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## City of Port Phillip Advertised Plan 1 of 16



① 3D View 2



② 3D View 4

Grand total: 16



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No.	Description	Date

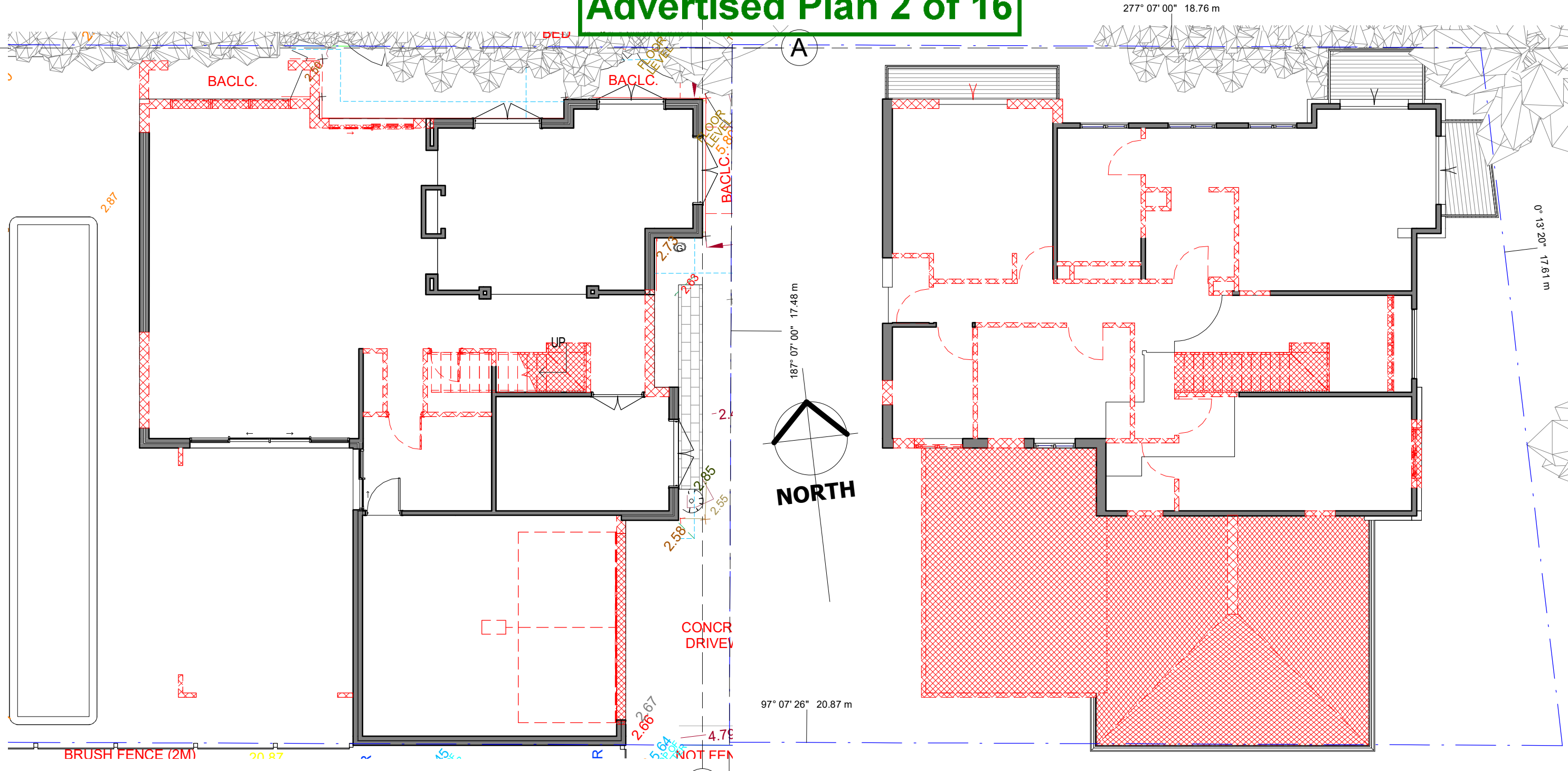
81 BEACON VISTA  
PORT MELBOURNE

### Drawing List- Perspective Views

Project number	<b>TP00</b>	
Date		5/03/2021 12:21:07 PM
Drawn by		Ian Kidston DP-AD13
Sheet		1 of 15
Scale	Revision	

# City of Port Phillip Advertised Plan 2 of 16

Note Block	
Number	Description



**1 Demolition Floor Plan**  
1 : 100

**2 Demolition UF Plan**  
1 : 100



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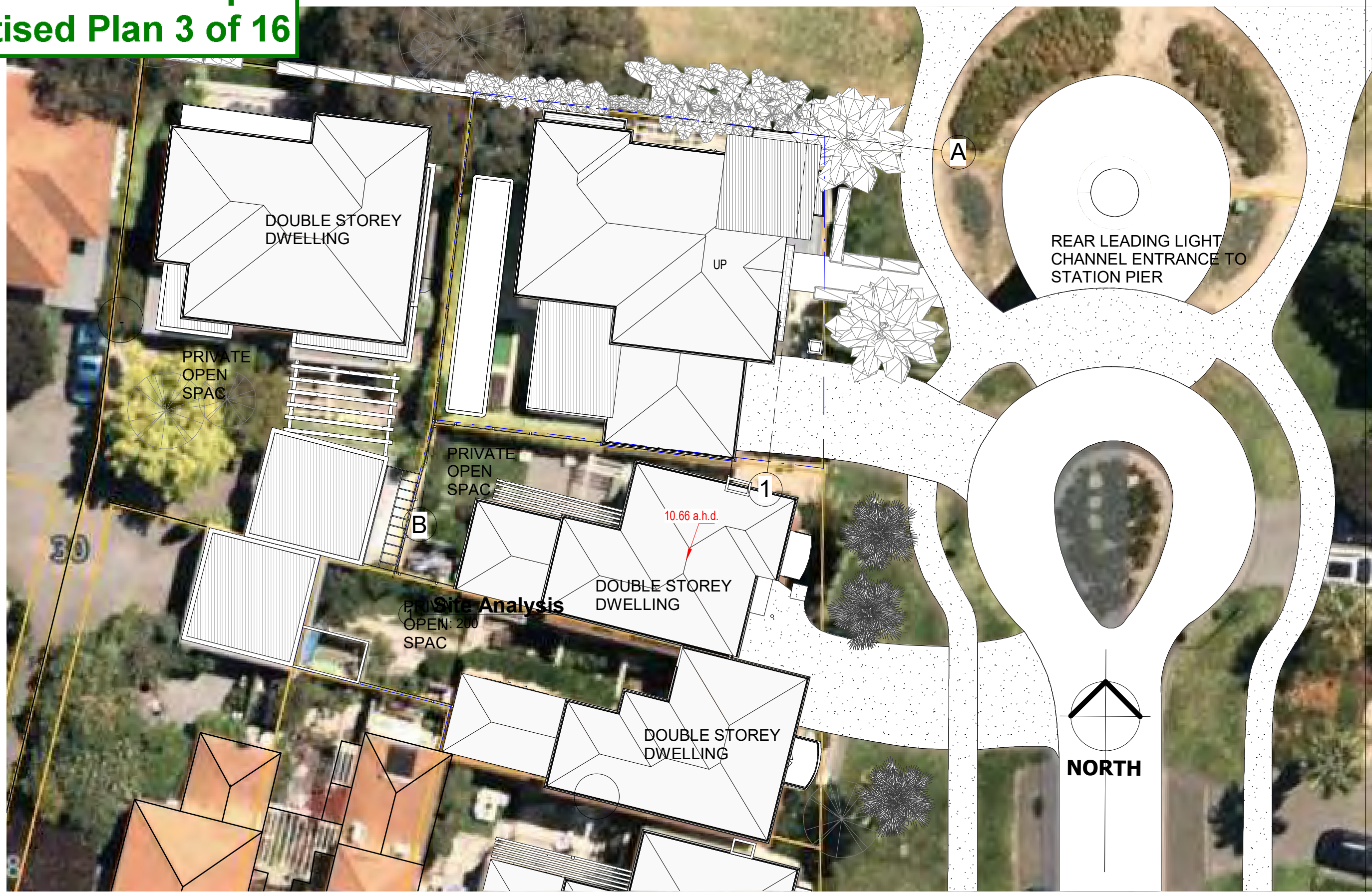
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No.	Description	Date

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Existing Conditions And Demolition			
Project number	<b>TP01.01</b>		
Date			5/03/2021 12:21:08 PM
Drawn by			Author
Sheet			2 of 15
Scale		1 : 100	
Revision			

# City of Port Phillip Advertised Plan 3 of 16



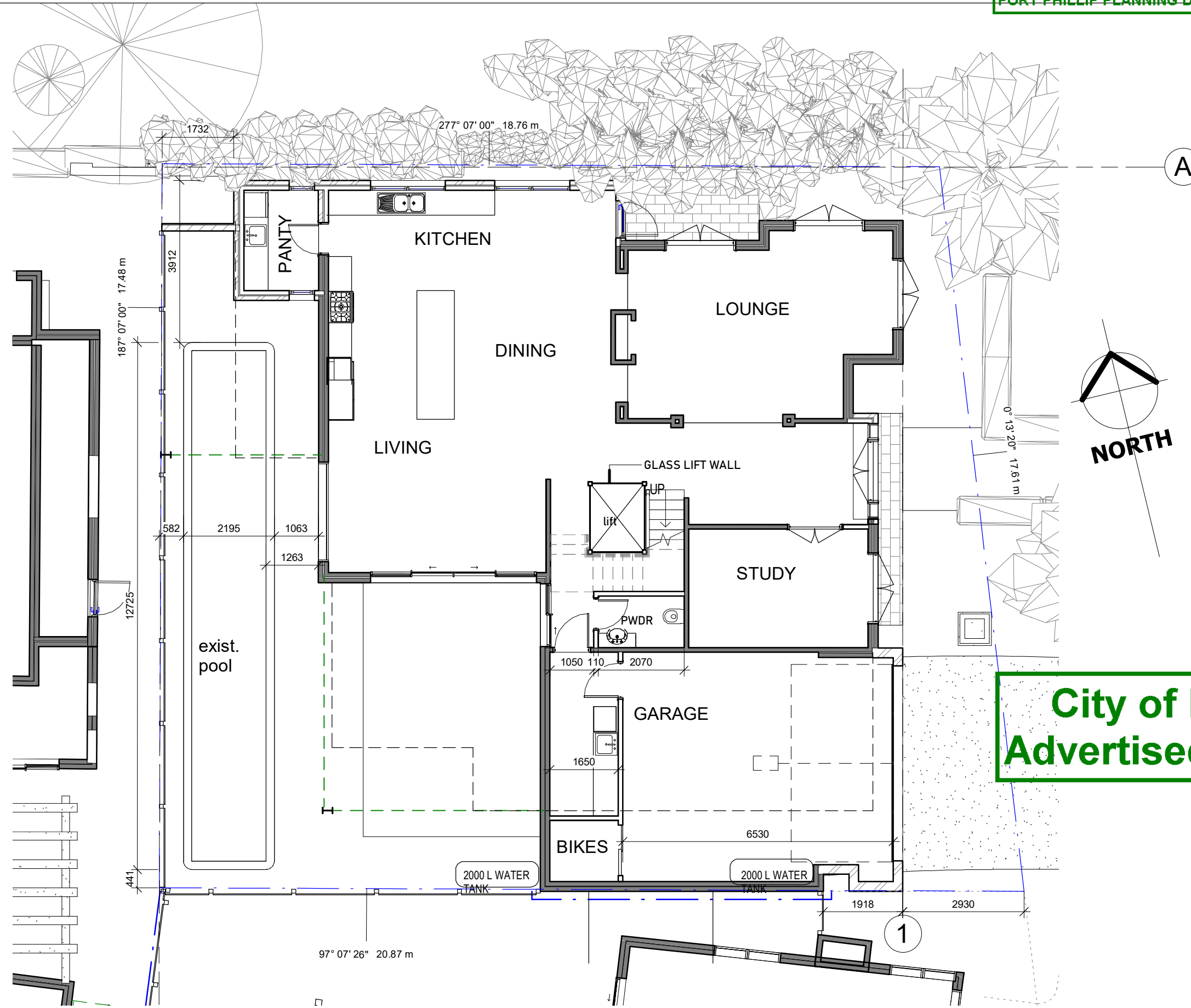
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No.	Description	Date

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Site Analysis		TP01.02
Project number		
Date	5/03/2021 12:21:11 PM	
Drawn by	Author	
Sheet 3 of 15	Scale 1 : 200	Revision



**City of Port Phillip  
Advertised Plan 4 of 16**

1 Proposed Ground Floor Plan  
1 : 100



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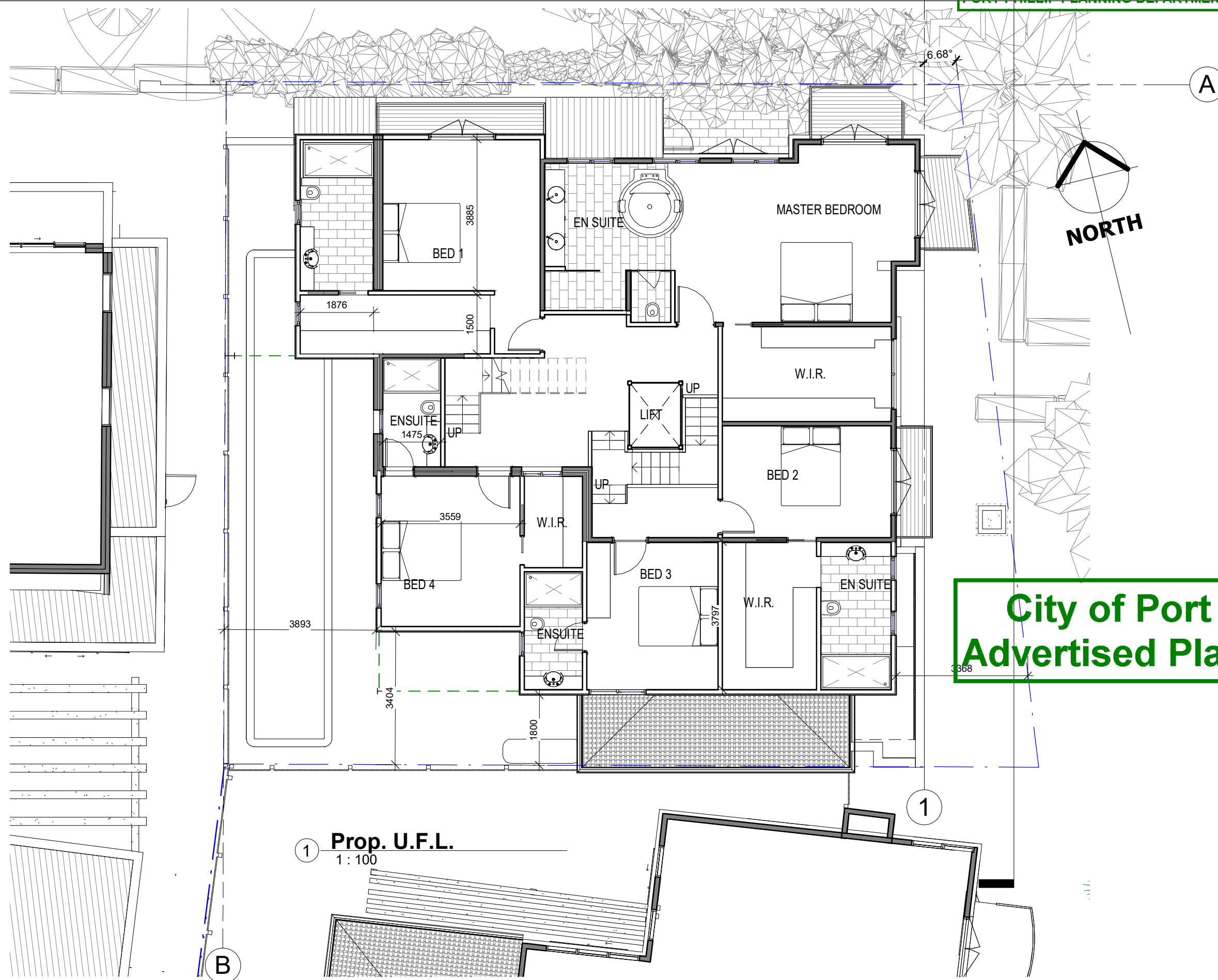
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No.	Description	Date

81 BEACON VISTA  
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Proposed Ground Floor Plan

Project number		<b>TP02.01</b>
Date	5/03/2021 12:21:11 PM	
Drawn by	Author	
Sheet	4 of 15	
Scale	1 : 100	Revision



**City of Port Phillip  
Advertised Plan 5 of 16**

**1 Prop. U.F.L.**  
1 : 100



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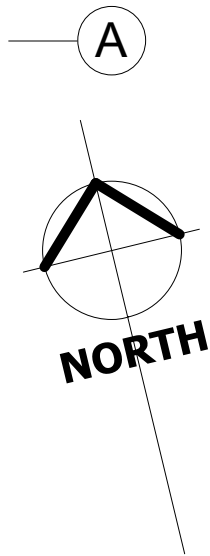
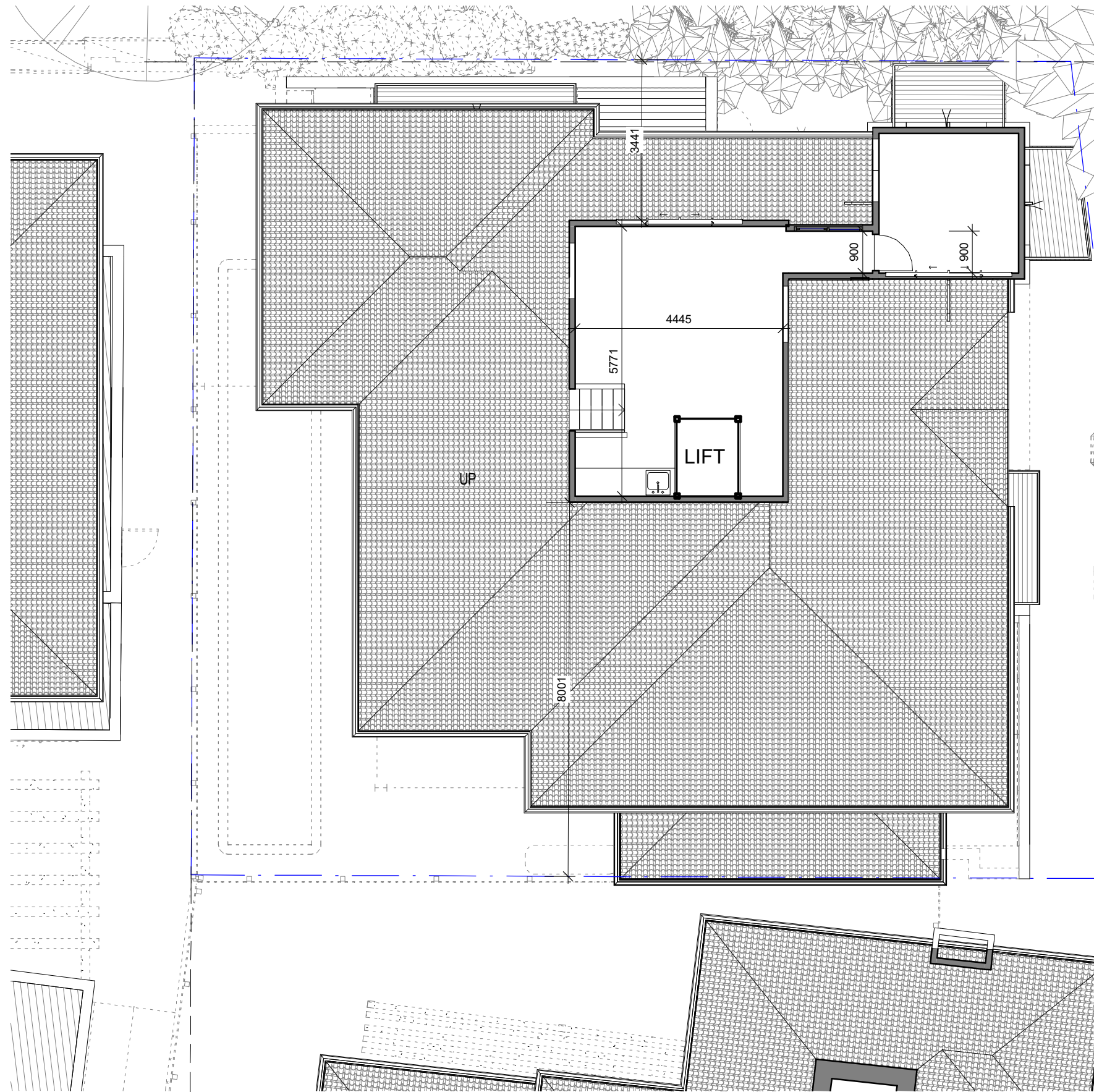
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No.	Description	Date

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**Proposed Upper Floor Plan**

Project number	TP02.02
Date	5/03/2021 12:21:12 PM
Drawn by	Author
Sheet 5 of 15	Scale 1 : 100 Revision



**City of Port Phillip  
Advertised Plan 6 of 16**

1

**Proposed Tower FL**

1 : 100

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No.	Description	Date

81 BEACON VISTA  
PORT MELBOURNE

**Proposed Tower Level**

Project number	
Date	5/03/2021 12:21:14 PM
Drawn by	Author
Sheet	6 of 15

**TP02.03**

Scale 1 : 100 Revision

# City of Port Phillip Advertised Plan 7 of 16



## Melbourne Water STORM Rating Report

TransactionID: 1111244  
 Municipality: PORT PHILLIP  
 Rainfall Station: PORT PHILLIP  
 Address: 81 BEACON VISTA  
 PORT MELBOURNE  
 VIC 3207  
 Assessor: IAN KIDSTON  
 Development Type: Residential - Extension  
 Allotment Site (m2): 346.00  
 STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
ROOF A	185.00	Rainwater Tank	4,000.00	5	125.00	91.30
ROOF B	45.00	None	0.00	0	0.00	0.00

Date Generated: 26-Feb-2021 Program Version: 1.0.0

1 **Roof Plan**  
1 : 200



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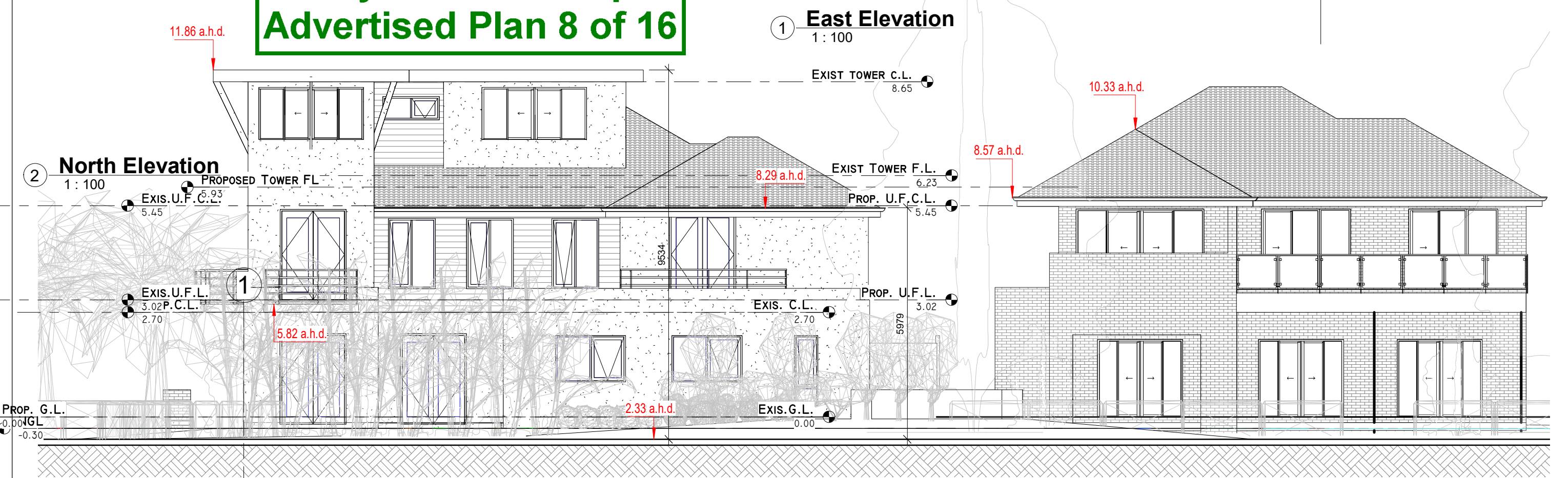
No.	Description	Date

81 BEACON VISTA  
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Proposed Roof Plan		TP02.04
Project number		
Date	5/03/2021 12:21:14 PM	
Drawn by	Author	
Sheet	of	Scale 1 : 200 Revision



**City of Port Phillip  
Advertised Plan 8 of 16**



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No.	Description	Date

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Elevations		TP03.01
Project number		
Date	5/03/2021 12:21:21 PM	
Drawn by	Author	
Sheet	7 of 15	Scale 1: 100 Revision



**City of Port Phillip  
Advertised Plan 9 of 16**



**1 South Elevation**  
1 : 100



**2 West Elevation**  
1 : 100



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No.	Description	Date

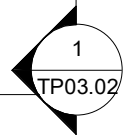
81 BEACON VISTA  
PORT MELBOURNE

Elevations		TP03.02
Project number		
Date	5/03/2021 12:21:23 PM	
Drawn by	Author	
Sheet	8 of 15	Scale 1 : 100 Revision

# City of Port Phillip Advertised Plan 10 of 16



**1 Section A**  
1 : 100



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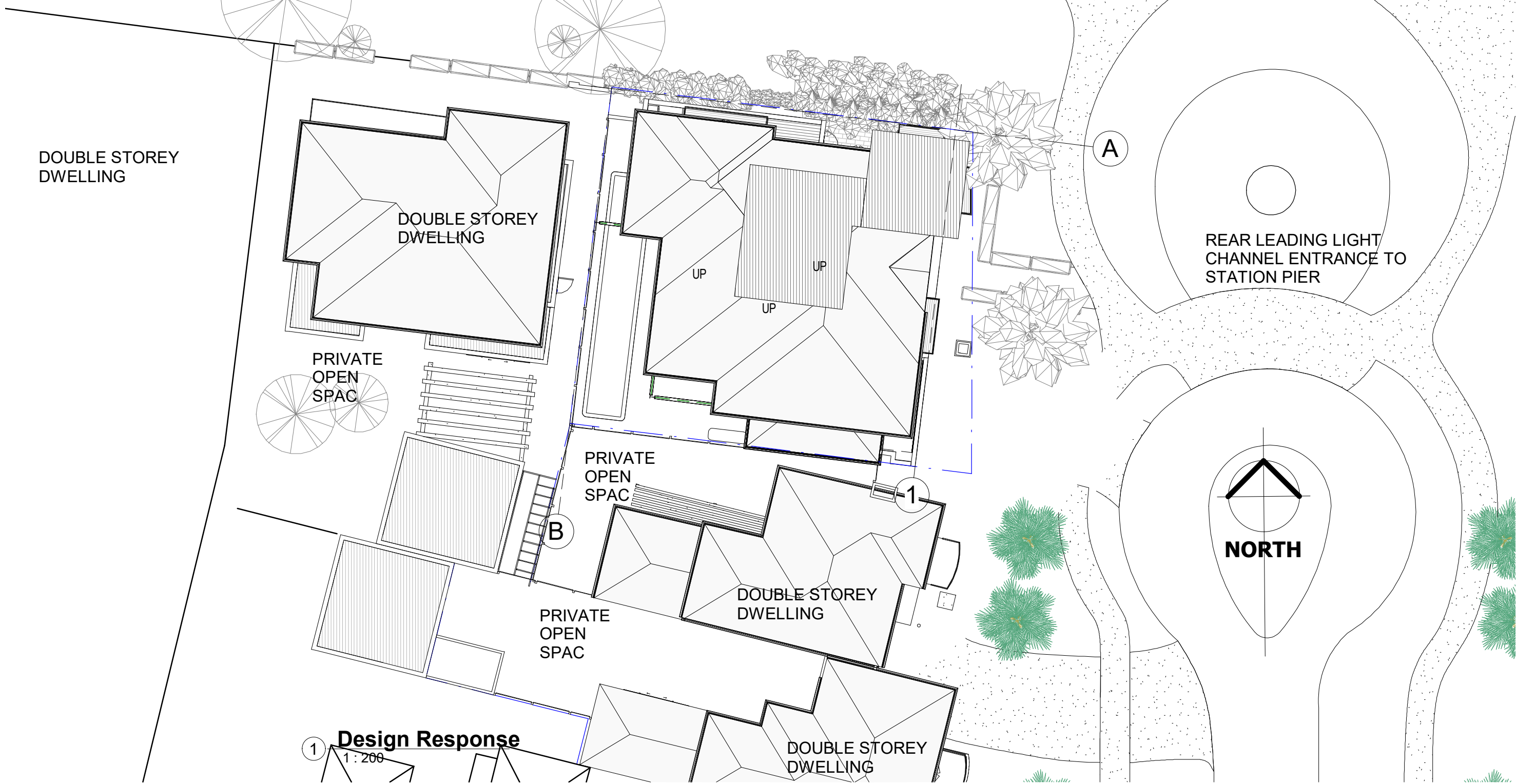
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No.	Description	Date

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Section A		TP03.03
Project number		
Date	5/03/2021 12:21:24 PM	
Drawn by	Author	
Sheet	9 of 15	Scale 1 : 100 Revision

# City of Port Phillip Advertised Plan 11 of 16



**1 Design Response**  
1 : 200



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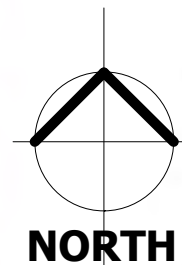
Design Response		TP04.01
Project number		
Date	5/03/2021 12:21:24 PM	
Drawn by	Author	
Sheet 10 of 15	Scale 1 : 200	Revision



ADDITIONAL 7.6 SQ MTS OF SHADOW AT 9AM

① **Shadows 9AM**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 54 SQ MTS - 78%  
 ADDITIONAL SHADOW = 7.6 SQ MTS  
 TOTAL SHADOW = 61.6 SQ MTS - 89%



ADDITIONAL 4.8 SQMETS OF SHADOW AT 10AM

② **Shadows 10AM**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 40 SQ MTS - 58%  
 ADDITIONAL SHADOW = 4.8 SQ MTS  
 TOTAL SHADOW = 44.8 SQ MTS - 65%

**City of Port Phillip  
 Advertised Plan 12 of 16**



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No.	Description	Date

81 BEACON VISTA  
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**Shadow Diagrams**

Project number	
Date	5/03/2021 12:21:25 PM
Drawn by	Ian Kidston DP-AD13
Sheet	11 of 15

**TP05.01**

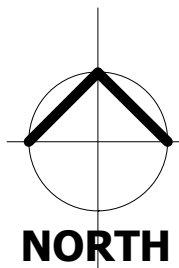
Scale 1 : 200 Revision



ADDITIONAL 4.1 SQMETS OF SHADOW AT 11AM



ADDITIONAL 3.0 SQ MTS OF SHADOW AT 12 NOON



1 **Shadows 11AM**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 31 SQ MTS - 45%  
 ADDITIONAL SHADOW = 4.1 SQ MTS  
 TOTAL SHADOW = 35.1 SQ MTS - 51%

2 **Shadows 12 noon**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 29 SQ MTS - 42%  
 ADDITIONAL SHADOW = 3.0 SQ MTS  
 TOTAL SHADOW = 32 SQ MTS - 46%

**City of Port Phillip  
 Advertised Plan 13 of 16**



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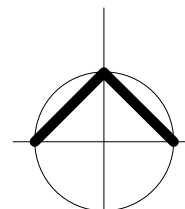
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**Shadow Diagrams**

Project number	<b>TP05.02</b>
Date 5/03/2021 12:21:25 PM	
Drawn by Author	
Sheet 12 of 15	
Scale 1 : 200	Revision



ADDITIONAL 1.3 SQ MTS SHADOW AT 1PM



NORTH



NO ADDITIONAL SHADOWING AT 2PM

**City of Port Phillip  
Advertised Plan 14 of 16**

**1 Shadows 1PM**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 29 SQ MTS - 42%  
 ADDITIONAL SHADOW = 1.3 SQ MTS  
 TOTAL SHADOW = 30.3 SQ MTS - 44%

**2 Shadows 2PM**  
1 : 200

79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 36 SQ MTS - 52%  
 ADDITIONAL SHADOW = 0  
 TOTAL SHADOW = 36 SQ MTS - 52%



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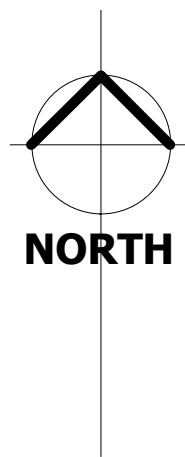
No.	Description	Date

81 BEACON VISTA  
 PORT MELBOURNE

**Shadow Diagrams**

Project number	<b>TP05.03</b>	
Date		5/03/2021 12:21:26 PM
Drawn by		Author
Sheet 13 of 15		Scale 1 : 200 Revision

# City of Port Phillip Advertised Plan 15 of 16



79 BEACON VISTA PRIVATE OPEN SPACE AREA = 69 SQMT  
 EXISTING SHADOW = 43 SQ MTS - 62%  
 ADDITIONAL SHADOW = 0  
 TOTAL SHADOW = 43 SQ MTS - 62%

NO ADDITIONAL SHADOWING AT 3PM

**1 Shadows 3PM**  
1 : 200



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No.	Description	Date

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PORT MELBOURNE

**Shadow Diagrams**

Project number	<b>TP05.04</b>
Date 5/03/2021 12:21:26 PM	
Drawn by Author	
Sheet 14 of 15	
Scale 1 : 200	Revision



SUBJECT SITE VIEWED FROM BEACON VISTA



SUBJECT SITE VIEW FROM GARDEN CITY RESERVE



ADJACENT BUILDING FROM GARDEN CITY RESERVE



THREE STOREY HOUSE IN SAME SEGMENT FACING GARDEN CITY RESERVE



OBLIQUE VIEW OF SUBJECT SITE AND REAR LIGHT TOWER



PROPERTIES ADJACENT TO SUBJECT SITE VIEWED FROM BEACON VISTA

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Advertised Plan 16 of 16**



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No.	Description	Date

81 BEACON VISTA  
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Site Photos		TP06.01
Project number		
Date	5/03/2021 12:21:27 PM	
Drawn by	Author	
Sheet 15 of 15	Scale	Revision