

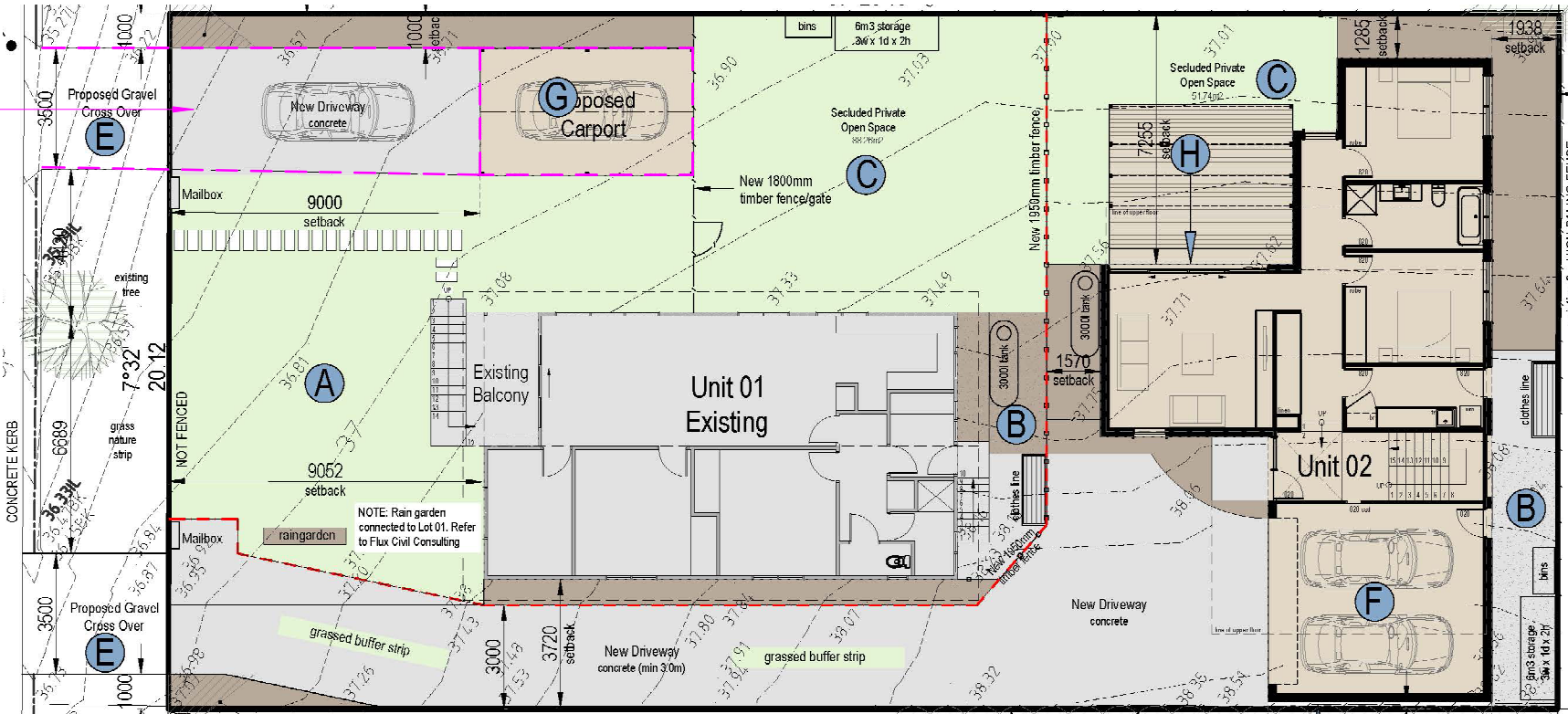
9 REABY STREET PORTARLINGTON: 2 LOT SUBDIVISION

PLANNING AMENDMENT

SHEET LIST

- D01 COVER SHEET
- D02 SITE ANALYSIS - EXISTING
- D03 EXISTING SITE PLAN
- D04 PROPOSED SITE PLAN
- D05 EXISTING UNIT 1 - UPPER PLAN
- D06 EXISTING UNIT 1 - DEMOLITION UPPER PLAN
- D07 UNITS 1 & 2 - PROPOSED UPPER PLAN
- D08 EXISTING UNIT 1 - GROUND PLAN
- D09 EXISTING UNIT 1 - DEMOLITION GROUND PLAN
- D10 UNITS 1 & 2 - PROPOSED GROUND PLAN
- D11 UNIT 1 - WEST ELEVATION
- D12 UNIT 1 - NORTH ELEVATION
- D13 UNIT 1 - EAST ELEVATION
- D14 UNIT 1 - SOUTH ELEVATION
- D15 UNIT 2 PLANS
- D16 UNIT 2 ELEVATIONS
- D17 UNIT 2 ELEVATIONS
- D18 OVERSHADOWING SEP 21 9AM
- D19 OVERSHADOWING SEP 21 12PM
- D20 OVERSHADOWING SEP 21 3PM
- D21 OVERLOOKING ANALYSIS
- D22 GARDEN AREA PLAN
- D23 PROPOSED PLAN OF SUBDIVISION
- D24 LANDSCAPING PLAN
- D25 CIVIL SITE WORKS

AMENDMENT:
REMOVE PROPOSED
FREESTANDING SINGLE
CARPORT WITH SEPARATE
DRIVEWAY & CROSSOVER TO
THE EXISTING UNIT 1
DWELLING



1 PROPOSED SITE - COUNCIL APPROVED
1 : 200

PLANNING AMENDMENT

1. CURRENT COUNCIL APPROVED PLANS

PROPOSAL
A PROPOSED FREESTANDING SINGLE CARPORT WITH SEPARATE DRIVEWAY & CROSSOVER TO THE EXISTING DWELLING WAS REQUIRED FOR THE 2 LOT SUBDIVISION COUNCIL APPROVAL, LOCATED AT THE NORTH-WEST CORNER OF THE PROPERTY

IMPACTS
A PROPOSED FREESTANDING SINGLE CARPORT WITH SEPARATE DRIVEWAY & CROSSOVER TO THE EXISTING DWELLING IS DISADVANTAGEOUS IN THAT IT:

- OCCUPIES PRIME NORTH FACING SECLUDED PRIVATE OPEN SPACE
- RESULTS IN 2 SEPARATE CROSSOVERS AT THE PROPERTY
- REQUIRES RELOCATION OF BARWON WATER METER & MAIN
- INCREASES VISUAL BULK & HAS A NEGATIVE IMPACT ON STREETSCAPE APPEARANCE & ON ADJOINING PROPERTIES
- REDUCES SCOPE FOR PLANTING & LANDSCAPING

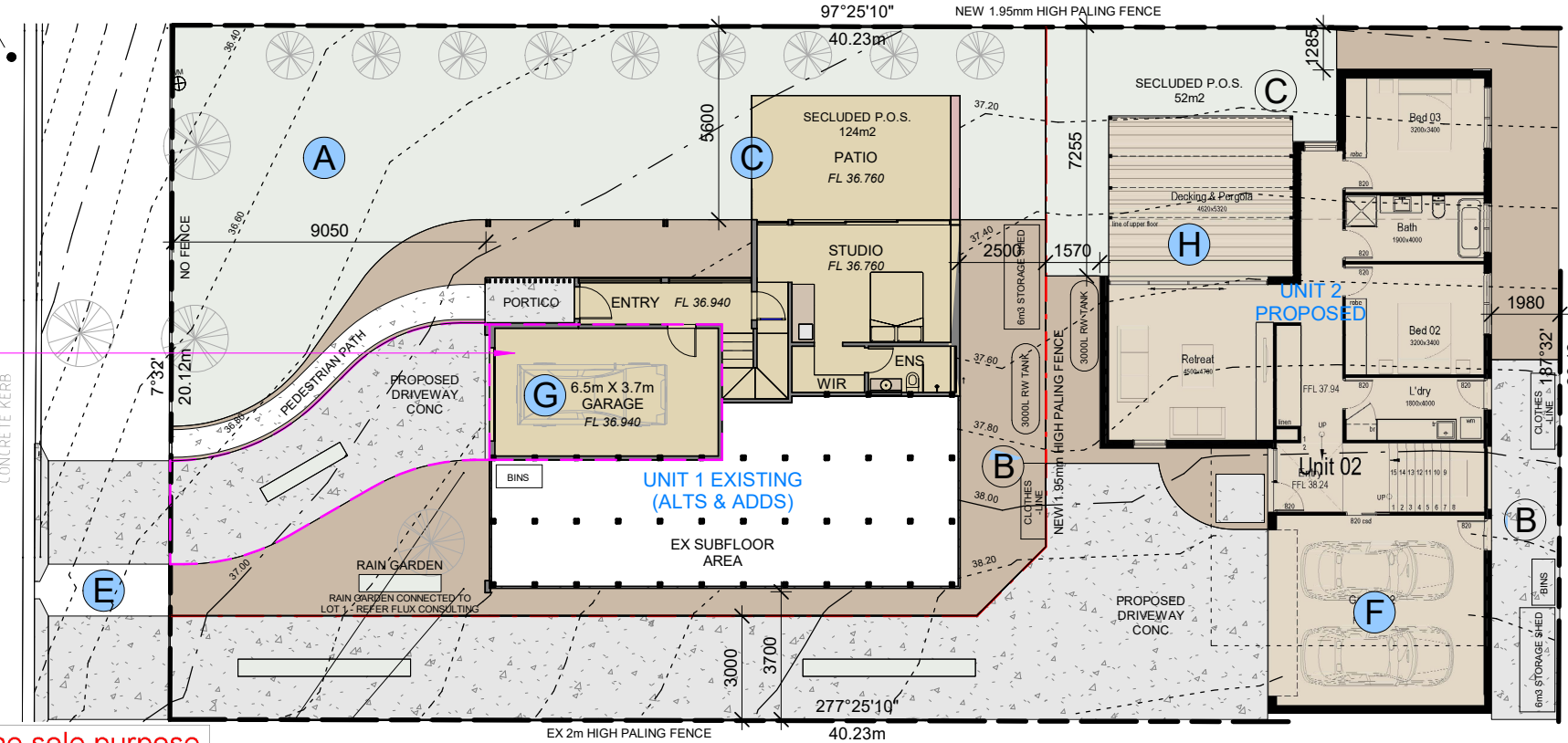
2. PROPOSED AMENDMENT TO COUNCIL APPROVED PLANS

PROPOSAL
PROPOSED NEW SINGLE GARAGE IS INCORPORATED UNDER THE EXISTING UNIT 1 DWELLING WITH DRIVEWAY FROM THE SOUTH-WEST CORNER OF THE PROPERTY

IMPACTS
ADVANTAGES OF THIS DRIVEWAY & CARPORT ARRANGEMENT INCLUDE:

- MAXIMISES PRIME NORTH FACING SECLUDED PRIVATE OPEN SPACE FOR EXISTING UNIT No.1
- ELIMINATES OVERSHADOWING OF UNIT P.O.S. WITH RELOCATION OF CARPORT
- RESULTS IN ONLY ONE (WIDER) CROSSOVER AT THE PROPERTY
- MINIMISES VISUAL BULK & A POSITIVE IMPACT ON STREETSCAPE APPEARANCE & ON ADJOINING PROPERTIES
- INCREASED SCOPE FOR PLANTING & LANDSCAPING

AMENDMENT:
PROPOSED NEW SINGLE
GARAGE IS INCORPORATED
UNDER THE EXISTING UNIT 1
DWELLING WITH SEPARATE
DRIVEWAY FROM THE SOUTH-
WEST CORNER OF THE
PROPERTY



2 PROPOSED SITE - AMENDED
1 : 200

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NEIGHBOURHOOD FEATURES	
	Portarlington Primary School 1.3km
	Portarlington Town Centre 1.2km
	Portarlington Foreshore 1.3km
	Portarlington Recreation Reserve 0.8km
	Neighbouring Multi Residential Developments



PHOTO 01

No. 07 - View to front facade



PHOTO 02

No. 09 (Subject Site) - View to front facade



PHOTO 03

No. 11 - View to front facade



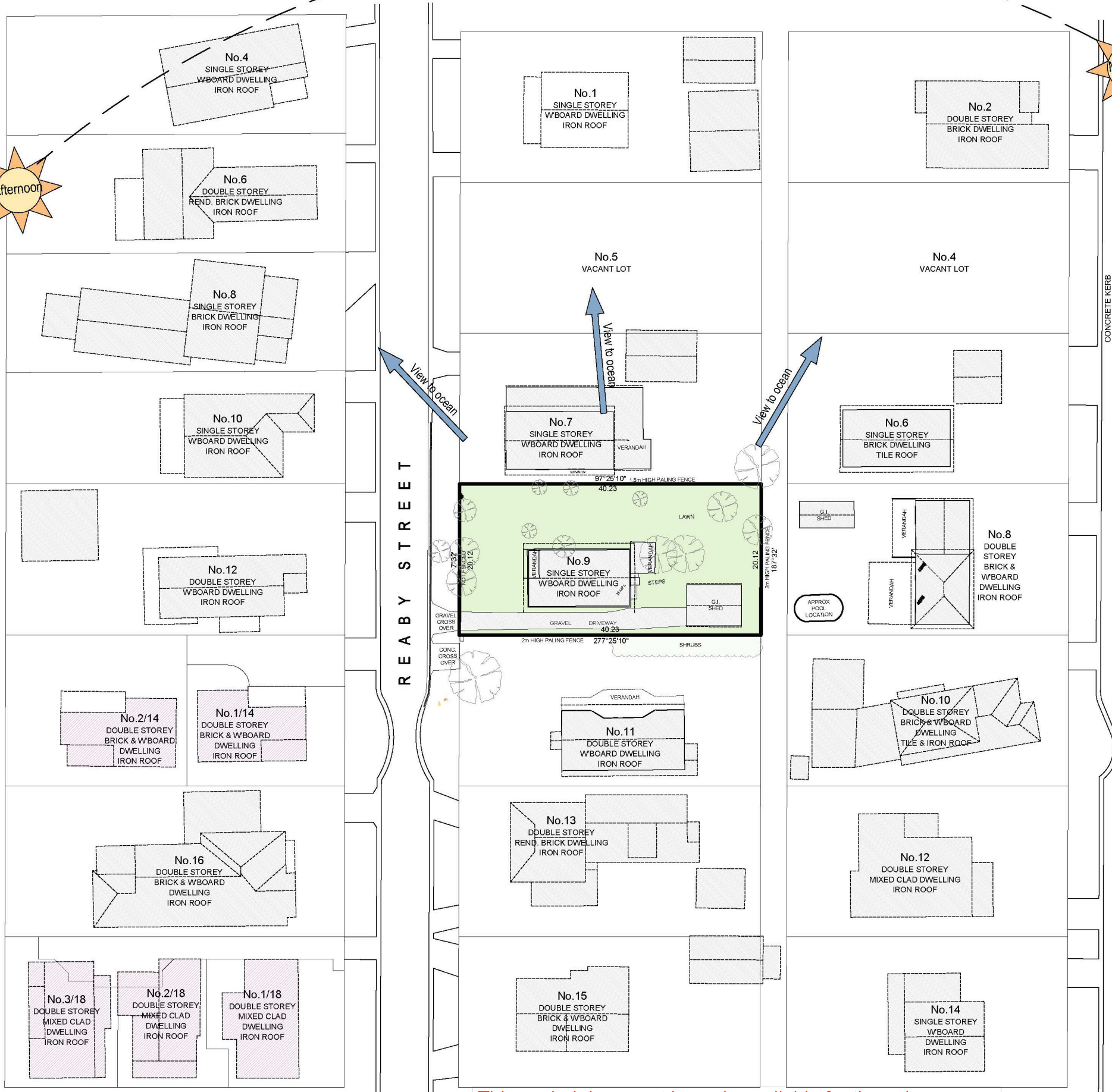
PHOTO 04

No. 08 (Alison Street) - View to rear of neighbouring property



PHOTO 05

No. 07 - View to southern side (service area) of neighbouring dwelling



SITE ANALYSIS PLAN

SCALE 1:600

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revision:	date:	description:
A	13.07.21	Council RFI
B	10.05.22	Planning Permit Conditions 1

AREAS

Unit 01 - Existing	
Existing Ground Floor	99.91m ²
Proposed Carport	17.79m ²
TOTAL	117.7m ² 12.6sq

Unit 02	
Ground Floor (Inc. I Garage)	137.92m ²
Upper Floor	94.70m ²
TOTAL	232.62m ² 25.03sq

Site	809.37m ²
Total Building Area	273.87m ²
Site Coverage	36.8%
Driveway	149m ²
Other Hard Surfaces (unroofed)	16m ²
Impervious Area	438.87m ²
Impermeability	54%

client:

stage:

Town Planning

project:

Multi-Residential

site address:

9 Reaby Street
Portarlington

title:

Site Analysis Plan

job reference:

145 - 2020

scale:

1:600

drawn:

db

sheet size:

A3

approved:

date:

13.07.21



408 Pakington Street, Newtown 3220

0400 3111 66

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reg no:

DP-AD

38714



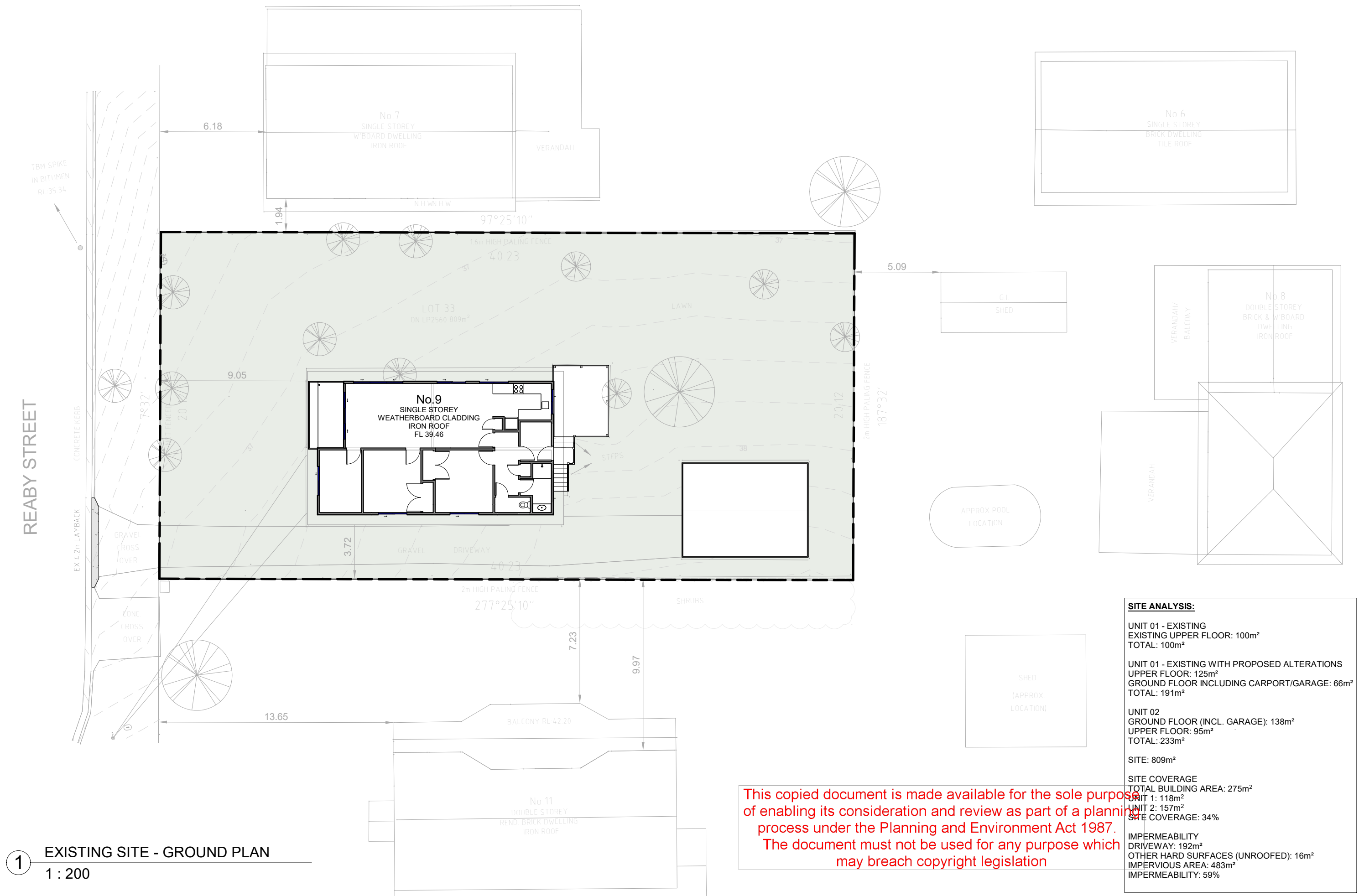
REGISTERED
Building Practitioner

sheet no:

TP₀₁

revision:

B



LEGEND:

- A** ADJOINING PRIVATE OPEN SPACE TO BE PROTECTED
- B** SERVICE AREAS
- C** SECLUDED PRIVATE OPEN SPACE 40m2 MIN
- D** EXISTING CROSSOVER
- E** PROPOSED CROSSOVER
- F** PROPOSED DOUBLE GARAGE
- G** PROPOSED SINGLE GARAGE
- H** NORTH FACING LIVING ROOM WINDOWS
- CONCRETE PAVING OR SIMILAR (IMPERMEABLE)
- LAWN
- MULCHED GARDEN BEDS

AMENDMENT:
REMOVE PROPOSED
FREESTANDING
SINGLE CARPORT
WITH SEPARATE
DRIVEWAY &
CROSSOVER TO THE
EXISTING UNIT 1
DWELLING

AMENDMENT:
PROPOSED NEW
SINGLE GARAGE IS
INCORPORATED
UNDER THE
EXISTING UNIT 1
DWELLING WITH
SEPARATE
DRIVEWAY FROM
THE SOUTH-WEST
CORNER OF THE
PROPERTY

REABY STREET

1 PROPOSED SITE - GROUND PLAN
1 : 200

DAWNARCHITECTURE

ARBV Registered Architect
Timothy Birnie Reg No 20737
ABN 69 892 710 030

2 LOT SUBDIVISION

9 REABY STREET PORTARLINGTON VIC 3223

PROPOSED SITE PLAN
SHEET D04



PLANNING AMENDMENT

Scale 1 : 200

Project number 2068
Date Rev P3 21.07.26
Drawn by TB

SITE ANALYSIS:

UNIT 01 - EXISTING
EXISTING UPPER FLOOR: 100m²
TOTAL: 100m²

UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS
UPPER FLOOR: 125m²
GROUND FLOOR INCLUDING CARPORT/GARAGE: 66m²
TOTAL: 191m²

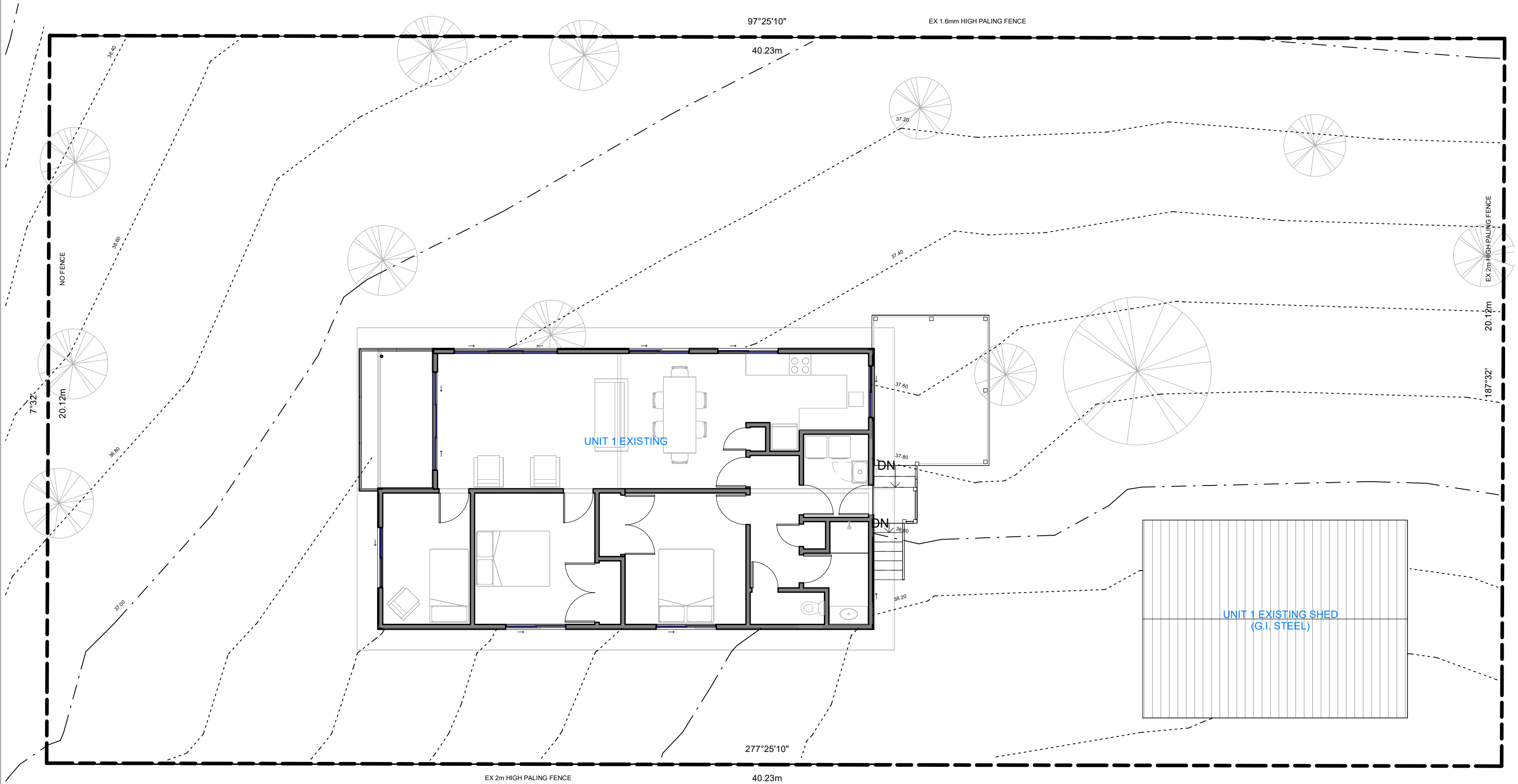
UNIT 02
GROUND FLOOR (INCL. GARAGE): 138m²
UPPER FLOOR: 95m²
TOTAL: 233m²

SITE: 809m²

SITE COVERAGE
TOTAL BUILDING AREA: 275m²
UNIT 1: 118m²
UNIT 2: 157m²
SITE COVERAGE: 34%

IMPERMEABILITY
DRIVEWAY: 192m²
OTHER HARD SURFACES (UNROOFED): 16m²
IMPERVIOUS AREA: 483m²
IMPERMEABILITY: 59%

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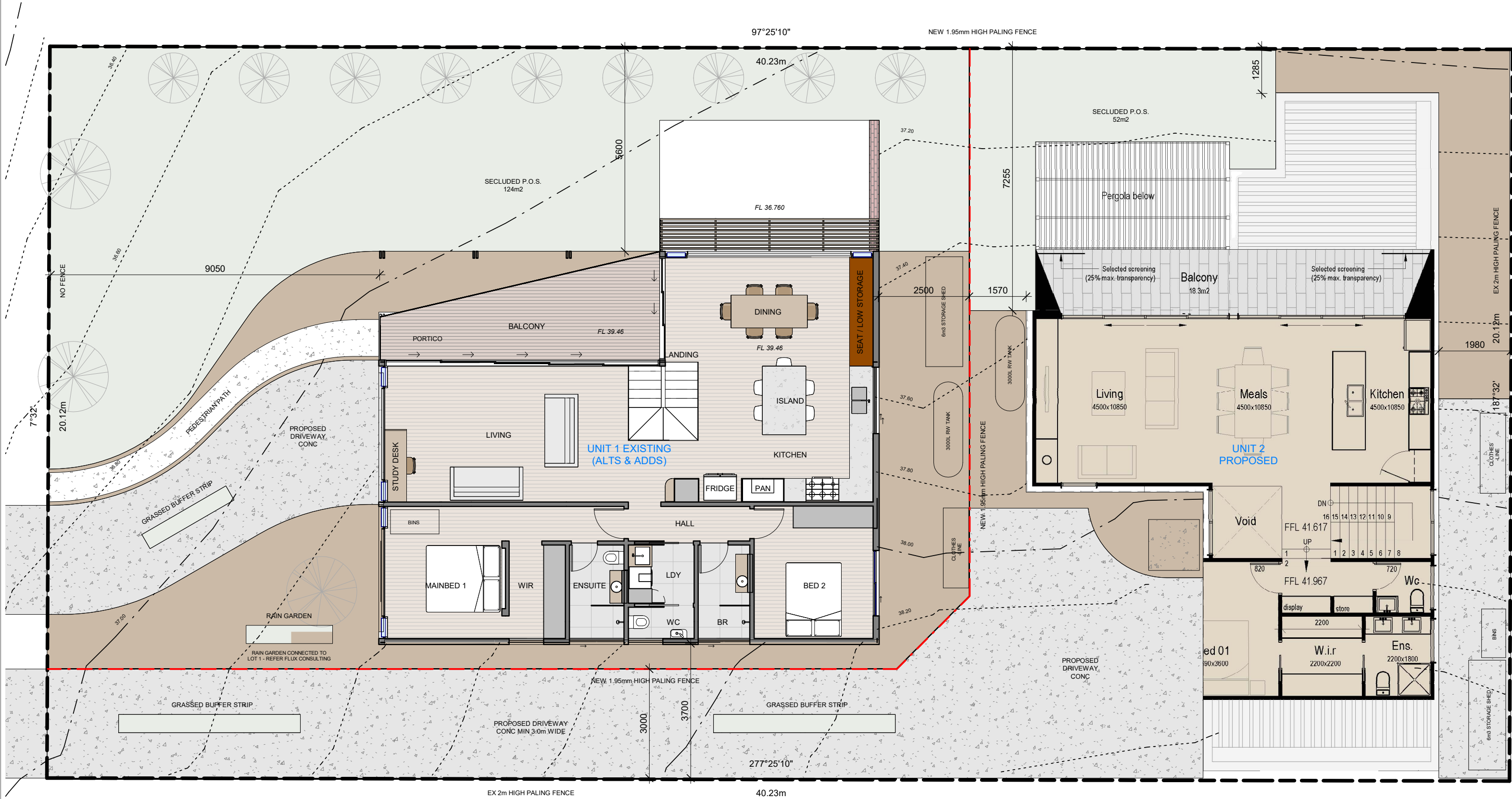


1 EXISTING UNIT 1 - UPPER PLAN
1 : 100

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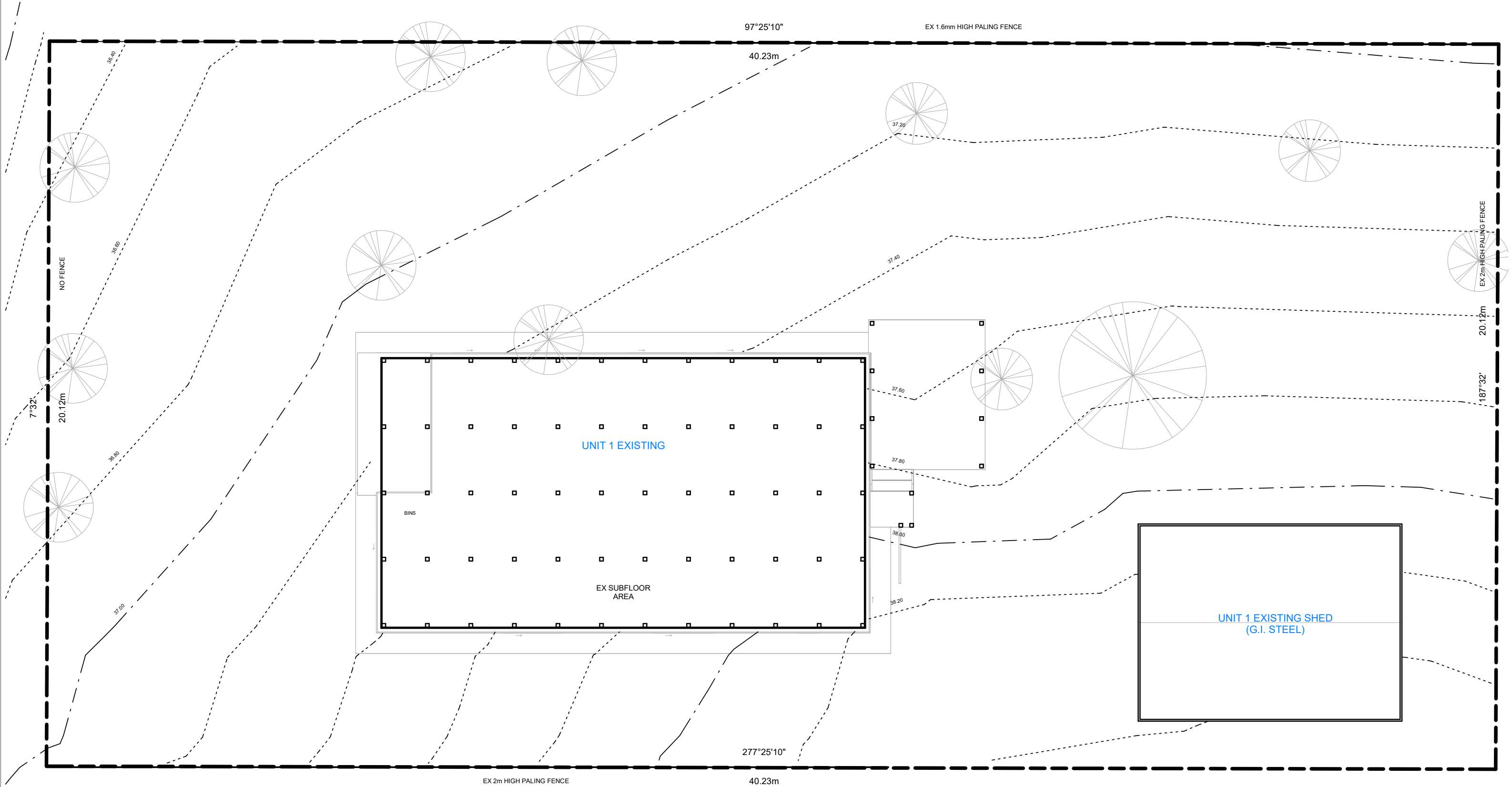




1 UNITS 1 & 2 - PROPOSED UPPER PLAN
1 : 100

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1

EXISTING UNIT 1 - GROUND PLAN

1 : 100

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DAWNARCHITECTURE

ARBV Registered Architect
Timothy Birnie Reg No 20737
ABN 69 892 710 030

2 LOT SUBDIVISION

9 REABY STREET PORTARLINGTON VIC 3223

EXISTING UNIT 1 - GROUND PLAN
SHEET D08

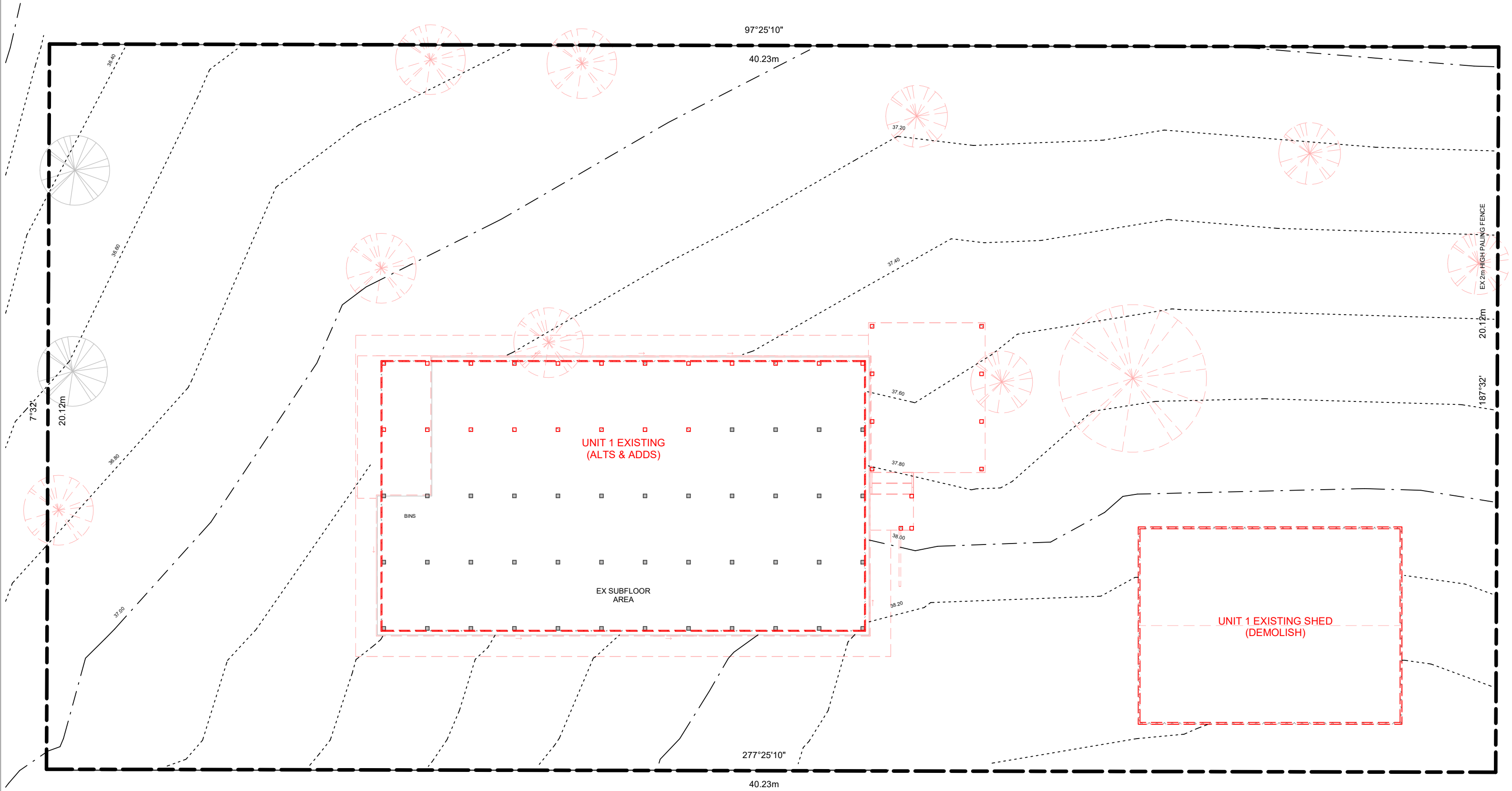


PLANNING AMENDMENT

Scale 1 : 100

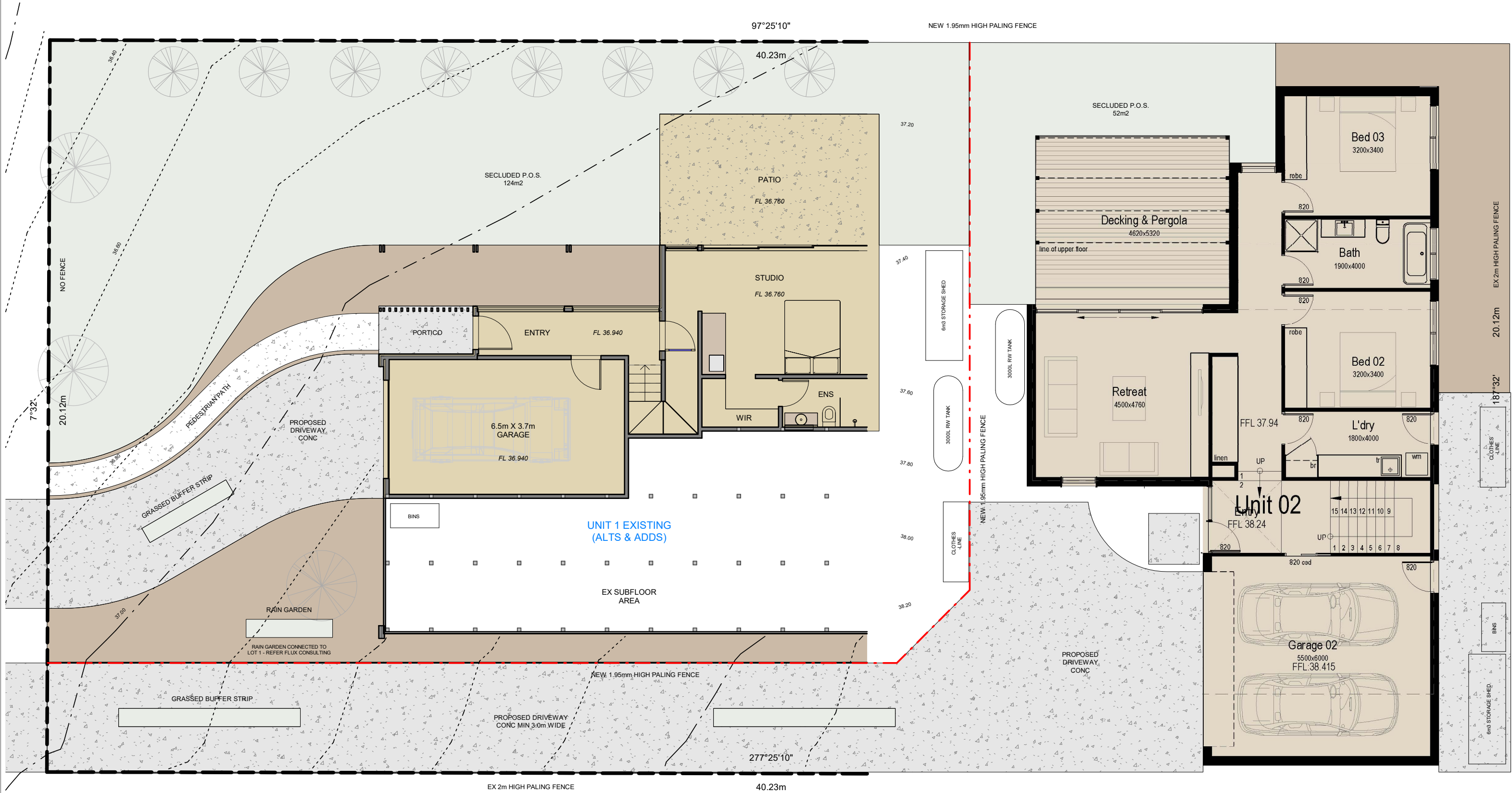
Project number 2068
Date Rev P3 21.07.26
Drawn by TB

21/07/2026 10:23:21 PM



1 EXISTING UNIT 1 - DEMOLITION GROUND PLAN
1 : 100

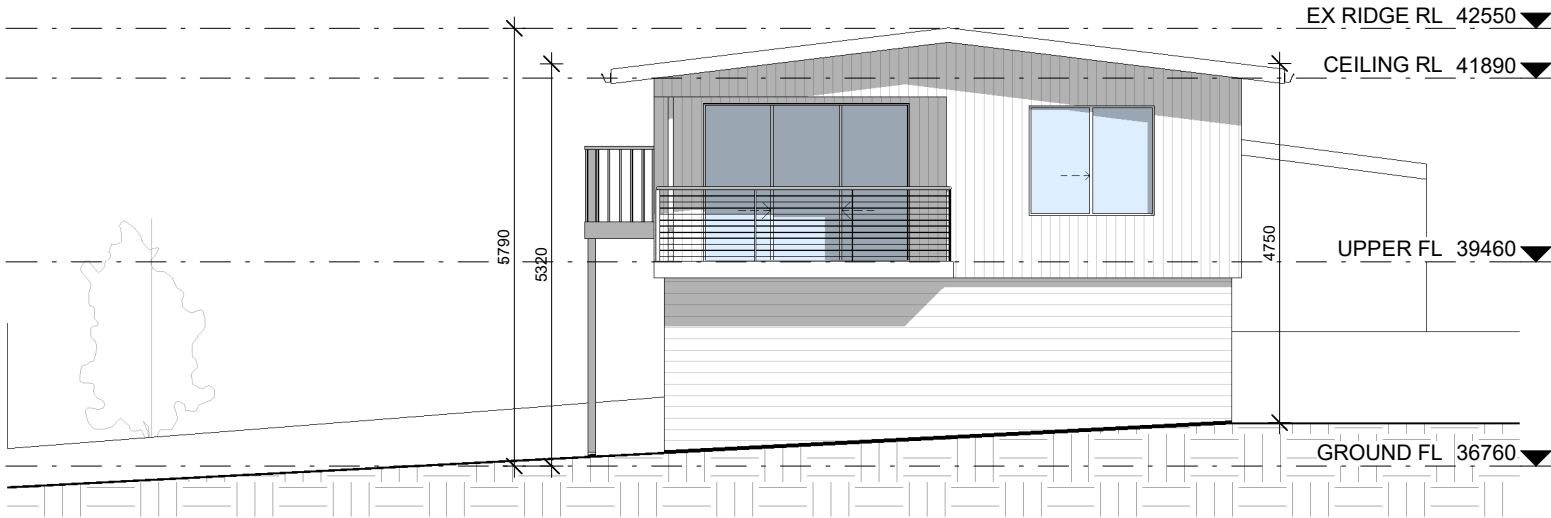
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1 UNITS 1 & 2 - PROPOSED GROUND PLAN
1 : 100

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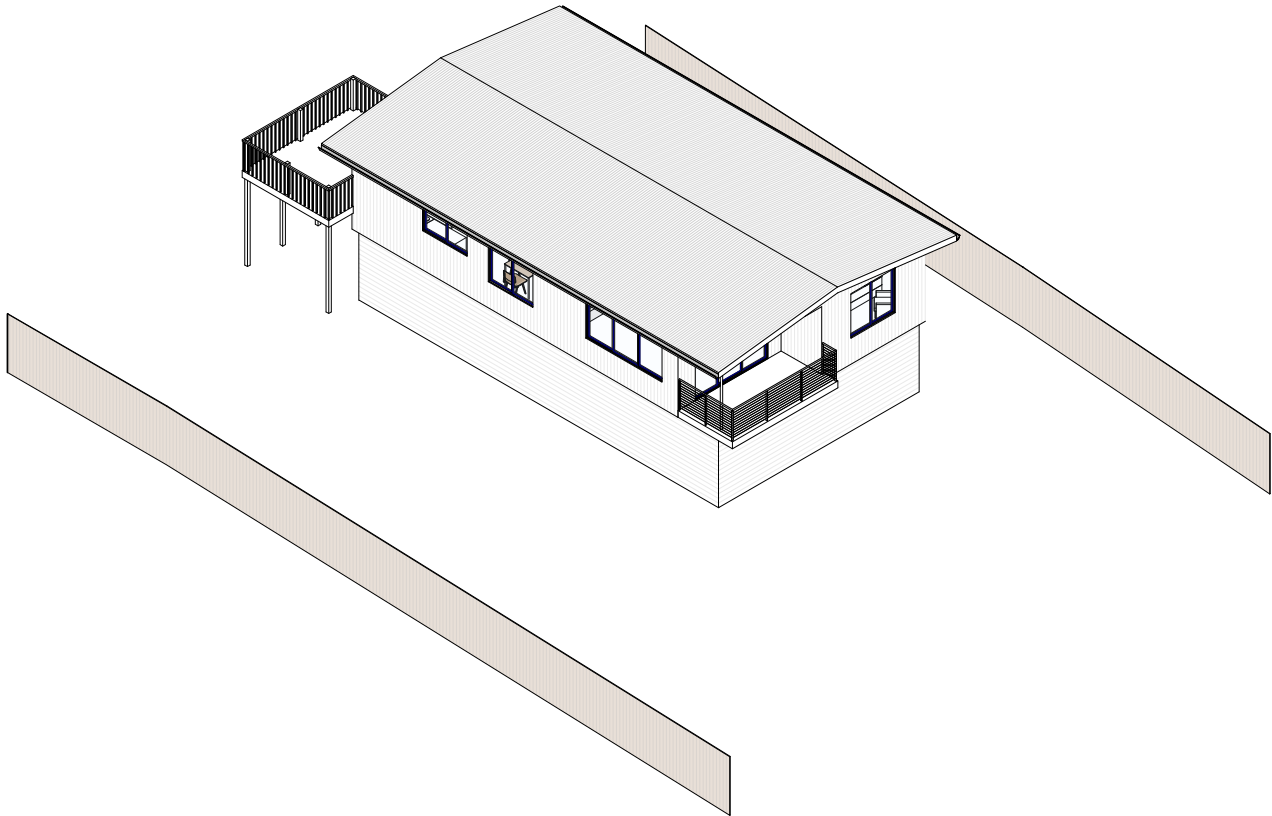




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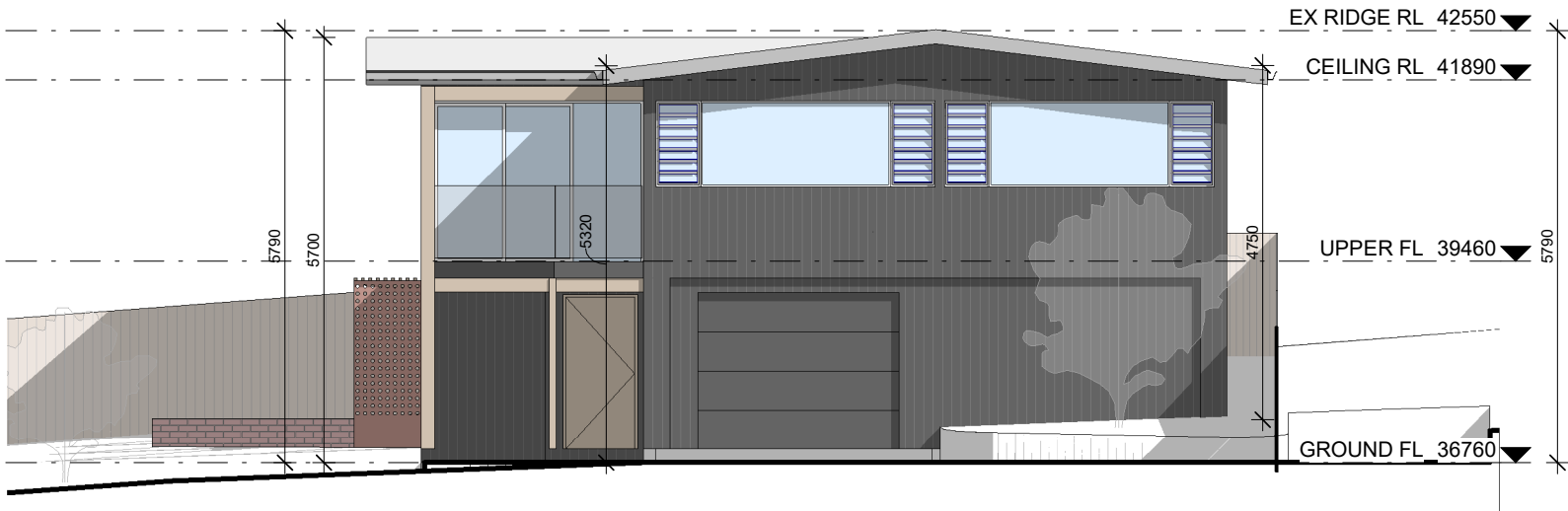
WEST ELEVATION - EXISTING UNIT 1

1 : 100



PROPOSED FINISHES

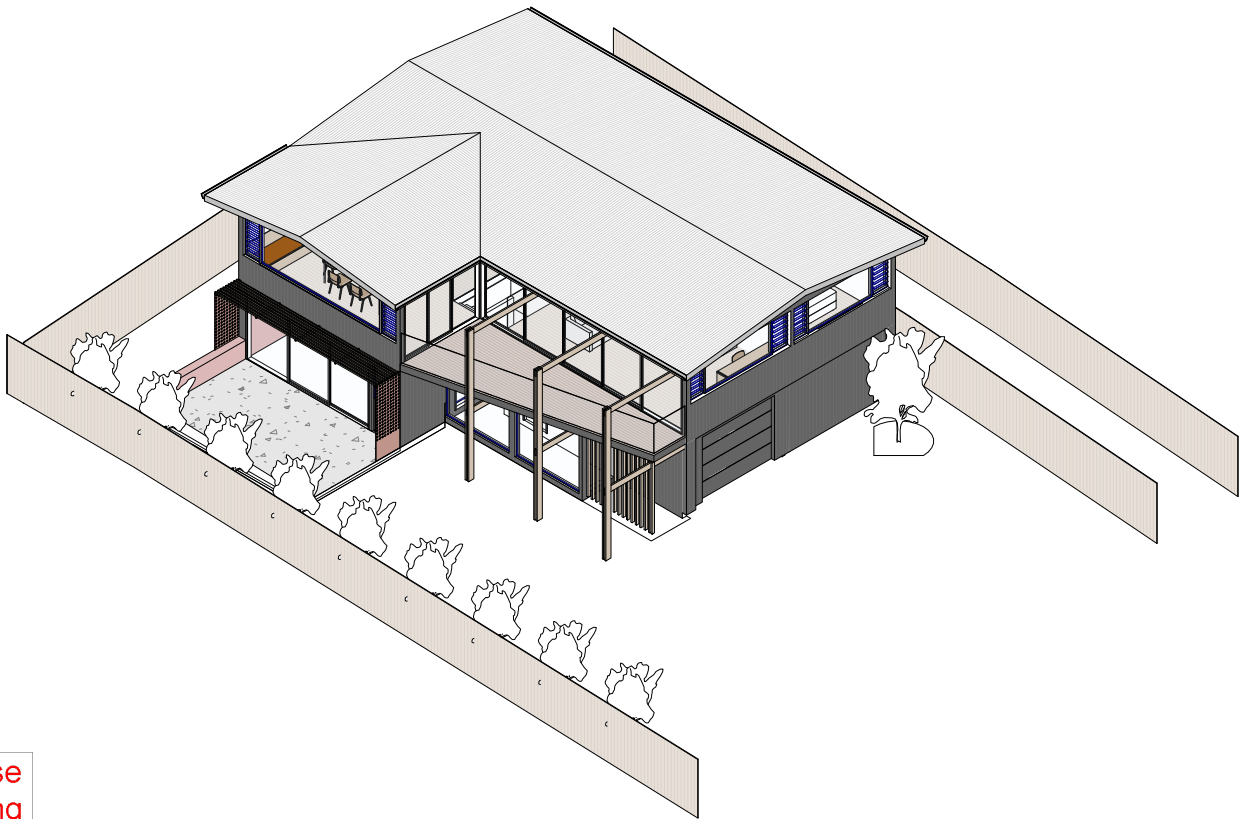
WALL CLADDING - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
PLINTH - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
ROOF - MID GREY CORRUGATED IRON ROOF WITH MID GREY FACSIA & GUTTERS
PERGOLA - EXPOSED RAW TIMBER WITH CUTEK SEALANT



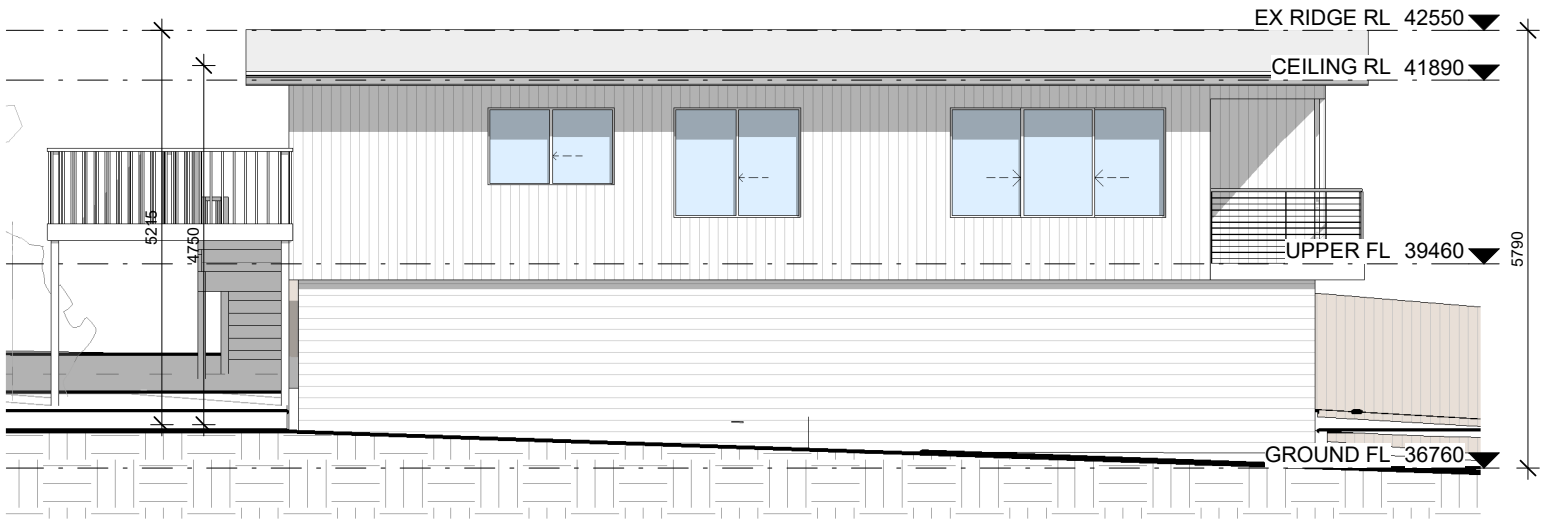
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WEST ELEVATION - PROPOSED UNIT 1

1 : 100



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1

NORTH ELEVATION - EXISTING UNIT 1

1 : 100

PROPOSED FINISHES

WALL CLADDING - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
PLINTH - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
ROOF - MID GREY CORRUGATED IRON ROOF WITH MID GREY FACSIA & GUTTERS
PERGOLA - EXPOSED RAW TIMBER WITH CUTEK SEALANT



2

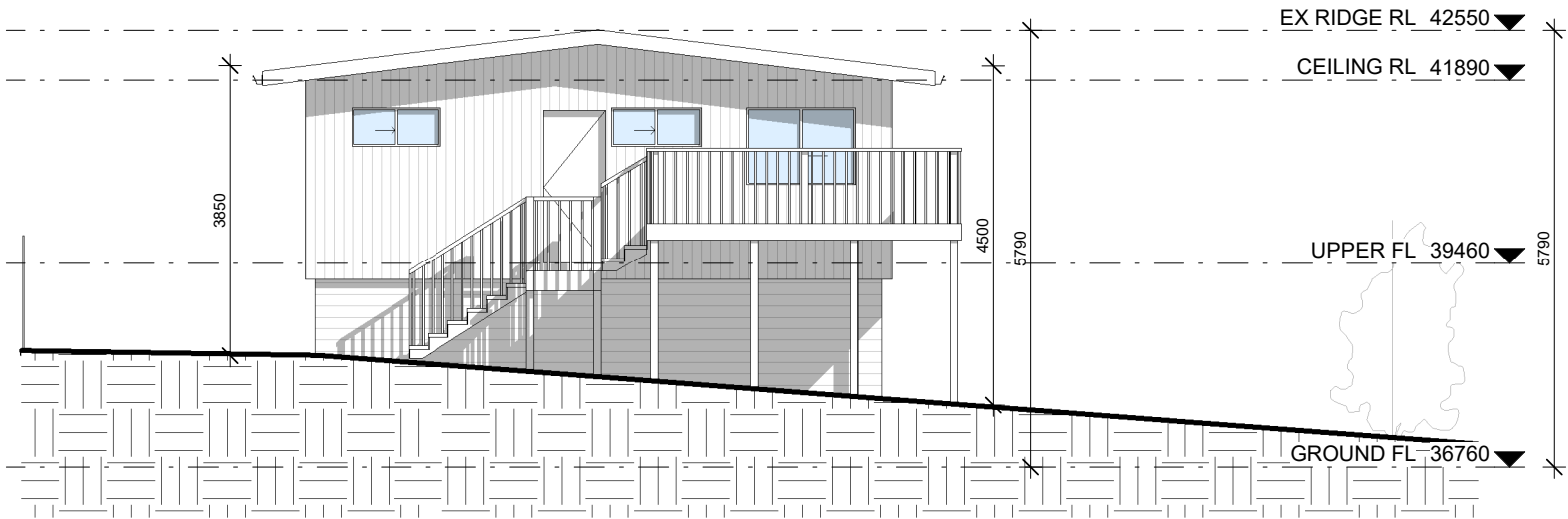
NORTH ELEVATION - PROPOSED UNIT 1

1 : 100

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EXISTING FINISHES

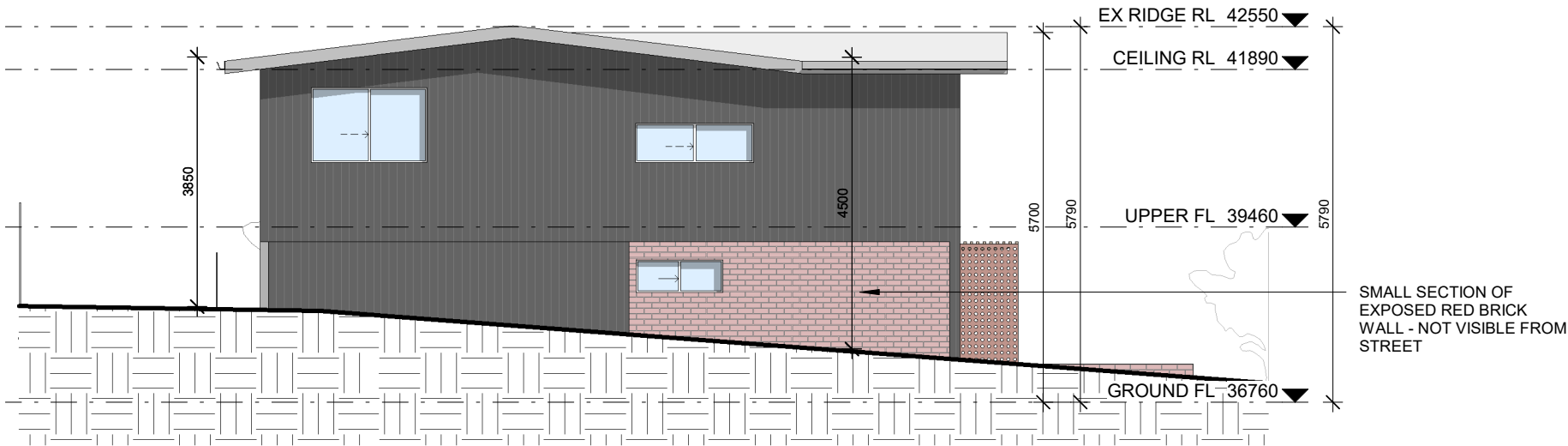
WALL CLADDING - WHITE PAINTED FC SHEET
PLINTH - WHITE PAINTED TIMBER BASEBOARDS
ROOF - CORRUGATED IRON ROOF WITH WHITE FACSIA & GUTTERS



1 EAST ELEVATION - EXISTING UNIT 1
1 : 100

PROPOSED FINISHES

WALL CLADDING - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
PLINTH - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
ROOF - MID GREY CORRUGATED IRON ROOF WITH MID GREY FACSIA & GUTTERS
PERGOLA - EXPOSED RAW TIMBER WITH CUTEK SEALANT

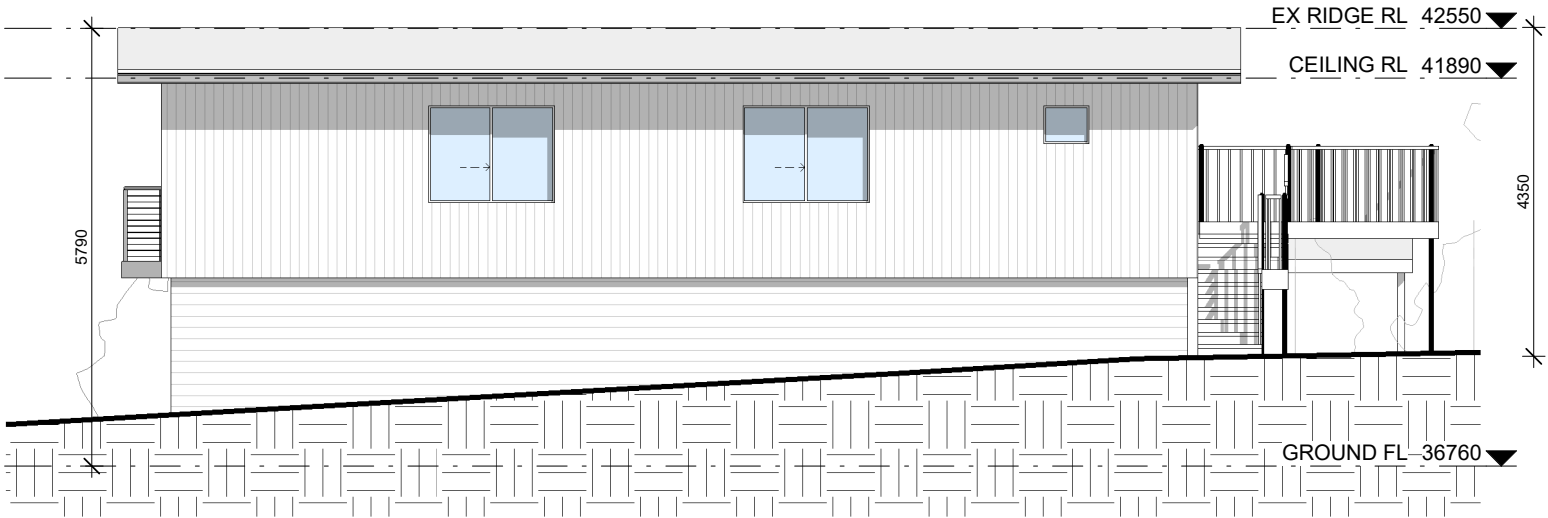


2 EAST ELEVATION - PROPOSED UNIT 1
1 : 100

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EXISTING FINISHES

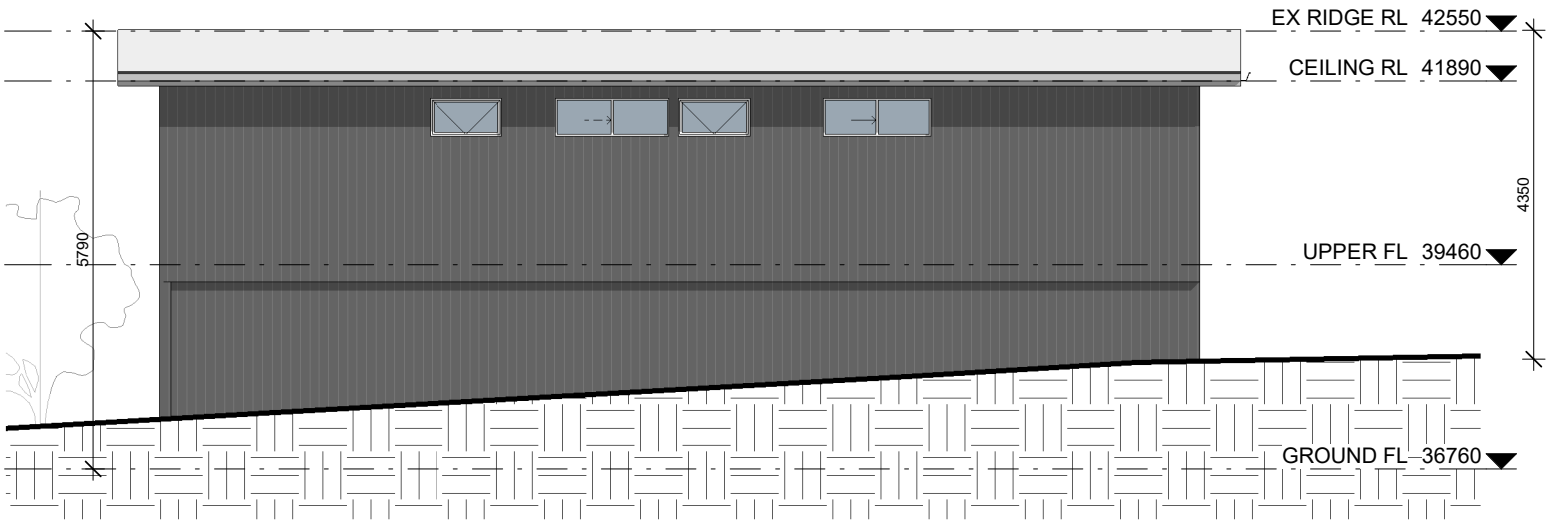
WALL CLADDING - WHITE PAINTED FC SHEET
PLINTH - WHITE PAINTED TIMBER BASEBOARDS
ROOF - CORRUGATED IRON ROOF WITH WHITE FACSIA & GUTTERS



1 SOUTH ELEVATION - EXISTING UNIT 1
1 : 100

PROPOSED FINISHES

WALL CLADDING - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
PLINTH - SHOU SUGI BAN CHARRED VERTICAL SHIPLAP TIMBER CLADDING
ROOF - MID GREY CORRUGATED IRON ROOF WITH MID GREY FACSIA & GUTTERS
PERGOLA - EXPOSED RAW TIMBER WITH CUTEK SEALANT



2 SOUTH ELEVATION - PROPOSED UNIT 1
1 : 100

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revision:	date:	description
A	13.07.21	Council RFI
B	10.05.22	Planning Permit Conditions 1

AREAS

Unit 01 - Existing		
Existing Ground Floor	99.91m ²	
Proposed Carport	17.79m ²	
TOTAL	117.7m ²	12.6sq

Unit 02		
Ground Floor (Inc. Garage)	137.92m ²	
Upper Floor	94.70m ²	
TOTAL	232.62m ²	25.03sq

Site	809.37m ²
Total Building Area	273.87m ²
Site Coverage	36.8%
Driveway	149m ²
Other Hard Surfaces (unroofed)	16m ²
Impervious Area	438.87m ²
Impermeability	54%

client:

stage:
Town Planning

project:
Multi-Residential

site address:
9 Reaby Street
Portarlington

title:
Proposed Floor Plans - Unit 02

job reference:
145 - 2020

scale:
1:100

sheet size:
A3



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0400 3111 66
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reg no:

DP-AD
38714



REGISTERED
Building Practitioner

sheet no:

TP₀₉

revision:

B



PROPOSED GROUND FLOOR PLAN -UNIT 02
SCALE 1:100



PROPOSED UPPER FLOOR PLAN -UNIT 02
SCALE 1:100

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revision:	date:	description
A	13.07.21	Council RFI
B	10.05.22	Planning Permit Conditions 1

Materials Schedule

1. Rendered brick work or similar
2. Timber cladding or similar light weight cladding
3. Painted FC sheeting
4. Selected screening (25% max. transparency)
5. Selected timber decking
6. 1.0m high glass balustrade
7. Aluminium frame door / window
8. Selected garage door
9. Selected timber door
10. Trimdek roofing (3°) or similar (non-reflective)
11. Timber pergola with timber battens above

client:

stage:
Town Planning

project:
Multi-Residential

site address:
9 Reaby Street
Portarlington

title:
Elevations 03 - Unit 02

job reference:		145 - 2020	D
scale:	drawn:		
1:100	db		
sheet size:	approved:	date:	
A3			13.07.21

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dBarber
BUILDING DESIGN

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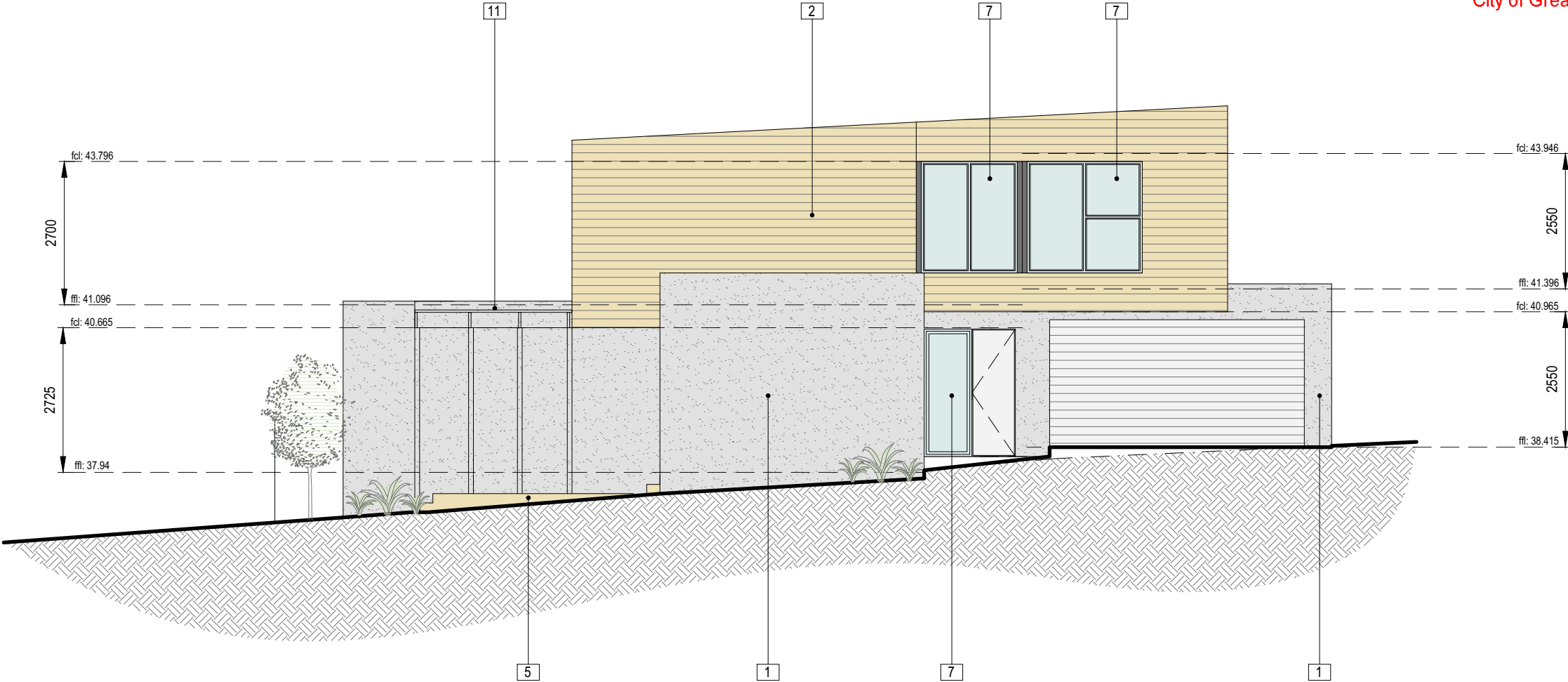
Design Matters
National
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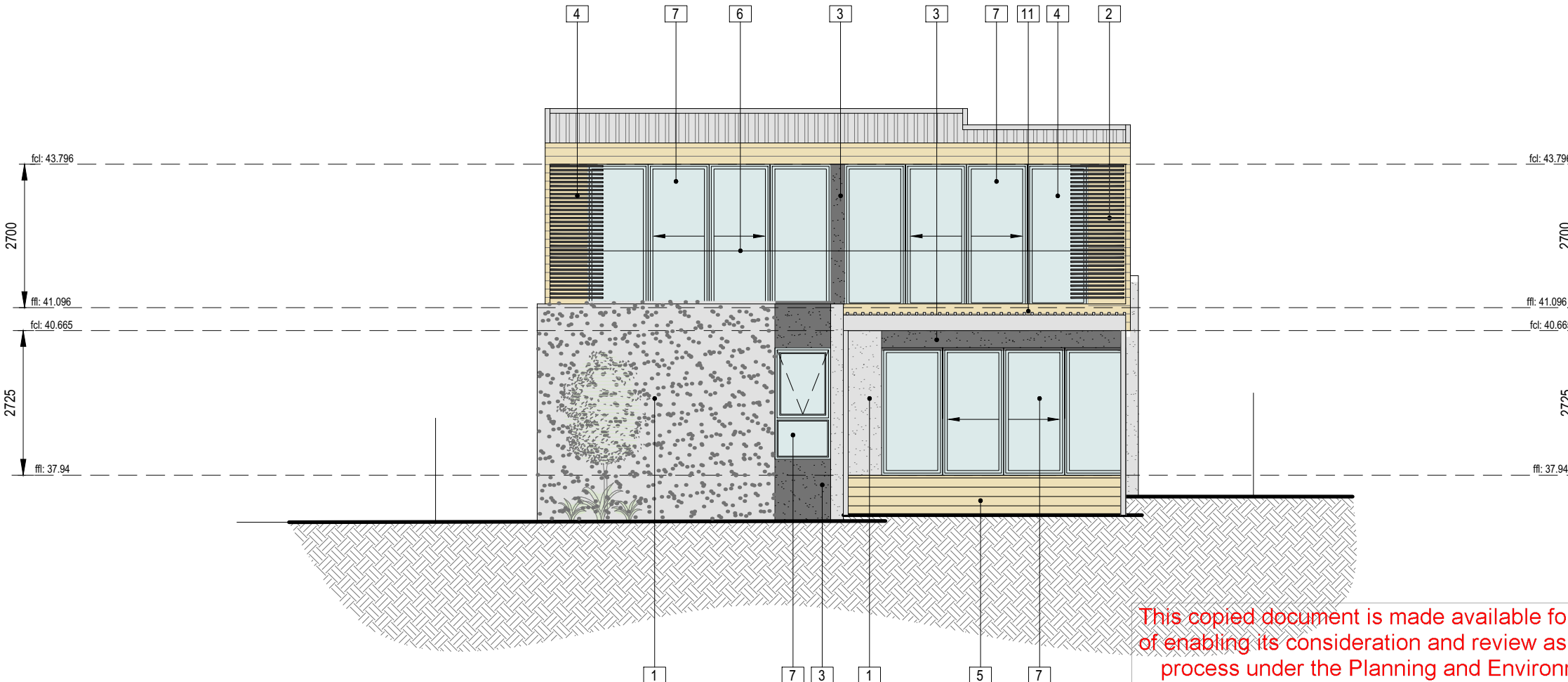
reg no: DP-AD 38714

sheet no: TP10 of 18

revision: B



WEST ELEVATION - Unit 02
SCALE 1:100



NORTH ELEVATION - Unit 02
SCALE 1:100

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revision:	date:	description
A	13.07.21	Council RFI
B	10.05.22	Planning Permit Conditions 1

Materials Schedule

1. Rendered brick work or similar
2. Timber cladding or similar light weight cladding
3. Painted FC sheeting
4. Selected screening (25% max. transparency)
5. Selected timber decking
6. 1.0m high glass balustrade
7. Aluminium frame door / window
8. Selected garage door
9. Selected timber door
10. Trimdek roofing (3°) or similar (non-reflective)
11. Timber pergola with timber battens above

client:

stage:
Town Planning

project:
Multi-Residential

site address:
9 Reaby Street
Portarlington

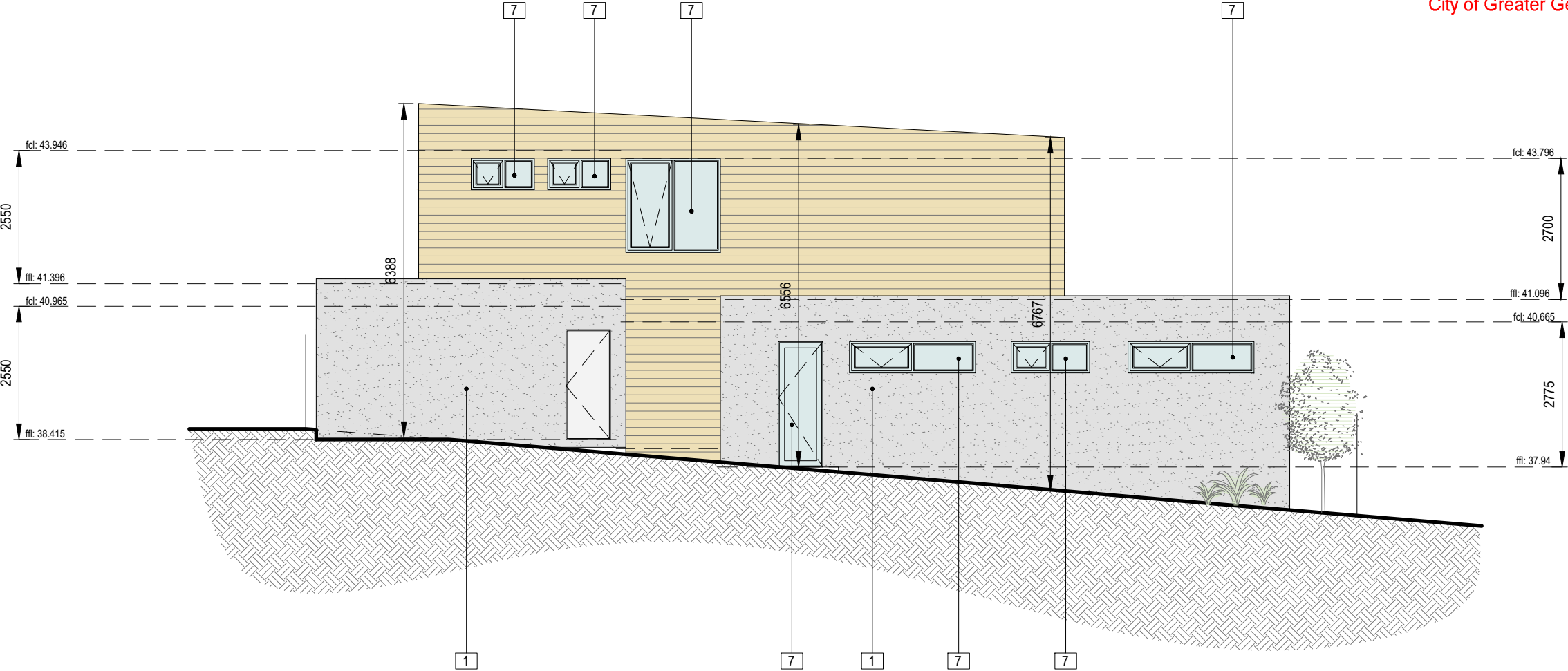
title:
Elevations 04 - Unit 02

job reference:		D
145 - 2020		
scale:	drawn:	3
1:100	db	
sheet size:	approved:	date:
A3		13.07.21

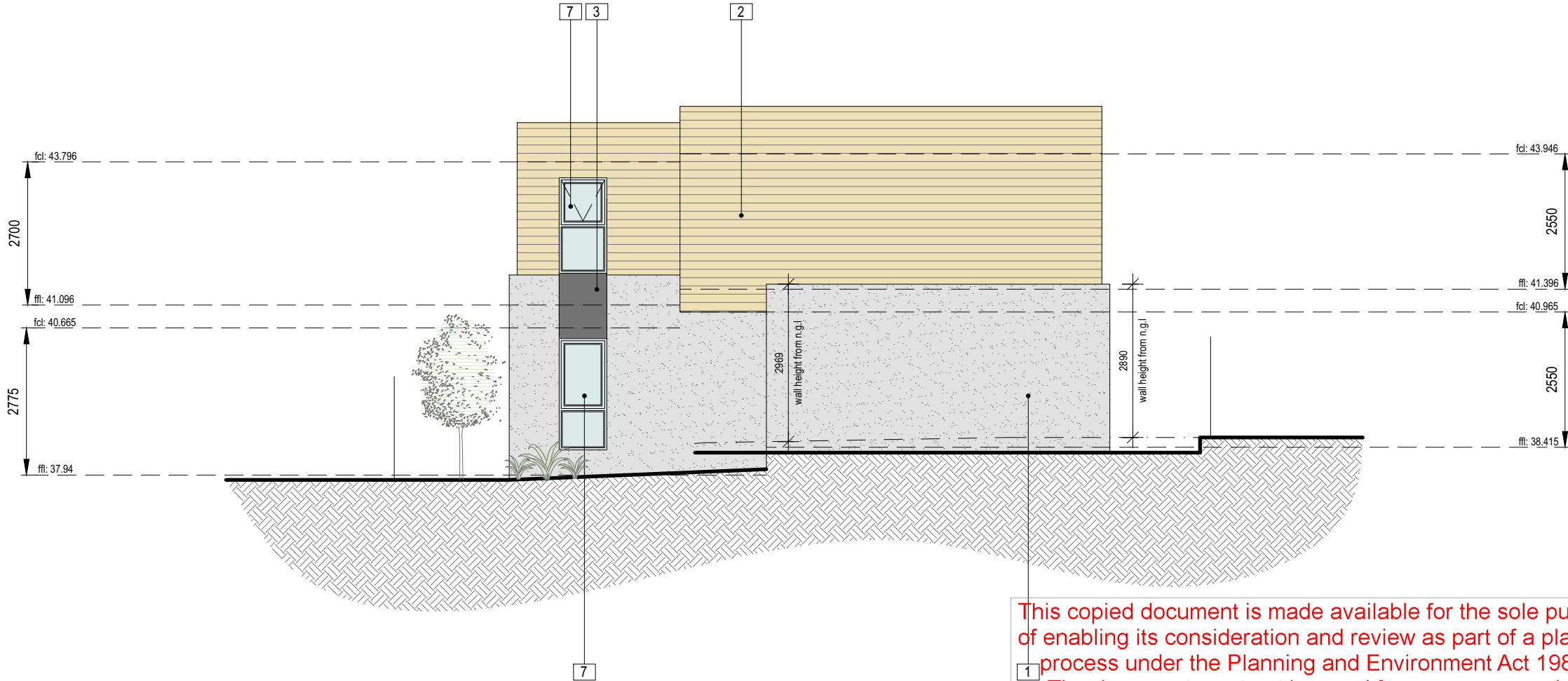
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National
This seal is valid for the
building design profession
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reg no:	sheet no:	revision:
DP-AD 38714	TP ₁₁ of 18	B

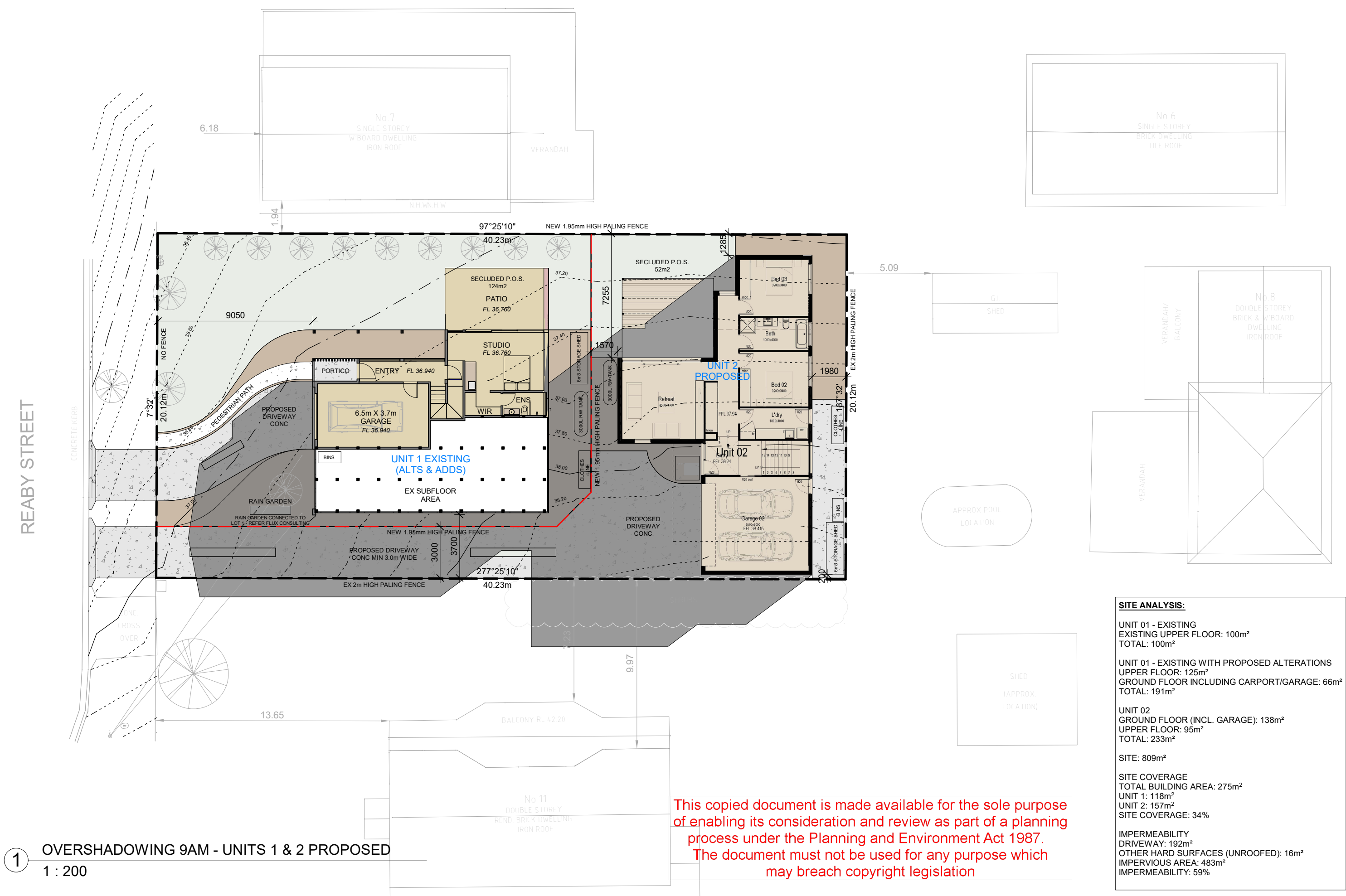


EAST ELEVATION - Unit 02
SCALE 1:100



SOUTH ELEVATION - Unit 02
SCALE 1:100

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REABY STREET

1 OVERSHADOWING 12PM - UNITS 1 & 2 PROPOSED
1 : 200



SITE ANALYSIS:

UNIT 01 - EXISTING
EXISTING UPPER FLOOR: 100m²
TOTAL: 100m²

UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS
UPPER FLOOR: 125m²
GROUND FLOOR INCLUDING CARPORT/GARAGE: 66m²
TOTAL: 191m²

UNIT 02
GROUND FLOOR (INCL. GARAGE): 138m²
UPPER FLOOR: 95m²
TOTAL: 233m²

SITE: 809m²

SITE COVERAGE
TOTAL BUILDING AREA: 275m²
UNIT 1: 118m²
UNIT 2: 157m²
SITE COVERAGE: 34%

IMPERMEABILITY
DRIVEWAY: 192m²
OTHER HARD SURFACES (UNROOFED): 16m²
IMPERVIOUS AREA: 483m²
IMPERMEABILITY: 59%

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REABY STREET

1 OVERSHADOWING 3PM - UNITS 1 & 2 PROPOSED
1 : 200



SITE ANALYSIS:

UNIT 01 - EXISTING
EXISTING UPPER FLOOR: 100m²
TOTAL: 100m²

UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS
UPPER FLOOR: 125m²
GROUND FLOOR INCLUDING CARPORT/GARAGE: 66m²
TOTAL: 191m²

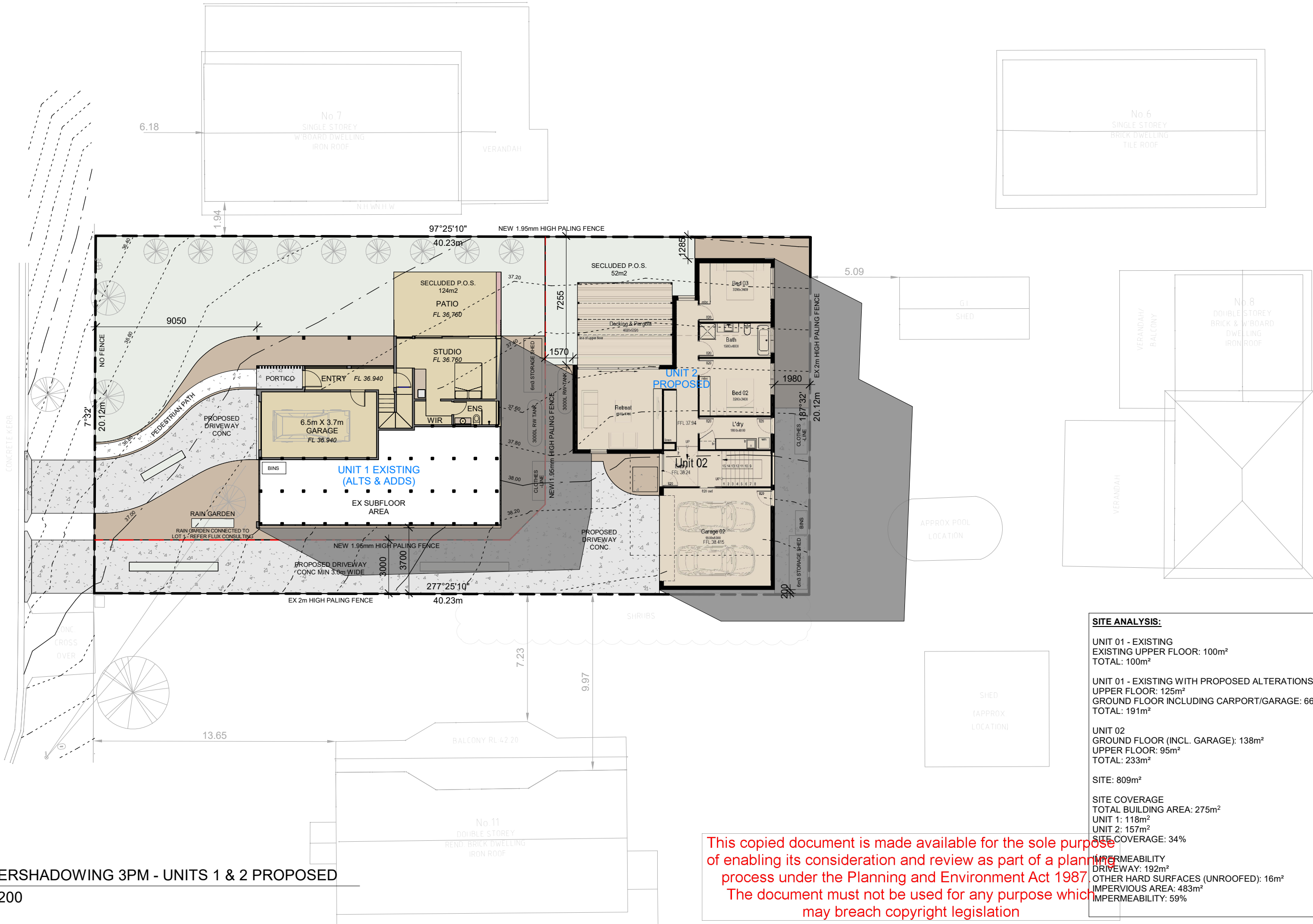
UNIT 02
GROUND FLOOR (INCL. GARAGE): 138m²
UPPER FLOOR: 95m²
TOTAL: 233m²

SITE: 809m²

SITE COVERAGE
TOTAL BUILDING AREA: 275m²
UNIT 1: 118m²
UNIT 2: 157m²
SITE COVERAGE: 34%

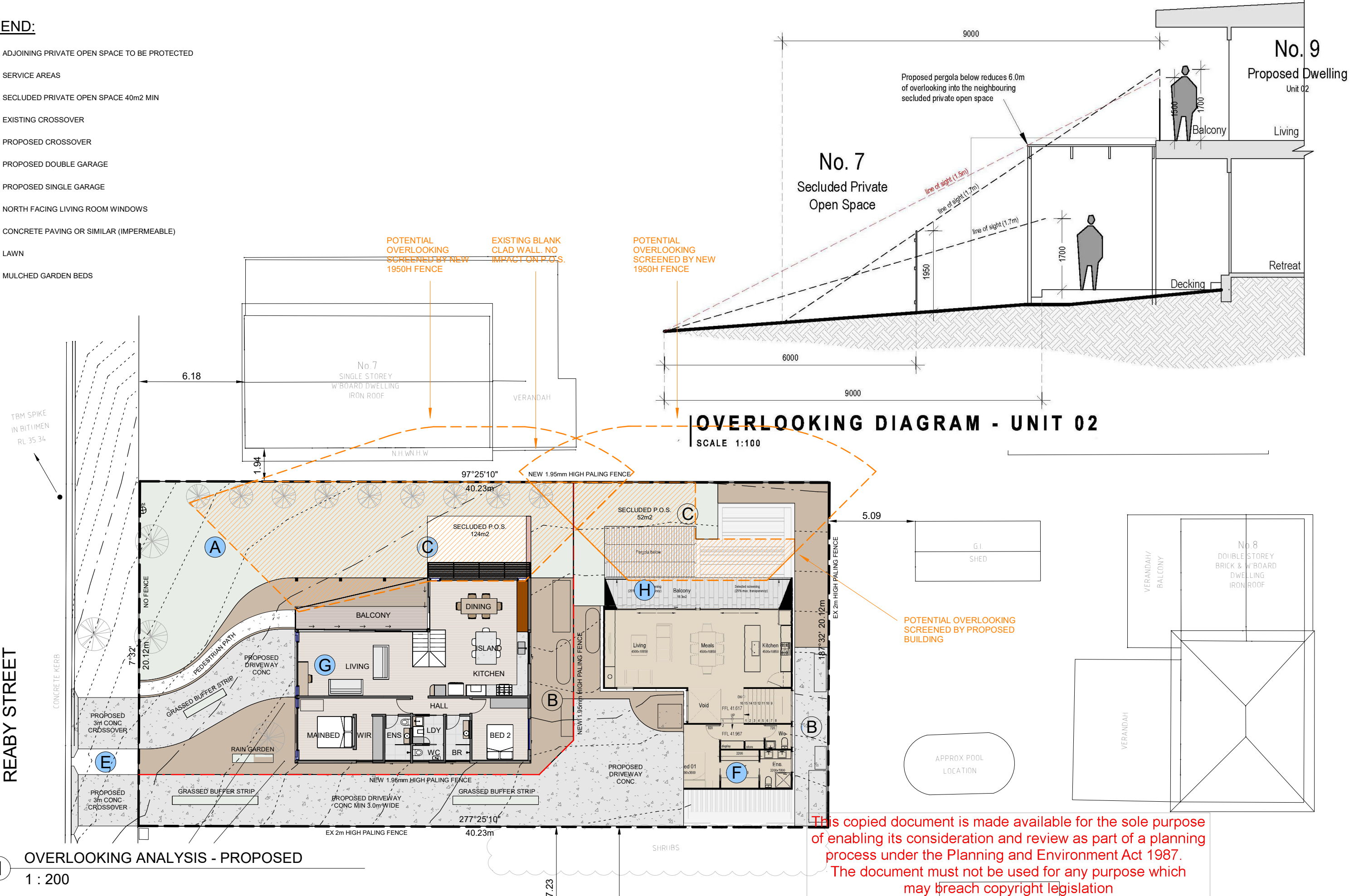
IMPERMEABILITY
DRIVEWAY: 192m²
OTHER HARD SURFACES (UNROOFED): 16m²
IMPERVIOUS AREA: 483m²
IMPERMEABILITY: 59%

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LEGEND:

- A ADJOINING PRIVATE OPEN SPACE TO BE PROTECTED
- B SERVICE AREAS
- C SECLUDED PRIVATE OPEN SPACE 40m2 MIN
- D EXISTING CROSSOVER
- E PROPOSED CROSSOVER
- F PROPOSED DOUBLE GARAGE
- G PROPOSED SINGLE GARAGE
- H NORTH FACING LIVING ROOM WINDOWS
- CONCRETE PAVING OR SIMILAR (IMPERMEABLE)
- LAWN
- MULCHED GARDEN BEDS

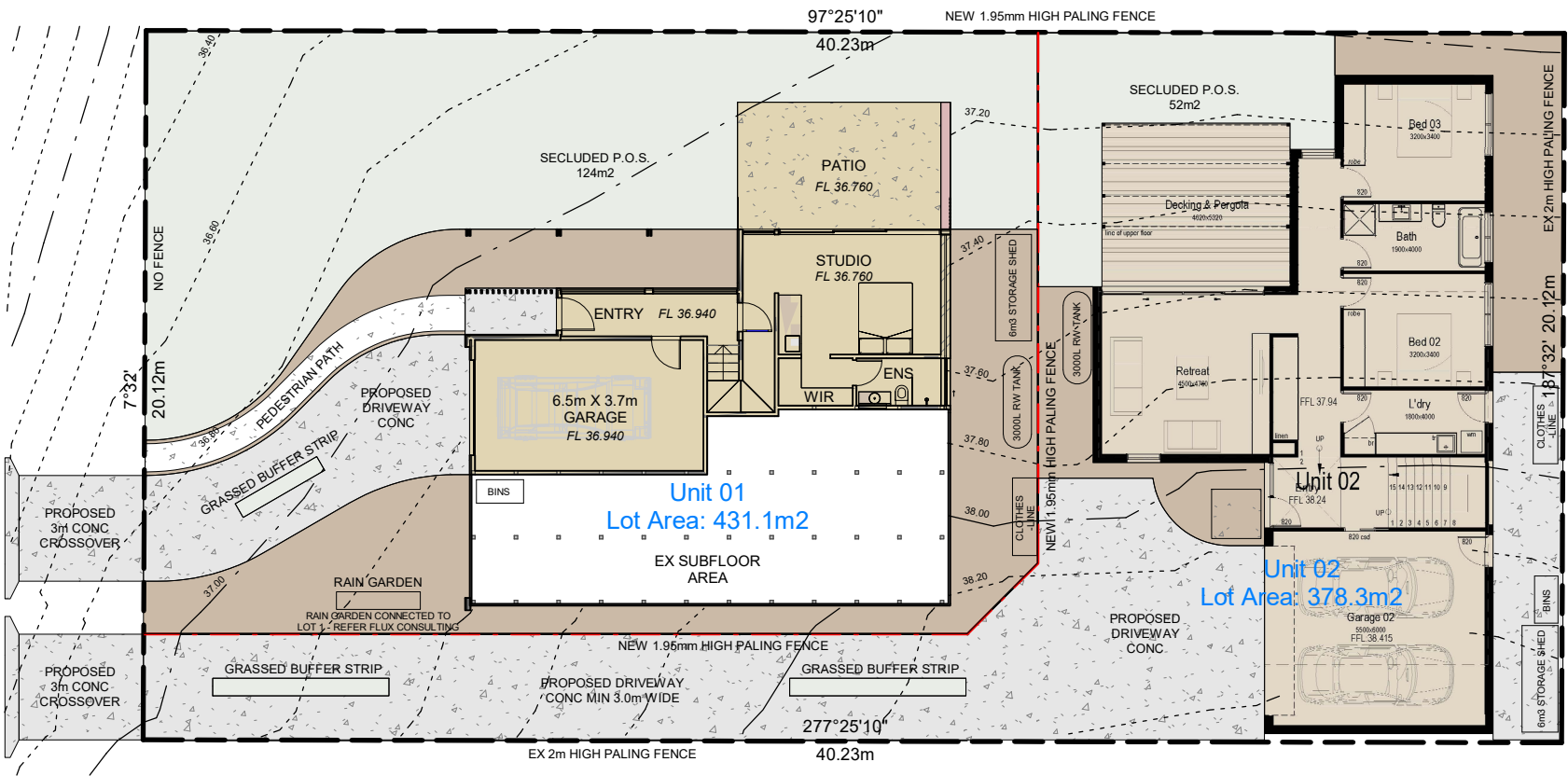


1 OVERLOOKING ANALYSIS - PROPOSED
1 : 200

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GARDEN AREA UNIT 1 = 225m²

GARDEN AREA UNIT 2 = 101m²



1 GARDEN AREA PLAN
1 : 200

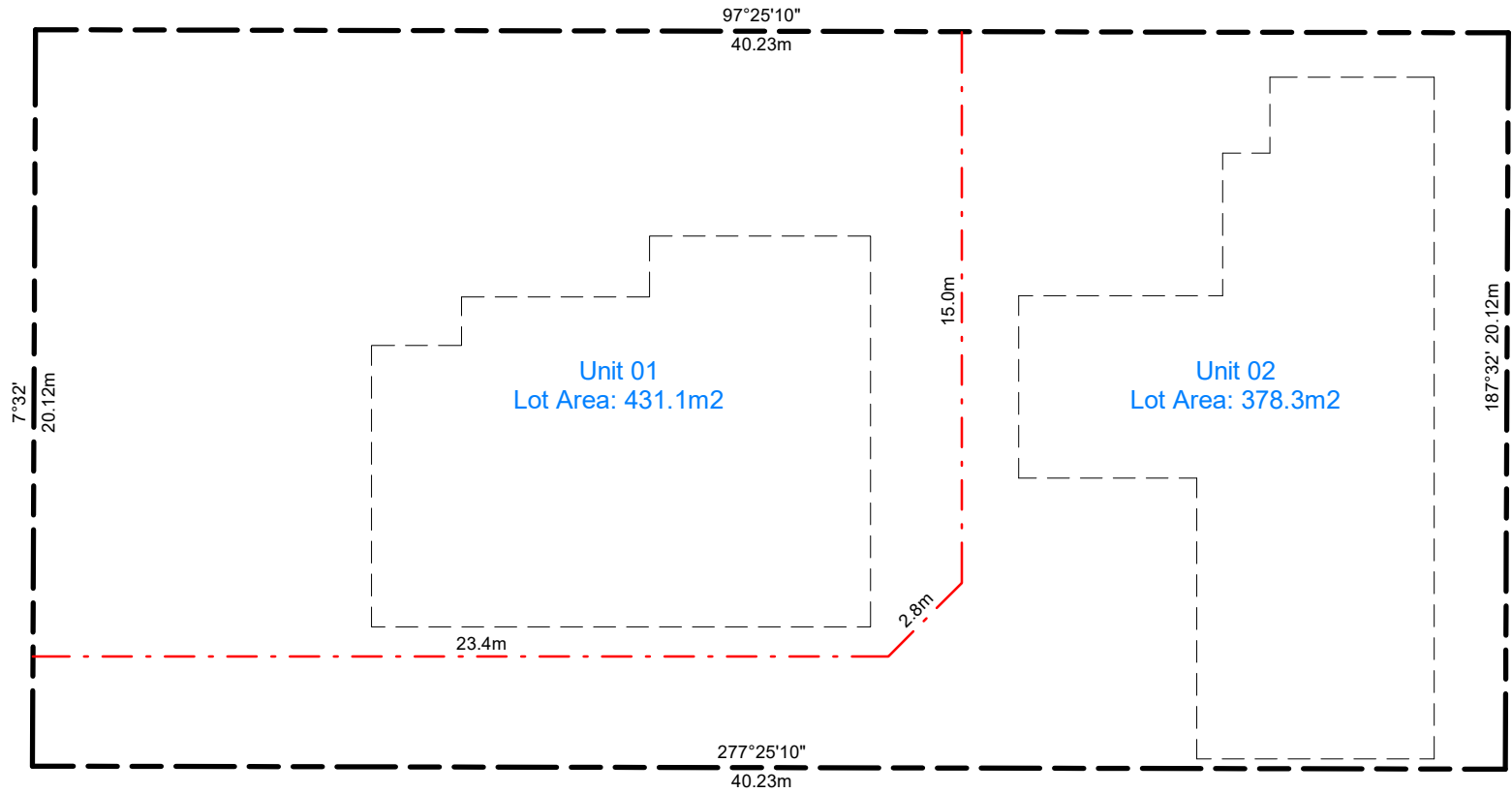
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Minimum Garden Area Requirement	
Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%
Site Area	809.37m ²
Require garden space =	283.27m ²
Actual garden space =	326m ²

SITE ANALYSIS:	
UNIT 01 - EXISTING	EXISTING UPPER FLOOR: 100m ²
TOTAL:	100m ²
UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS	UPPER FLOOR: 125m ²
GROUND FLOOR INCLUDING CARPORT/GARAGE:	66m ²
TOTAL:	191m ²
UNIT 02	GROUND FLOOR (INCL. GARAGE): 138m ²
UPPER FLOOR:	95m ²
TOTAL:	233m ²
SITE:	809m ²
SITE COVERAGE	TOTAL BUILDING AREA: 275m ²
UNIT 1:	118m ²
UNIT 2:	157m ²
SITE COVERAGE:	34%
IMPERMEABILITY	DRIVEWAY: 192m ²
OTHER HARD SURFACES (UNROOFED):	16m ²
IMPERVIOUS AREA:	483m ²
IMPERMEABILITY:	59%



1 PROPOSED STREETSCAPE
1 : 200



2 PROPOSED PLAN OF SUBDIVISION
1 : 200

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SITE ANALYSIS:	
UNIT 01 - EXISTING	
EXISTING UPPER FLOOR: 100m²	
TOTAL: 100m²	
UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS	
UPPER FLOOR: 125m²	
GROUND FLOOR INCLUDING CARPORT/GARAGE: 66m²	
TOTAL: 191m²	
UNIT 02	
GROUND FLOOR (INCL. GARAGE): 138m²	
UPPER FLOOR: 95m²	
TOTAL: 233m²	
SITE: 809m²	
SITE COVERAGE	
TOTAL BUILDING AREA: 275m²	
UNIT 1: 118m²	
UNIT 2: 157m²	
SITE COVERAGE: 34%	
IMPERMEABILITY	
DRIVEWAY: 192m²	
OTHER HARD SURFACES (UNROOFED): 16m²	
IMPERVIOUS AREA: 483m²	
IMPERMEABILITY: 59%	



SILVER BANKSIA



BLACK ANTHOR FLAX-LILY



TUSSOCK GRASS



HOP GOODENIA



GOLDEN WATTLE



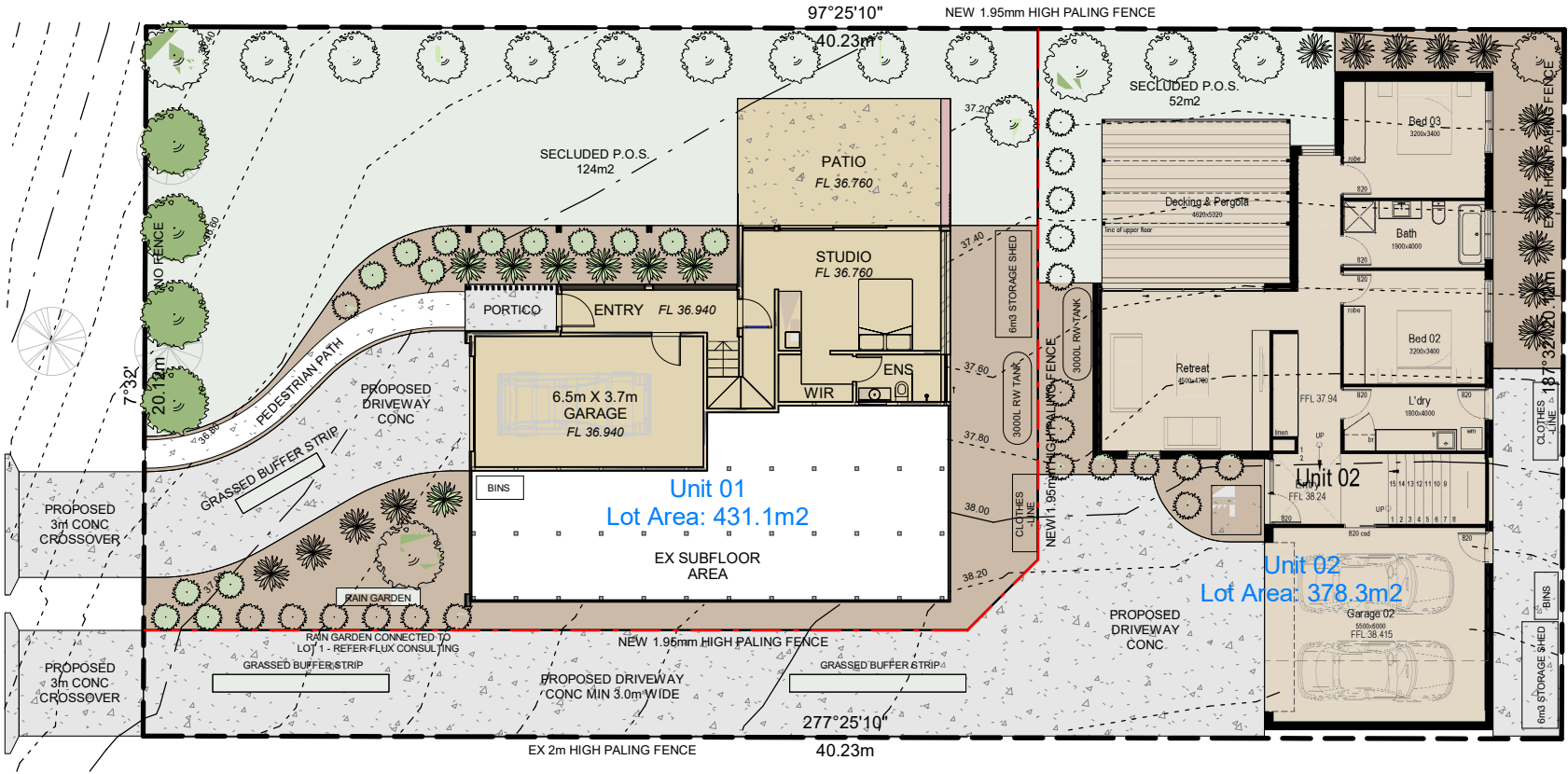
STICKY BOOBIALLA

PLANT LEGEND

- GOLDEN WATTLE OR SILVER BANKSIA
- STICKY BOOBIALLA
- BLACK ANTHOR FLAX-LILY OR HOP GOODENIA
- TUSSOCK GRASS

GARDEN AREA UNIT 1 = 225m²

GARDEN AREA UNIT 2 = 101m²



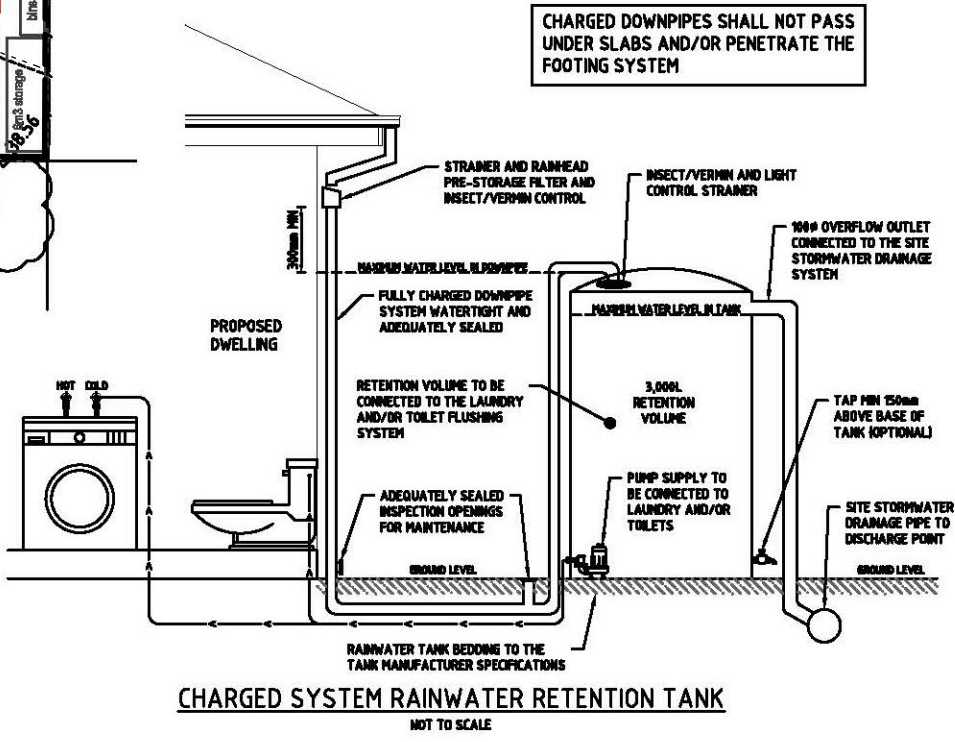
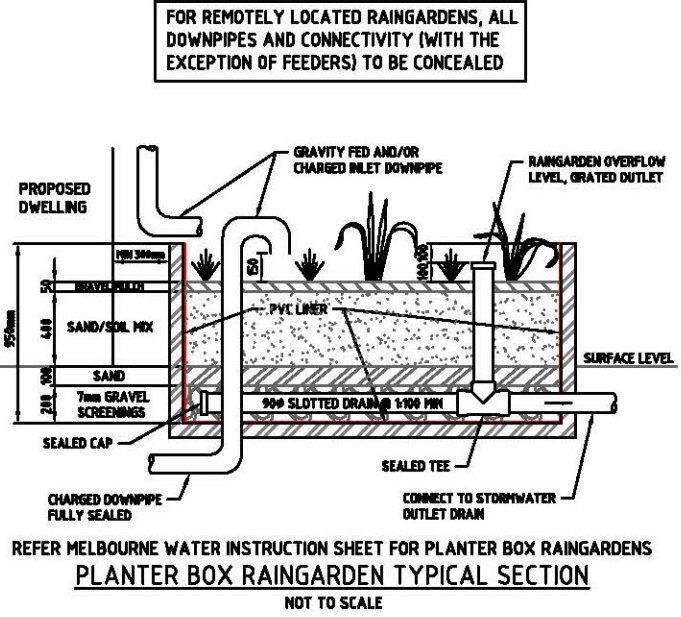
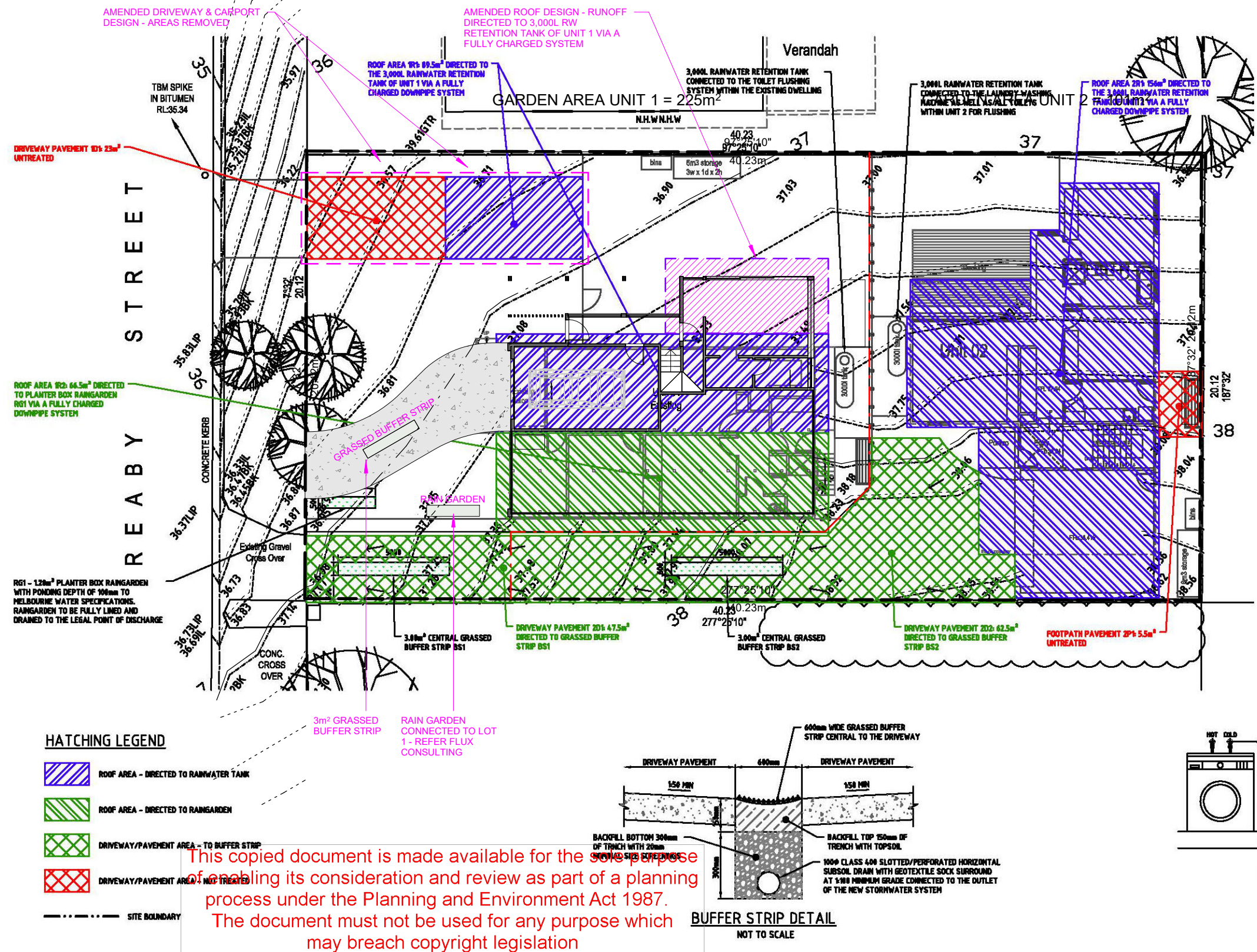
1 LANDSCAPING PLAN
1 : 200

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SITE ANALYSIS:	
UNIT 01 - EXISTING	
EXISTING UPPER FLOOR: 100m ²	
TOTAL: 100m ²	
UNIT 01 - EXISTING WITH PROPOSED ALTERATIONS	
UPPER FLOOR: 125m ²	
GROUND FLOOR INCLUDING CARPORT/GARAGE: 66m ²	
TOTAL: 191m ²	
UNIT 02	
GROUND FLOOR (INCL. GARAGE): 138m ²	
UPPER FLOOR: 95m ²	
TOTAL: 233m ²	
SITE: 809m ²	
SITE COVERAGE	
TOTAL BUILDING AREA: 275m ²	
UNIT 1: 118m ²	
UNIT 2: 157m ²	
SITE COVERAGE: 34%	
IMPERMEABILITY	
DRIVEWAY: 192m ²	
OTHER HARD SURFACES (UNROOFED): 16m ²	
IMPERVIOUS AREA: 483m ²	
IMPERMEABILITY: 59%	

DUAL OCCUPANCY DEVELOPMENT

9 REABY STREET, PORTARLINGTON



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