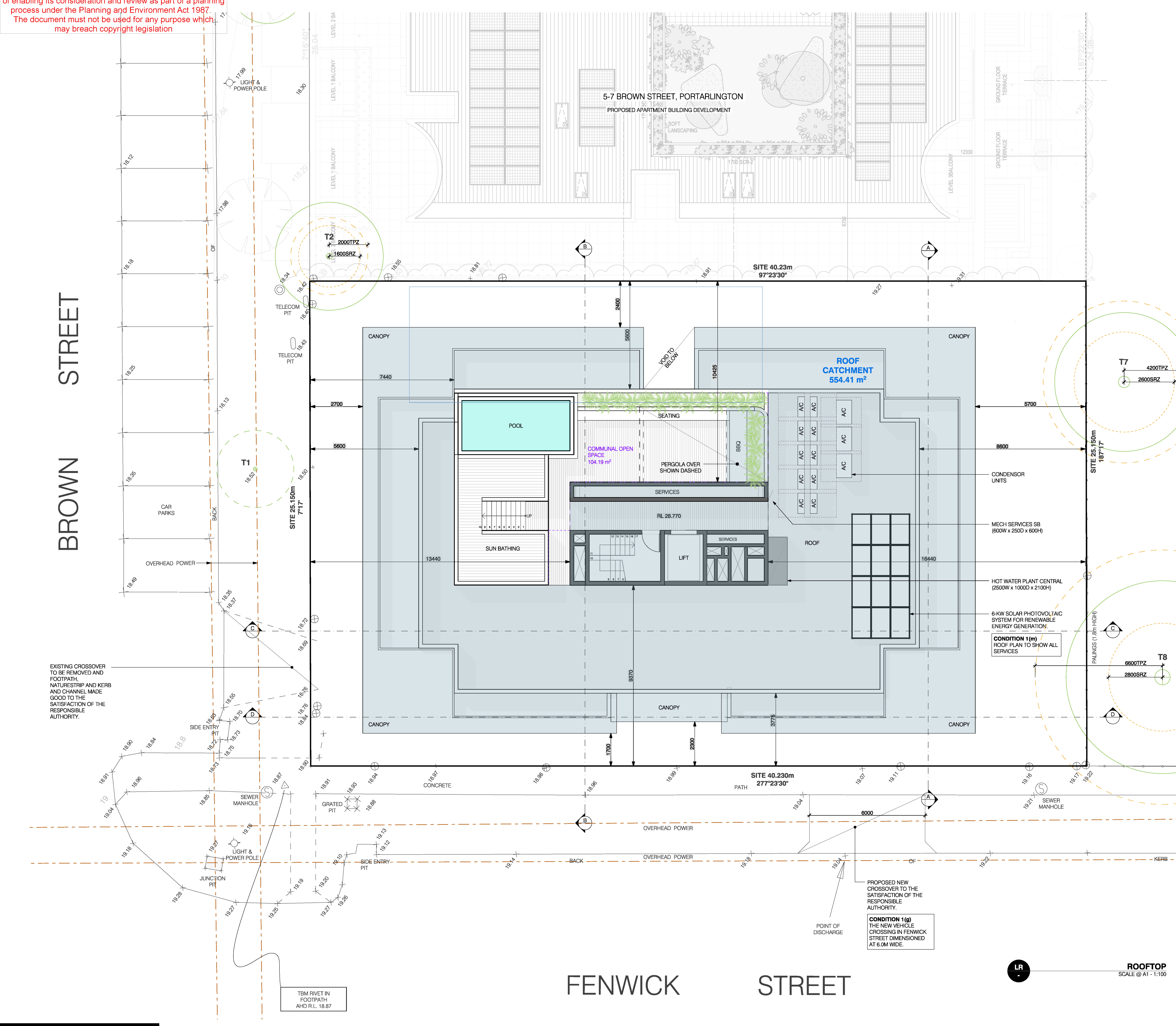
Revision	C: 15.03.2024	D: 11.12.2025
A: 24.02.2023	MODIFIED FOR CIRCULATION	CONDITION 1 RESPONSE
TOWN PLANNING SUBMISSION	PRIOR TO VCAT HEARING	
B: 09.08.2023		E: 18.05.2026
RFI RESPONSE		RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
LEVEL 2 FLOOR PLAN
Scale
1:100 @ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA06
Job No.
22-10
Revision
E





SMP REQUIREMENTS (KEY REQUIREMENTS ONLY)

BELOW ARE LISTED KEY REQUIREMENTS OF THE SMP REPORT. REFER TO ACTUAL SMP REPORT BY FRATER CONSULTING FOR ALL REQUIREMENTS TO BE IMPLEMENTED.

RAINWATER COLLECTION & USE
RAINWATER RUNOFF FROM THE ROOF AREAS OF THE DEVELOPMENT WILL BE COLLECTED AND STORED IN RAINWATER TANKS. WITH A TOTAL EFFECTIVE CAPACITY OF 20,000L.

RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL APARTMENTS. THESE INITIATIVES WILL REDUCE SIGNIFICANTLY THE STORMWATER IMPACTS OF THE DEVELOPMENT AND HELP ACHIEVE COMPLIANCE WITH THE STORM — CALCULATOR (SEE APPENDIX A).

WATER EFFICIENT APPLIANCES
ALL APPLIANCES PROVIDED IN THE DEVELOPMENT AS PART OF THE BASE BUILDING WORK (E.G. DISHWASHER) WILL BE CHOSEN WITHIN ONE WELS STAR OF THE BEST AVAILABLE.

WATER EFFICIENT FITTINGS
THE DEVELOPMENT (APARTMENT AND COMMERCIAL) WILL INCLUDE EFFICIENT FITTINGS AND FIXTURES TO REDUCE THE VOLUME OF MAINS WATER USED IN THE DEVELOPMENT. THE FOLLOWING WELS STAR RATINGS WILL BE SPECIFIED;
• TOILETS - 4 STAR;
• TAPS (BATHROOM AND KITCHEN) - 5 STAR; AND
• SHOWERHEAD IF PROVIDED - 4 STAR WITH AERATION DEVICE (6.0-7.5L/MIN).

WATER EFFICIENT LANDSCAPING
NATIVE OR DROUGHT-TOLERANT PLANTS WILL BE IMPLEMENTED FOR THE LANDSCAPED AREAS ON SITE. WATER EFFICIENT IRRIGATION WILL BE INCORPORATED.

BUILDING SYSTEM WATER
POTABLE (MANS) WATER CONSUMPTION FROM FIRE TESTING WILL BE REDUCED BY AT LEAST 80% BY COLLECTING AND RECYCLING. THIS REQUIREMENT WILL NEED TO BE CLEARLY INTEGRATED INTO THE SERVICES' DESIGN. BUILDING AIR-CONDITIONING WILL NOT USE POTABLE WATER FOR COOLING.

FIRST-STAR ENERGY RATING RESIDENTIAL SPACES
ENERGY RATINGS WILL BE COMPLETED AT THE BUILDING APPROVAL STAGE. A COMMITMENT IS MADE THAT ALL APARTMENTS WILL MEET THE ENERGY EFFICIENCY REQUIREMENTS OF MINIMUM 6.5-STAR AVERAGE ENERGY RATING WITH NO INDIVIDUAL APARTMENT SCORING LESS THAN 6.0 STARS. FOR THE PURPOSE OF BESS ASSESSMENT 6.5-STAR AVERAGE RESULTS HAVE BEEN ASSUMED WITH COOLING ENERGY LOWER THAN 30 MJ/M2.

ENERGY EFFICIENCY COMMERCIAL SPACE
DURING THE BUILDING CONSTRUCTION STAGE OF THE PROJECT, A SECTION J (NCC 2019) DTS ASSESSMENT WILL OCCUR WITH THE FOLLOWING COMMITMENTS:

- WALL AND GLAZING PERFORMANCE TO BE IN LINE WITH DTS REQUIREMENTS. THE GLAZING USED FOR RETAIL AREAS WILL BE CLASSIFIED AS DISPLAY GLAZING AND THEREFORE WILL NOT REQUIRE A FACADE CALCULATION
- HEATING/COOLING SYSTEM TO BE CHOSEN WITHIN ONE STAR OF THE BEST AVAILABLE PRODUCT IN THE RANGE AT THE TIME OF PURCHASE OR COPIER 85% OR BETTER THAN MOST EFFICIENT EQUIVALENT CAPACITY UNIT AVAILABLE IF NO STAR RATING IS AVAILABLE; AND
- WATER HEATING SYSTEM TO BE CHOSEN WITHIN ONE STAR OF THE BEST AVAILABLE PRODUCT IN THE RANGE AT THE TIME OF PURCHASE OR BETTER THAN MOST EFFICIENT EQUIVALENT CAPACITY UNIT AVAILABLE IF NO STAR RATING IS AVAILABLE.

ALTERNATIVELY, DURING THE BUILDING CONSTRUCTION STAGE OF THE PROJECT, ENERGY MODELLING WILL OCCUR WITH THE AIM OF EXCEEDING REQUIREMENT OF NCC 2019, USING AN NCC J3 MODELLING PROCESS. THIS WILL BE ACHIEVED THROUGH THE USE OF HIGH-PERFORMANCE BUILDING FABRIC AND GLAZING, LOW ENERGY LIGHTING AND BUILDING SERVICES.
Please note that a preliminary J3 assessment cannot be provided as the required information to prepare it (ceiling elevations, RCPs, etc.) is not available. As soon as working drawings are available and before commencement of construction, a J3 modelling report will be prepared showing exceeding NCC 2019 compliance requirements. Solar panel and other commitments in this report will help achieve this commitment.

LIGHTING
THE MAXIMUM ILLUMINATION POWER DENSITY (W/m²) IN APARTMENTS WILL BE REDUCED BY 20% AS COMPARED TO NCC 2019 REQUIREMENTS BY THE USE OF LED. LIGHTING LEVELS WILL NOT EXCEED 4 W/M² FOR ALL DWELLINGS.

THE MAXIMUM ILLUMINATION POWER DENSITY (W/m²) IN THE COMMERCIAL SPACE WILL MEET THE NCC 2019 REQUIREMENTS BY THE USE OF LED.

COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS. VENTILATION IN THESE AREAS WILL BE CONTROLLED USING TIMERS AND OTHER SENSORS.

CAR PARK VENTILATION
ENCLOSED CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

SOLAR PV SYSTEM
A 6-KW SOLAR PHOTOVOLTAIC SYSTEM FOR RENEWABLE ENERGY GENERATION WILL BE INSTALLED ON THE ROOF OF THE DEVELOPMENT. THIS WILL OFF-SET A LARGE PORTION OF GREENHOUSE GAS EMISSIONS AND ENERGY USE FOR THE PROJECT (LIGHTING, PUMPS, FANS ETC.).

INDOOR ENVIRONMENT QUALITY - DAYLIGHT LEVELS-RESIDENTIAL SPACE
DAYLIGHT PENETRATION WILL BE ENHANCED WITH THE USE OF LIGHT INTERNAL COLOURS TO IMPROVE DAYLIGHT REFLECTION. ALL LIVING/KITCHEN AREAS HAVE LIMITED ROOM DEPTH ALLOWING FOR GOOD DAYLIGHT ACCESS. ALL BEDROOMS WILL HAVE ACCESS TO A WINDOW (OUTSIDE OR LIGHT COURT) SO NO BEDROOM WILL RELY ON BORROWED DAYLIGHT. INSTALLATION OF MIRRORRED WARDROBE DOORS COULD IMPROVE EVEN FURTHER THE DAYLIGHT SPREAD WITHIN THE BEDROOMS.

ALL GLAZING SERVING THESE ROOMS WILL HAVE A MINIMUM VISUAL LIGHT TRANSMITTANCE (VLT) OF 70%. ALL ROOMS WITH GLAZING COMPLY WITH THE BESS BUILDING SEPARATION TABLE.

Daylight access has been assessed using the BESS daylight built - in calculator and BESS DTS criteria. Please refer to Appendix E for residential daylight calculations in BESS.

MECHANICAL VENTILATION - IMPROVED OUTSIDE AIR RATES (NON-RESIDENTIAL)
ALL RETAIL SPACES WILL BE PROVIDED WITH O/A FANS WHICH WILL COMMIT TO PROVIDE 60% INCREASE ON O/A PROVISION FROM AS1668. ALTERNATIVELY, O/A WILL BE PROVIDED IN THE OFFICE SPACES TO ENSURE THAT CO2 CONCENTRATION IN THE ROOMS REMAINS BELOW 800PPM.

TRANSPORT - BICYCLE PARKING
RESIDENTS AND TENANTS WILL BE ABLE TO SECURELY PARK THEIR BICYCLE IN THE DEDICATED 13 BICYCLE STORAGE AREAS PROVIDED AT GROUND FLOOR ADJACENT TO THE CAR PARK. 4 BICYCLE RACKS WILL BE PROVIDED ON THE GROUND FLOOR FOR VISITORS. THESE WILL BE PROTECTED FROM WEATHER AND THEFT.

ELECTRIC VEHICLE CAR CHARGING INFRASTRUCTURE
AT LEAST ONE CHARGING INFRASTRUCTURE (MINIMUM LEVEL 2 - 32AMP) FOR ELECTRIC VEHICLE WILL BE PROVIDED IN THE CAR PARK.

OPERATIONAL WASTE
THE DEVELOPMENT WILL BE PROVIDED WITH A CENTRAL WASTE STORAGE ROOM ON THE GROUND FLOOR. WASTE STORAGE ROOM WILL HAVE FACILITIES FOR ORGANIC WASTE, NON-ORGANIC AND RECYCLING AS WELL AS HARD RUBBISH. RECYCLE BINS WILL BE PROVIDED NEXT TO GENERAL WASTE BINS IN KITCHENS. PLEASE REFER TO THE WASTE MANAGEMENT PLAN FOR FURTHER DETAILS.

CONDITION 1(d)
ANY CHANGES AND RECOMMENDATIONS OF THE ESD REPORT (SMP) REQUIRED BY CONDITION 6.

CONDITION 1(e)
ANY CHANGES AND RECOMMENDATIONS OF THE BESS REPORT REQUIRED BY CONDITION 5.

LEGEND

EXTERNAL SURFACE FINISHES

- LAWN / GROUND COVER
- PEDESTRIAN PATH
- DRIVEWAY
- DECKING

WATER COLLECTION

- RWT DENOTES 20,000 LITRE UNDERGROUND RAINWATER TANK
- RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL APARTMENTS
- REFER SMP REPORT BY FRATER CONSULTING AND KEY SMP REQUIREMENTS SUMMARISED ON TPA07 ROOF
- 1.50 m² ROOF CATCHMENT AREA TO RWT

VEHICULAR MOVEMENT

- PRIVATE 2-WAY DRIVEWAY
- VEHICLE ACCESS POINT
- PRIVATE 1-WAY DRIVEWAY

LANDSCAPING

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (INDICATIVE ONLY)
- TREE PROTECTION ZONE (TPZ)
- SRZ STRUCTURAL ROOT ZONE (SRZ)

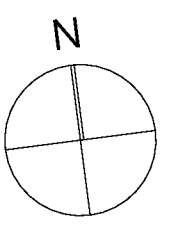
BREEZE PATH

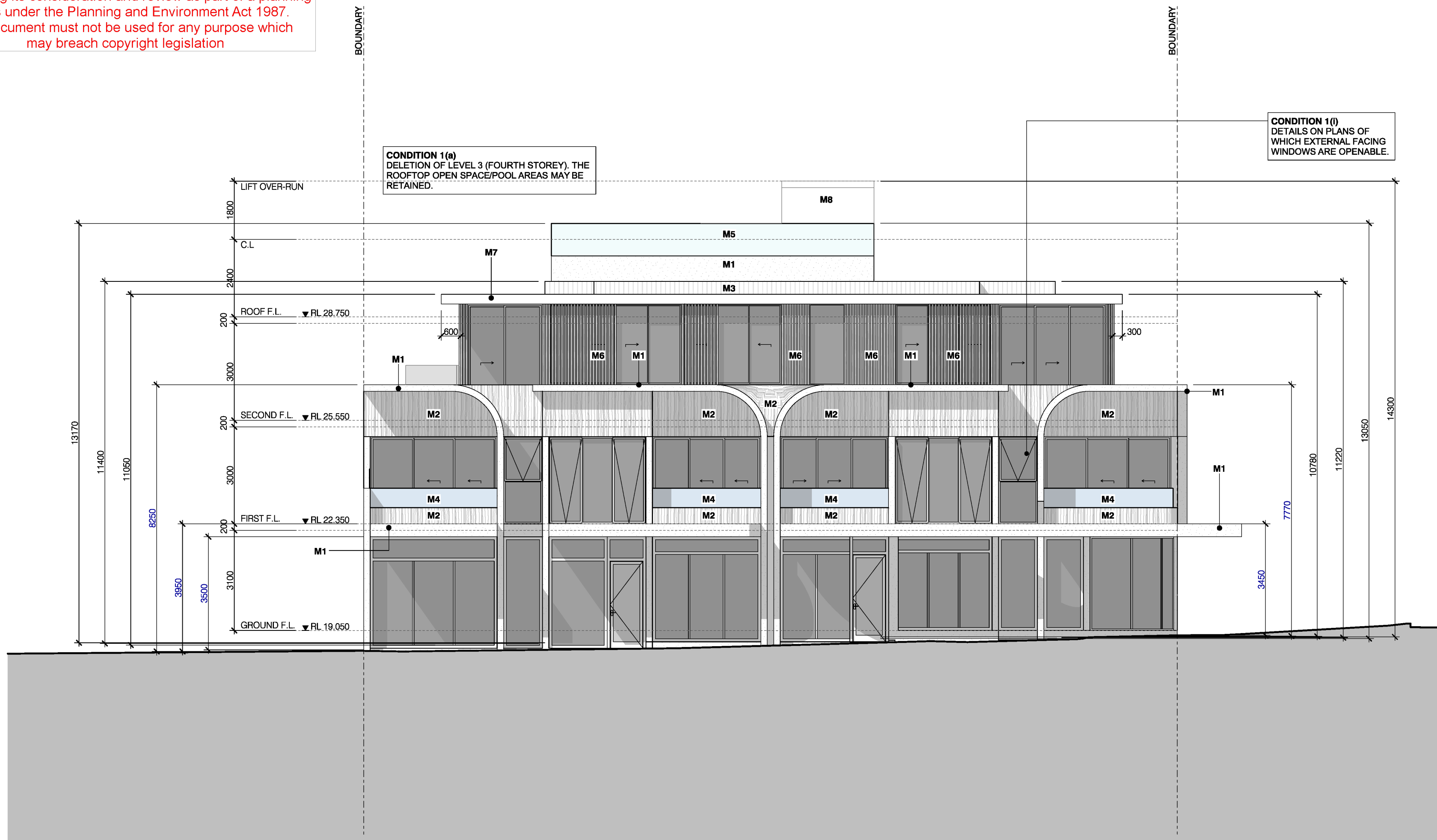
- MAXIMUM BREEZE PATH OF 18 METRES.
- MINIMUM BREEZE PATH OF 5 METRES.

NOTES

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- SITE SERVICES LOCATIONS ARE INDICATIVE ONLY.

LR ROOFTOP SCALE @ A1 - 1:100





FENWICK ST



WEST ELEVATION
SCALE @ A1 - 1:100



SOUTH ELEVATION
SCALE @ A1 - 1:100

EXTERNAL MATERIALS & FINISHES

M1 CONCRETE PANEL - SMOOTH SET TYPE: NATURAL CONCRETE COLOUR: NATURAL CONCRETE FINISH: MATT FINISH (NON-REFLECTIVE)	M2 CONCRETE PANEL - FEATURE TYPE: DECORATIVE STAMPED COLOUR: NATURAL CONCRETE FINISH: MATT FINISH (NON-REFLECTIVE)	M3 TIMBER / TIMBER LOOK GLAZING COLOUR: NATURAL OAK FINISH: MATT FINISH (NON-REFLECTIVE)
M4 GLAZING - TINTED COLOUR: TINTED	M5 GLAZING - CLEAR COLOUR: CLEAR	M6 TIMBER / TIMBER LOOK BATTENS COLOUR: NATURAL OAK FINISH: MATT FINISH (NON-REFLECTIVE)
M7 TIMBER / TIMBER LOOK COLOUR: NATURAL OAK FINISH: MATT FINISH (NON-REFLECTIVE)	M8 PAINTED CONCRETE COLOUR: CH SHALE GREY FINISH: MATT FINISH (NON-REFLECTIVE)	M9 WINDOW & EXTERNAL DOOR FRAMES FORM: ALUMINUM (LEVEL 1) TYPE: POWDERCOATED COLOUR: LEXICON FINISH: MATT FINISH (NON-REFLECTIVE)
M10 WINDOW & EXTERNAL DOOR FRAMES FORM: ALUMINUM (LEVEL 2) TYPE: POWDERCOATED COLOUR: NATURAL OAK FINISH: MATT FINISH (NON-REFLECTIVE)	M11 PERFORATED SCREENING TYPE: ALUMINUM FORM: POWDERCOATED COLOUR: LEXICON FINISH: MATT FINISH (NON-REFLECTIVE)	M12 CAR PARK LOUVERS TYPE: ALUMINUM FORM: POWDERCOATED COLOUR: LEXICON FINISH: MATT FINISH (NON-REFLECTIVE)
M13 METAL ROOF TYPE: STANDING SEAM PROFILE COLOUR: COLORBOND SHALE GREY FINISH: MATT FINISH (NON-REFLECTIVE)		

WINDOWS & SCREENING

O.	OBSCURE GLASS
FO.	FIXED OBSCURE GLAZING TO A HEIGHT OF 1700mm MIN. ABOVE FINISHED FLOOR LEVEL, TO ENSURE NO OVERLOOKING.
SCREEN 1	PERFORATED METAL SCREEN (MAX. 25% TRANSPARENCY) TO A MIN. HEIGHT OF 1450mm ABOVE FINISHED BALCONY FLOOR LEVEL TO ENSURE NO OVERLOOKING.
SCREEN 2	SCREEN (MAX. 25% TRANSPARENCY) TO A HEIGHT OF 1700mm ABOVE FINISHED FLOOR LEVEL TO ENSURE NO OVERLOOKING.
HW.	HIGHLIGHT WINDOW - SILL TO A HEIGHT OF 1700mm MIN. ABOVE FINISHED FLOOR LEVEL TO ENSURE NO OVERLOOKING

NOTES

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- SITE SERVICES LOCATIONS ARE INDICATIVE ONLY.

Revision
A: 24.02.2023
TOWN PLANNING SUBMISSION
B: 09.08.2023
RFI RESPONSE

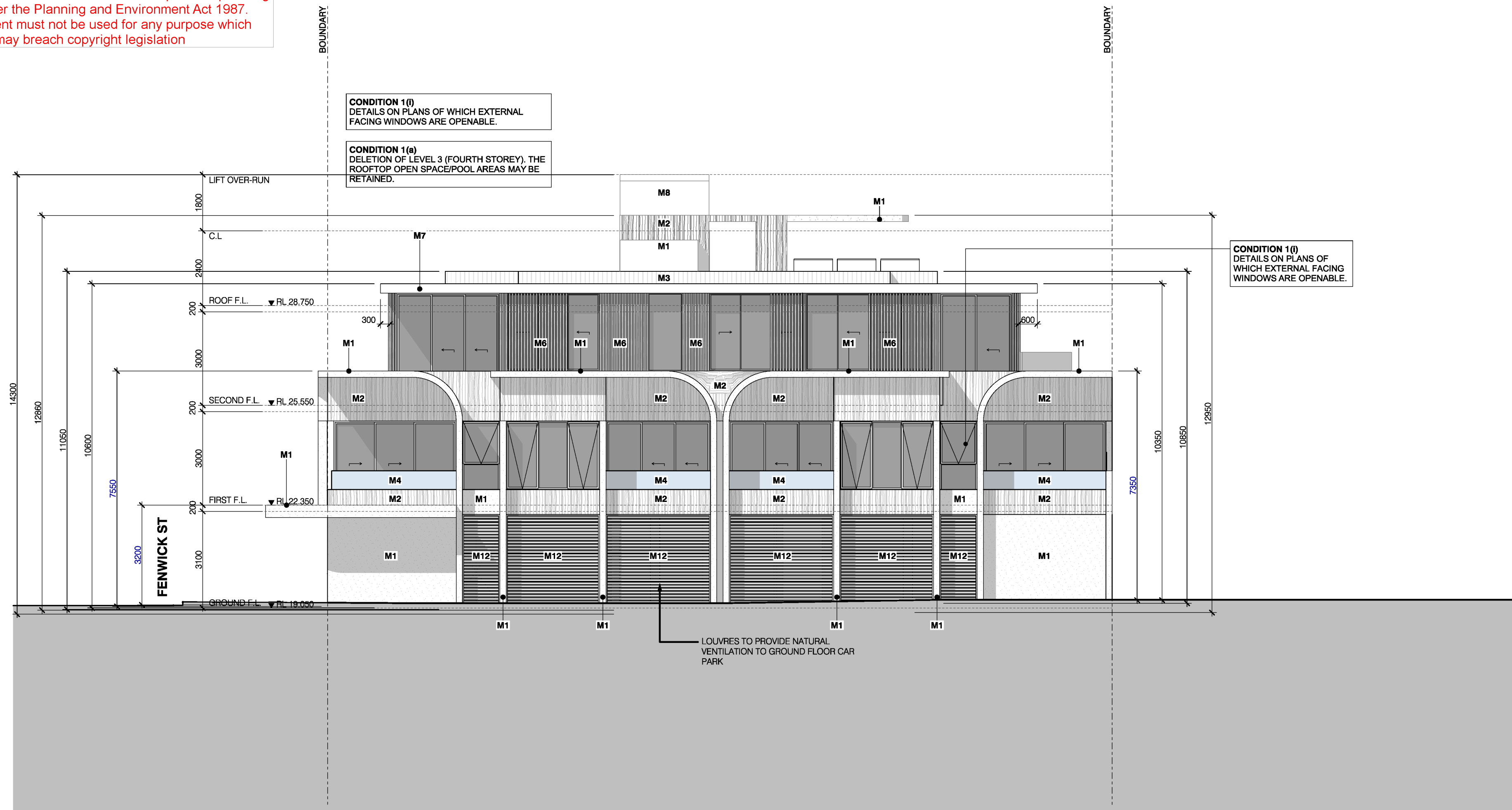
C: 15.03.2024
MODIFIED FOR CIRCULATION
PRIOR TO VCAT HEARING

D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

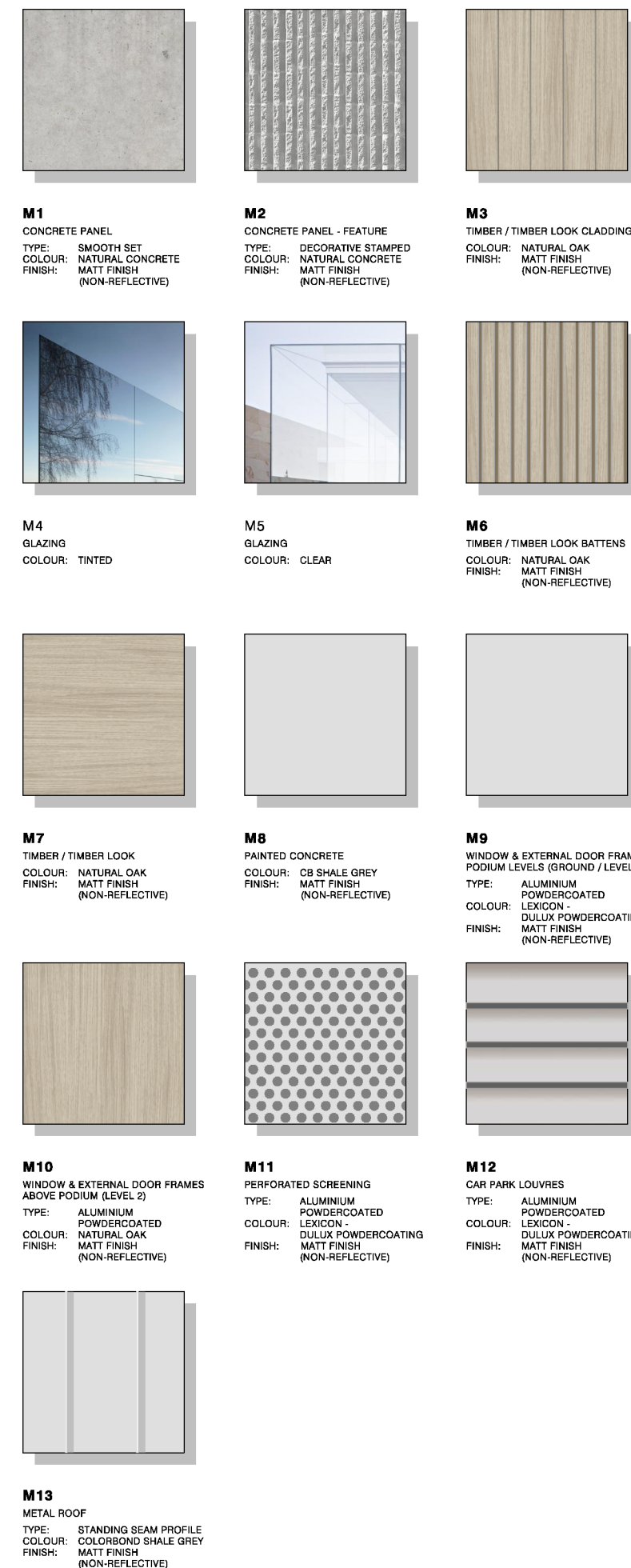
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ELEVATIONS
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1:100 @ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA08
Job No.
22-10
Revision
E



EAST ELEVATION
SCALE @ A1 - 1:100

EXTERNAL MATERIALS & FINISHES

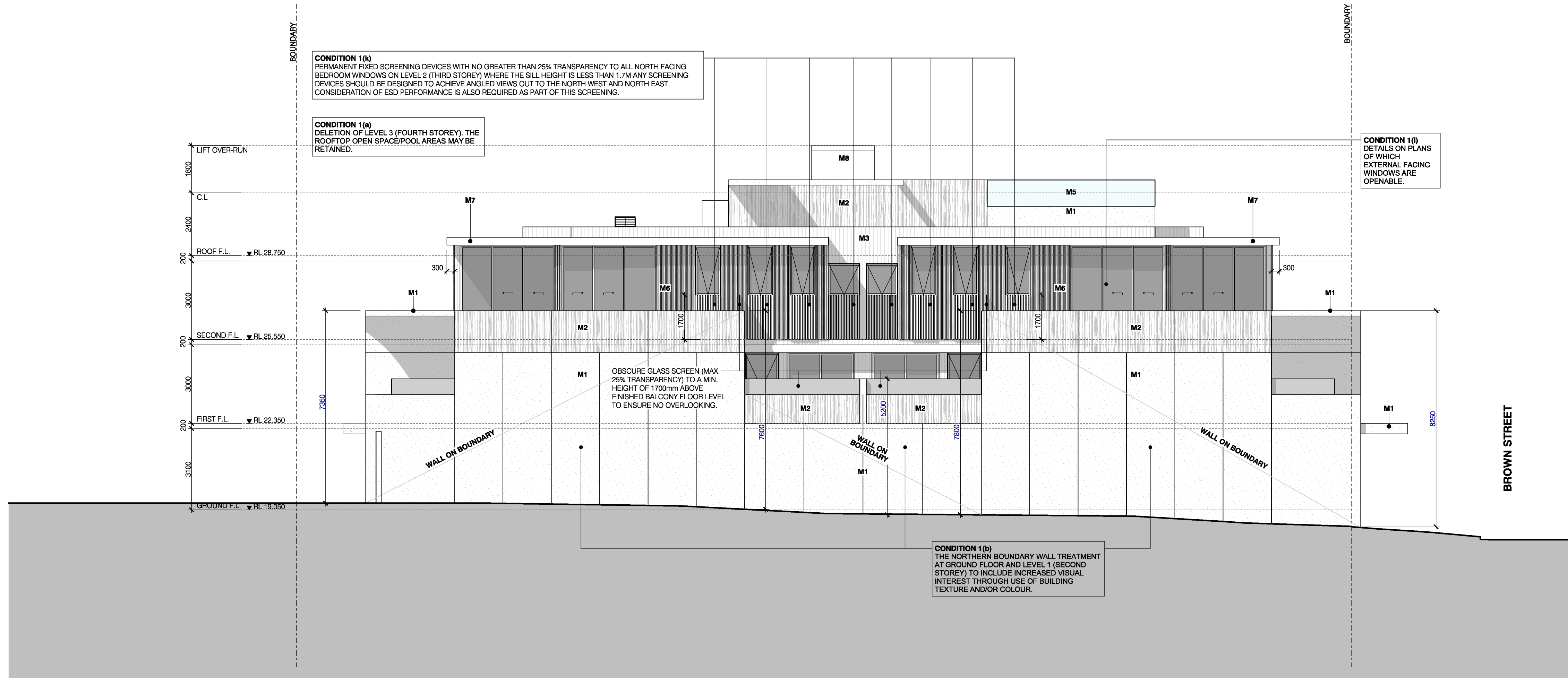


WINDOWS & SCREENING

- O. OBSCURE GLASS
- FO. FIXED OBSCURE GLAZING TO A HEIGHT OF 1700mm MIN. ABOVE FINISHED FLOOR LEVEL, TO ENSURE NO OVERLOOKING.
- SCREEN 1 PERFORATED METAL SCREEN (MAX. 25% TRANSPARENCY) TO A MIN. HEIGHT OF 1450mm ABOVE FINISHED BALCONY FLOOR LEVEL TO ENSURE NO OVERLOOKING.
- SCREEN 2 SCREEN (MAX. 25% TRANSPARENCY) TO A HEIGHT OF 1700mm ABOVE FINISHED FLOOR LEVEL TO ENSURE NO OVERLOOKING.
- HW. HIGHLIGHT WINDOW - SILL TO A HEIGHT OF 1700mm MIN. ABOVE FINISHED FLOOR LEVEL TO ENSURE NO OVERLOOKING

NOTES

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- SITE SERVICES LOCATIONS ARE INDICATIVE ONLY.



NORTH ELEVATION
SCALE @ A1 - 1:100

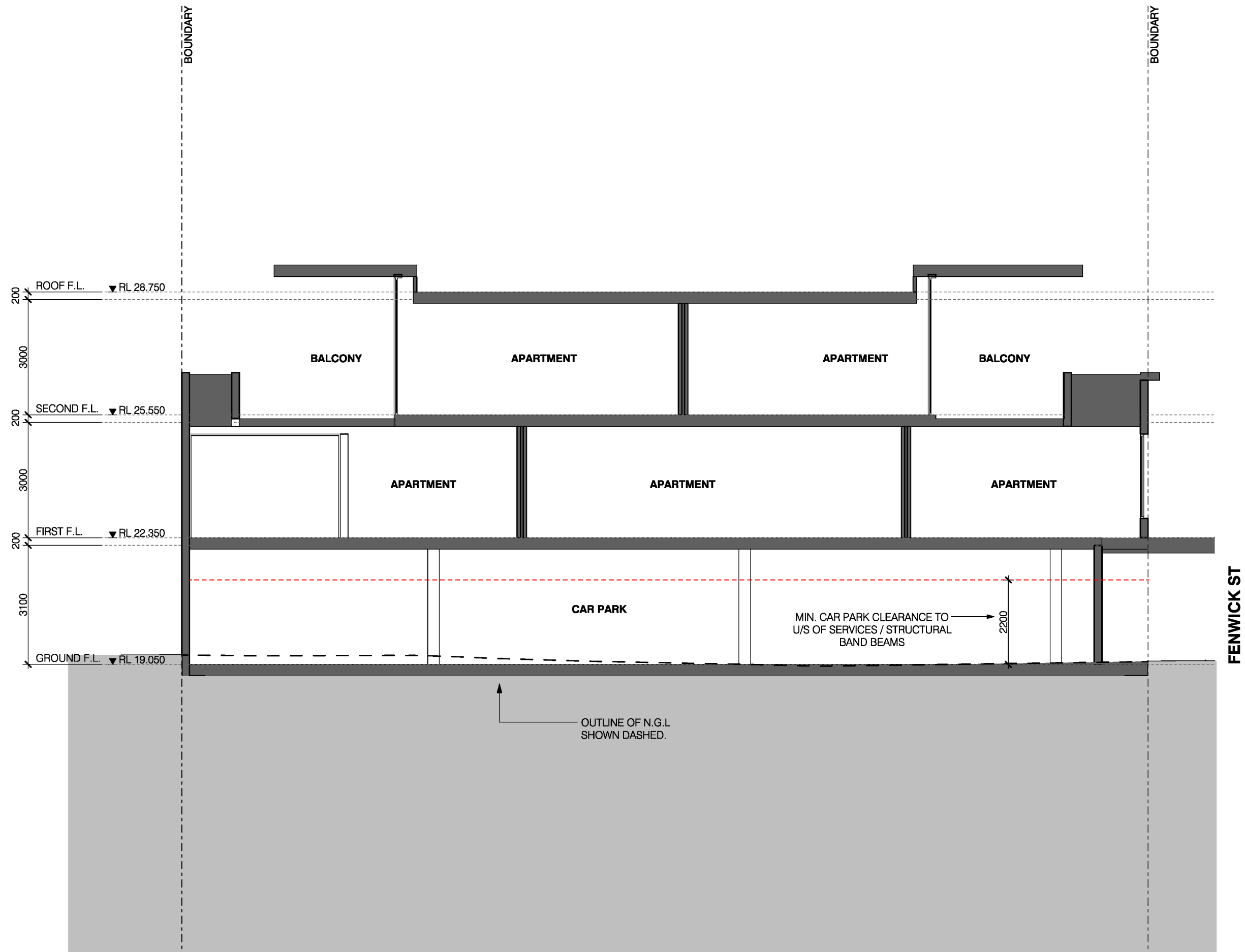
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A: 24.02.2023	MODIFIED FOR CIRCULATION	CONDITION 1 RESPONSE
TOWN PLANNING SUBMISSION	PRIOR TO VCAT HEARING	
B: 09.08.2023	E: 18.05.2026	
RFI RESPONSE	RFI RESPONSE	

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
ELEVATIONS 2
Scale
1:100 @ A1
Date
24.02.2023

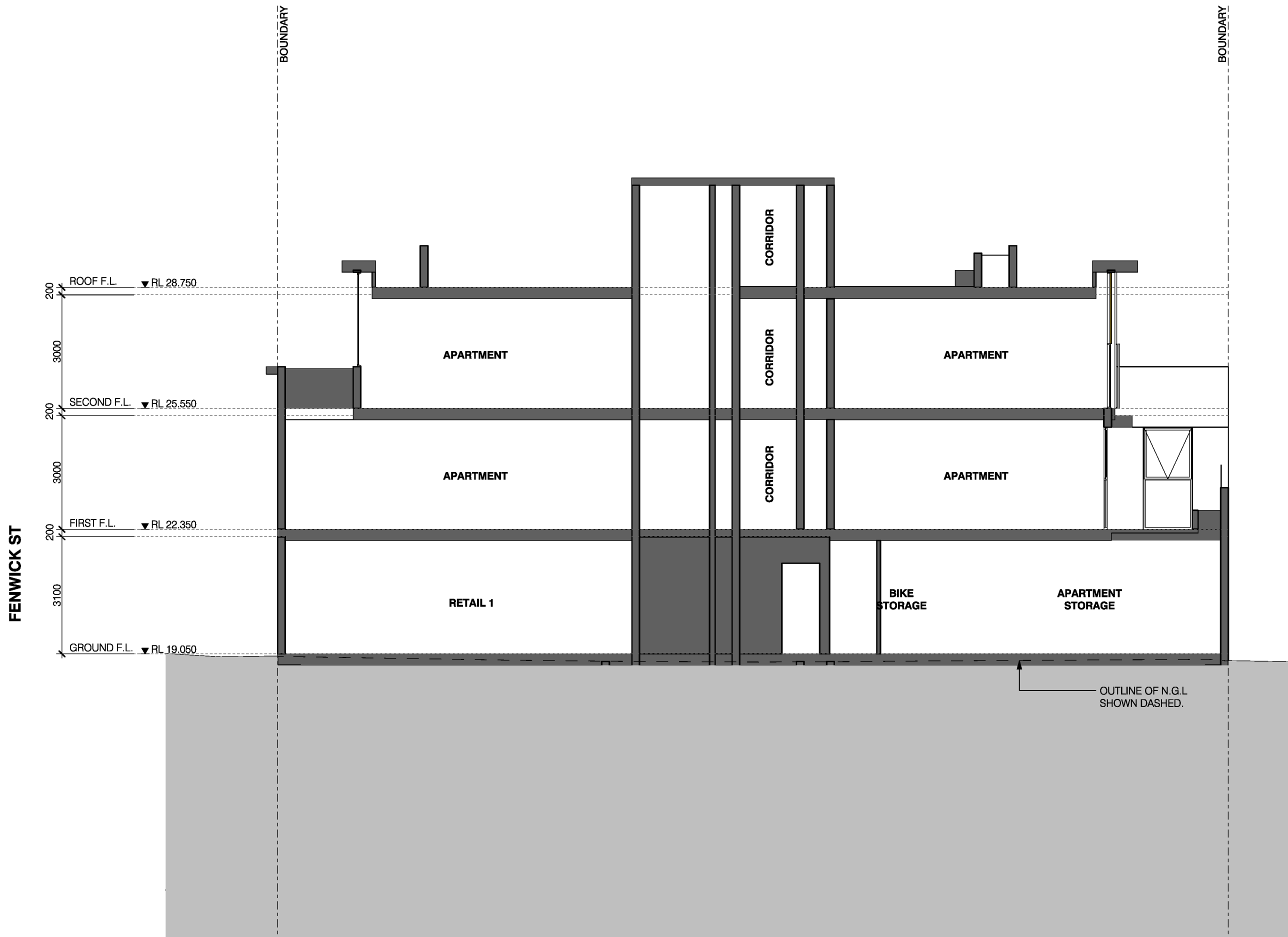
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Drawn
E.P.
Drawing No.
TPA09
Job No.
22-10
Revision
E

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A
-

SECTION
SCALE @ A1 - 1:100



B
-

SECTION
SCALE @ A1 - 1:100

Revision
A: 24.02.2023
TOWN PLANNING SUBMISSION
B: 09.08.2023
RFI RESPONSE

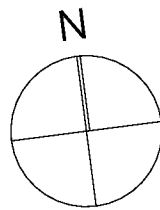
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PRIOR TO VCAT HEARING

D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

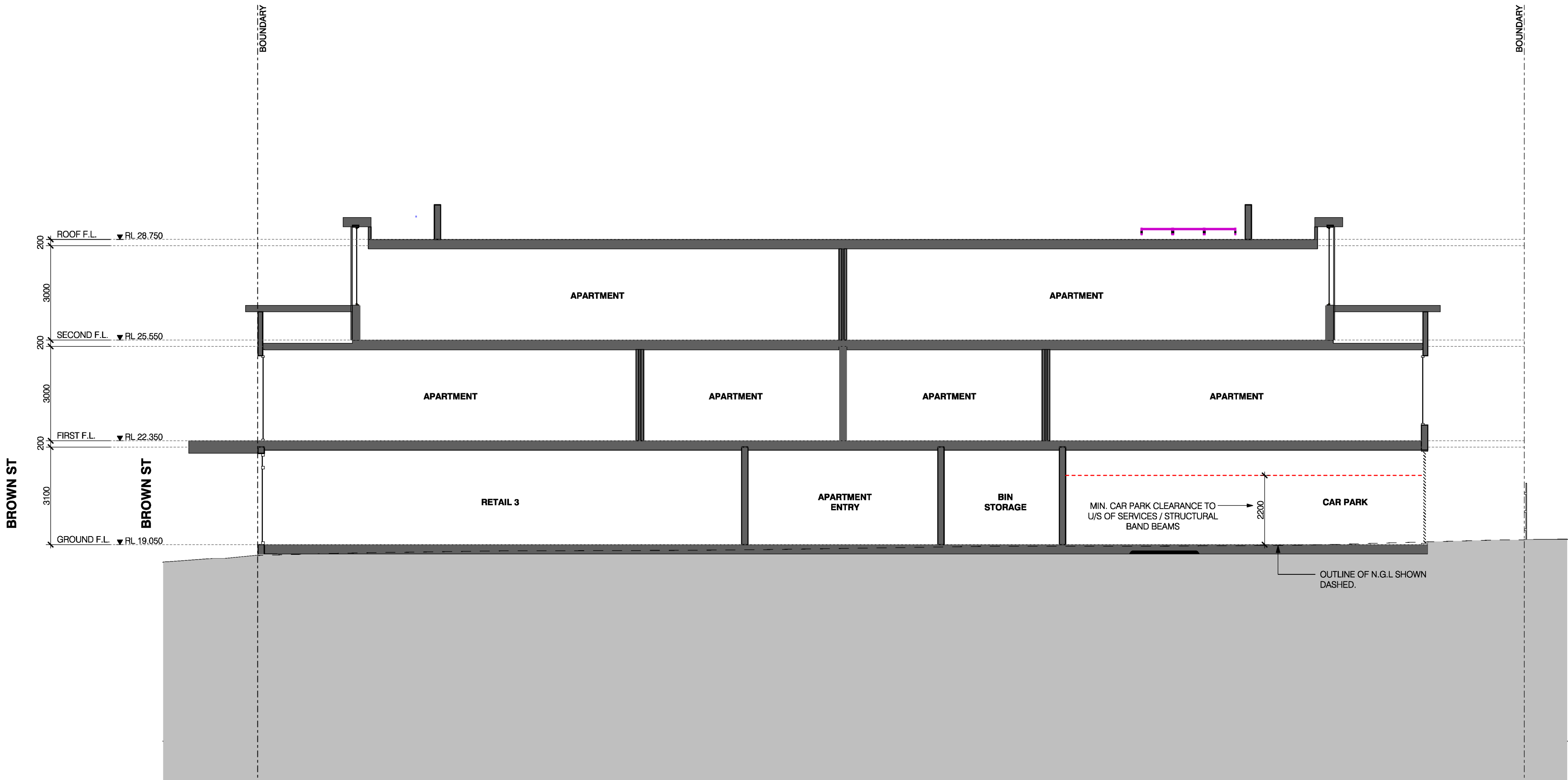
Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
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@ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA10
Job No.
22-10
Revision
E

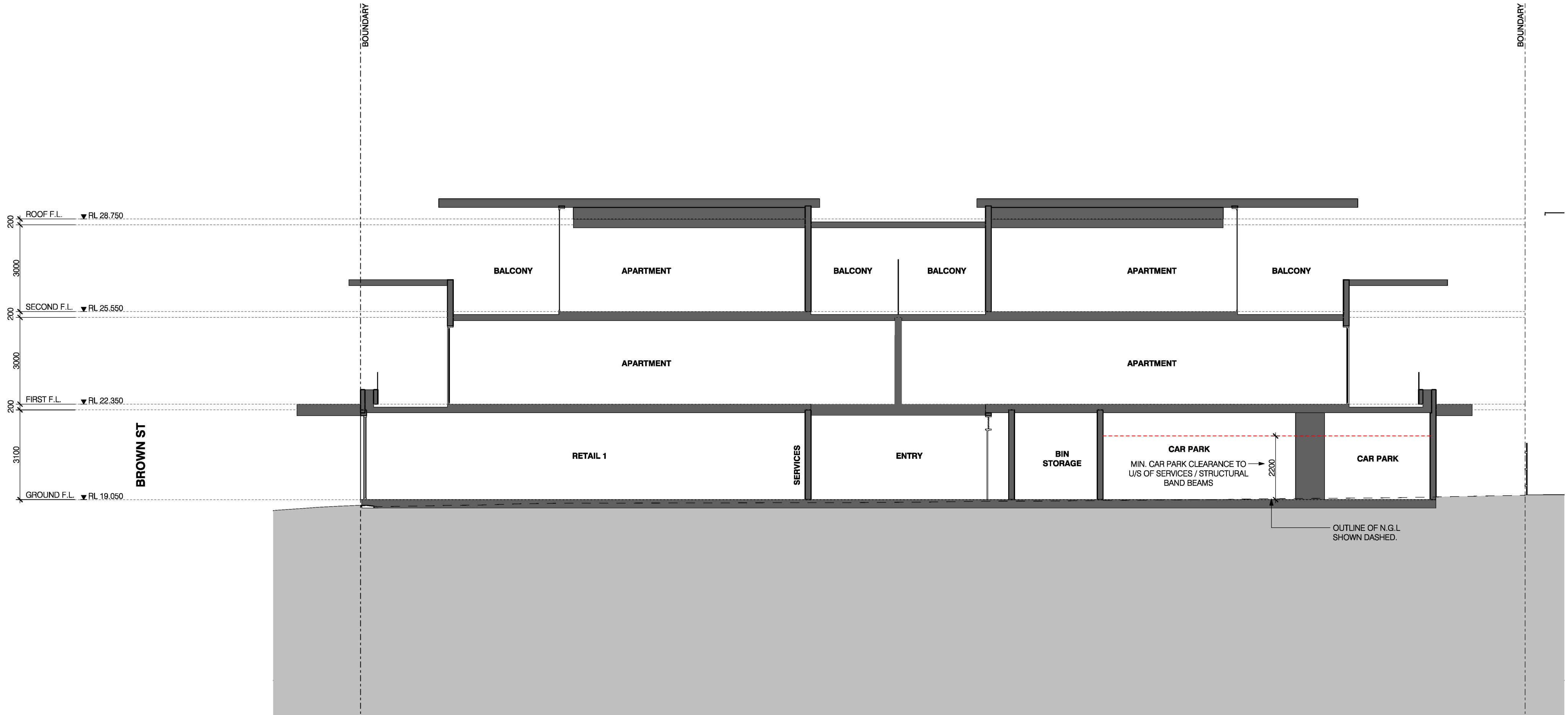


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C

SECTION
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D

SECTION
SCALE @ A1 - 1:100

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2023
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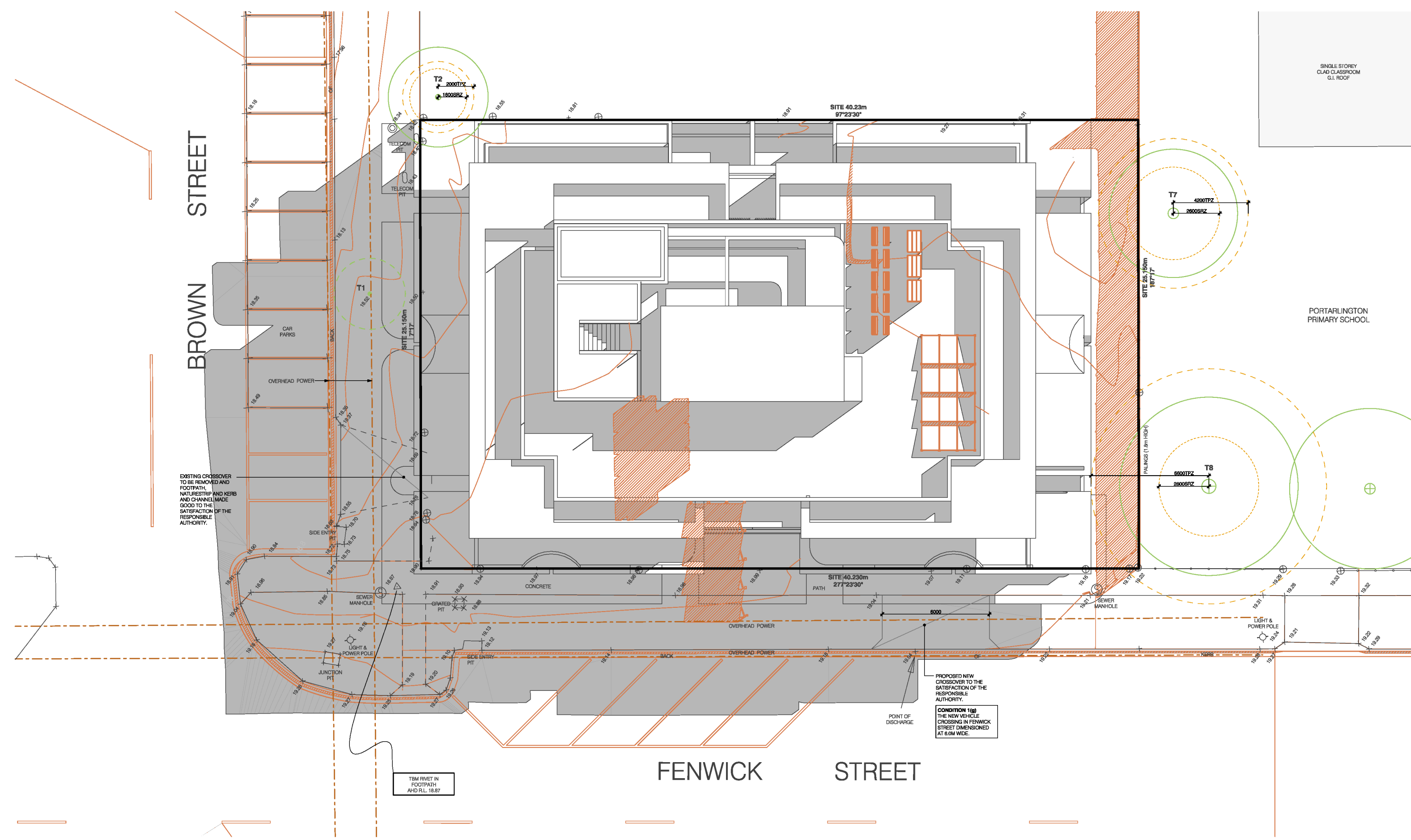
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CONDITION 1 RESPONSE
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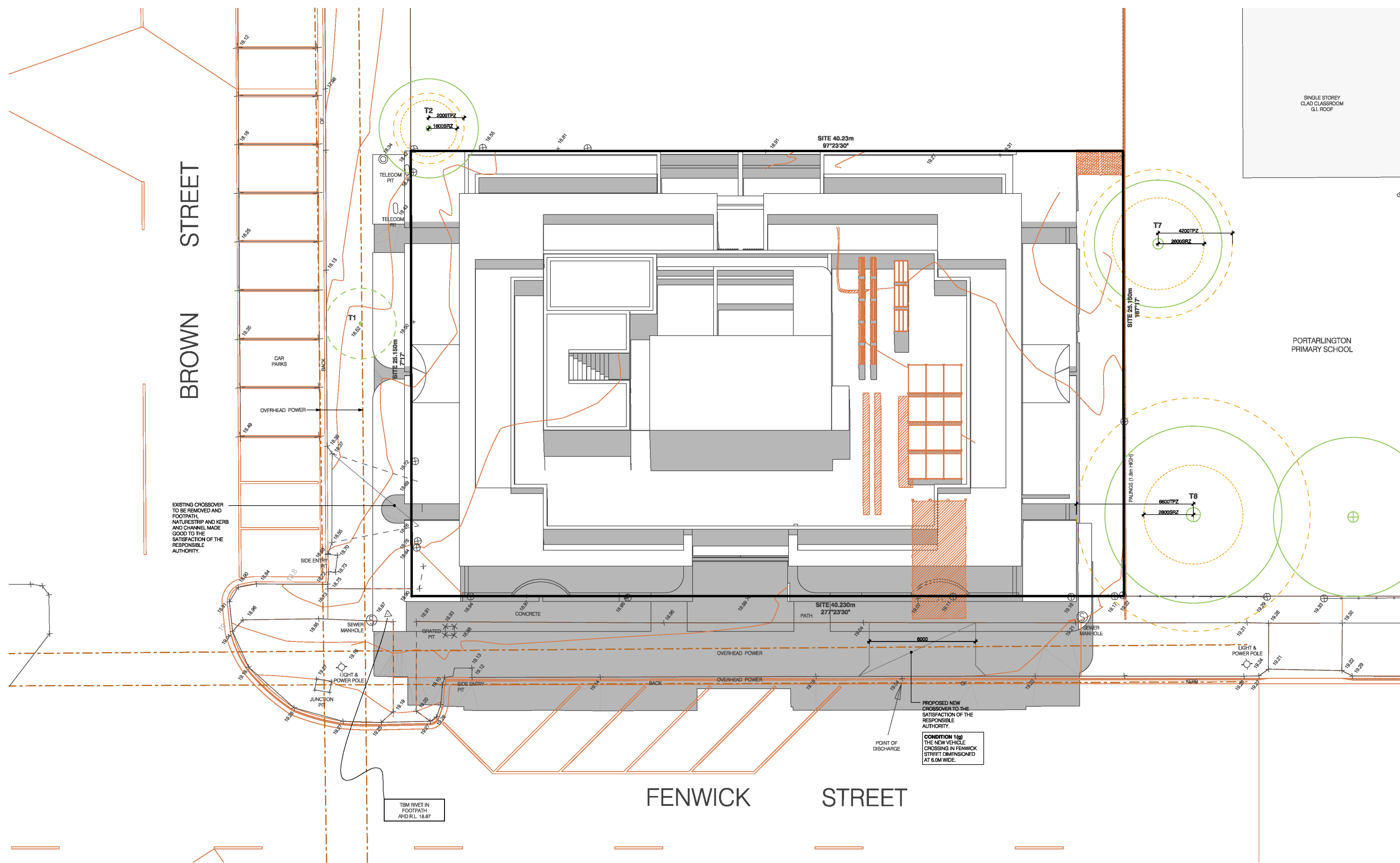
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MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

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Date
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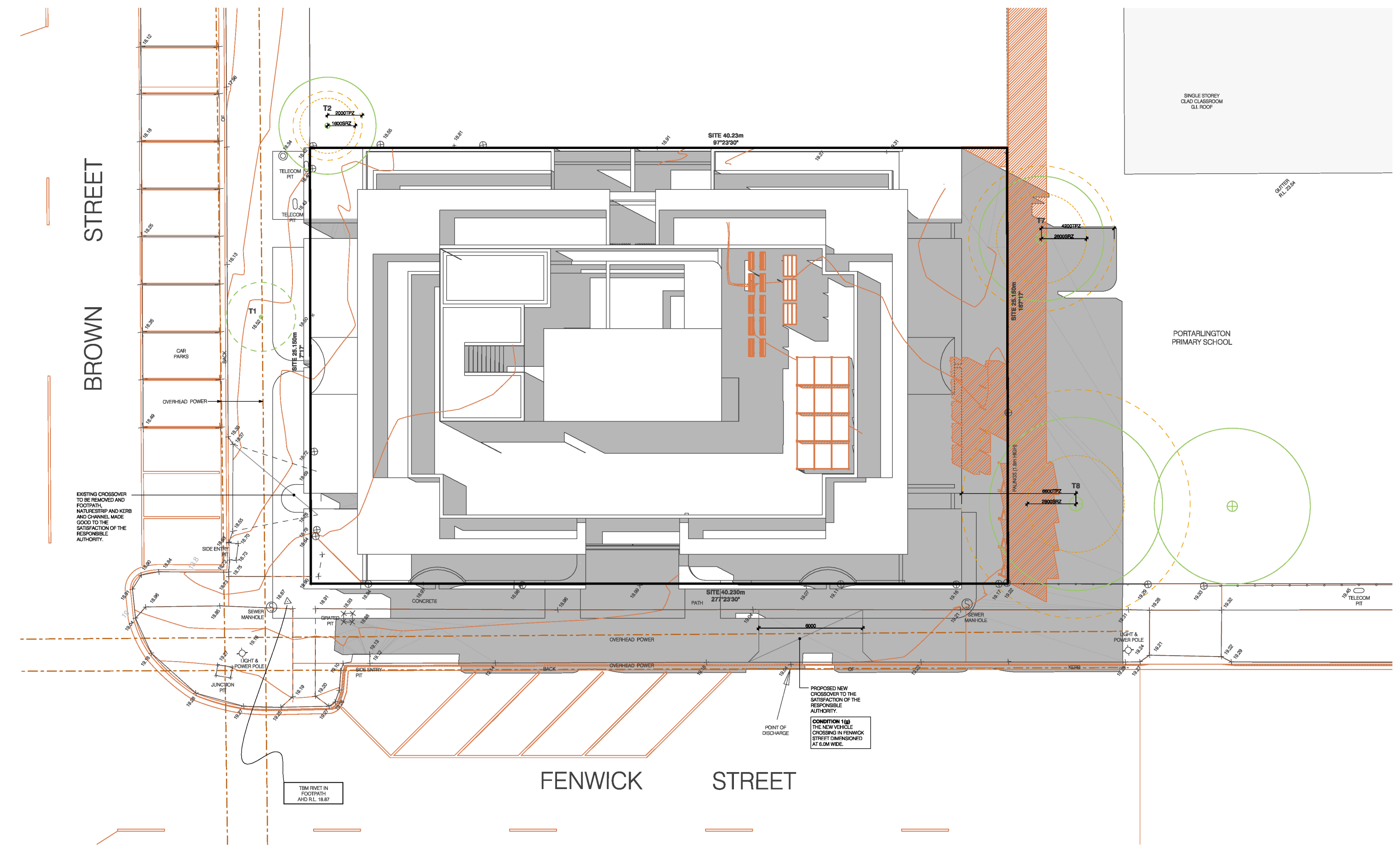
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Drawn
E.P.
Drawing No.
TPA11
Job No.
22-10
Revision
E



9AM
SHADOW EQUINOX 9AM SEPT.22
SCALE @ A1 - 1:200



12PM
SHADOW EQUINOX 12PM SEPT.22
SCALE @ A1 - 1:200



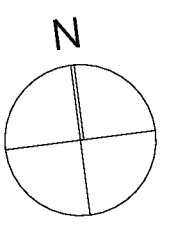
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SHADOW EQUINOX 3PM SEPT.22
SCALE @ A1 - 1:200

Revision	C: 11.12.2025	D: 11.12.2025
A: 24.02.2023	E: 18.05.2026	
TOWN PLANNING SUBMISSION	MODIFIED FOR CIRCULATION	CONDITION 1 RESPONSE
B: 09.08.2023		
RFI RESPONSE		

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

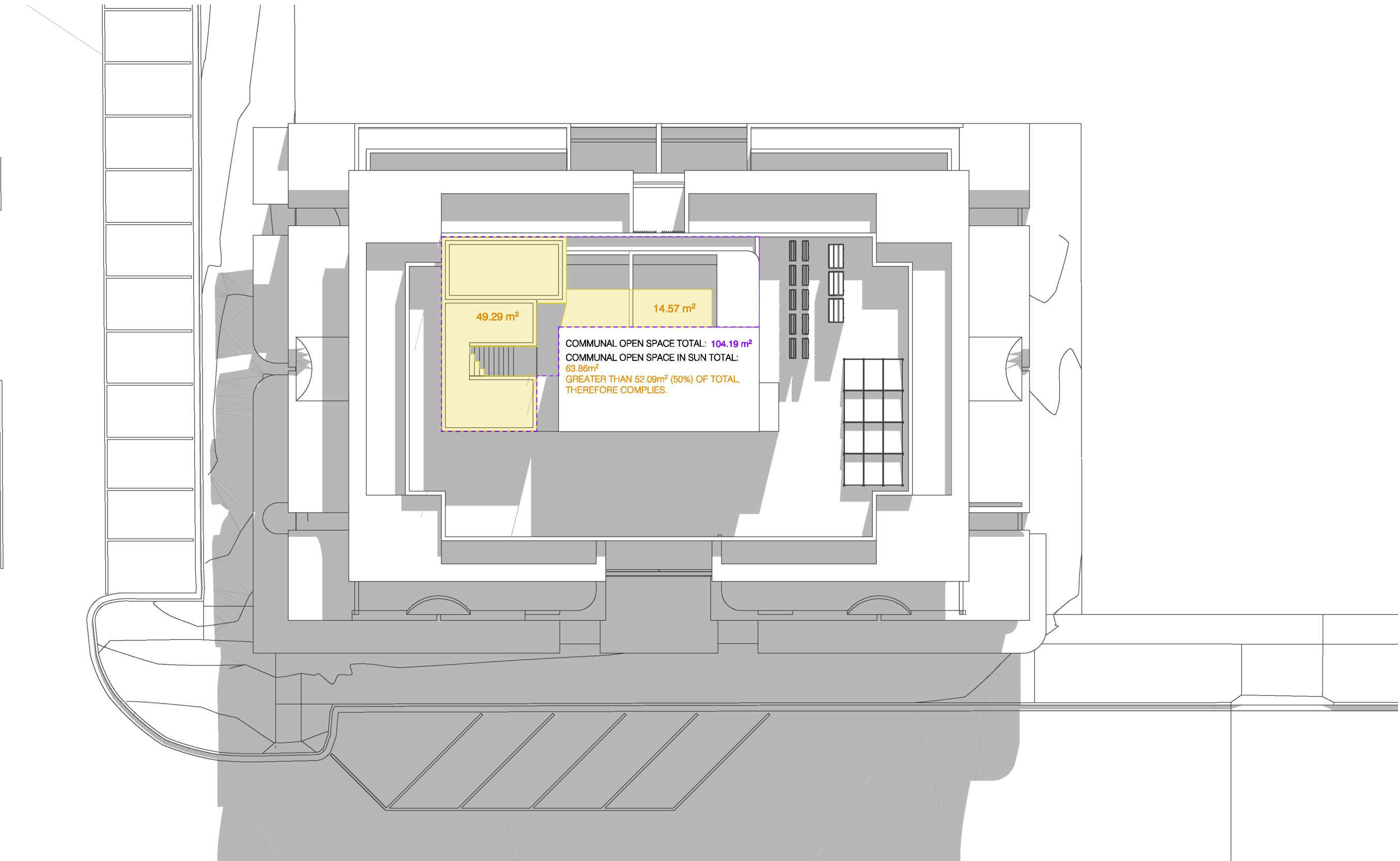
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SHADOW DIAGRAMS
Scale
1:200 @ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA12
Job No.
22-10
Revision
E

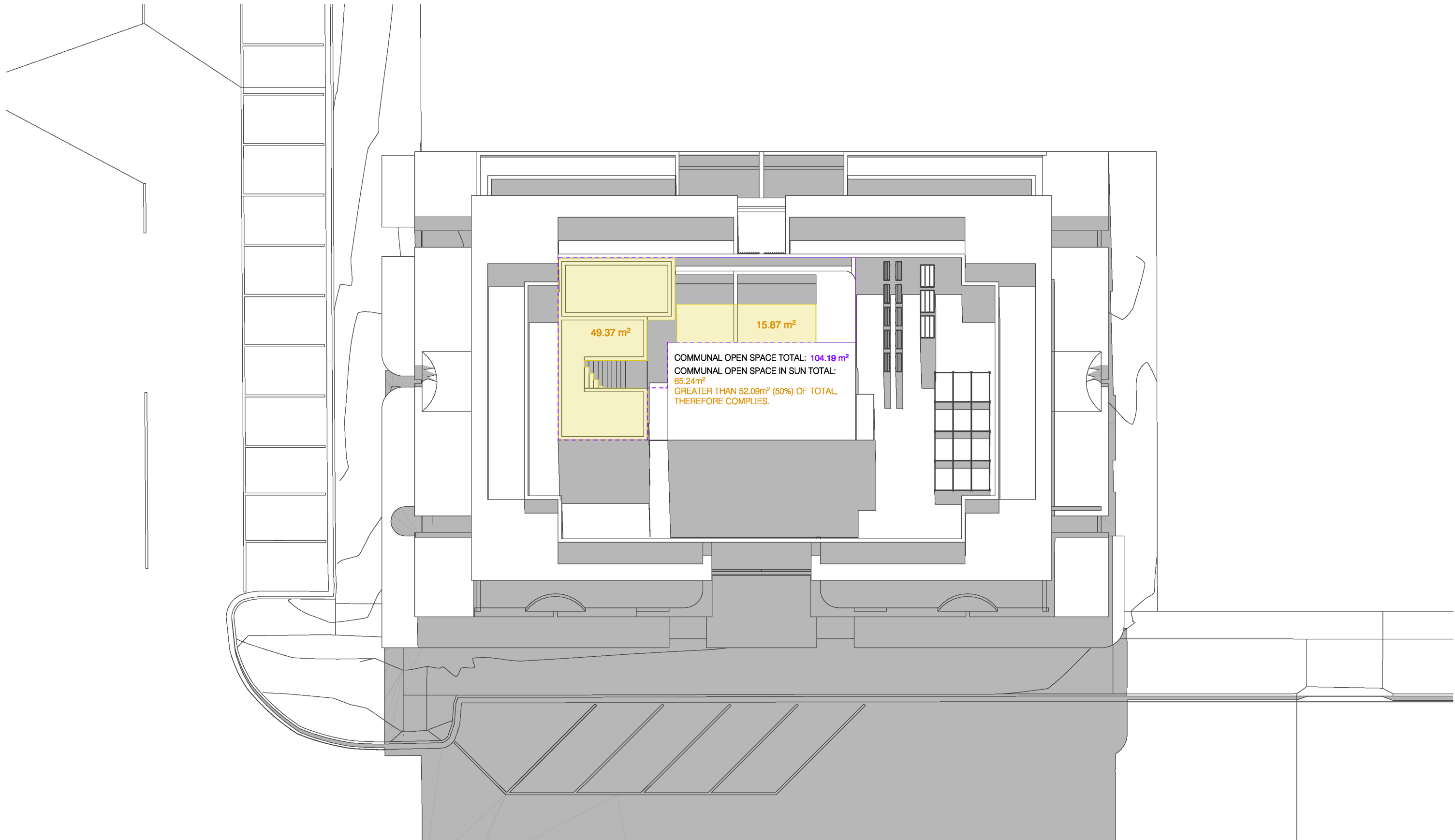


LEGEND

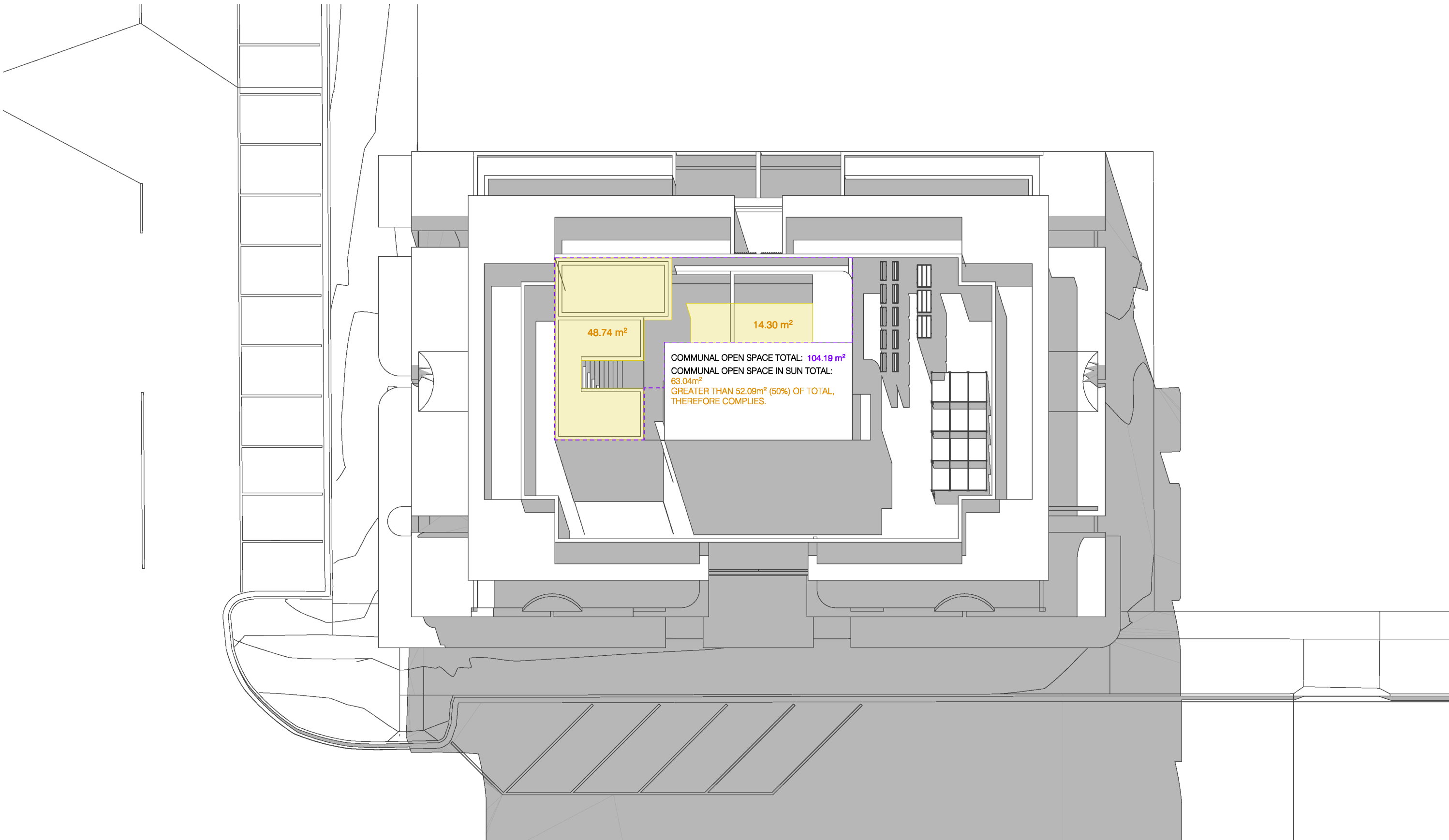
- 0.50 m² EXTENT OF COMMUNAL OPEN SPACE (TOTAL)
- EXTENT OF SHADOWS CAST BY PROPOSED DEVELOPMENT.
- 0.50 m² EXTENT OF COMMUNAL OPEN SPACE IN SUNLIGHT



SHADOW 11:00AM JUNE 21
SCALE @ A1 - 1:200



SHADOW 12:00PM JUNE 21
SCALE @ A1 - 1:200



SHADOW 1:00PM JUNE 21
SCALE @ A1 - 1:200

Revision
A: 24.02.2023
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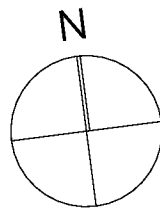
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E: 18.05.2026
RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
SHADOW DIAGRAMS - COMMUNAL OPEN
SPACE
@ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA13
Job No.
22-10
Revision
E



APARTMENT STORAGE - INTERNAL

APT.1.01 3 BED	
BATHRM - BENCH	0.10 m³
BATHRM - OHEAD CUPBOARD	0.10 m³
ENS - BENCH	0.10 m³
KITCHEN - BENCH	2.01 m³
KITCHEN - OHEAD CUPBOARD	0.48 m³
KITCHEN - OVER FRIDGE	0.32 m³
LDRY - BENCH	0.34 m³
LDRY - OVERHEAD CUPBOARD	0.35 m³
LINEN	2.54 m³
ROBE (BED 3)	3.06 m³
W.I.R. (BED 1)	5.33 m³
WIP	5.96 m³
WIR (BED 2)	4.55 m³
25.24 m³	

APT.1.02 2 BED	
BATHRM - BENCH	0.12 m³
BATHRM - OHEAD CUPBOARD	0.05 m³
ENS - BENCH	0.17 m³
ENS - OHEAD CUPBOARD	0.10 m³
KITCHEN - BENCH	1.72 m³
KITCHEN - OHEAD CUPBOARD	0.42 m³
KITCHEN - OVER FRIDGE	0.32 m³
LDRY - BENCH	0.15 m³
LDRY - OVERHEAD CUPBOARD	0.25 m³
LINEN	1.58 m³
ROBE (BED 1)	7.82 m³
ROBE (BED 2)	3.11 m³
WIP	6.93 m³
22.74 m³	

APT.1.03 2 BED	
BATHRM - BENCH	0.18 m³
BATHRM - OHEAD CUPBOARD	0.05 m³
ENS - BENCH	0.25 m³
ENS - OHEAD CUPBOARD	0.10 m³
KITCHEN - BENCH	1.89 m³
KITCHEN - OHEAD CUPBOARD	0.54 m³
KITCHEN - OVER FRIDGE	0.27 m³
LDRY - BENCH	0.47 m³
LDRY - OVERHEAD CUPBOARD	0.43 m³
LINEN	2.88 m³
ROBE (BED 2)	2.88 m³
W.I.R. (BED 1)	6.00 m³
WIP	5.69 m³
21.63 m³	

APT.1.04 2 BED	
BATHRM - BENCH	0.18 m³
BATHRM - OHEAD CUPBOARD	0.05 m³
ENS - BENCH	0.25 m³
ENS - OHEAD CUPBOARD	0.10 m³
KITCHEN - BENCH	1.89 m³
KITCHEN - OHEAD CUPBOARD	0.54 m³
KITCHEN - OVER FRIDGE	0.27 m³
LDRY - BENCH	0.47 m³
LDRY - OVERHEAD CUPBOARD	0.43 m³
LINEN	2.88 m³
ROBE (BED 2)	2.88 m³
W.I.R. (BED 1)	6.00 m³
WIP	5.69 m³
21.63 m³	

APT.1.05 2 BED	
BATHRM - BENCH	0.12 m³
BATHRM - OHEAD CUPBOARD	0.02 m³
ENS - BENCH	0.17 m³
ENS - OHEAD CUPBOARD	0.10 m³
KITCHEN - BENCH	1.72 m³
KITCHEN - OHEAD CUPBOARD	0.42 m³
KITCHEN - OVER FRIDGE	0.32 m³
LDRY - BENCH	0.15 m³
LDRY - OVERHEAD CUPBOARD	0.25 m³
LINEN	1.58 m³
ROBE (BED 1)	7.82 m³
ROBE (BED 2)	3.11 m³
WIP	6.93 m³
22.71 m³	

APT.1.06 3 BED	
BATHRM - BENCH	0.10 m³
BATHRM - OHEAD CUPBOARD	0.10 m³
ENS - BENCH	0.10 m³
KITCHEN - BENCH	2.01 m³
KITCHEN - OHEAD CUPBOARD	0.48 m³
KITCHEN - OVER FRIDGE	0.32 m³
LDRY - BENCH	0.34 m³
LDRY - OVERHEAD CUPBOARD	0.35 m³
LINEN	2.54 m³
ROBE (BED 3)	3.06 m³
W.I.R. (BED 1)	5.33 m³
WIP	5.96 m³
WIR (BED 2)	4.55 m³
25.24 m³	

NOTE
HEIGHTS OF INTERNAL STORAGE COMPONENTS USED FOR GENERATING VOLUME PROVIDED:

WIP:	2.4m
ROBE:	2.4m
LINEN:	2.4m
STORAGE:	2.4m
KITCHEN BENCH:	0.8m
KITCHEN OHEAD:	0.9m
KITCHEN O'FRIDGE:	0.5m
LDRY BENCH:	0.8m
LDRY O'HEAD:	0.9m
BATHROOM BENCH:	0.54m
BATHROOM O'HEAD:	1.2m



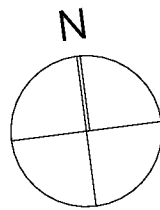
L1

LEVEL 1 - INTERNAL STORAGE
SCALE @ A1 - 1:100

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
INTERNAL STORAGE - LEVEL 1
Scale
@ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA14
Job No.
22-10
Revision
E



Revision
A: 24.02.2023
TOWN PLANNING SUBMISSION
B: 09.08.2023
RFI RESPONSE
C: 15.03.2024
MODIFIED FOR CIRCULATION
PRIOR TO VCAT HEARING
D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

APARTMENT STORAGE - INTERNAL (CONT')

APT.2.01 3 BED		
BATHRM - BENCH	0.14	m³
BATHRM - OHEAD CUPBOARD	0.15	m³
ENS - BENCH	0.39	m³
KITCHEN - BENCH	2.63	m³
KITCHEN - OHEAD CUPBOARD	0.62	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - OHEAD CUPBOARD	0.18	m³
LINEN (LDRY)	0.73	m³
ROBE (BED 2)	2.72	m³
ROBE (BED 3)	3.85	m³
WIP	5.18	m³
WIR (BED 1)	6.97	m³
	23.88	m³

APT.2.02 3 BED		
BATHRM - BENCH	0.16	m³
BATHRM - OHEAD CUPBOARD	0.15	m³
ENS - BENCH	0.20	m³
KITCHEN - BENCH	2.71	m³
KITCHEN - OHEAD CUPBOARD	0.91	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.19	m³
LDRY - OHEAD CUPBOARD	0.16	m³
LINEN	1.44	m³
ROBE (BED 1)	1.64	m³
ROBE (BED 2)	5.66	m³
ROBE (BED 3)	2.75	m³
STO.	1.17	m³
W.I.R. (BED 1)	4.65	m³
WIP	5.14	m³
	27.20	m³

APT.2.03 3 BED		
BATHRM - BENCH	0.16	m³
BATHRM - OHEAD CUPBOARD	0.15	m³
ENS - BENCH	0.20	m³
KITCHEN - BENCH	2.71	m³
KITCHEN - OHEAD CUPBOARD	0.91	m³
KITCHEN - OVER FRIDGE	0.27	m³
LDRY - BENCH	0.19	m³
LDRY - OHEAD CUPBOARD	0.16	m³
LINEN	1.44	m³
ROBE (BED 1)	1.64	m³
ROBE (BED 2)	5.66	m³
ROBE (BED 3)	2.75	m³
STO.	1.17	m³
W.I.R. (BED 1)	4.65	m³
WIP	5.14	m³
	27.20	m³

APT.2.04 3 BED		
BATHRM - BENCH	0.14	m³
BATHRM - OHEAD CUPBOARD	0.15	m³
ENS - BENCH	0.39	m³
KITCHEN - BENCH	2.63	m³
KITCHEN - OHEAD CUPBOARD	0.62	m³
KITCHEN - OVER FRIDGE	0.32	m³
LDRY - OHEAD CUPBOARD	0.18	m³
LINEN (LDRY)	0.73	m³
ROBE (BED 2)	2.72	m³
ROBE (BED 3)	3.85	m³
WIP	5.18	m³
WIR (BED 1)	6.97	m³
	23.88	m³

NOTE
HEIGHTS OF INTERNAL STORAGE COMPONENTS USED FOR GENERATING VOLUME PROVIDED:

WIR:	2.4m
ROBE:	2.4m
LINEN:	2.4m
WIP:	2.4m
STORAGE:	2.4m
KITCHEN BENCH:	0.8m
KITCHEN OHEAD:	0.9m
KITCHEN OFRIDGE:	0.5m
LDRY BENCH:	0.8m
LDRY OHEAD:	0.9m
BATHROOM BENCH:	0.54m
BATHROOM OHEAD:	1.2m



L2

LEVEL 2 - INTERNAL STORAGE
SCALE @ A1 - 1:100

Revision
A: 24.02.2023
TOWN PLANNING SUBMISSION
B: 09.08.2023
RFI RESPONSE

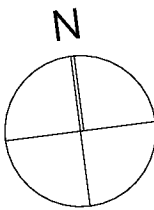
C: 15.03.2024
MODIFIED FOR CIRCULATION
PRIOR TO VCAT HEARING

D: 11.12.2025
CONDITION 1 RESPONSE
E: 18.05.2026
RFI RESPONSE

Project
MIXED USE DEVELOPMENT
9 BROWN STREET
PORTARLINGTON

Drawing Title
INTERNAL STORAGE - LEVEL 2
Scale
@ A1
Date
24.02.2023

TOWN PLANNING APPLICATION
Drawn
E.P.
Drawing No.
TPA15
Job No.
22-10
Revision
E

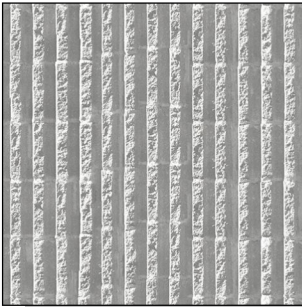


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CONDITION 1(p)
A SCHEDULE OR SAMPLE BOARD OF CONSTRUCTION MATERIALS, EXTERNAL FINISHES AND COLOURS. THE EXTERNAL FABRIC INCLUDING THE ROOFING MUST BE IN MUTED TONINGS OF NON-REFLECTIVE MATERIAL TO BLEND WITH THE ENVIRONMENT AND PRESERVE THE AESTHETIC AMENITY OF THE AREA.



M1
CONCRETE PANEL
TYPE: SMOOTH SET
COLOUR: NATURAL CONCRETE
FINISH: MATT FINISH (NON-REFLECTIVE)



M2
CONCRETE PANEL - FEATURE
TYPE: DECORATIVE STAMPED
COLOUR: NATURAL CONCRETE
FINISH: MATT FINISH (NON-REFLECTIVE)



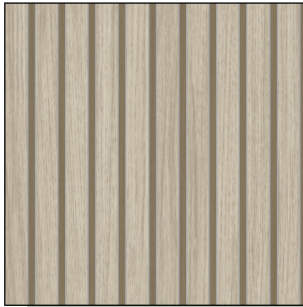
M3
TIMBER / TIMBER LOOK CLADDING
COLOUR: NATURAL OAK
FINISH: MATT FINISH (NON-REFLECTIVE)



M4
GLAZING
COLOUR: TINTED



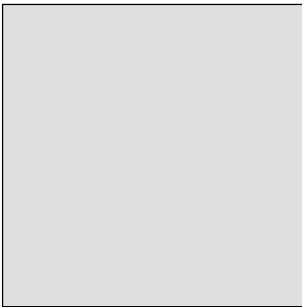
M5
GLAZING
COLOUR: CLEAR



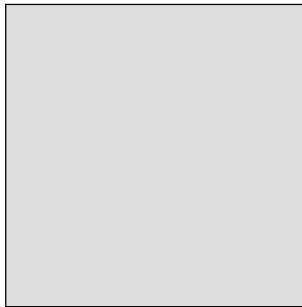
M6
TIMBER / TIMBER LOOK BATTENS
COLOUR: NATURAL OAK
FINISH: MATT FINISH (NON-REFLECTIVE)



M7
TIMBER / TIMBER LOOK
COLOUR: NATURAL OAK
FINISH: MATT FINISH (NON-REFLECTIVE)



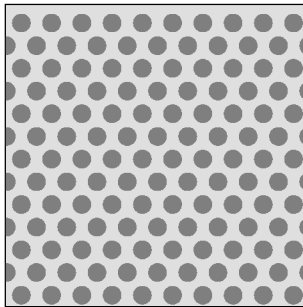
M8
PAINTED CONCRETE
COLOUR: CB SHALE GREY
FINISH: MATT FINISH (NON-REFLECTIVE)



M9
WINDOW & EXTERNAL DOOR FRAMES
PODIUM LEVELS (GROUND / LEVEL 1)
TYPE: ALUMINIUM POWDERCOATED
COLOUR: LEXICON - DULUX POWDERCOATING
FINISH: MATT FINISH (NON-REFLECTIVE)



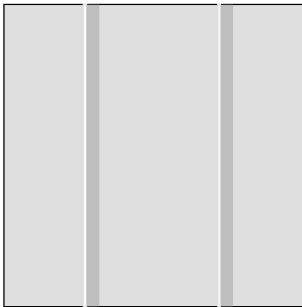
M10
WINDOW & EXTERNAL DOOR FRAMES
ABOVE PODIUM (LEVEL 2)
TYPE: ALUMINIUM POWDERCOATED
COLOUR: NATURAL OAK
FINISH: MATT FINISH (NON-REFLECTIVE)



M11
PERFORATED SCREENING
TYPE: ALUMINIUM POWDERCOATED
COLOUR: LEXICON - DULUX POWDERCOATING
FINISH: MATT FINISH (NON-REFLECTIVE)



M12
CAR PARK LOUVRES
TYPE: ALUMINIUM POWDERCOATED
COLOUR: LEXICON - DULUX POWDERCOATING
FINISH: MATT FINISH (NON-REFLECTIVE)



M13
METAL ROOF
TYPE: STANDING SEAM PROFILE
COLOUR: COLORBOND SHALE GREY
FINISH: MATT FINISH (NON-REFLECTIVE)

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PERSPECTIVE IMAGE 01_EXTERNAL

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PERSPECTIVE IMAGE 02_EXTERNAL

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PERSPECTIVE IMAGE 03_EXTERNAL

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PERSPECTIVE IMAGE 04_EXTERNAL

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PERSPECTIVE IMAGE 05_EXTERNAL

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