

18195

71-73 BEDDOE AVENUE, CLAYTON

TOWN PLANNING



TOWN PLANNING DRAWING LIST		
TP000	DRAWING LIST	C
TP002	LAND SURVEY	-
TP050	DEMOLITION PLAN	A
TP099	GENERAL ARRANGEMENT FLOOR PLAN - BASEMENT LEVEL 01	C
TP100	GENERAL ARRANGEMENT FLOOR PLAN - GROUND FLOOR PLAN	D
TP101	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 01	D
TP102	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 02	C
TP103	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 03	C
TP120	GENERAL ARRANGEMENT FLOOR PLAN - ROOF	B
TP150	SHADOW STUDY	B
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TP1000	TYPICAL STUDENT SUITE TYPES	-

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Student Accomodation
 71-73 Beddoe Avenue, Clayton

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Revision

No.	Date	Notes	Issued By
-	12.12.18	ISSUED FOR TOWN PLANNING	JX
A	05.03.19	For Information	CC
B	07.03.19	ISSUED FOR TP RFI	CC
C	20.03.19	ISSUED FOR TP RFI	CC

Title

DRAWING LIST

Sheet Status

TOWN PLANNING
 NOT FOR CONSTRUCTION

Sheet No.

TP000

Scale

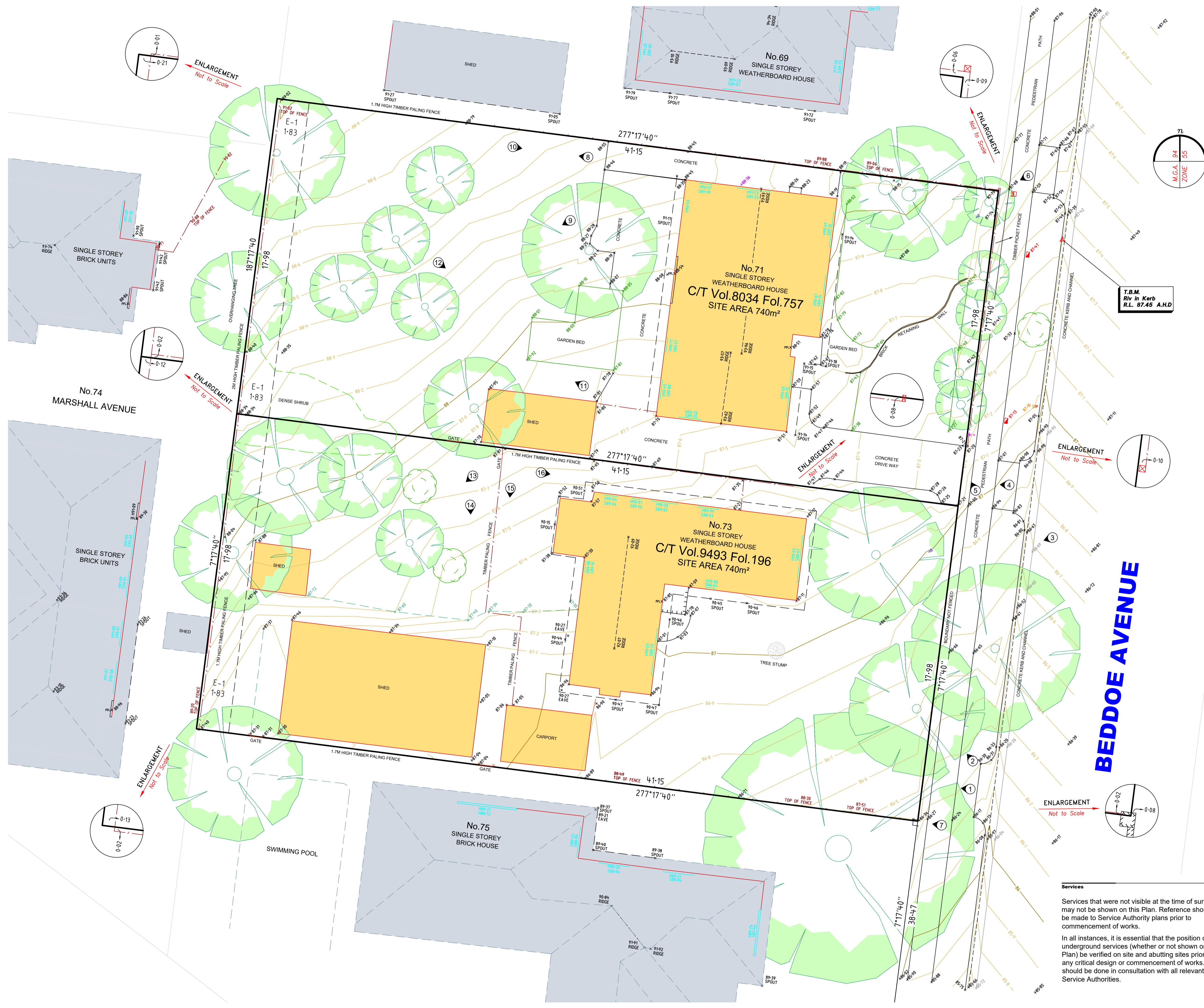
at A1
 Date 20.03.19

Revision

C

Project No.

18195



Legend

4	TBM	▲
104	Existing Surface	x
107	Floor Level	m.x
110	Change of Grade	---
201	Tree > 2m	⊙
204	Shrub extent	⊙
205	Garden Bed	⊙
206	Dead Tree	⊙
309	Grated Pit	⊙
401	Centre of Bitumen	⊙
403	Edge of Bitumen	⊙
407	Invert of Kerb/Channel	⊙
408	Back of Kerb/Channel	⊙
410	Pedestrian Path	⊙
411	Driveway	⊙
419	Edge of Concrete	⊙
602	Shed	⊙
603	Building	⊙
604	Verandah /Porch	⊙
605	Window	⊙
606	Door	⊙
617	Wall	⊙
620	Retaining Wall - Rock	⊙
628	Stairs / Steps	⊙
632	Eaves	⊙
634	Ridge Line	⊙
635	Spouting	⊙
641	Aerial Photo linework	⊙
711	Light Pole	⊙
716	Electricity Pit	⊙
721	Telecom Pit	⊙
758	Water Tap / Connection	⊙
766	Unclassified Pit	⊙
903	Fence	⊙
904	Gate	⊙
905	Fence Unclassified	⊙
910	Top of Fence	⊙
950	Title	⊙
990	Easement	⊙
998	Digital Cadastral Map Base	⊙

Notations

Date of Survey November 2018
 Land Subject to Easement
 E-1 Drainage and Sewerage

This Plan is to be read in conjunction with the attached Surveyors Report.
 The location of buildings beyond site boundaries are indicative only.

Information relating to abutting properties has only been shown where visible or accessible.
 Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

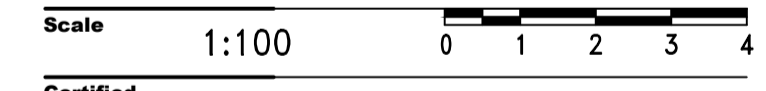
Windows on neighbouring properties have been located remotely.
 H - Window head
 S - Window sill

Private Open Space is denoted as POS
 Refer to Plan Ref:30073-BA for site photographs.
 Direction of photographs shown thus ①

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus ^{99.99} are to Australian Height Datum vide MULGRAVE PM1042 with a stated value of RL85.665

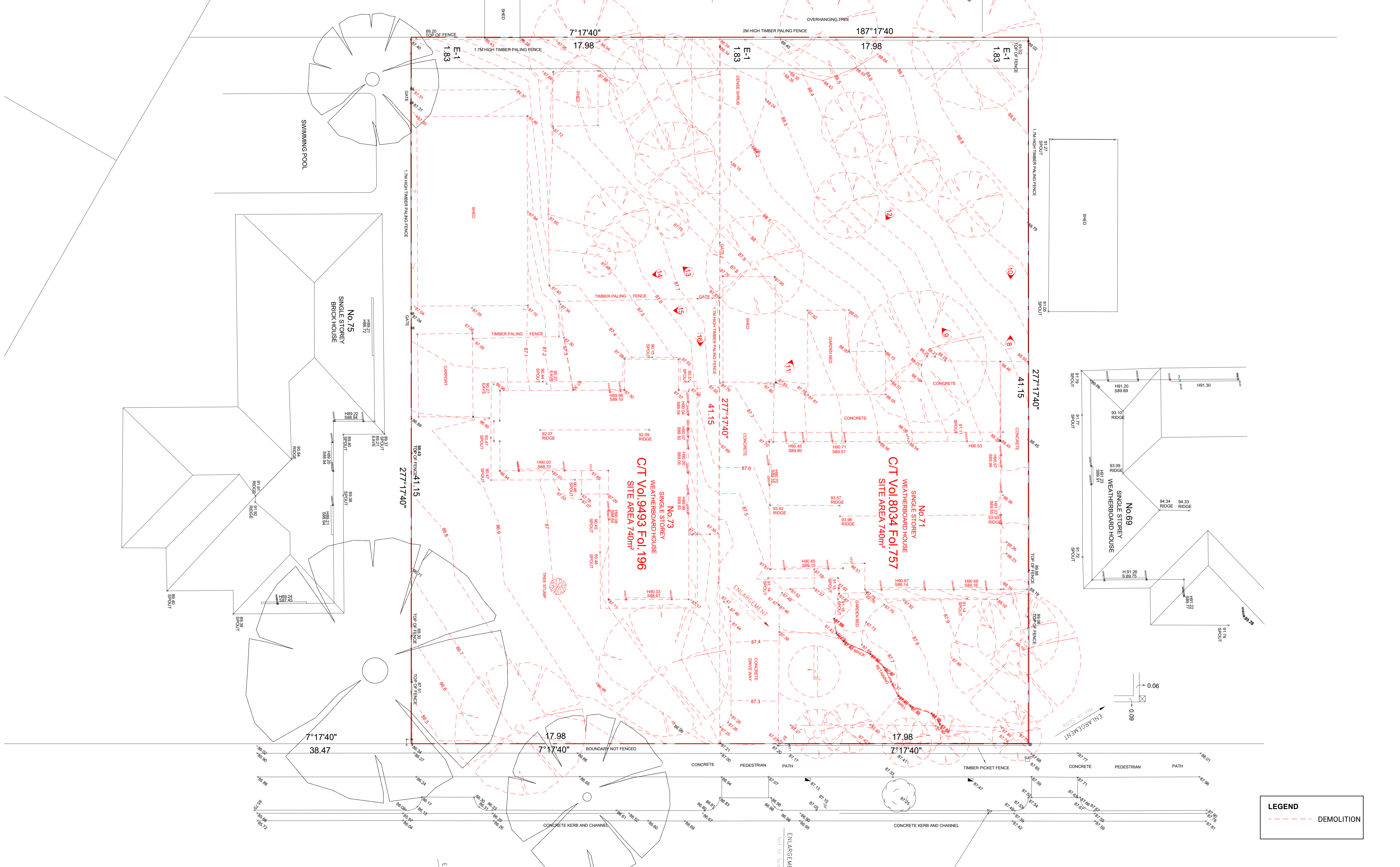
Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.
 Contour Interval 0.1 metres.



Certified	Geoff Turner	Licensed Surveyor
Drawn	CT	
Date	21/11/2018	
Survey Data	30078301.see	
CAD drawing number	300783-AA	
Original sheet size	A1	
Client	Southlink Developments c/- Susan Ye	
Project	71-73 Beddoe Avenue Clayton	
Details	Boundary Re-establishment, Feature and Level Survey CT Vol.9493 Fol.196 CT Vol.8034 Fol.757	
Sheet	1 of 1	
Job Number	300783	

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Services
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.
 In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.



LEGEND
 - - - - - DEMOLITION

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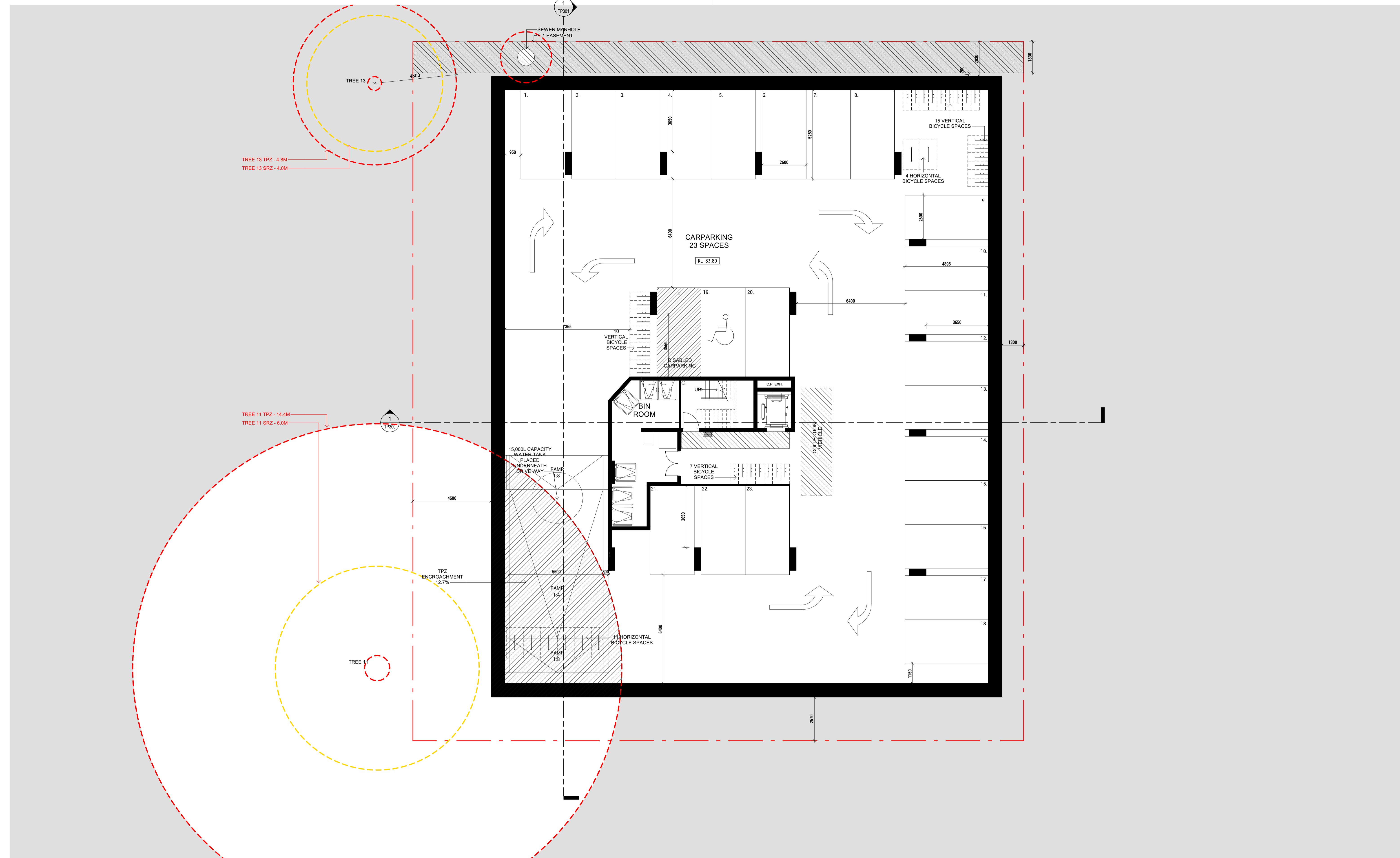


Revision			Issued By
No.	Date	Notes	
	12.12.18	ISSUED FOR TOWN PLANNING	JK
A	07.03.19	ISSUED FOR TP REF.	CC

Title **DEMOLITION PLAN**
 Sheet Status **TOWN PLANNING**
NOT FOR CONSTRUCTION

Sheet No. **TP050**
 Scale **1 : 100** at A1
 Date **07.03.19**

Revision **A**
 Project No. **18195**



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-	12.12.18	ISSUED FOR TOWN PLANNING	JX
A	25.02.19	For Information	CC
B	05.03.19	For Information	CC
C	07.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT FLOOR PLAN
- BASEMENT LEVEL 01

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

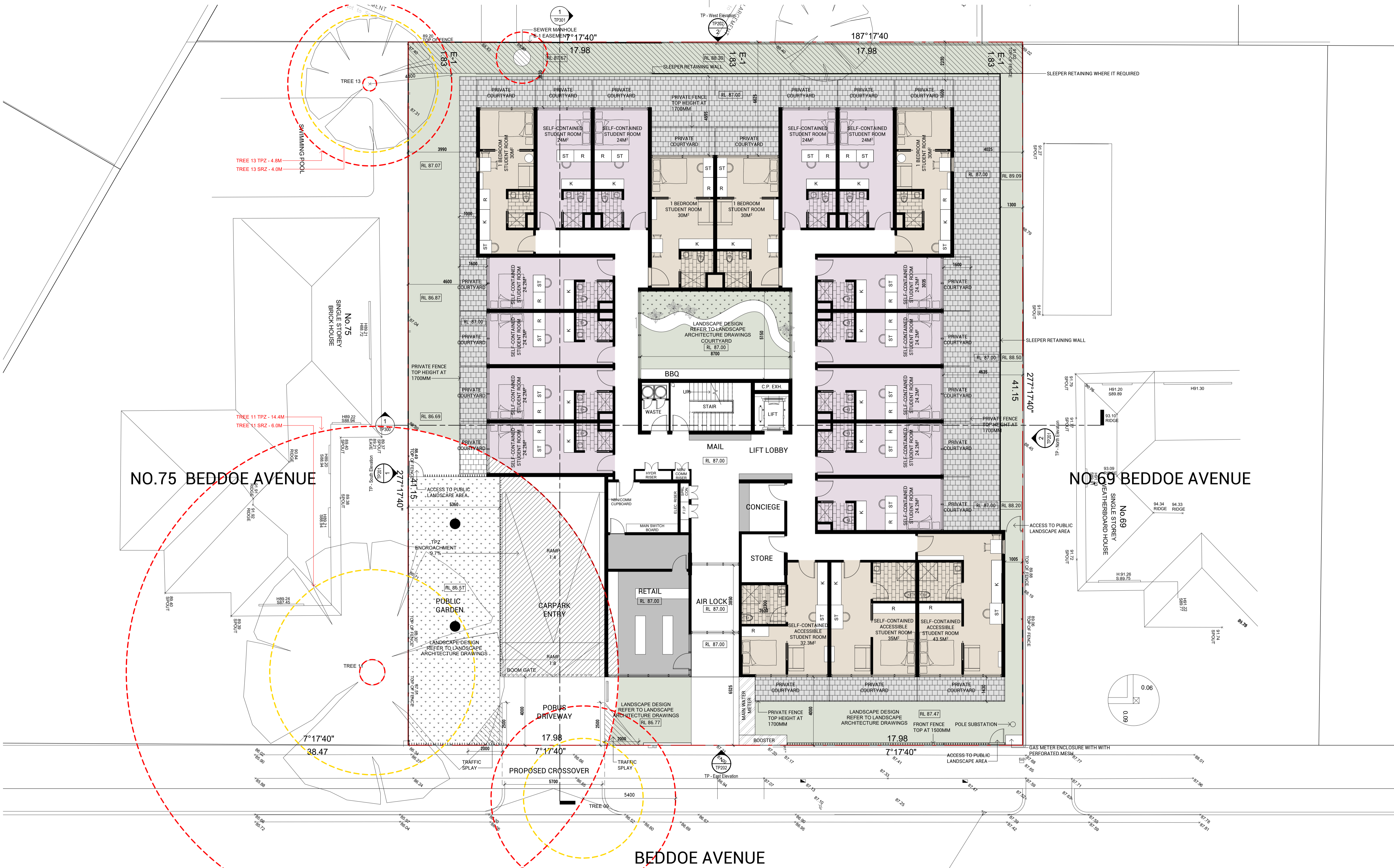
Sheet No. **TP099**

Revision **C**

Scale **1 : 100** at **A1**

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No.	Date	Notes
-	12.12.18	ISSUED FOR TOWN PLANNING
A	25.02.19	For Information
B	28.02.19	For Information
C	05.03.19	For Information
D	07.03.19	ISSUED FOR T.P.R.F.I.

Title
GENERAL ARRANGEMENT FLOOR PLAN - GROUND FLOOR PLAN

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

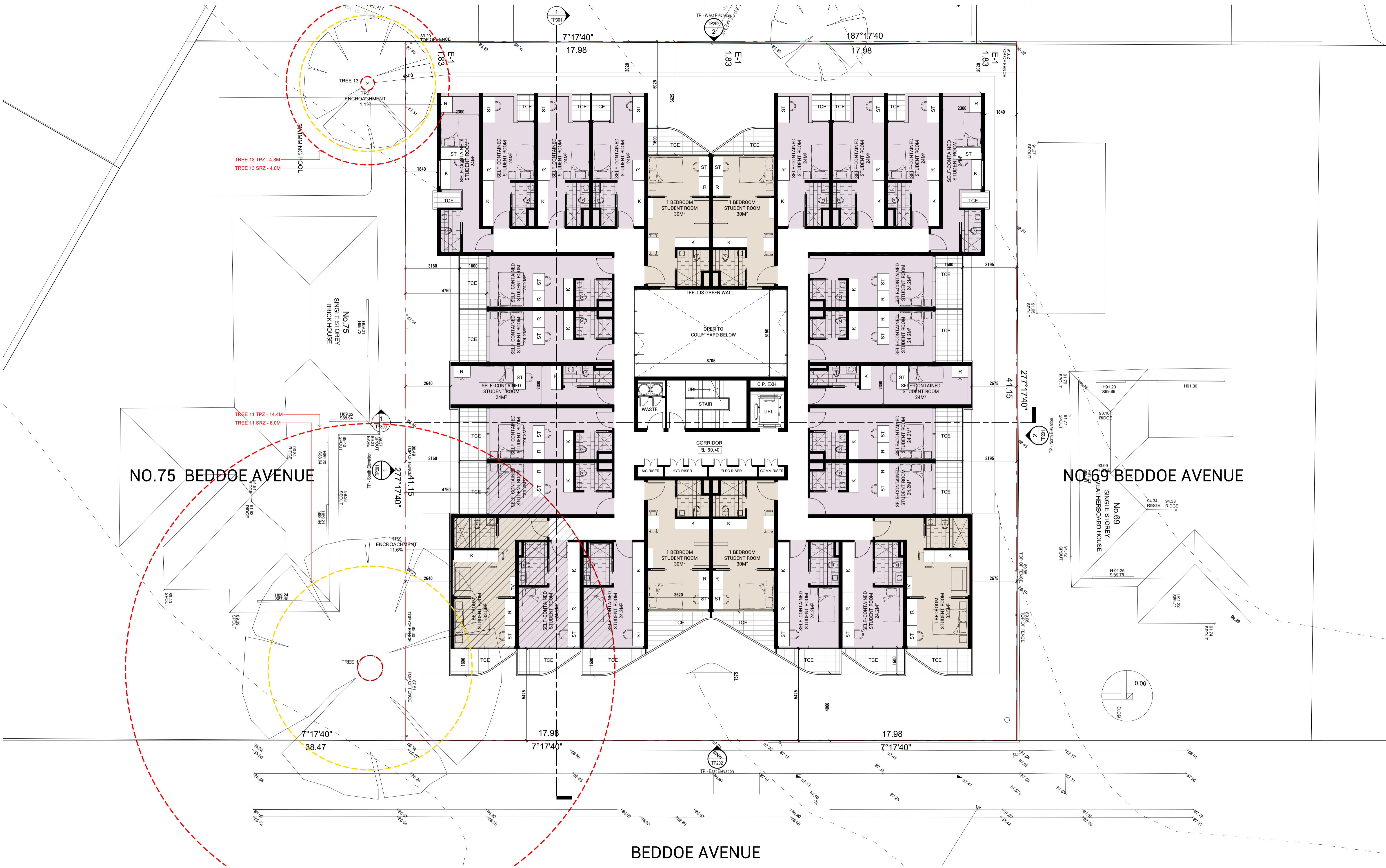
Sheet No.
TP100

Revision
D

Scale
1 : 100 at A1

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C	07.03.19	ISSUED FOR TP RFI	CC
D	20.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 01

Sheet Status
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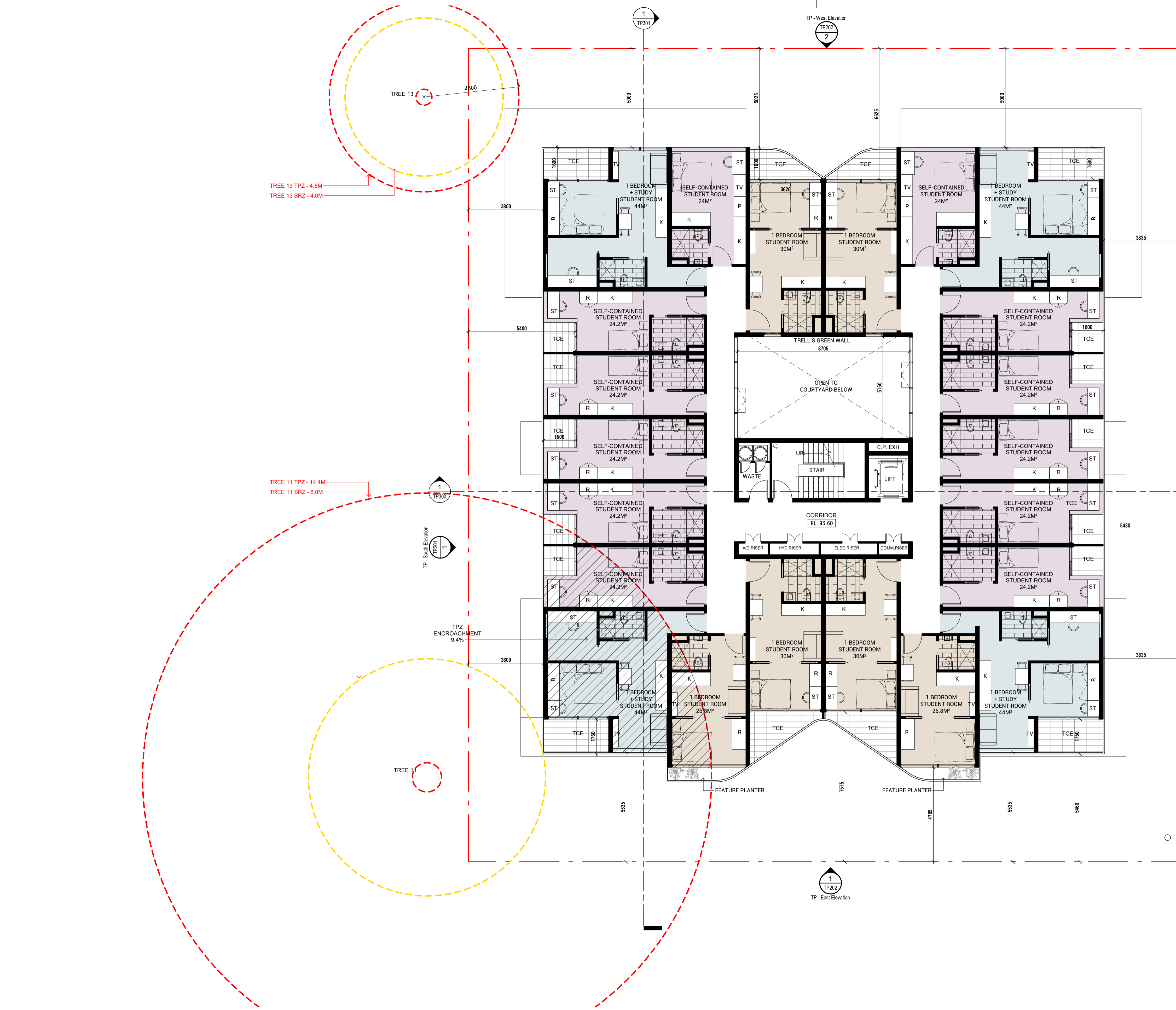
Sheet No.
TP101

Revision
D

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1 : 100 at A1

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A	25.02.19	For Information	CC
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C	07.03.19	ISSUED FOR TP RFI	CC

Title
**GENERAL ARRANGEMENT FLOOR PLAN
 - LEVEL 02**

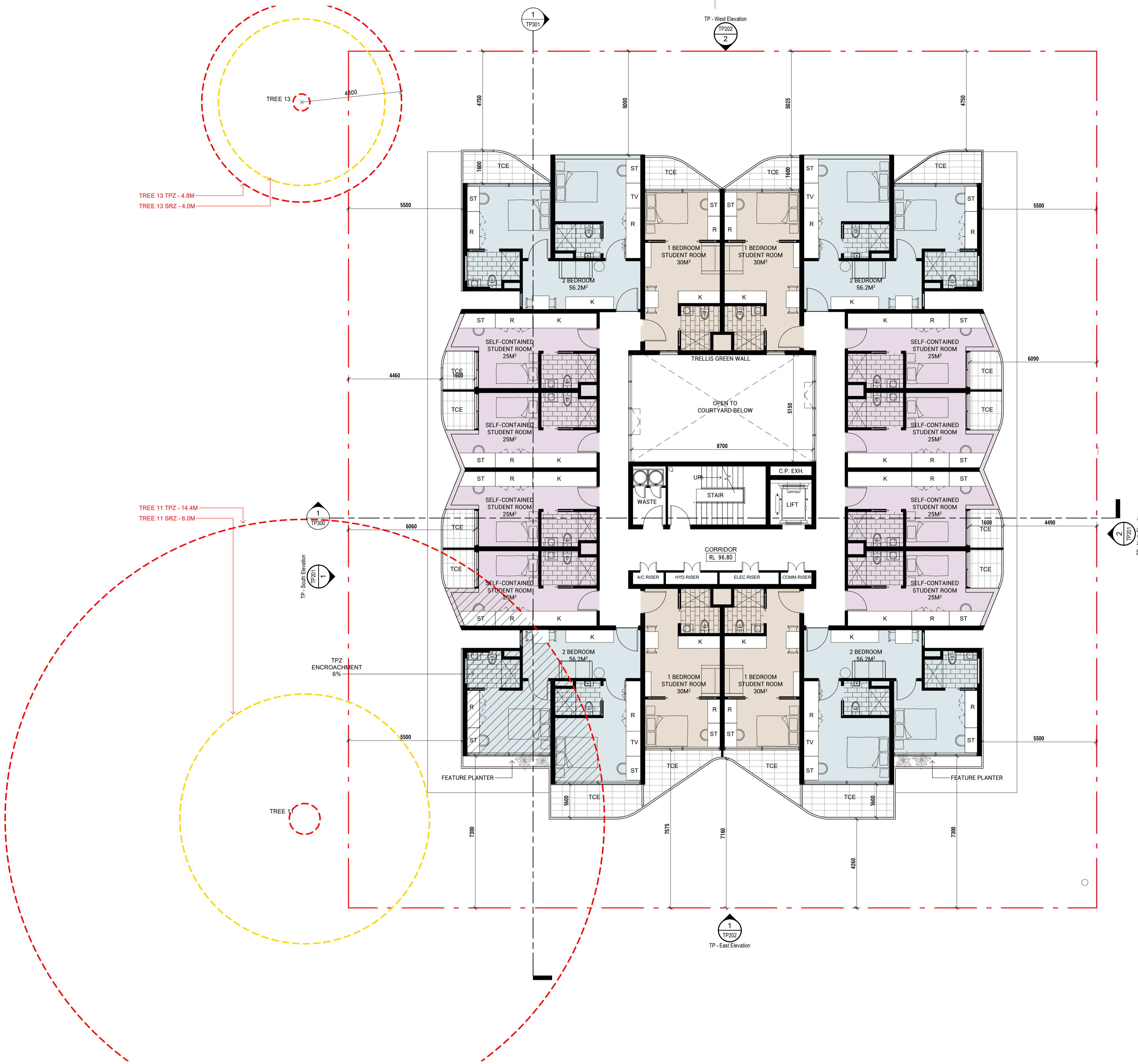
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**TOWN PLANNING
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Sheet No.
TP102

Scale
1 : 100 at A1
 Date
07.03.19

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A	25.02.19	For Information	CC
B	05.03.19	For Information	CC
C	07.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 03

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

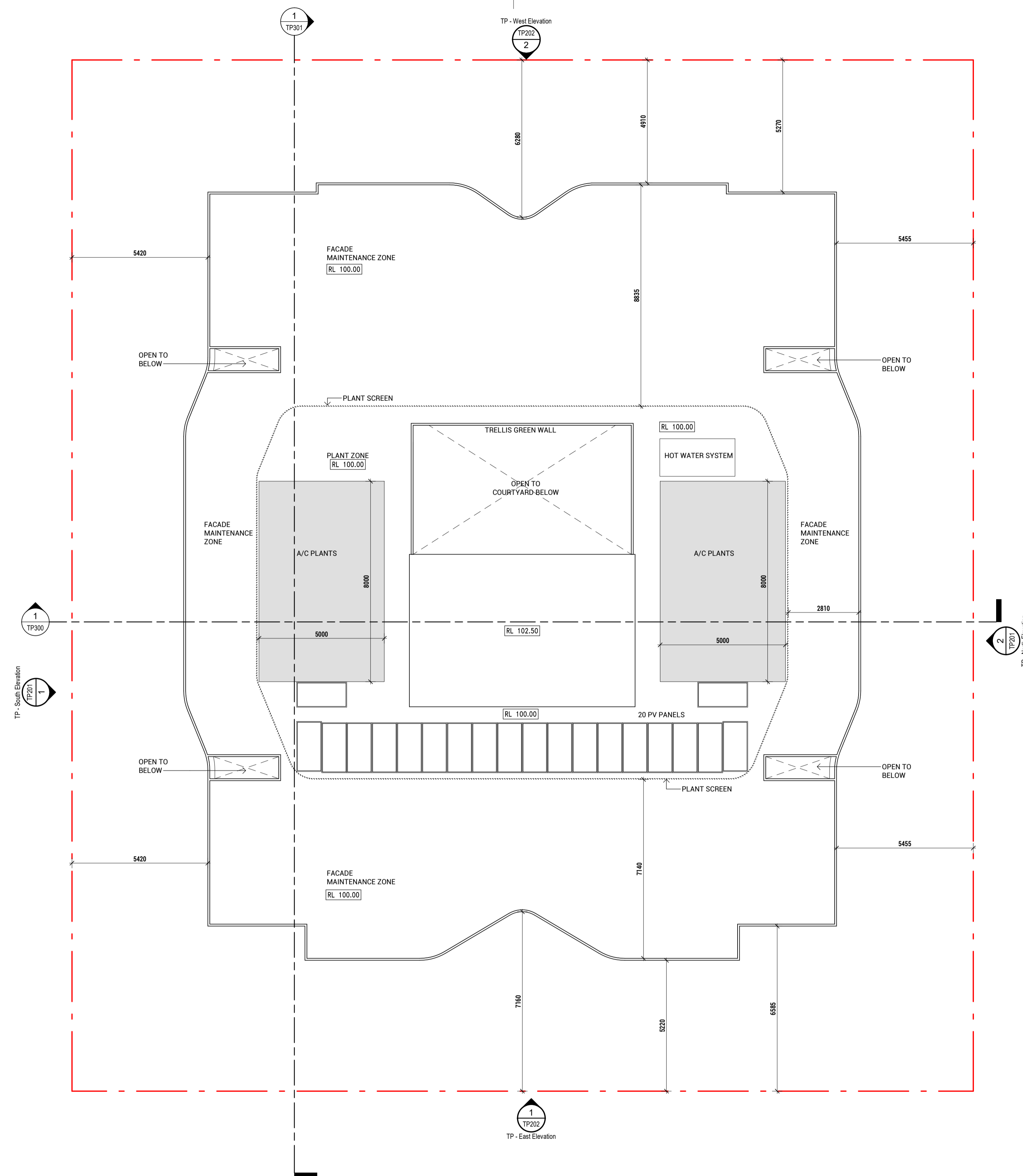
Sheet No.
TP103

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C

Scale
1 : 100 at A1

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-	12.12.18	ISSUED FOR TOWN PLANNING	JX
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Title
**GENERAL ARRANGEMENT FLOOR PLAN
 - ROOF**

Sheet Status
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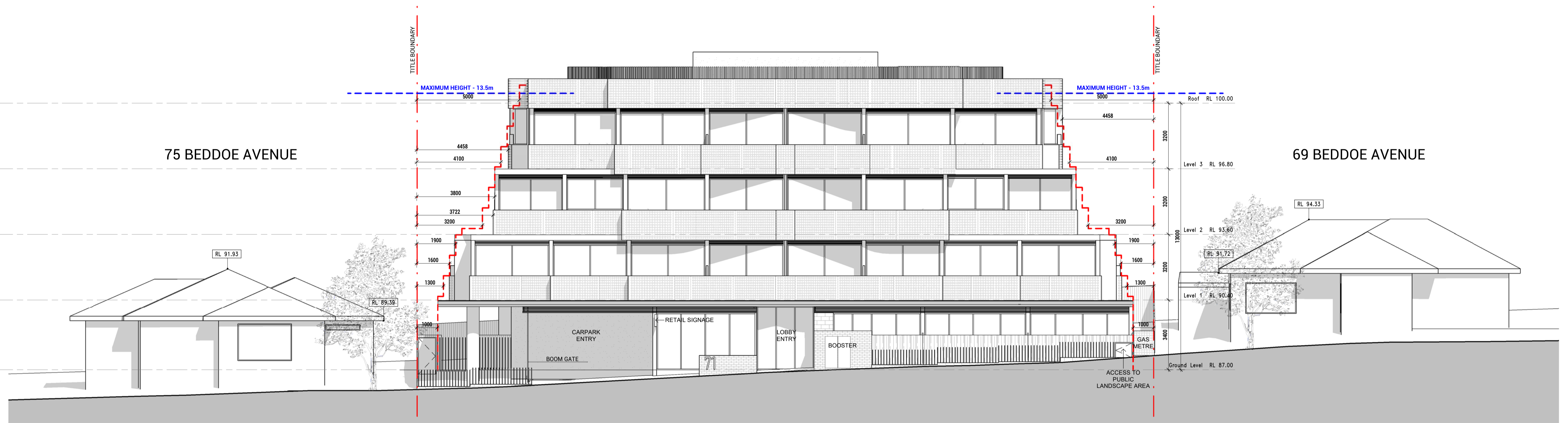
Sheet No.
TP120
 Scale
1 : 100 at A1
 Date
07.03.19

Revision
B

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18195

75 BEDDOE AVENUE

69 BEDDOE AVENUE



LEGEND	
BR01	BRICK - DARK
GL01	GLASS - CLEAR
GL02	GLASS - OBSCURED
MT01	POWDER COAT METAL - DARK GREY
MT02	PERFORATED METAL MESH - WHITE
MT03	BURSHED STAINLESS STEEL
REN01	RENDER - LIGHT GREY
REN02	RENDER - WHITE
FN01	SLATED TIMBER FENCE
FN02	POWDER COAT METAL - DARK GREY
FN03	FEATURE TIMBER FENCE- DARK GREY
ST01	STONE- GREY
LV01	POWDER COAT LOUVER - GREY
SCR01	CAR PARK SCREEN- WHITE
OBS	OBSCURED GLASS

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A	05.03.19	For Information	CC
B	07.03.19	ISSUED FOR TP RFI	CC
C	20.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT ELEVATION - STREET INTERFACE

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No. **TP200**

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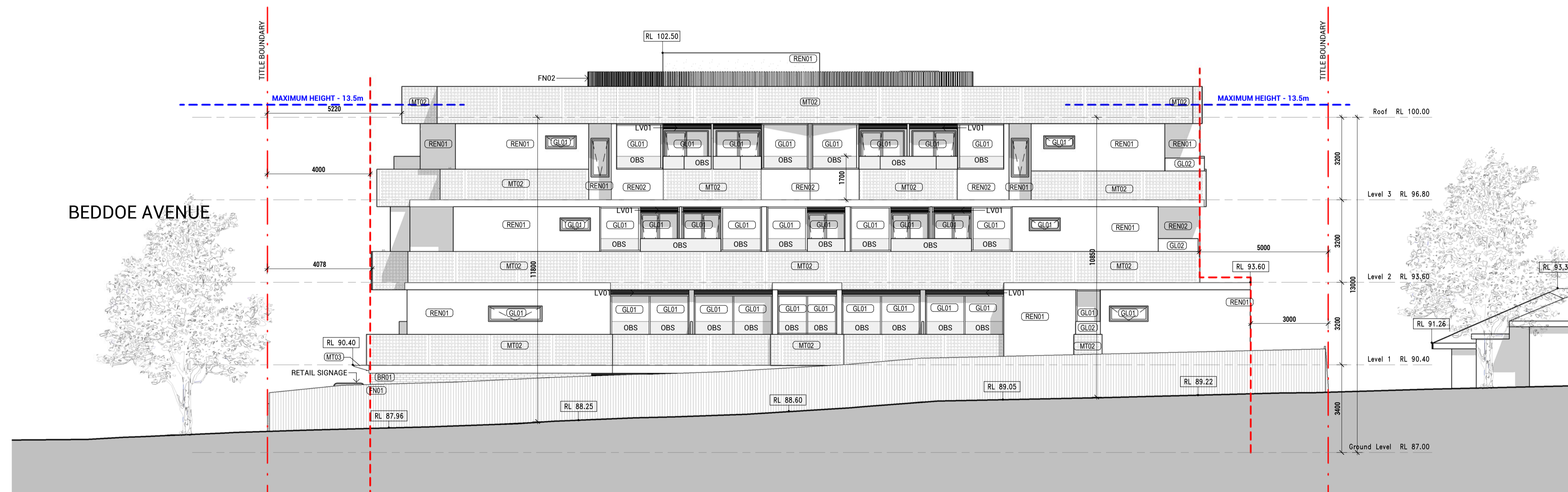
Date
20.03.19

Revision
C

Project No.
18195



1 TP - South Elevation
SCALE 1 : 100



2 TP - North Elevation
SCALE 1 : 100

LEGEND

BR01	BRICK - DARK
GL01	GLASS - CLEAR
GL02	GLASS - OBSCURED
MT01	POWDER COAT METAL - DARK GREY
MT02	PERFORATED METAL MESH - WHITE
MT03	BURSHED STAINLESS STEEL
REN01	RENDER - LIGHT GREY
REN02	RENDER - WHITE
FN01	SLATED TIMBER FENCE
FN02	POWDER COAT METAL - DARK GREY
FN03	FEATURE TIMBER FENCE - DARK GREY
ST01	STONE - GREY
LV01	POWDER COAT LOUVER - GREY
SCR01	CAR PARK SCREEN - WHITE
OBS	OBSCURED GLASS

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-	12.12.18	ISSUED FOR TOWN PLANNING	JX
A	05.03.19	FOR INFORMATION	CC
B	07.03.19	ISSUED FOR TP RFI	CC
C	20.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT ELEVATION - NORTH & SOUTH ELEVATIONS

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.
TP201

Scale
1 : 100 at A1

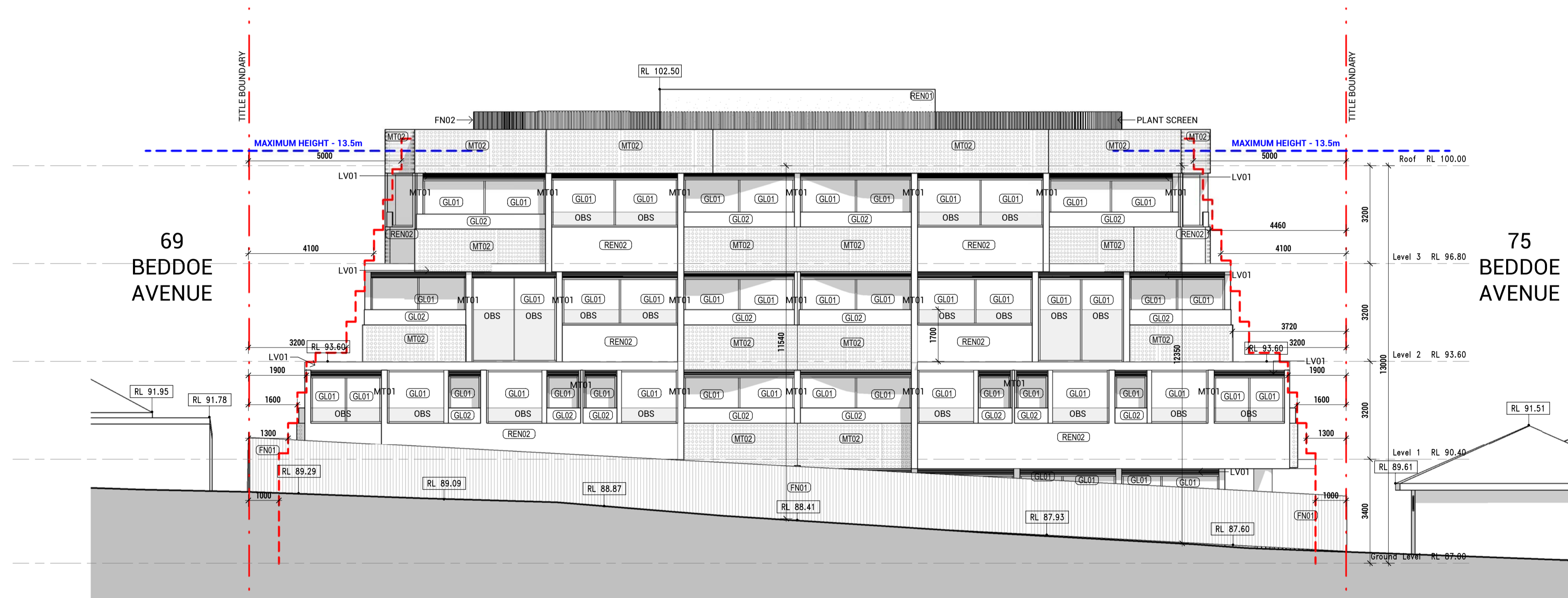
Date
20.03.19

Revision
C

Project No.
18195



1 TP - East Elevation
SCALE 1 : 100



2 TP - West Elevation
SCALE 1 : 100

LEGEND	
BR01	BRICK - DARK
GL01	GLASS - CLEAR
GL02	GLASS - OBSCURED
MT01	POWDER COAT METAL - DARK GREY
MT02	PERFORATED METAL MESH - WHITE
MT03	BURSHED STAINLESS STEEL
REN01	RENDER - LIGHT GREY
REN02	RENDER - WHITE
FN01	SLATED TIMBER FENCE
FN02	POWDER COAT METAL - DARK GREY
FN03	FEATURE TIMBER FENCE- DARK GREY
ST01	STONE- GREY
LV01	POWDER COAT LOUVER - GREY
SCR01	CAR PARK SCREEN- WHITE
OBS	OBSCURED GLASS

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C	20.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT ELEVATION - EAST & WEST ELEVATIONS

Sheet Status

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Sheet No.
TP202

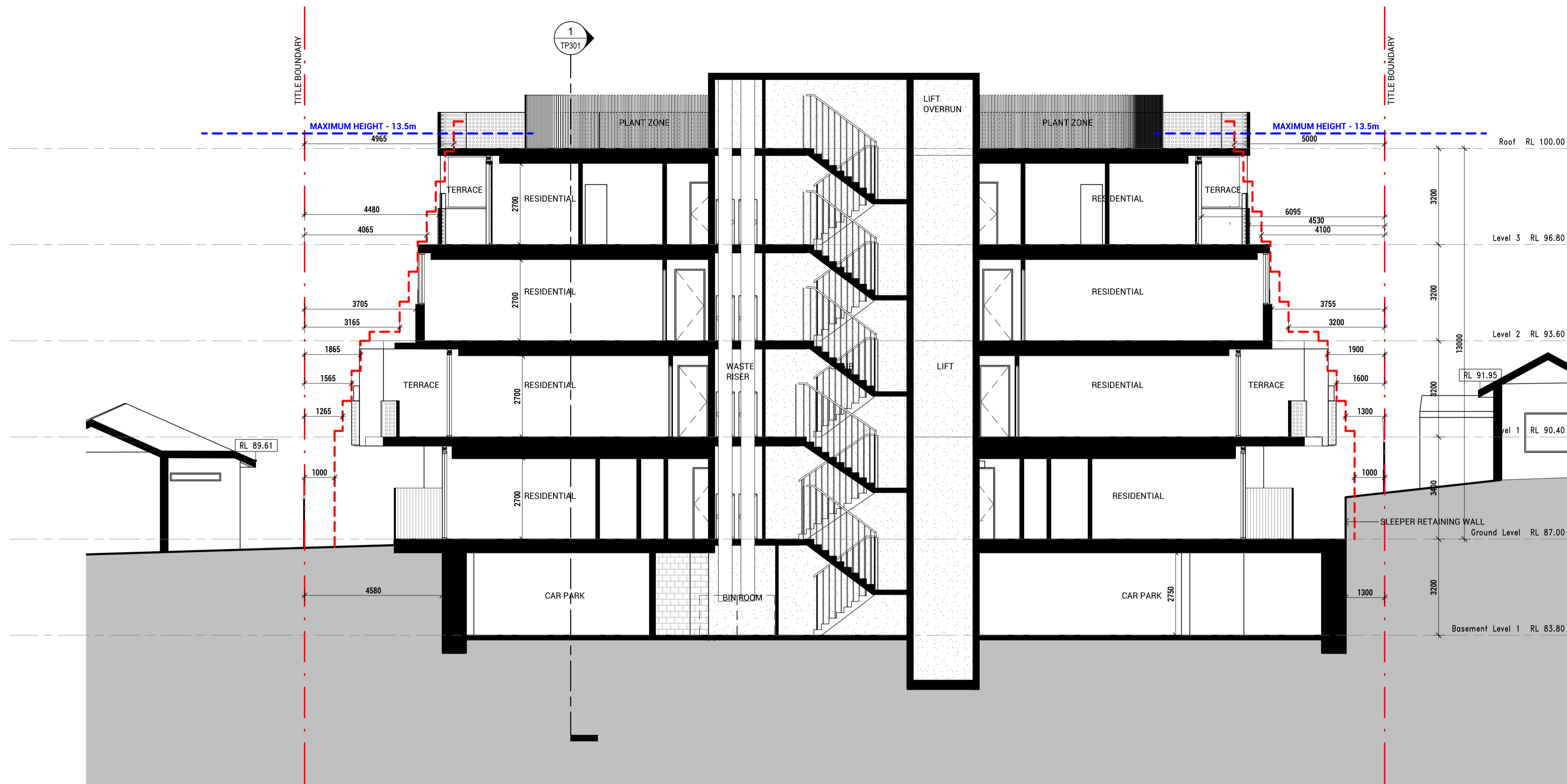
Scale
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Date
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A	05.03.19	For Information	CC
B	07.03.19	ISSUED FOR TP RFI	CC

Title
GENERAL ARRANGEMENT SECTION - SECTION - AA

Sheet Status
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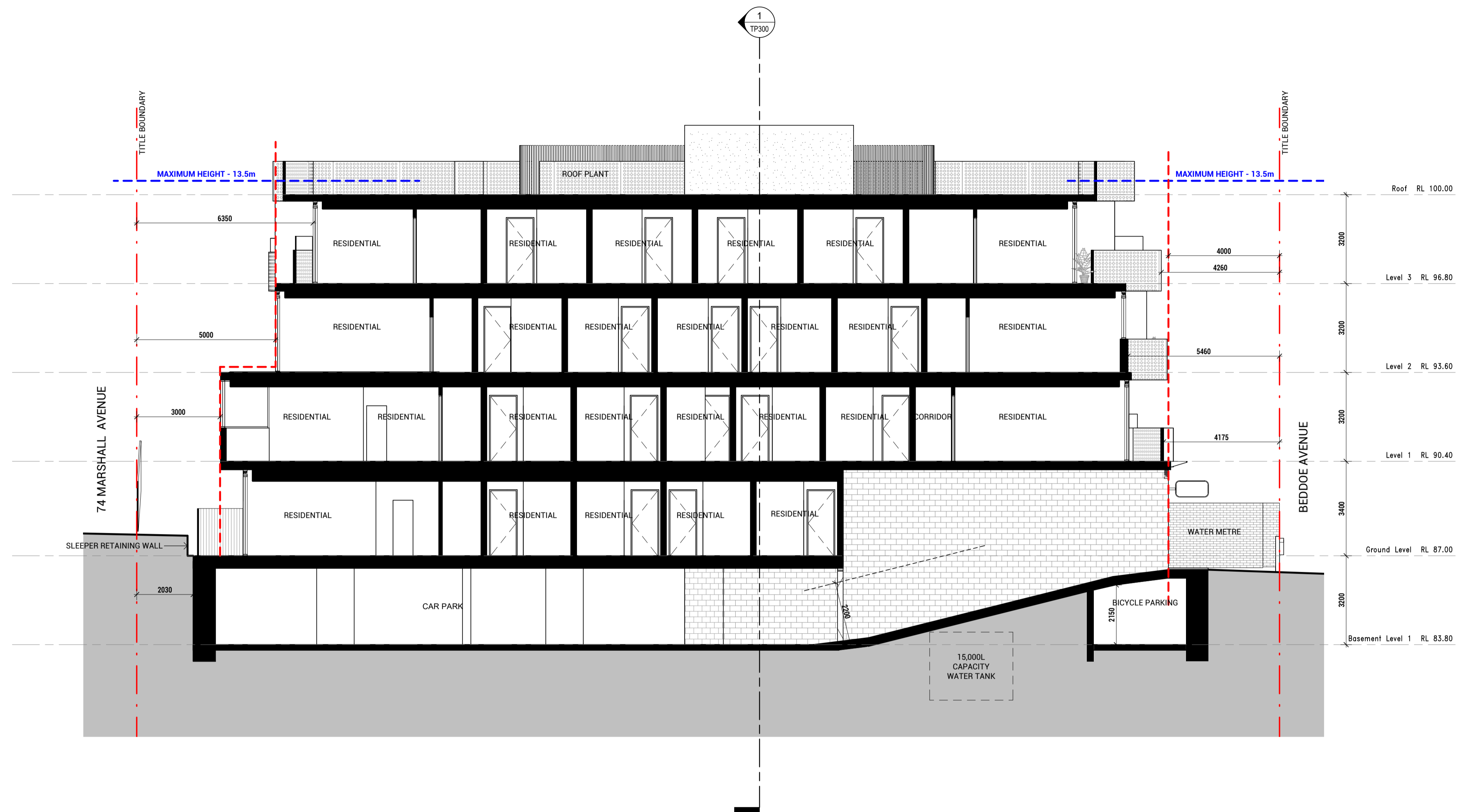
Sheet No.
TP300

Revision
B

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 07.03.19

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A	05.03.19	For Information	CC
B	07.03.19	ISSUED FOR TP RFI	CC

Title

GENERAL ARRANGEMENT SECTION - SECTION - BB

Sheet Status

TOWN PLANNING
 NOT FOR CONSTRUCTION

Sheet No.

TP301

Scale

1 : 100 at A1

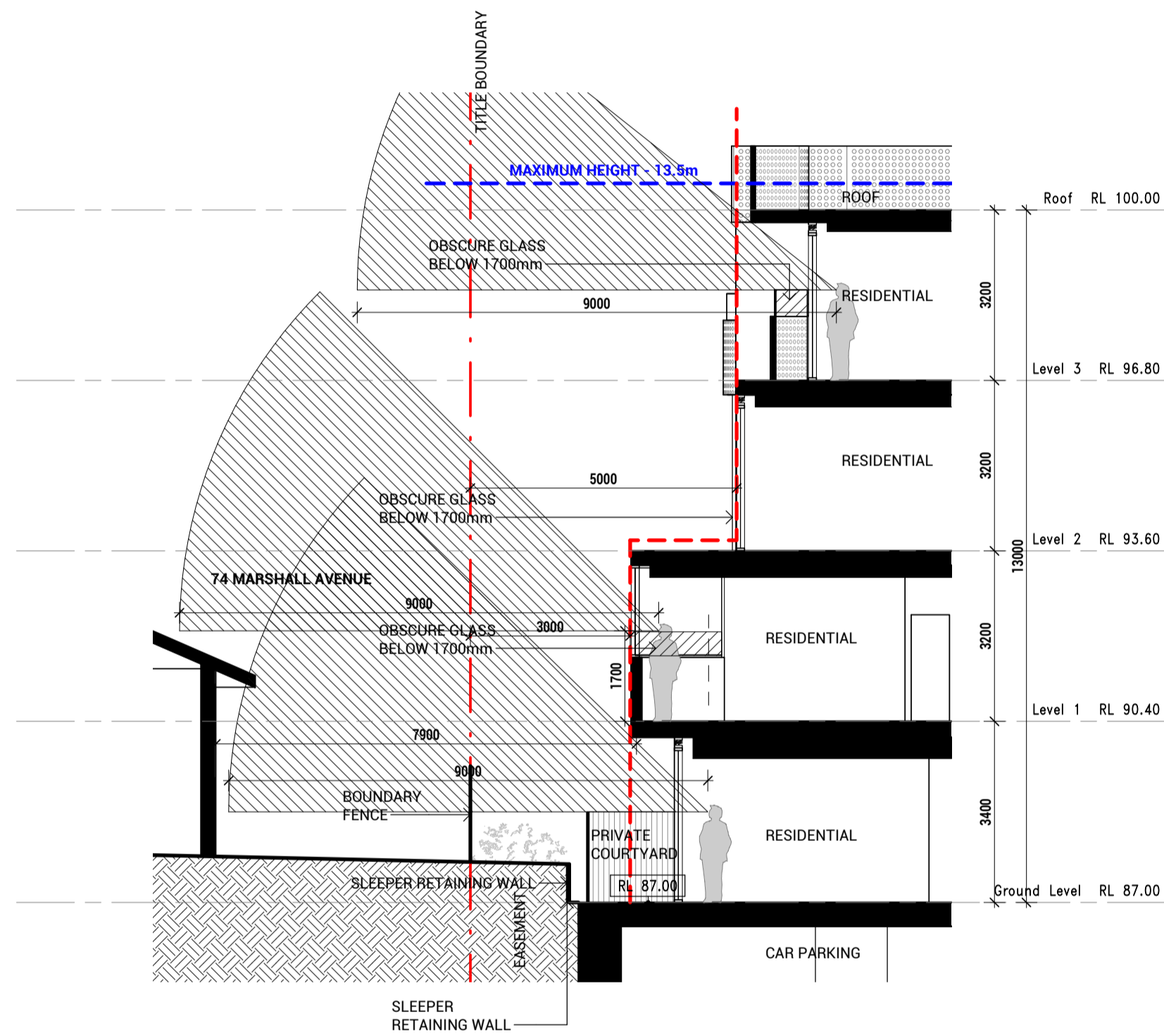
Date
 07.03.19

Revision

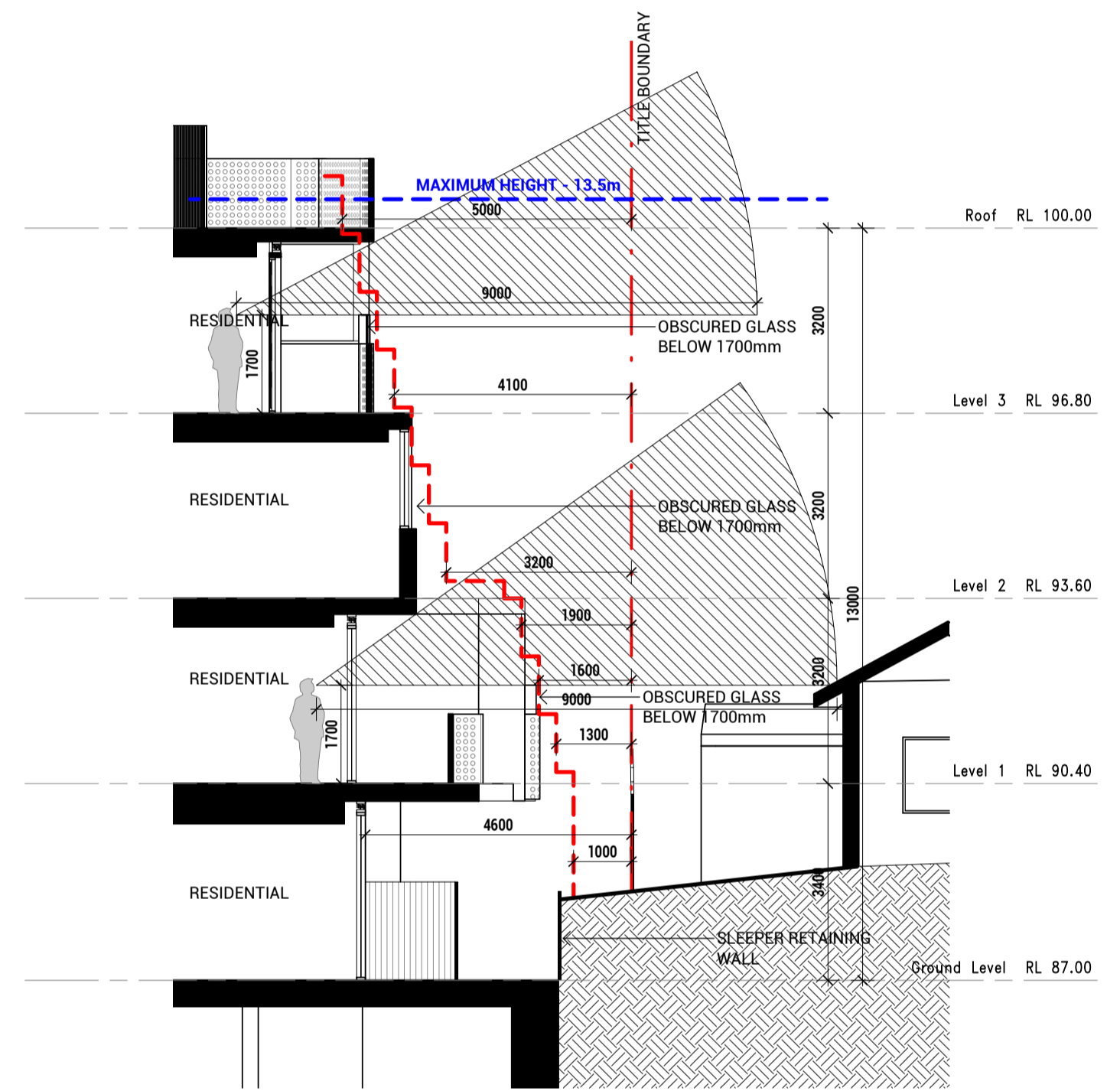
B

Project No.

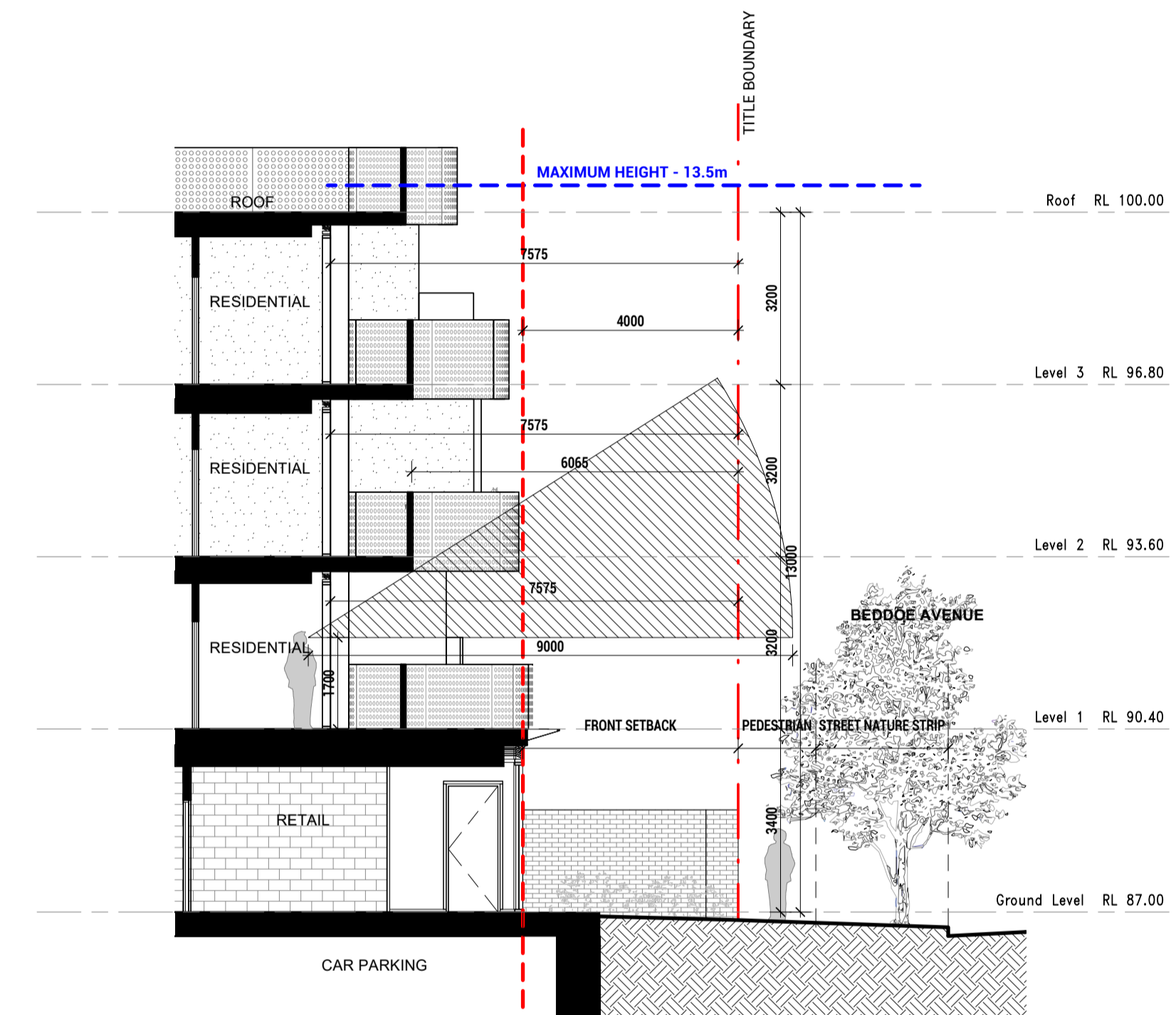
18195



1 DETAIL SECTION - WEST BOUNDARY
SCALE 1 : 100



2 DETAIL SECTION - NORTH & SOUTH BOUNDARY
SCALE 1 : 100



3 DETAIL SECTION - STREET FRONTAGE
SCALE 1 : 100

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C	20.03.19	ISSUED FOR TP RFI	CC

Title
**GENERAL ARRANGEMENT SECTION -
DETAIL SECTIONS**

Sheet Status
**TOWN PLANNING
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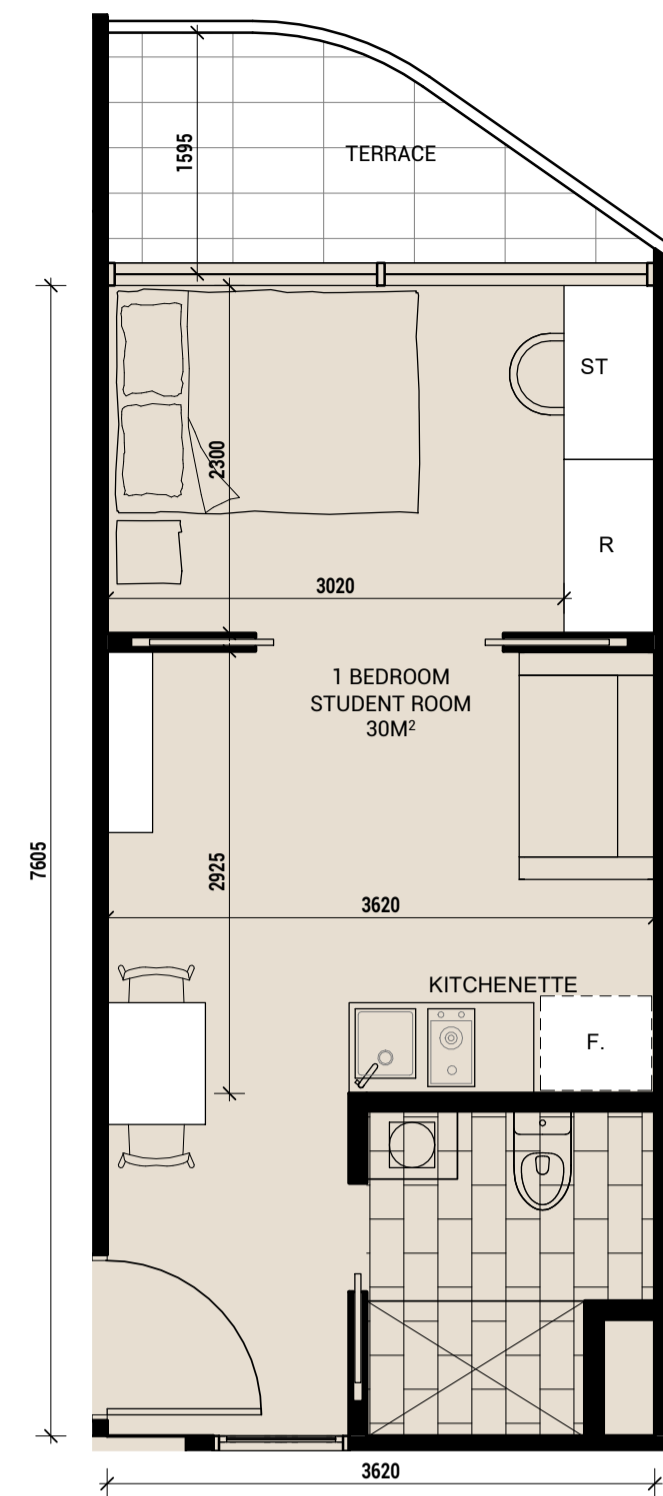
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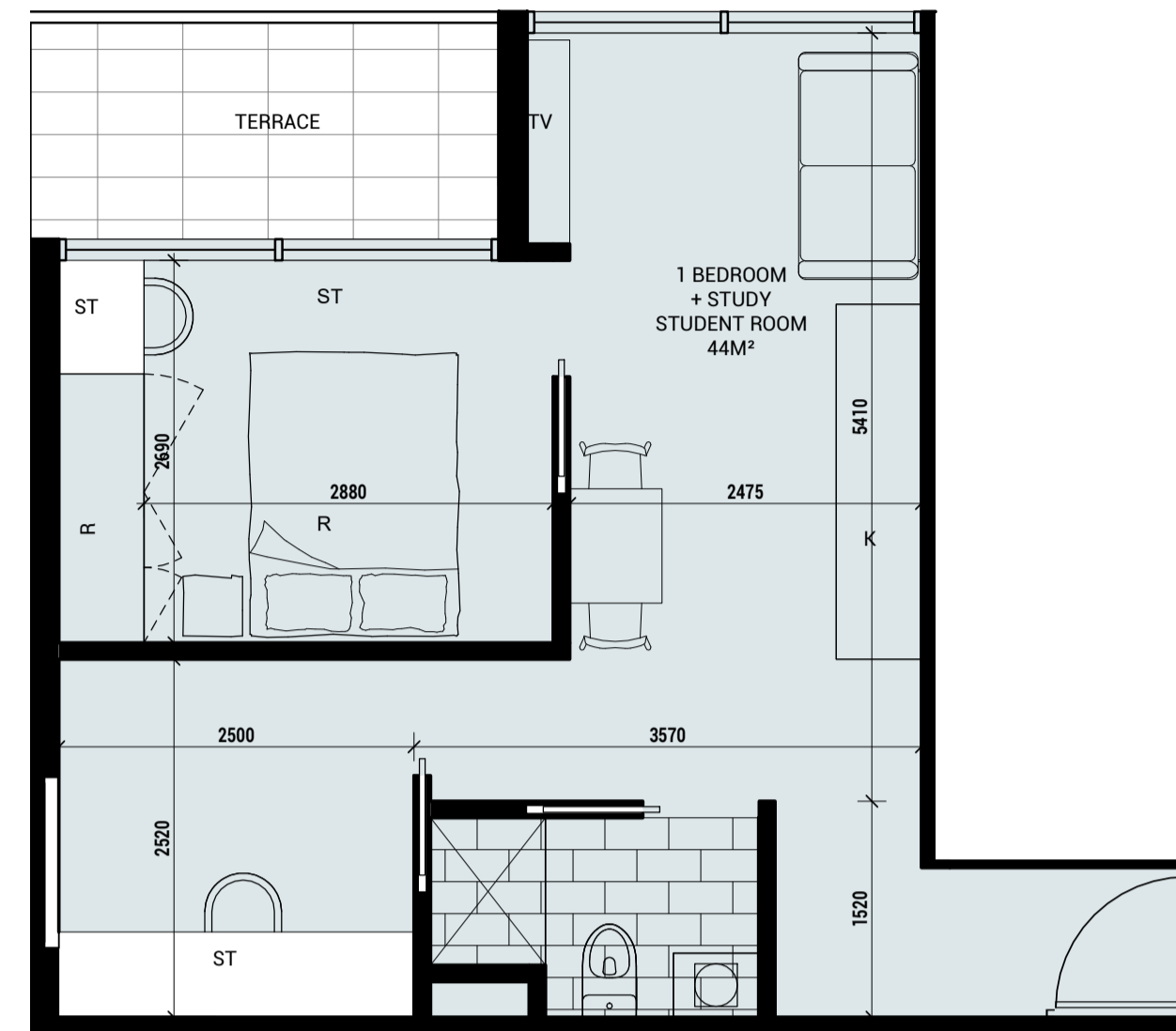
Date
20.03.19

Revision
C

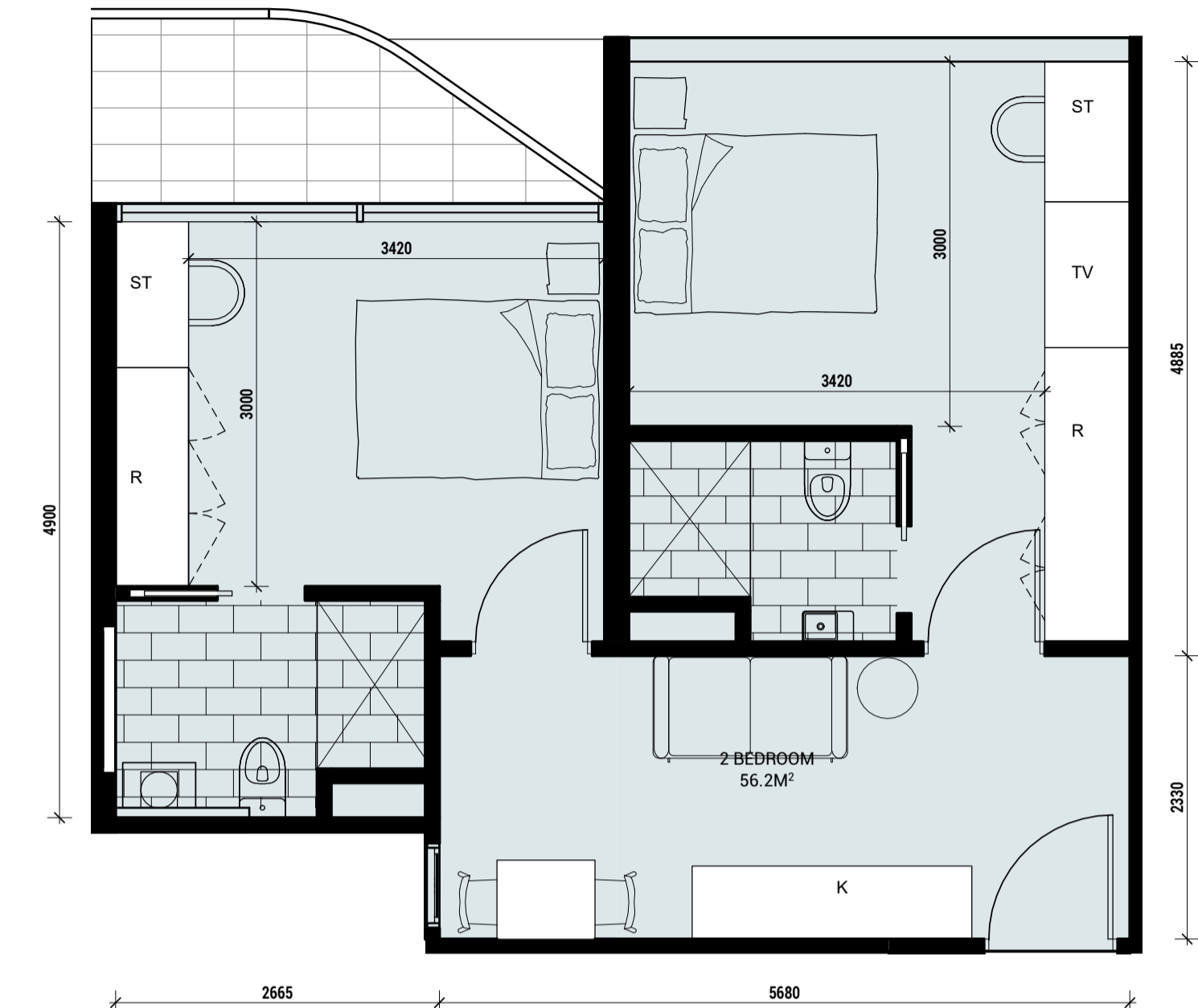
Project No.
18195



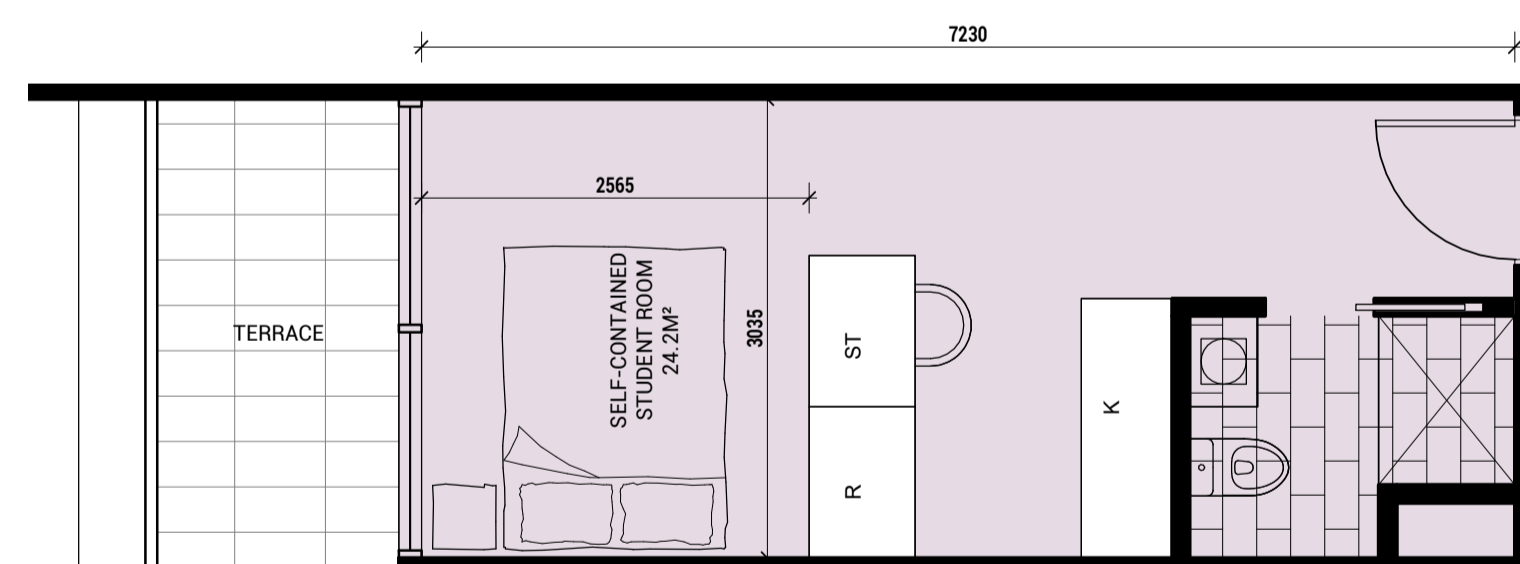
1 TP - TYPICAL 1 BEDROOM STUDENT ROOM
SCALE 1 : 50



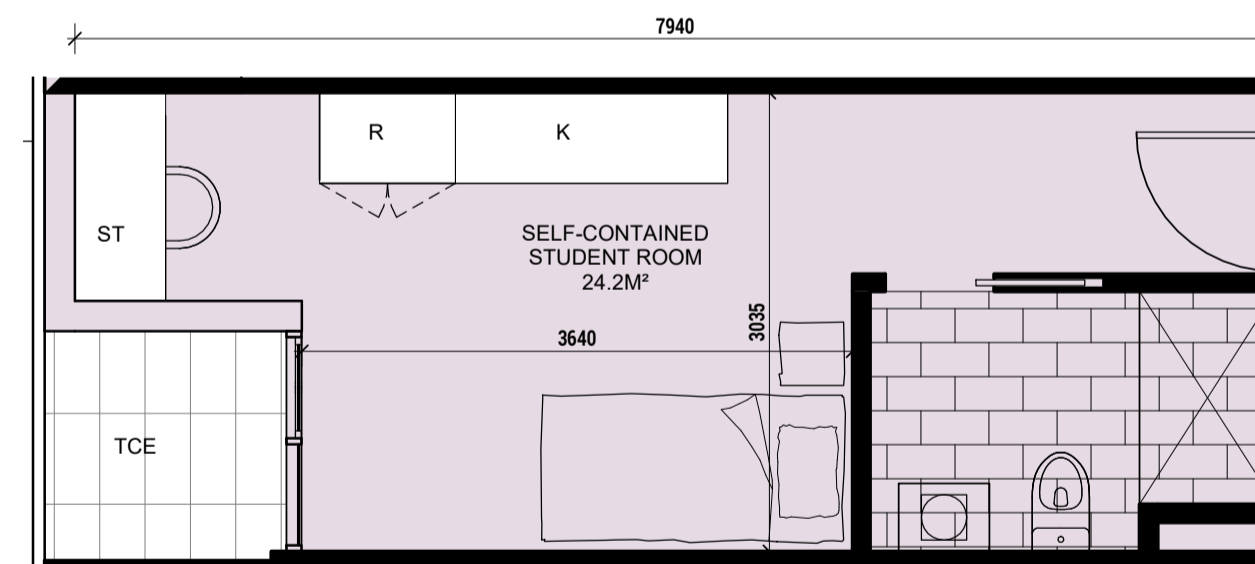
2 TP - TYPICAL 1 BEDROOM & STUDY STUDENT SUITE
SCALE 1 : 50



3 TP - TYPICAL 2 BEDROOM STUDENT SUITE
SCALE 1 : 50



4 TP - TYPICAL SELF-CONTAINED STUDENT ROOM
TYPE A
SCALE 1 : 50



5 TP - TYPICAL SELF-CONTAINED STUDENT ROOM TYPE
B
SCALE 1 : 50

TOWN PLANNING



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Project

Student Accomodation
71-73 Beddoe Avenue, Clayton

Client



Revision

No.	Date	Notes	Issued By
1	07.03.19	ISSUED FOR TP RFI	CC

Title

TYPICAL STUDENT SUITE TYPES

Sheet Status

TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.

TP1000

Scale

1 : 50 at A1
Date 07.03.19

Revision

-

Project No.

18195

PROJECT 18195_71-73 BEDDOE AVENUE, CLAYTON
 DATE 25.02.2019
 STAGE TP
 REV A

SITE AREA 1480(m²)
 SITE COVERAGE 64.9% LANDSCAPE AREA 39.40%
 PERMEABILITY 24%

Note: Permeable areas as stipulated in Planning Schemes from Department of Environment, Land, Water and Planning in Victoria. This area includes driveways, footpaths and outdoor entertaining areas, provided materials use for their construction are pervious.

SCH-001 DEVELOPMENT SUMMARY

LEVELS	NO. OF FLOORS	STUDENT ROOMS PER FLOOR	GFA(m ²)					NSA(m ²)		RESIDENTIAL EFFICENCY	TERRACE	OUTDOOR COMMON AREA GFA	BICYCLES	CAR SPACES					
			RESIDENTIAL GFA	RETAIL GFA	BOH GFA	CAR PARK GFA	TOTAL GFA	RESIDENTIAL NSA	TOTAL NSA						SELF-CONTAINED STUDENT UNIT	1 BEDROOM	2 BEDROOM SHAREROOM	1 BEDROOM + STUDY STUDENT UNIT	
BASEMENT	BASEMENT																		
B01	1	-	-	-	54	1100	1154	-	-	-	-	47	23	-	-	-	-	-	-
BUILDING	TOWER																		
GF	1	20	545	45	186	72	848	545	545	75%	432	151	-	-	13	7	-	-	
L01	1	28	717	-	139	-	856	717	717	84%	100	-	-	-	22	6	-	-	
L02	1	22	650	-	116	-	766	650	650	85%	62	-	-	-	12	6	-	4	
L03	1	16	549	-	100	-	649	549	549	85%	63	-	-	-	8	4	4	-	
TOTALS	4	86	2,461	45	595	1,172	4,273	2,461	2,461		657	151	47	23	55	23	4	4	
															86				
															64%	27%	5%	5%	

