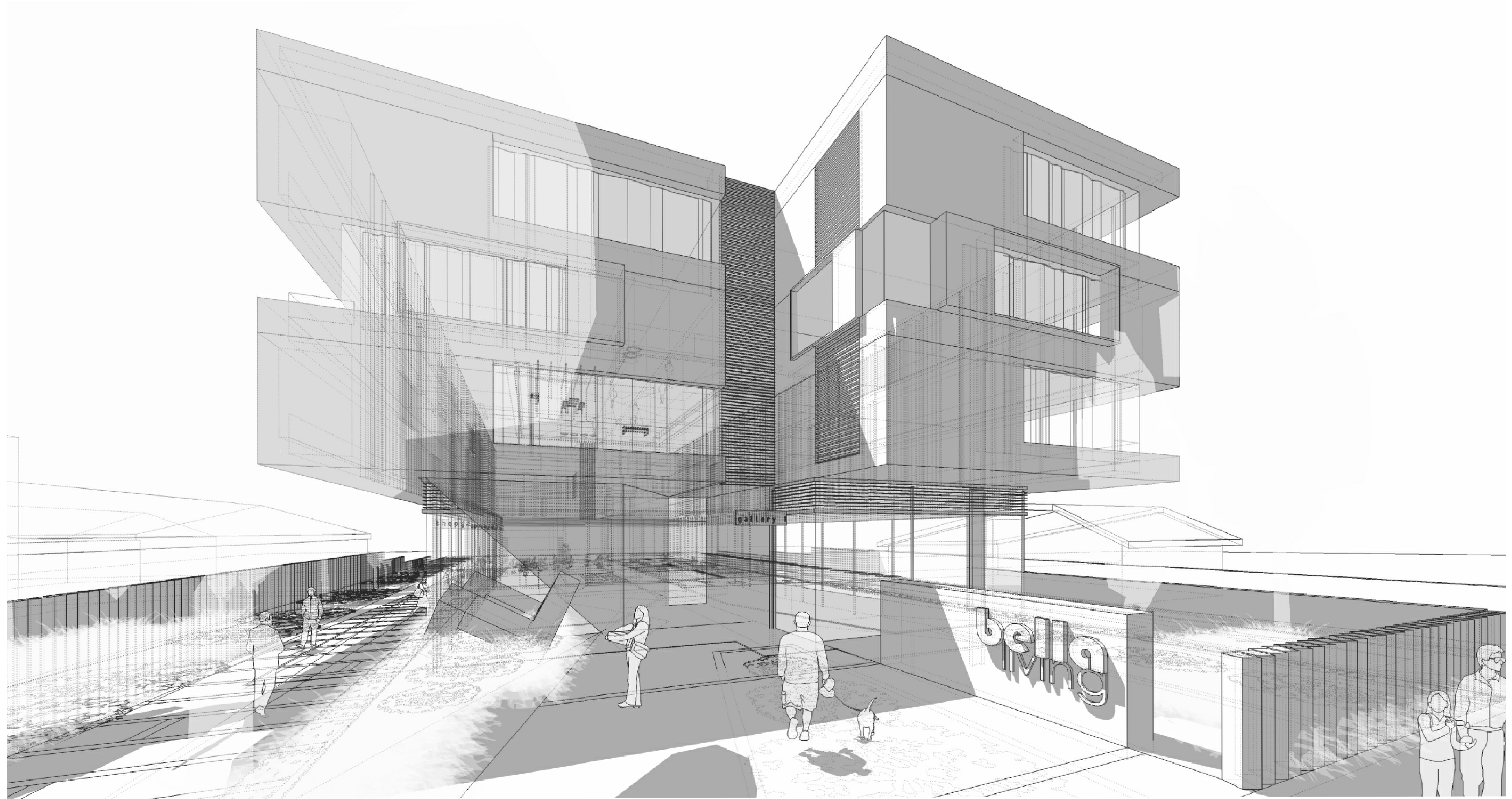


30-32 GEELONG ROAD, PORTARLINGTON

MULTI RESIDENTIAL DEVELOPMENT



30-32 GEELONG ROAD, PORTARLINGTON

MULTI RESIDENTIAL DEVELOPMENT

DRAWING SCHEDULE

Drawing No.	Drawing Title	Scale @ A3
TP0-000	Drawing Schedule / Development Summary	NTS
TP1-001	Site Information / Neighbourhood	NTS
TP1-002	Site Context Plan / Existing Conditions Plan	1:500
TP1-003	Survey	1:200
TP1-004	Design Response	1:200
TP2-001	Proposed Basement Plan	1:200
TP2-002	Proposed Ground Floor Plan	1:200
TP2-003	Proposed Typical Floor Plan (Level 1, 2 & 3)	1:200
TP2-004	Proposed Roof Plan	1:200
TP5-001	Proposed Elevations	1:200
TP6-001	Proposed Section	1:200
TP8-001	Streetscape Views	NTS
TP8-002	Streetscape Views	NTS
TP8-003	Streetscape Views	NTS
TP8-004	Benchmark Images	NTS
TP8-005	Benchmark Images	NTS
TP11-001	Shadow Diagram_September 22 - 9:00am	1:200
TP11-002	Shadow Diagram_September 22 - 12:00pm	1:200
TP11-003	Shadow Diagram_September 22 - 3:00pm	1:200

SITE AREA:	2,265 sqm
SITE COVERAGE:	36%
PERMEABILITY:	8%

DEVELOPMENT SUMMARY

LEVELS	UNITS / FLOOR	GFA RESIDENTIAL (excluding balconies)	BALCONY (m ²)	COMMON AREA / LOBBY (m ²)	RETAIL / RECEPTION (m ²)	EFFICIENCY	GFA CARPARK (m ²)	CARS TOTAL	TYPE 1 1 BED 46m ²	TYPE 2 1+1 BED 55m ²	TYPE 3 1+1 BED 59m ²	TYPE 4 2 BED 63m ²	TYPE 5 2 BED 65m ²	TOTAL
B1					113		2,085 (avg.)	57						
LG	4	228	210 (terrace)	116	456	83%			-	2	2	-	-	4
L1	17	959	178	169		82%			6	-	4	4	3	17
L2	17	959	178	169		82%			6	-	4	4	3	17
L3	17	959	178	169		82%			6	-	4	4	3	17
TOTAL	55	3,105 m²	774 m²	623 m²	569 m²	82%	2,085 m²	57	18	2	14	12	9	55
									33%	29%		38%		

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12.09.14	E		Issued for Council ResCode Standards

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Drawing Schedule / Development Summary

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP0-000	E



GEELONG ROAD AMENITIES
 SITE: 30-34 GEELONG ROAD, PORTARLINGTON, 3223

- | | |
|--|--|
| <p>1 NEWCOMBE ST SHOPS - 850m west of site
 cnr Mills Street and Page Street</p> <p>2 PORTARLINGTON RD SHOPS - 800m north of site
 cnr Canterbury Road and Albert Road</p> <p>3 FLORA & FAUNA RESERVE - 400m west of site
 cnr Richardson and Nimmo Street</p> <p>4 PORTARLINGTON RECREATION RESERVE - 230m north west of site
 cnr Armstrong Street and Canterbury Road</p> | <p>5 SS NASH RESERVE - 200m north west of site
 Canterbury Road</p> <p>6 LITTLE RESERVE - 270m north of site
 cnr Richardson Street and Mills Street</p> |
|--|--|

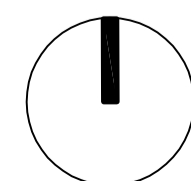
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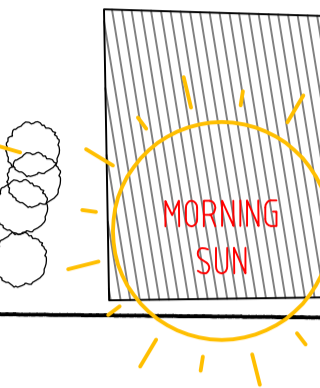
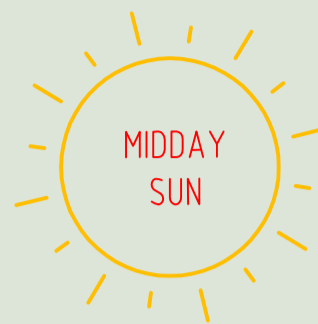
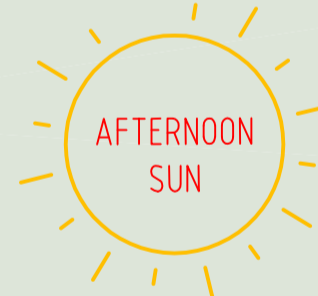
30-32 Geelong Road, Portarlington

Site Information / Neighbourhood

Job No. 1308117	Scale: NTS	Dwg. No. TP1-001	Rev. C
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SITE ANALYSIS

- (A) SUBJECT SITE: 30 GEELONG ROAD, PORTARLINGTON, 3223. EXISTING SINGLE STOREY DWELLING & WAREHOUSE
- (B) SUBJECT SITE: 32 GEELONG ROAD, EXISTING SINGLE STOREY WAREHOUSE
- (C) 34 GEELONG ROAD, EXISTING SINGLE STOREY WAREHOUSE
- (D) 36-38 GEELONG ROAD, EXISTING SINGLE STOREY WAREHOUSE
- (E) 36-38 GEELONG ROAD, EXISTING SINGLE STOREY WAREHOUSE
- (F) 40 GEELONG ROAD, EXISTING SINGLE STOREY WAREHOUSE
- (G) 28 GEELONG ROAD, EXISTING SINGLE STOREY WEATHERBOARD DWELLING
- (H) 26 GEELONG ROAD, EXISTING SINGLE STOREY WEATHERBOARD DWELLING
- (J) 24 GEELONG ROAD, EXISTING SINGLE STOREY WEATHERBOARD DWELLING
- (K) 22 GEELONG ROAD, EXISTING SINGLE STOREY BRICK BUILDING
- (L) 25 GEELONG ROAD, EXISTING DOUBLE STOREY WEATHERBOARD DWELLING
- (M) 27 GEELONG ROAD, EXISTING DOUBLE STOREY BRICK DWELLING
- (N) 29 GEELONG ROAD, EXISTING SINGLE STOREY BRICK DWELLING
- (O) 31 GEELONG ROAD, EXISTING SINGLE STOREY BRICK DWELLING
- (P) 33 GEELONG ROAD, EXISTING SINGLE STOREY BRICK DWELLING
- (Q) 35 GEELONG ROAD, EXISTING SINGLE STOREY WEATHERBOARD DWELLING
- (R) 37 GEELONG ROAD, EXISTING DOUBLE STOREY WEATHERBOARD DWELLING
- (S) 39 GEELONG ROAD, VACANT BLOCK



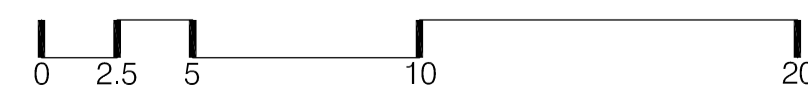
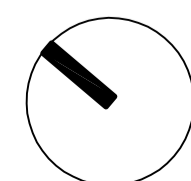
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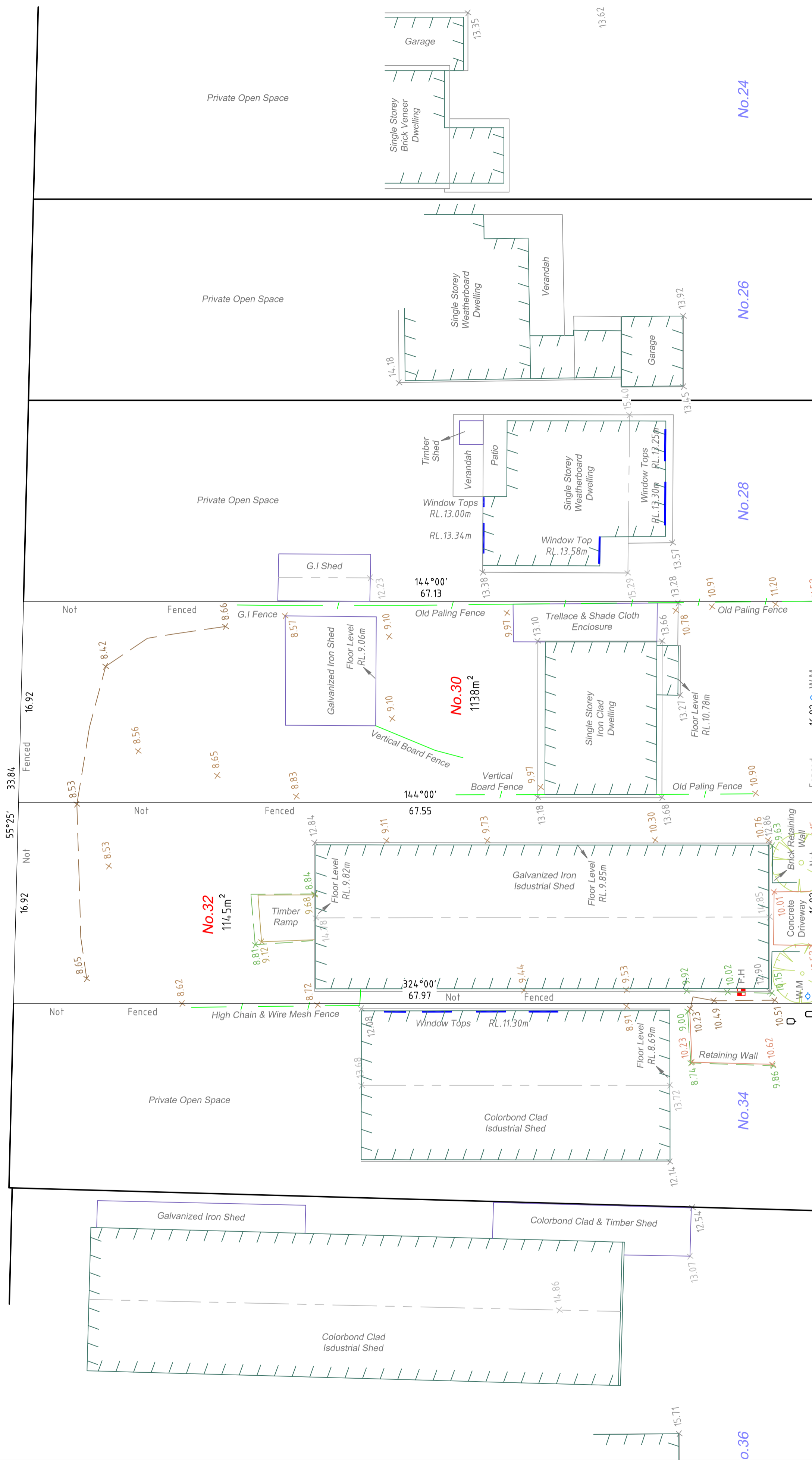
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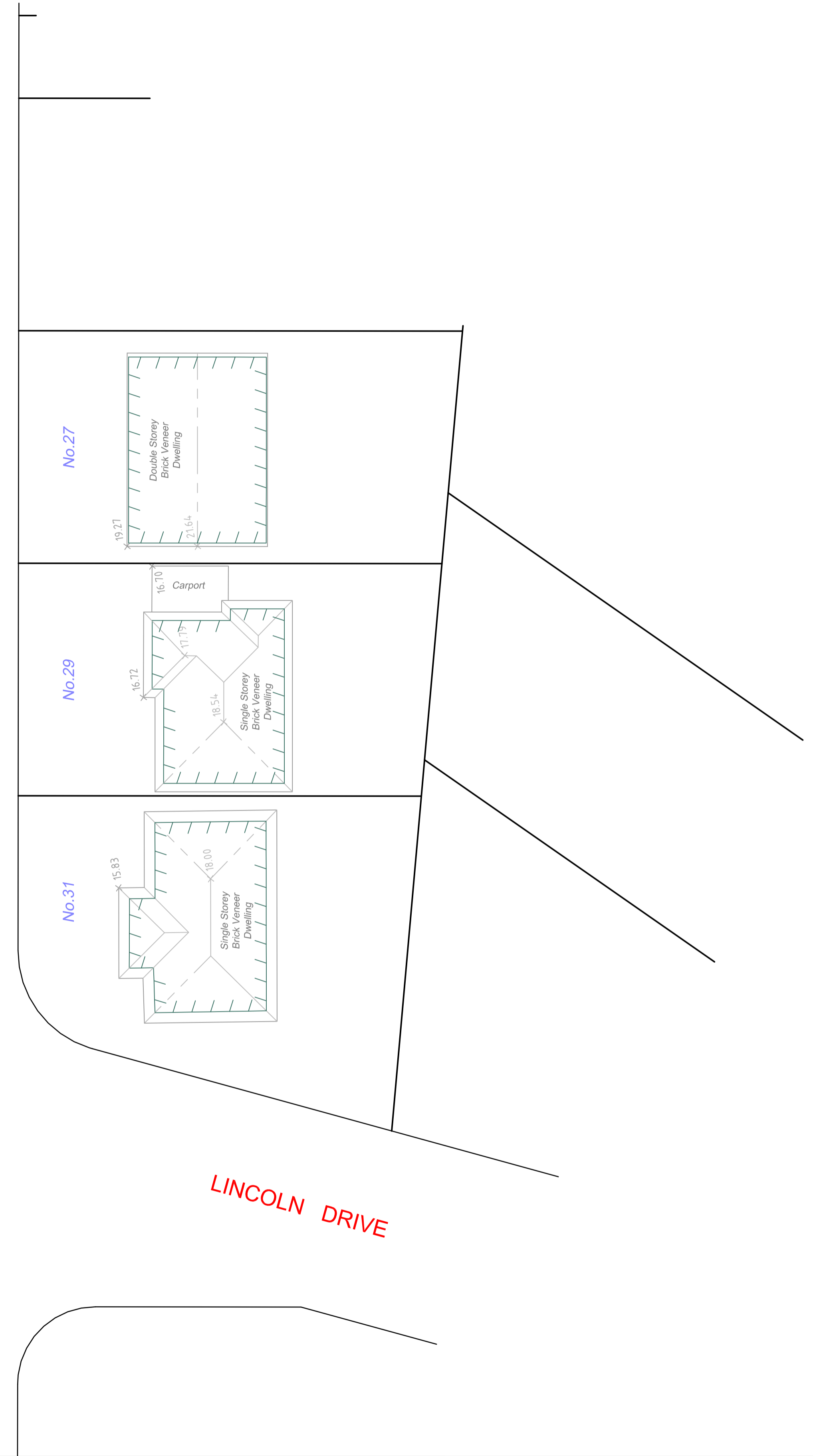
Site Context Plan / Existing Conditions Plan

Job No. 1308117	Scale: 1:1000@A3	Dwg. No. TP1-002	Rev. C
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RACECOURSE RESERVE



GEELONG ROAD



LINCOLN DRIVE

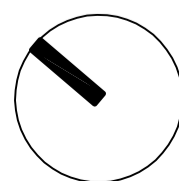
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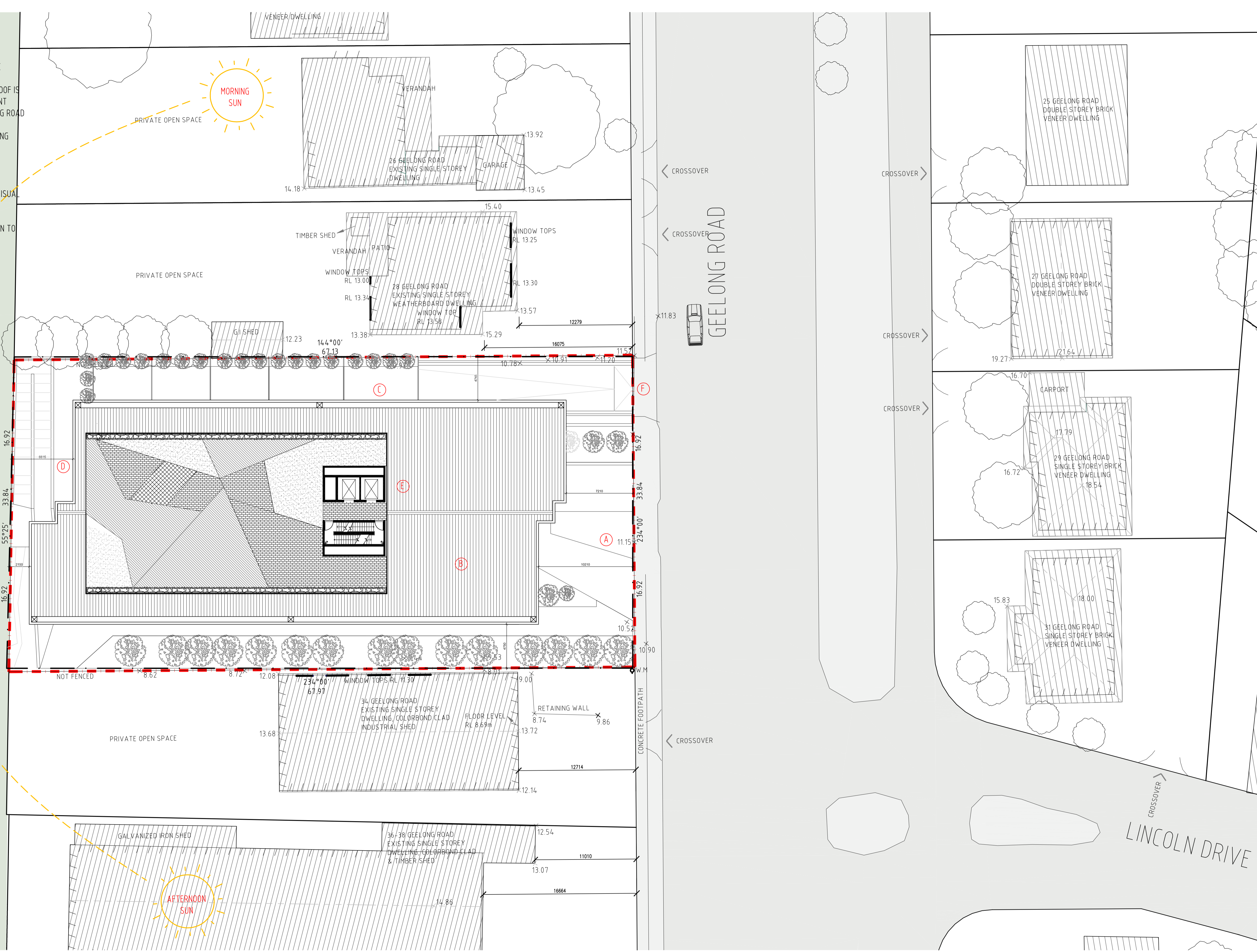
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Survey

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP1-003	C

DESIGN RESPONSE
 SUBJECT SITE: 30-32 GEELONG ROAD, PORTARLINGTON

- (A) FRONT SETBACK CONSISTENT WITH PATTERN OF STREETSCAPE
- (B) FLAT ROOF TO MINIMISE ANY HEIGHT IMPACT. THE PROPOSED ROOF IS ARTICULATED IN THE INTEREST OF MAINTAINING THE CONSISTENT PATTERN OF ROOF FORMS AND BUILDING SCALE ALONG GEELONG ROAD
- (C) WINDOWS AT LEVEL 1-3 TO PREVENT OVERLOOKING OF ADJOINING PROPERTIES TO HAVE OBSCURED GLASS
- (D) REAR APARTMENT BALCONIES OPEN TO NORTHERLY LIGHT
- (E) MECHANICAL UNITS POSITIONED CENTRALLY TO MINIMISE ANY VISUAL IMPACT
- (F) 1 NEW CROSSOVER ON GEELONG ROAD WITH MINIMAL DISRUPTION TO EXISTING STREETScape



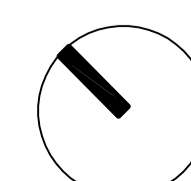
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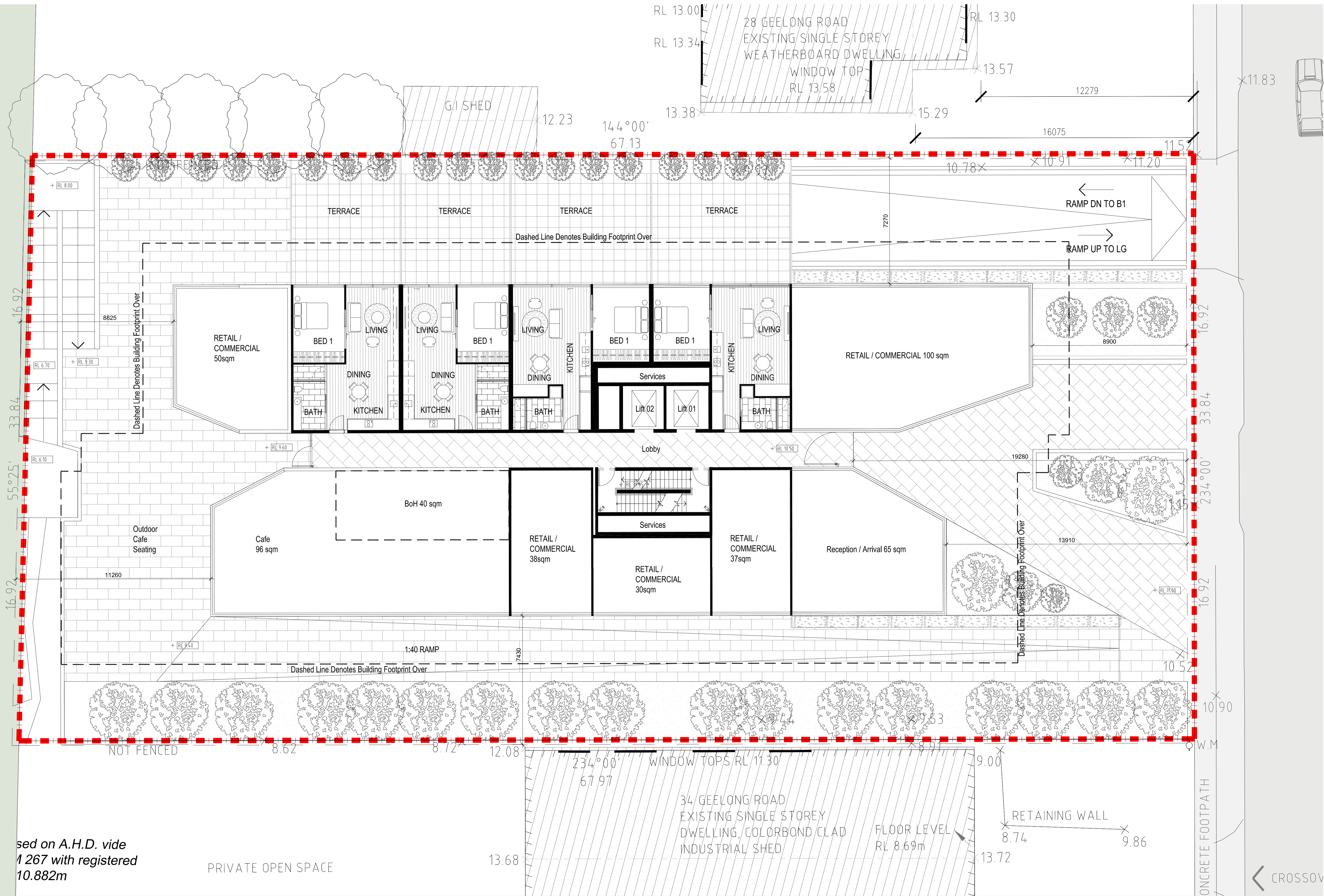
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Design Response

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:200@A1	TP1-004	D

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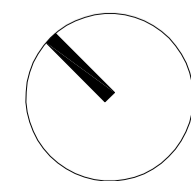
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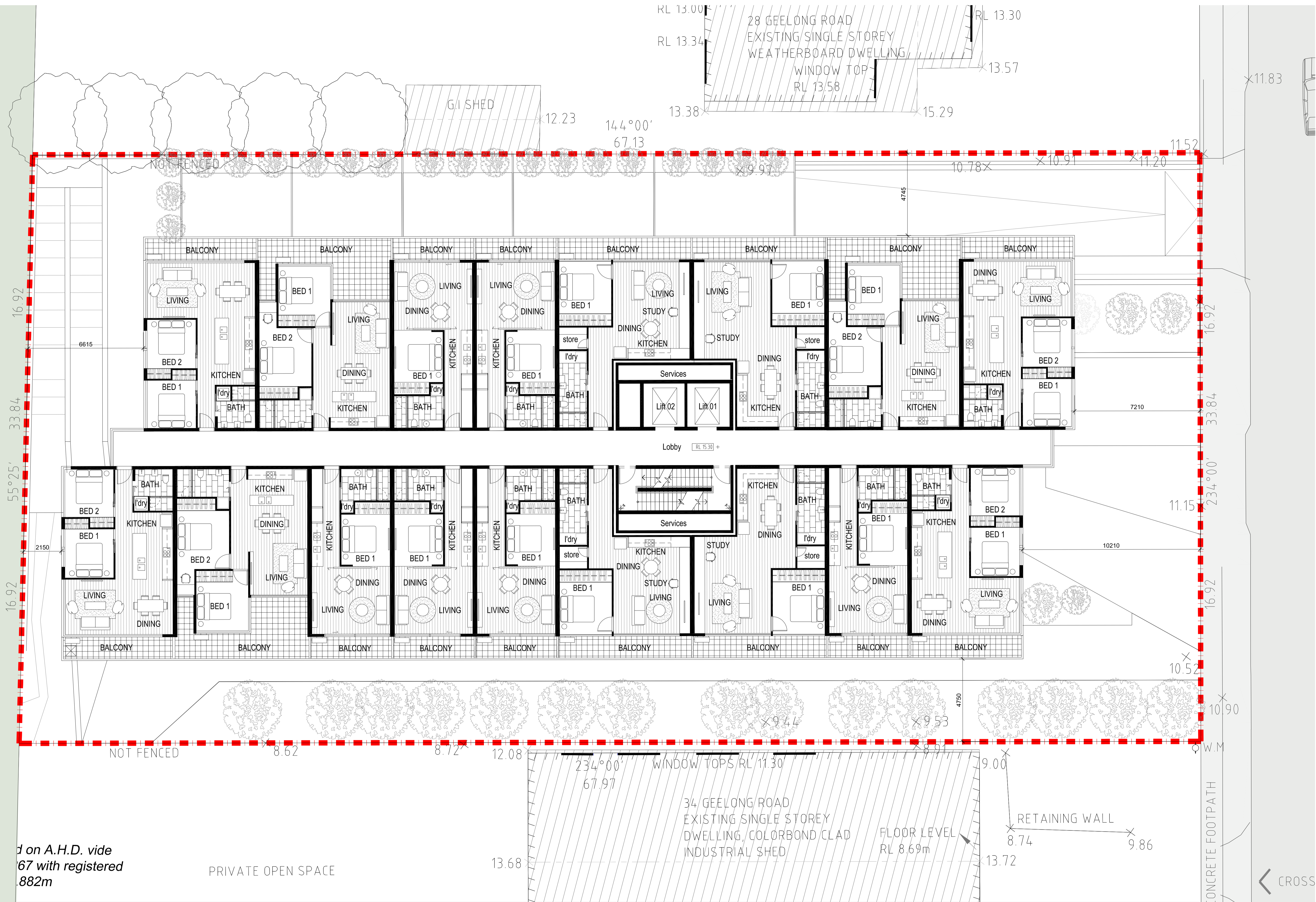
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Proposed Ground Floor Plan

Job No. 1308117	Scale: 1:200@A1	Dwg. No. E	Rev. TP2-002
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RACECOURSE RESERVE



as shown on A.H.D. vide
67 with registered
882m

PRIVATE OPEN SPACE

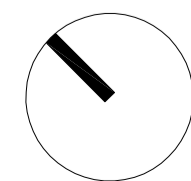
CONCRETE FOOTPATH

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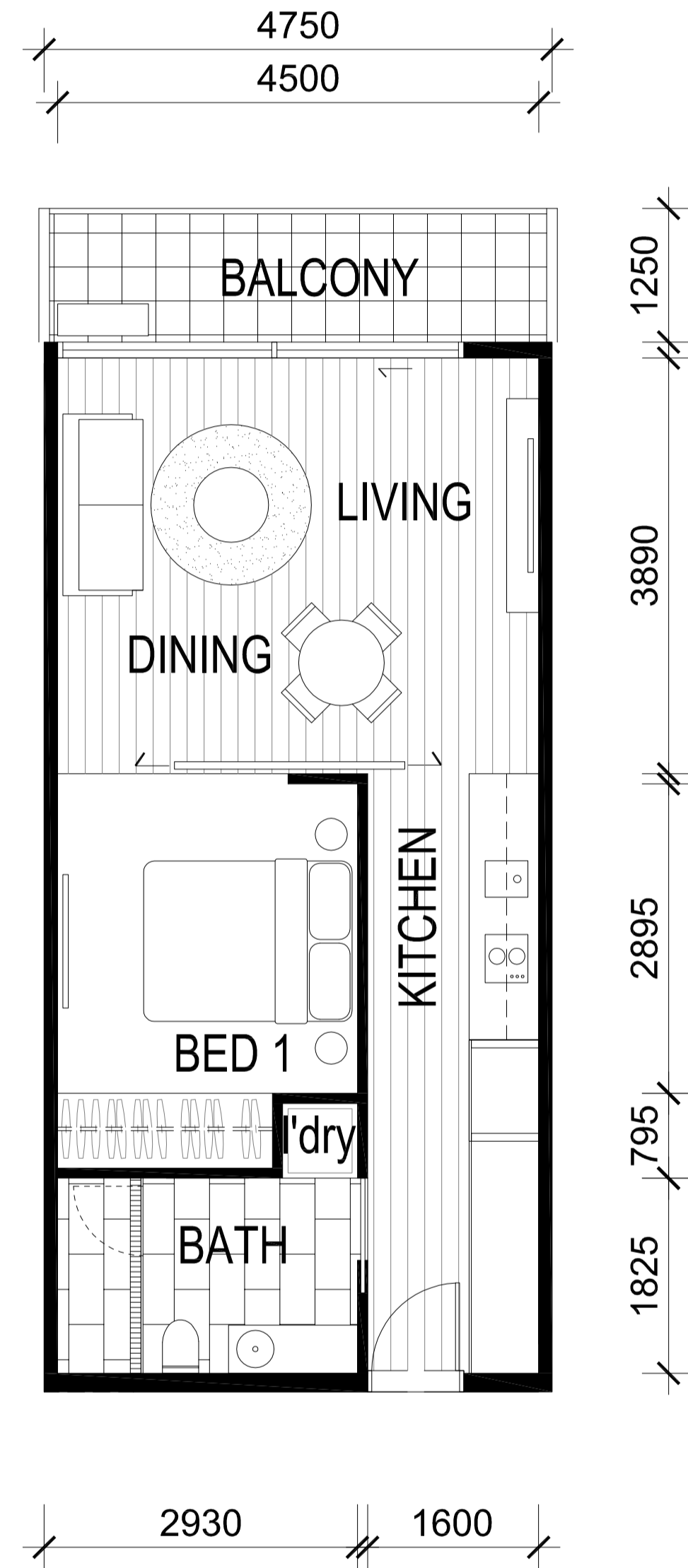
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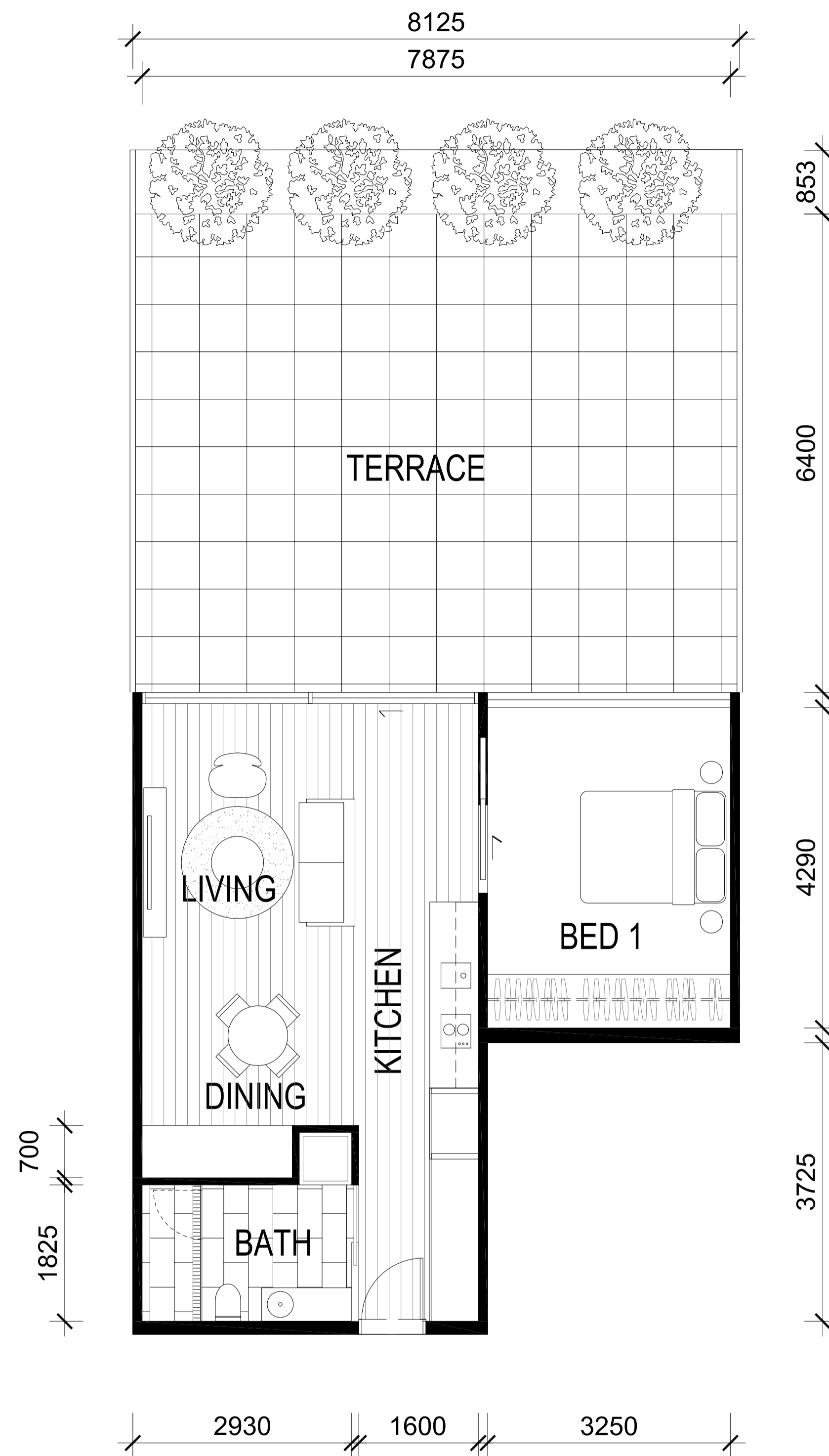
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Proposed Typical Floor Plan (Level 1, 2 & 3)

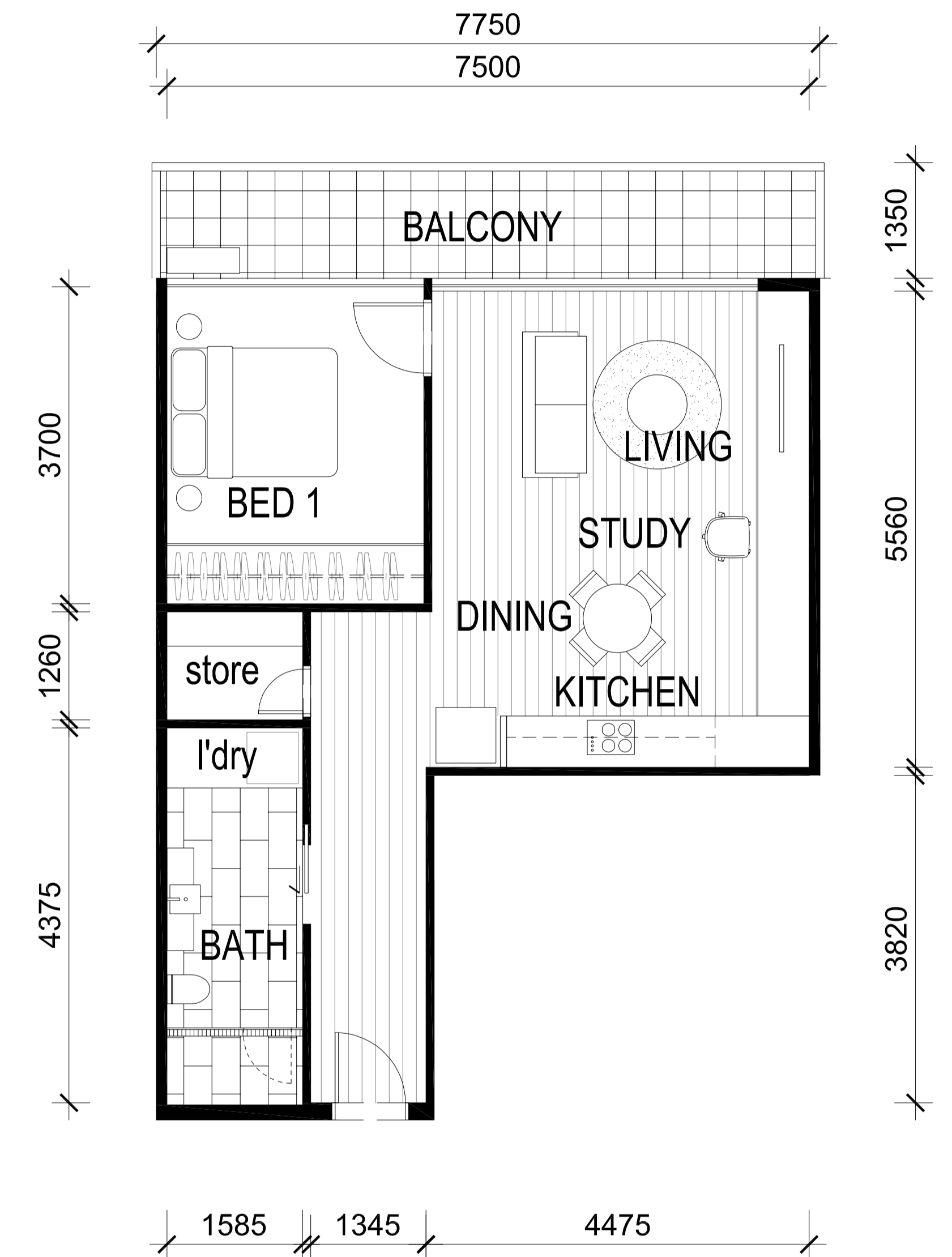
Job No. 1308117	Scale: 1:200@A1	Dwg. No. D	Rev. TP2-003
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APARTMENT TYPE 1
1 Bed_46m2
Balcony_6m2



APARTMENT TYPE 2
1 Bed_55m2
Terrace_59m2



APARTMENT TYPE 3
1 Bed_59m2
Balcony_9m2

INDICATIVE INTERNAL LAYOUTS

30-32 Geelong Road, Portarlington

Apartment Types

Notes

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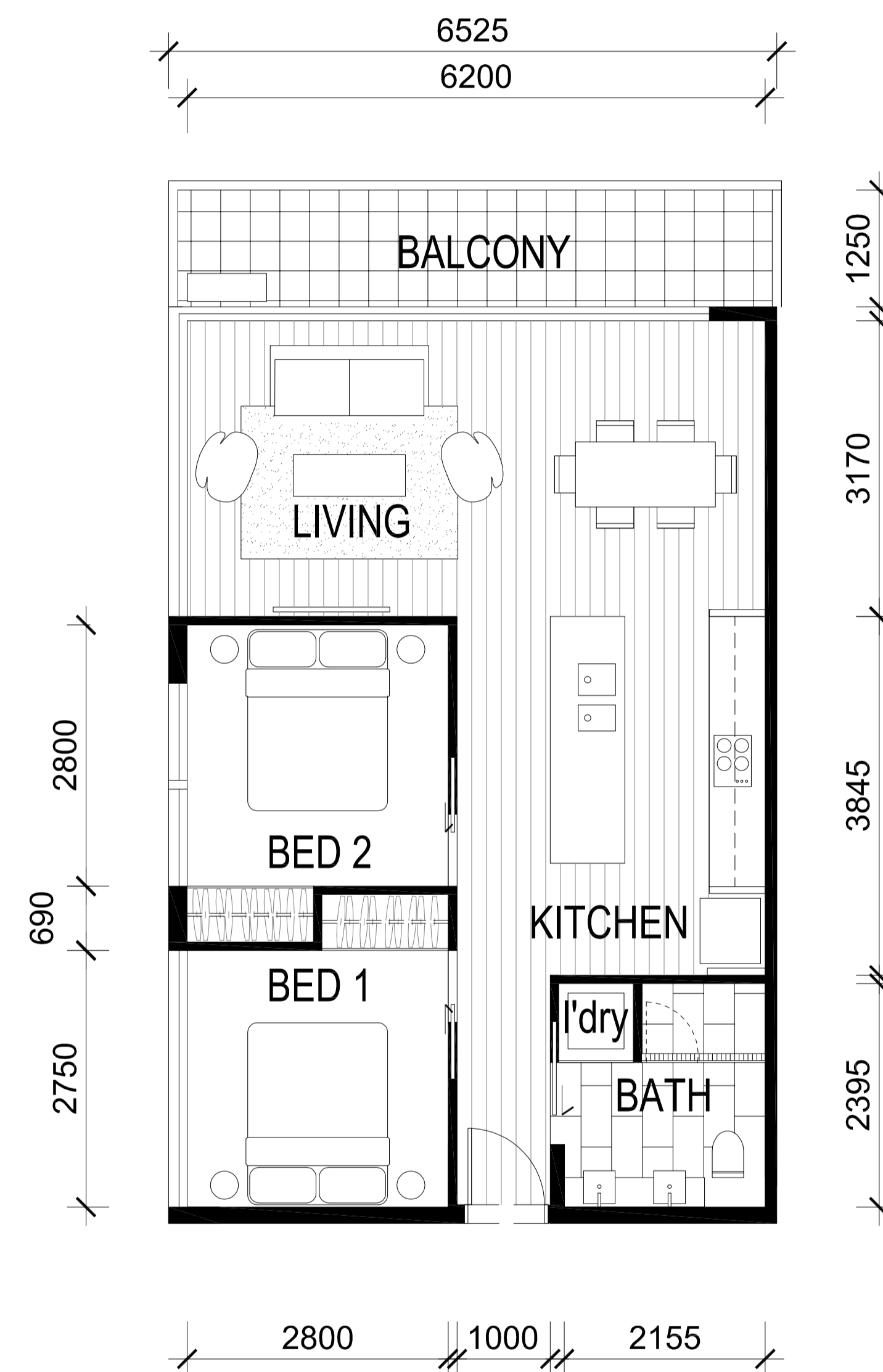
Scale:
1:100 @ A3
1:50 @ A1

Dwg. No.
A

Rev.
TP2-005



APARTMENT TYPE 4
2 Bed_63m2
Balcony_20m2



APARTMENT TYPE 5
2 Bed_65m2
Balcony_9m2

INDICATIVE INTERNAL LAYOUTS

30-32 Geelong Road, Portarlington

Apartment Types

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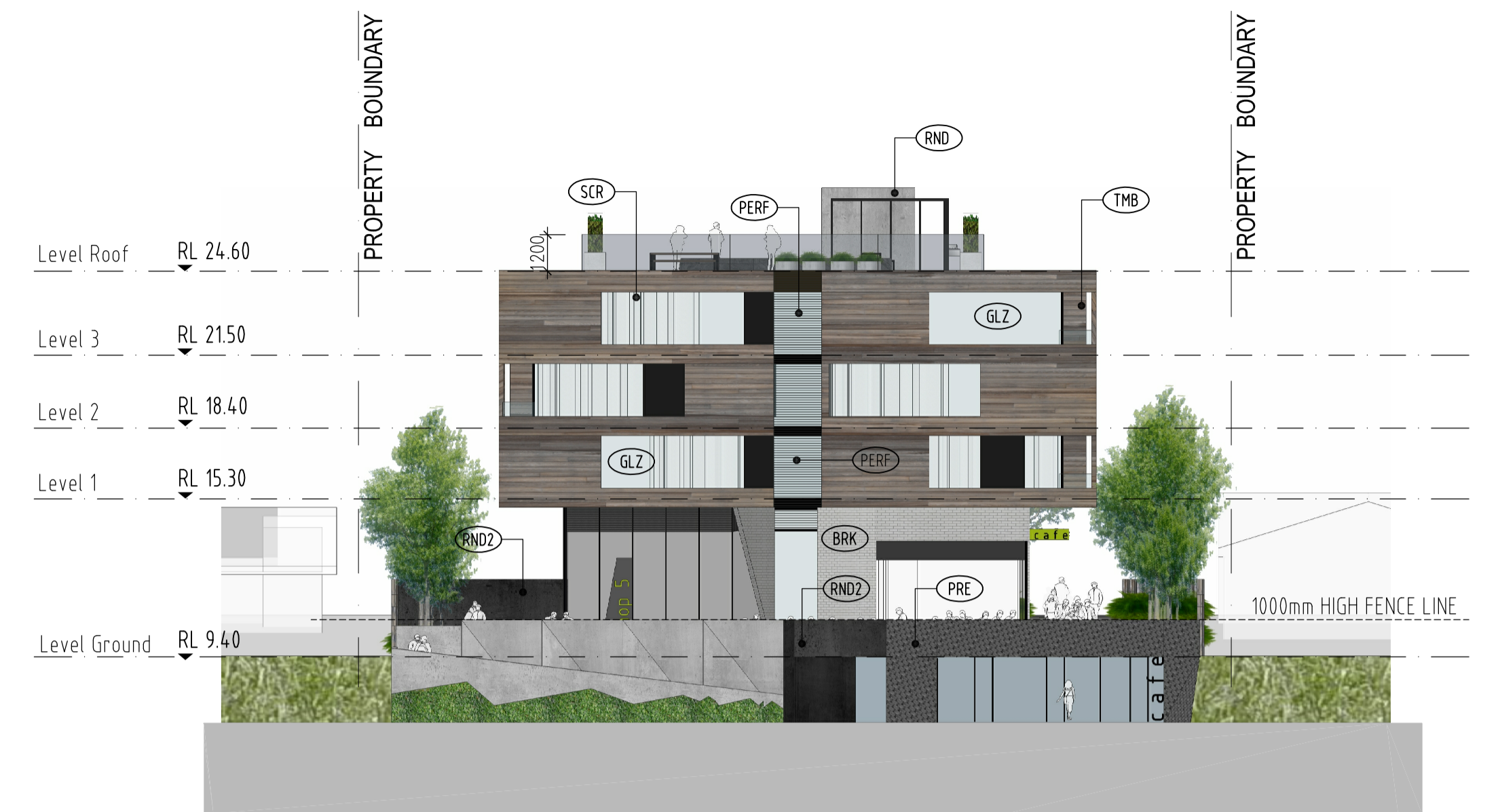
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Dwg. No.
A

Rev.
TP2-006



1 EAST ELEVATION



2 NORTH ELEVATION



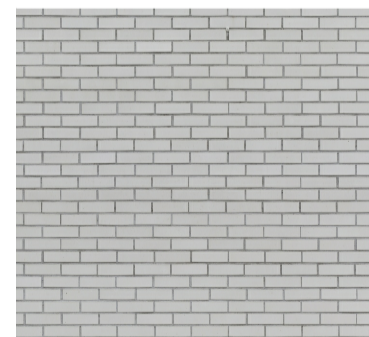
3 WEST ELEVATION



4 SOUTH ELEVATION

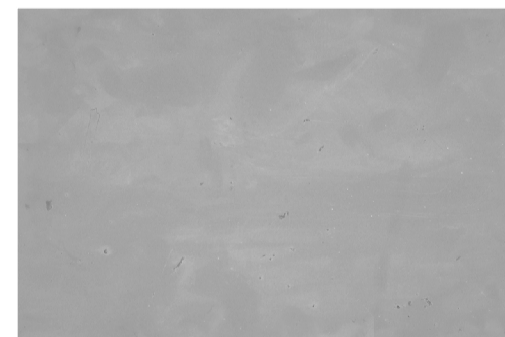
BRK

FEATURE STONE
CLADDING



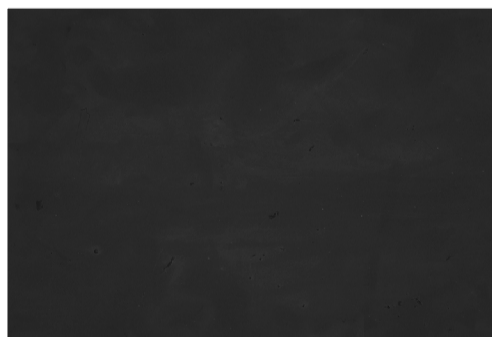
RND

CEMENT RENDER
COLOUR MID GREY



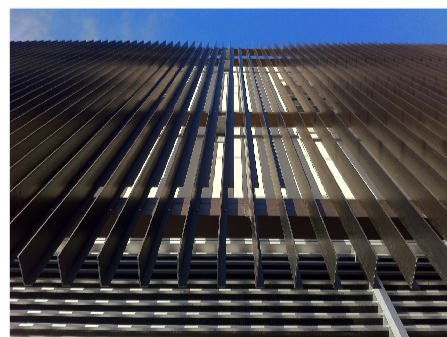
RND2

CEMENT RENDER
COLOUR DARK GREY



PERF

LOUVRED SCREENING



TMB

TIMBER CLADDING



GLZ

BLACK POWDERCOAT ALUMINIUM
FRAME WITH PERFORMANCE GLAZING
OPAQUE GLAZING WHERE NOTED



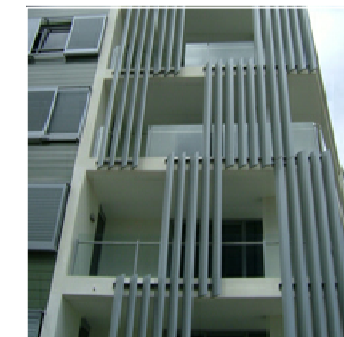
TNT

TINTED GLAZING



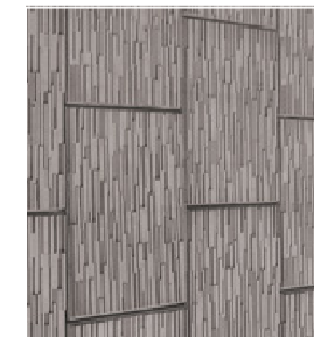
SCR

ALUMINIUM VERTICAL
LOUVRED SCREEN



PRE

TEXTURED PRECAST



NOTE:
- ALL WINDOWS FACING ADJOINING PROPERTIES TO BE
SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF
RESCODE TO PREVENT OVERLOOKING

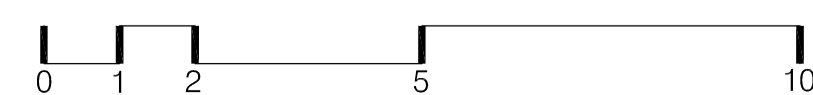
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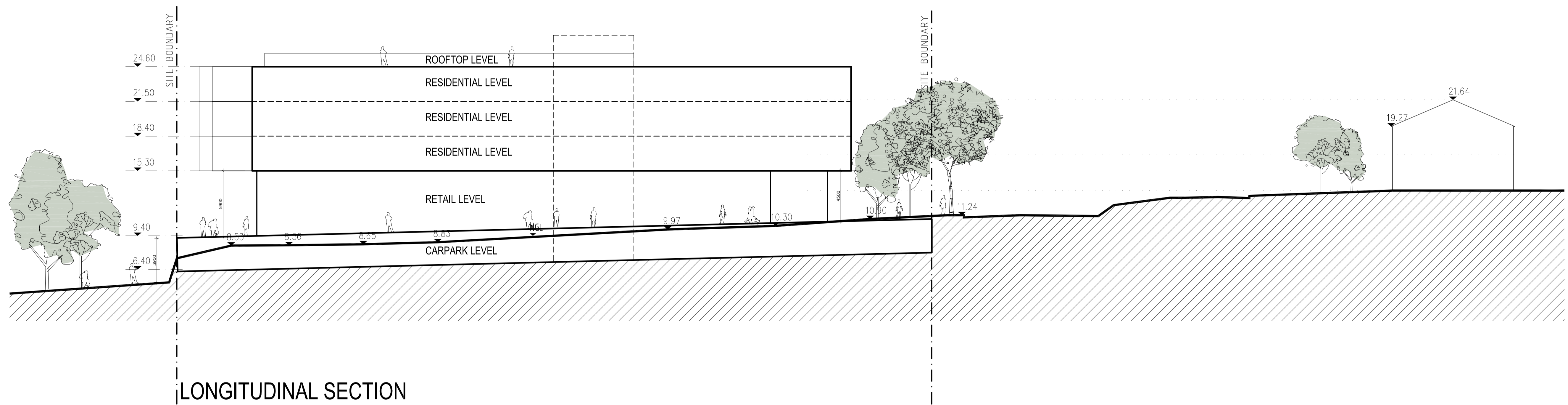
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Proposed Elevations

Job No. 1308117	Scale: 1:200@A3	Dwg. No. TP5-001	Rev. C
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LONGITUDINAL SECTION

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30-32 Geelong Road, Portarlington

Proposed Section

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:200@A3	TP6-001	D



Notes

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Revision

date	issue	aa no.	description
19.12.13	A		Issued for Review
02.04.14	B		Issued for Council Review
01.09.14	C		Issued for Town Planning Lodgement

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Streetscape Views

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP8-001	C



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Streetscape Views

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP8-002	C



View from Portarlington Recreational Reserve
Looking South West



View above Geelong Road looking North East

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Site Context Images

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1308117	NTS	TP8-003	C



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Benchmark Images

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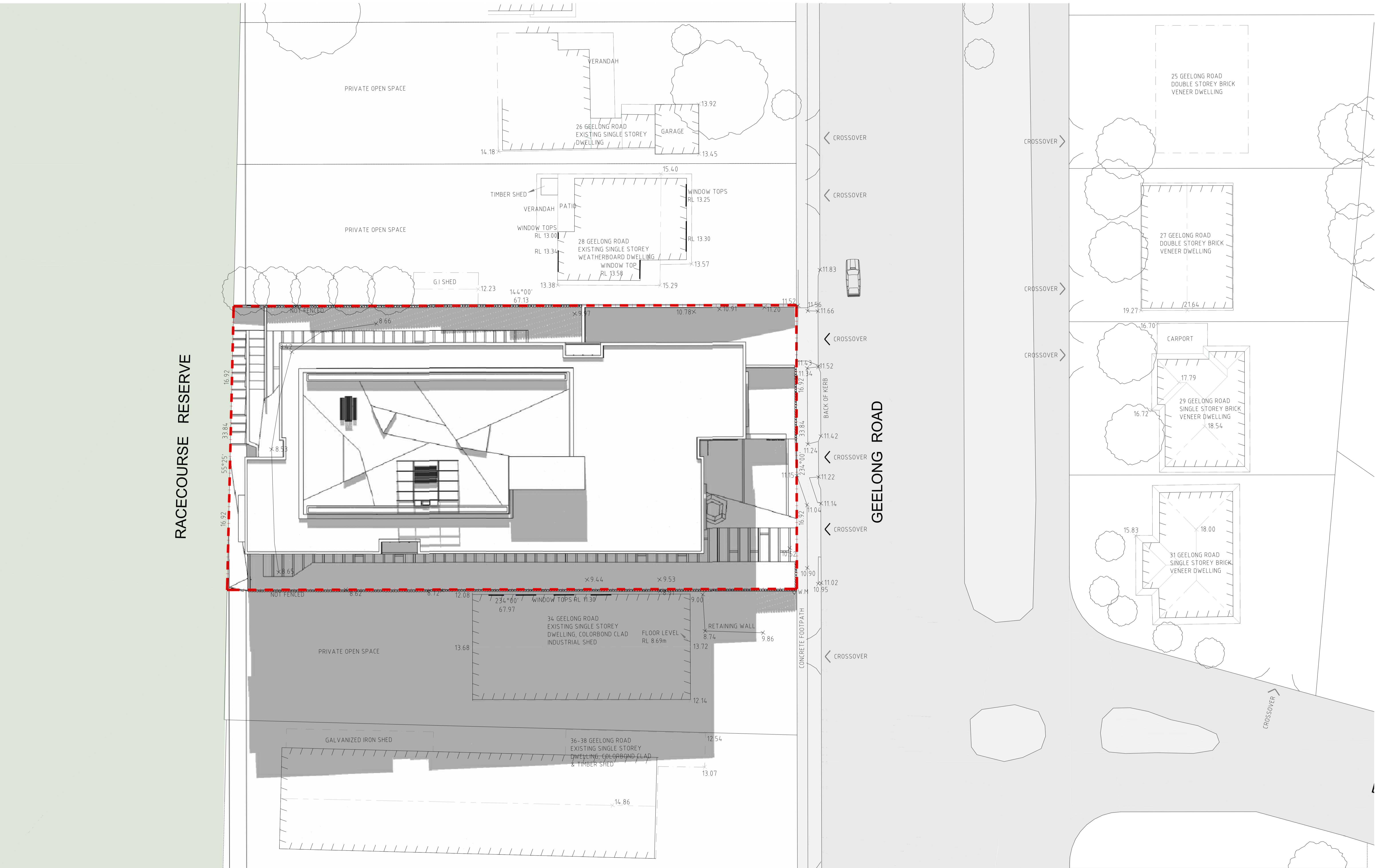
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Benchmark Images

Job No. 1308117	Scale: NTS	Dwg. No. TP8-005	Rev. C
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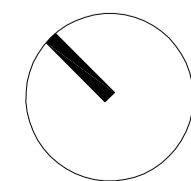
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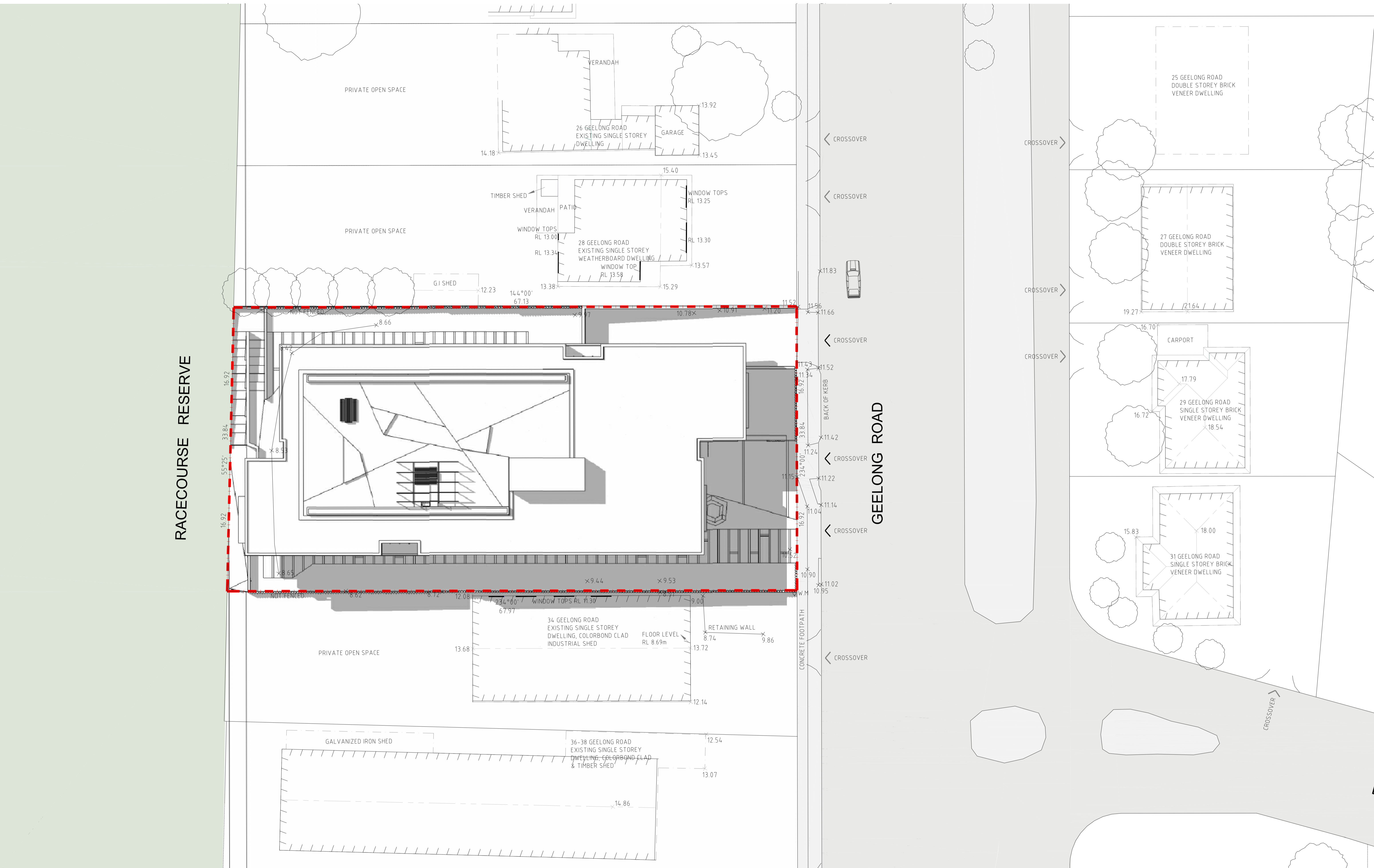
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Proposed Shadow Diagram_Sep 22 @ 09:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-001	Rev. C
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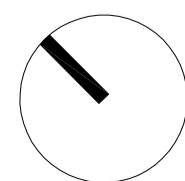
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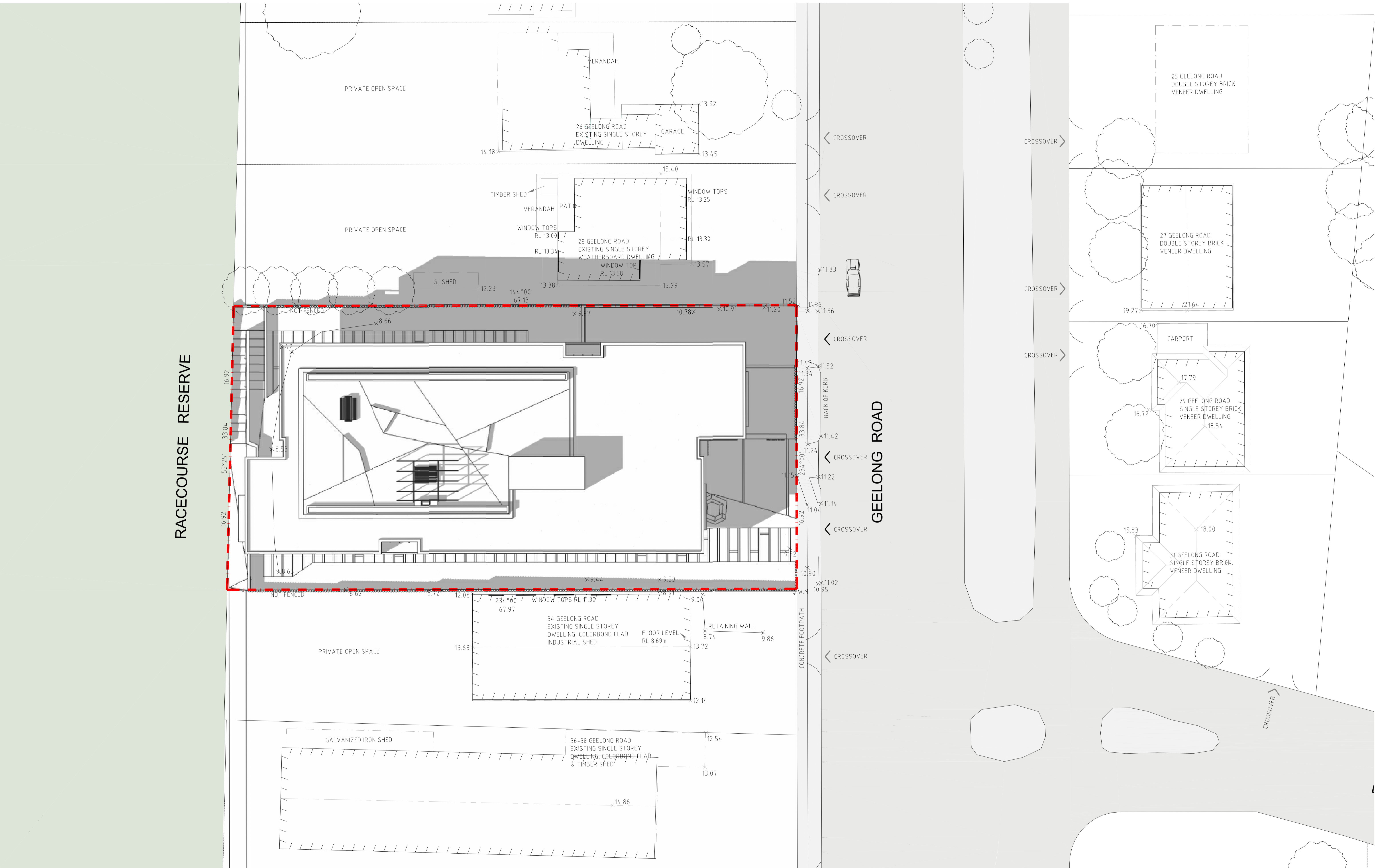
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Proposed Shadow Diagram_Sep 22 @ 12:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-002	Rev. C
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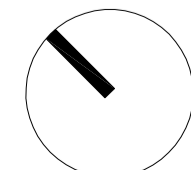
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Proposed Shadow Diagram_Sep 22 @ 15:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-003	Rev. C
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