

Town Planning

Dwg No. **TP01**

Project No. 2123

Revision

Date 18/8/2022

Project Apartment Development

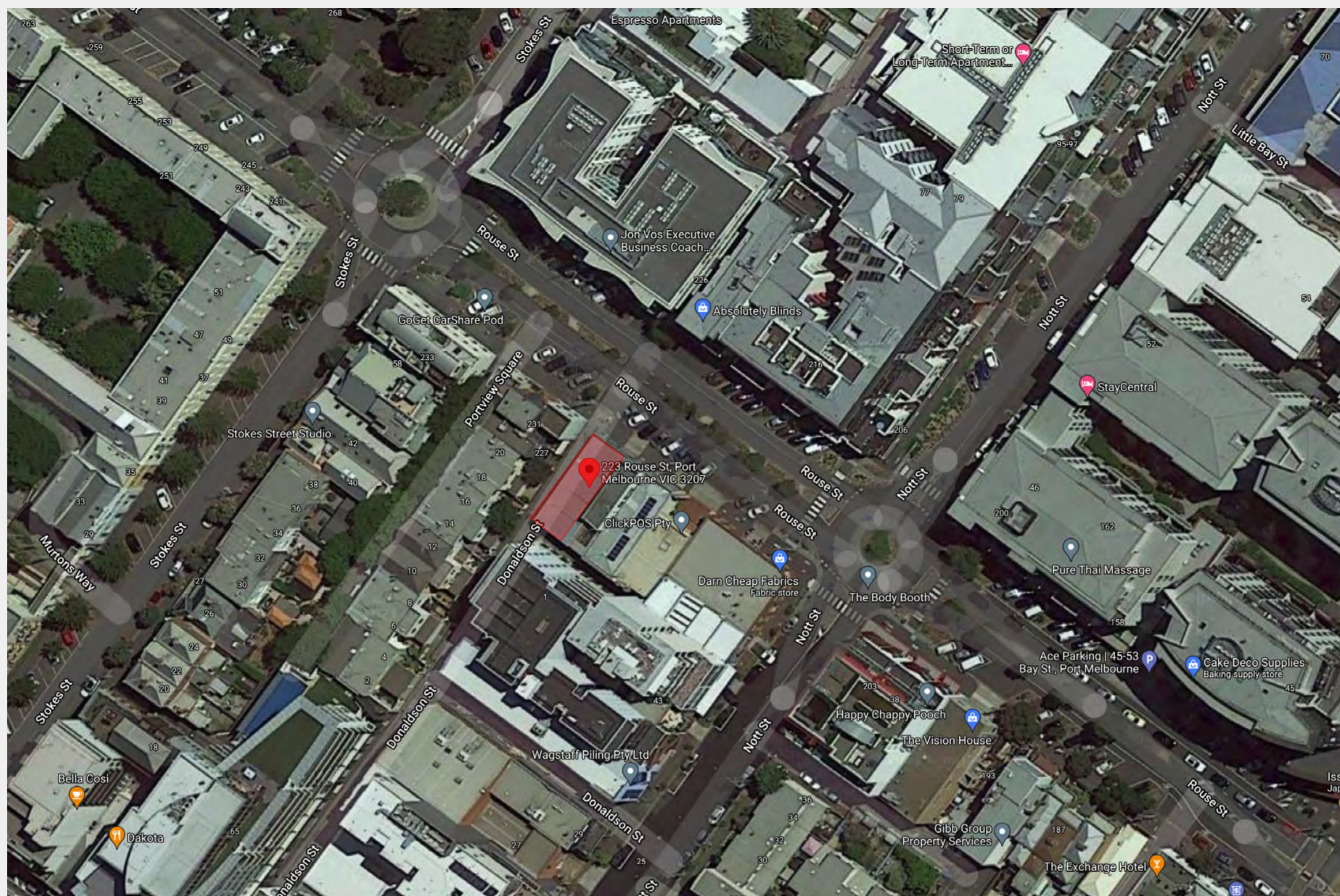
Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd

Notes
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 Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property Council of Australia
 All Areas and Measurements are shown to the nearest whole number
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development summary
 12.08.2022
 223 rouse street, port melbourne

site area 203m2
 proposed apartments 7
 proposed car spaces 8

area schedule	car spaces	indoor		appt area (m2)	terrace area (m2)	common area (m2)	2 bed apt.	3 bed apt.
		recreation (m2)						
basement	0	0	0	0	128	0	0	
ground	8	52	0	0	102	0	0	
first	0	0	154	20	25	2	0	
second	0	0	154	20	25	2	0	
third	0	0	130	19	18	0	1	
fourth	0	0	130	19	18	0	1	
fifth	0	0	130	19	18	0	1	
roof	0	0	0	78	0	0	0	
total	8	52	698	175	332	4	3	

**City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/01407/2021
 No. of Pages: 1 of 25**

223 Rouse Street, Port Melbourne VIC

Apartment Development

Town Planning

August 2022

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226-242 Rouse Street - 6 storey apartment building with 3 podium levels opposite subject site



222-224 Rouse Street - 6 storey apartment building with 3 podium levels opposite subject site



1 aerial photo of site and surrounding context



view of Rouse Street street parking to both sides of road and mature trees in median nature strip



subject site



233 Rouse Street - 3 storey building



229 Rouse Street - 3 storey building directly next to subject site



215 Rouse Street - 2 storey building



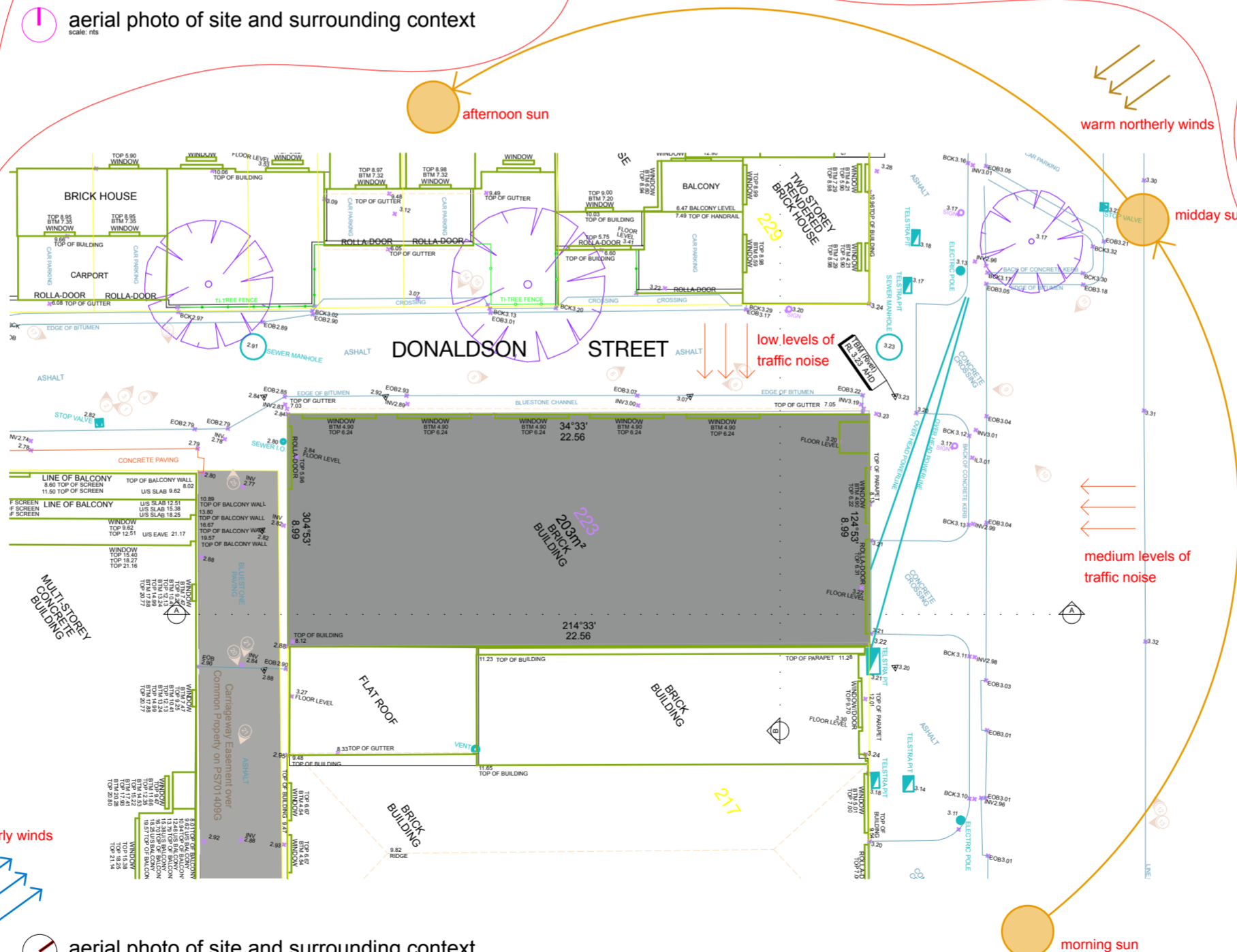
200 Rouse Street - 6 storey apartment building with 3 podium levels



Donaldson street beside subject site



laneway behind subject site



2 aerial photo of site and surrounding context

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Advertised Plan
Planning Application No. PDPL/01407/2021
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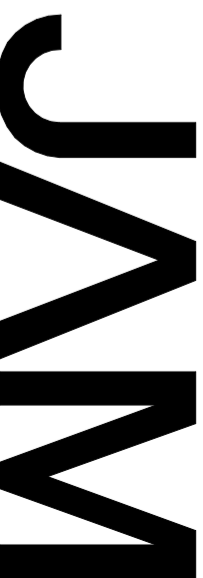
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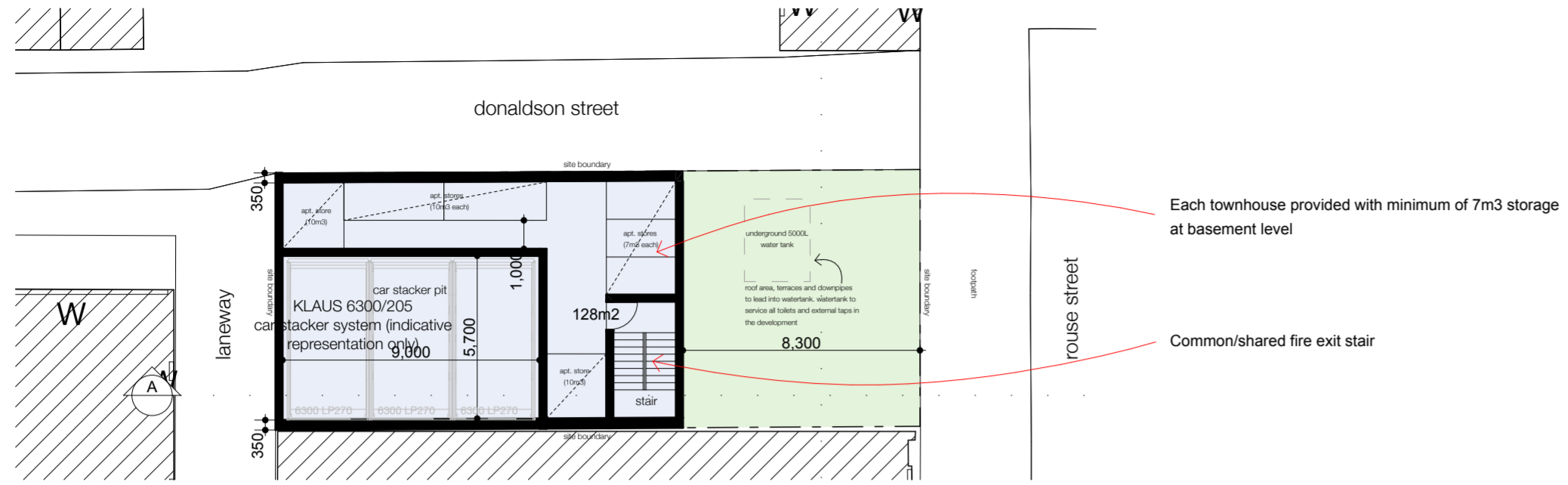
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Date 18/8/2022
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Dwg No. TP02
Project No. 2123
Revision

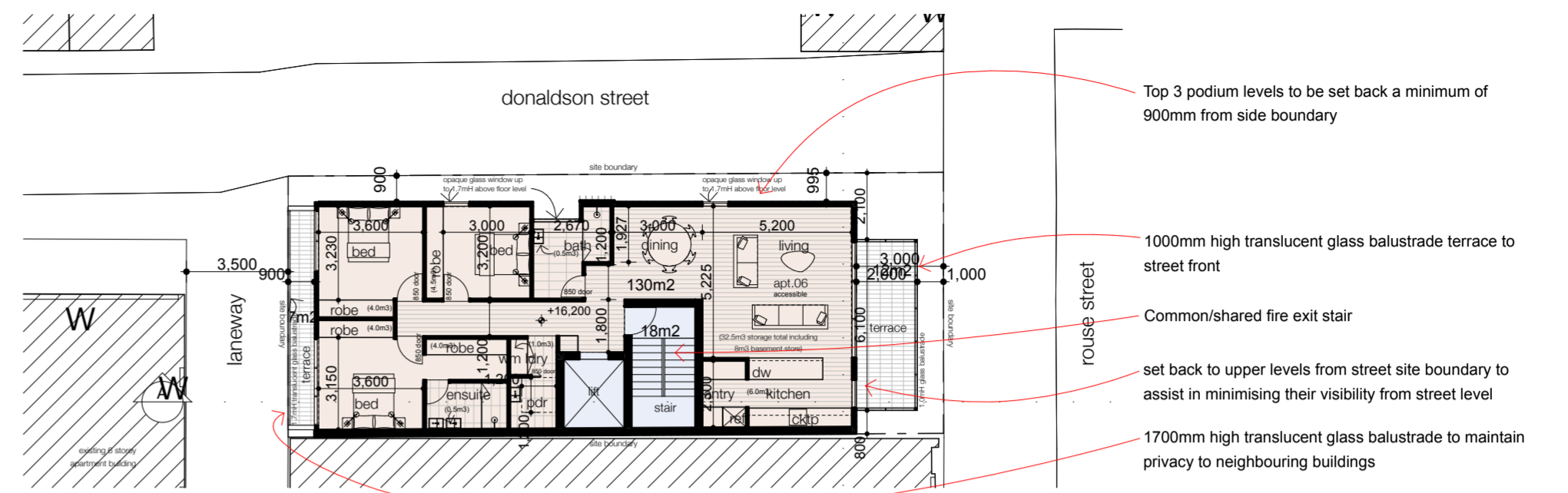
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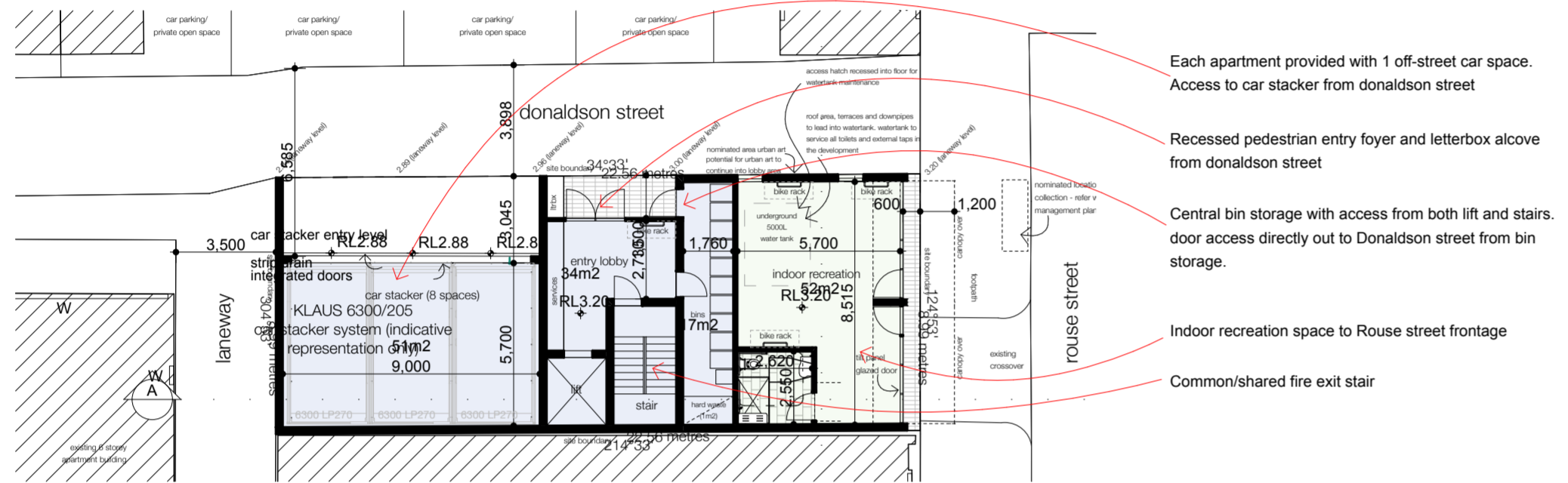
basement floor plan - design response

scale 1:200



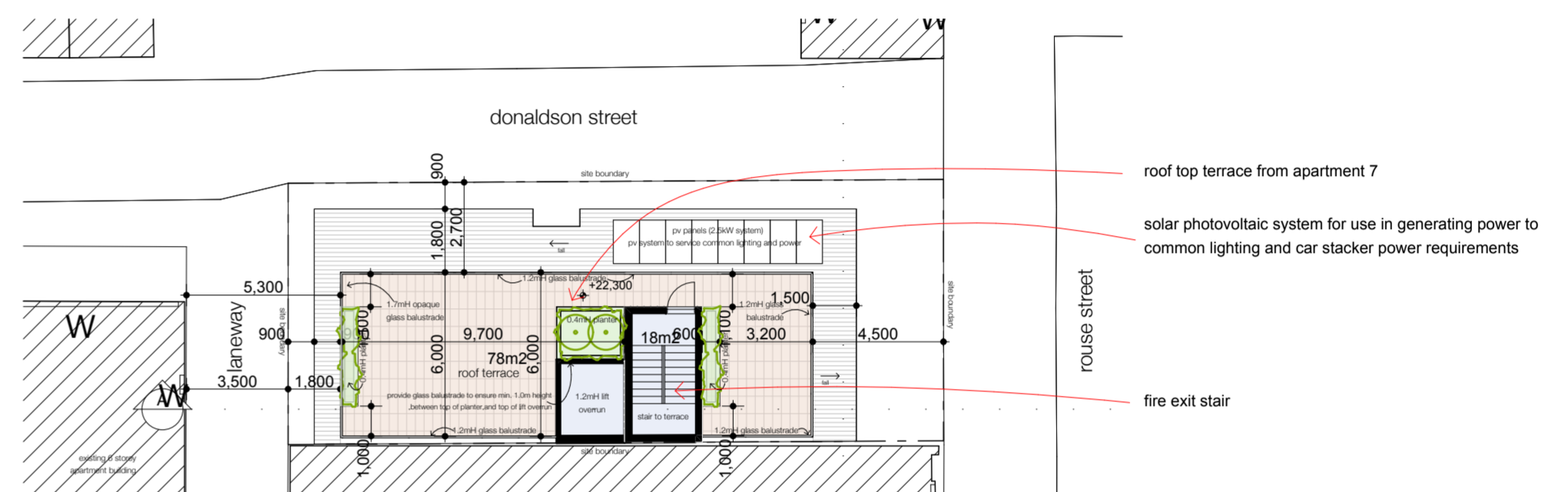
third, fourth & fifth floor plan - design response

scale 1:200

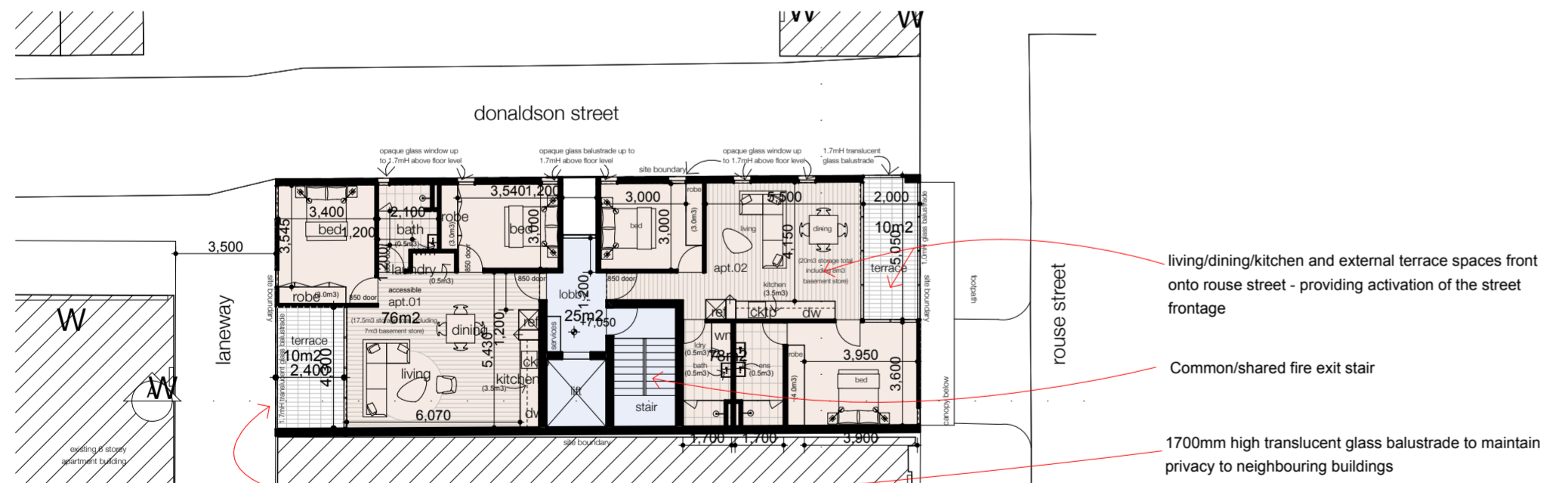


ground floor plan - design response

scale 1:200



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first & second floor plan - design response

scale 1:200



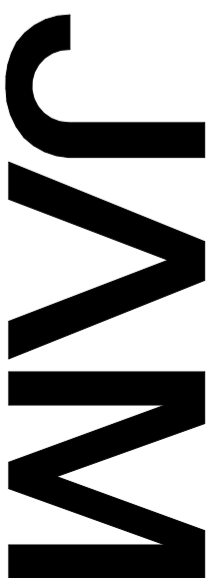
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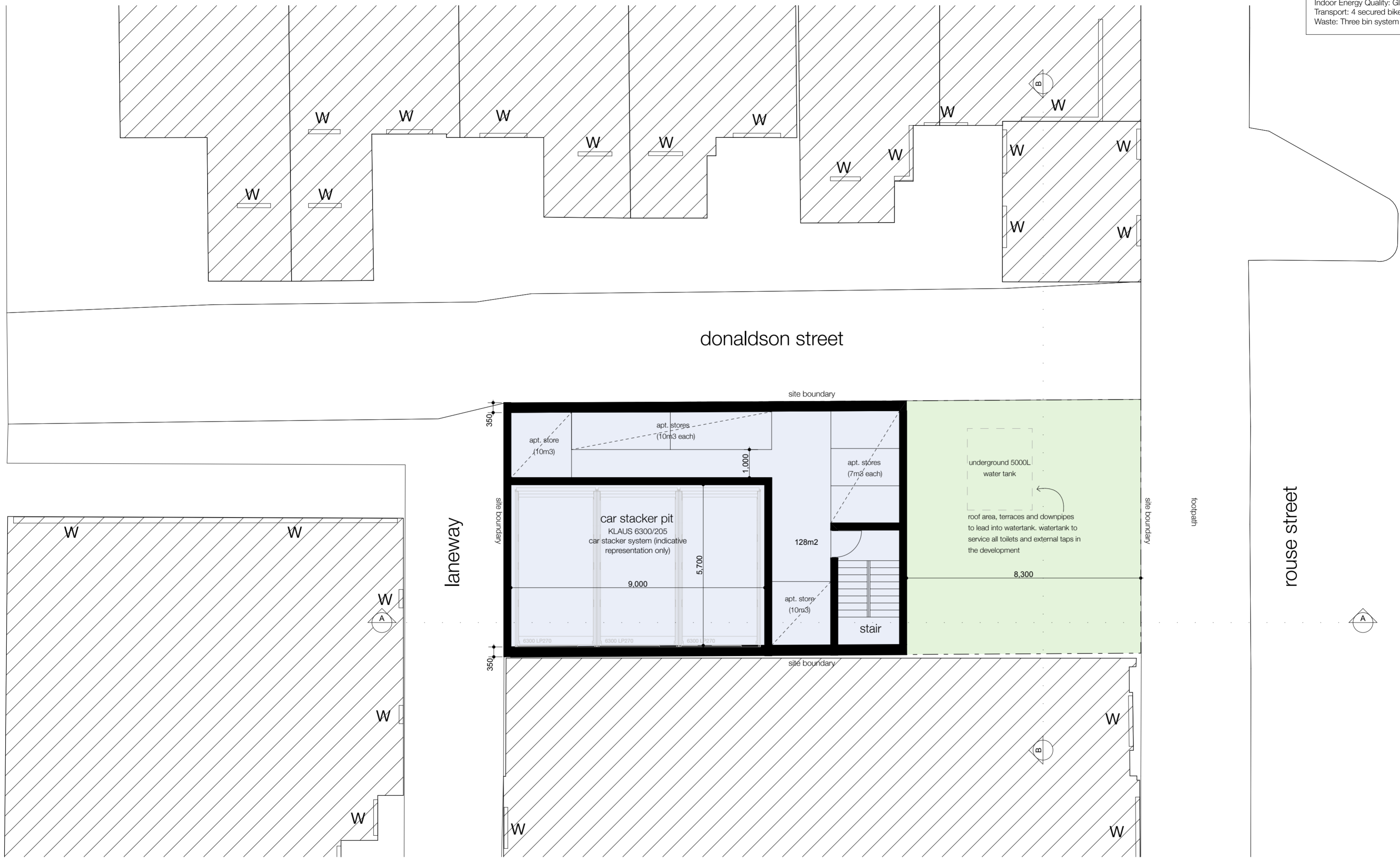
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Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 4 of 25

General Notes
WELS rating for fittings and fixtures to be minimum 5 star
Energy Efficiency:
average 6.5 star energy rating across development
max illumination power density (W/m2) of the development meets the requirements in NCC 2019
Lighting sensors to all external lighting
CO sensors for car park ventilation
Indoor Energy Quality: Glazing in apartments to have minimum VLT of 60%
Transport: 4 secured bike racks provided for residents and visitors on ground floor
Waste: Three bin system including rubbish, recycling and organic/garden waste



basement floor plan
scale 1:100

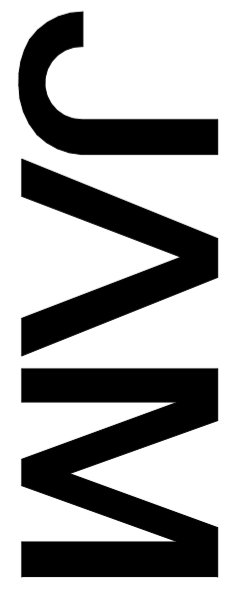
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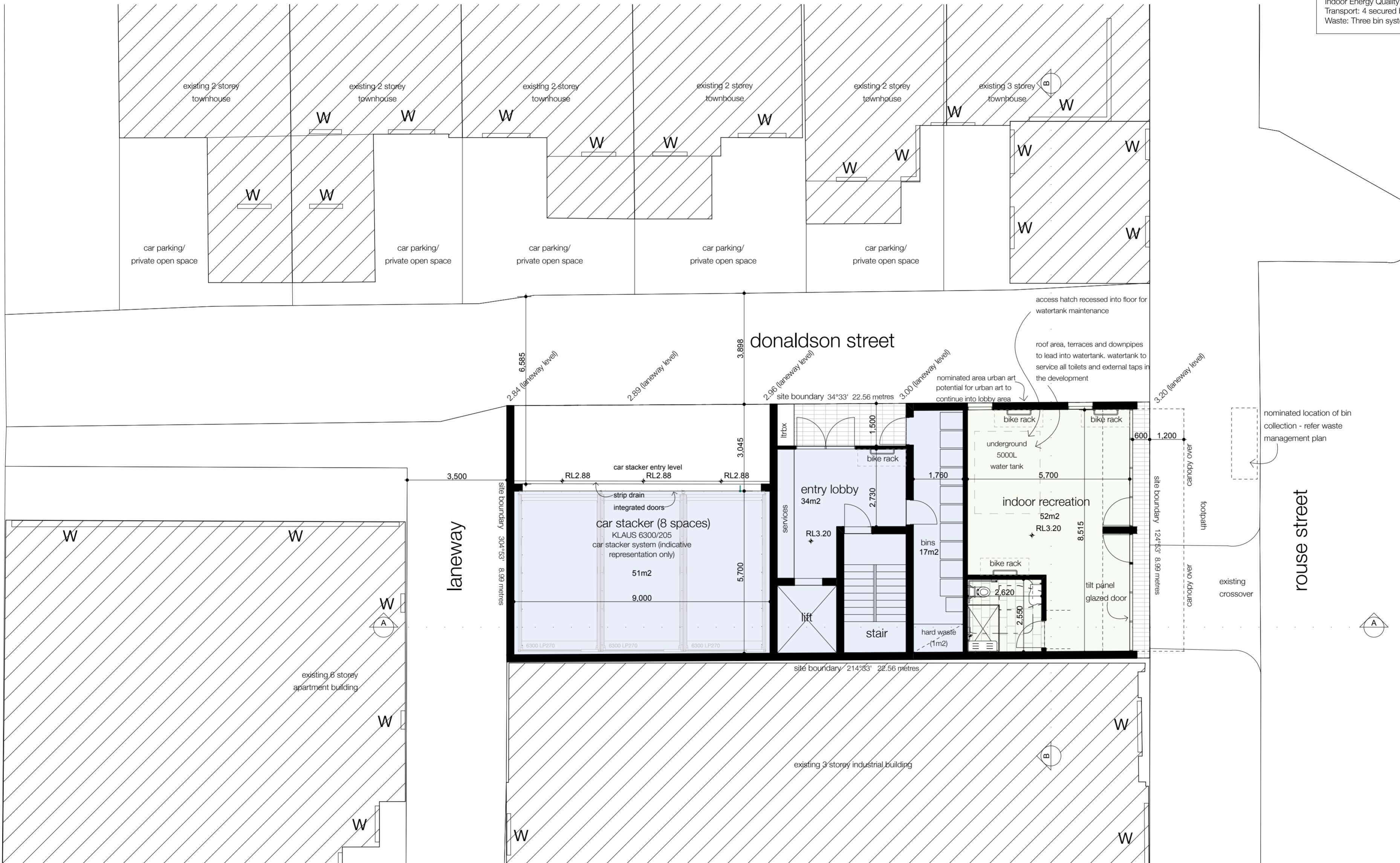
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Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 5 of 25**

General Notes
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ground floor plan
scale 1:100

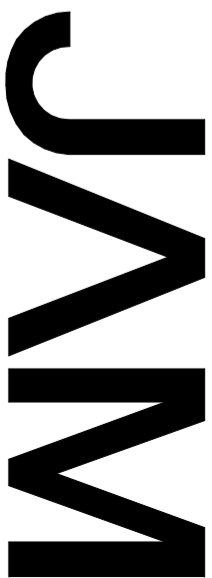
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No. of Pages: 6 of 25**

General Notes
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first floor plan
scale 1:100

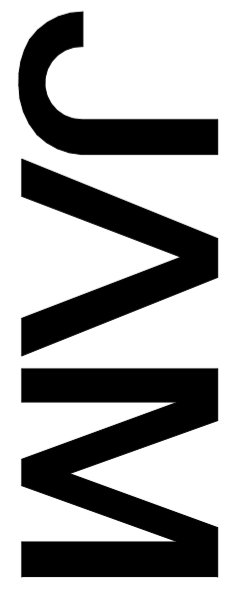
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Waste: Three bin system including rubbish, recycling and organic/garden waste



second floor plan
scale 1:100

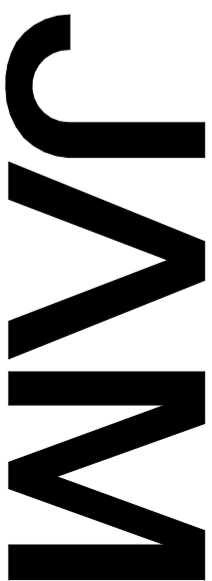
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No. of Pages: 8 of 25**

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third floor plan
scale 1:100

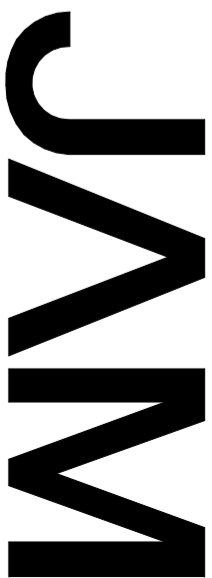
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Planning Application No. PDPL/01407/2021
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General Notes
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fourth floor plan
scale 1:100

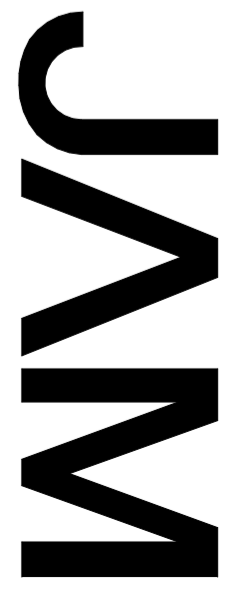
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**City of Port Phillip
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General Notes
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fifth floor plan
scale 1:100

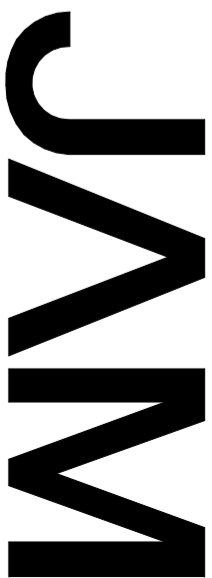
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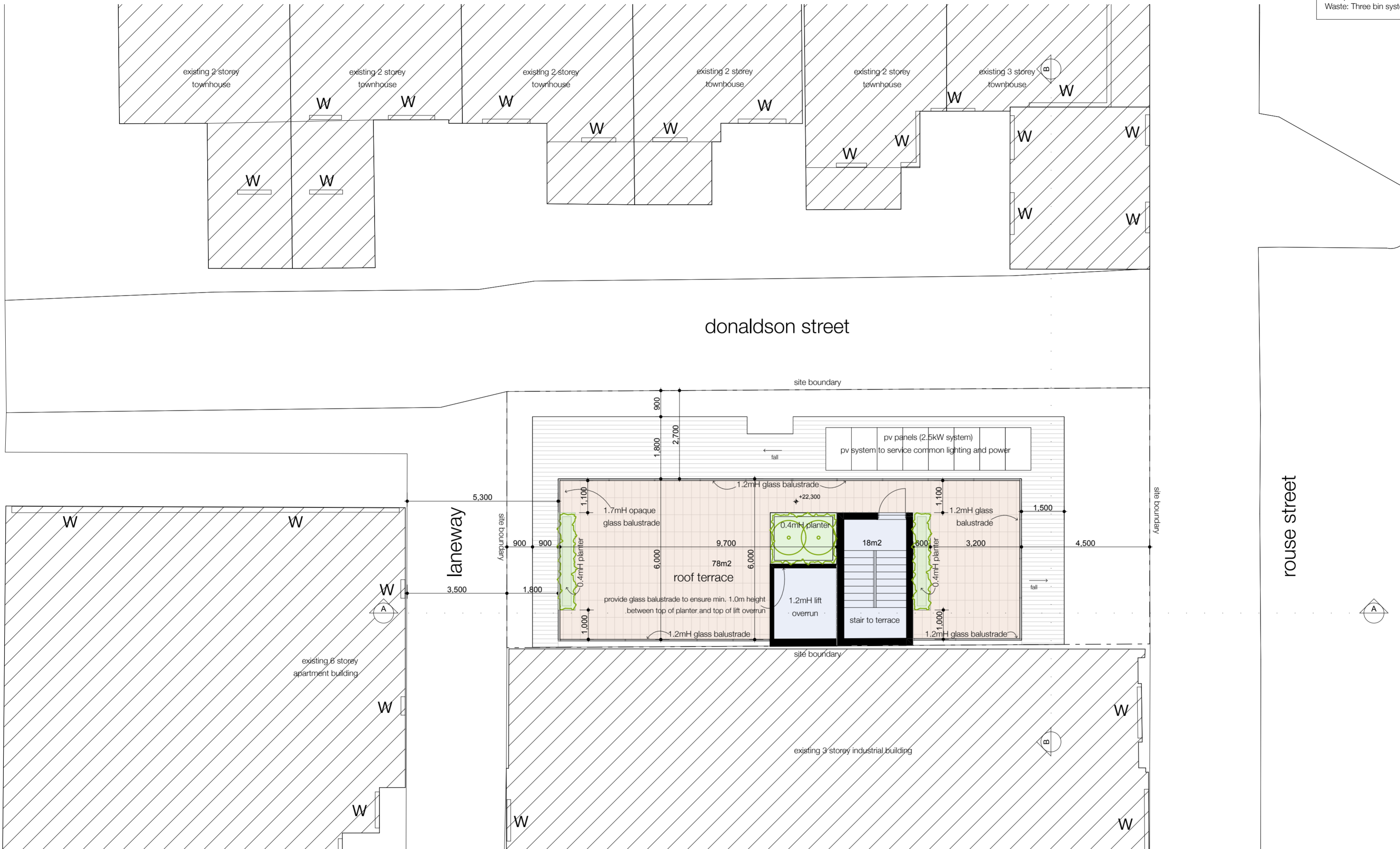
Dwg No. TP10
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General Notes
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roof plan
scale 1:100

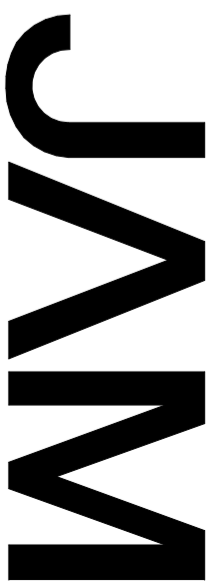
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Project No. 2123 **Revision**

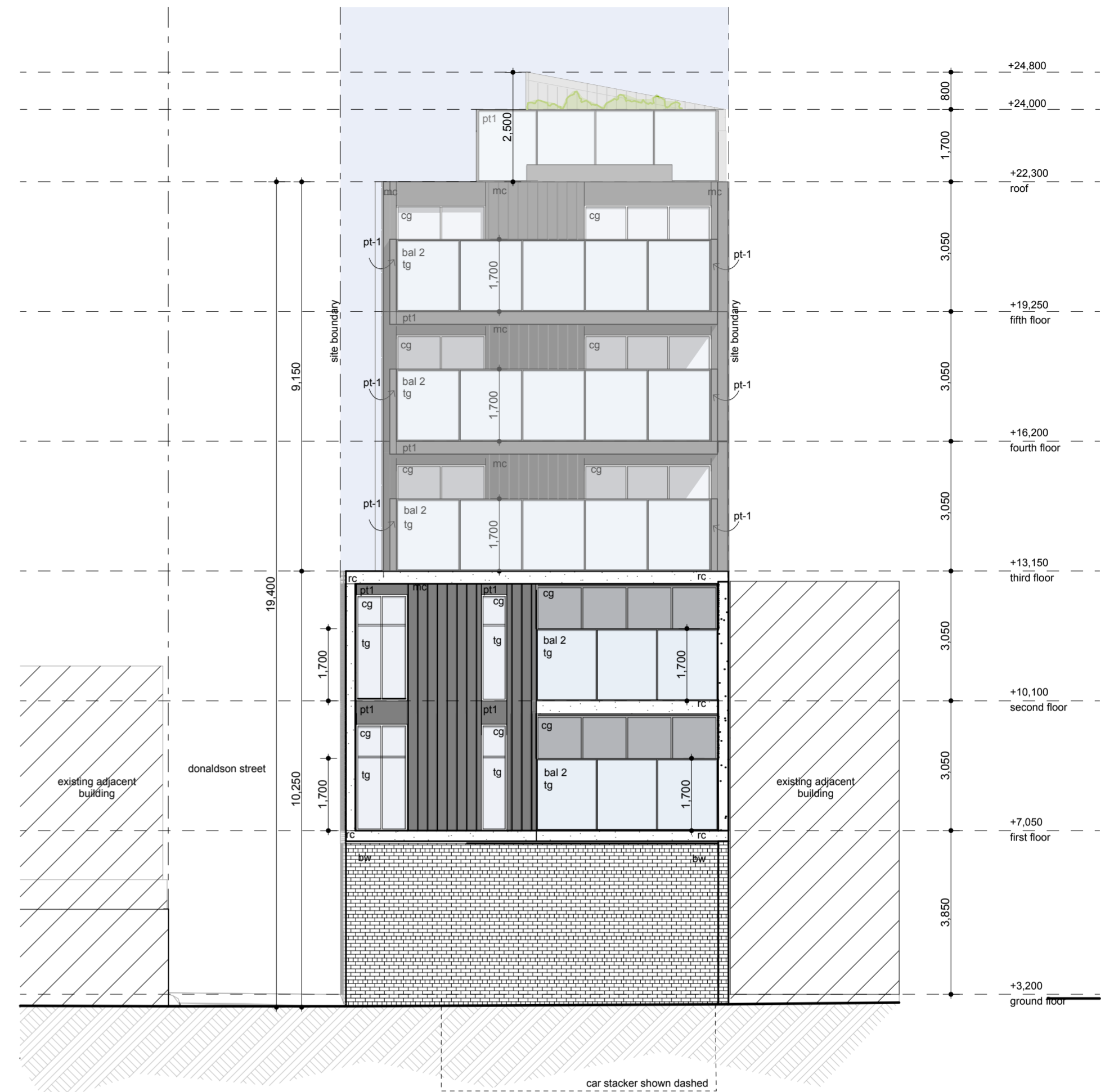
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north east elevation

scale 1:100
all elevation levels to AHD

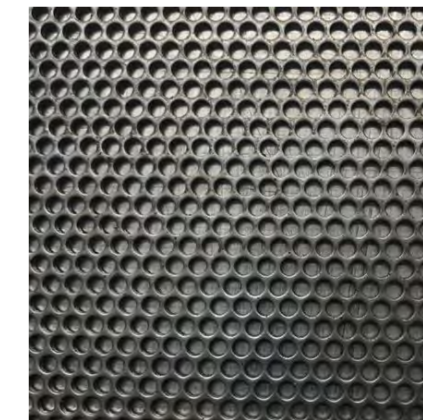
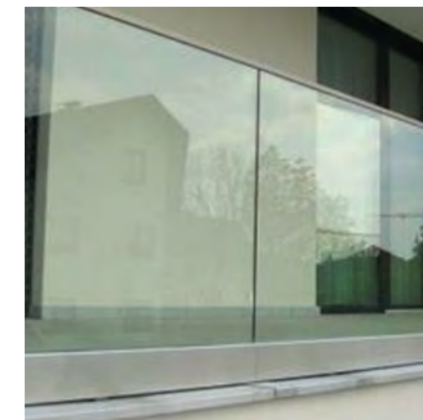
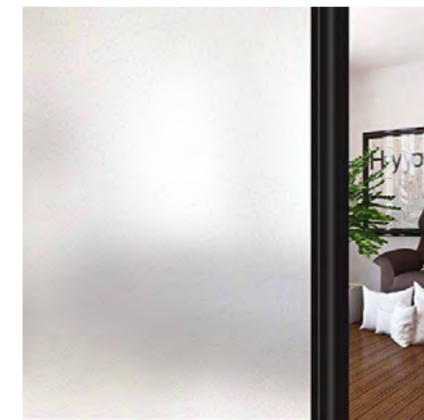
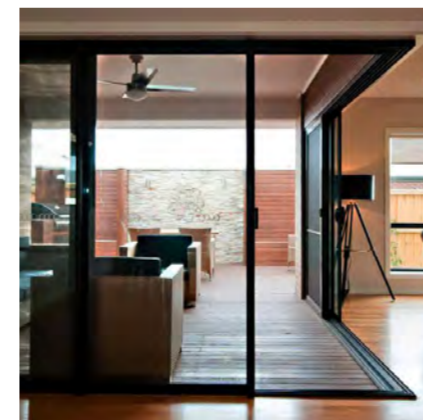


south west elevation

scale 1:100
all elevation levels to AHD

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- mc metal cladding
- rc rendered cladding
- bw face brickwork (grey)
- pt1 paint (dark grey) to concrete
- cg - clear glass black powdercoated aluminium window frames, clear glazing
- tg - translucent glass black powdercoated aluminium window frame, translucent glazing (max 25% transparency)
- bal 1 framed clear glass balustrade
- ps perforated screen to car stacker (grey)
- scr - 150x150mm equal angle vertical screen powdercoated black
- fc - fibre cement sheet painted black



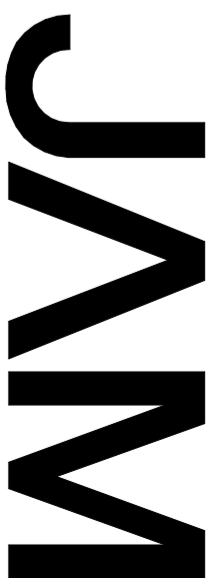
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Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP12
Project No. 2123 **Revision**

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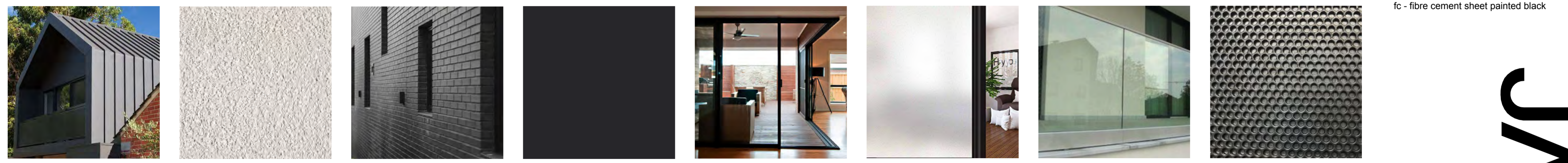
City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/01407/2021
 No. of Pages: 13 of 25



north west elevation

scale 1:100
 all elevation levels to AHD

- mc metal cladding
- rc rendered cladding
- bw face brickwork (grey)
- pt1 paint (dark grey) to concrete
- cg - clear glass black powdercoated aluminium window frames, clear glazing
- tg - translucent glass black powdercoated aluminium window frame, translucent glazing (max 25% transparency)
- bal 1 framed clear glass balustrade
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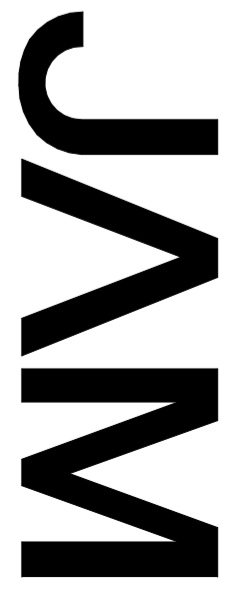
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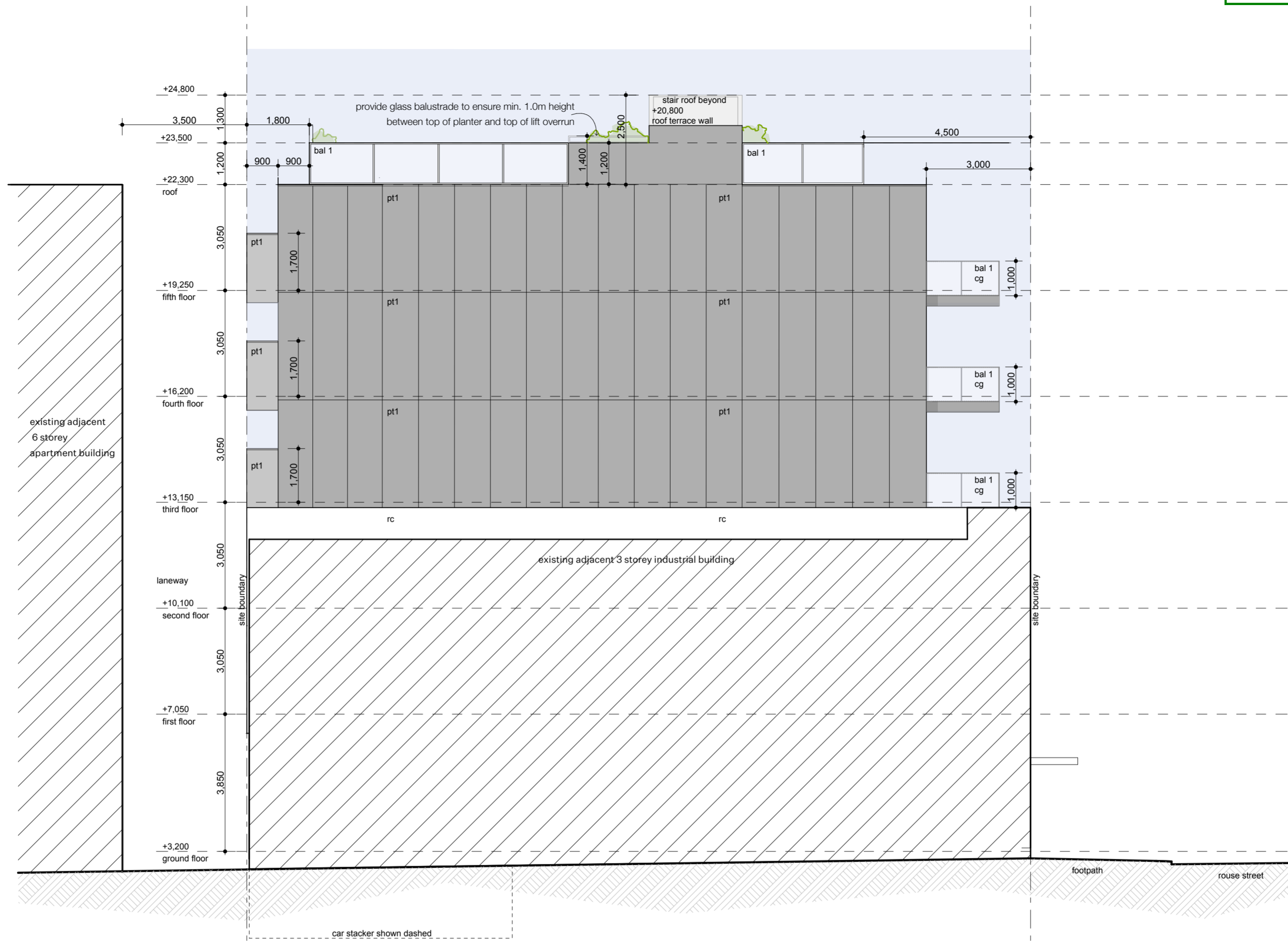
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Date 18/8/2022 **Drawn**

Dwg No. TP13
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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 14 of 25**



south east elevation

scale 1:100
all elevation levels to AHD

mc
metal cladding



rc
rendered cladding



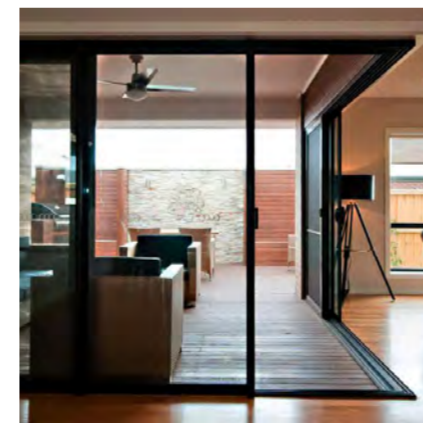
bw
face brickwork (grey)



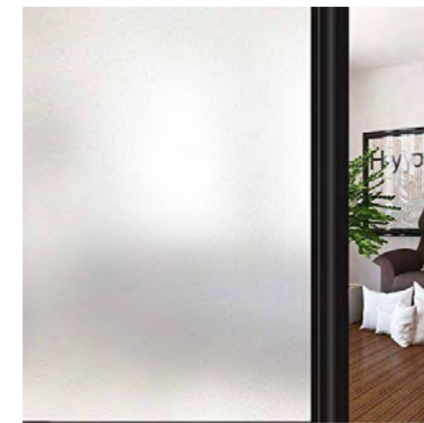
pt1
paint (dark grey) to concrete



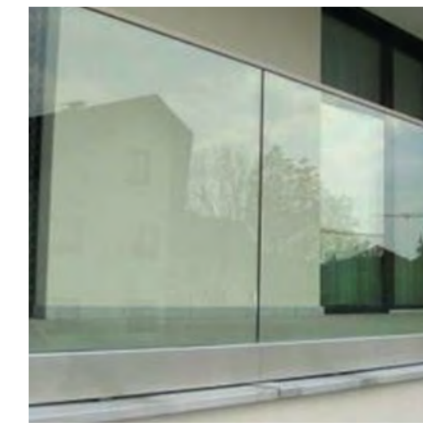
cg - clear glass
black powdercoated aluminium
window frames, clear glazing



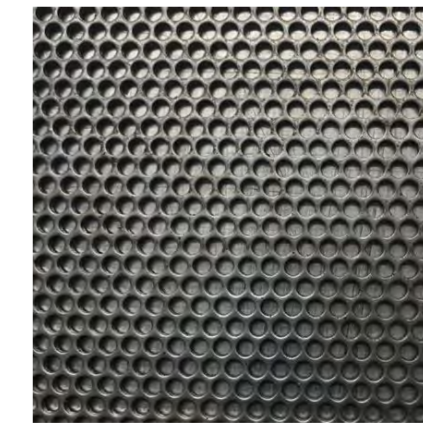
tg - translucent glass
black powdercoated aluminium
window frame, translucent glazing
(max 25% transparency)



bal 1
framed clear glass balustrade



ps
perforated screen to car stacker (grey)



scr - 150x150mm equal angle vertical
screen powdercoated black

fc - fibre cement sheet painted black

Notes

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Project Apartment Development

Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd

Date 18/8/2022 **Drawn**

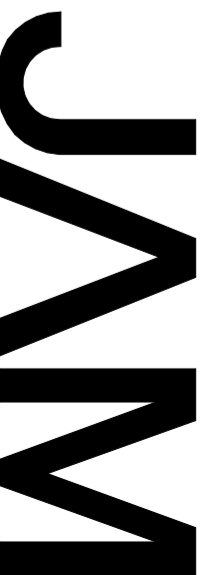
Dwg No.

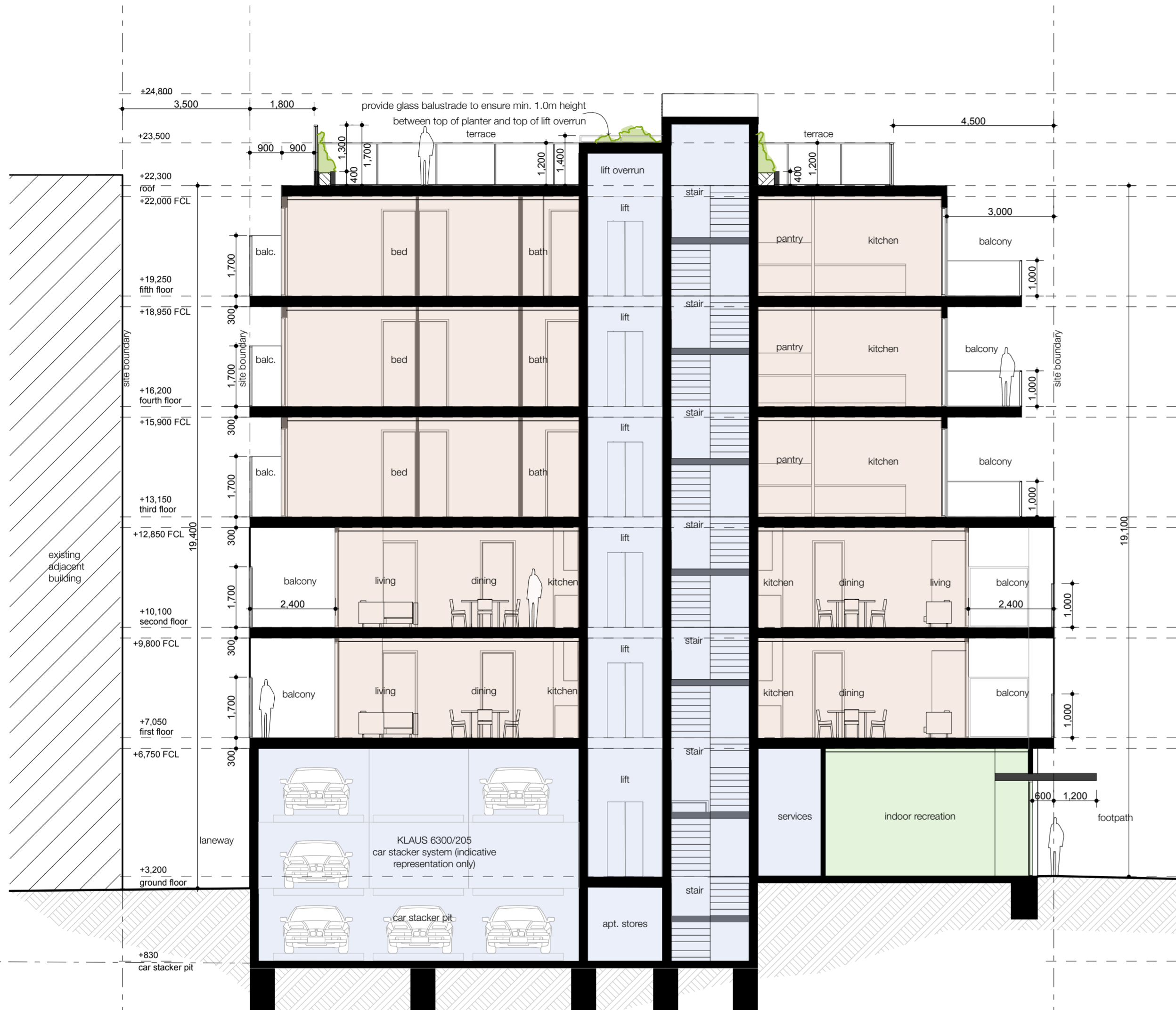
TP14

Project No. 2123 **Revision**

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section a:a
scale 1:100



section b:b
scale 1:100

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 15 of 25**

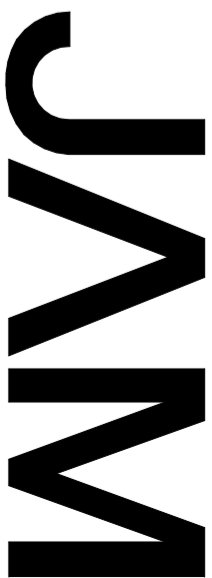
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Date 18/8/2022 **Drawn**

Dwg No. TP15
Project No. 2123 **Revision**

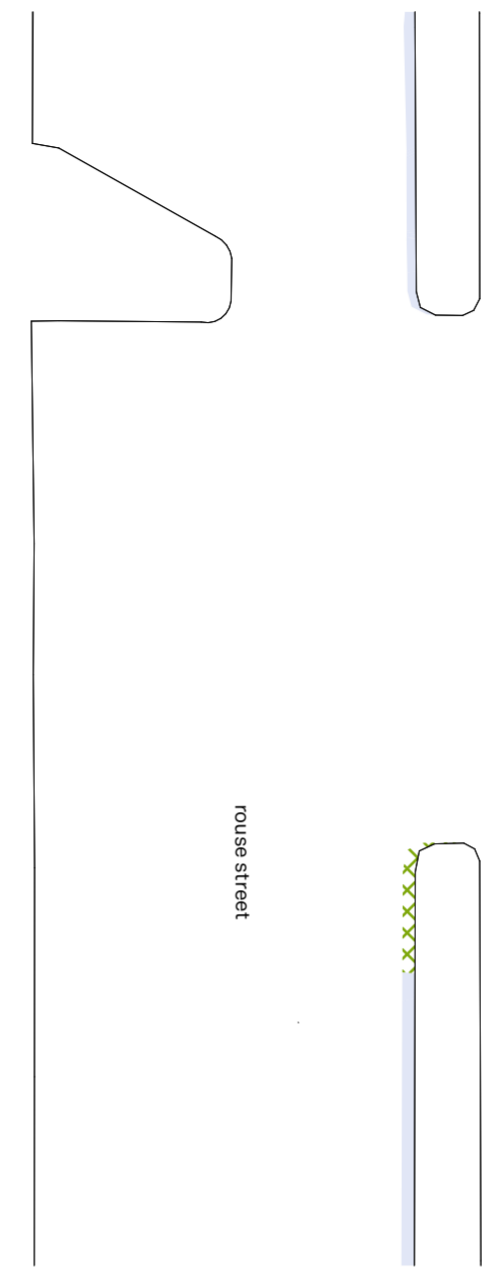
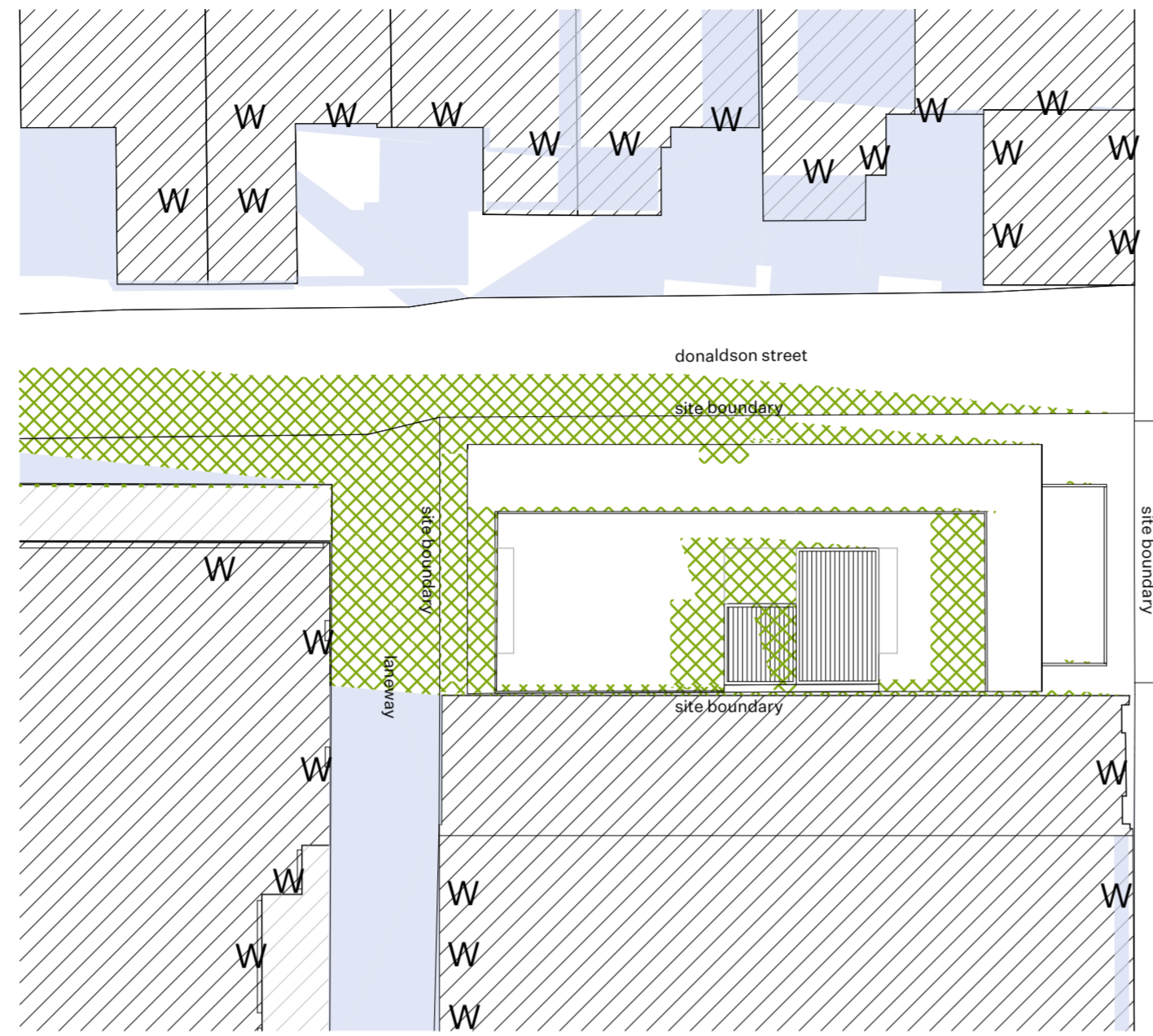
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shadow diagram - existing
9am 22nd september

existing shadows

proposed shadows

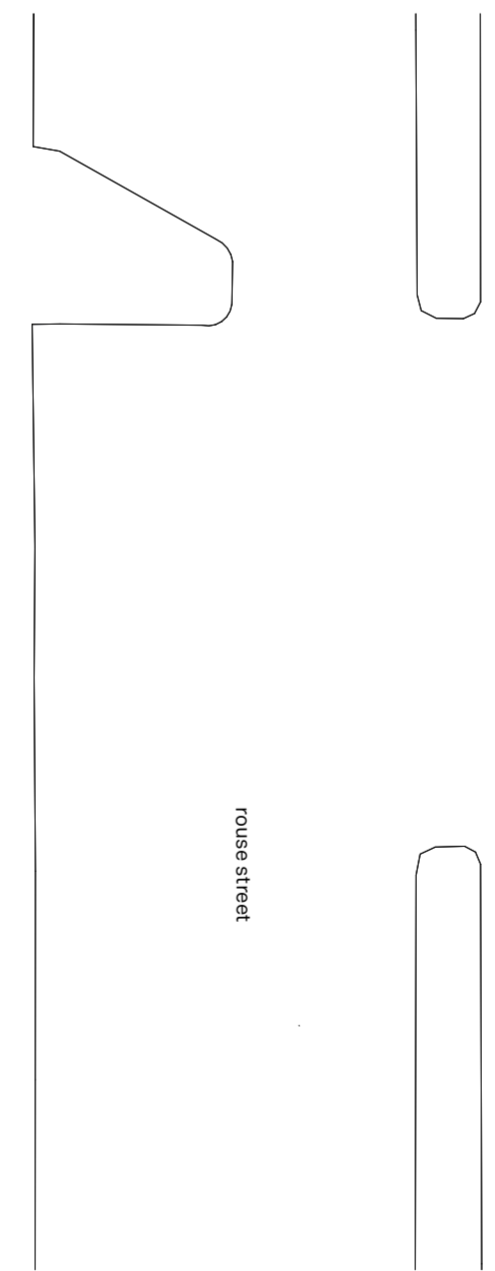
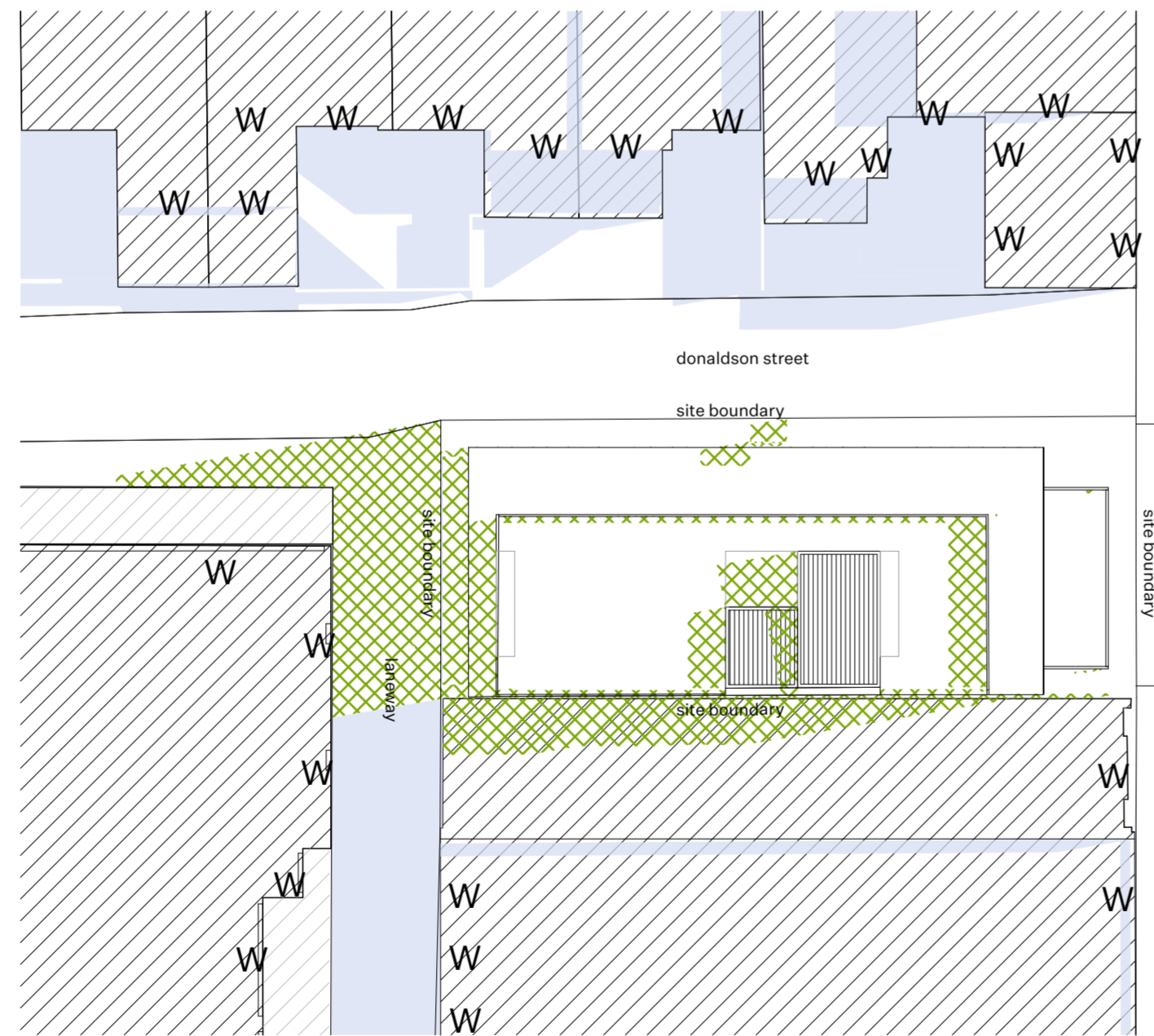


City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 16 of 25

shadow diagram - existing
10am 22nd september

existing shadows

proposed shadows



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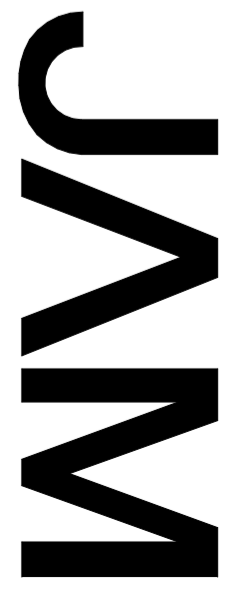
Client JGK Investments Pty Ltd

Date 18/8/2022 **Drawn**

Dwg No. TP16

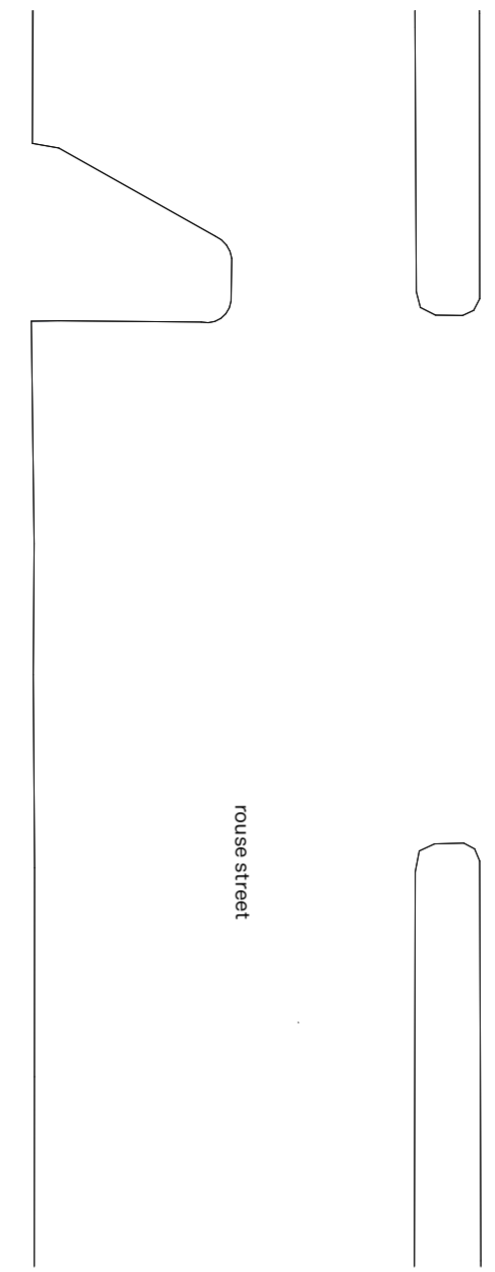
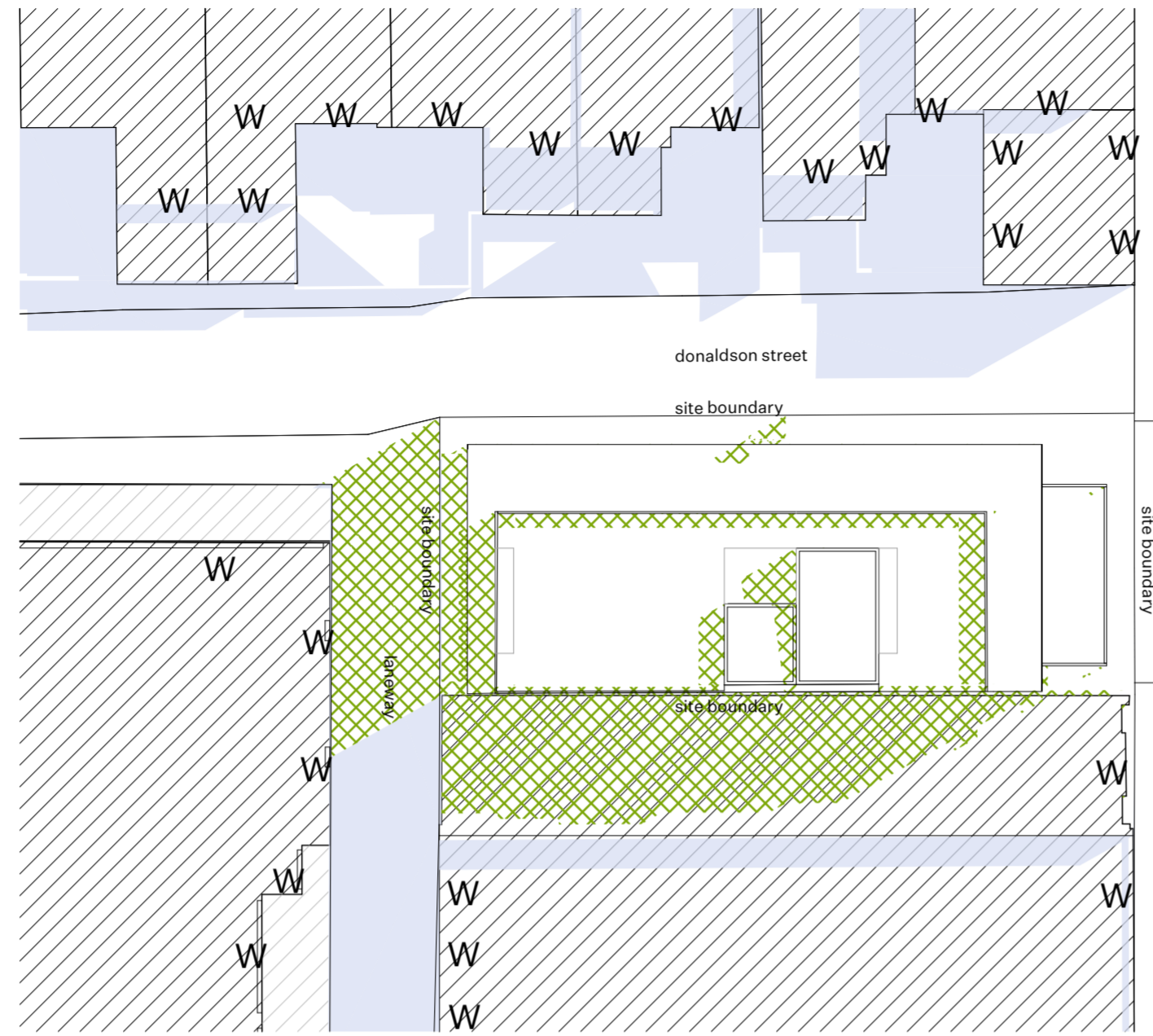
Project No. 2123 **Revision**

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shadow diagram - existing
11am 22nd september

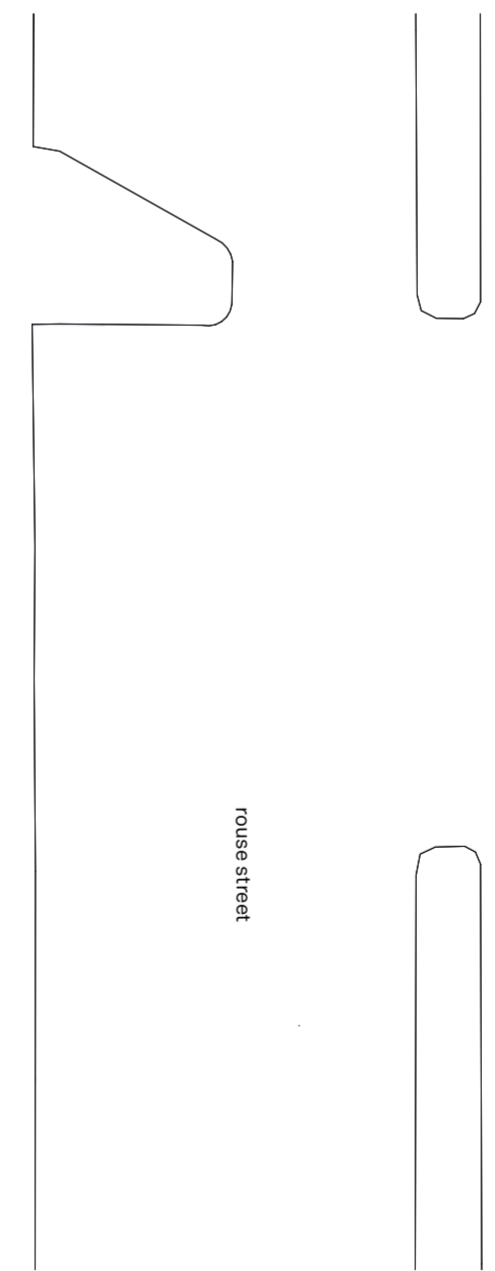
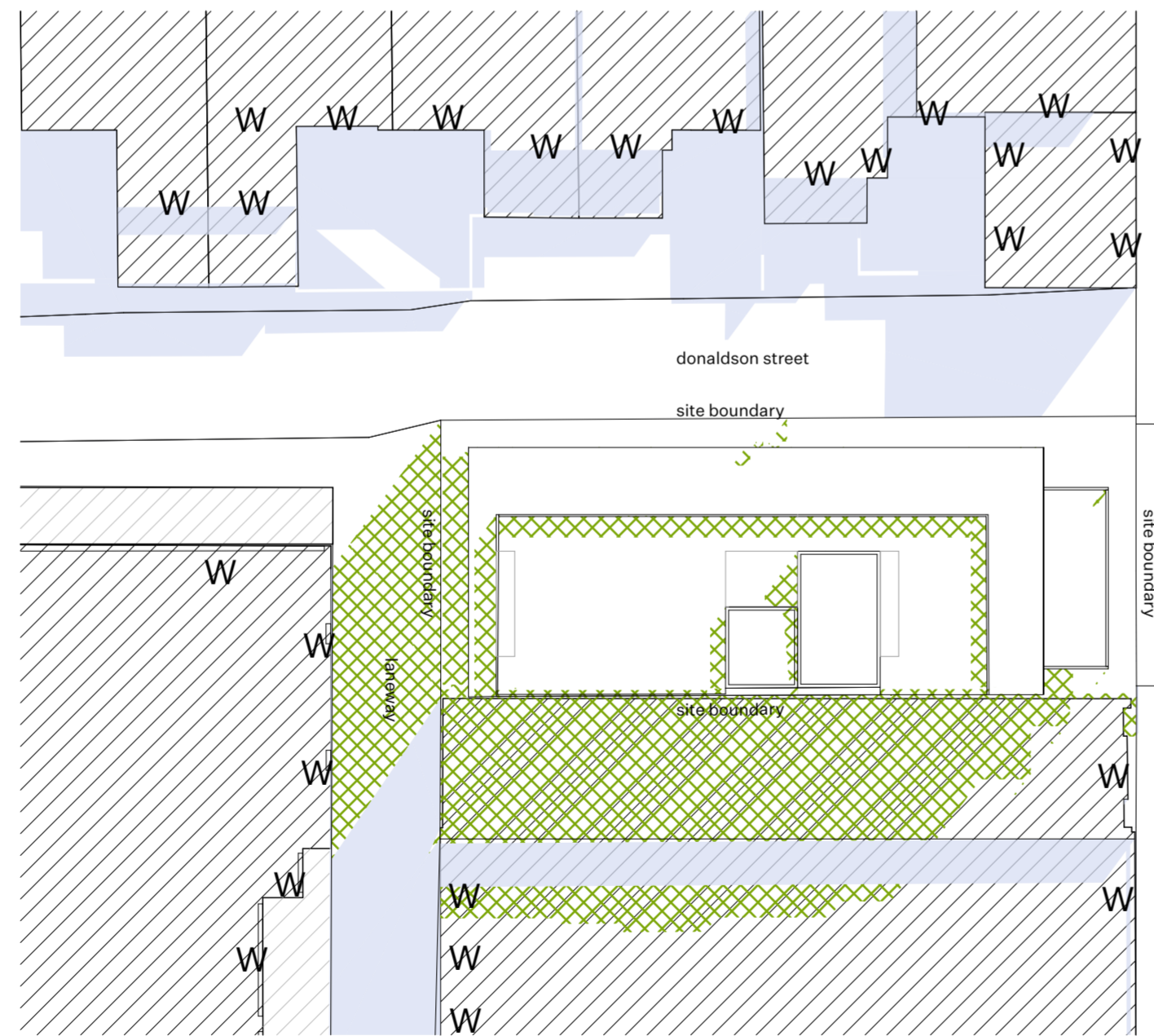
existing shadows
proposed shadows



City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 17 of 25

shadow diagram - existing
12pm 22nd september

existing shadows
proposed shadows



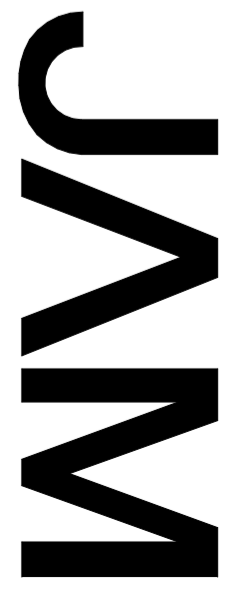
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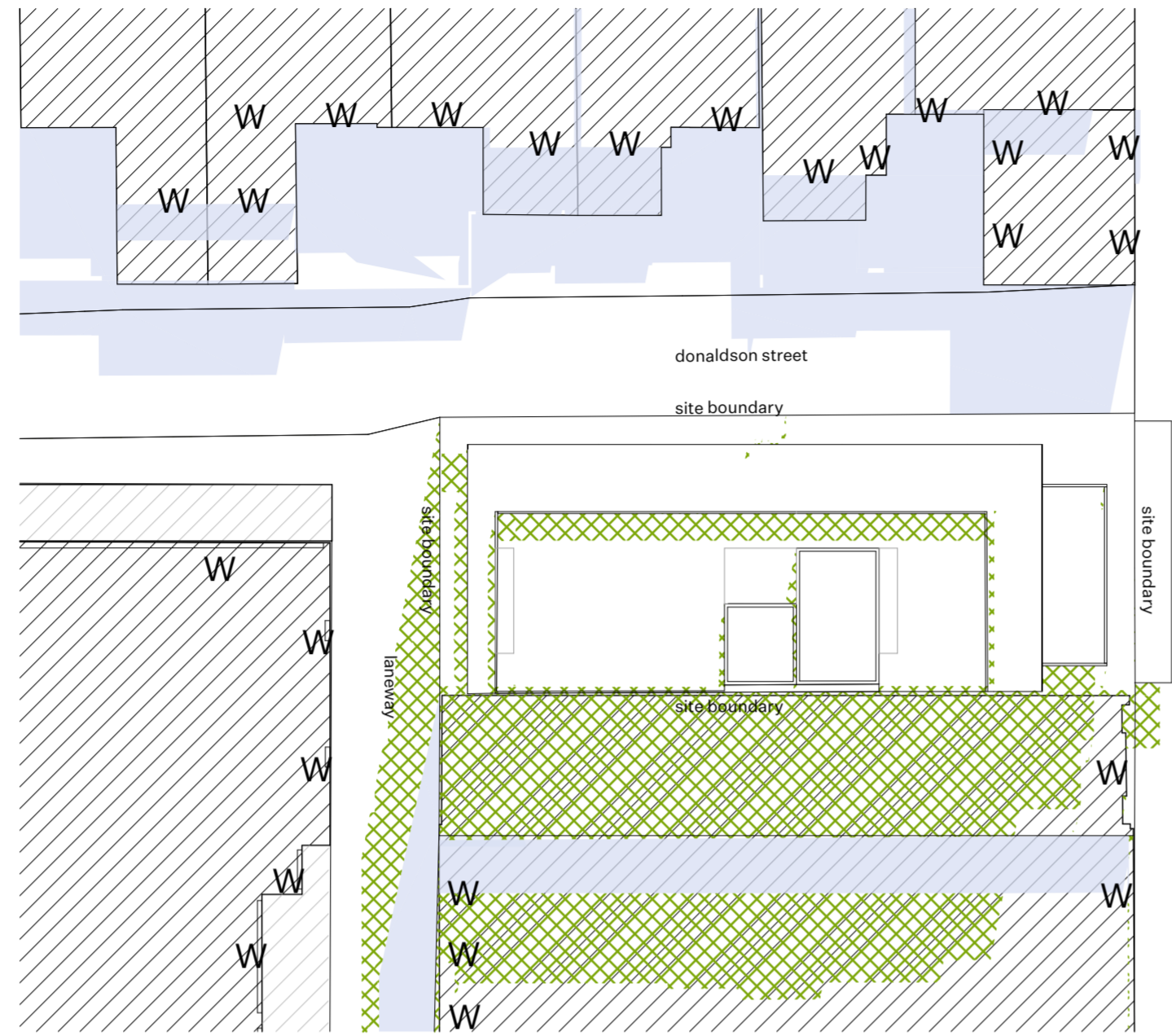
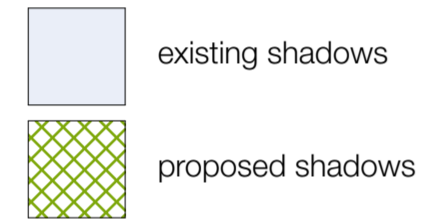
Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP17
Project No. 2123 **Revision**

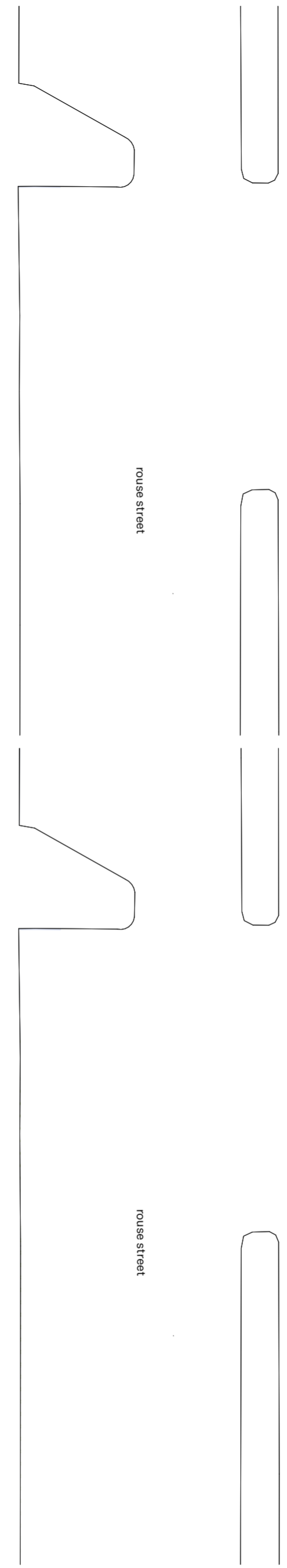
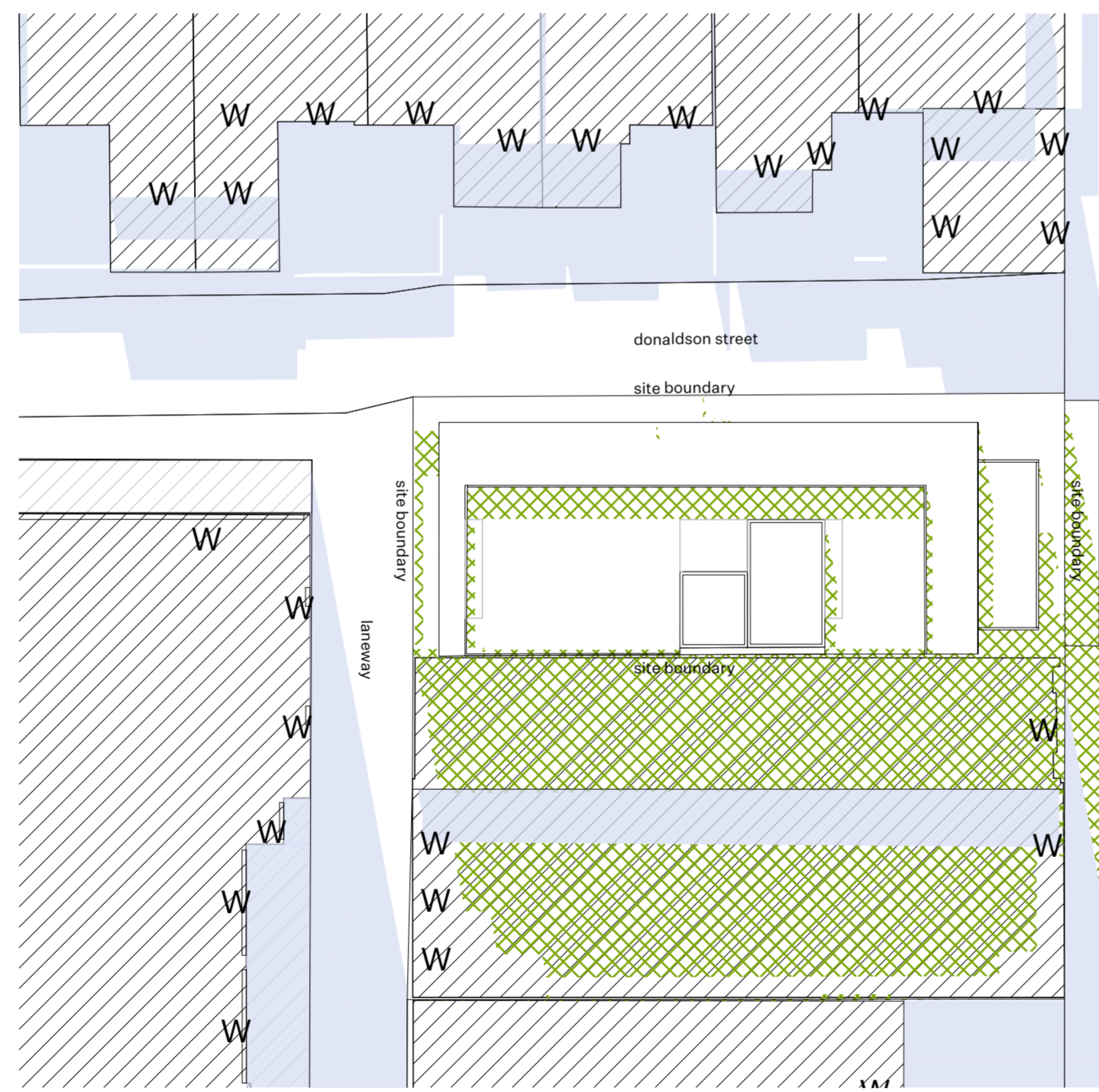
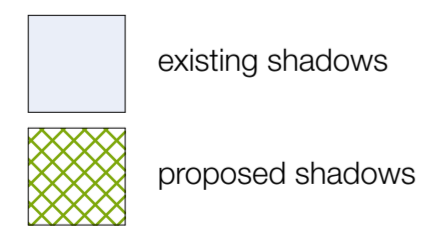
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shadow diagram - existing
1pm 22nd september



shadow diagram - existing
2pm 22nd september



City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 18 of 25

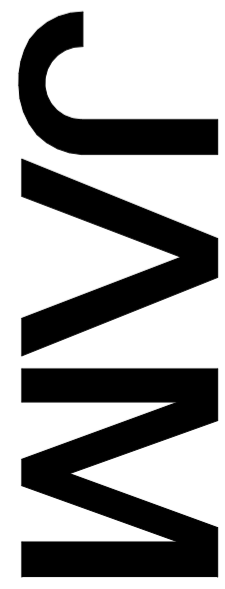
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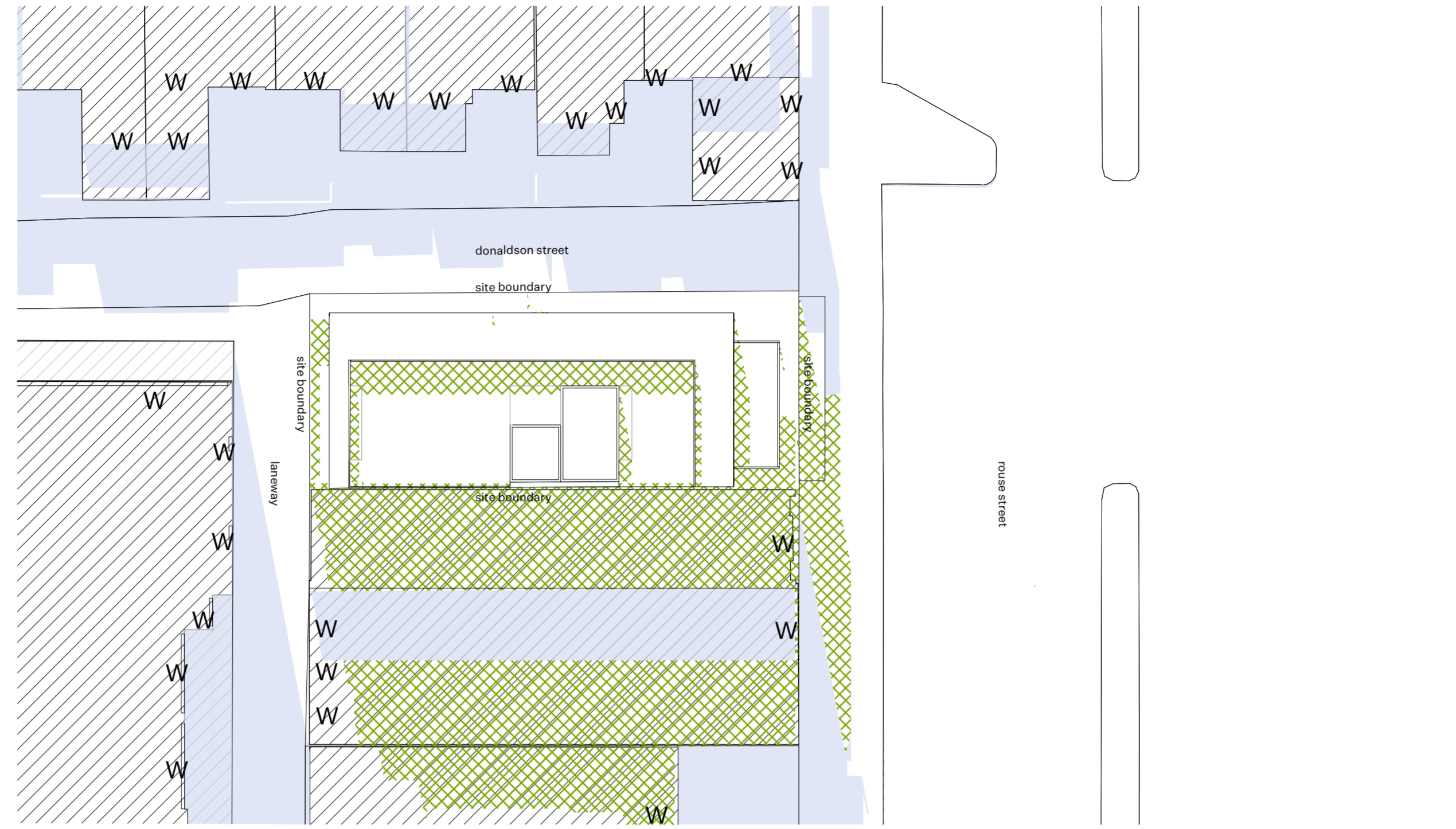
Project Apartment Development
Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP18
Project No. 2123 **Revision**

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shadow diagram - existing
3pm 22nd september

existing shadows
 proposed shadows

City of Port Phillip
Advertised Plan
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No. of Pages: 19 of 25

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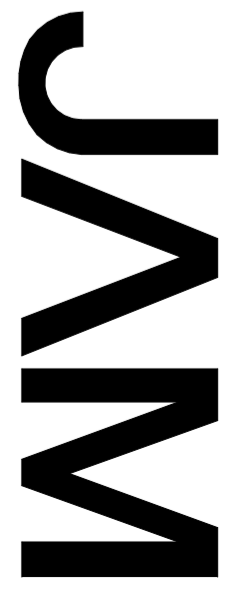
Client JGK Investments Pty Ltd

Date 18/8/2022 **Drawn**

Dwg No. TP19

Project No. 2123 **Revision**

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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 20 of 25**



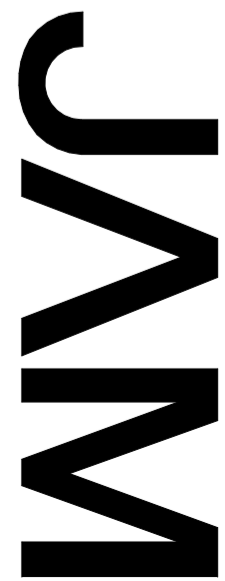
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Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP20
Project No. 2123 **Revision**

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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 21 of 25**



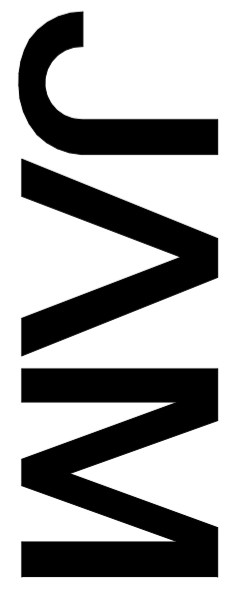
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Project Apartment Development
Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

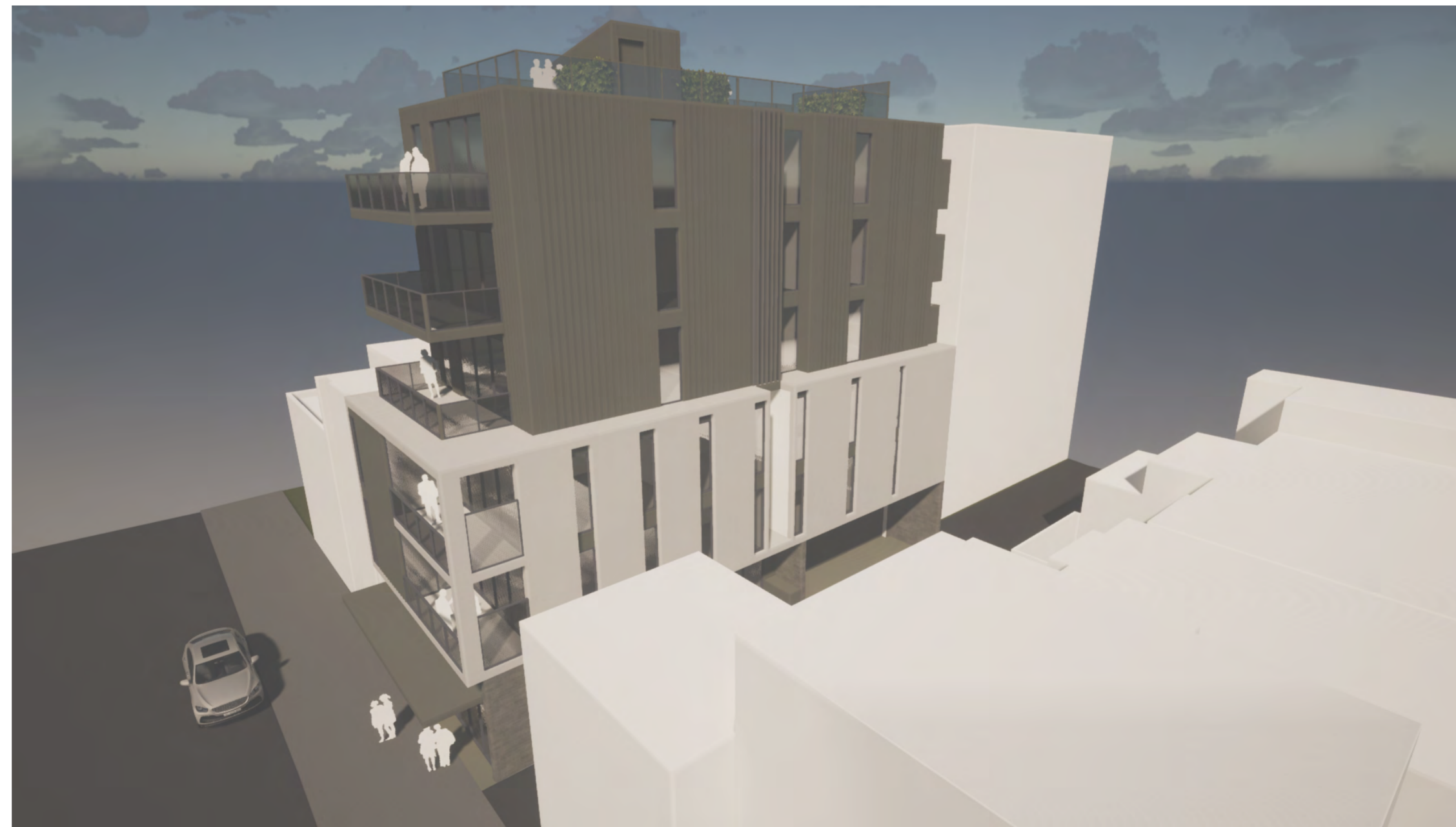
Dwg No. TP21
Project No. 2123 **Revision**

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City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/01407/2021
 No. of Pages: 22 of 25



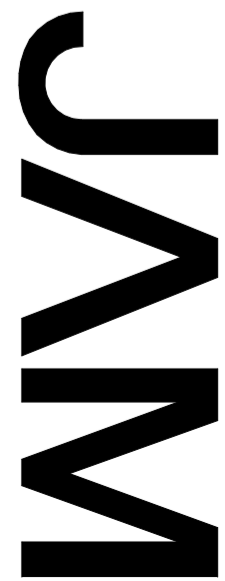
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Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP22
Project No. 2123 **Revision**

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City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/01407/2021
 No. of Pages: 23 of 25



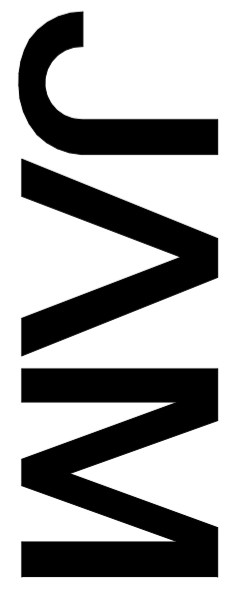
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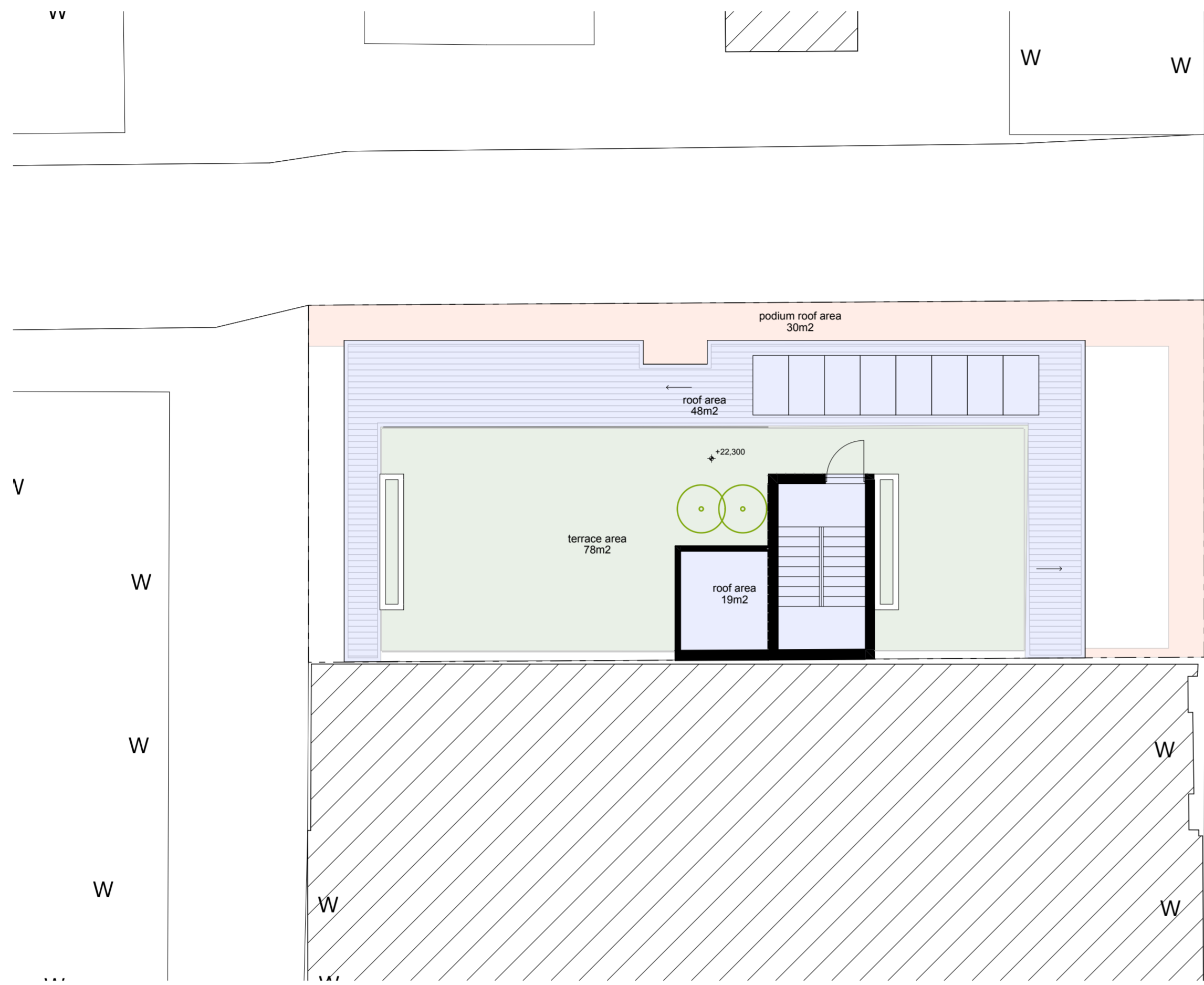
Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP23
Project No. 2123 **Revision**

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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/01407/2021
No. of Pages: 24 of 25**



- roof area - connected to down pipes and water storage tank
- roof terrace area - connected to down pipes and water storage tank (all roof terrace storm water run off to be filtered prior to entering the watertank)
- podium roof area - connected to down pipes and water storage tank

storm water management plan
scale 1:100

development summary

- site area = 203m²
- 7 apartments
- 17 bedrooms, 13 toilets (total for development)
- Total roof area = 175m²
- Rainwater tank = 5,000 Litre capacity
- STORM rating = 170

proposed response

The proposed development achieves the water sensitive urban design (WSUD) objectives of the Port Phillip City Council by water harvesting and re-use. A Melbourne STORM assessment is included below to demonstrate in-operation compliance with best-practice stormwater treatment objectives as set out in the Urban Stormwater Best Practice Environmental Guidelines. The proposed development achieves a stormwater treatment STORM tool score of 170m² (100% or greater achieves compliance) with the following parameters

- Rainwater shed from all roofs (175m²) will be collected in rainwater storage tank with a minimum capacity of 5,000L total.
- Filtering system to be installed to rain water tank.
- Leaf diverting rainwater heads and first flush diverters will be incorporated upstream of the water storage tank to divert the initial sediment flow when rain events occur from flowing into the tank
- The rainwater tank will serve all toilet cisterns and all external taps. In addition to stormwater benefits, this capture of water provides water saving benefits

- site management during construction**
- Sediment traps or drain filters to be installed to all pit inlets
 - Temporary downpipes connected to stormwater mains to be installed as soon as roofing is installed to prevent overland flow
 - All vehicle entrances to site to be crushed rock and rumble grates installed
 - Provide adequate and appropriate bins for workers, specifically where food is consumed - to avoid litter being washed from site
 - Locate stockpiled building materials away from drainage paths on site, to avoid stormwater contamination

- maintenance plan**
- Filters to water tank inlet to be cleaned every 2 months
 - First flush device to water tank inlet to be cleaned every 2 months
 - Tank overflow/outlet to be flushed every 2 months
 - Roof and gutters to be cleaned every 6 months

5,000 litre water storage tank to be connected to all toilet cisterns for toilet flushing is beneath the ground floor slab of the recreational facility.

STORM Rating Report

TransactionID: 1334899
Municipality: PORT PHILLIP
Rainfall Station: PORT PHILLIP
Address: 223 Rouse Street

Port Melbourne
VIC 3207
Assessor: Brooke Walter
Development Type: Residential - Mixed Use
Allotment Site (m²): 203.00
STORM Rating %: 170

Description	Impervious Area (m ²)	Treatment Type	Treatment Area/Volume (m ² or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Area	175.00	Rainwater Tank	5,000.00	17	170.00	82.00

Date Generated: 08-Mar-2022

Program Version: 1.0.0

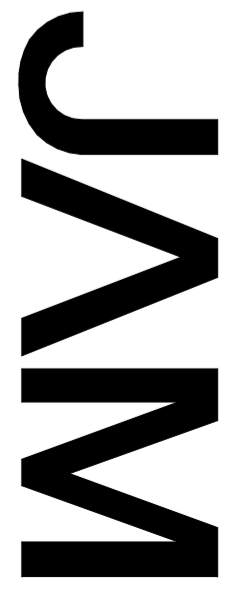
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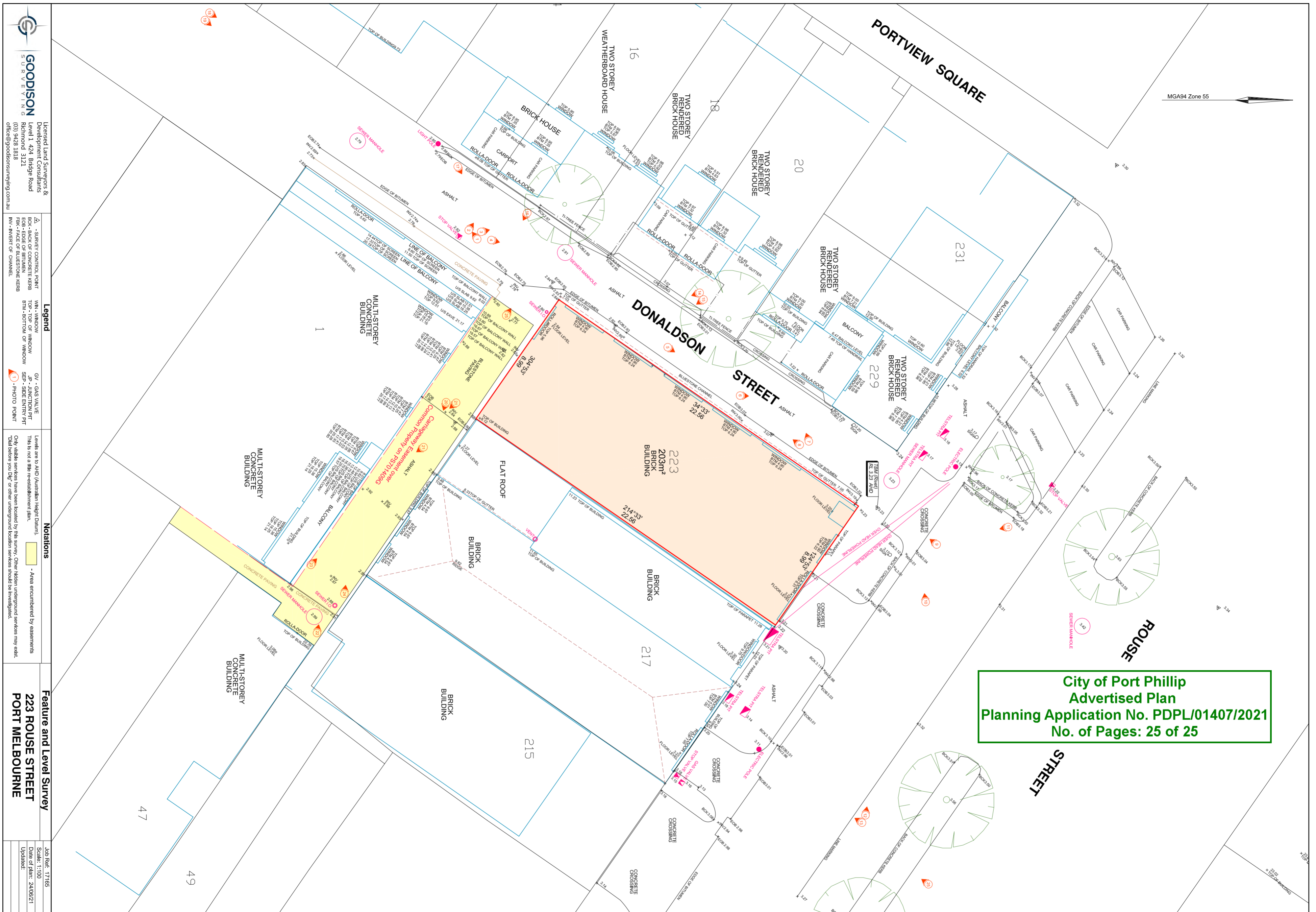
Project Apartment Development
Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd
Date 18/8/2022 **Drawn**

Dwg No. TP24
Project No. 2123 **Revision**

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**City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/01407/2021
 No. of Pages: 25 of 25**

GOODISON SURVEYING
 Licensed Land Surveyors & Development Consultants
 Level 1, 424 Bridge Road
 Richmond 3121
 (03) 9428 1818
 office@goodisonsurveying.com.au

Legend

▲ - SURVEY CONTROL POINT	▽ - GAS VALVE
□ - BACK-TO-TO-TO CONCRETE KERB	□ - TOP - TOP OF WINDOW
□ - FACE OF BUTTRESS	□ - BOTTOM - BOTTOM OF WINDOW
□ - INVERT OF CHANNEL	□ - PHOTO POINT

Notations

Lands set to AND (Australian Height Datum).
 This is not a full re-establishment plan.
 Only visible services have been located by this survey. Other hidden underground services may exist.
 Dial before you Dig or other underground location services should be investigated.

Feature and Level Survey

**223 ROUSE STREET
 PORT MELBOURNE**

Job Ref: 17185
 Scale: 1:100
 Date of plan: 24/06/21
 Updated:

Notes

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Project Apartment Development

Address 223 Rouse Street, Port Melbourne VIC

Client JGK Investments Pty Ltd

Date 18/8/2022 **Drawn**

Dwg No. TP25

Project No. 2123 **Revision**

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