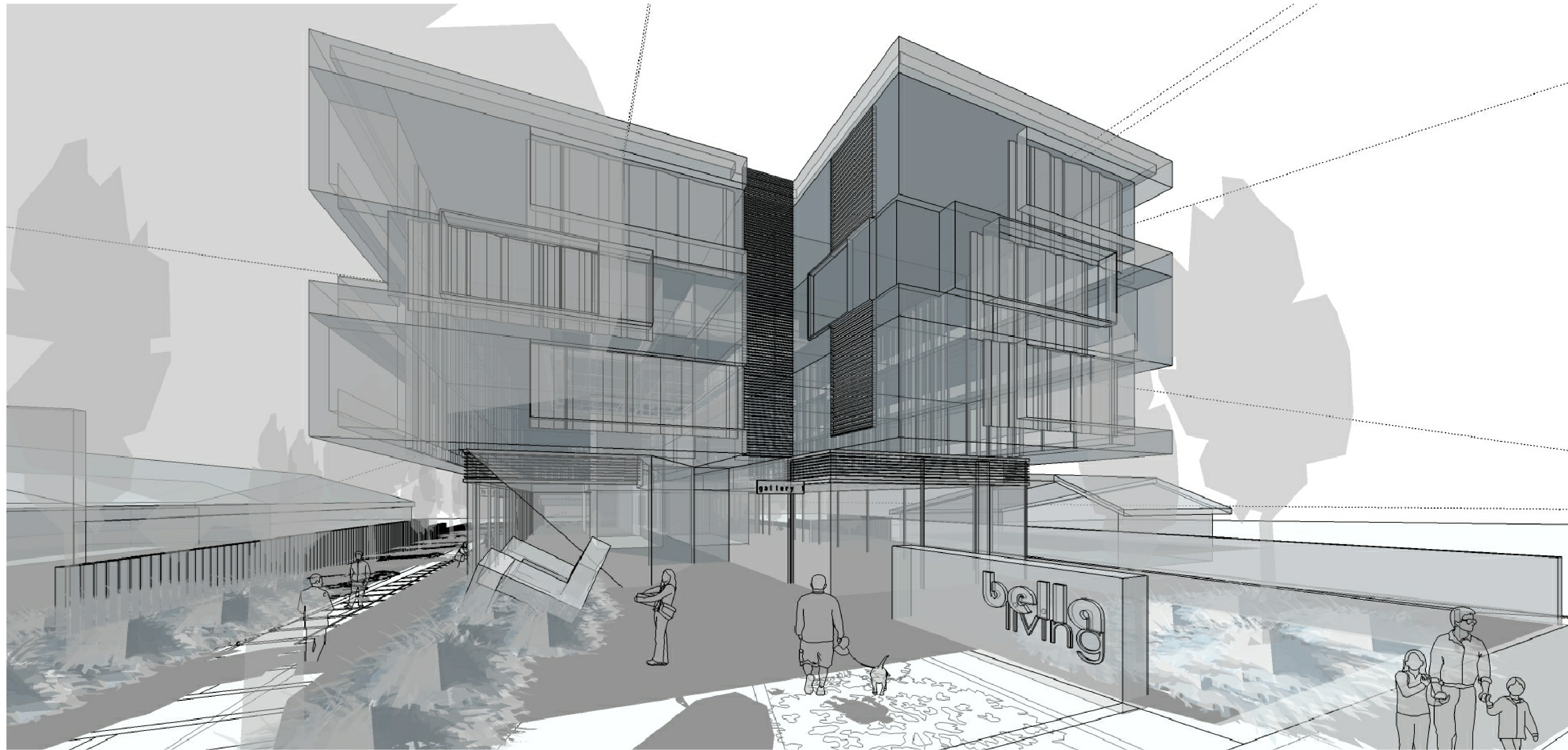


30-32 GEELONG ROAD, PORTARLINGTON

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)	1:200
TP2-004	Proposed Typical Floor Plan (Level 2 & 3)	1:200
TP2-005	Proposed Roof Plan	1:200
TP5-001	Proposed Elevations	1:200
TP6-001	Proposed Sections	1:200
TP6-002	Proposed Sections	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 - 10:00am	1:200
TP11-003	Shadow Diagram_September 22 - 11:00am	1:200

DRAWING SCHEDULE

Drawing No.	Drawing Title	Scale @ A3
TP11-004	Shadow Diagram_September 22 - 12:00pm	1:200
TP11-005	Shadow Diagram_September 22 - 03:00pm	1:200

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

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 55m ²	TYPE 2 1 BED 55m ²	TYPE 3 1 BED 55m ²	TYPE 4 1 BED 57m ²	TYPE 5 1 BED 51m ²	TYPE 1 2 BED 62m ²	TYPE 2 2 BED 78m ²	TYPE 3 2 BED 78m ²	TYPE 1 3 BED 96m ²	TYPE 2 3 BED 96m ²	TYPE 3 3 BED 110m ²	TYPE 4 3 BED 110m ²	TOTAL	
B1					113		2,085 (avg.)	57														
LG	4	216	177 (terrace)	116	429	83%			-	-	-	2	2	-	-	-	-	-	-	-	-	4
L1	13	947	192	169		82%			1	-	2	-	-	3	5	-	1	-	1	-	13	
L2	13	947	120	169		82%			-	1	2	-	-	3	-	5	-	1	-	1	13	
L3	13	947	120	169		82%			-	1	2	-	-	3	-	5	-	1	-	1	13	
TOTAL	43	3,057 m ²	602 m ²	623 m ²	542 m ²	82%	2,085 m ²	57	1	2	6	2	2	9	5	10	1	2	1	2	43	
									30%			56%			14%							

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07.06.16	F		Issued for Directions Hearing

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30-32 Geelong Road, Portarlington

Drawing Schedule / Development Summary

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



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> |
|--|--|

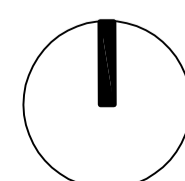
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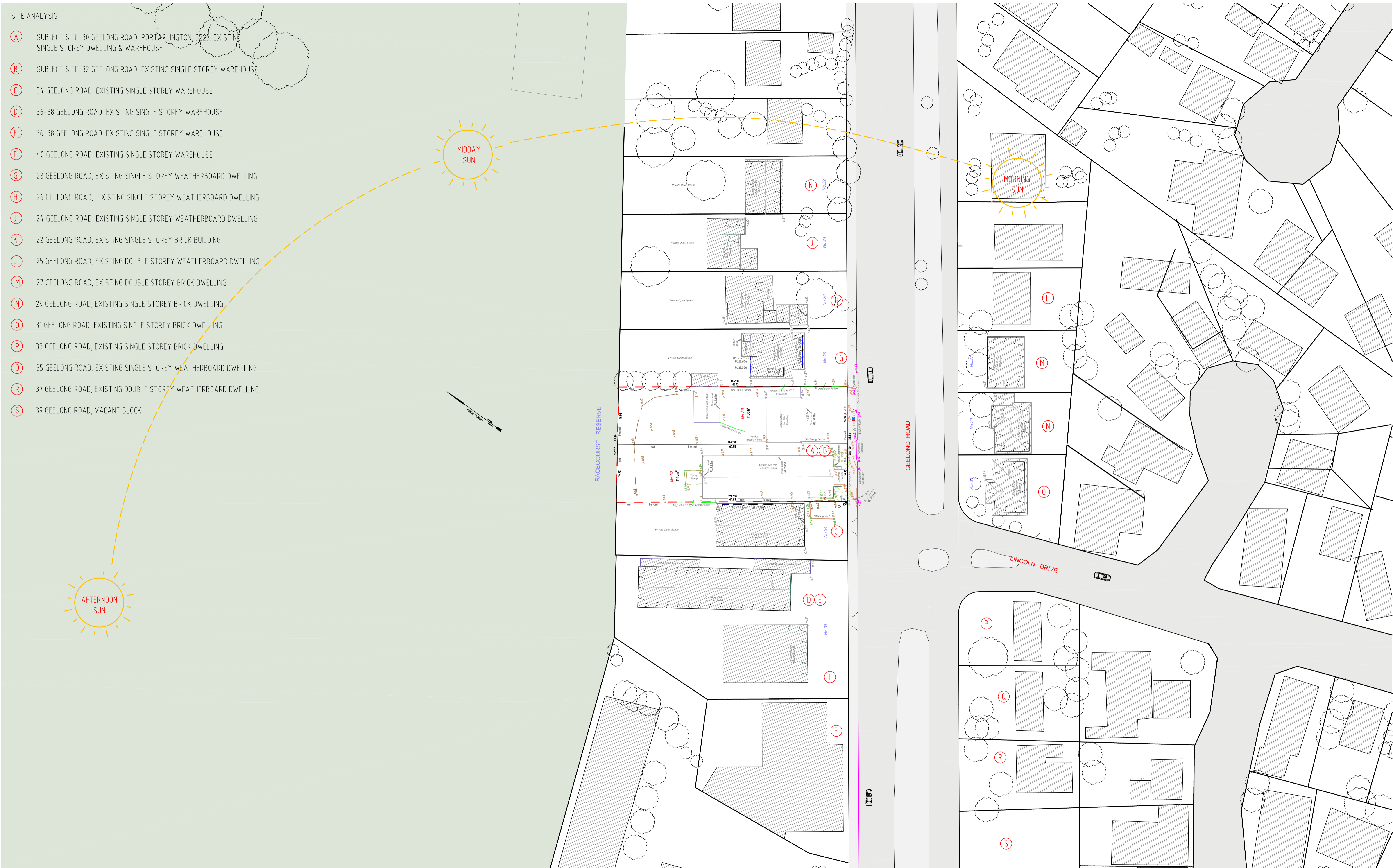
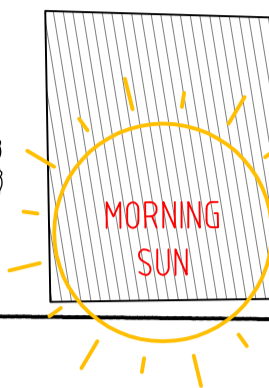
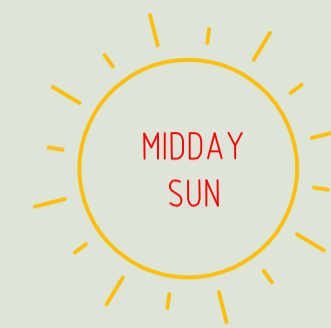
30-32 Geelong Road, Portarlington

Site Information / Neighbourhood

Job No. 1308117	Scale: NTS	Dwg. No. TP1-001	Rev. D
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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



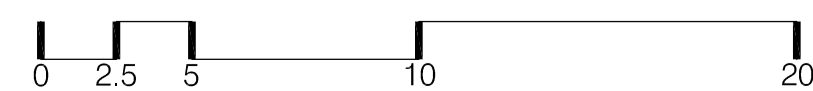
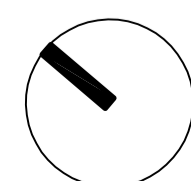
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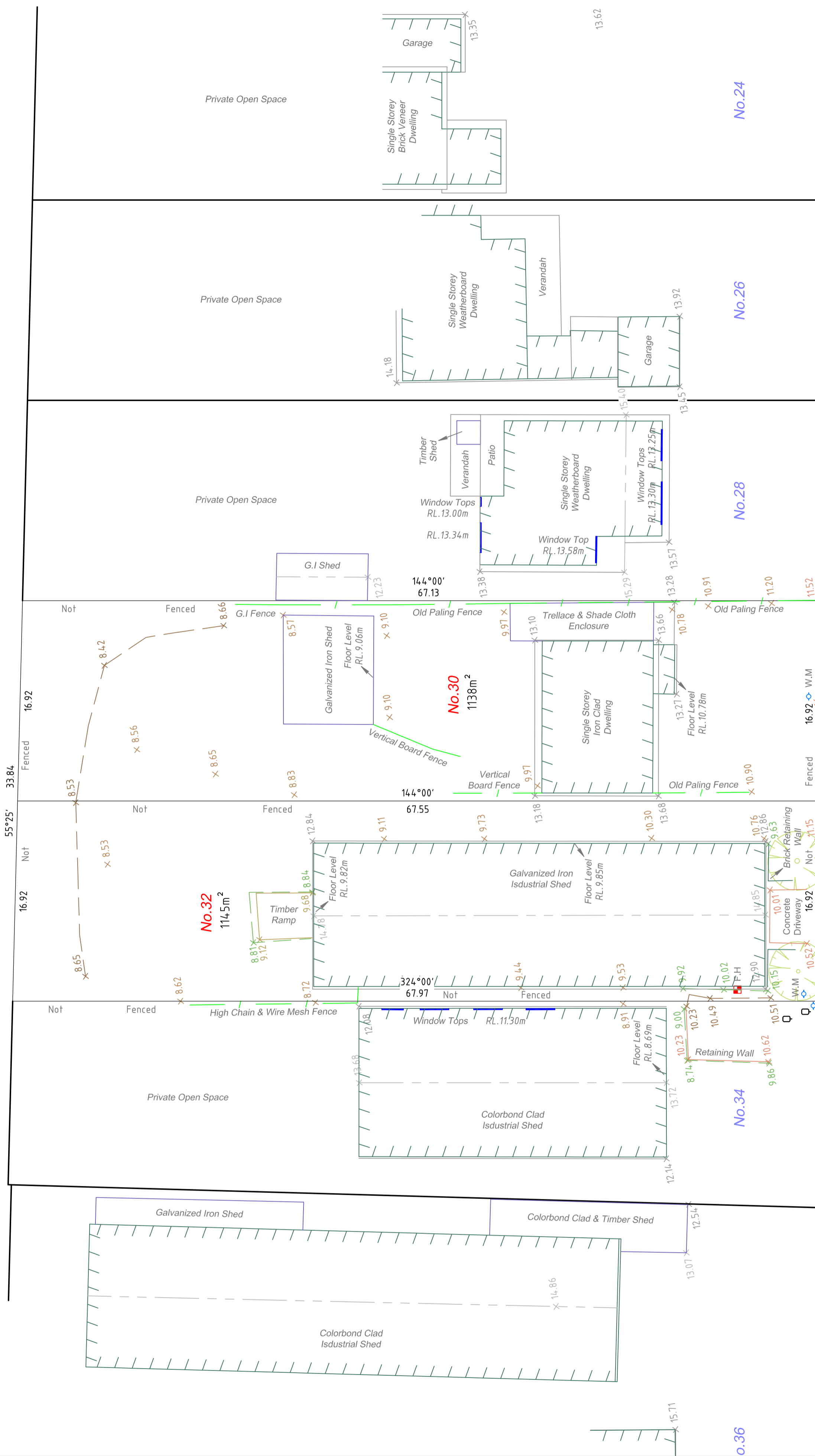
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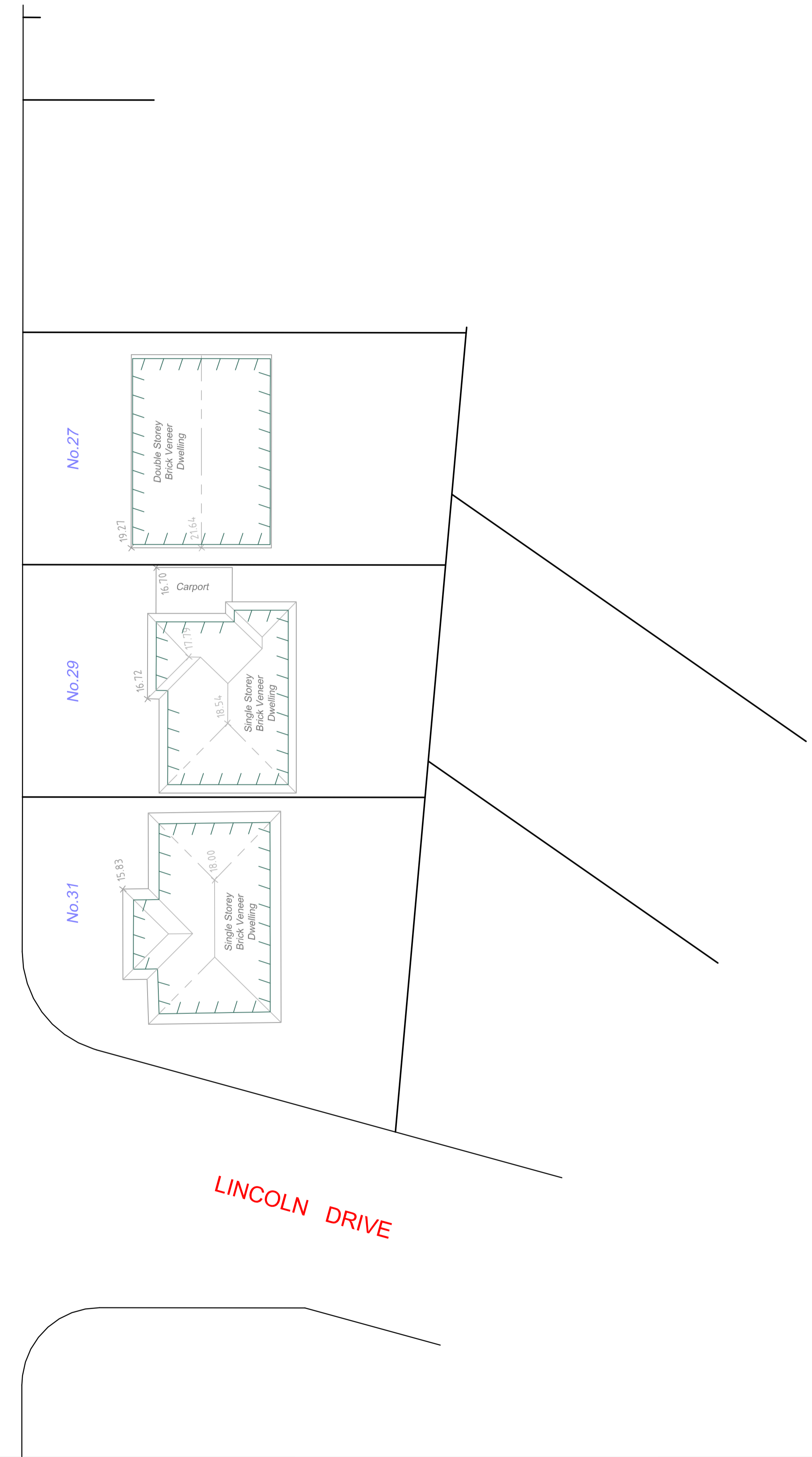
Site Context Plan / Existing Conditions Plan

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



GEELONG ROAD



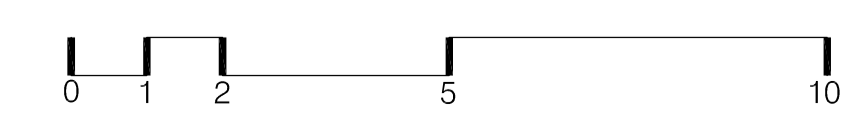
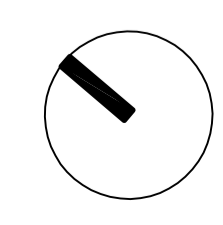
LINCOLN DRIVE

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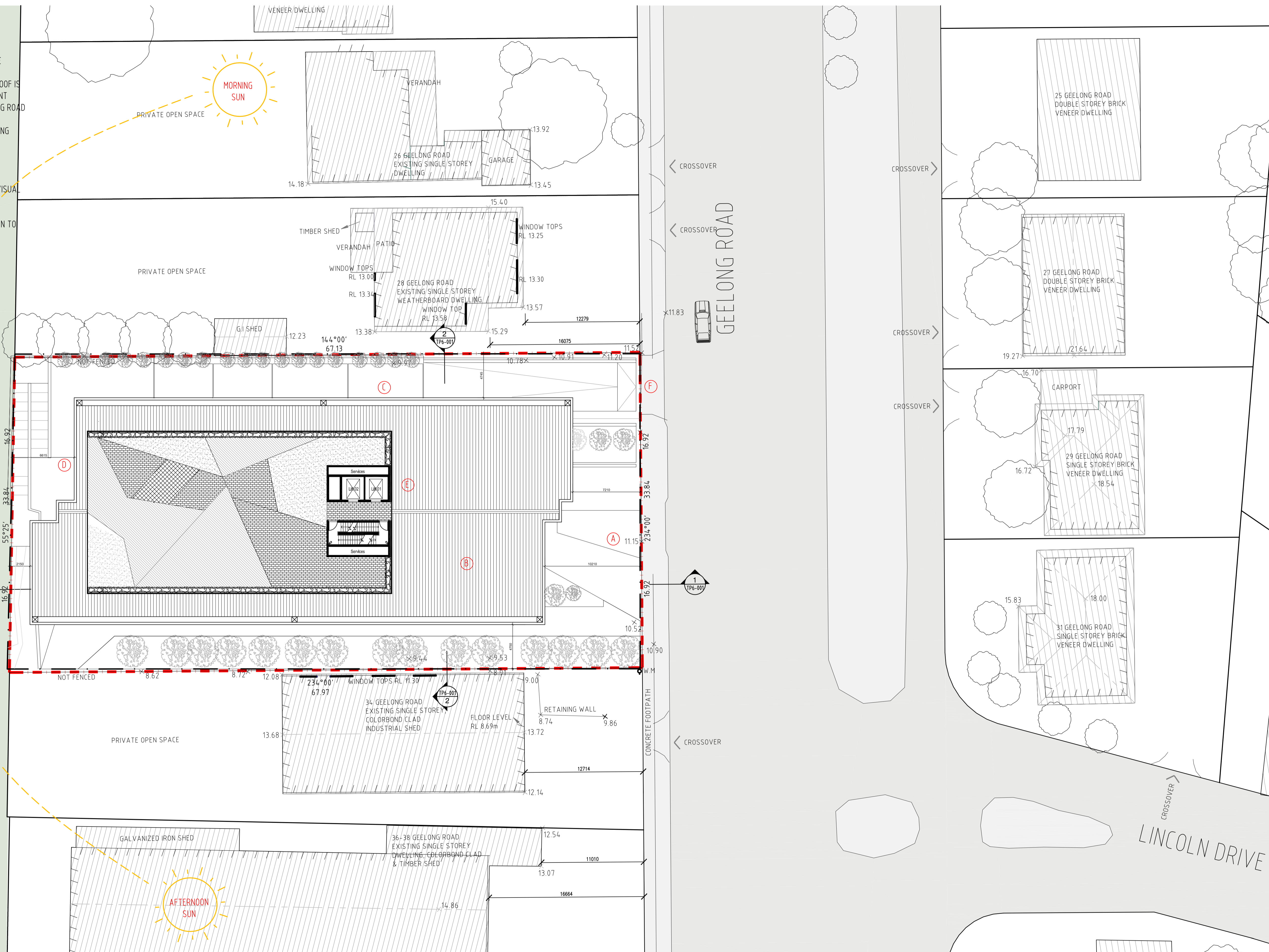
30-32 Geelong Road, Portarlington

Survey

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



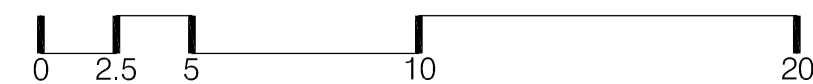
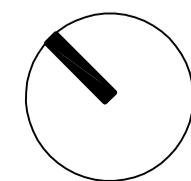
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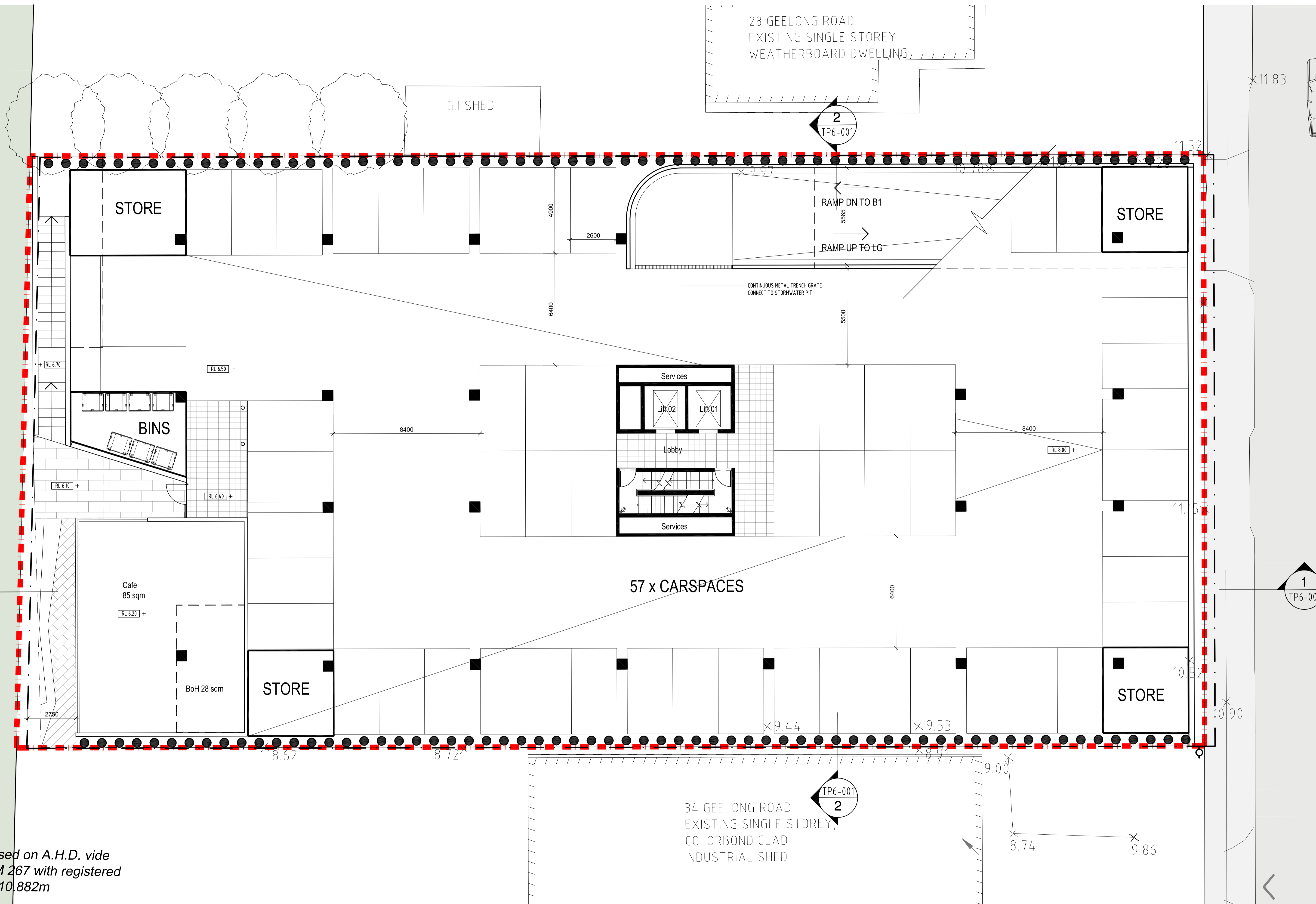
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Design Response

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

RACECOURSE RESERVE



Levels are based on A.H.D. vide
 BELLARINE PM 267 with registered
 RL.10.882m

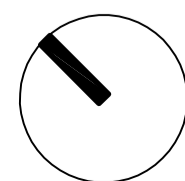
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Proposed Basement Plan

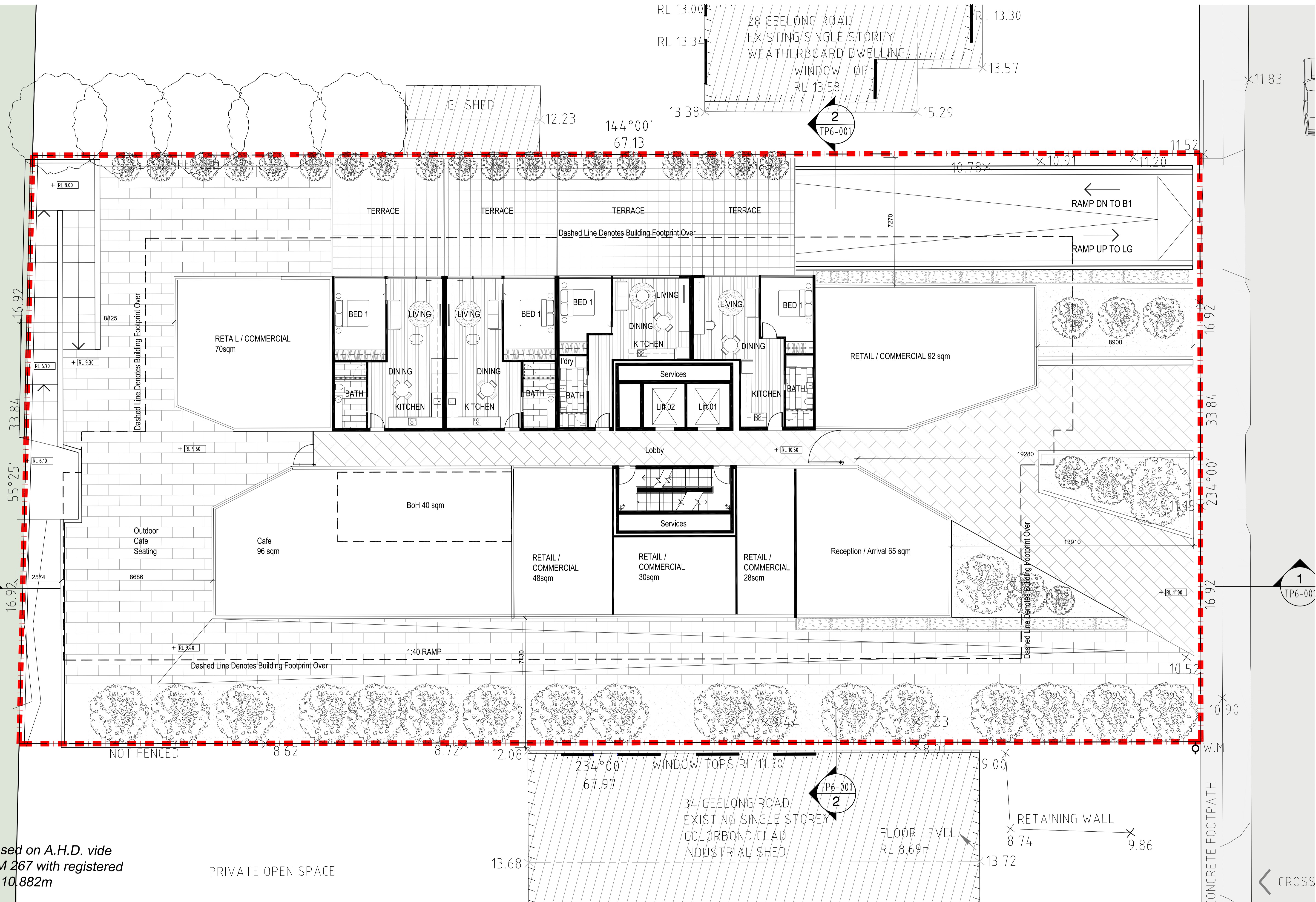
Job No.
 1308117

Scale:
 1:100@A1

Dwg. No.
 F

Rev.
 TP2-001

RACECOURSE RESERVE



Levels are based on A.H.D. vide BELLARINE PM 267 with registered RL. 10.882m

PRIVATE OPEN SPACE

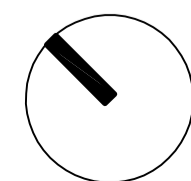
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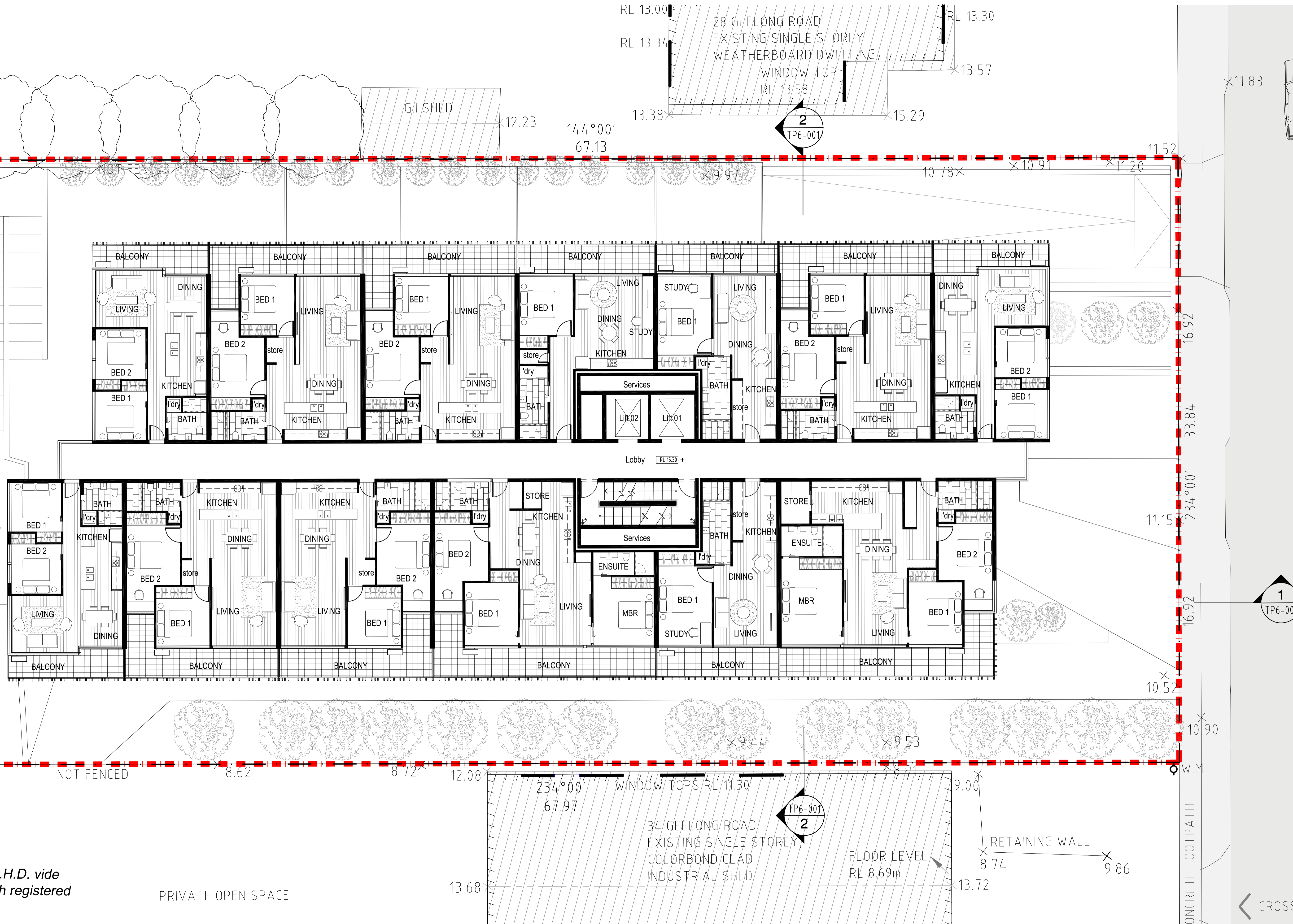
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Proposed Ground Level Plan

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100@A1	F	TP2-002

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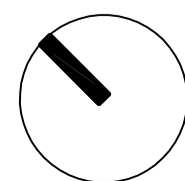
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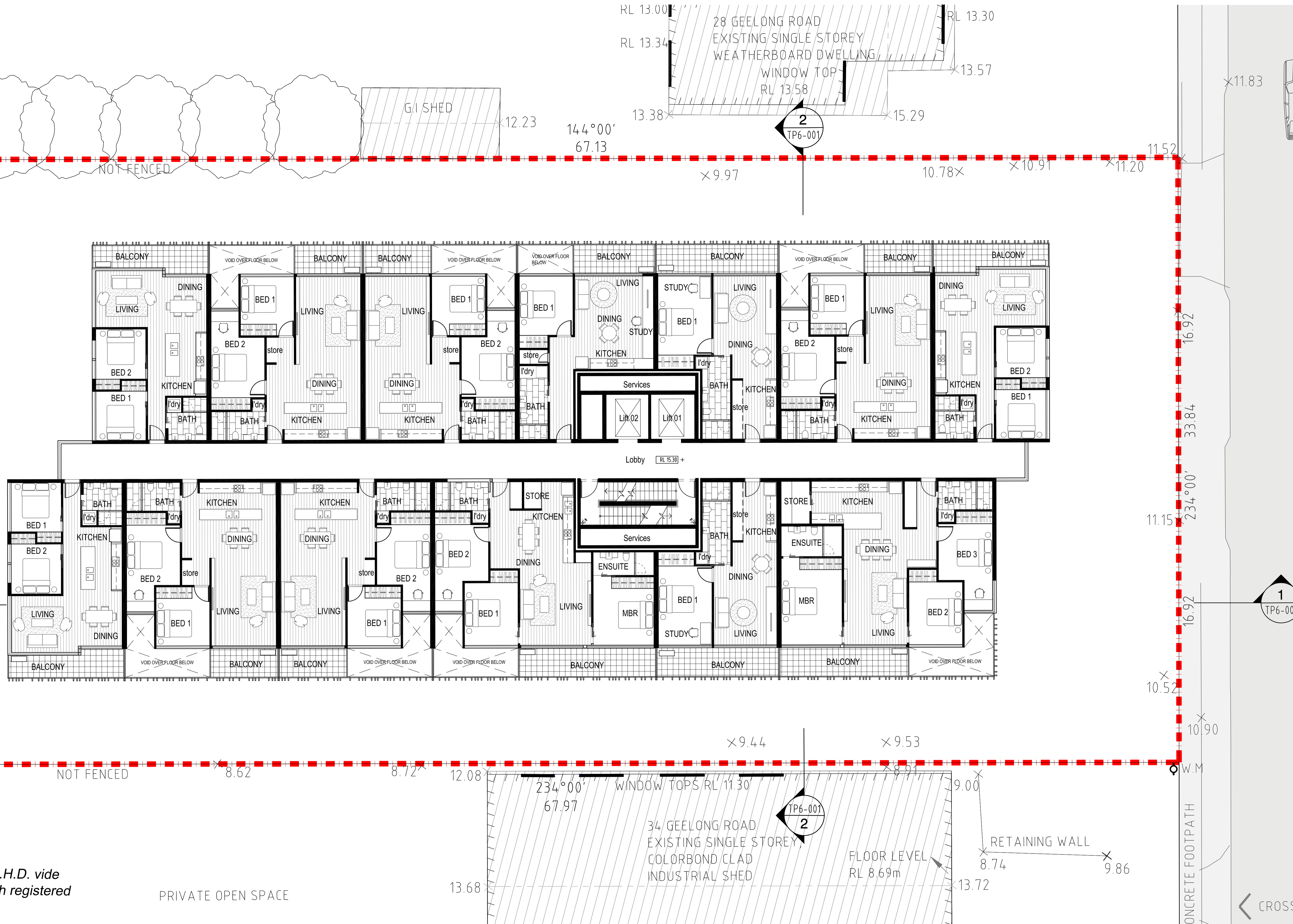
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Proposed Floor Plan Level 1

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100@A1	E	TP2-003

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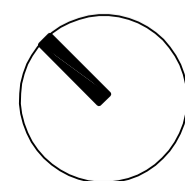
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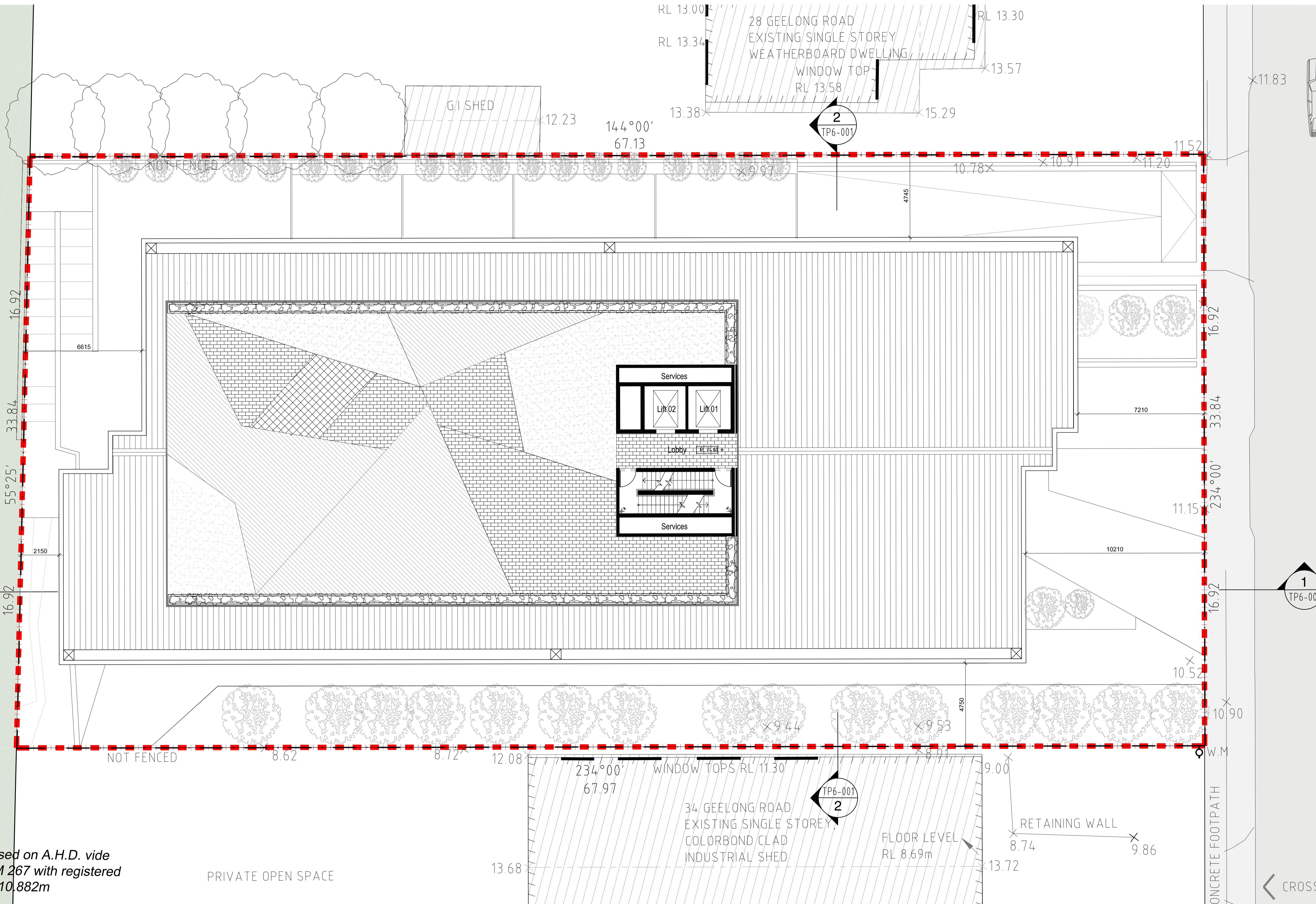
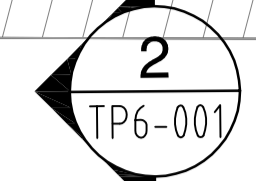
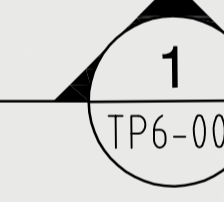
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Proposed Typical Floor Plan Level 2-3

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100@A1	E	TP2-004

RACECOURSE RESERVE



Levels are based on A.H.D. vide
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 RL.10.882m

PRIVATE OPEN SPACE

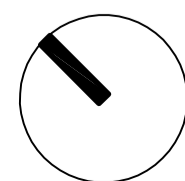
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Level Roof Plan

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100@A1	E	TP2-005



1 EAST ELEVATION



2 NORTH ELEVATION



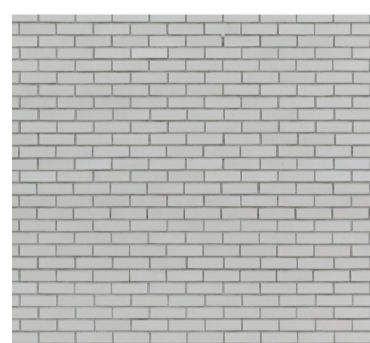
3 WEST ELEVATION



4 SOUTH ELEVATION

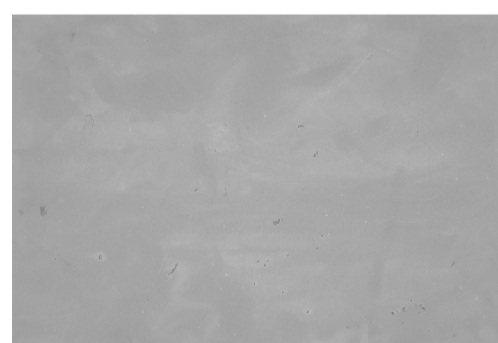
BRK

FEATURE STONE CLADDING



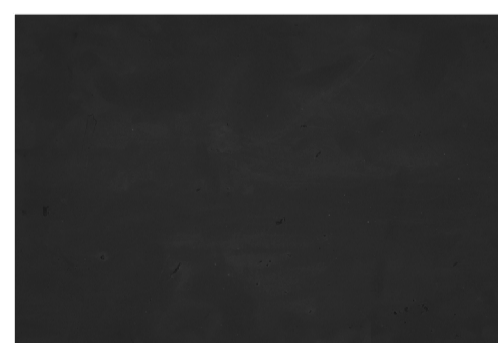
RND

CEMENT RENDER COLOUR MID GREY



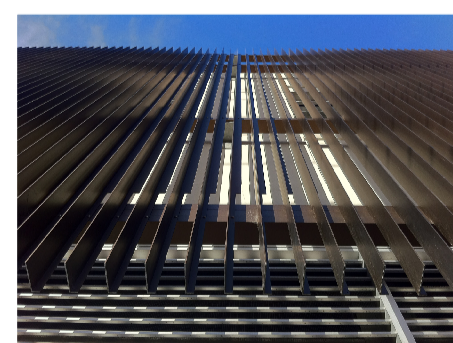
RNDZ

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



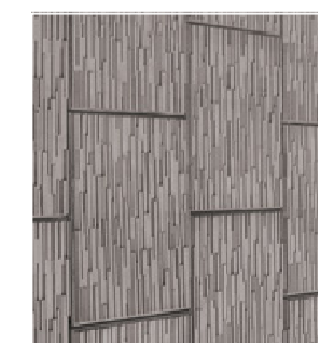
SCR

ALUMINIUM VERTICAL LOUVRED SCREEN



PRE

TEXTURED PRECAST



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

Notes

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19.12.13	A		Issued for Review
02.04.14	B		Issued for Council Review
01.09.14	C		Issued for Town Planning Lodgement
07.06.16	D		Issued for Directions Hearing



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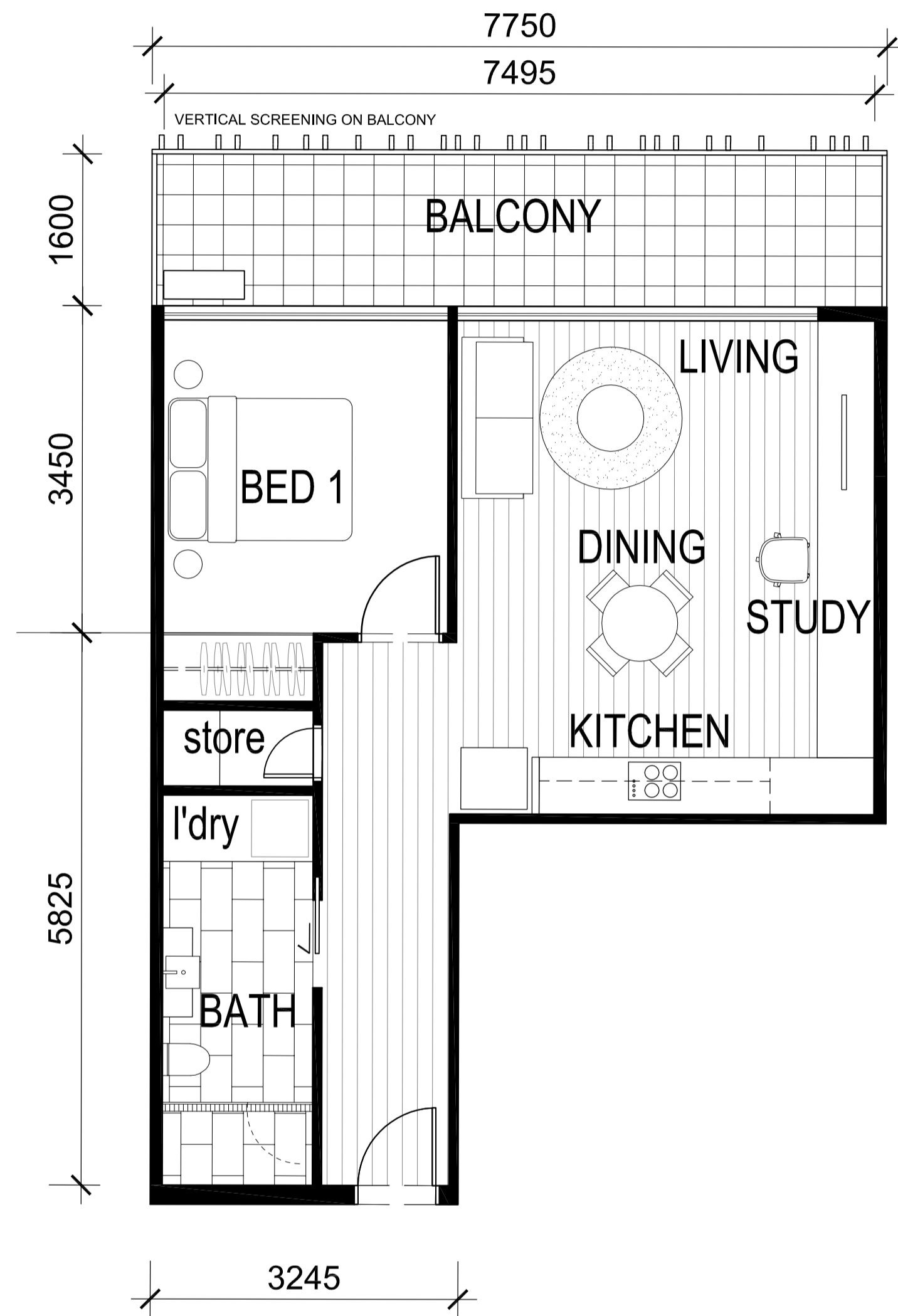
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Proposed Elevations

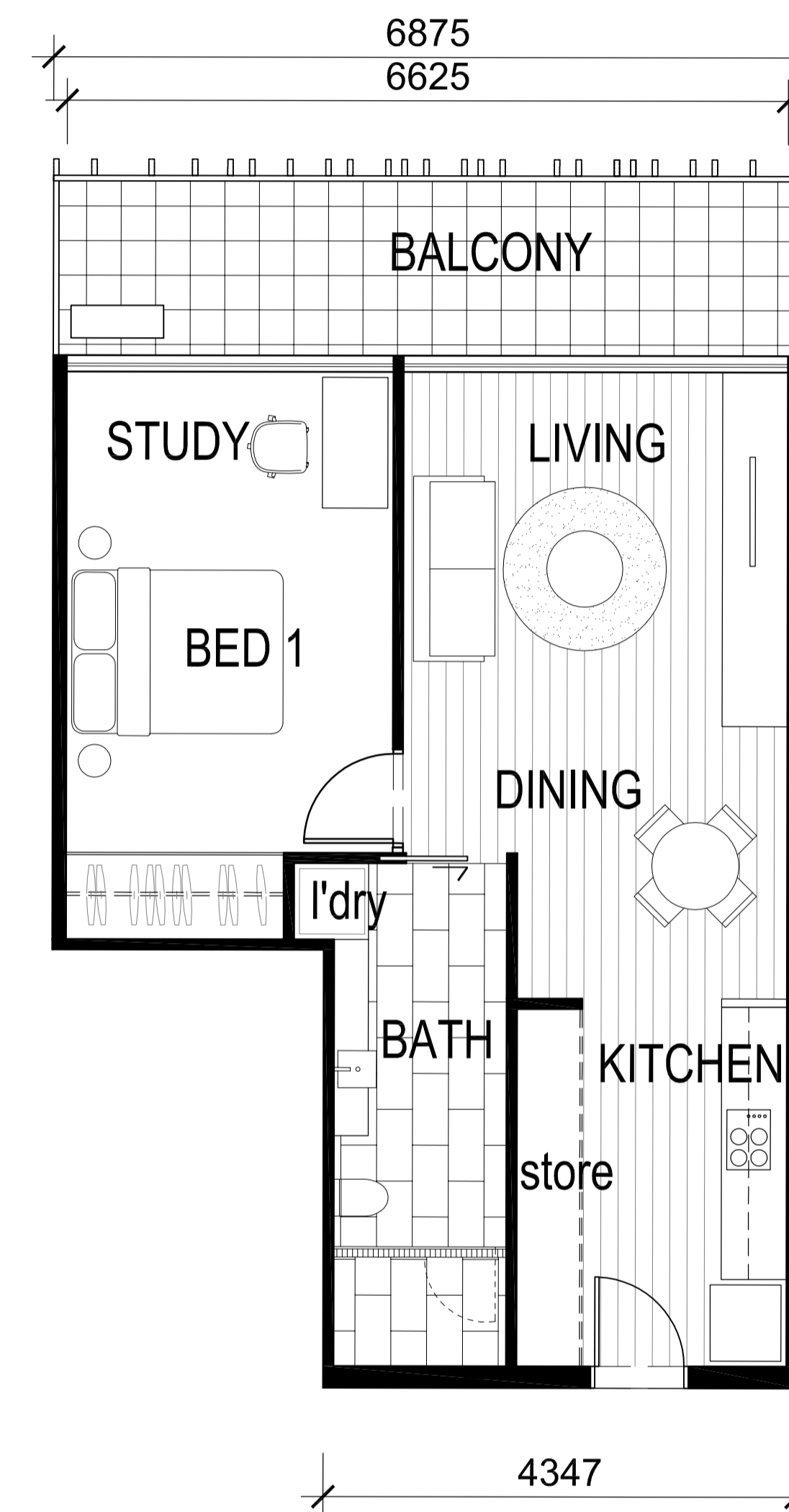
Job No.	Scale:	Dwg. No.	Rev.
1308117	1:200@A3	TP5-001	D



APARTMENT TYPE 1
1 Bed_55m2
Balcony_13m2



APARTMENT TYPE 2
1 Bed_55m2
Balcony_8m2



APARTMENT TYPE 3
1 Bed_55m2
Balcony_11m2

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

INDICATIVE INTERNAL LAYOUTS

Notes

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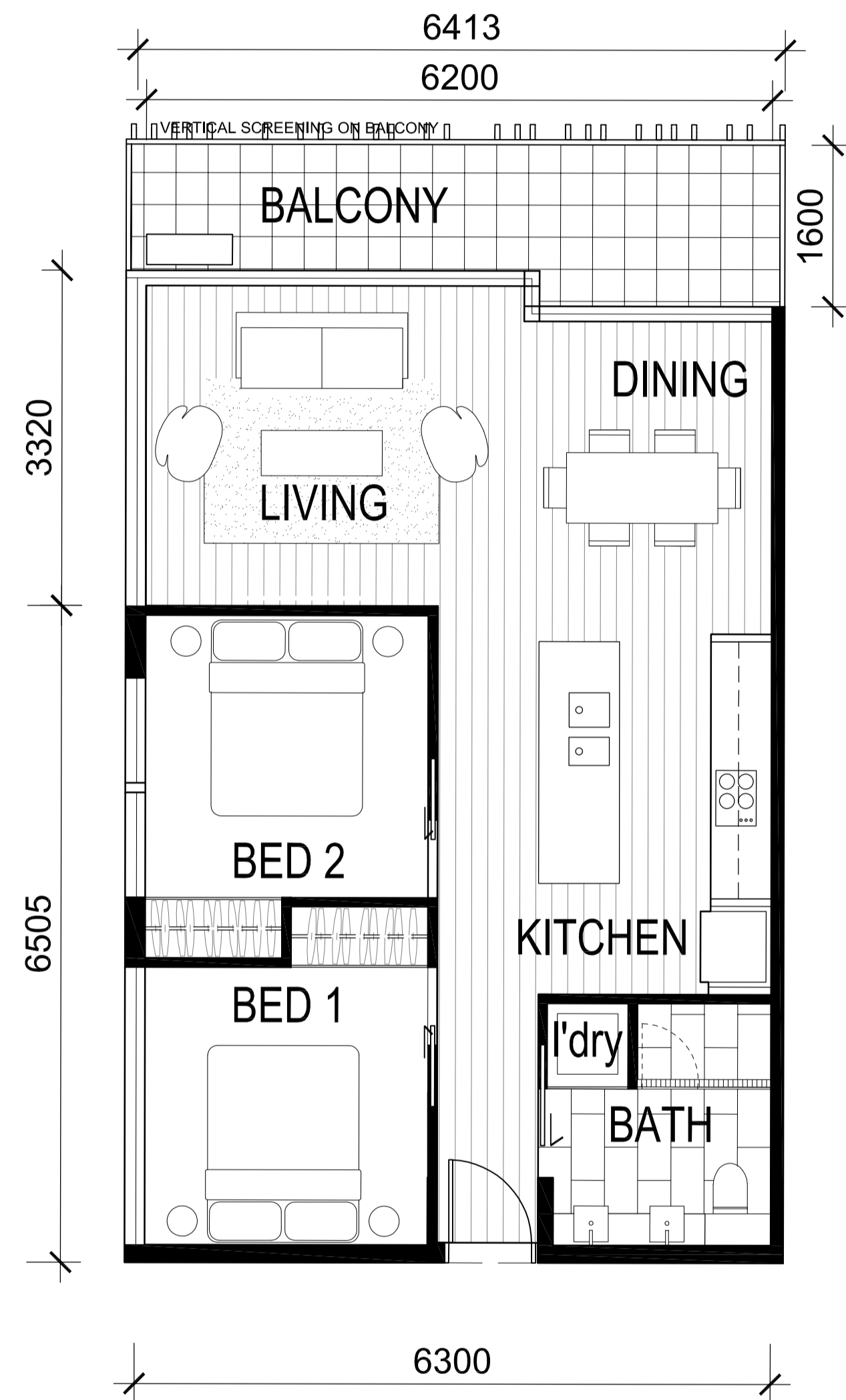
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Apartment Types

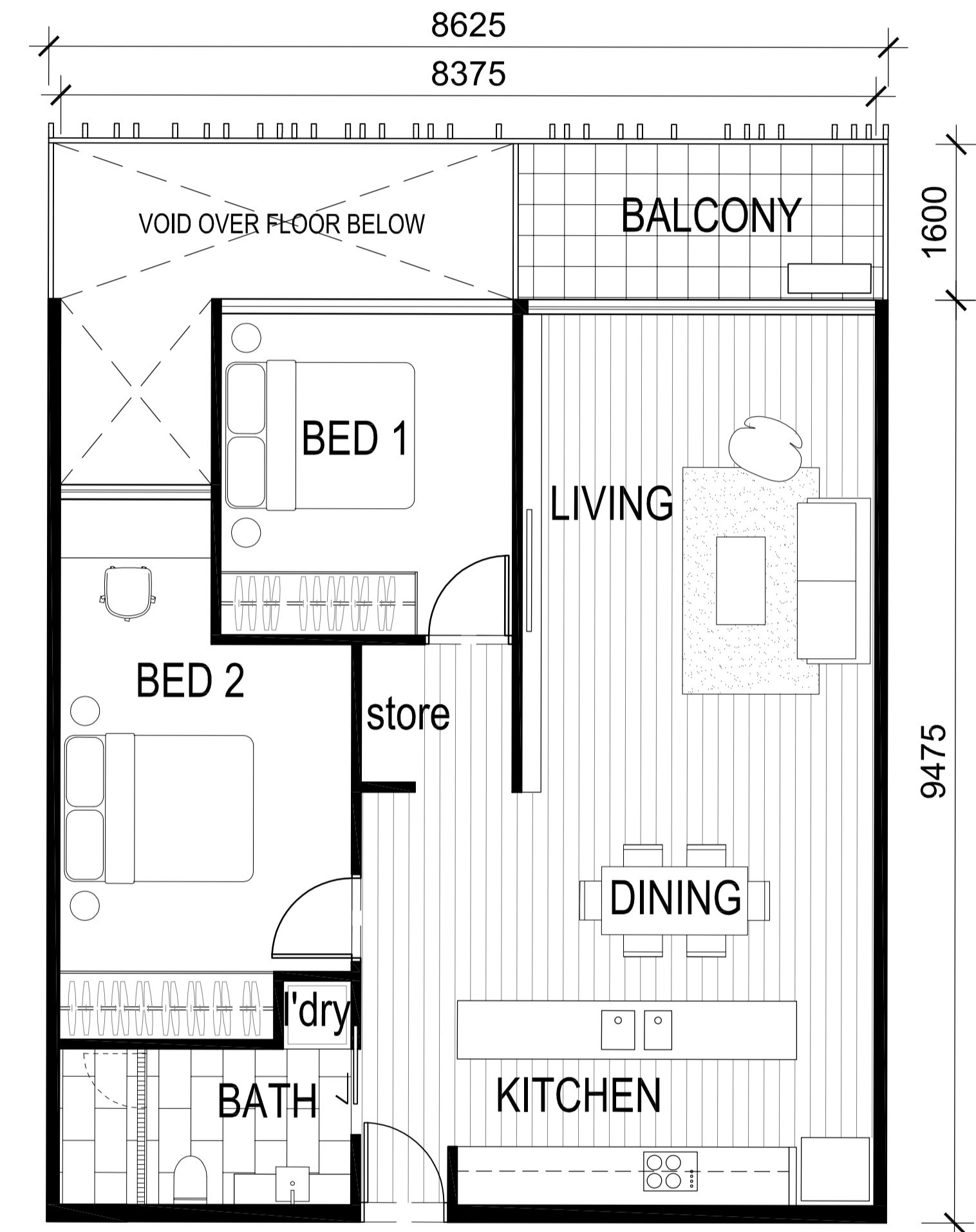
Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100 @ A3 1:50 @ A1	B	TP2-006



APARTMENT TYPE 1
2 Bed_62m2
Balcony_9m2



APARTMENT TYPE 1
2 Bed_78m2
Balcony_17m2



APARTMENT TYPE 3
2 Bed_78m2
Balcony_8m2

NOTE:
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INDICATIVE INTERNAL LAYOUTS

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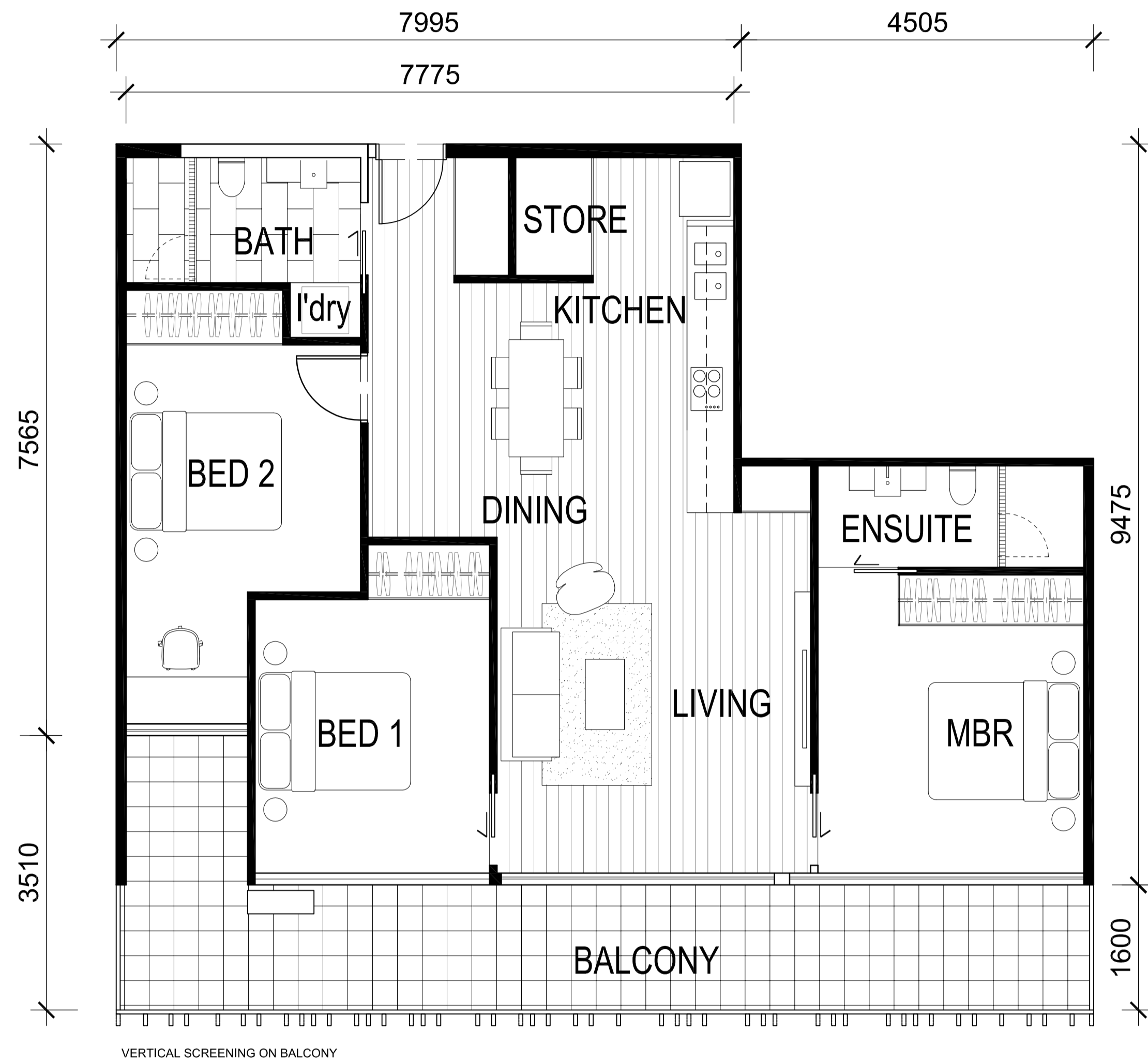
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Apartment Types

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100 @ A3 1:50 @ A1	A	TP2-007



APARTMENT TYPE 1
3 Bed_96m2
Balcony_23m2



APARTMENT TYPE 2
3 Bed_96m2
Balcony_12m2

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

INDICATIVE INTERNAL LAYOUTS

Notes

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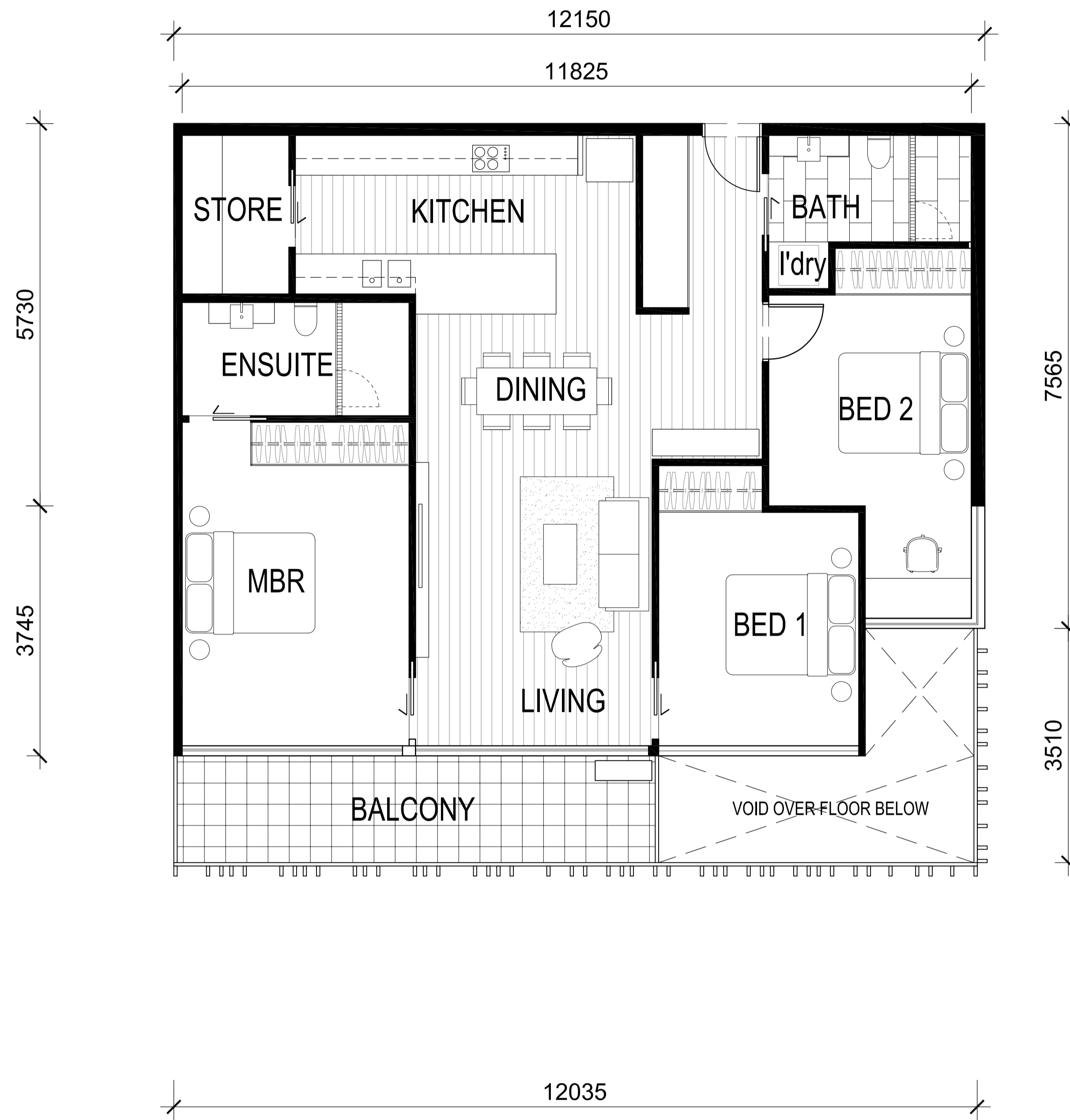
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Apartment Types

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:100 @ A3 1:50 @ A1	A	TP2-008



APARTMENT TYPE 3
3 Bed_110m2
Balcony_22m2



APARTMENT TYPE 4
3 Bed_110m2
Balcony_11m2

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

INDICATIVE INTERNAL LAYOUTS

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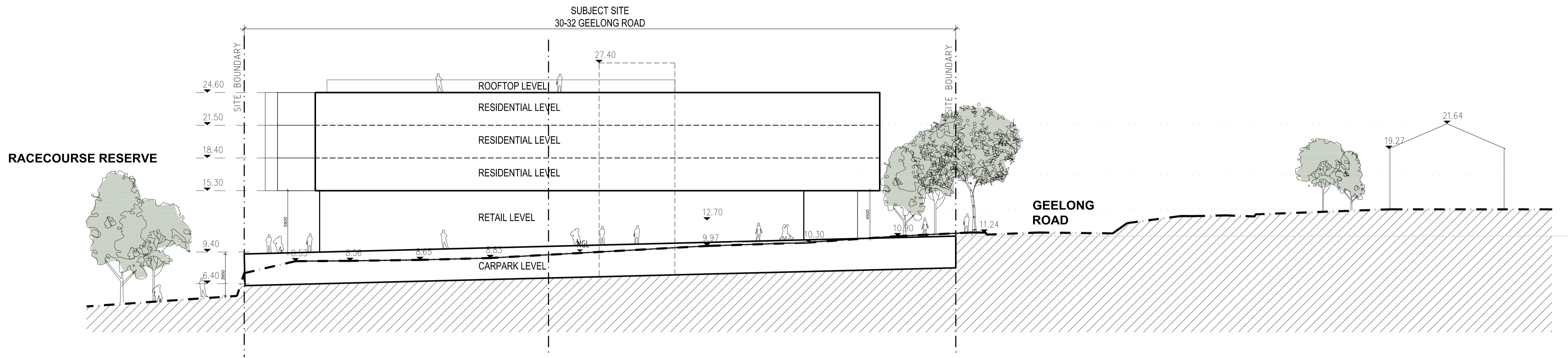
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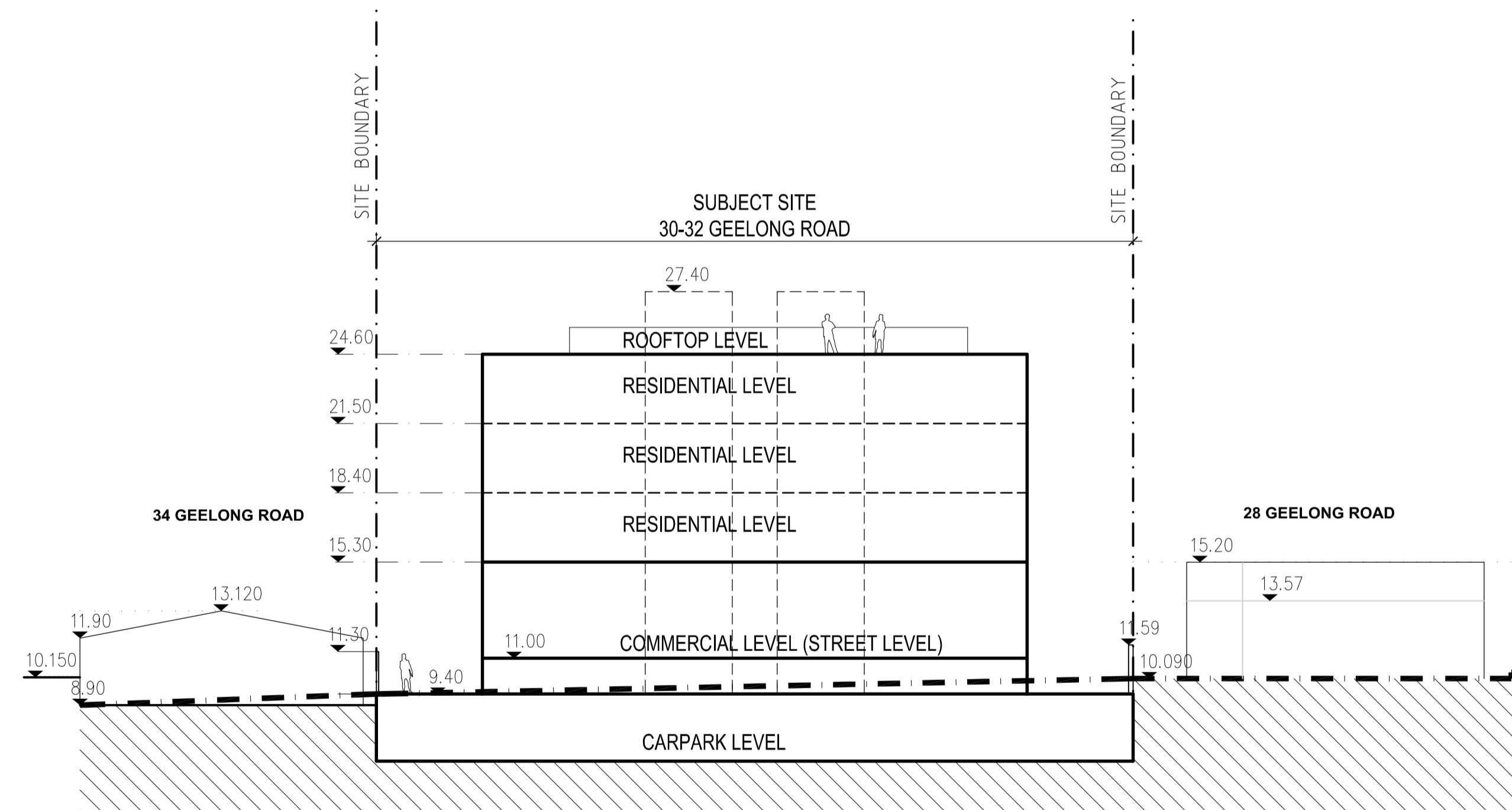
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Apartment Types

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1308117	1:100 @ A3 1:50 @ A1	A	TP2-009



SECTION 1



SECTION 2

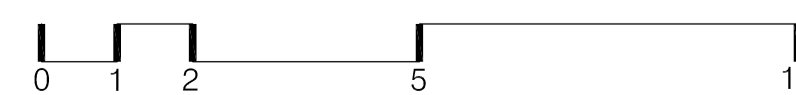
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02.04.14	B		Issued for Council Review
19.08.14	C		Issued for Client Review
01.09.14	D		Issued for Town Planning Lodgement
07.06.16	E		Issued for Directions Hearing



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Proposed Sections

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



SOUTH ELEVATION



NORTH ELEVATION



STREETSCAPE VIEW

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Proposed Sections

Job No. 1308117	Scale: 1:200@A3	Dwg. No. TP6-002	Rev. A
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01.09.14	C		Issued for Town Planning Lodgement
07.06.16	D		Issued for Directions Hearing

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Streetscape Views

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



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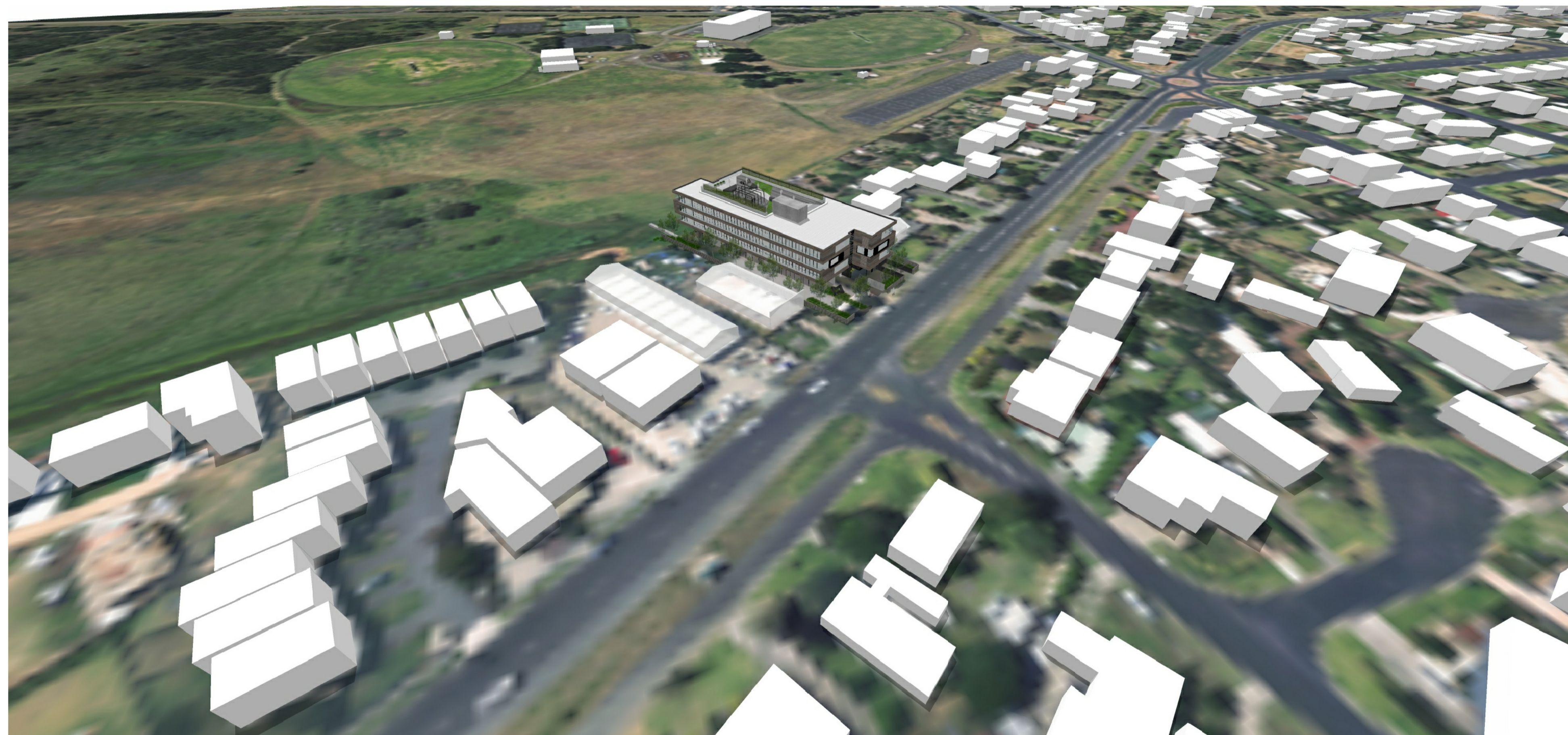
30-32 Geelong Road, Portarlington

Streetscape Views

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



View from Portarlington Recreational Reserve
Looking South West



View above Geelong Road looking North East

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Site Context Images

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP8-003	D



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01.09.14	C		Issued for Town Planning Lodgement

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Benchmark Images

Job No.	Scale:	Dwg. No.	Rev.
1308117	NTS	TP8-004	C



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01.09.14	C		Issued for Town Planning Lodgement

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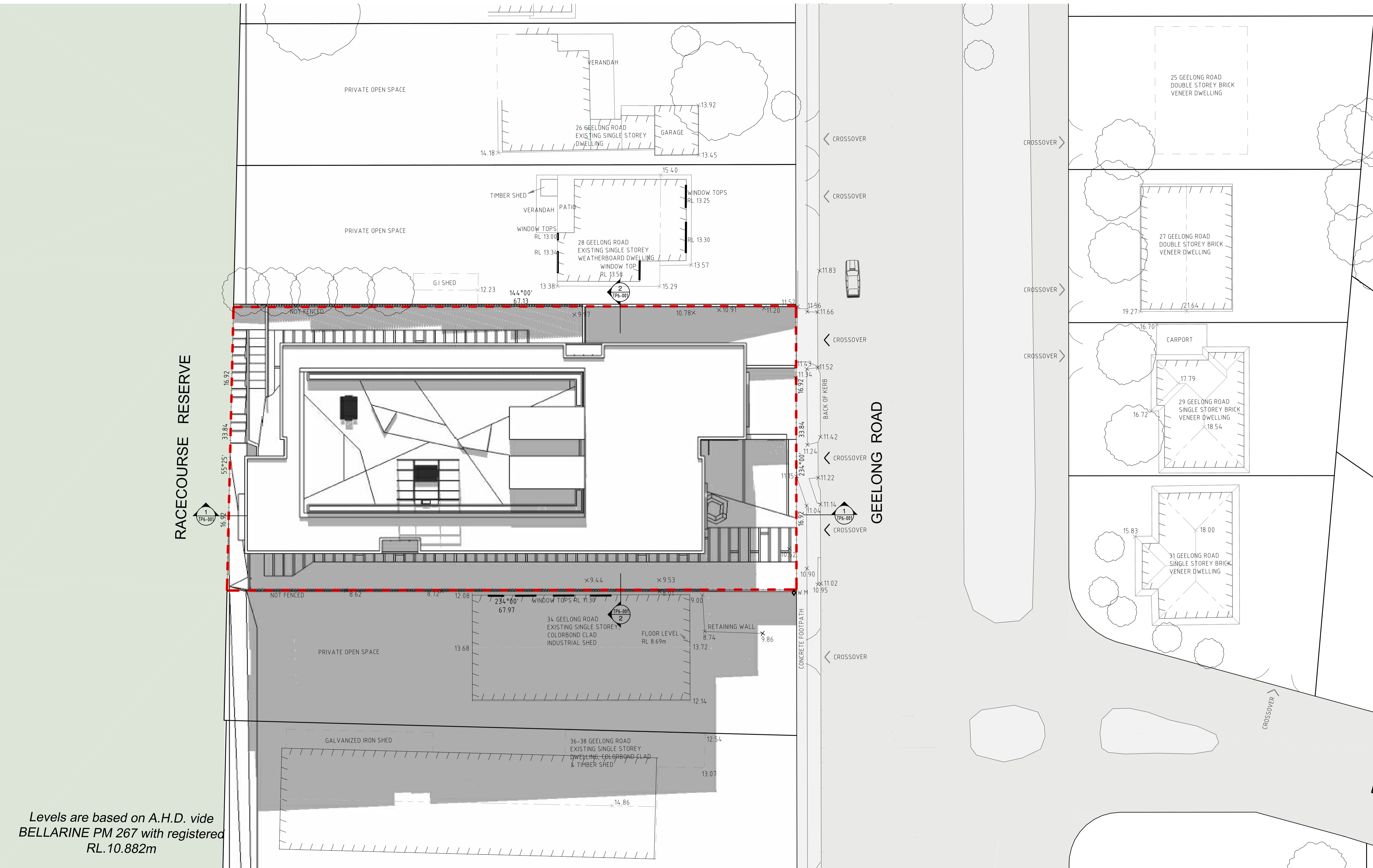
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Benchmark Images

Job No. 1308117	Scale: NTS	Dwg. No. TP8-005	Rev. C
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Levels are based on A.H.D. vide
 BELLARINE PM 267 with registered
 RL.10.882m

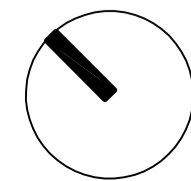
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01.09.14	C		Issued for Town Planning Lodgement
07.06.16	D		Issued for Directions Hearing



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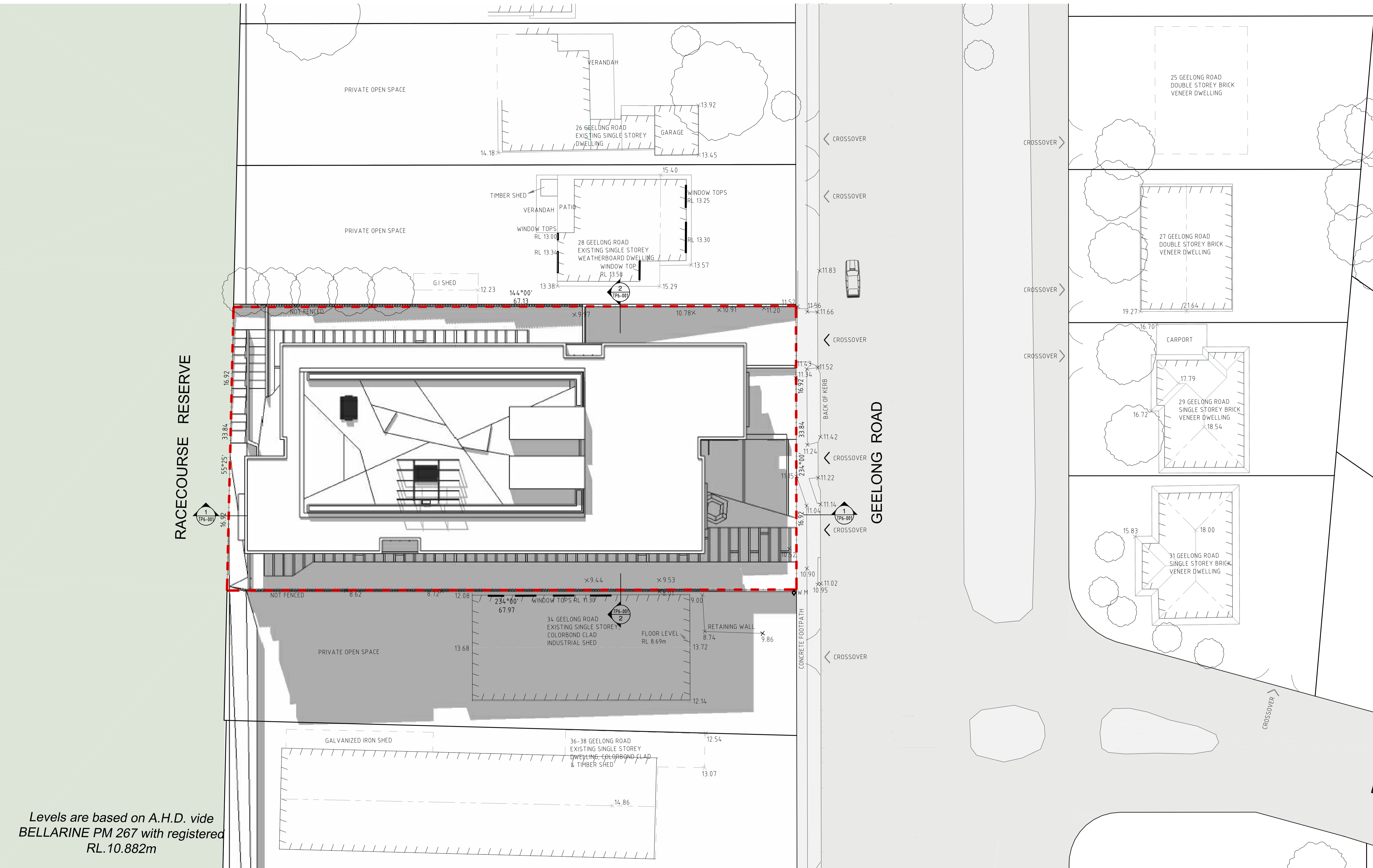
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Proposed Shadow Diagram_Sep 22 @ 09:00

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:200@A1	TP11-001	D



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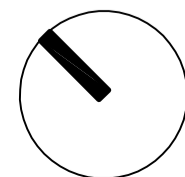
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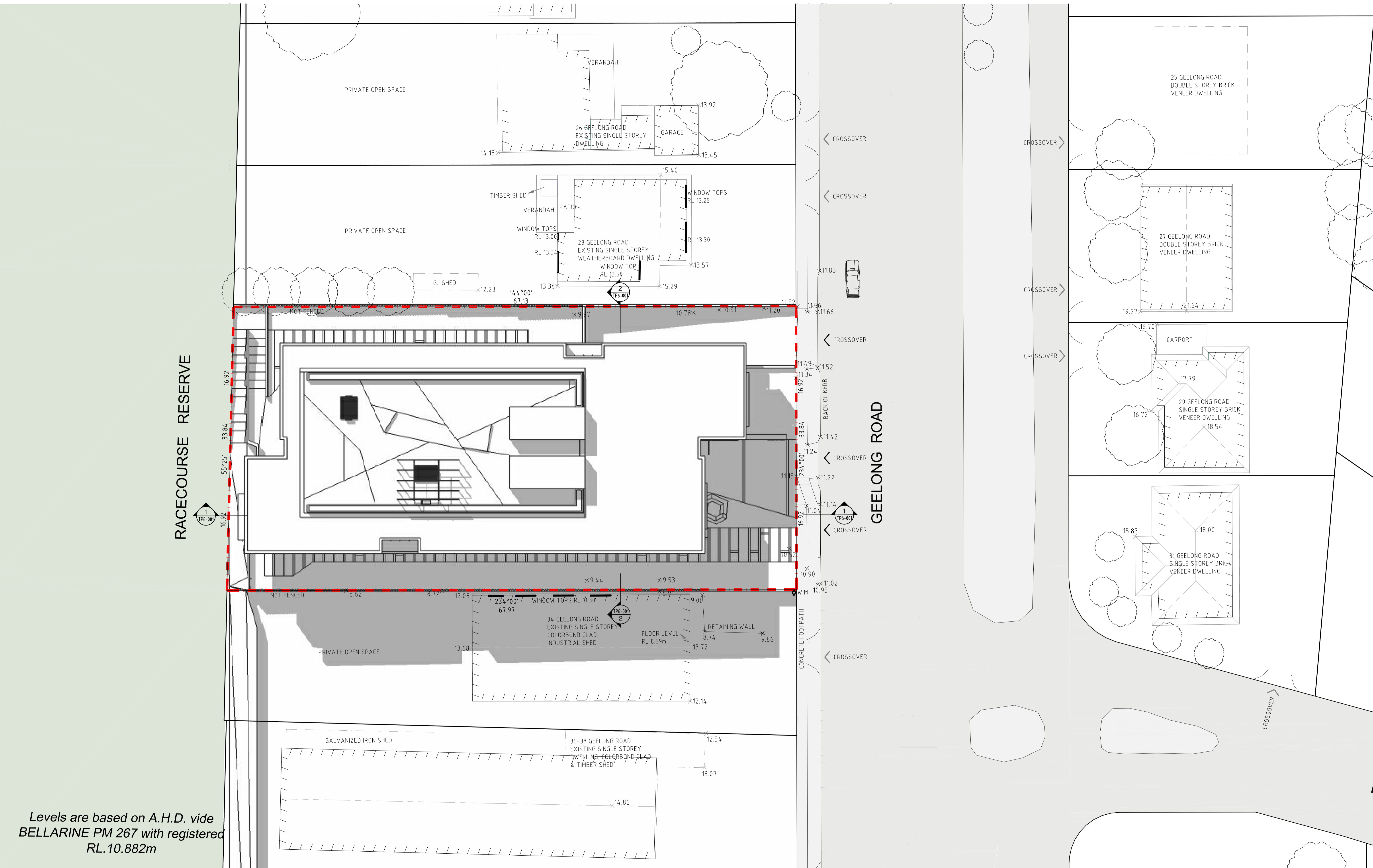
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Proposed Shadow Diagram_Sep 22 @ 10:00

Job No.	Scale:	Dwg. No.	Rev.
1308117	1:200@A1	TP11-002	D



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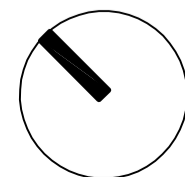
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01.09.14	C		Issued for Town Planning Lodgement
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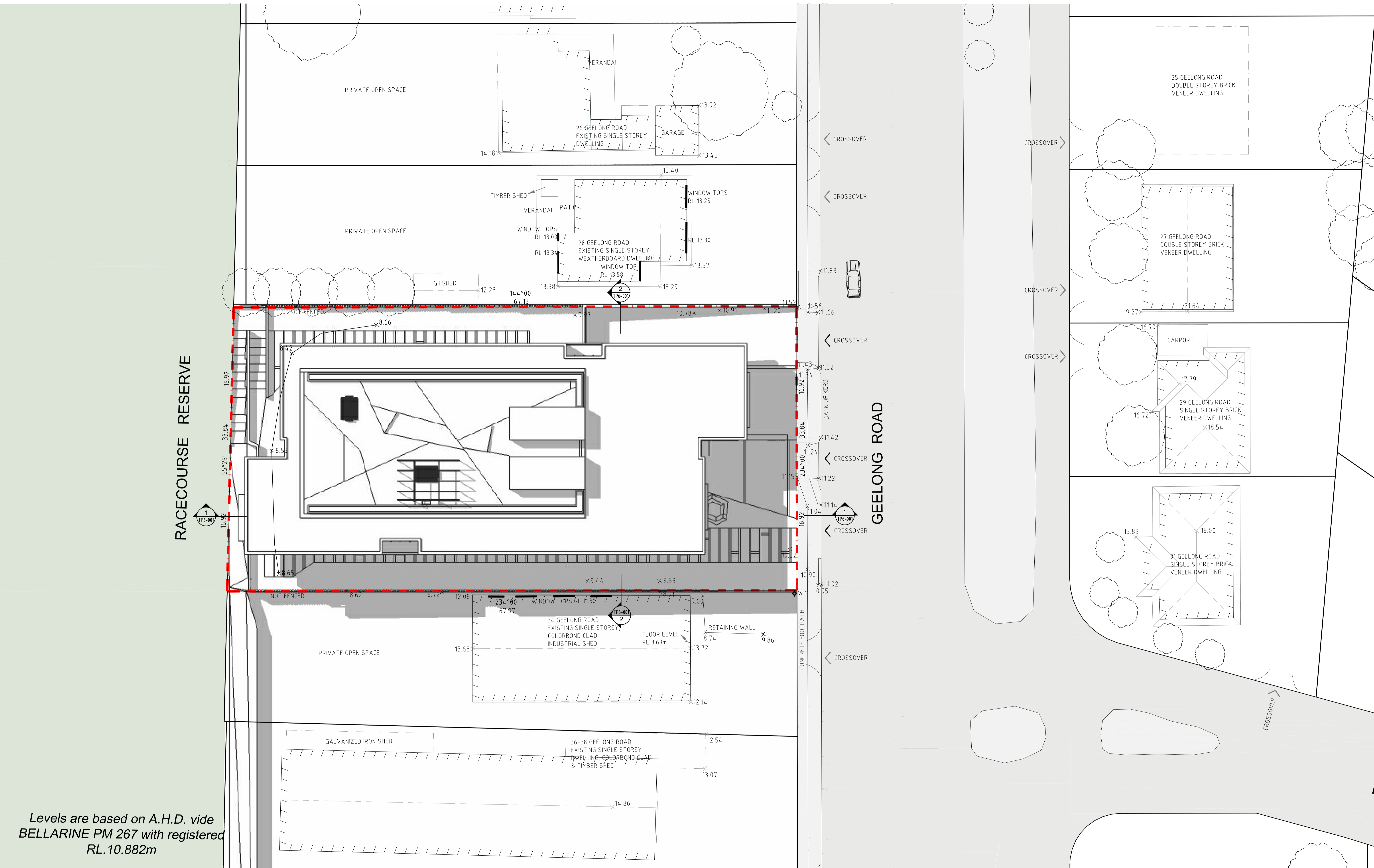
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Proposed Shadow Diagram_Sep 22 @ 11:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-003	Rev. D
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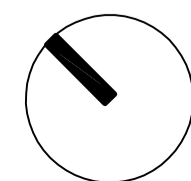
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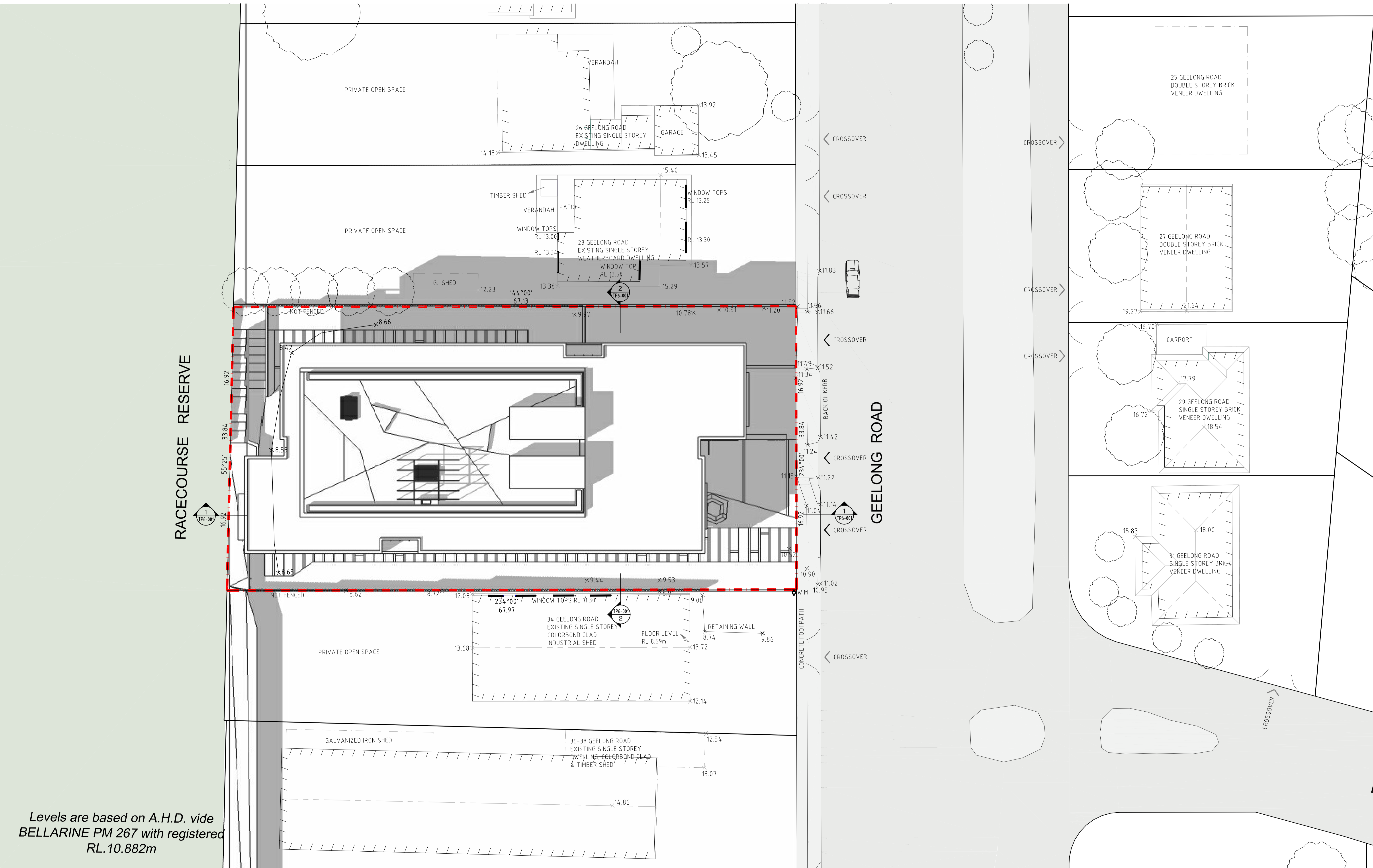
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Proposed Shadow Diagram_Sep 22 @ 12:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-004	Rev. A
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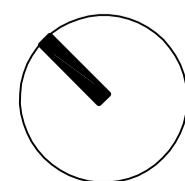
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Proposed Shadow Diagram_Sep 22 @ 15:00

Job No. 1308117	Scale: 1:200@A1	Dwg. No. TP11-005	Rev. A
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