

21 - 25 The Avenue

BALACLAVA

VICTORIA 3183

PROPOSED NEW RESIDENTIAL DEVELOPMENT

TOWN PLANNING DRAWINGS



CANOPY OVER ENTRY



CANOPY OVER ENTRY

CANOPY OVER ENTRY

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TOWN PLANNING SUBMISSION

PLOT DATE: 12 Jul 2023

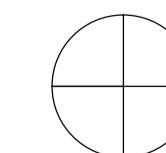
Rev	Date	Description
E	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
D	1-12-22	DELETION OF ENTRY CANOPY
C	14-11-22	GARDEN AREA
B	7-10-22	RESPONSE TO COUNCIL'S RFI
A	26-5-22	RESPONSE TO COUNCIL'S RFI

Rev	Date	Description
G	2-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS

THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT

PROPRIETOR: WITNESS:

BUILDER: DATED:



PROJECT: PROPOSED MULTI RES DEVELOPMENT
21 - 25 THE AVENUE
BALACLAVA

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTES OF ANY CONDITIONS OR REQUIREMENTS SUBJECT TO ARCHITECT'S WRITTEN CONSENT. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE DRAWINGS TO BE USED IN CONSTRUCTION WITH THE SPECIFICATIONS & DOCUMENTATION AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

Scale
Drawn by	JG
Checked by	AW
Project No.
Drawing Title	COVER SHEET
Drawing No.	TP01
Revision	G

PROPOSED NEW RESIDENTIAL DEVELOPMENT

CONTENT

PAGE	DESCRIPTION	PAGE	DESCRIPTION
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TP02	DEVELOPMENT SUMMARY	TP13	SHADOW PLAN 9am & 10am
TP03	SITE DESCRIPTION PLAN	TP14	SHADOW PLAN 11am & 12noon
TP04	DESIGN RESPONSE PLAN	TP15	SHADOW PLAN 1pm & 2pm
TP05	BASEMENT PLAN	TP16	SHADOW PLAN 3pm & 10:29am
TP06	GROUND FLOOR PLAN	TP17	APARTMENT DEVELOPMENT STANDARD COMPLIANCE - SHEET 1
TP07	FIRST FLOOR PLAN	TP18	APARTMENT DEVELOPMENT STANDARD COMPLIANCE - SHEET 2
TP08	SECOND FLOOR PLAN	TP19	APARTMENT DEVELOPMENT STANDARD COMPLIANCE - SHEET 3
TP09	ROOF FLOOR PLAN	TP20	GARDEN AREA PLAN
TP10	NORTH, SOUTH & STREETSCAPE ELEVATION	TP21	3D EXISTING AND PROPOSED SHADOW 10:00am, 10:10am, 10:20am & 10:29am
TP11	EAST & WEST ELEVATIONS / SECTION A-A	TP22	EXISTING SHADOW PLANS 12noon to 3pm

APARTMENT SCHEDULE			
APARTMENT No.	No. OF BEDROOMS	AREA	POS/BALCONY
G-01	2	82m ²	33m ²
G-02	2	82m ²	33m ²
G-03	1	65m ²	27m ²
G-04	1	70m ²	4.0m ²
G-05	2	75m ²	4.9m ²
G-06	2	80m ²	5.8m ²
G-07	2	75m ²	6.2m ²
G-08	2	80m ²	5.8m ²
G-09	2	82m ²	2.8m ²
G-10	2	82m ²	2.8m ²
G-11	1	61m ²	9.8m ²
G-12	1	61m ²	7.9m ²
F-13	1	65m ²	8.6m ²
F-14	2	74m ²	8.3m ²
F-15	2	74m ²	8.3m ²
F-16	2	77m ²	8.6m ²
F-17	2	71m ²	8m ²
F-18	2	67m ²	8m ²
F-19	2	67m ²	8m ²
F-20	2	71m ²	8m ²
F-21	1	4.9m ²	10.5m ²
F-22	2	77m ²	8m ²
F-23	2	77m ²	8m ²
F-24	1	51m ²	10.5m ²
S-25	2	92m ²	14.8m ²
S-26	1	54m ²	14.2m ²
S-27	2	92m ²	20m ²
S-28	2	71m ²	8m ²
S-29	2	67m ²	8m ²
S-30	2	71m ²	8m ²
S-31	2	67m ²	8m ²
S-32	2	79m ²	24m ²
S-33	2	79m ²	24m ²
S-34	1	52m ²	8m ²



SITE LOCATION

DEVELOPMENT SUMMARY

EXISTING CONDITIONS:

- 21 THE AVENUE
 - SITE AREA: 378m²
 - SINGLE STOREY DWELLING
 - PITCHED CORRUGATED ROOF
- 23 THE AVENUE
 - SITE AREA: 692m²
 - SINGLE STOREY DWELLING
 - PITCHED TILED ROOF
- 25 THE AVENUE
 - SITE AREA: 692m²
 - SINGLE STOREY DWELLING
 - PITCHED CORRUGATED ROOF

NEW DEVELOPMENT:

- 3 STOREY APARTMENT BUILDING WITH BASEMENT LEVEL
- SITE AREA: 1762m²
- BASEMENT AREA: 1348.26m²
- 34 APARTMENTS
- 34 RESIDENTIAL CAR SPACES
- PROPOSED SITE COVERAGE: 104.2m² - 60%
- GARDEN AREA: 627.5m² - 35.6%
- PERMEABLE AREA: 354.57m² - 20.1%

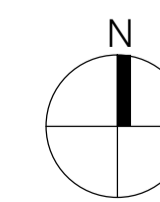
Rev	Date	Description
E	28-4-22	AMENDMENTS TO COUNCIL REQUIREMENTS
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Rev	Date	Description

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PROPRIETOR: WITNESS:

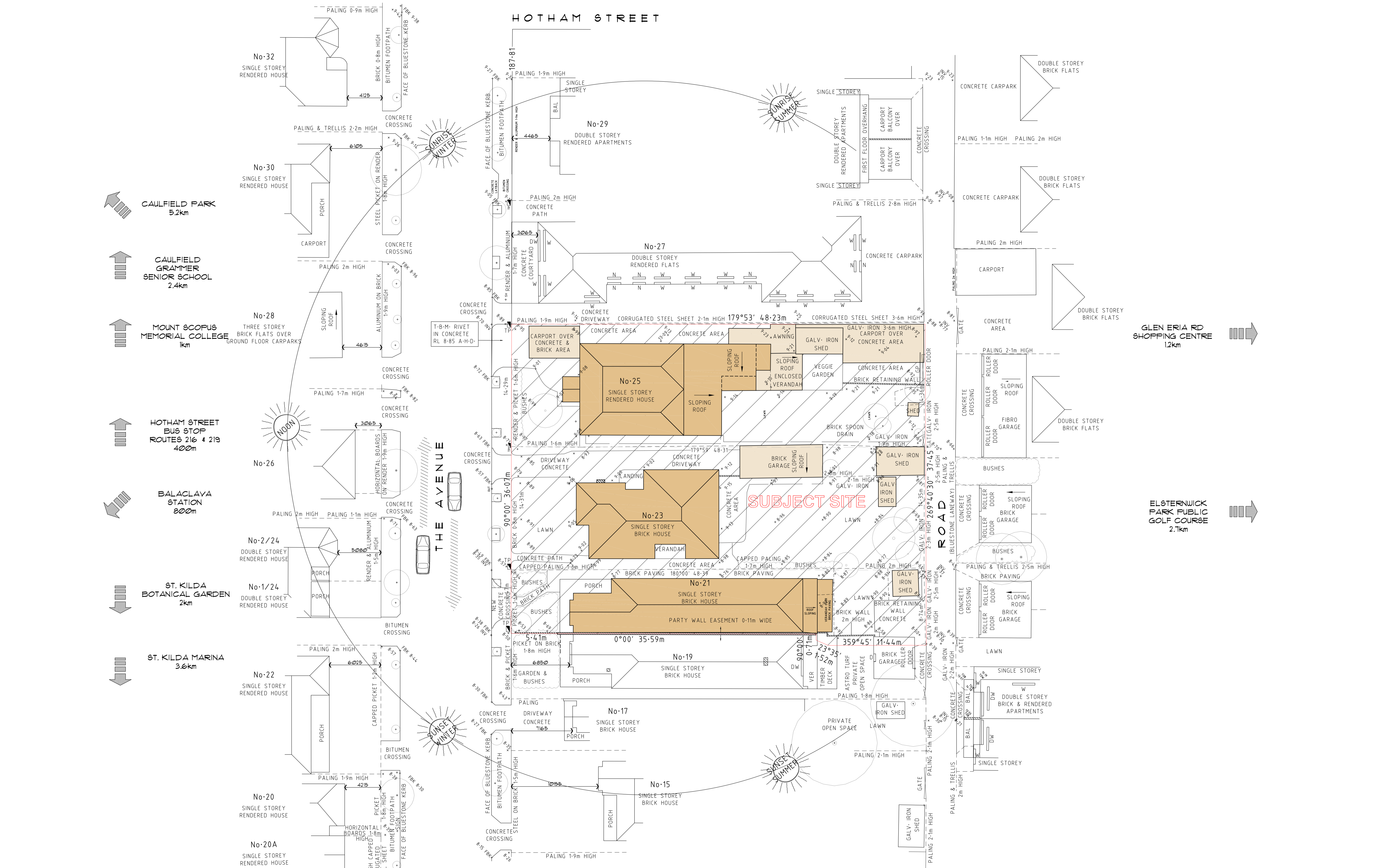
BUILDER: DATED:



PROJECT: PROPOSED MULTI RES DEVELOPMENT
21 - 25 THE AVENUE
BALACLAVA

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Scale	1:500
Drawn by	JG
Checked by	AW
Project No.	
Drawing Title	DEVELOPMENT SUMMARY
Drawing No.	TP02
Revision	E



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TOWN PLANNING SUBMISSION

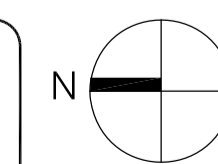
PLOT DATE: 23 Mar 2023

Rev	Date	Description
C	14-11-22	GARDEN AREA
B	7-10-22	RESPONSE TO COUNCILS RFI
A	26-5-22	RESPONSE TO COUNCILS RFI

Rev	Date	Description

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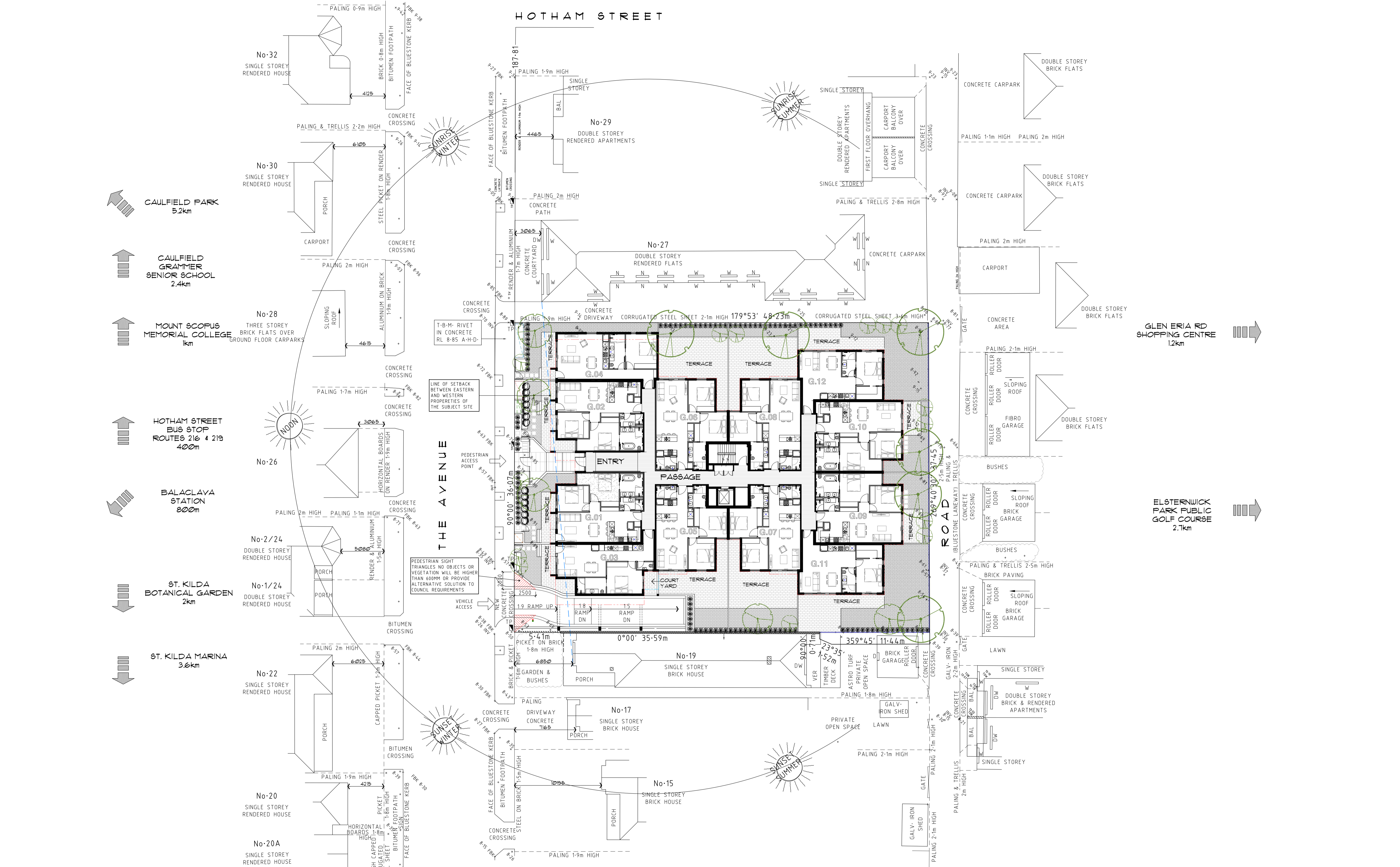
PROPRIETOR: WITNESS:.....
 BUILDER: DATED:.....



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Scale	1:200
Drawn by	JG
Checked by	AW
Project No.	
Drawing Title	SITE DESCRIPTION PLAN
Drawing No.	TP03
Revision	C



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TOWN PLANNING SUBMISSION
 PLOT DATE: 10 Jul 2023

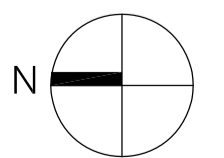
Rev	Date	Description
H	8-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
G	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	28-4-23	AMENDMENTS ELEVATIONS
E	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
D	1-12-22	DELETION OF ENTRY CANOPY

Rev	Date	Description

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BUILDER: DATED:

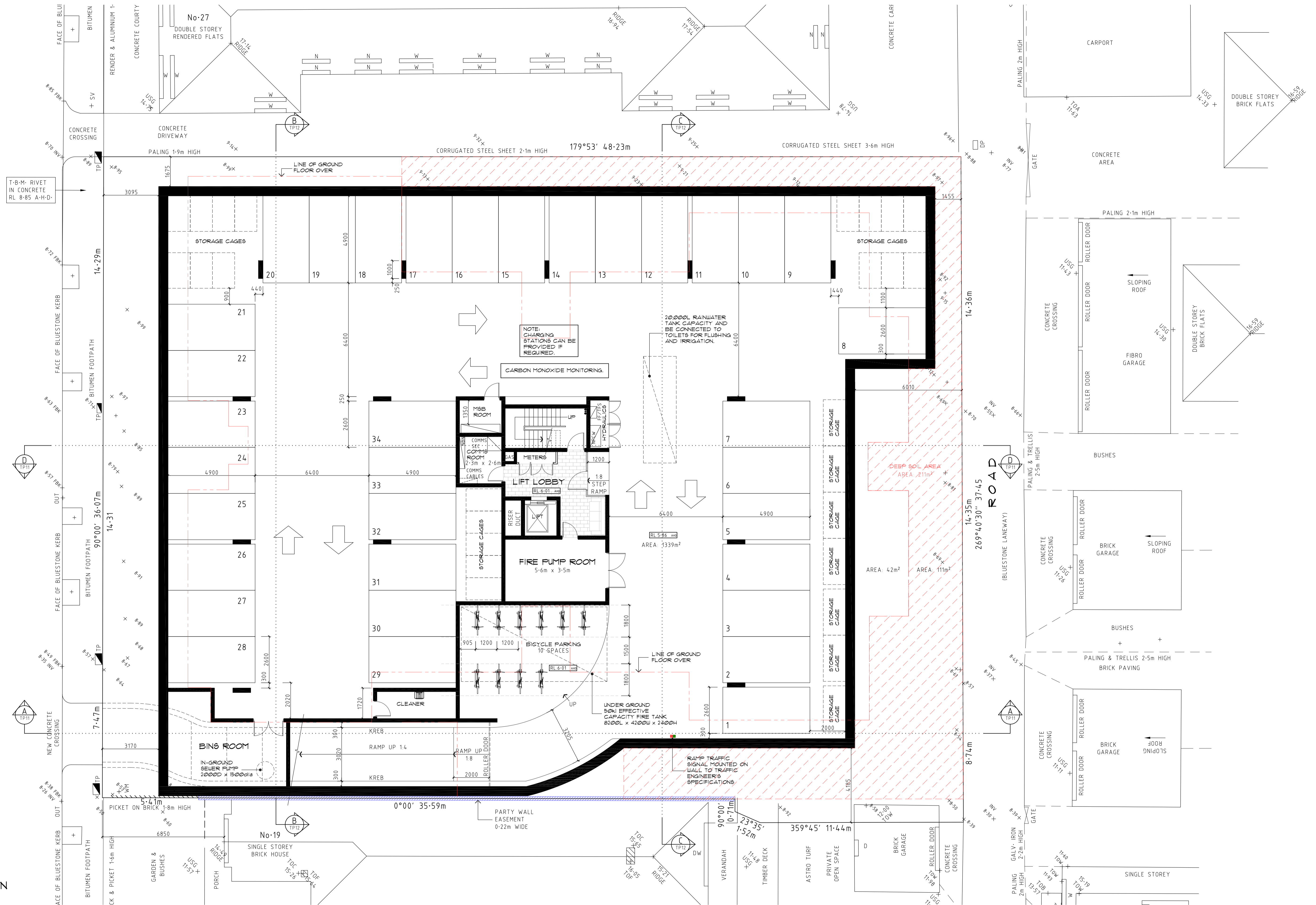


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Scale: 1:200
 Drawn by: JG
 Checked by: AW
 Project No.:
 Drawing Title: DESIGN RESPONSE PLAN
 Drawing No.: TP04
 Revision: H

THE AVENUE



BASEMENT PLAN

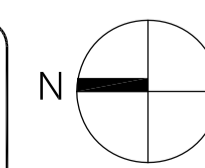
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Rev	Date	Description
G	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
D	24-1-23	RAMP TRAFFIC SIGNALS
C	14-11-22	GARDEN AREA
B	7-10-22	RESPONSE TO COUNCILS RFI
A	26-5-22	RESPONSE TO COUNCILS RFI

Rev	Date	Description

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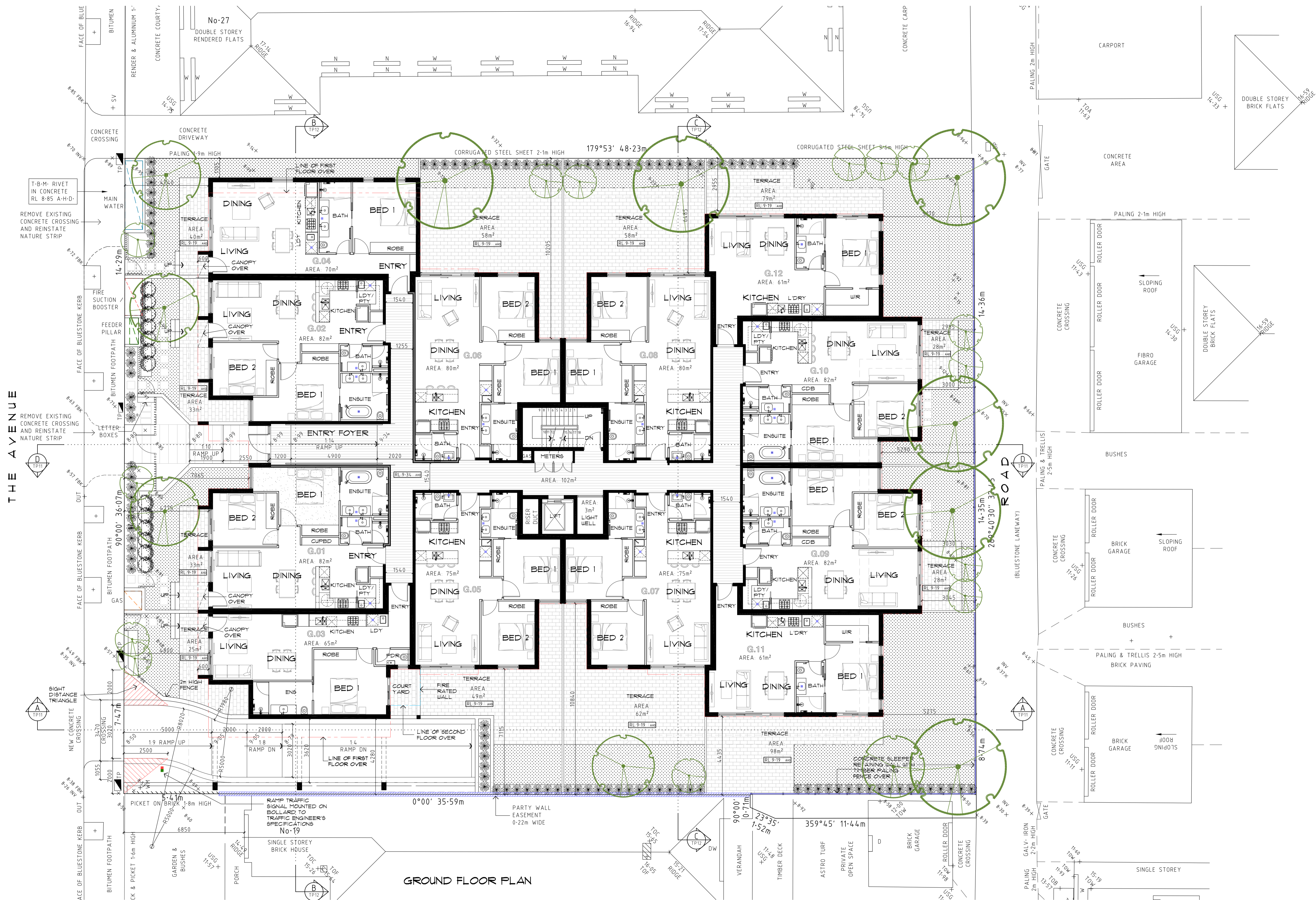
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Scale	1:100
Drawn by	JG
Checked by	AW
Project No.	
Drawing Title	PROPOSED BASEMENT PLAN
Drawing No.	TP05
Revision	G

TOWN PLANNING SUBMISSION

PLOT DATE: 12 Jul 2023



GROUND FLOOR PLAN

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TOWN PLANNING SUBMISSION

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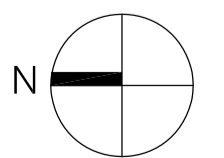
Rev	Date	Description
I	4-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
H	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
G	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	24-1-23	RAMP TRAFFIC SIGNALS
E	12-1-23	AMENDMENT TO NEW CONCRETE CROSSING

Rev	Date	Description

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Scale: 1:100
 Drawn by: JG
 Checked by: AW
 Project No.:
 Drawing Title: PROPOSED GROUND FLOOR PLAN
 Drawing No.: TP06
 Revision: |

FIRST FLOOR PLAN

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TOWN PLANNING SUBMISSION

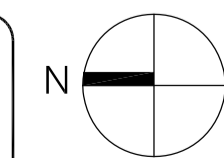
PLOT DATE: 12 Jul 2023

Rev	Date	Description
G	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
E	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
D	1-12-22	DELETION OF ENTRY CANOPY
C	14-11-22	GARDEN AREA

Rev	Date	Description

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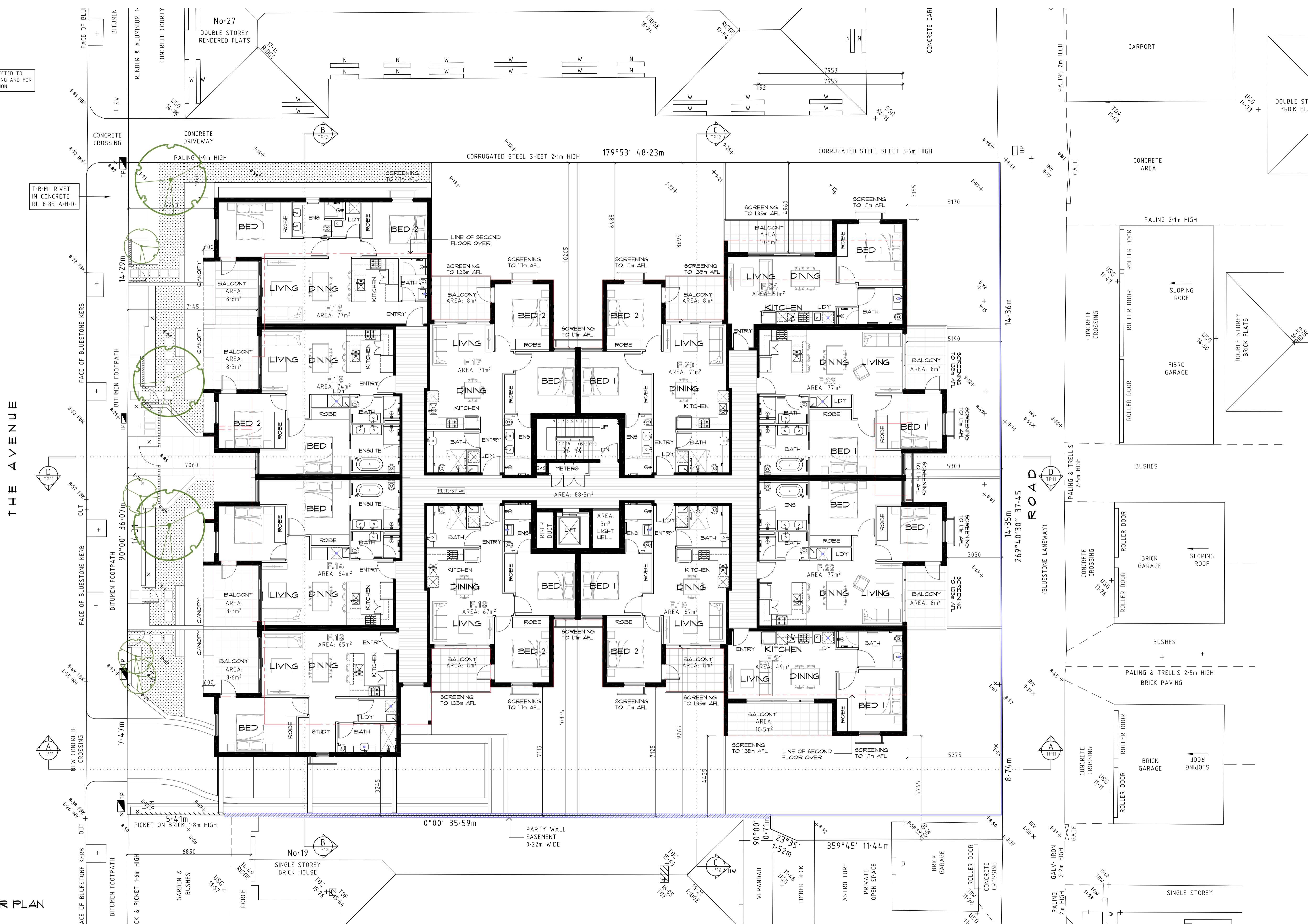
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Scale	1:100
Drawn by	JG
Checked by	AW
Project No.	
Drawing Title	PROPOSED FIRST FLOOR PLAN
Drawing No.	TP07
Revision	G



RWT WILL BE CONNECTED TO TOILETS FOR FLUSHING AND FOR LANDSCAPE IRRIGATION

T-B-M RIVET IN CONCRETE RL 8-85 A-H-D
REMOVE EXISTING CONCRETE CROSSING AND REINSTATE NATURE STRIP

REMOVE EXISTING CONCRETE CROSSING AND REINSTATE NATURE STRIP

SECOND FLOOR PLAN

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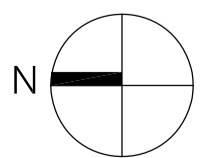
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F	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
E	4-4-23	AMENDMENTS TO APT S-26
D	1-12-22	DELETION OF ENTRY CANOPY

Rev	Date	Description

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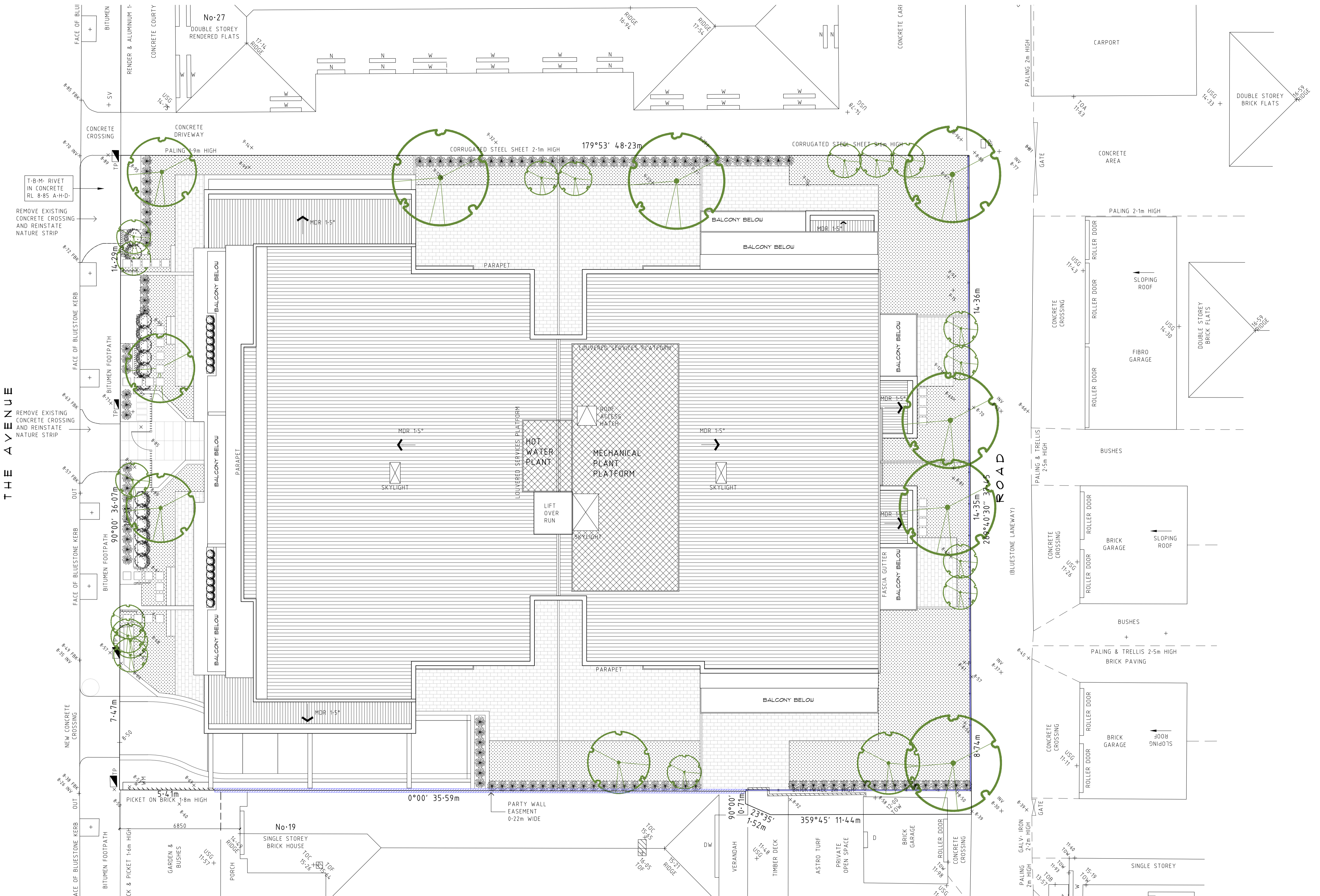


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Scale: 1:100
 Drawn by: JG
 Checked by: AW
 Project No.:
 Drawing Title: PROPOSED SECOND FLOOR PLAN
 Drawing No.: TP08
 Revision: H

THE AVENUE



ROOF PLAN

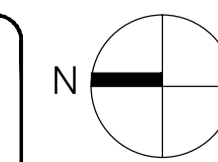
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E	28-4-23	RESPONSE TO COUNCIL'S REQUIREMENTS
D	1-12-22	DELETION OF ENTRY CANDOPY
C	14-11-22	GARDEN AREA

Rev	Date	Description

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 BUILDER: DATED:



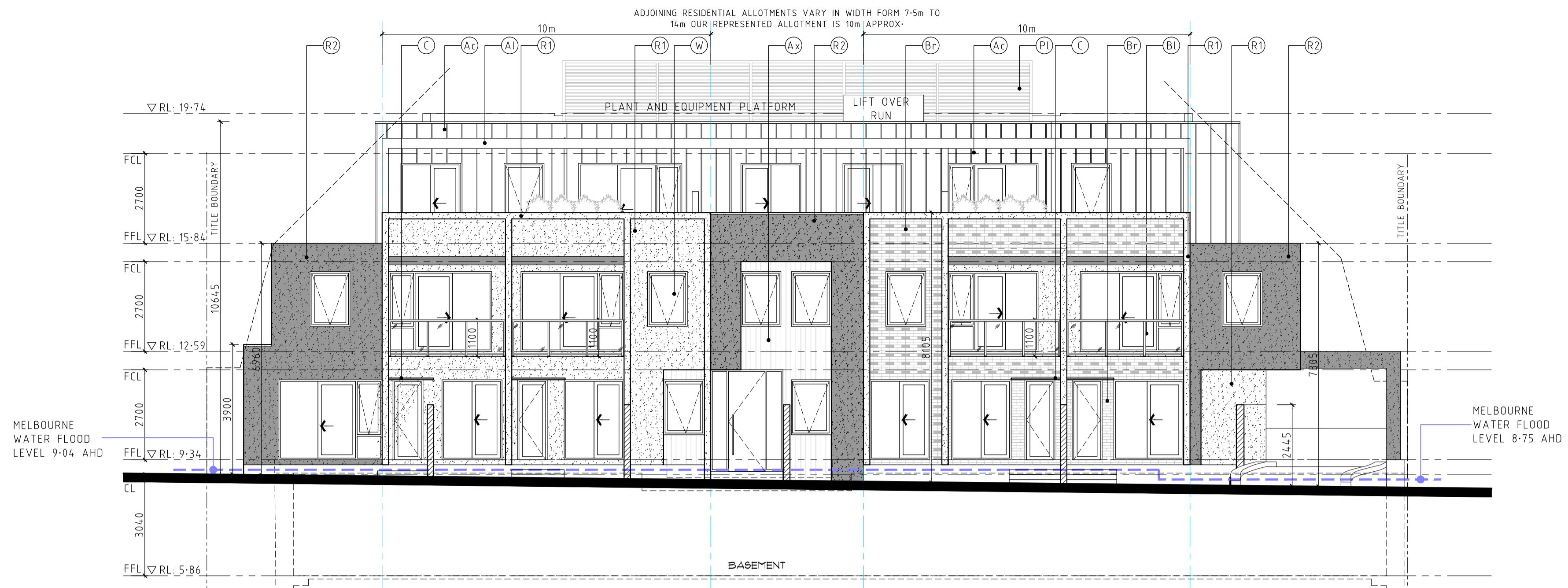
**PROJECT: PROPOSED MULTI RES DEVELOPMENT
 21 - 25 THE AVENUE
 BALACLAVA**

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED BY THE APPROVED BUILDING SURVEYOR TAKING NOTES OF ANY CONDITIONS OR REQUIREMENTS SUBJECT TO ARCHITECTS WRITTEN CONSENT. ALL CONTRACTORS MUST CHECK ALL DIMENSIONS & LEVELS & CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. DO NOT SCALE DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & DISCREPANCIES AND OTHER CONSULTANTS DRAWINGS & INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE CURRENT NATIONAL CONSTRUCTION CODE (NCC) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR RETRACTION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

Scale: 1:100
 Drawn by: JG
 Checked by: AW
 Project No.:
 Drawing Title: PROPOSED ROOF PLAN
 Drawing No.: TP09
 Revision: G

TOWN PLANNING SUBMISSION

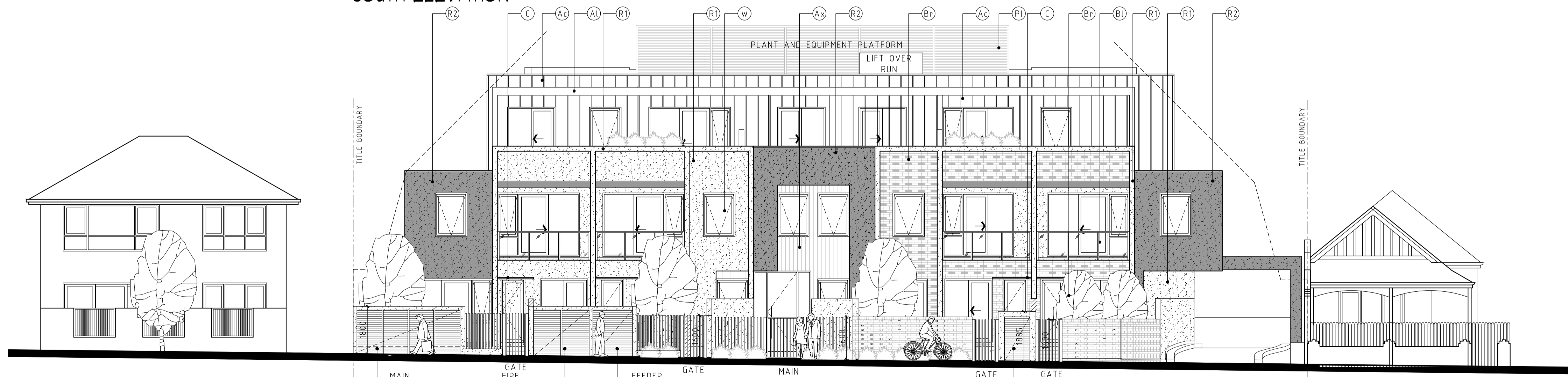
PLOT DATE: 10 Jul 2023



NORTH ELEVATION



SOUTH ELEVATION



21 THE AVENUE

FRONT FENCE ELEVATION

21 - 25 THE AVENUE

19 THE AVENUE

MATERIAL SCHEDULE	
(R)	SELECTED WHITE BRICK WORK
(R1)	SELECTED WHITE RENDER
(R2)	SELECTED DARK GREY COLOUR RENDER
(A)	SELECTED STANDING SEAM CLADDING
(A1)	SELECTED ALUMINIUM CLADDING
(A2)	SELECTED ALUMINIUM CLADDING - DARK COLOUR
(A3)	SELECTED ALUMINIUM CLADDING - DARK COLOUR
(A4)	SELECTED ALUMINIUM CLADDING - DARK COLOUR
(A5)	SELECTED ALUMINIUM CLADDING - DARK COLOUR
(B)	SELECTED METAL BALUSTRADE - LIGHT COLOUR
(S)	SELECTED PERFORATED SCREENING max 25% OPENING
(W)	SELECTED ALUMINIUM WINDOWS
	GROUND FLOOR FIRST FLOOR SECOND FLOOR
(F)	SELECTED METAL FENCE - LIGHT COLOUR
(P)	SELECTED LOUVERED SERVICES PLATFORM
(P1)	SELECTED TILED PAVING ON POD PAVING SYSTEM
(A1)	SELECTED BLACK ALUMINIUM CANOPY AWNING

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TOWN PLANNING SUBMISSION

PLOT DATE: 12 Jul 2023

Rev	Date	Description
H	8-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
G	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	28-4-23	AMENDMENTS TO NORTH ELEVATION
E	4-4-23	AMENDMENTS TO SOUTH ELEVATION
D	1-12-22	DELETION OF ENTRY CANOPY

Rev	Date	Description

THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT

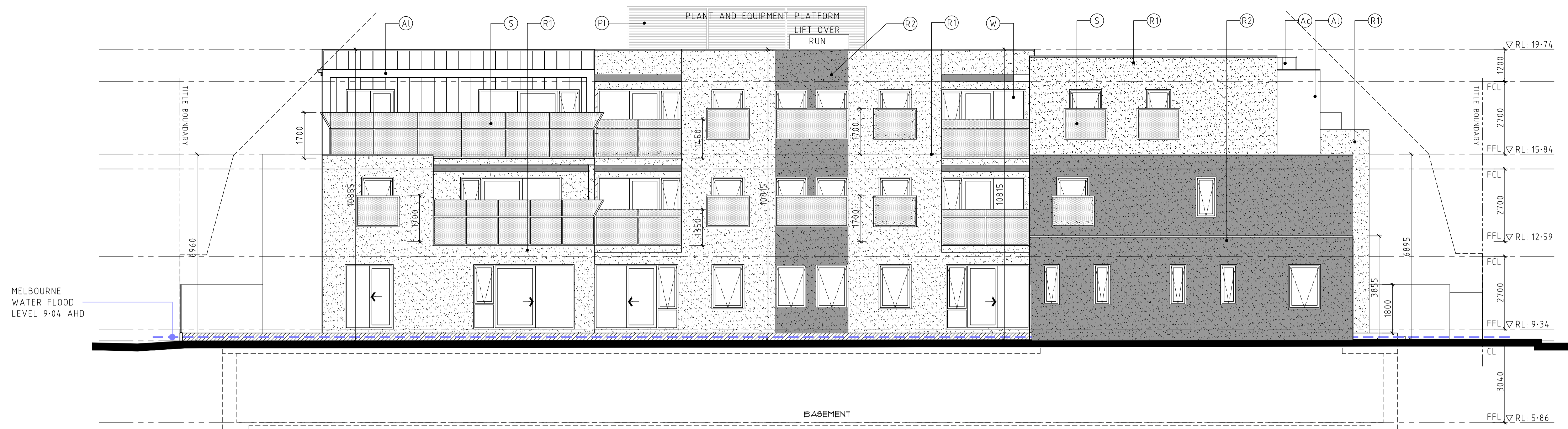
PROPRIETOR: WITNESS:

BUILDER: DATED:

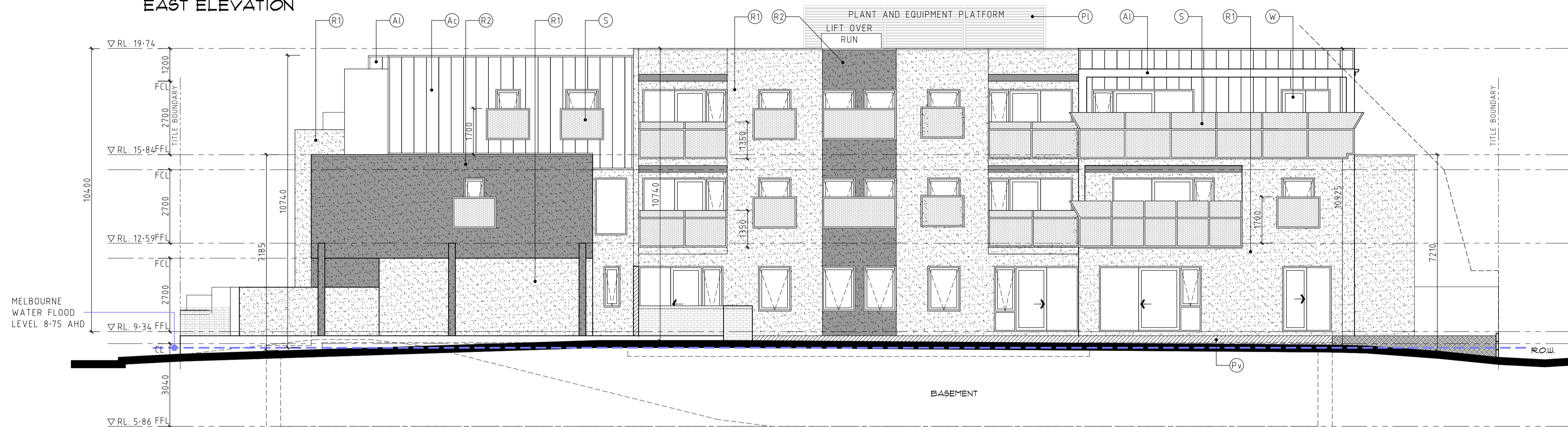
**PROJECT: PROPOSED MULTI RES DEVELOPMENT
 21 - 25 THE AVENUE
 BALACLAVA**

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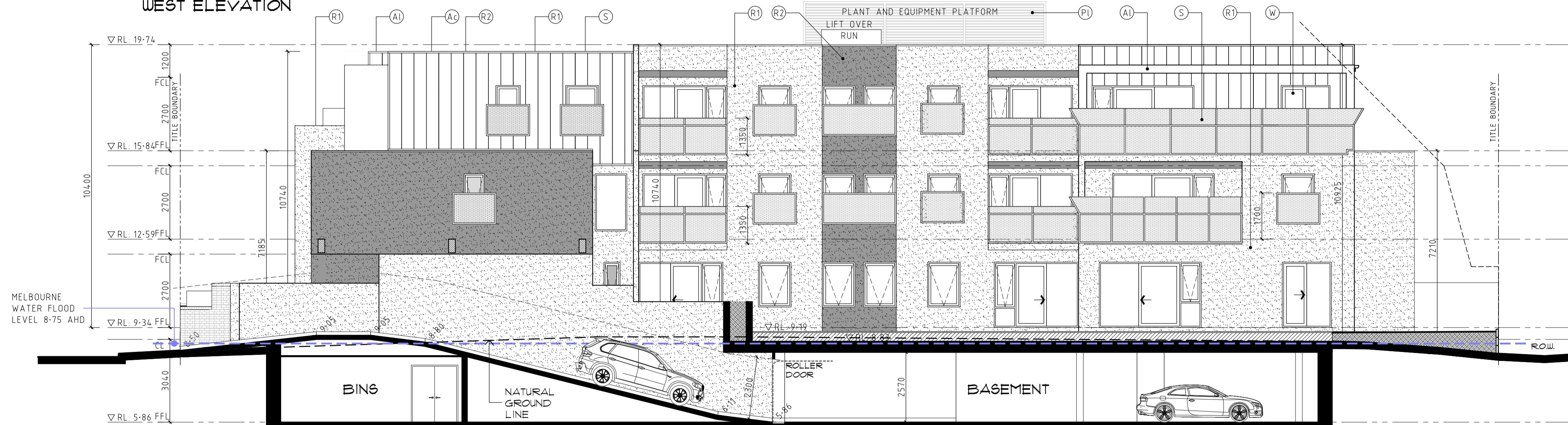
Scale: 1:100
 Drawn by: JG
 Checked by: AW
 Project No.:
 Drawing Title: NORTH, SOUTH AND STREETScape ELEVATION
 Drawing No.: TP10
 Revision: H



EAST ELEVATION



WEST ELEVATION



SECTION A-A

MATERIAL SCHEDULE

- (R1) SELECTED WHITE BRICK WORK
- (R2) SELECTED WHITE RENDER
- (R2) SELECTED DARK GREY COLOUR RENDER
- (A2) SELECTED STANDING SEAM CLADDING
- (A1) SELECTED ALUMINIUM CLADDING
- (A3) SELECTED AXON CLADDING - DARK COLOUR
- (B1) SELECTED METAL BALUSTRADE - LIGHT COLOUR
- (S) SELECTED PERFORATED SCREENING max 25% OPENING
- (W) SELECTED ALUMINIUM WINDOWS
- (P1) SELECTED LOUVERED SERVICES PLATFORM
- (P2) SELECTED TILED PAVING ON POD PAVING SYSTEM
- (A4) SELECTED BLACK ALUMINIUM CANOPY AWNING

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TOWN PLANNING SUBMISSION

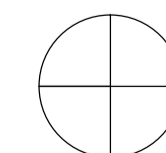
PLOT DATE: 11 Jul 2023

Rev	Date	Description
G	8-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
E	28-4-23	AMENDMENTS ELEVATIONS
D	1-12-22	DELETION OF ENTRY CANOPY
C	14-11-22	GARDEN AREA

Rev	Date	Description

THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT

PROPRIETOR: WITNESS:
 BUILDER: DATED:



PROJECT: PROPOSED MULTI RES DEVELOPMENT
 21 - 25 THE AVENUE
 BALACLAVA

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Scale 1:100

Drawn by JG

Checked by AW

Project No.

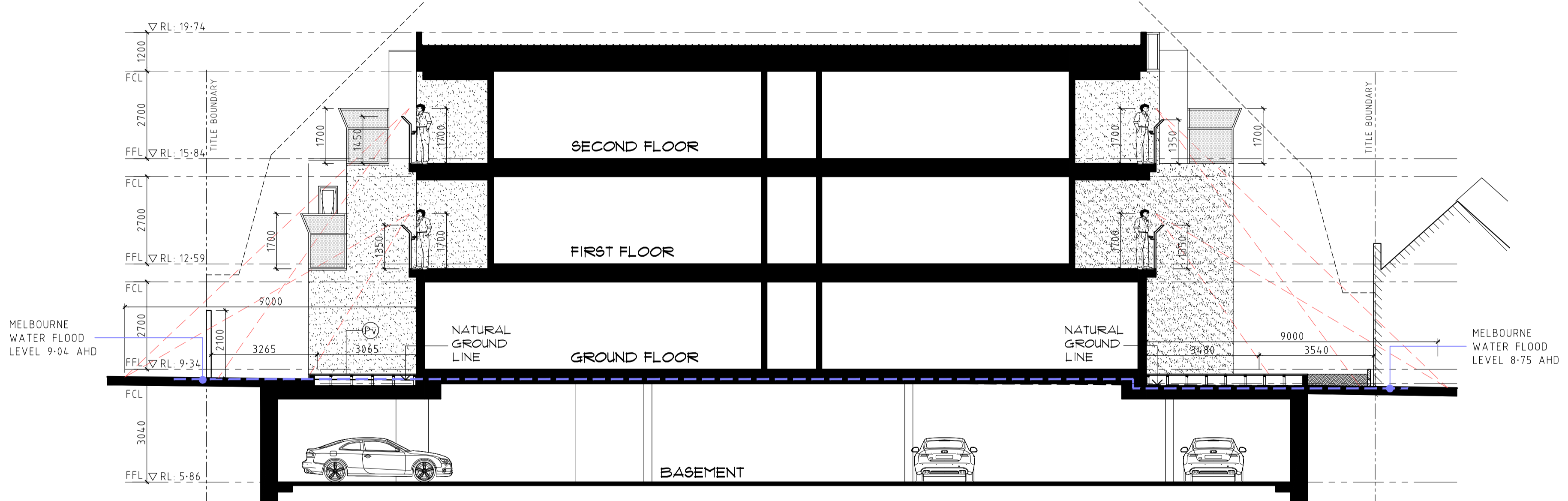
Drawing Title EAST & WEST ELEVATIONS & SECTION A-A

Drawing No. TP11

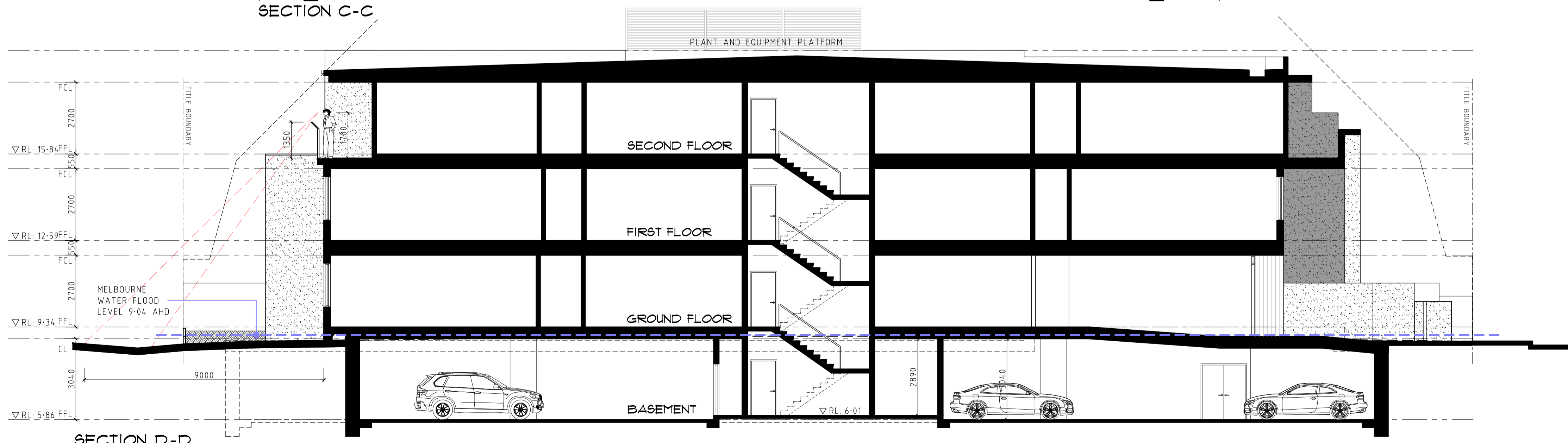
Revision G



SECTION B-B



SECTION C-C



SECTION D-D

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TOWN PLANNING SUBMISSION

PLOT DATE: 10 Jul 2023

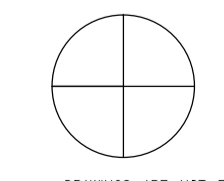
Rev	Date	Description
G	8-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
F	8-6-23	RESPONSE TO COUNCIL'S REQUIREMENTS
E	28-4-23	AMENDMENTS ELEVATIONS
D	1-12-22	DELETION OF ENTRY CANOPY
C	14-11-22	GARDEN AREA

Rev	Date	Description

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PROPRIETOR: WITNESS:

BUILDER: DATED:



PROJECT: PROPOSED MULTI RES DEVELOPMENT
21 - 25 THE AVENUE
BALACLAVA

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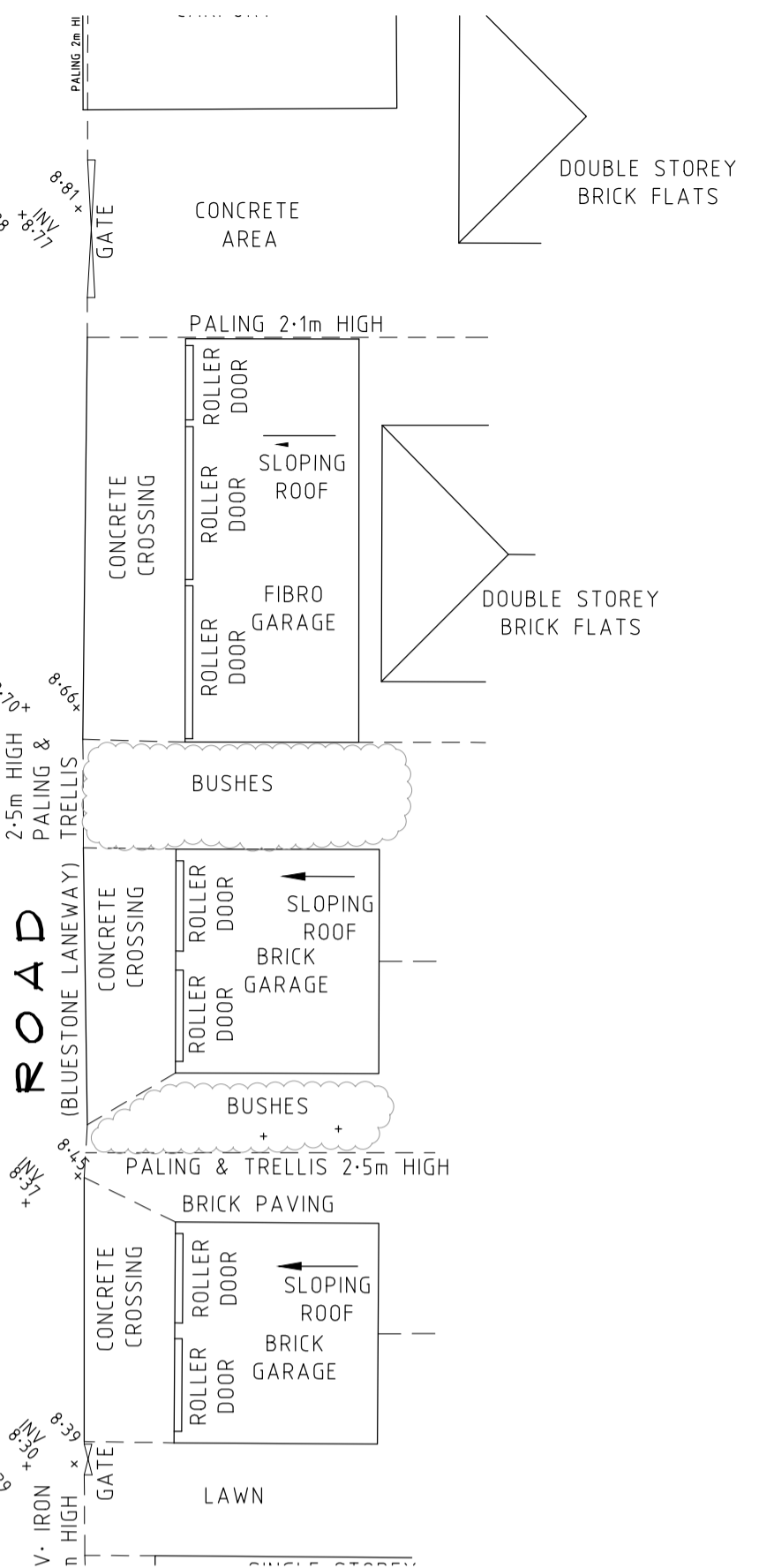
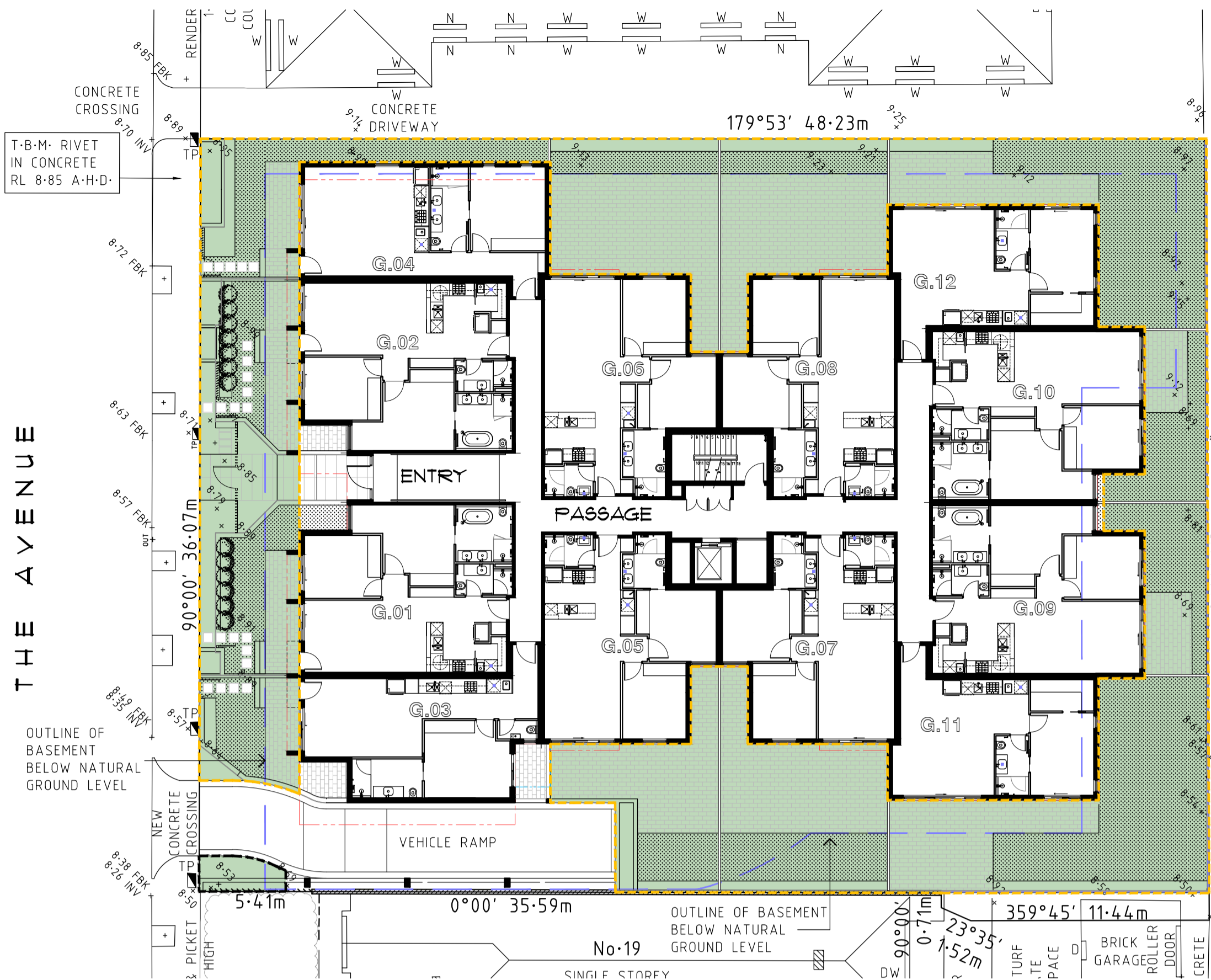
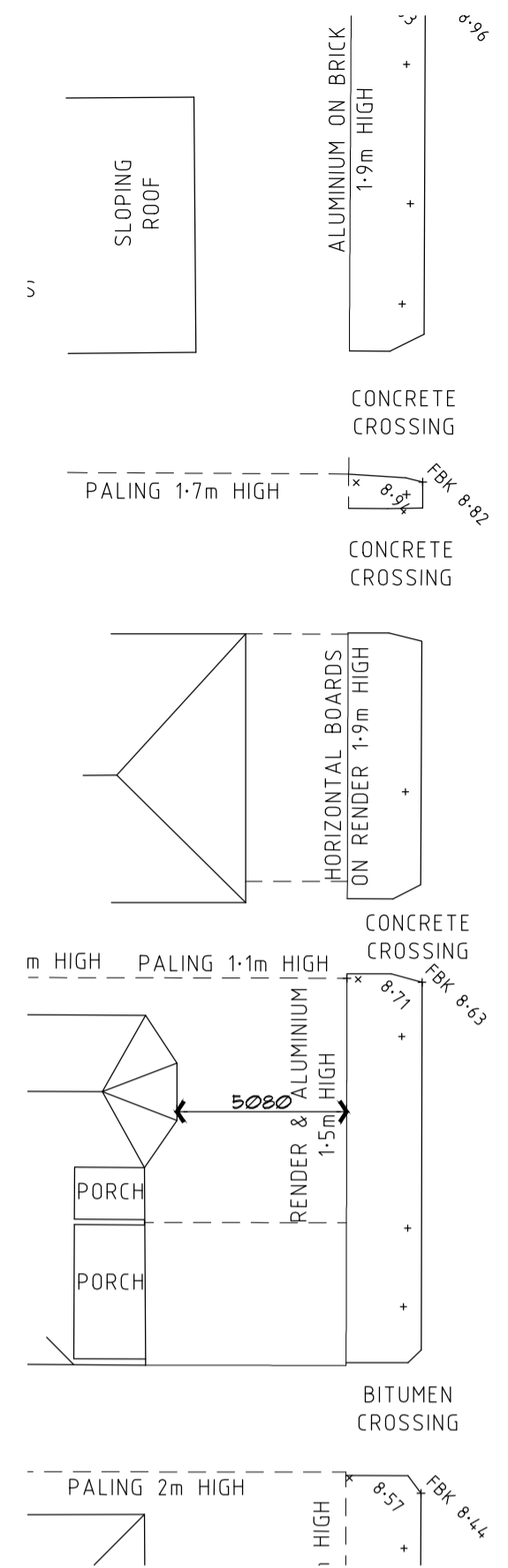
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Drawn by: JG Checked by: AW

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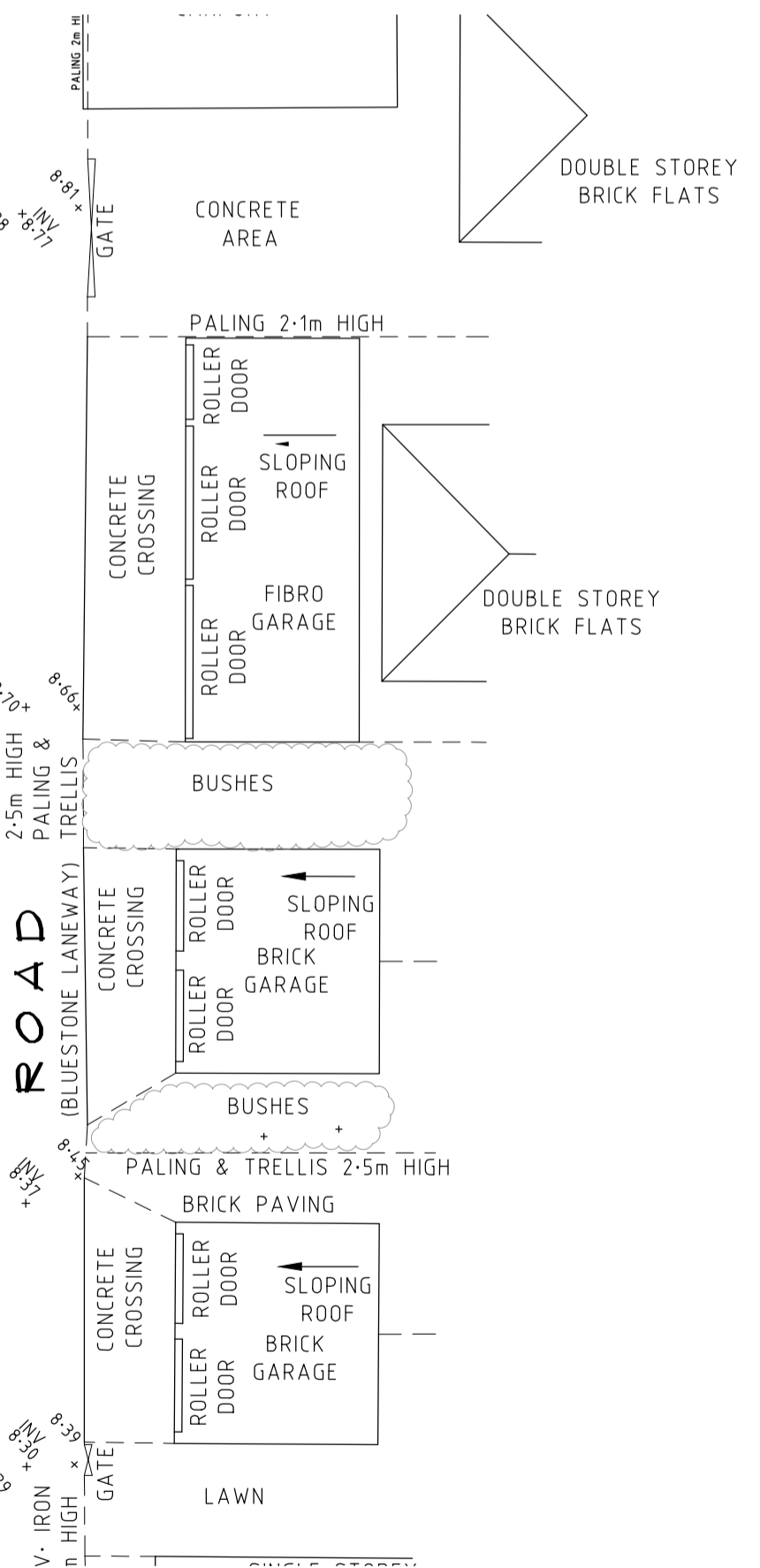
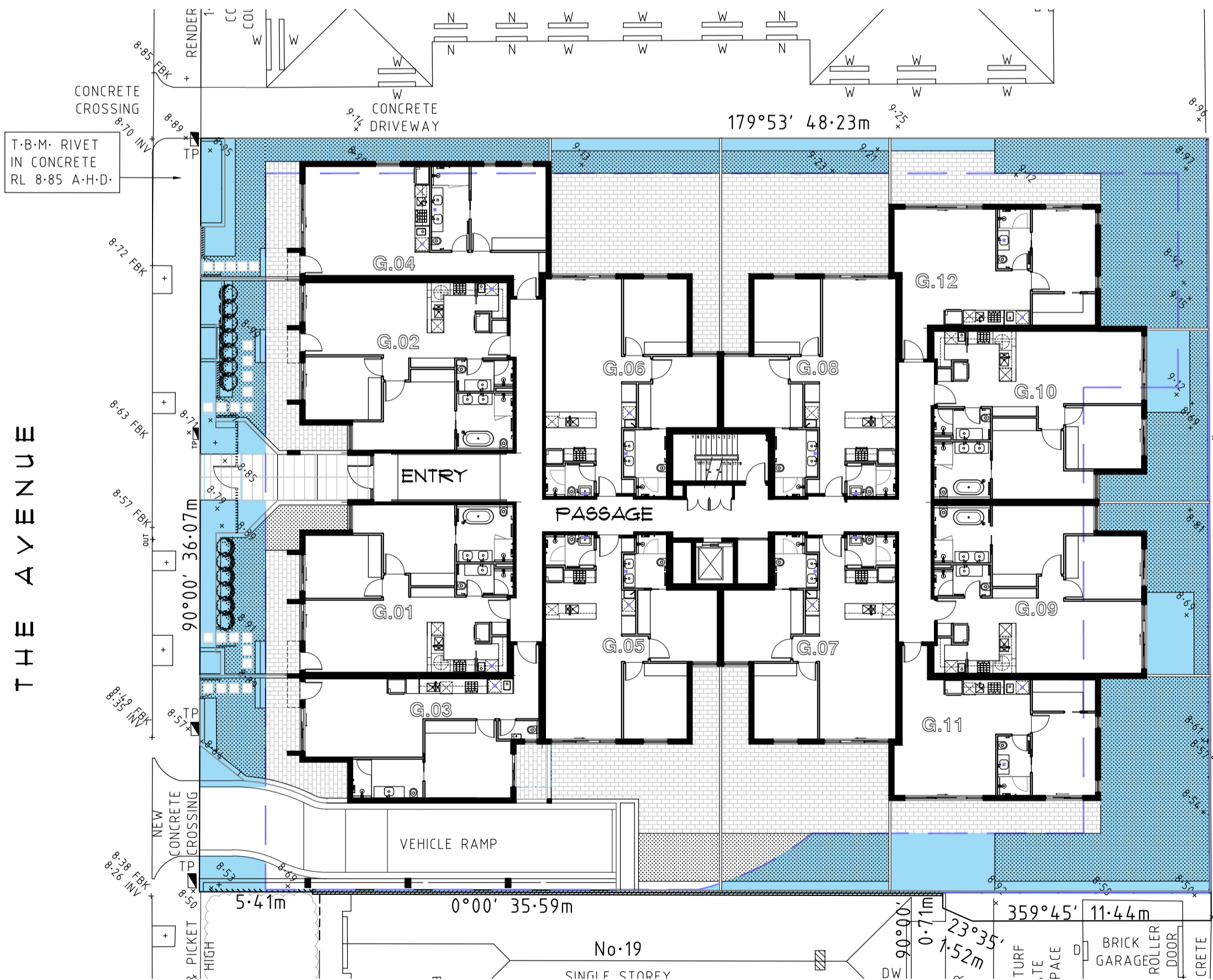
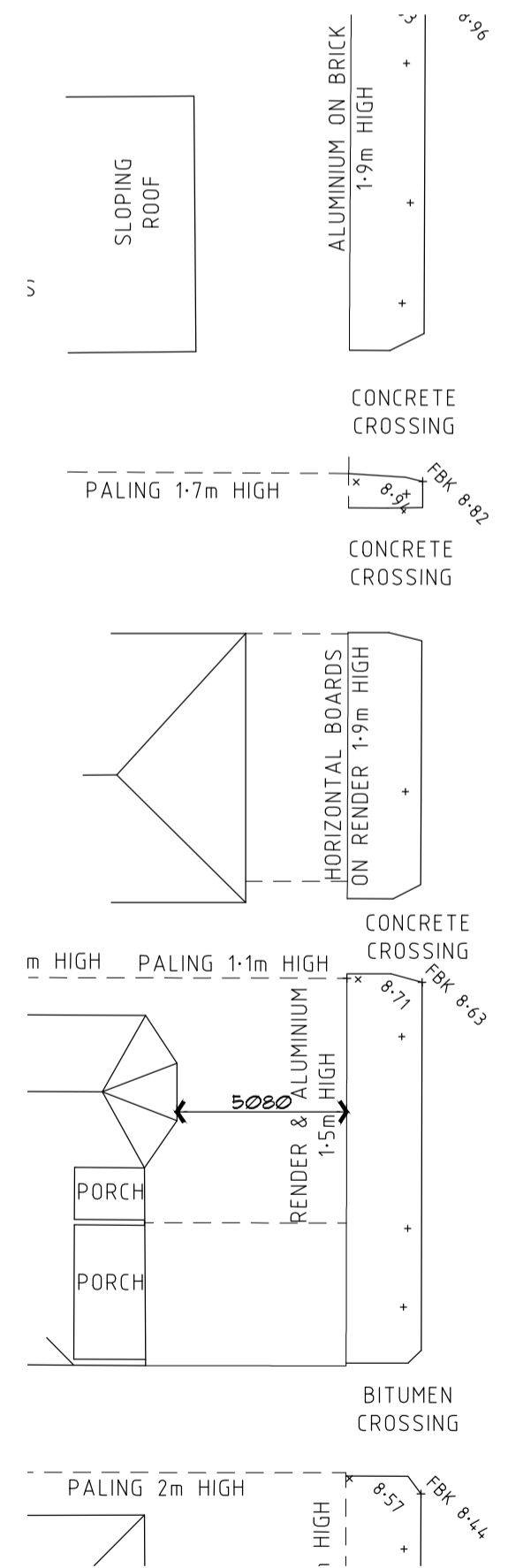
Drawing Title: SECTIONS B-B, C-C & D-D

Drawing No. TP12 Revision: G



GARDEN AREA:
 SITE AREA: 1762.11m²
 GARDEN AREA: 627.5m²
 RATIO: 35.6%
 REQUIREMENT: 35.6%

PERMEABLE AREA:
 SITE AREA: 1762.11m²
 PERMEABLE AREA: 354.57m²
 RATIO: 20%
 REQUIREMENT: 20.1%



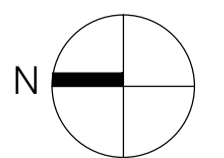
Rev	Date	Description
D	8-7-23	RESPONSE TO COUNCIL'S REQUIREMENTS
C	14-11-22	GARDEN AREA
B	7-10-22	RESPONSE TO COUNCIL'S RFI
A	26-5-22	RESPONSE TO COUNCIL'S RFI

Rev	Date	Description

THESE ARE THE DRAWINGS REFERRED TO IN THE CONTRACT

PROPRIETOR: WITNESS:

BUILDER: DATED:



PROJECT: PROPOSED MULTI RES DEVELOPMENT
21 - 25 THE AVENUE
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Scale	1:200
Drawn by	JG
Checked by	AW
Project No.	
Drawing Title	GARDEN AREA & PERMEABLE AREA DIAGRAMS
Drawing No.	TP20
Revision	D