

SHEET LIST

- TP000 COVER
- TP001 SITE PLAN - EXISTING
- TP002 SITE ANALYSIS, STATISTICS
- TP003 GROUND FLOOR - EXISTING
- TP004 ELEVATIONS - EXISTING
- TP005 SITE PLAN - PROPOSED
- TP006 DEMOLITION PLAN
- TP007 GROUND FLOOR PLAN
- TP008 ROOF PLAN
- TP100 ELEVATIONS - NORTH, SOUTH
- TP101 ELEVATIONS - EAST, WEST
- TP110 SECTIONS
- TP120 PERSPECTIVES
- TP200 SHADOW DIAGRAMS

12 SUNBEAM STREET, PASCOE VALE

TOWN PLANNING SET

JANUARY 2020



SEIDLER GROUP

330 LORIMER STREET
PORT MELBOURNE, VIC 3207
T: 85 60 40 30 F: 85 60 40 35
WWW.SEIDLERGROUP.COM.AU
ABN: 47 604 113

No.	Description	Date

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NORTH : PROJECT NUMBER: 19-012 PROJECT: 12 SUNBEAM STREET PROJECT ADDRESS: 12 SUNBEAM STREET, PASCOE VALE CLIENT: SARAH, CASEY REASON FOR ISSUE: TOWN PLANNING

DRAWING TITLE: COVER

SCALE: @A1 PROJECT DATE: 02/12/14
DRAWING NO: TP000
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EXISTING AREA STATISTICS

Advised Document
Advised Plan Sheet: 2 of 14
Site Plan No. 19-012/TP004
Date: 17/01/2020

SITE AREA: 491m²
SITE COVERAGE: 37% @ (185m²)
SITE PERMEABILITY: 54% @ (267m²)



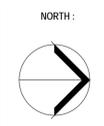
1 TP - SITE PLAN - EXISTING
Scale: 1:100

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330 LORIMER STREET
PORT MELBOURNE, VIC 3207
T: 85 60 40 30 F: 85 60 40 35
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PROJECT NUMBER:
19-012

REASON FOR ISSUE:
TOWN PLANNING

PROJECT:
12 SUNBEAM STREET

PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
SITE PLAN -
EXISTING

SCALE:
As indicated

PROJECT DATE:
02/12/14

DRAWING NO.:
TP004

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16 SUNBEAM STREET

14 SUNBEAM STREET

SUBJECT SITE
12 SUNBEAM STREET

10 SUNBEAM STREET

8 SUNBEAM STREET



STREETScape



NEIGHBOURHOOD CHARACTER DESCRIPTION

- NEIGHBOURHOOD CONSISTS OF:
- Large trees typically shelter frontage
 - Land area is quite flat with minimal fall to the north.
 - Large median strip to front boundaries
 - Front setbacks to Sunbeam st. foot path is 7.0m - 9.0m
 - Detached garages commonly setback from frontage by 18.0 - 20.0m
 - Properties parcels typically 13m wide with dwellings built to one boundary.
 - Sideway vehicle access typically provided on opposite boundary.
 - Dwellings in the area are typically single storey with tiled roofs.
 - Style of dwellings are mostly californian bungalow, brick veneer.

1 SITE PLAN - ANALYSIS
Scale 1:200

No.	Description	Date

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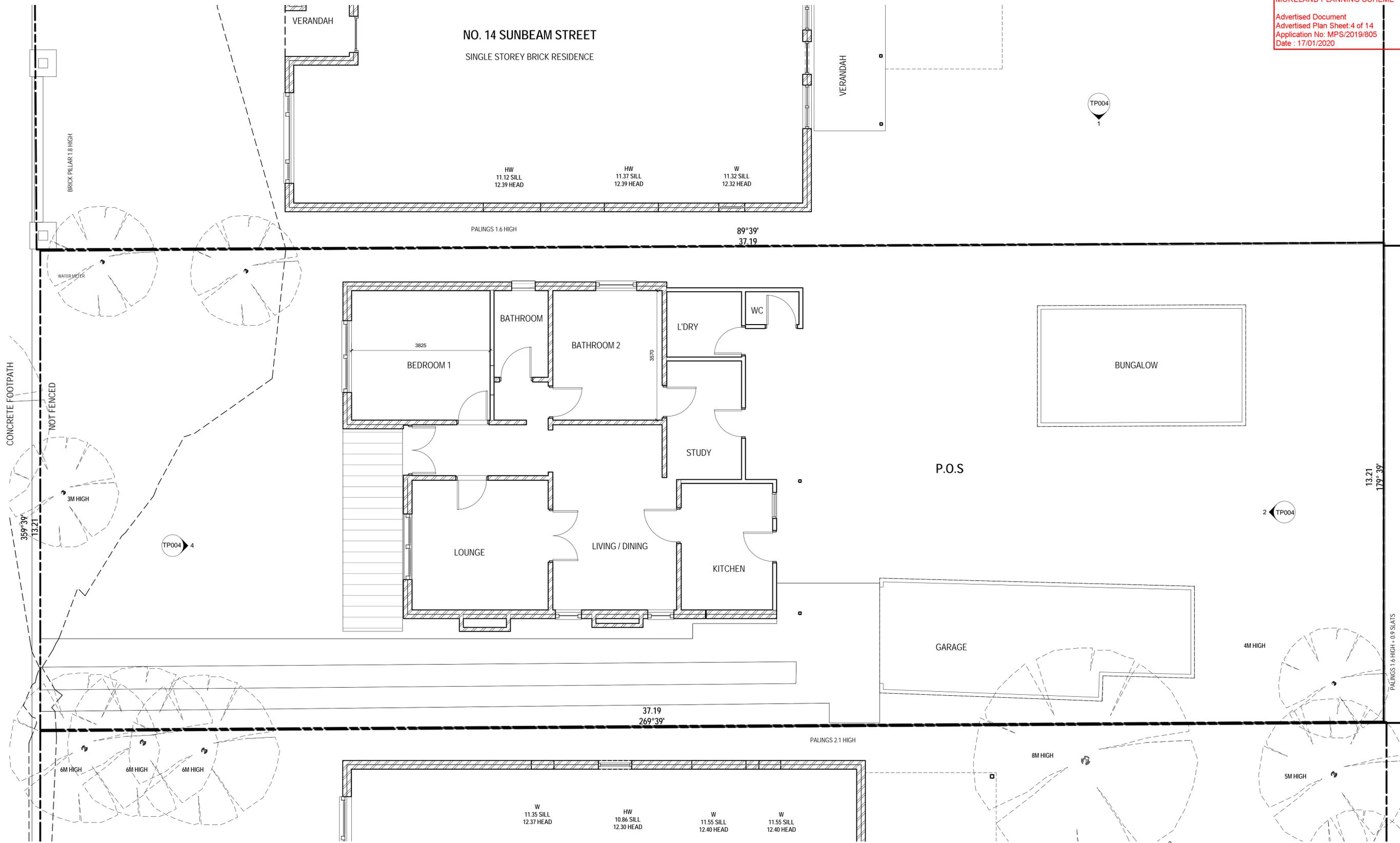
PROJECT NUMBER:
19-012
REASON FOR ISSUE:
TOWN PLANNING

PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
SITE ANALYSIS,
STATISTICS

SCALE:
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DRAWING NO:
TP002
PROJECT DATE:
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NO. 14 SUNBEAM STREET
SINGLE STOREY BRICK RESIDENCE



NO. 10 SUNBEAM STREET

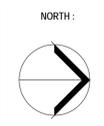
1 TP - GROUND FLOOR_EXISTING
TP004 Scale 1:50

SEIDLER GROUP

330 LORIMER STREET
PORT MELBOURNE, VIC 3207
T: 85 60 40 30 F: 85 60 40 35
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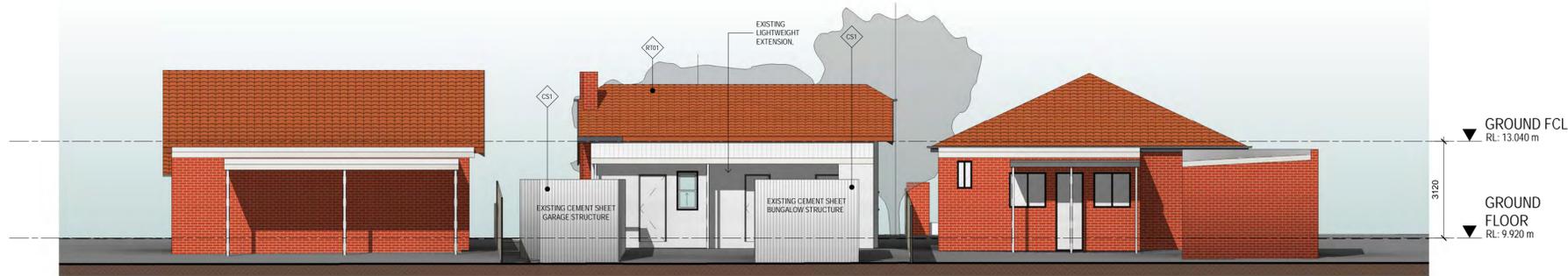
PROJECT NUMBER:
19-012
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TOWN PLANNING

PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
GROUND FLOOR -
EXISTING

SCALE:
1:50 @ A1
PROJECT DATE:
02/12/14
DRAWING NO:
TP003
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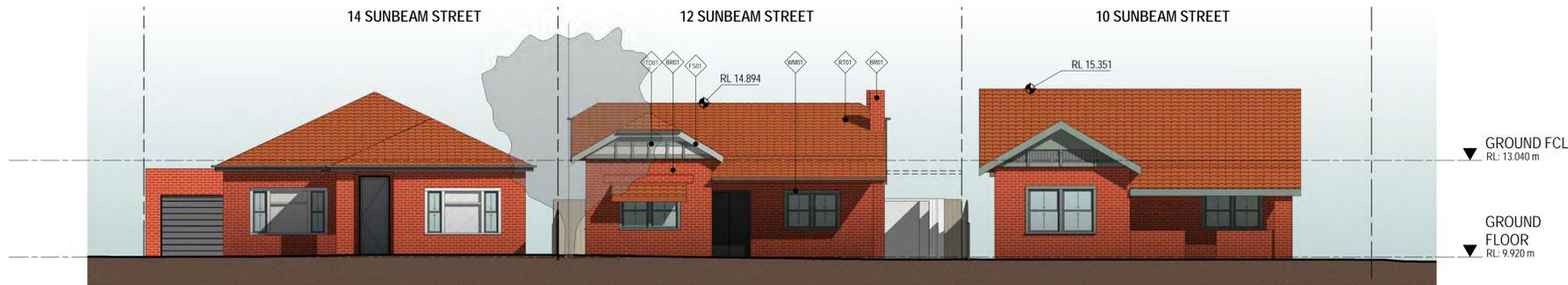
16/01/2020 2:25:34 PM



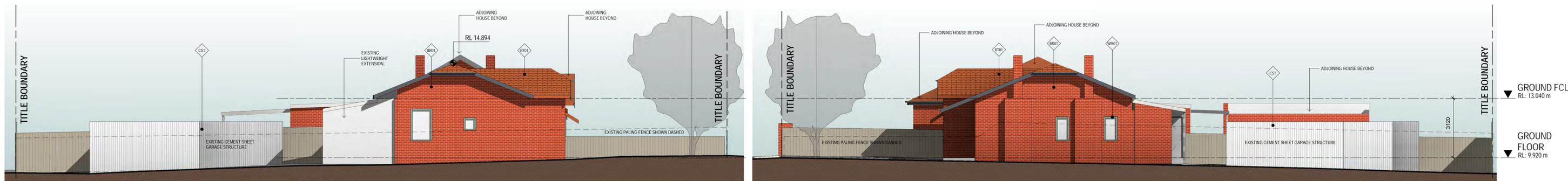
EXISTING MATERIALS

-  EXISTING RED BRICKWORK
-  EXISTING CEMENT SHEET CLADDING
-  TIMBER FASCIA - PAINTED LIGHT GREEN
-  TIMBER PANELING - PAINTED LIGHT GREEN
-  EXISTING TERRACOTTA ROOF TILES
-  TIMBER WINDOW FRAMES - PAINTED LIGHT GREEN

2 NORTH ELEVATION - EXISTING
TP001 Scale 1:100



4 SOUTH ELEVATION - EXISTING
TP001 Scale 1:100



1 EAST ELEVATION - EXISTING
TP001 Scale 1:100

3 SOUTH ELEVATION - EXISTING
TP001 Scale 1:100

SEIDLER GROUP

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NORTH : PROJECT NUMBER: 19-012
PROJECT: 12 SUNBEAM STREET
PROJECT ADDRESS: 12 SUNBEAM STREET, PASCOE VALE
CLIENT: SARAH, CASEY
REASON FOR ISSUE: TOWN PLANNING

DRAWING TITLE:
ELEVATIONS - EXISTING

SCALE: 1:100@A1 PROJECT DATE: 02/12/14
DRAWING NO: TP001
DATE: 16/01/2020 2:25:44 PM

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PROPOSED AREAS STATISTICS

SITE AREA:	491m ²
SITE COVERAGE:	55.3% @ (272m ²)
SITE PERMEABILITY:	40% @ (197.7m ²)
GARDEN AREA:	
FRONT YARD:	85.7m ²
POS:	72m ²
TOTAL:	32% @ (157.7m ²)

As indicated on map
Advised Plan Sheet: 6 of 14
Application No: MPS/2019/005
Date: 17/01/2020

DESIGN RESPONSE

THE PROPOSED WORKS CONSISTS OF:

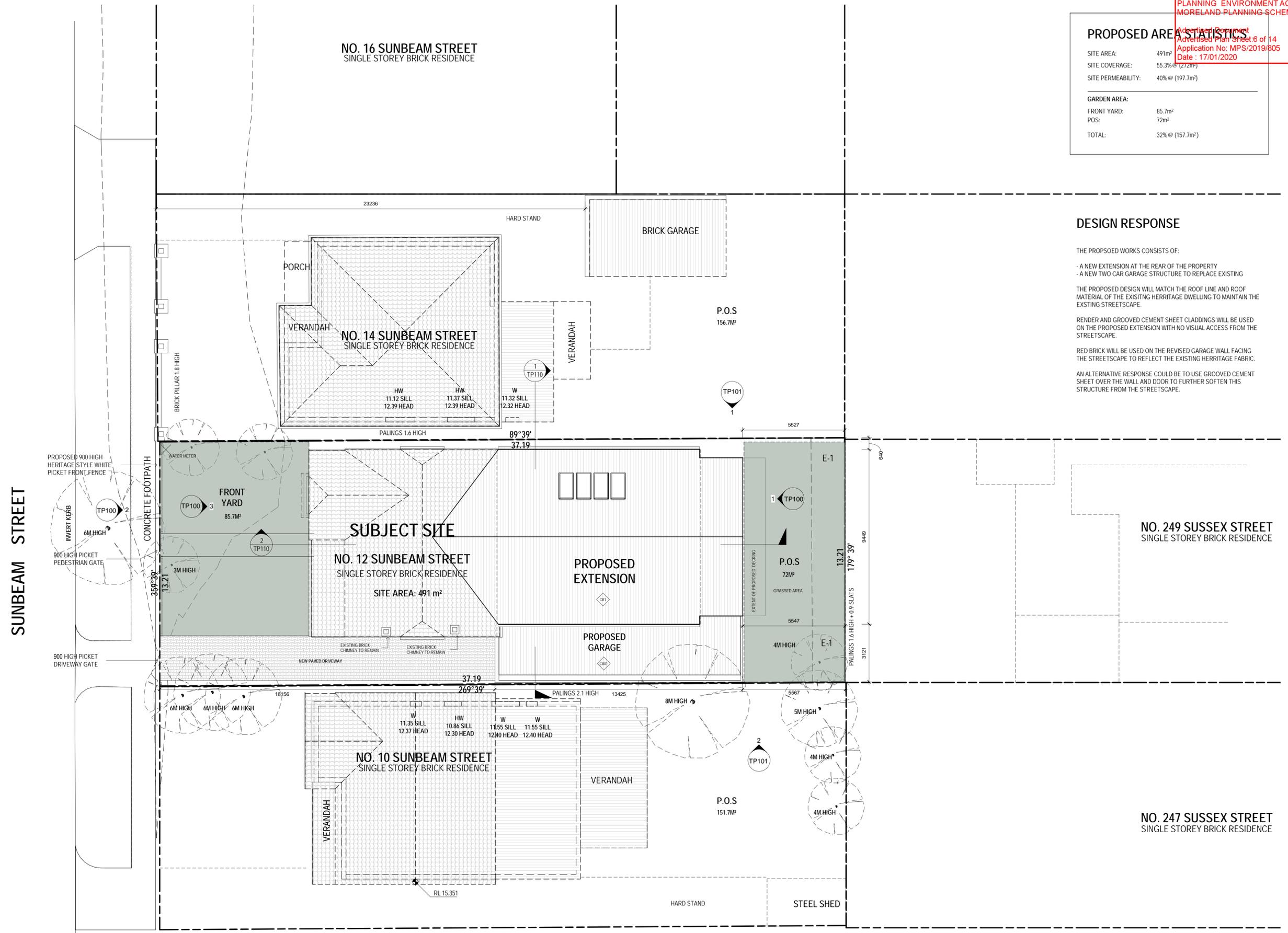
- A NEW EXTENSION AT THE REAR OF THE PROPERTY
- A NEW TWO CAR GARAGE STRUCTURE TO REPLACE EXISTING

THE PROPOSED DESIGN WILL MATCH THE ROOF LINE AND ROOF MATERIAL OF THE EXISTING HERRITAGE DWELLING TO MAINTAIN THE EXISTING STREETSCAPE.

RENDER AND GROOVED CEMENT SHEET CLADDINGS WILL BE USED ON THE PROPOSED EXTENSION WITH NO VISUAL ACCESS FROM THE STREETSCAPE.

RED BRICK WILL BE USED ON THE REVISED GARAGE WALL FACING THE STREETSCAPE TO REFLECT THE EXISTING HERRITAGE FABRIC.

AN ALTERNATIVE RESPONSE COULD BE TO USE GROOVED CEMENT SHEET OVER THE WALL AND DOOR TO FURTHER SOFTEN THIS STRUCTURE FROM THE STREETSCAPE.



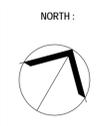
1 TP - SITE PLAN - PROPOSED
Scale 1:100

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19-012
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TOWN PLANNING

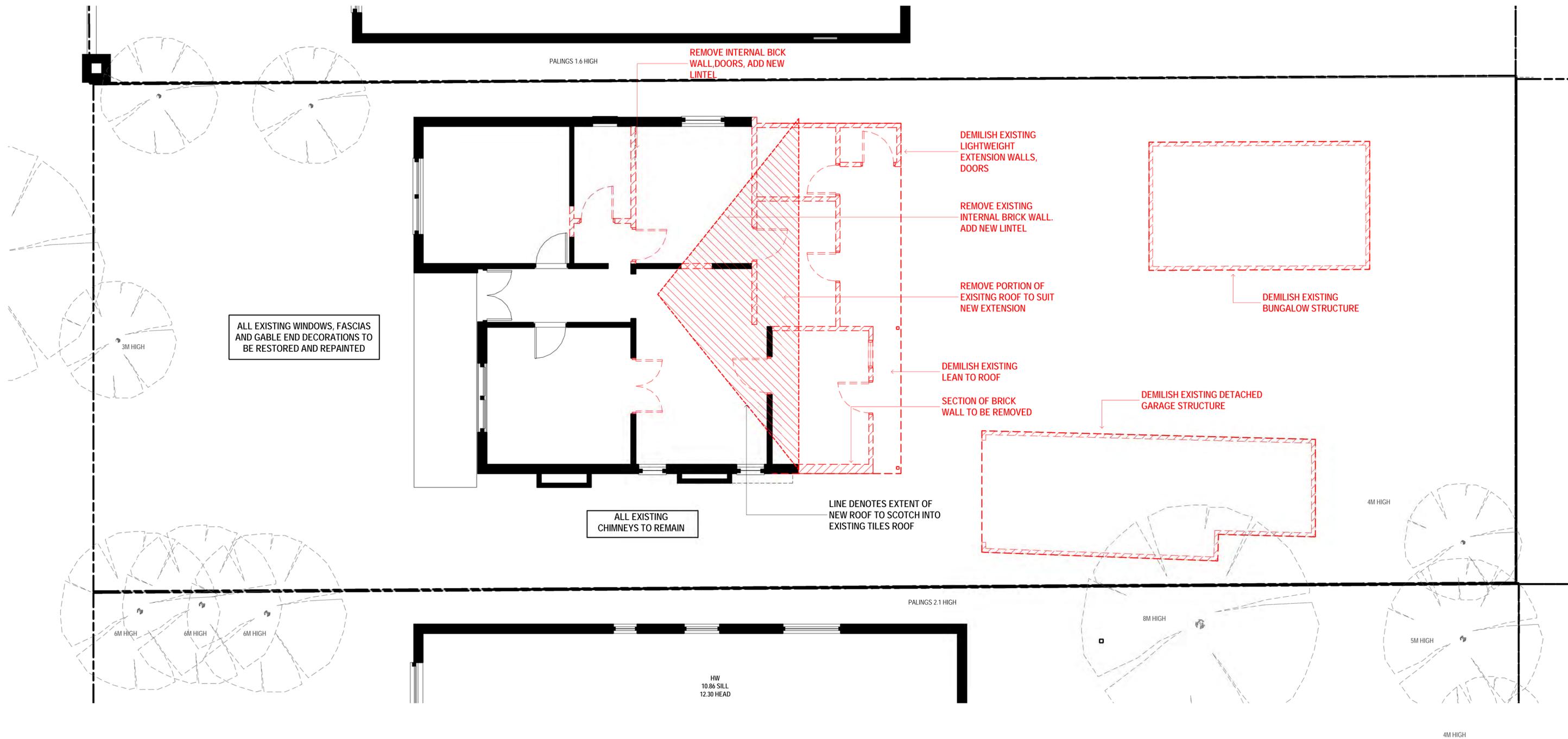
PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
SITE PLAN -
PROPOSED

SCALE:
As indicated
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TP005
PROJECT DATE:
02/12/14

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17/01/2020 12:08:38 PM



ALL EXISTING WINDOWS, FASCIAS AND GABLE END DECORATIONS TO BE RESTORED AND REPAINTED

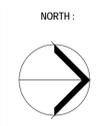
ALL EXISTING CHIMNEYS TO REMAIN

LINE DENOTES EXTENT OF NEW ROOF TO SCOTCH INTO EXISTING TILES ROOF

1 GROUND FLOOR - DEMOLIION
 TP004 Scale 1:50

No.	Description	Date

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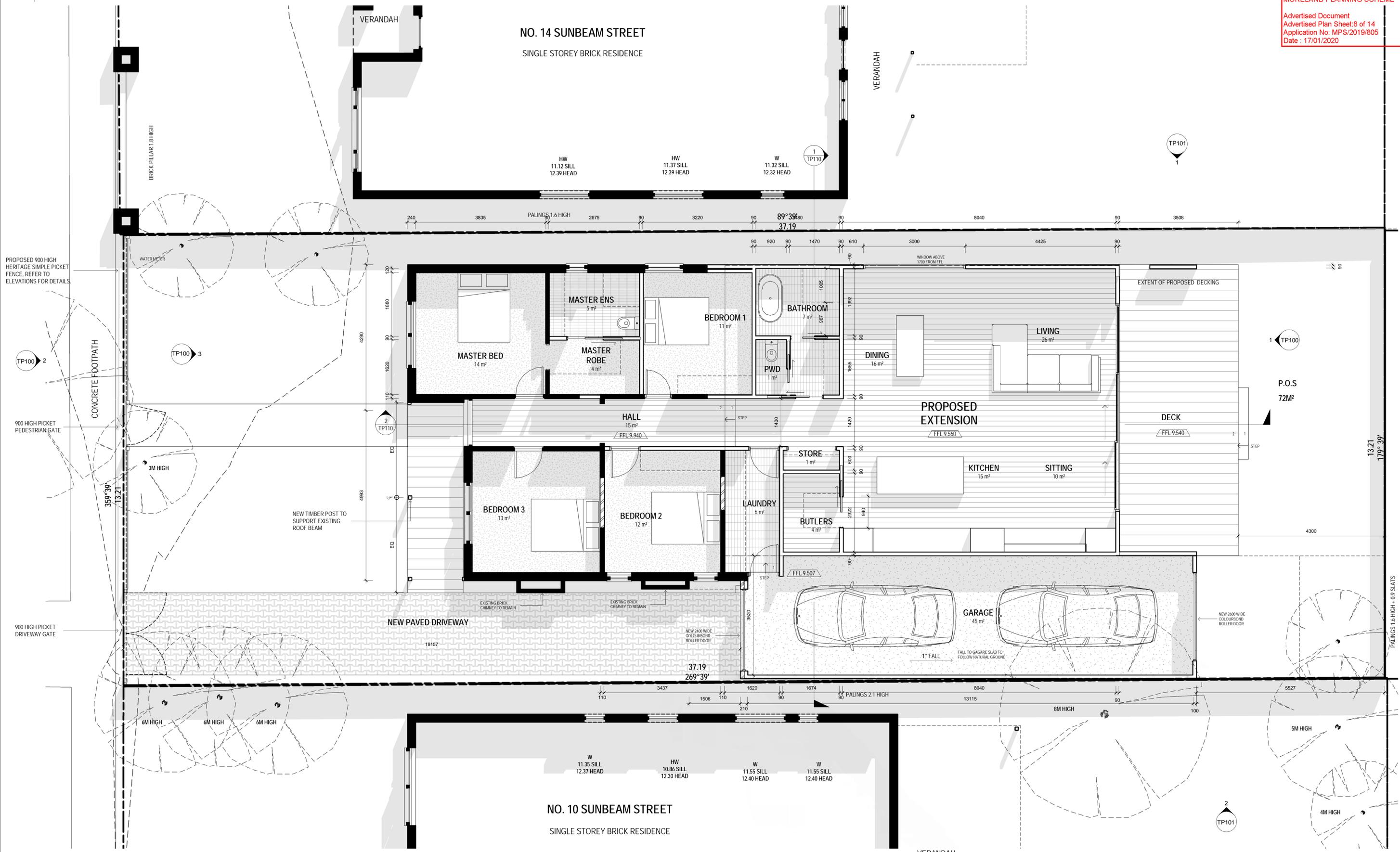


PROJECT NUMBER:
 19-012
 REASON FOR ISSUE:
 TOWN PLANNING

PROJECT:
 12 SUNBEAM STREET
 PROJECT ADDRESS:
 12 SUNBEAM STREET,
 PASCOE VALE
 CLIENT:
 SARAH, CASEY

DRAWING TITLE:
 DEMOLITION PLAN

SCALE:
 1:50 @ A1
 PROJECT DATE:
 02/12/14
 DRAWING DATE:
 16/01/2020 3:00 PM
 TP006
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1 GROUND FLOOR PROPOSED
TP004 Scale: 1:50

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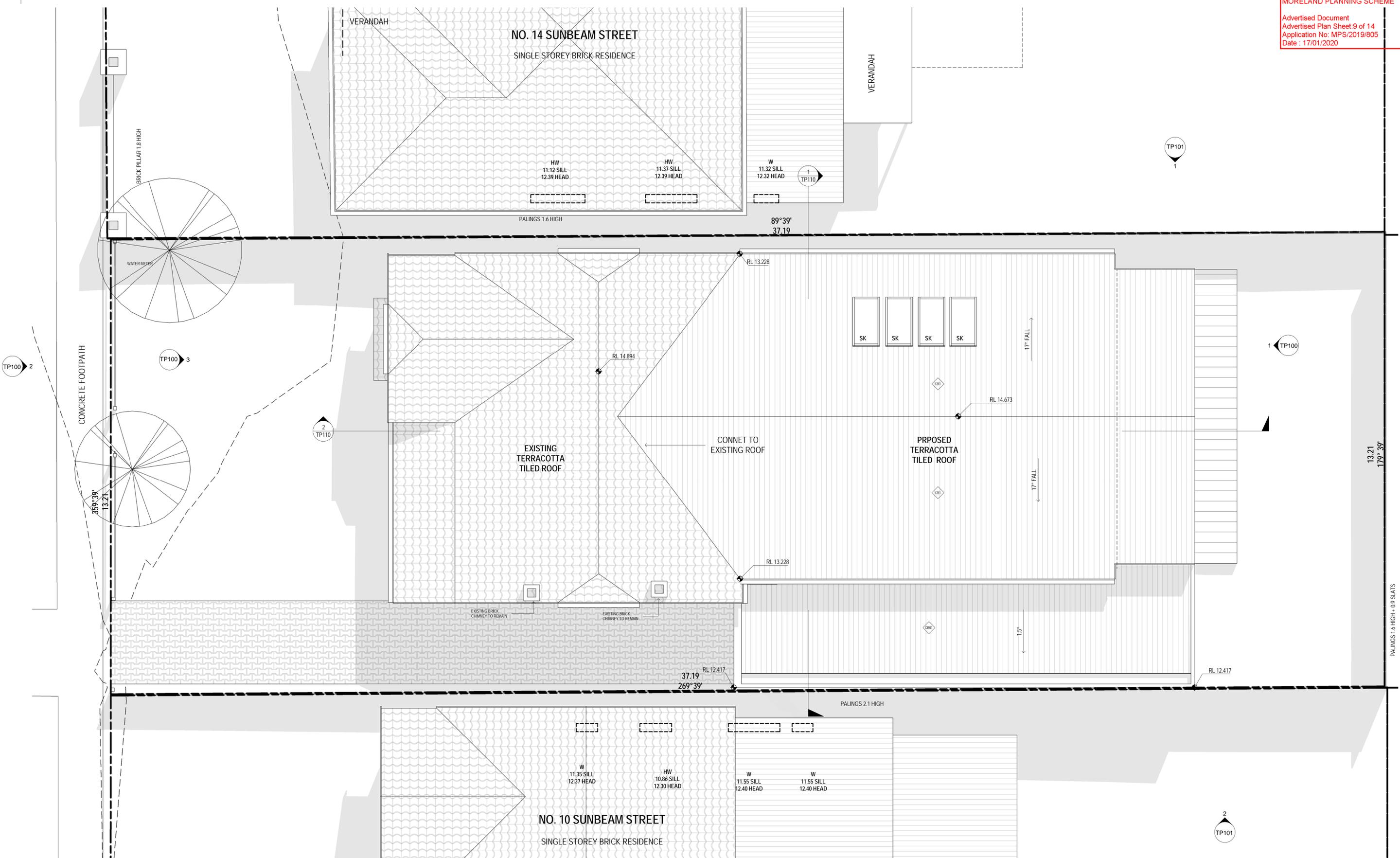


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TOWN PLANNING

PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
GROUND FLOOR
PLAN

SCALE:
1:50 @ A1
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TP004
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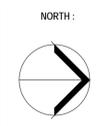
1 GROUND FLOOR PROPOSED
TP004 Scale 1:50

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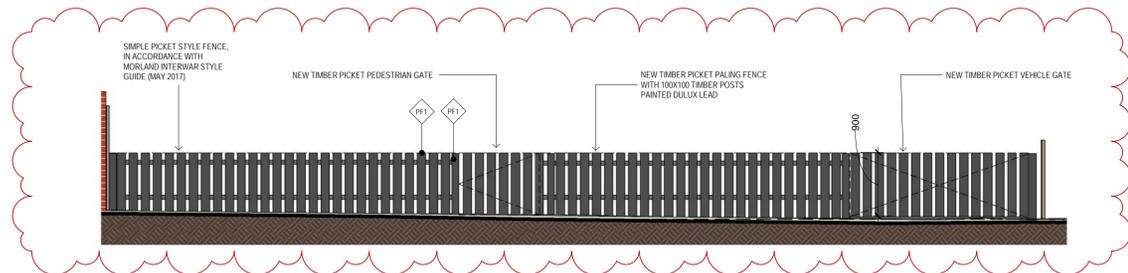
PROJECT:
12 SUNBEAM STREET
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12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
ROOF PLAN

SCALE:
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3 WEST ELEVATION
TP005 Scale 1:50



2 FENCE ELEVATION
DD002 Scale 1:50

PROPOSED FINISHES LEGEND

- EXISTING RED BRICKWORK, NEW WHITE TUCK POINTING WHERE NOTED
- NEW RED BRICKWORK TO MATCH EXISTING
- CORRUGATED ROOF SHEETS - COLOURBOND MANOR RED
- CORRUGATED GARAGE DOOR
- BOUNDARY WALL CEMENT SHEET CLADDING
- VERTICAL GROOVED CEMENT SHEET CLADDING - PAINTED WHITE
- PAINT FINISH - COLOUR, DULUX LEAD
- PAINT FINISH - COLOUR, DULUX PALE GREY
- PAINT FINISH - COLOUR, DULUX LIME WHITE
- EXISTING TIMBER WINDOW FRAMES - PAINTED DULUX LEAD
- ALUMINIUM WINDOW FRAMES - COLOUR BLACK



1 EAST ELEVATION
TP005 Scale 1:50

No.	Description	Date
1	NEW FENCE DETAIL	16/07/20

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PROJECT ADDRESS: 12 SUNBEAM STREET, PASCOE VALE
CLIENT: SARAH, CASEY

DRAWING TITLE: ELEVATIONS - NORTH, SOUTH

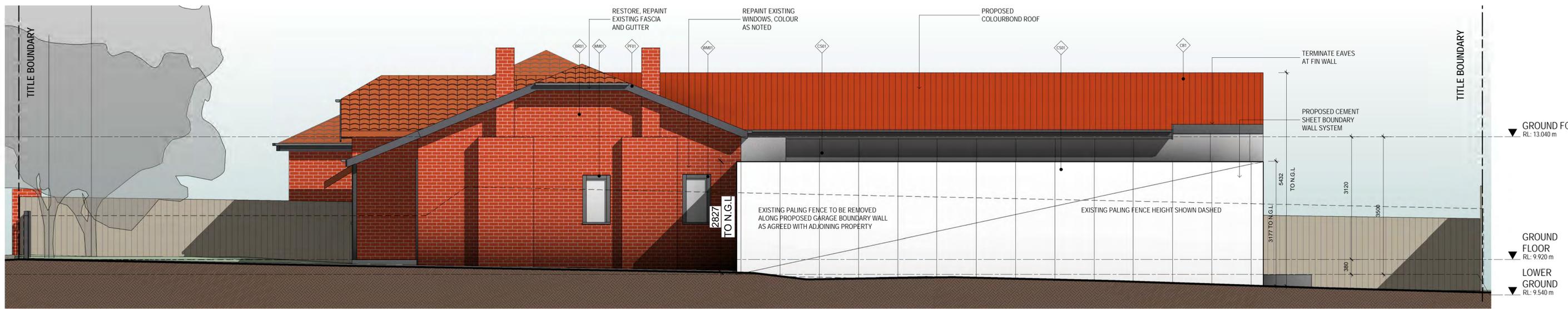
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PROJECT DATE: 02/12/14
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1 NORTH ELEVATION
TP005 Scale 1:50

PROPOSED FINISHES LEGEND

- EXISTING RED BRICKWORK, NEW WHITE TUCK POINTING WHERE NOTED
- NEW RED BRICKWORK TO MATCH EXISTING
- CORRUGATED ROOF SHEETS - COLOURBOND MAJOR RED
- CORRUGATED GARAGE DOOR
- BOUNDARY WALL CEMENT SHEET CLADDING
- VERTICAL GROOVED CEMENT SHEET CLADDING - PAINTED WHITE
- PAINT FINISH - COLOUR: DULUX LEAD
- PAINT FINISH - COLOUR: DULUX PALE GREY
- PAINT FINISH - COLOUR: DULUX LIME WHITE
- EXISTING TIMBER WINDOW FRAMES - PAINTED DULUX LEAD
- ALUMINIUM WINDOW FRAMES - COLOUR BLACK



2 SOUTH ELEVATION
DD002 Scale 1:50

SEIDLER GROUP

330 LORIMER STREET
PORT MELBOURNE, VIC 3207
T: 85 60 40 30 F: 85 60 40 35
WWW.SEIDLERGROUP.COM.AU
ABN: 47 604 113

No.	Description	Date

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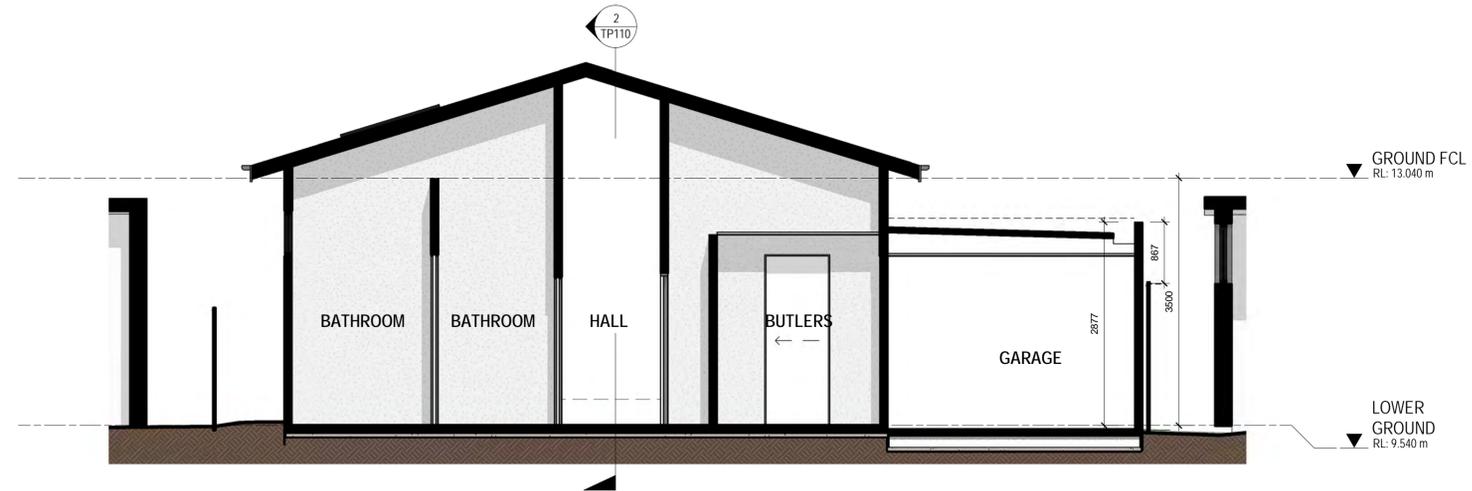
NORTH : PROJECT NUMBER: 19-012
PROJECT: 12 SUNBEAM STREET
PROJECT ADDRESS: 12 SUNBEAM STREET, PASCOE VALE
CLIENT: SARAH, CASEY
REASON FOR ISSUE: TOWN PLANNING

DRAWING TITLE:
ELEVATIONS - EAST, WEST

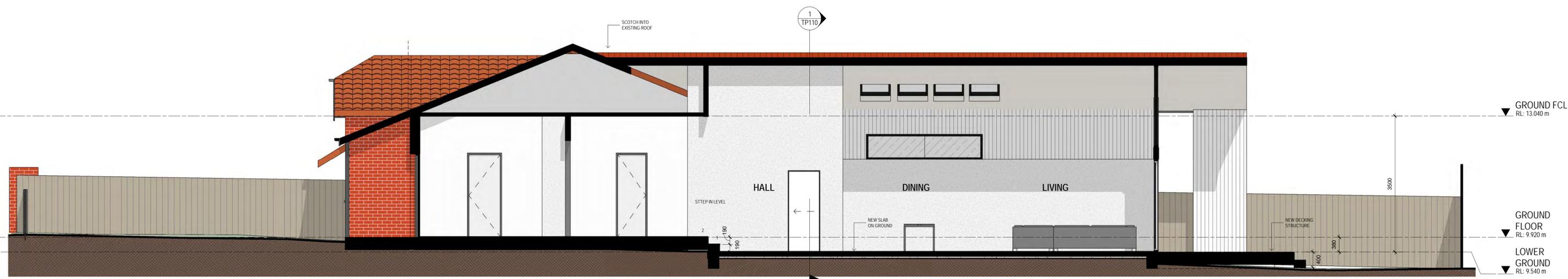
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TP101
16/01/2020 3:30:47 PM

PROPOSED FINISHES LEGEND

EXISTING RED BRICKWORK, NEW WHITE TUCK POINTING WHERE NOTED	NEW RED BRICKWORK TO MATCH EXISTING	CORRUGATED ROOF SHEETS - COLOURBOND MANOR RED	CORRUGATED GARAGE DOOR	VERTICAL GROOVED CEMENT SHEET CLADDING - PAINTED WHITE	PAINT FINISH - COLOUR, DULUX LEAD	PAINT FINISH - COLOUR, DULUX PALE GREY	PAINT FINISH - COLOUR, DULUX LIME WHITE	EXISTING TIMBER WINDOW FRAMES - PAINTED DULUX LEAD	ALUMINIUM WINDOW FRAMES - COLOUR BLACK
EXISTING RED BRICKWORK TO REMAIN, NEW WHITE TUCK POINTING TO FRONT FACADE			PROPOSED CORRUGATED GARAGE DOOR COLOURBOND WOODLAND GREY TO MATCH FEATURE TIMBER COLOUR.	PROPOSED CORRUGATED GARAGE DOOR COLOURBOND WOODLAND GREY TO MATCH FEATURE TIMBER COLOUR.	EXISTING AND PROPOSED TIMBER FASCIAS, WINDOW ARCHTRAVES AND TIMBER COLUMNS	EXISTING TIMBER GABLE END DECORATION AND CONCRETE LINTEL	EXISTING TIMBER GABLE END BACKGROUND		



1 SECTION A-A
TP005 Scale 1:50



2 SECTION B-B
TP005 Scale 1:50

No.	Description	Date

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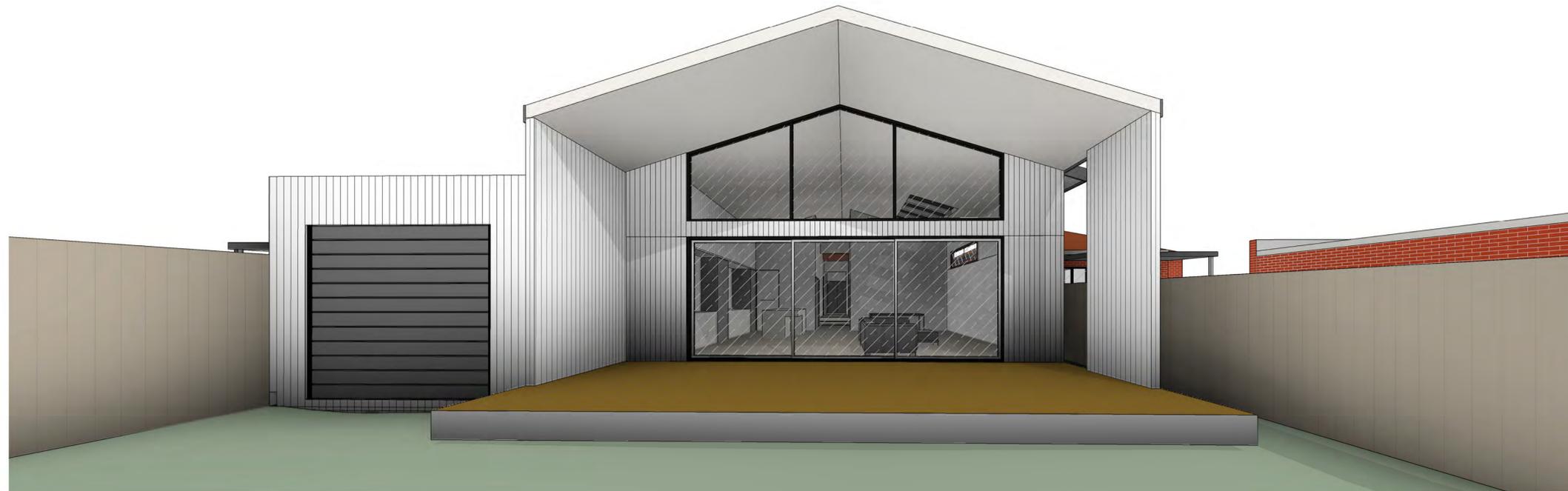
PROJECT NUMBER:
19-012
REASON FOR ISSUE:
TOWN PLANNING
PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
SECTIONS

SCALE:
As indicated
DRAWING NO:
TP110
PROJECT DATE:
02/12/14
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1 FRONT PERSPECTIVE
 Scale



2 REAR PERSPECTIVE
 Scale

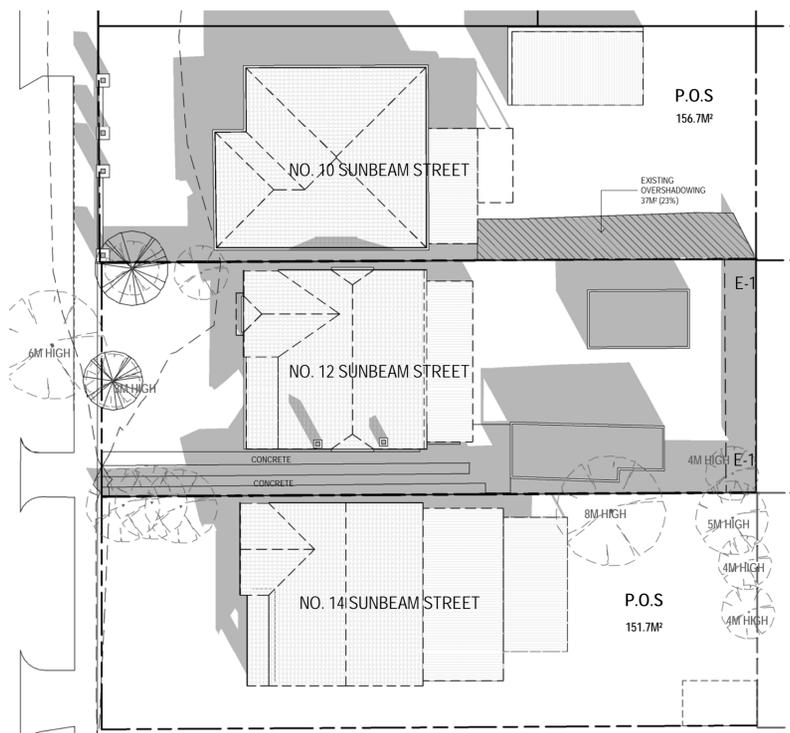
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NORTH :
 PROJECT NUMBER:
 19-012
 REASON FOR ISSUE:
 TOWN PLANNING

PROJECT:
 12 SUNBEAM STREET
 PROJECT ADDRESS:
 12 SUNBEAM STREET,
 PASCOE VALE
 CLIENT:
 SARAH, CASEY

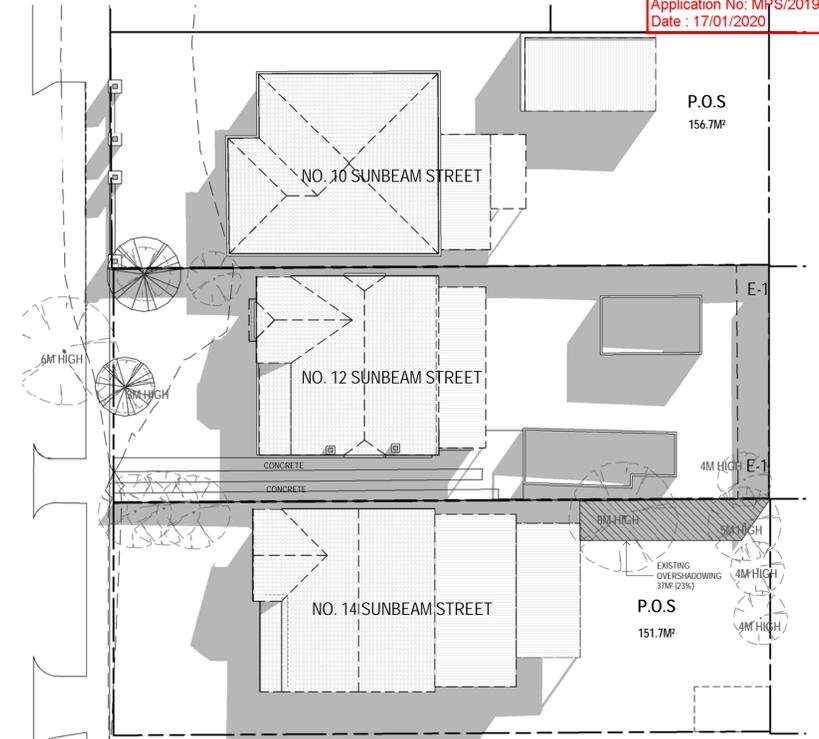
DRAWING TITLE:
 PERSPECTIVES



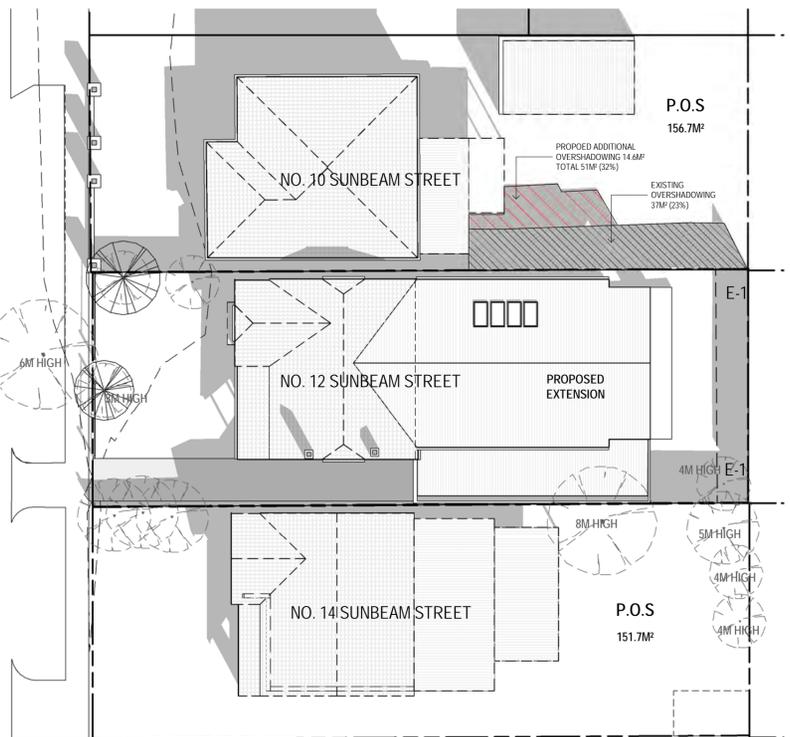
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Scale 1: 200



3 1PM - EXISTING
Scale 1: 200



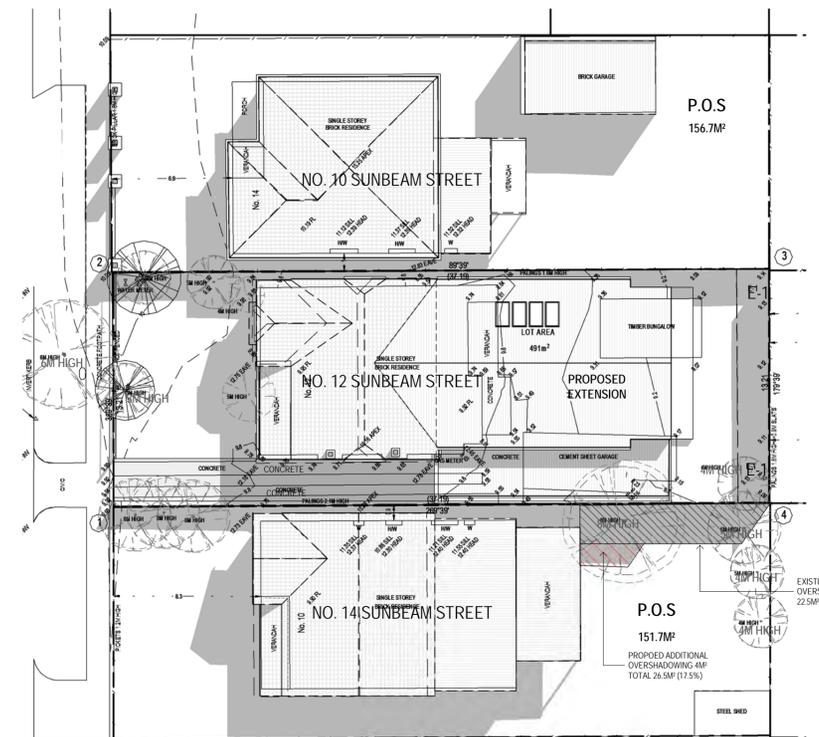
6 3PM - EXISTING
Scale 1: 200



2 9AM - PROPOSED
Scale 1: 200



4 1AM - PROPOSED
Scale 1: 200



5 3PM - PROPOSED
Scale 1: 200

No.	Description	Date

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NORTH : PROJECT NUMBER:
19-012
REASON FOR ISSUE:
TOWN PLANNING

PROJECT:
12 SUNBEAM STREET
PROJECT ADDRESS:
12 SUNBEAM STREET,
PASCOE VALE
CLIENT:
SARAH, CASEY

DRAWING TITLE:
SHADOW
DIAGRAMS

SCALE:
1: 200 @ A1
DRAWING NO:
TP200

PROJECT DATE:
02/21/14

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