

18195

71-73 BEDDOE AVENUE, CLAYTON

TOWN PLANNING



TOWN PLANNING DRAWING LIST		
TP000	DRAWING LIST	F
TP002	LAND SURVEY	-
TP050	DEMOLITION PLAN	B
TP099	GENERAL ARRANGEMENT FLOOR PLAN - BASEMENT LEVEL 01	G
TP100	GENERAL ARRANGEMENT FLOOR PLAN - GROUND FLOOR PLAN	J
TP101	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 01	G
TP102	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 02	H
TP103	GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 03	H
TP120	GENERAL ARRANGEMENT FLOOR PLAN - ROOF	F
TP150	SHADOW STUDY	F
TP200	GENERAL ARRANGEMENT ELEVATION - STREET INTERFACE	H
TP201	GENERAL ARRANGEMENT ELEVATION - NORTH & SOUTH ELEVATIONS	H
TP202	GENERAL ARRANGEMENT ELEVATION - EAST & WEST ELEVATIONS	H
TP300	GENERAL ARRANGEMENT SECTION - SECTION - AA	F
TP301	GENERAL ARRANGEMENT SECTION - SECTION - BB	F
TP350	GENERAL ARRANGEMENT SECTION - DETAIL SECTIONS	G

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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
D	04.07.19	ISSUED FOR TP RFI	CC
E	28.07.19	ISSUED FOR TP RFI	JX
F	17.09.19	ISSUED FOR TP RFI	JX

Title

DRAWING LIST

Sheet Status

TOWN PLANNING
 NOT FOR CONSTRUCTION

Sheet No.

TP000

Scale

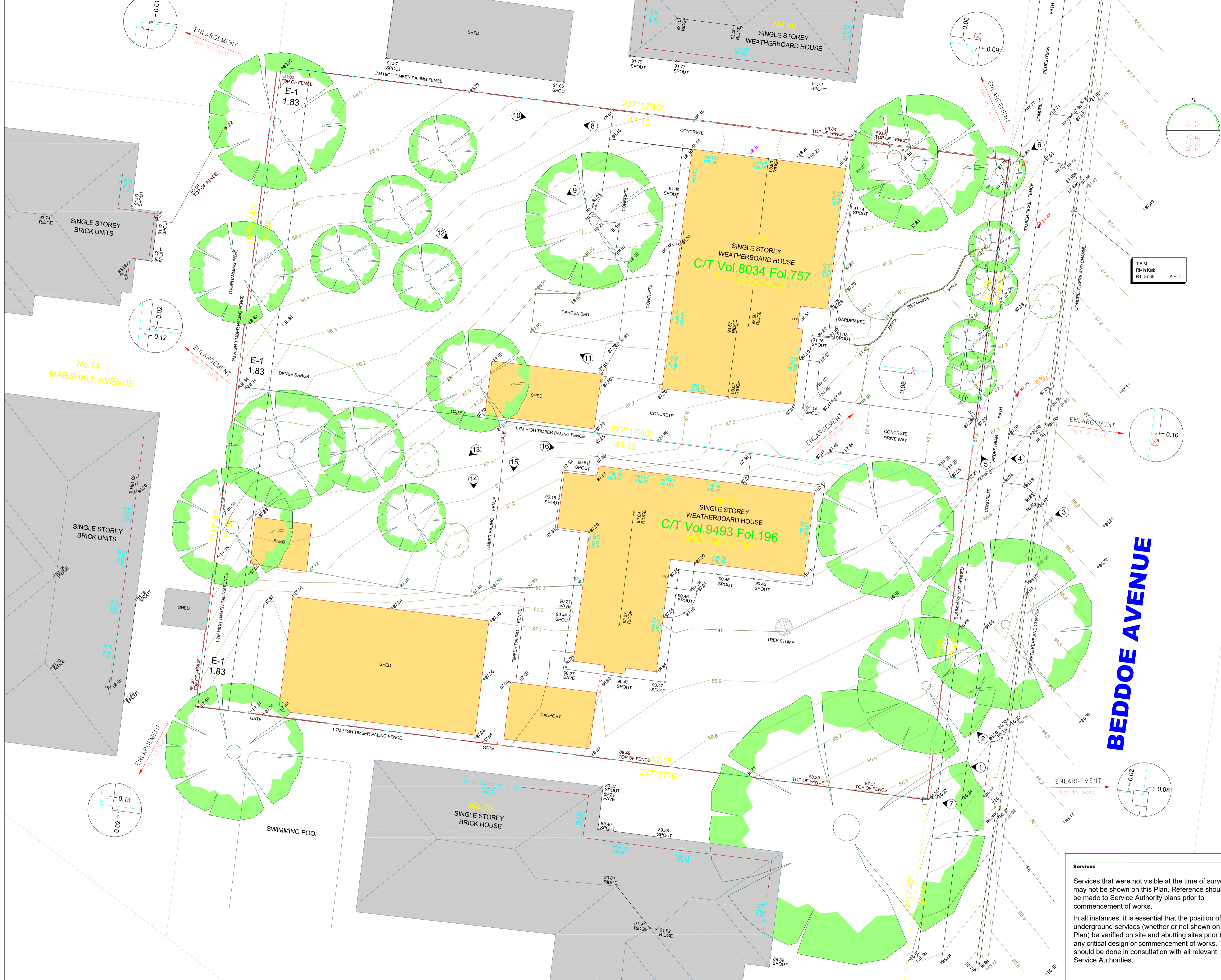
at A1
 Date 17.09.19

Revision

F

Project No.

18195



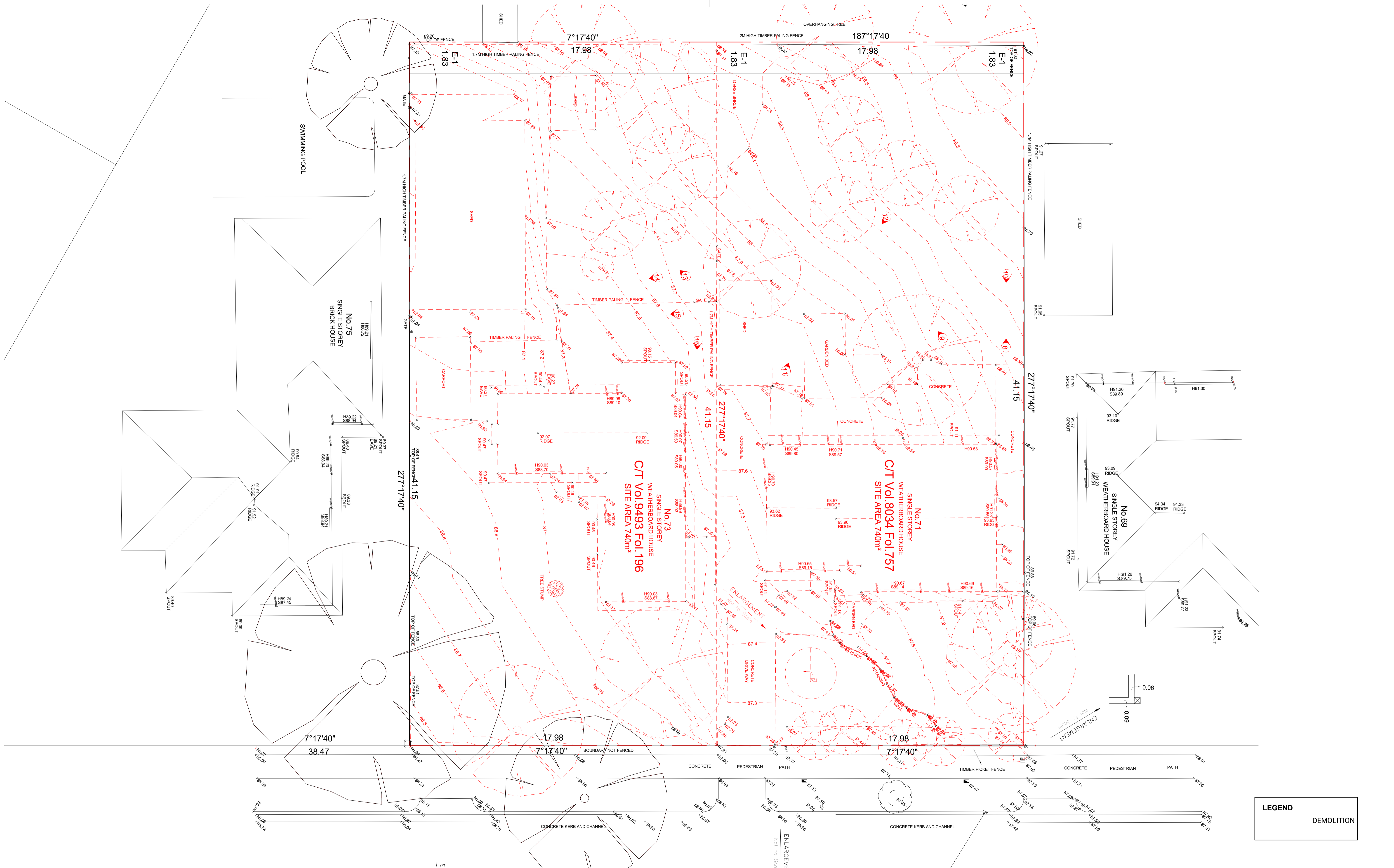
Legend	
4	TBM
104	Existing Surface
107	Floor Level
110	Change of Grade
201	Tree- 2m
204	Shrub extent
205	Garden Bed
206	Dead Tree
309	Grated Pit
401	Centre of Bitumen
403	Edge of Bitumen
407	Invert of Kerb/Channel
408	Back of Kerb/Channel
410	Pedestrian Path
411	Driveway
419	Edge of Concrete
602	Shed
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 89.50 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.

Scale	1:100
Certified	Geoff Turner Licensed Surveyor
Drawn	CT
Date	21/11/2018
Survey	30078301.see
Data	300783-AA
CAD drawing number	300783-AA
Original sheet size	A1
Client	Southlink Developments c/ Susan Ye 71-73 Beddoe
Project	Avenue Clayton Boundary Survey Ready to Build! Survey CT Vol.9493 Fol.196 CT Vol.8034 Fol.757
Sheet	1 of 1
Job Number	300783

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.

16 Eastern Road | South Melbourne
 Victoria 3205 | PO Box 5075
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 www.veris.com.au
 Formerly **Bosco Jonson**



LEGEND	
---	DEMOLITION

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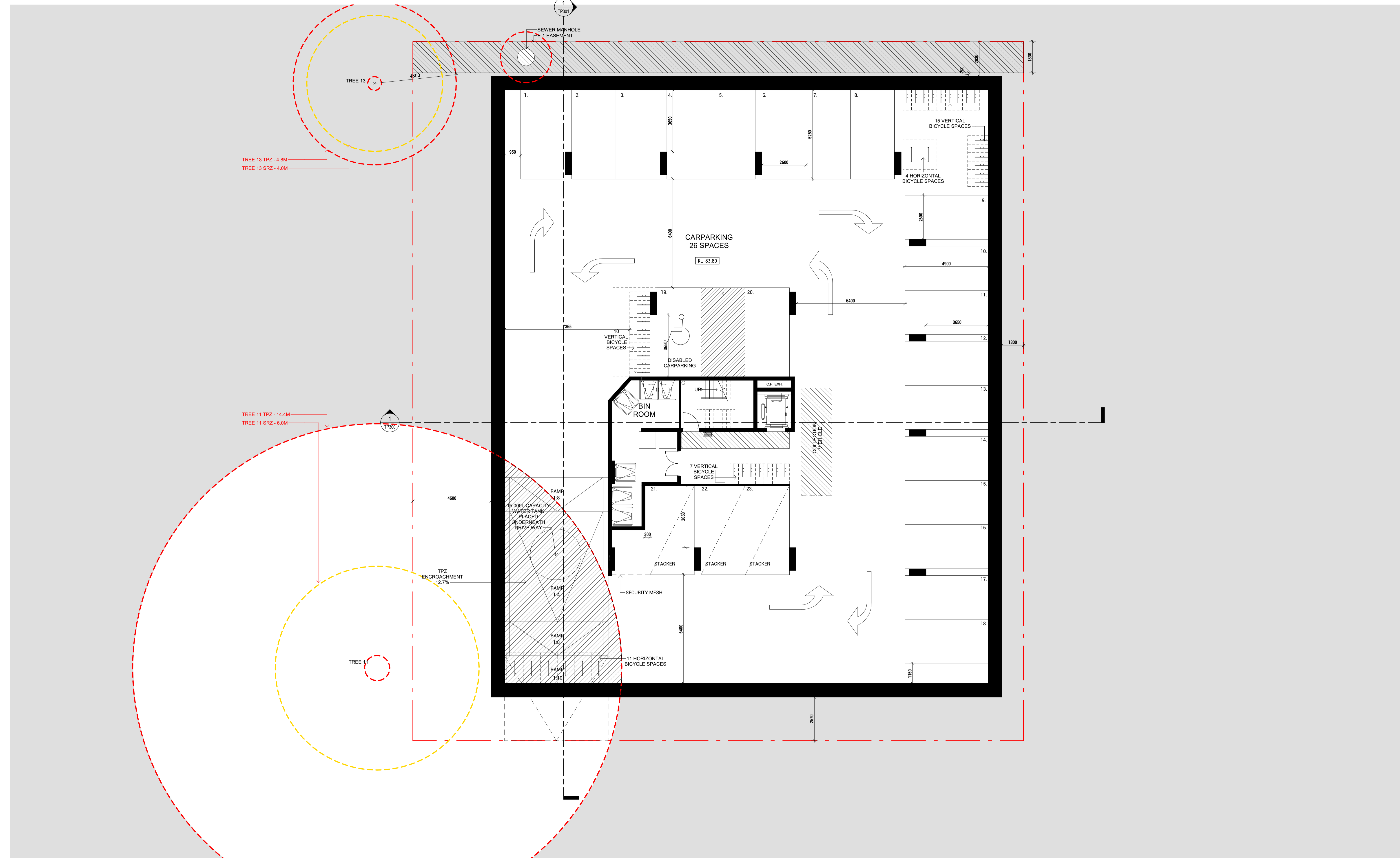
Project
Student Accomodation
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Revision		
No.	Date	Notes
-	12.12.18	ISSUED FOR TOWN PLANNING
A	07.03.19	ISSUED FOR TP RFI
B	17.09.19	ISSUED FOR TP RFI

Title
DEMOLITION PLAN
 TOWN PLANNING
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Sheet No. **TP050**
 Revision **B**
 Scale **1 : 100** at A1
 Date **17.09.19**
 Project No. **18195**



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D	03.07.19	ISSUED FOR TP RFI	JX
E	04.07.19	ISSUED FOR TP RFI	CC
F	20.07.19	ISSUED FOR TP RFI	JX
G	17.09.19	ISSUED FOR TP RFI	JX

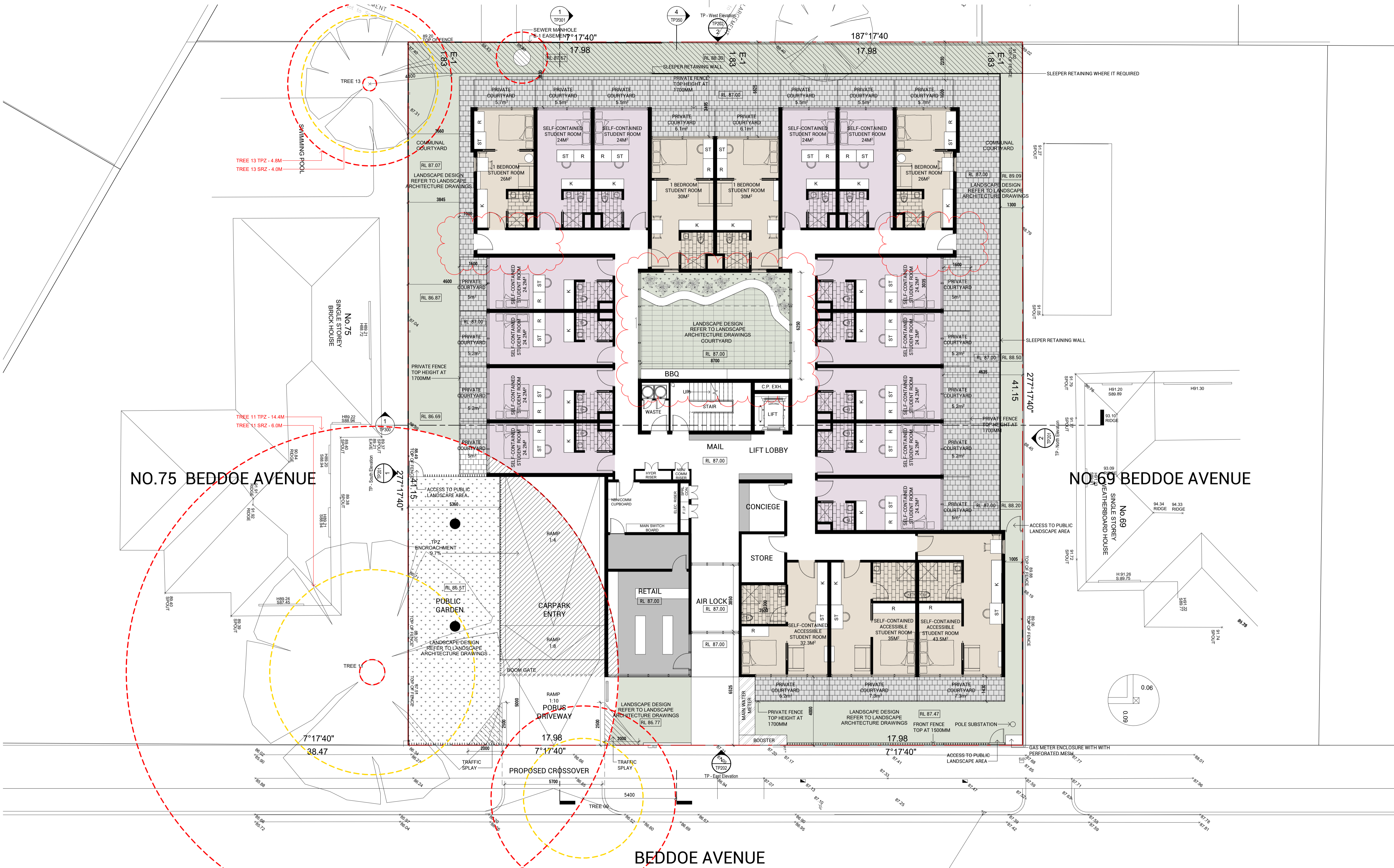
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**GENERAL ARRANGEMENT FLOOR PLAN
 - BASEMENT LEVEL 01**

Sheet Status
**TOWN PLANNING
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Sheet No. **TP099**
 Revision **G**

Scale **1 : 100** at A1
 Date **17.09.19**

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D	07.03.19	ISSUED FOR TP RFI
E	17.08.19	ISSUED FOR TP RFI
F	03.07.19	ISSUED FOR TP RFI
G	04.07.19	ISSUED FOR TP RFI
H	29.07.19	ISSUED FOR TP RFI
J	17.09.19	ISSUED FOR TP RFI

Title
GENERAL ARRANGEMENT FLOOR PLAN - GROUND FLOOR PLAN

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

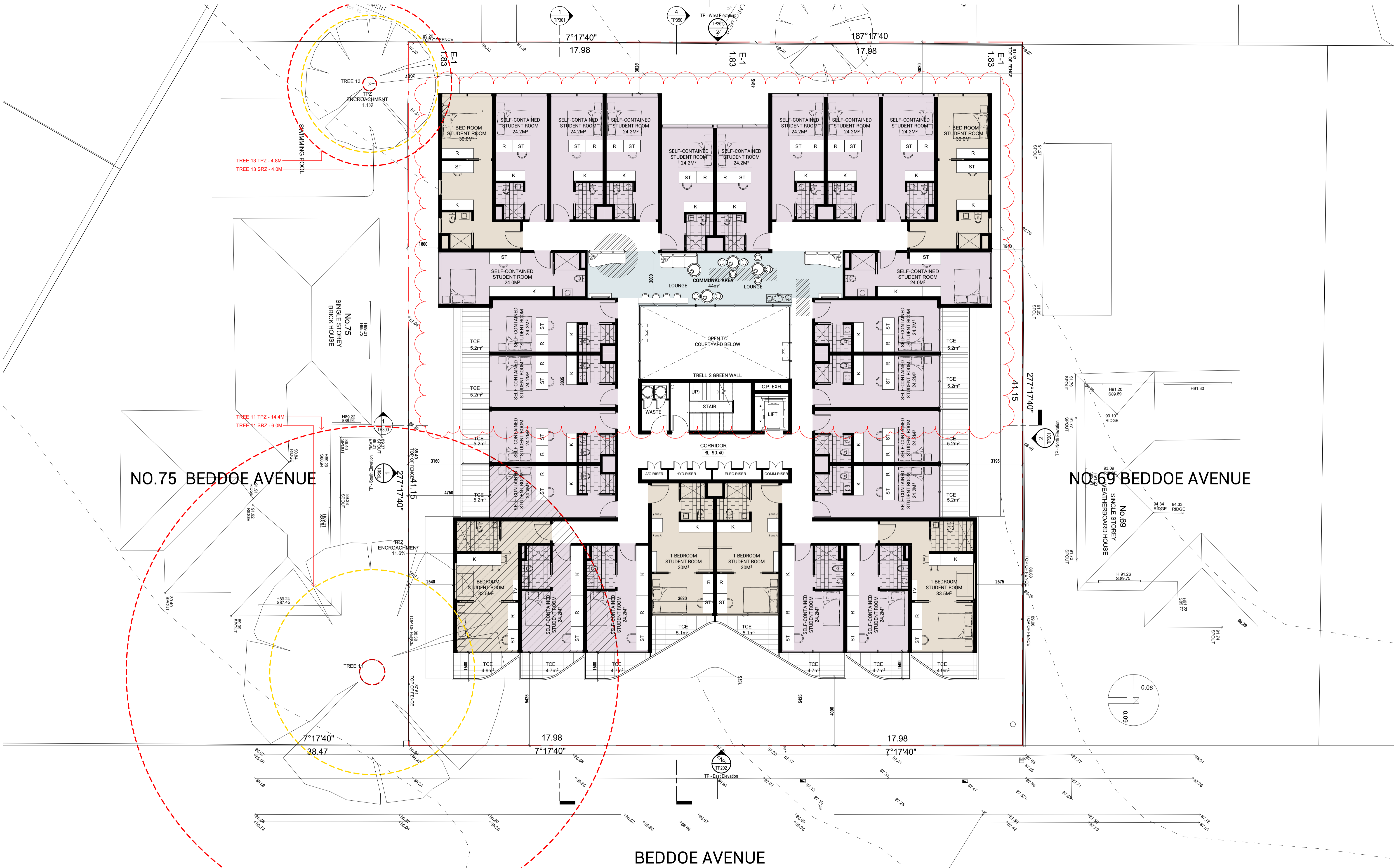
Sheet No.
TP100

Revision
J

Scale
1 : 100 at A1

Date
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NO.75 BEDDOE AVENUE

NO.69 BEDDOE AVENUE

BEDDOE AVENUE

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C	07.03.19	ISSUED FOR TP RFI	CC
D	20.03.19	ISSUED FOR TP RFI	CC
E	04.07.19	ISSUED FOR TP RFI	CC
F	20.07.19	ISSUED FOR TP RFI	JK
G	17.09.19	ISSUED FOR TP RFI	JK

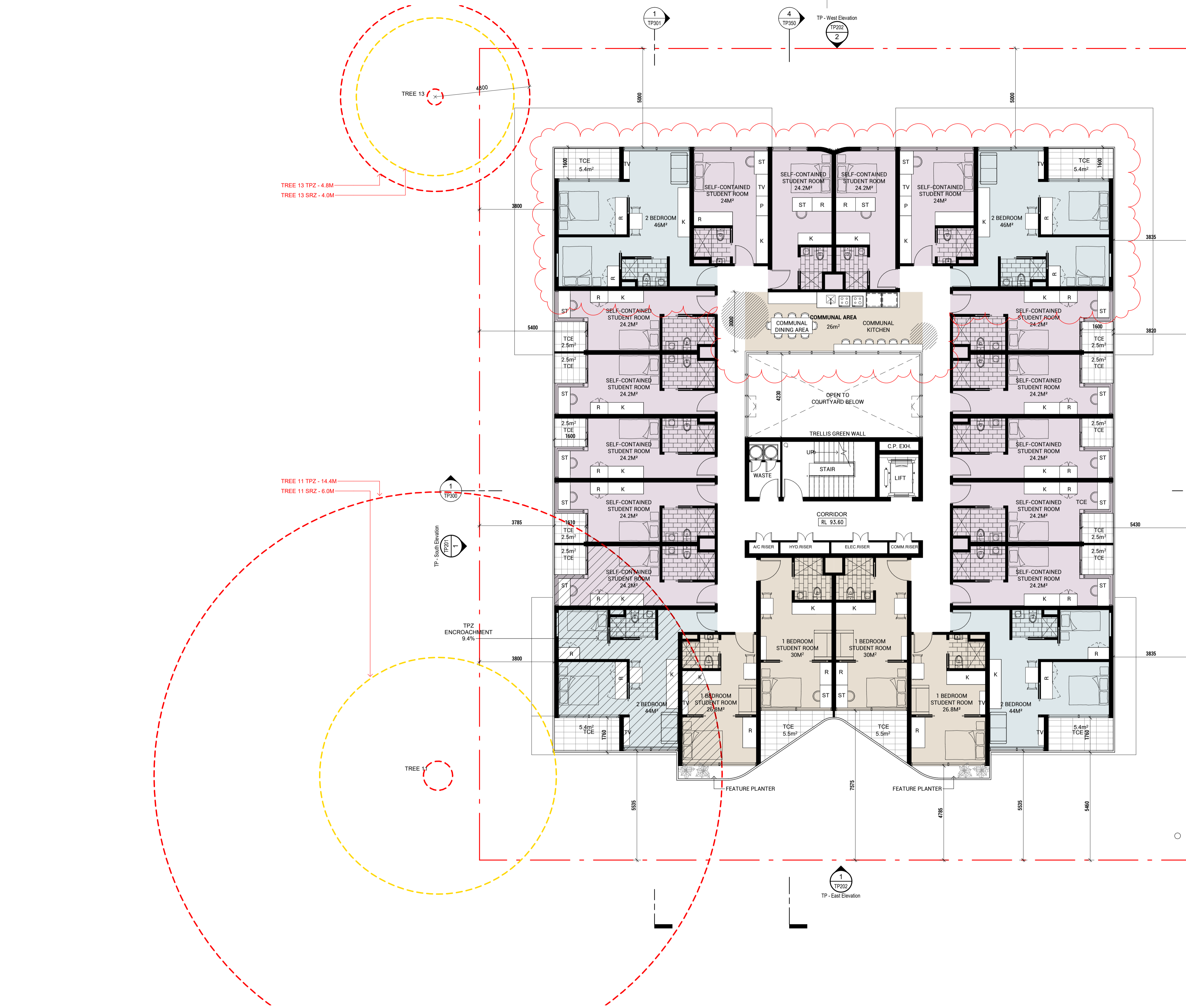
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GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 01

Sheet Status
**TOWN PLANNING
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Sheet No. **TP101**
 Revision **G**

Scale **1 : 100** at A1
 Date **17.09.19**

Project No. **18195**



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D	17.04.19	ISSUED FOR TP RFI	CC
E	03.07.19	ISSUED FOR TP RFI	JX
F	04.07.19	ISSUED FOR TP RFI	CC
G	29.07.19	ISSUED FOR TP RFI	JX
H	17.09.19	ISSUED FOR TP RFI	JX

Title
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Sheet Status
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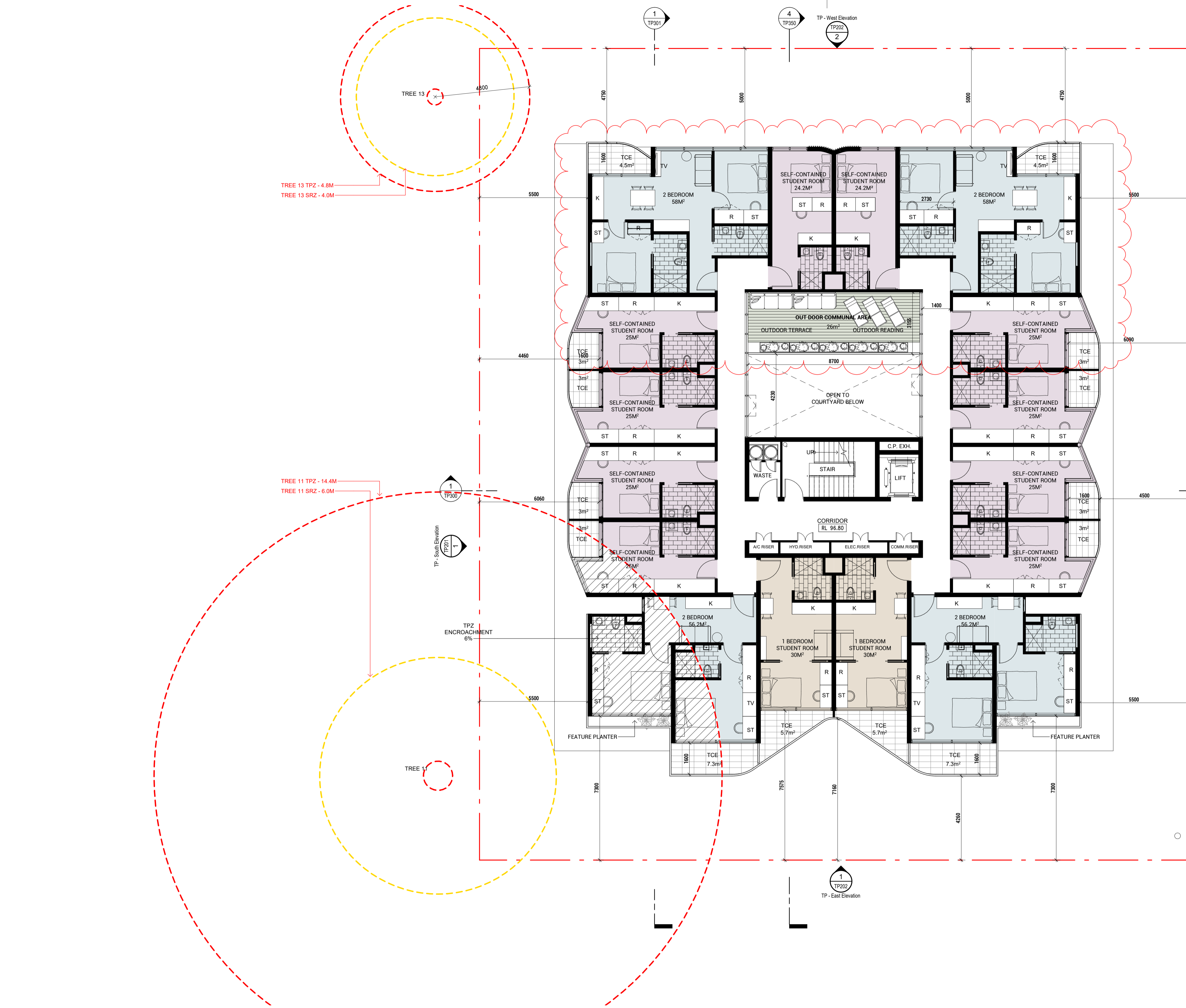
Sheet No. **TP102**

Revision **H**

Scale **1 : 100** at A1

Date **17.09.19**

Project No. **18195**



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C	07.03.19	ISSUED FOR TP REF	CC
D	17.04.19	ISSUED FOR TP REF	CC
E	03.07.19	ISSUED FOR TP REF	JX
F	04.07.19	ISSUED FOR TP REF	CC
G	29.07.19	ISSUED FOR TP REF	JX
H	17.09.19	ISSUED FOR TP REF	JX

Title
GENERAL ARRANGEMENT FLOOR PLAN - LEVEL 03

Sheet Status
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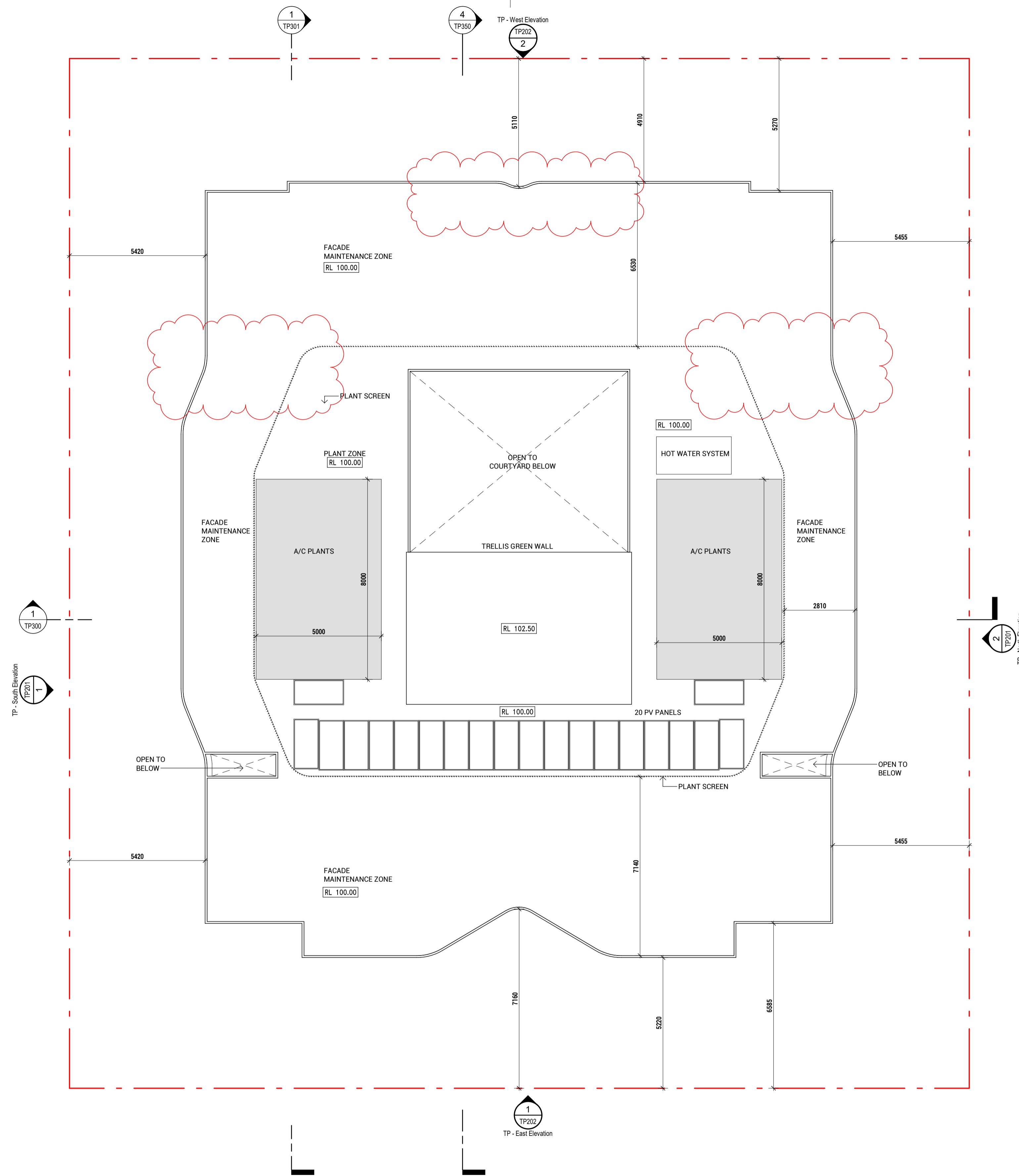
Sheet No. **TP103**

Revision **H**

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A	05.03.19	For Information	CC
B	07.03.19	ISSUED FOR TP RFI	CC
C	03.07.19	ISSUED FOR TP RFI	JX
D	04.07.19	ISSUED FOR TP RFI	CC
E	29.07.19	ISSUED FOR TP RFI	JX
F	17.09.19	ISSUED FOR TP RFI	JX

Title

GENERAL ARRANGEMENT FLOOR PLAN
 - ROOF

Sheet Status

TOWN PLANNING
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Sheet No.

TP120

Scale

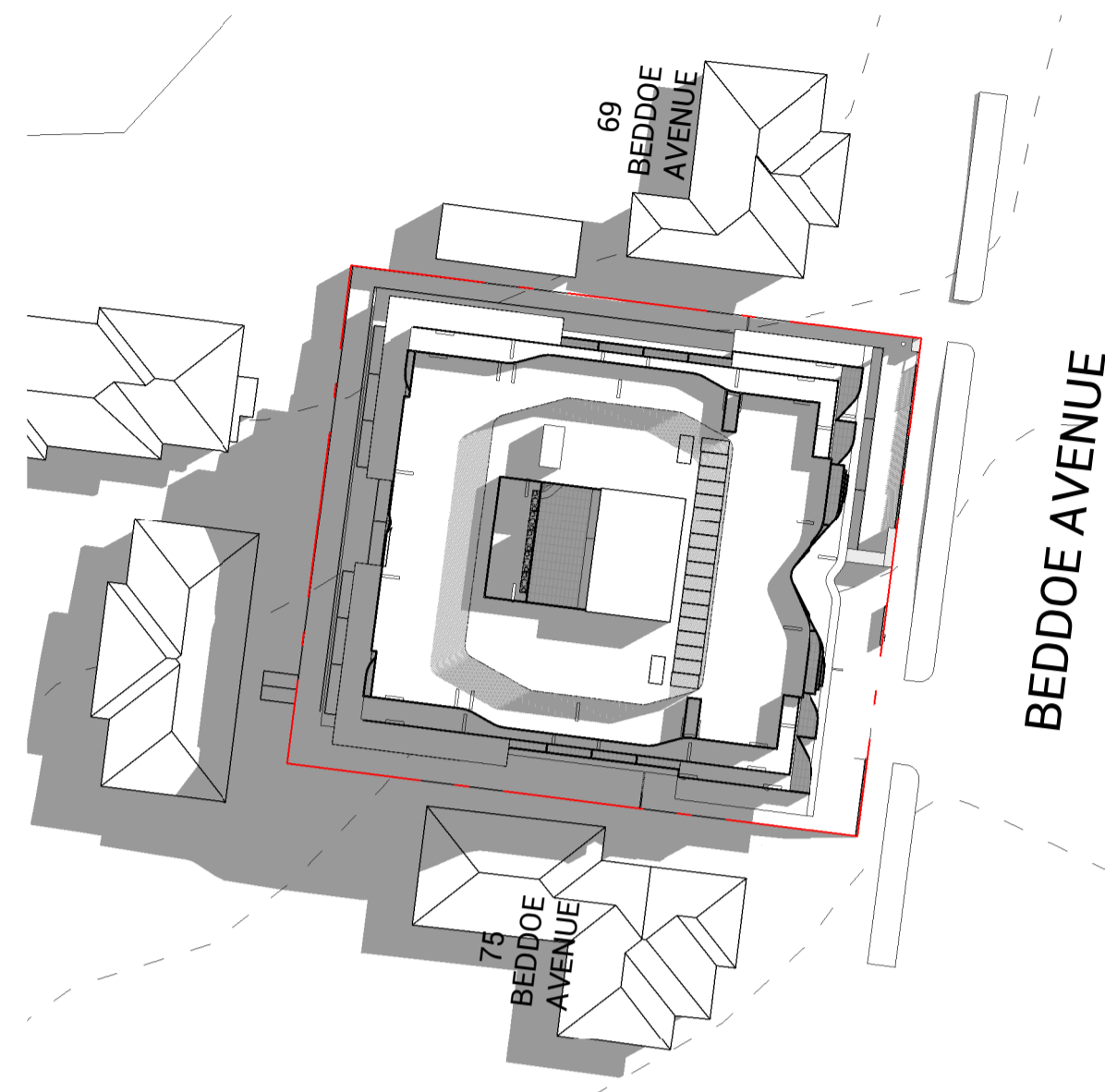
1 : 100 at A1
 Date
 17.09.19

Revision

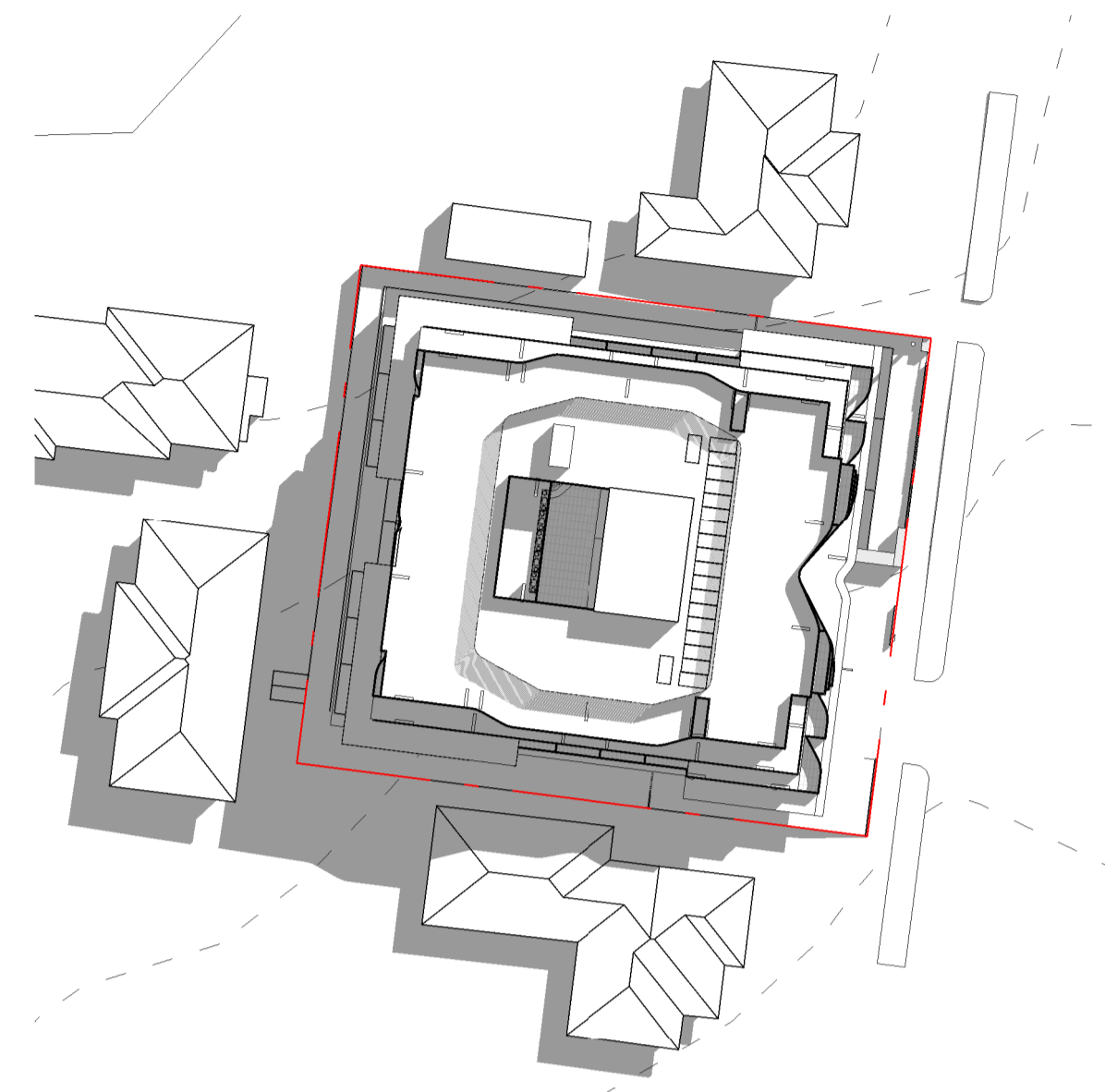
F

Project No.

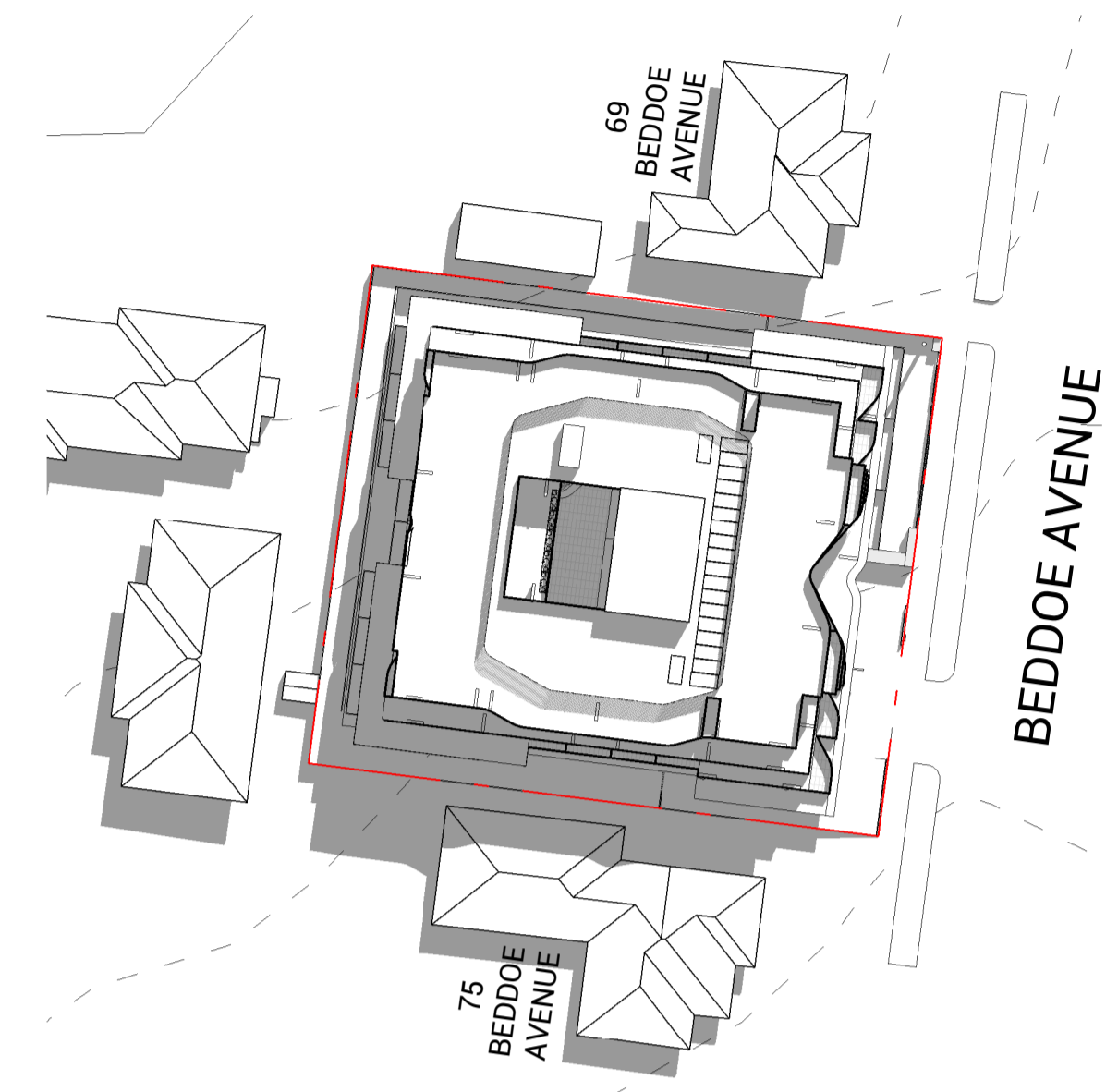
18195



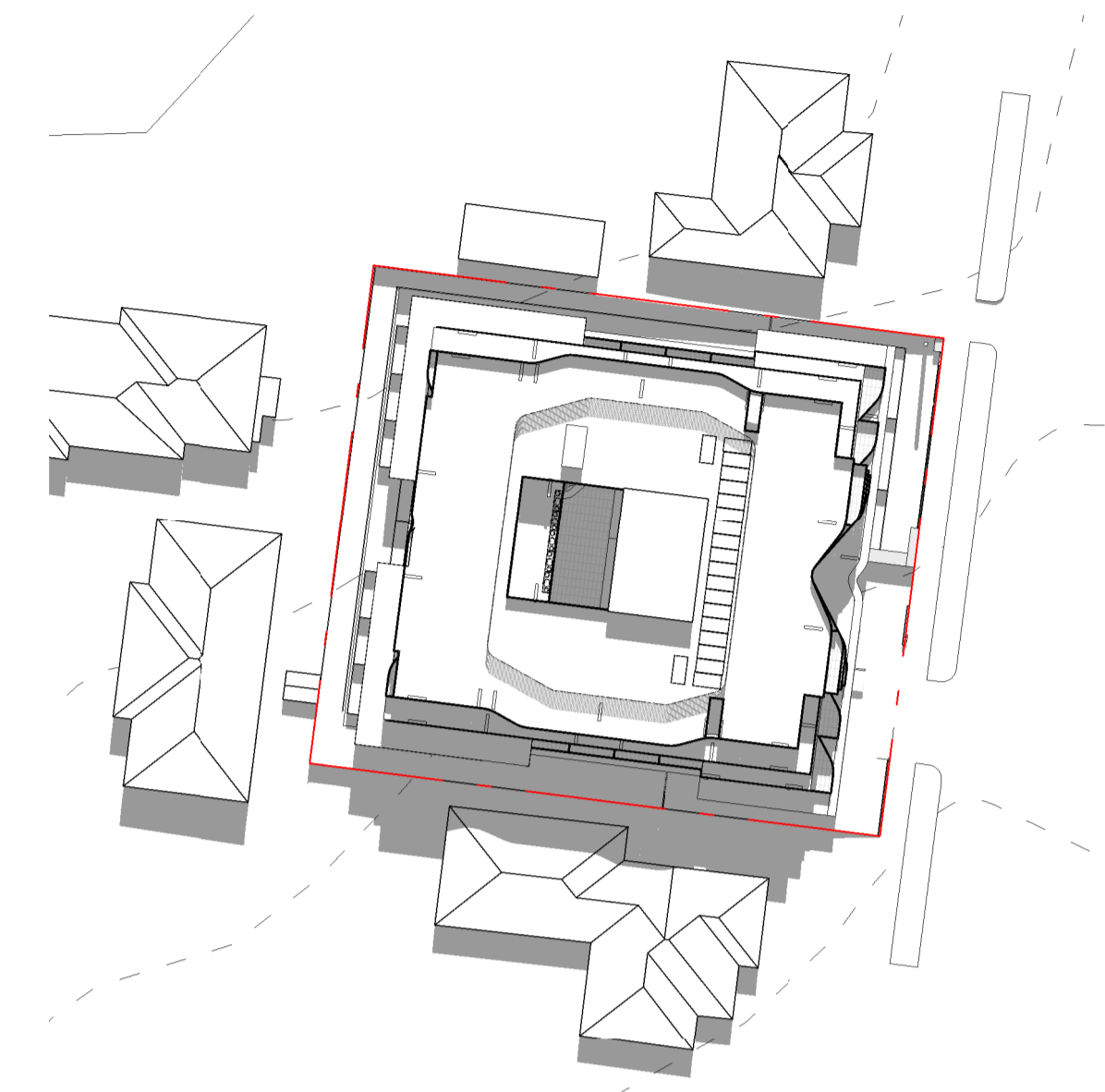
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SCALE 1 : 500



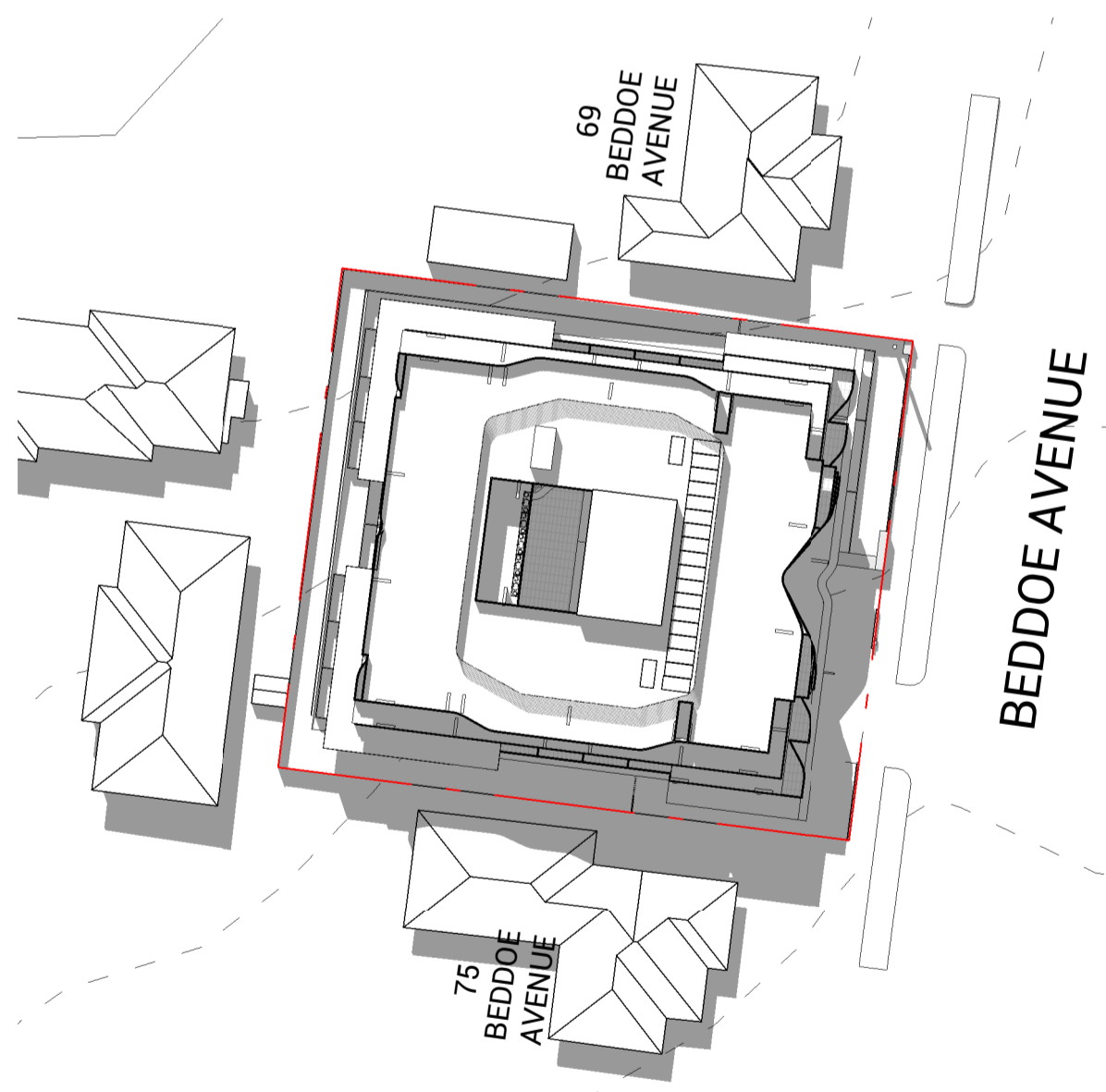
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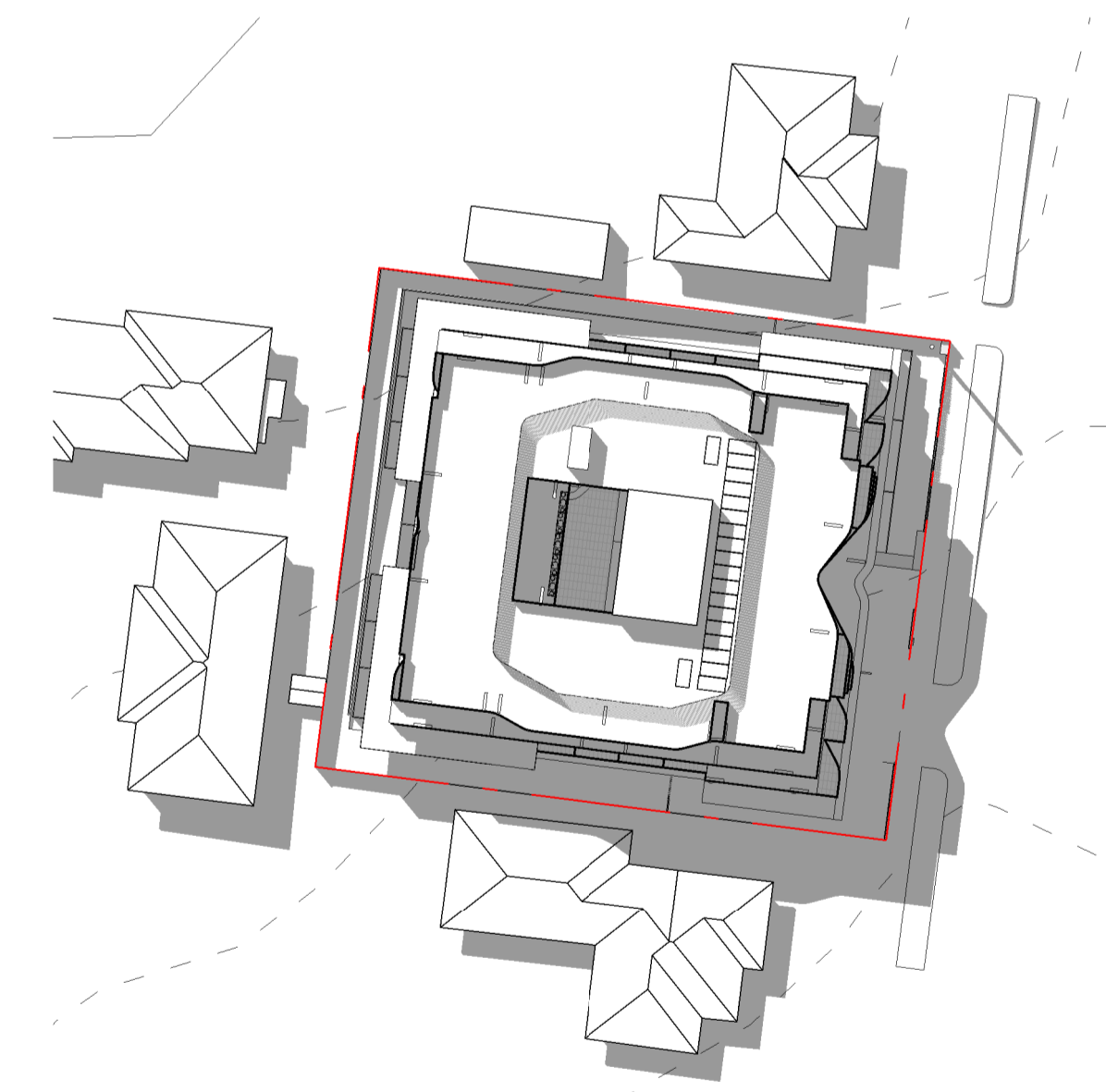
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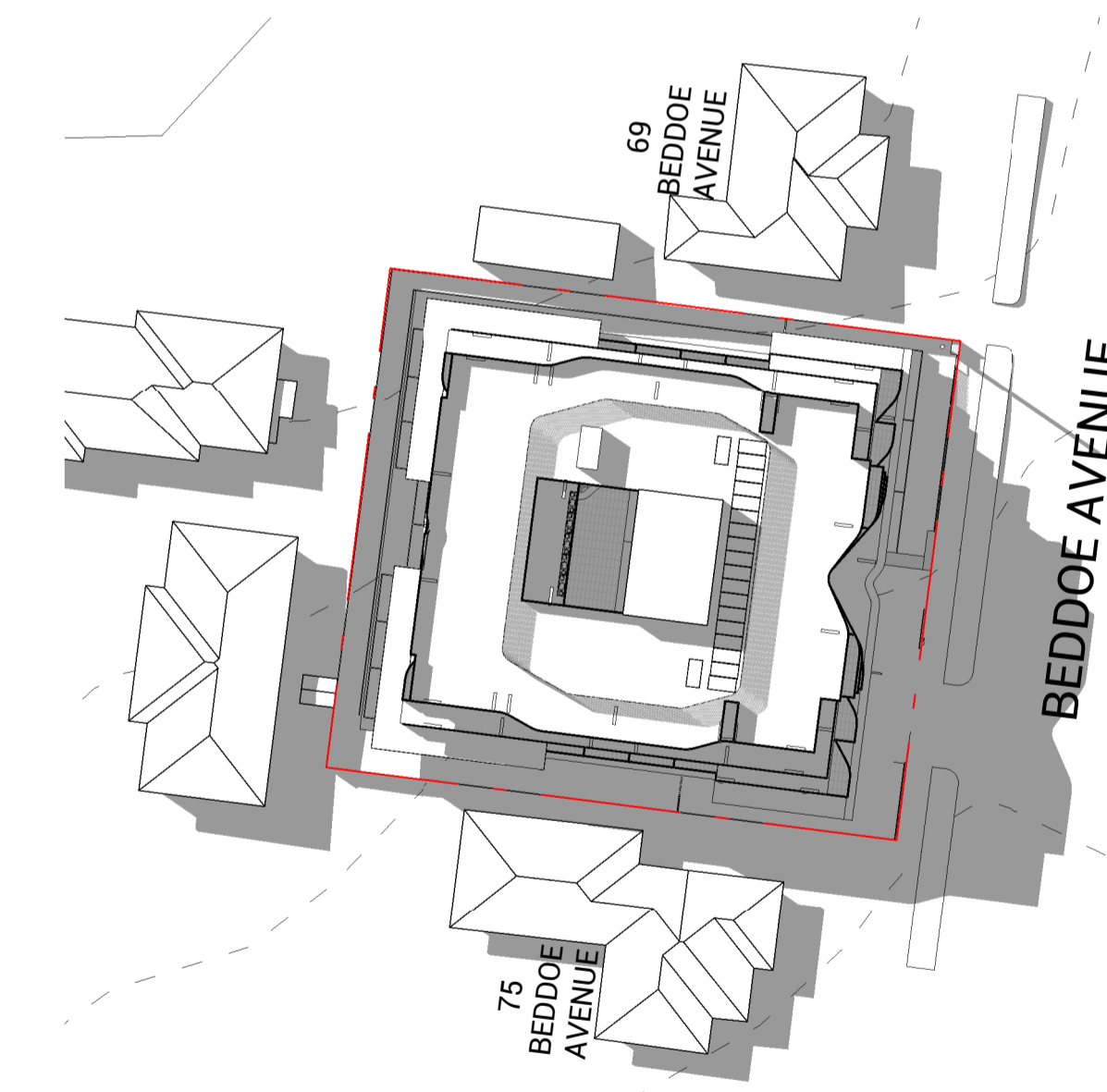
4 12 Noon Shadow 22 September
SCALE 1 : 500



5 1pm Shadow 22 September
SCALE 1 : 500



6 2pm Shadow 22 September
SCALE 1 : 500



7 3pm Shadow 22 September
SCALE 1 : 500

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C	17.05.19	ISSUED FOR TP RFI	CC
D	04.07.19	ISSUED FOR TP RFI	JX
E	29.07.19	ISSUED FOR TP RFI	JX
F	17.09.19	ISSUED FOR TP RFI	JX

Title
SHADOW STUDY

Sheet Status
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Sheet No.
TP150

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F

Scale
1 : 500 at A1

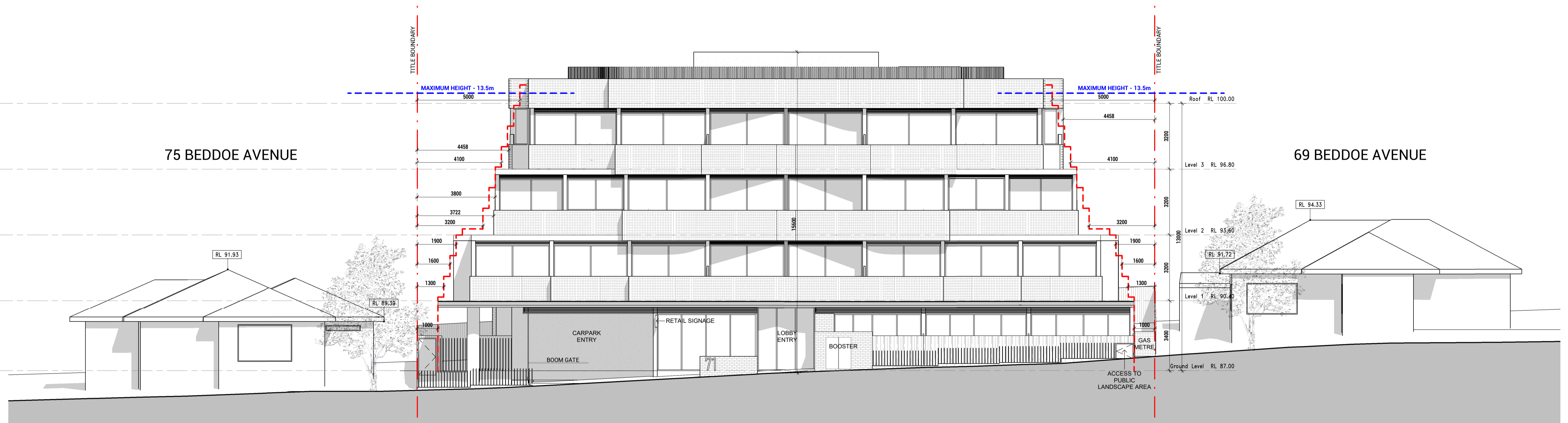
Date
17.09.19



Project No.
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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

TOWN PLANNING



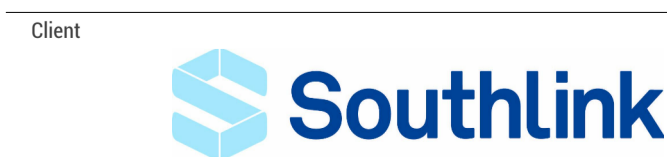
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G	29.07.19	ISSUED FOR TP RFI	JX
H	17.09.19	ISSUED FOR TP RFI	JX

Title
GENERAL ARRANGEMENT ELEVATION - STREET INTERFACE

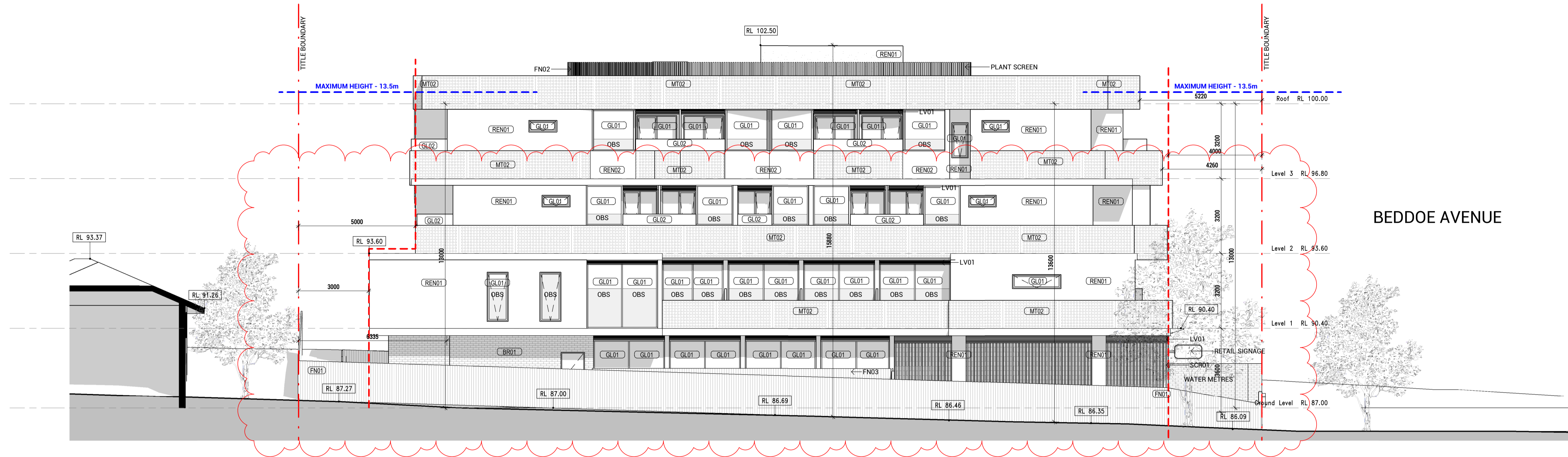
Sheet Status
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Sheet No.
TP200

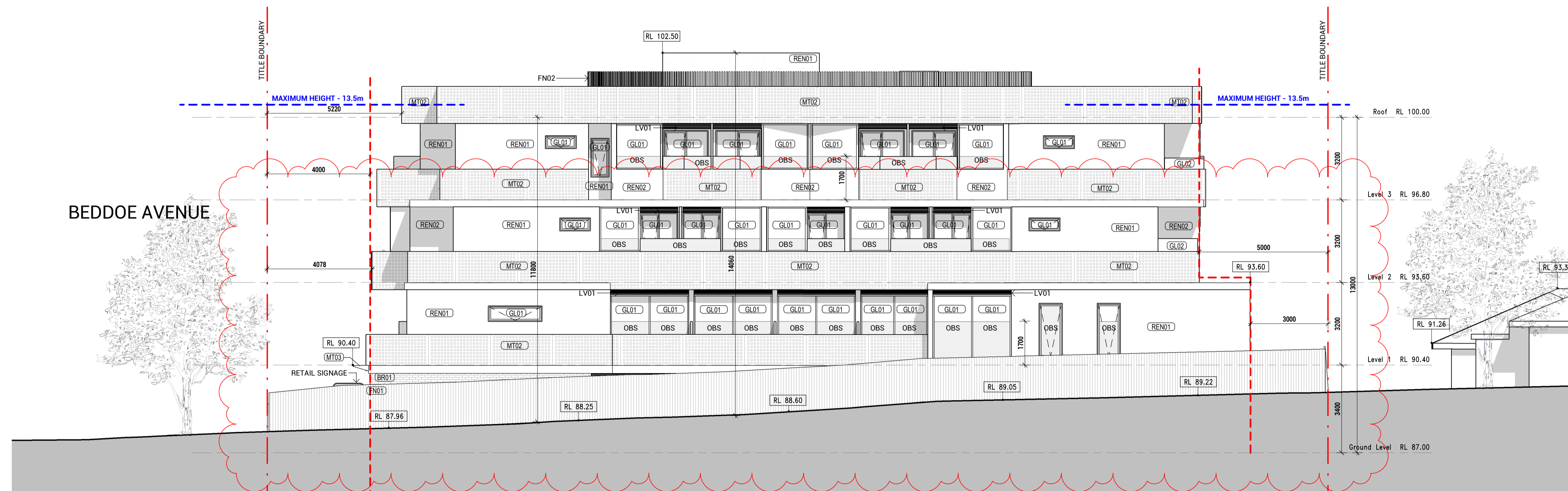
Scale
1 : 100 at A1
 Date
17.09.19

Revision
H

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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H	17.09.19	ISSUED FOR TP RFI	JX

Title

GENERAL ARRANGEMENT ELEVATION -
NORTH & SOUTH ELEVATIONS

Sheet Status

TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.

TP201

Scale

1 : 100 at A1

Date

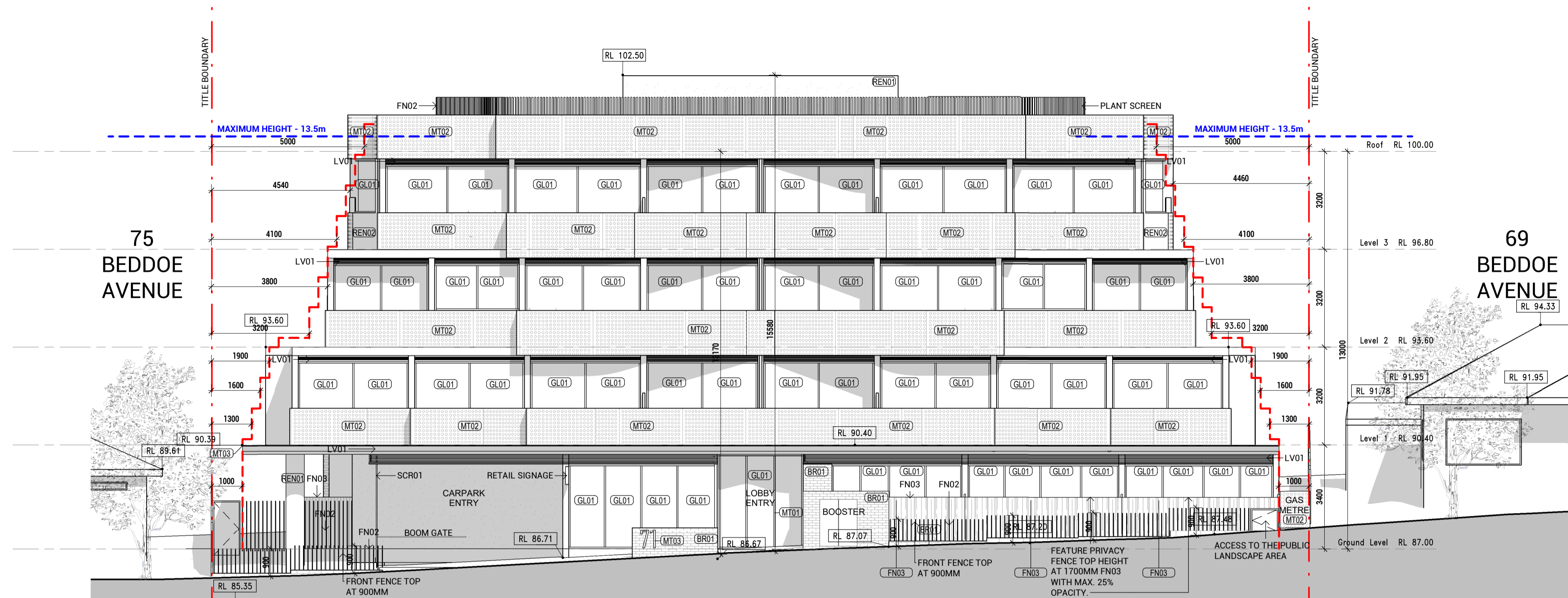
17.09.19

Revision

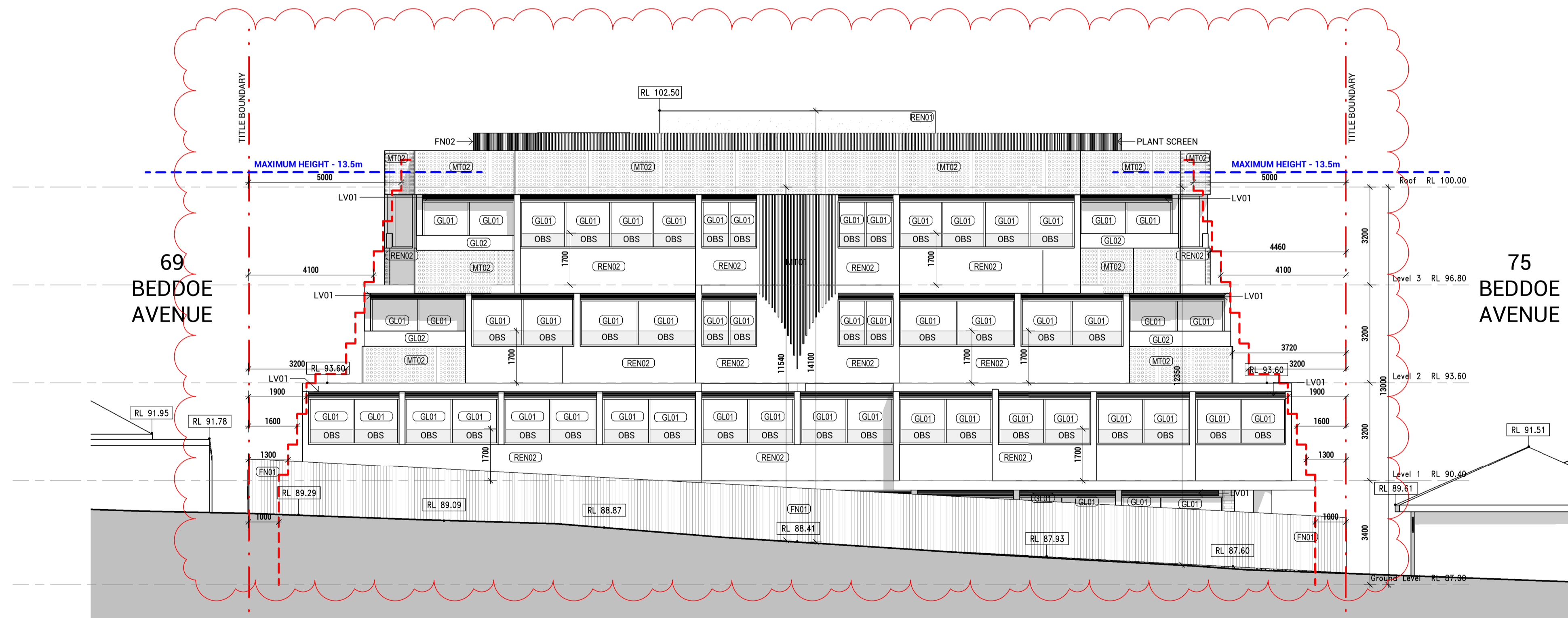
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1 TP - East Elevation
SCALE 1 : 100



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
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Project

Student Accomodation
71-73 Beddoe Avenue, Clayton

Client



Revision

No.	Date	Notes	Issued By
-	12.12.18	ISSUED FOR TOWN PLANNING	JK
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
D	17.04.19	ISSUED FOR TP RFI	CC
E	03.07.19	ISSUED FOR TP RFI	JK
F	04.07.19	ISSUED FOR TP RFI	CC
G	29.07.19	ISSUED FOR TP RFI	JK
H	17.09.19	ISSUED FOR TP RFI	JK

Title

GENERAL ARRANGEMENT ELEVATION -
EAST & WEST ELEVATIONS

Sheet Status

TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.

TP202

Scale

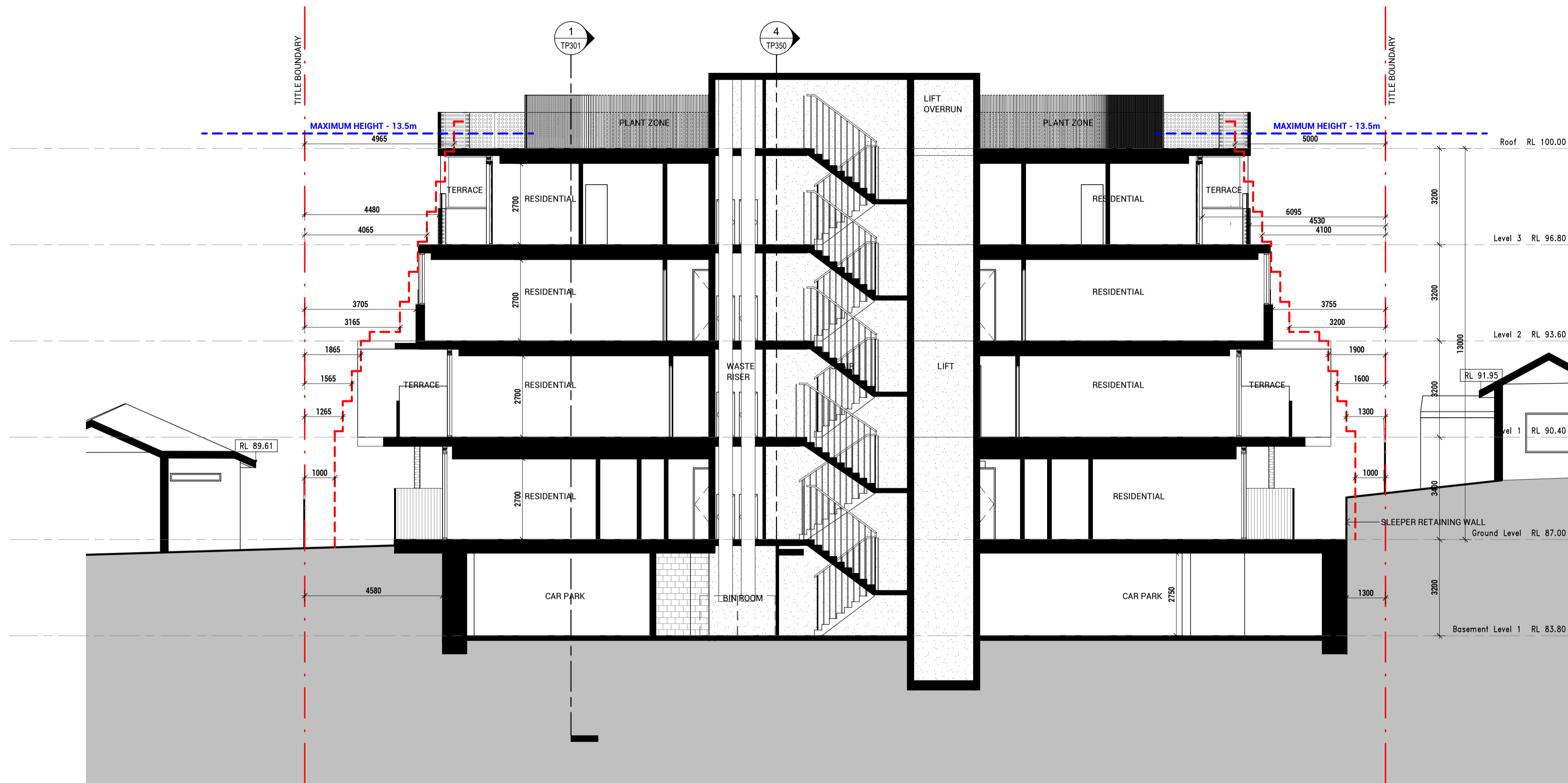
1 : 100 at A1
Date
17.09.19

Revision

H

Project No.

18195



TOWN PLANNING



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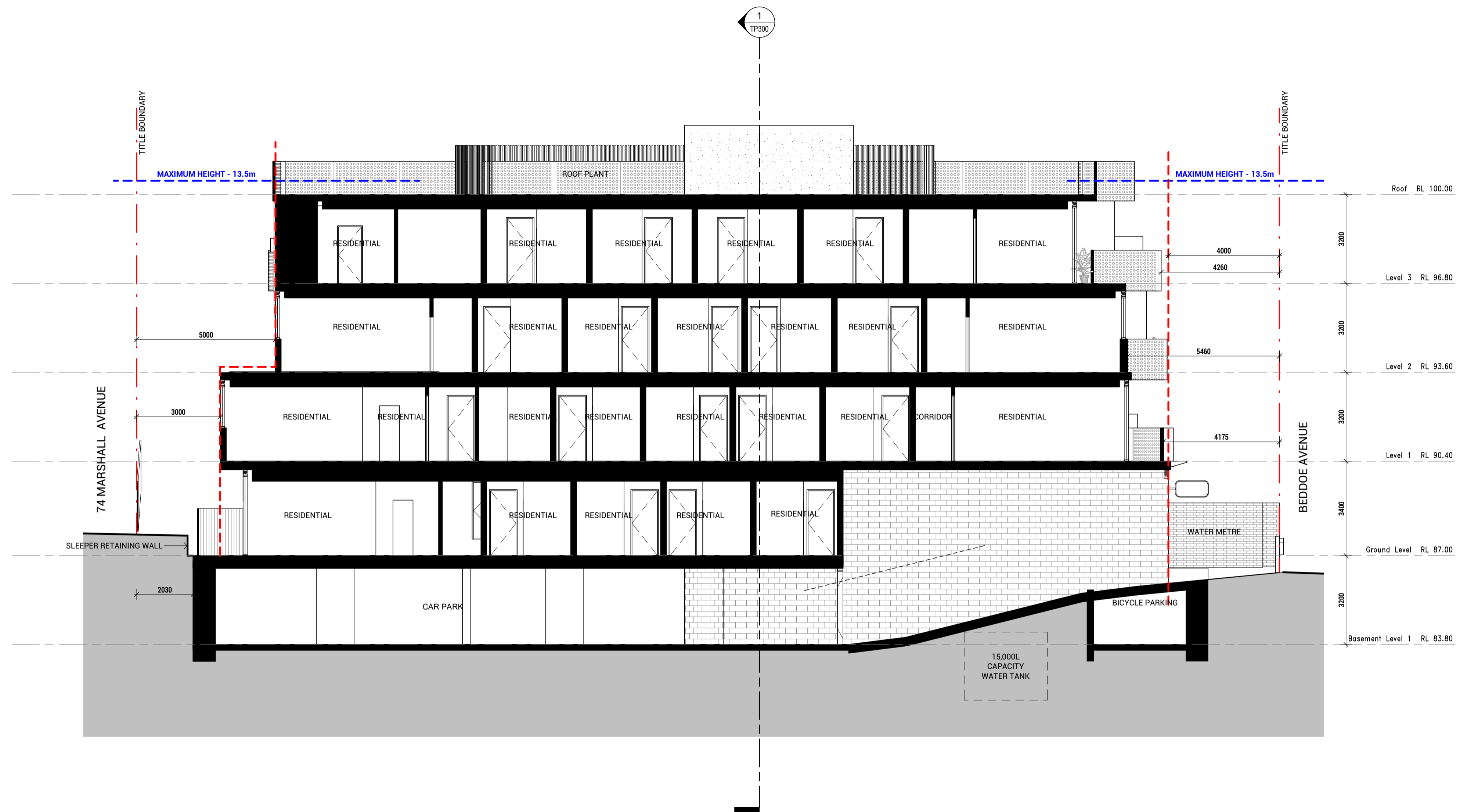


No.	Date	Notes	Issued By
-	12.12.18	ISSUED FOR TOWN PLANNING	JX
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C	03.07.19	ISSUED FOR TP RFI	JX
D	04.07.19	ISSUED FOR TP RFI	CC
E	29.07.19	ISSUED FOR TP RFI	JX
F	17.09.19	ISSUED FOR TP RFI	JX

Title
GENERAL ARRANGEMENT SECTION - SECTION - AA
 Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.
TP300
 Scale
1 : 100 at A1
 Date
17.09.19

Revision
F
 Project No.
18195



TOWN PLANNING



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Student Accomodation
 71-73 Beddoe Avenue, Clayton

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D	04.07.19	ISSUED FOR TP RFI	CC
E	29.07.19	ISSUED FOR TP RFI	JX
F	17.09.19	ISSUED FOR TP RFI	JX

Title

GENERAL ARRANGEMENT SECTION - SECTION - BB

Sheet Status

TOWN PLANNING
 NOT FOR CONSTRUCTION

Sheet No.

TP301

Scale

1 : 100 at A1

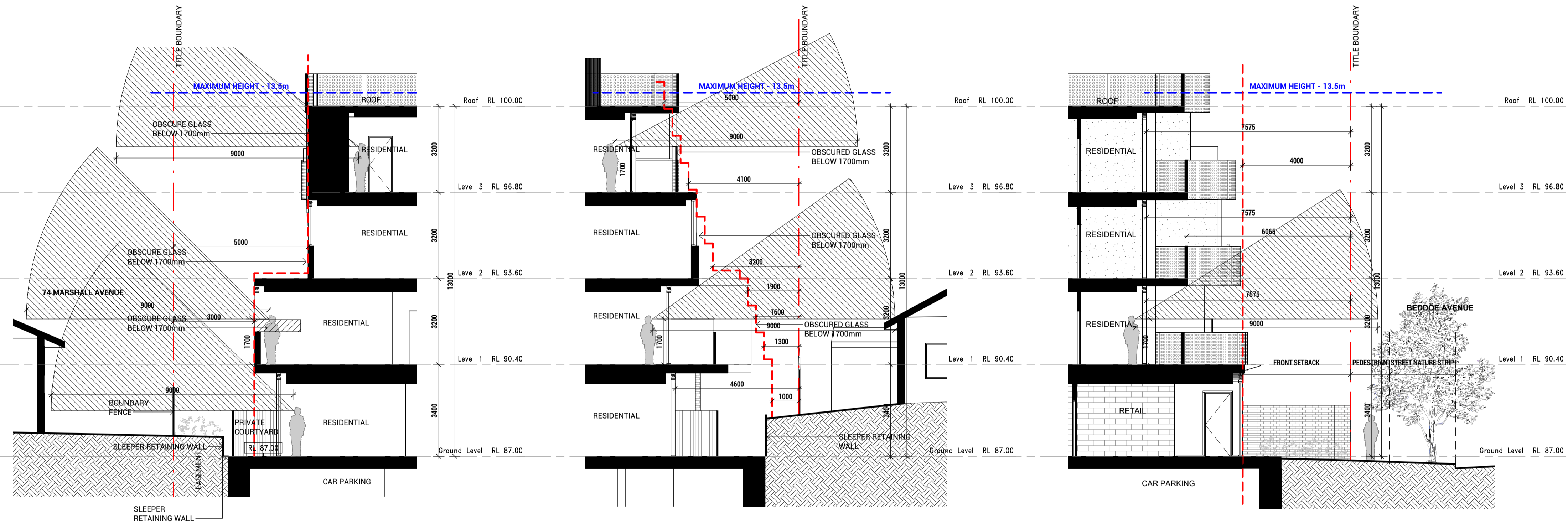
Date
 17.09.19

Revision

F

Project No.

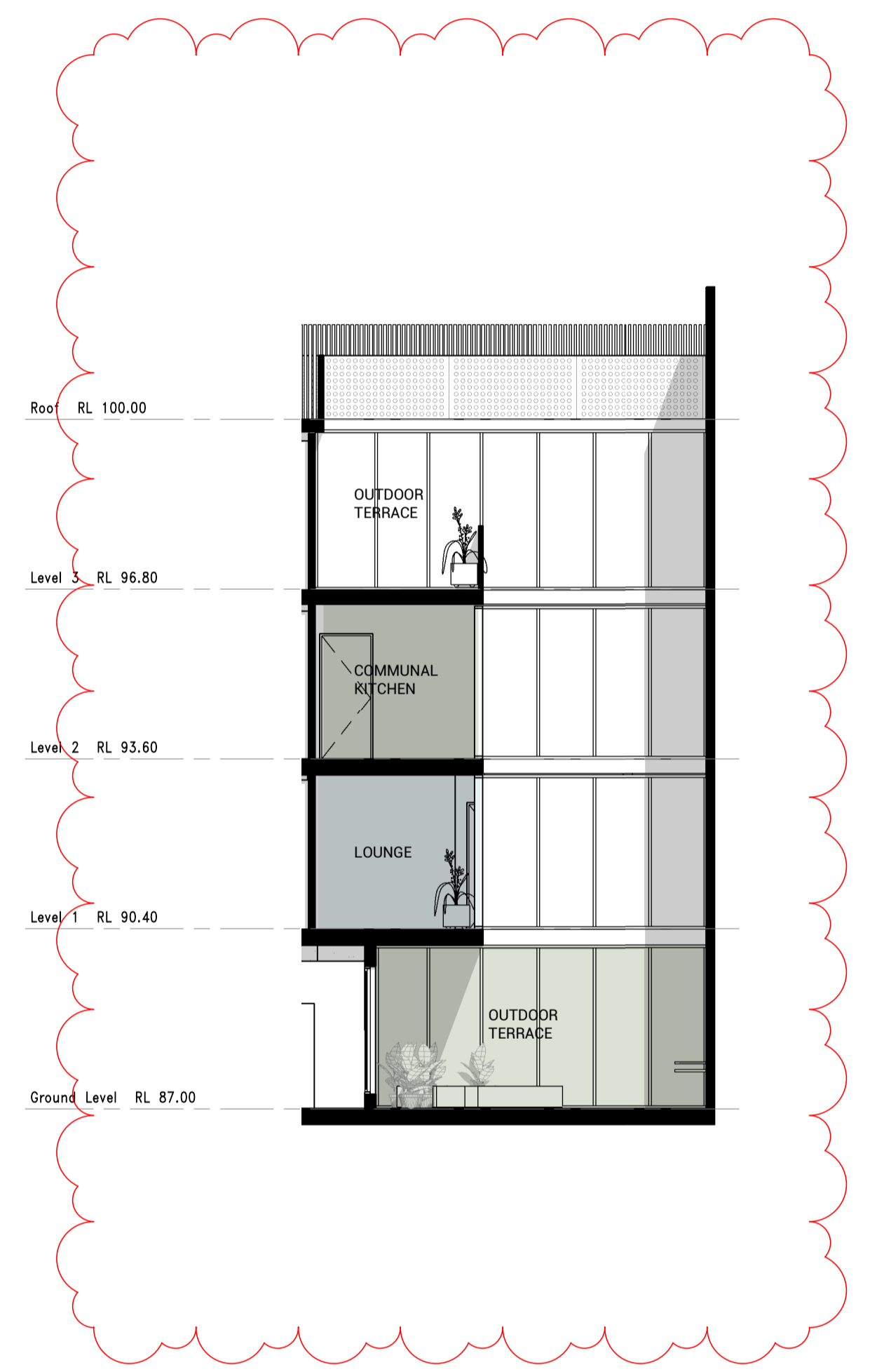
18195



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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Student Accomodation
71-73 Beddoe Avenue, Clayton



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E	04.07.19	ISSUED FOR TP RFI	CC
F	20.07.19	ISSUED FOR TP RFI	JK
G	17.09.19	ISSUED FOR TP RFI	JK

Title
**GENERAL ARRANGEMENT SECTION -
DETAIL SECTIONS**

Sheet Status
**TOWN PLANNING
NOT FOR CONSTRUCTION**

Sheet No.
TP350

Scale
1 : 100 at A1

Date
17.09.19

Revision
G

Project No.
18195

PROJECT 18195_71-73 BEDDOE AVENUE, CLAYTON
 DATE 17.09.19
 STAGE TP
 REV F

SITE AREA 1480(m²)
 SITE COVERAGE 64.9% LANDSCAPE AREA 40.20%
 PERMEABILITY 25%

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

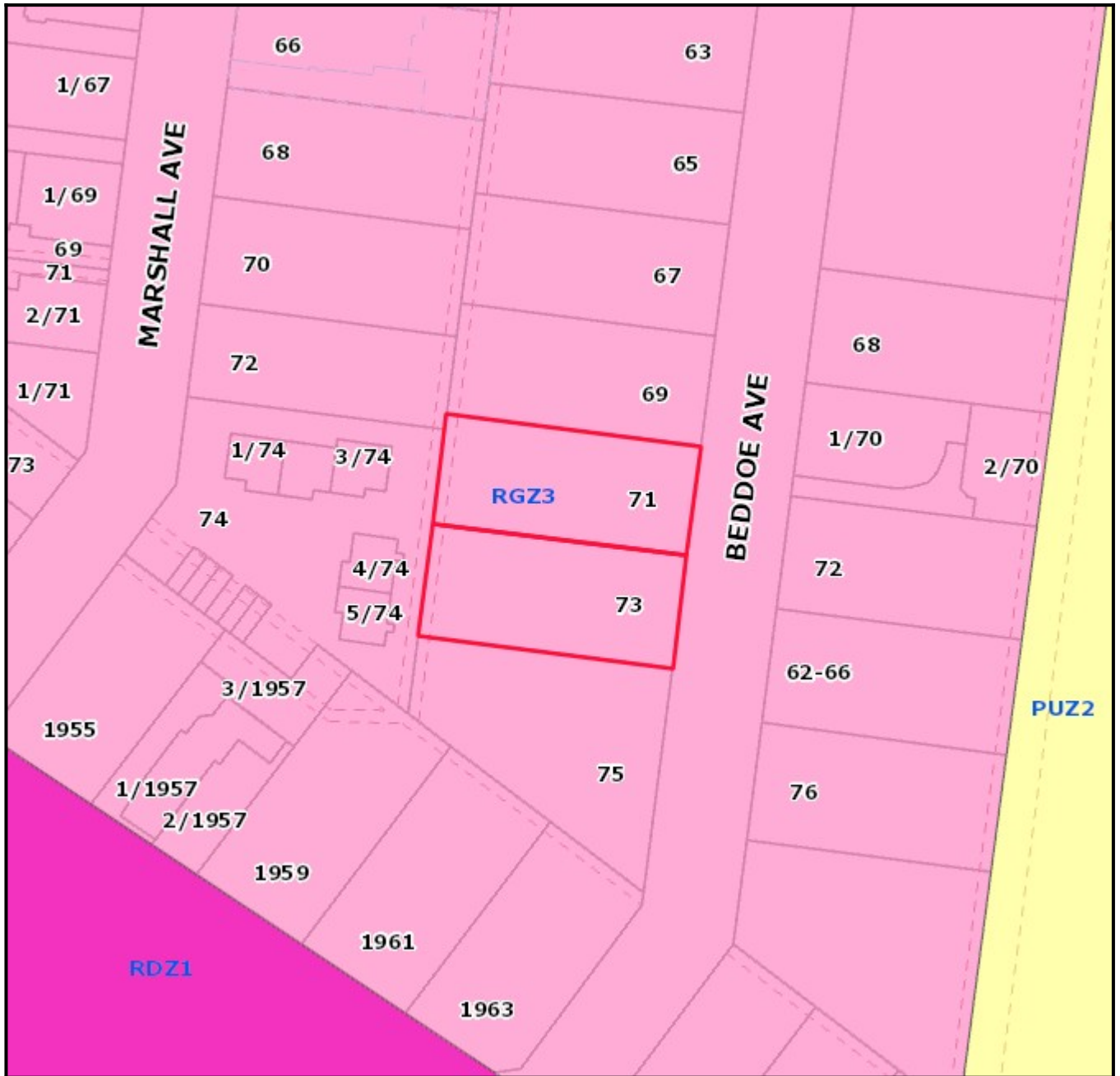
LEVELS	NO. OF FLOORS	STUDENT ROOMS PER FLOOR	GFA(m ²)						NSA(m ²)		RESIDENTIAL EFFICIENCY	TERRACE	OUTDOOR COMMON AREA GFA	BICYCLES	CAR SPACES	UNITS		
			RESIDENTIAL GFA	RETAIL GFA	INDOOR COMMON AREA	BOH GFA	CAR PARK GFA	TOTAL GFA	RESIDENTIAL NSA	TOTAL NSA						SELF-CONTAINED STUDENT UNIT	1 BEDROOM	2 BEDROOM SHAREROOM
BASEMENT	BASEMENT																	
B01	1	-	-	-	-	54	941	995	-	-	-	-	47	26	-	-	-	-
BUILDING	TOWER																	
GF	1	20	545	42	-	186	72	845	545	545	75%	116	479	-	-	13	7	-
L01	1	28	732	-	44	128	-	904	738	738	86%	88	-	-	22	6	-	-
L02	1	22	633	-	26	108	-	767	632	632	85%	58	-	-	14	4	4	4
L03	1	16	542	-	-	109	-	651	536	536	82%	55	26	-	-	10	2	4
TOTALS	4	86	2,452	42	70	585	1,013	4,162	2,451	2,451		317	464	47	26	59	19	8
															86			
															69%	22%	9%	







Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

71-73 Beddoe Avenue CLAYTON VIC 3168

Objector Map

Subject land shaded light red.
 Objector property shaded dark green and pinpointed.
 (Not all objector properties shown).



1:5000



- Railway lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Reserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Leash Free Areas
- Property & Address No.
- Common Property

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