



49 NEWCOMBE STREET PORTARLINGTON

DRAWING NUMBER	DRAWING TITLE	REVISION	CURRENT REVISION DATE
TP000	COVER SHEET	TP04	07.08.2026
TP001	LOCALITY PLAN	TP03	03.07.2026
TP010	EXISTING CONDITIONS SITE AND PROPOSED DEMOLITION PLAN	TP03	03.07.2026
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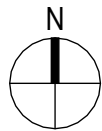
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LOCALITY PLAN
1:1000

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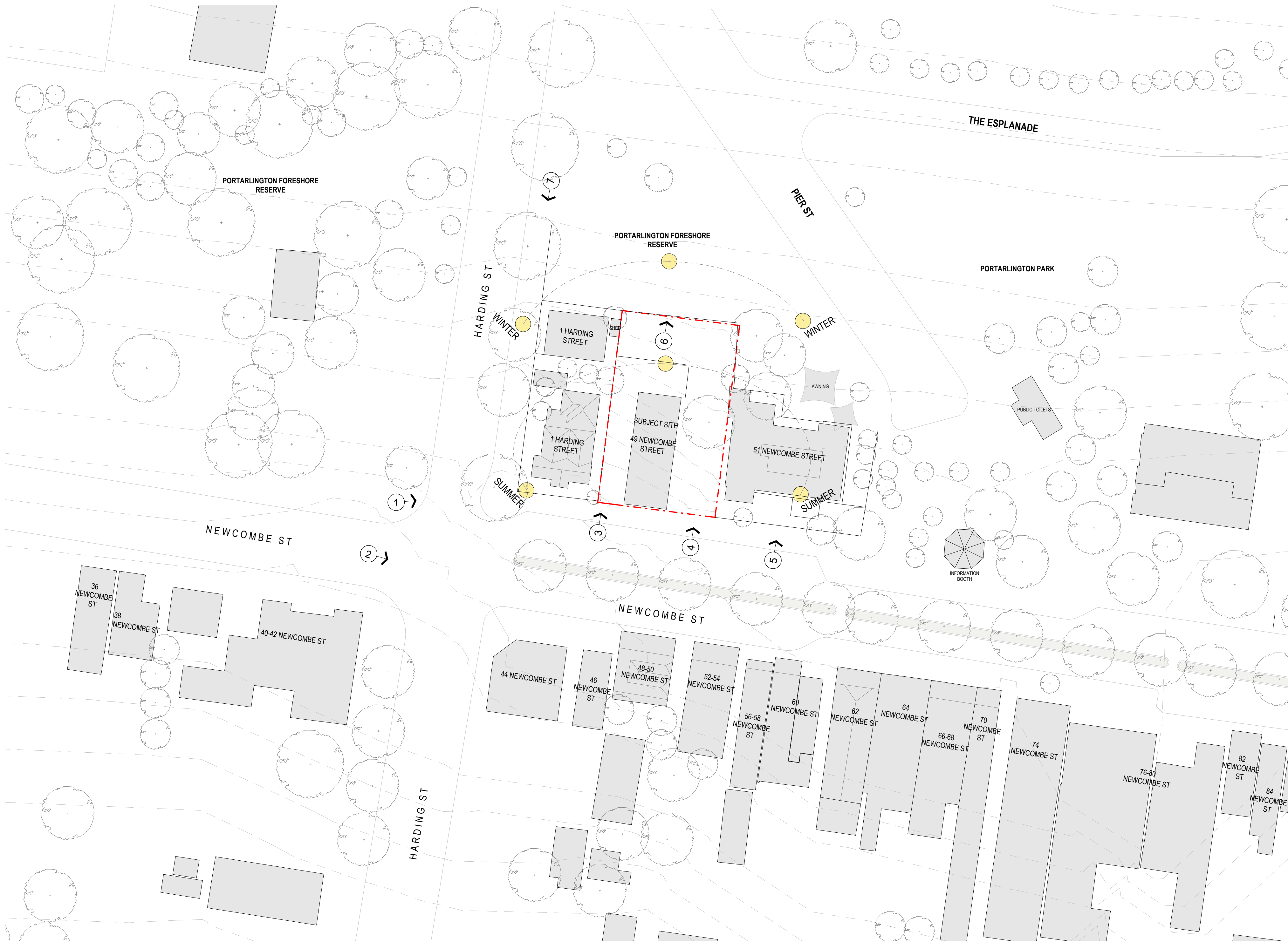


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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR **CLIENT**
CODE **NEWC**
DRAWING TITLE
COVER SHEET

DRAWING NUMBER	REVISION
TP000	TP04
1:1000 at A1	07.08.2026
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EXISTING CONDITIONS SITE CONTEXT
1: 500



IMAGE 1
CORNER HARDING STREET AND NEWCOMBE STREET



IMAGE 2
NEWCOMBE STREET LOOKING EAST



IMAGE 3
1 HARDING STREET AND 49 NEWCOMBE STREET



IMAGE 7
LOOKING SOUTH, 1 HARDING STREET



IMAGE 6
49 NEWCOMBE STREET FACING NORTH TOWARDS THE BAY



IMAGE 5
51 NEWCOMBE STREET

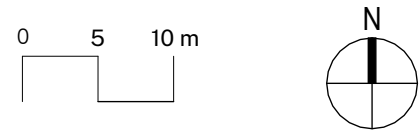


IMAGE 4
49 & 51 NEWCOMBE STREET

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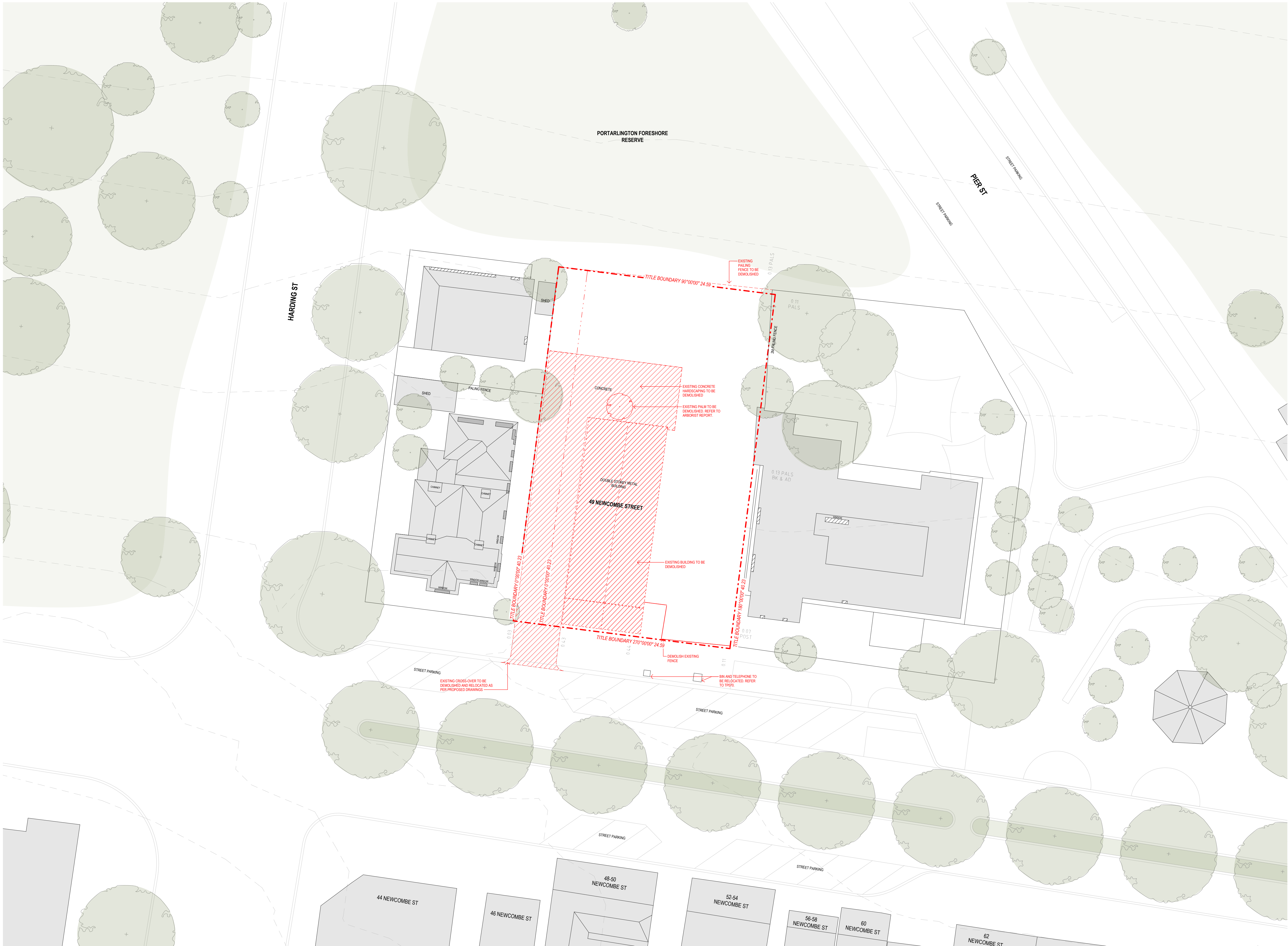
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LOCALITY PLAN

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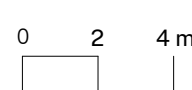
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DRAWING TITLE
EXISTING CONDITIONS SITE AND PROPOSED DEMOLITION PLAN

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TP010

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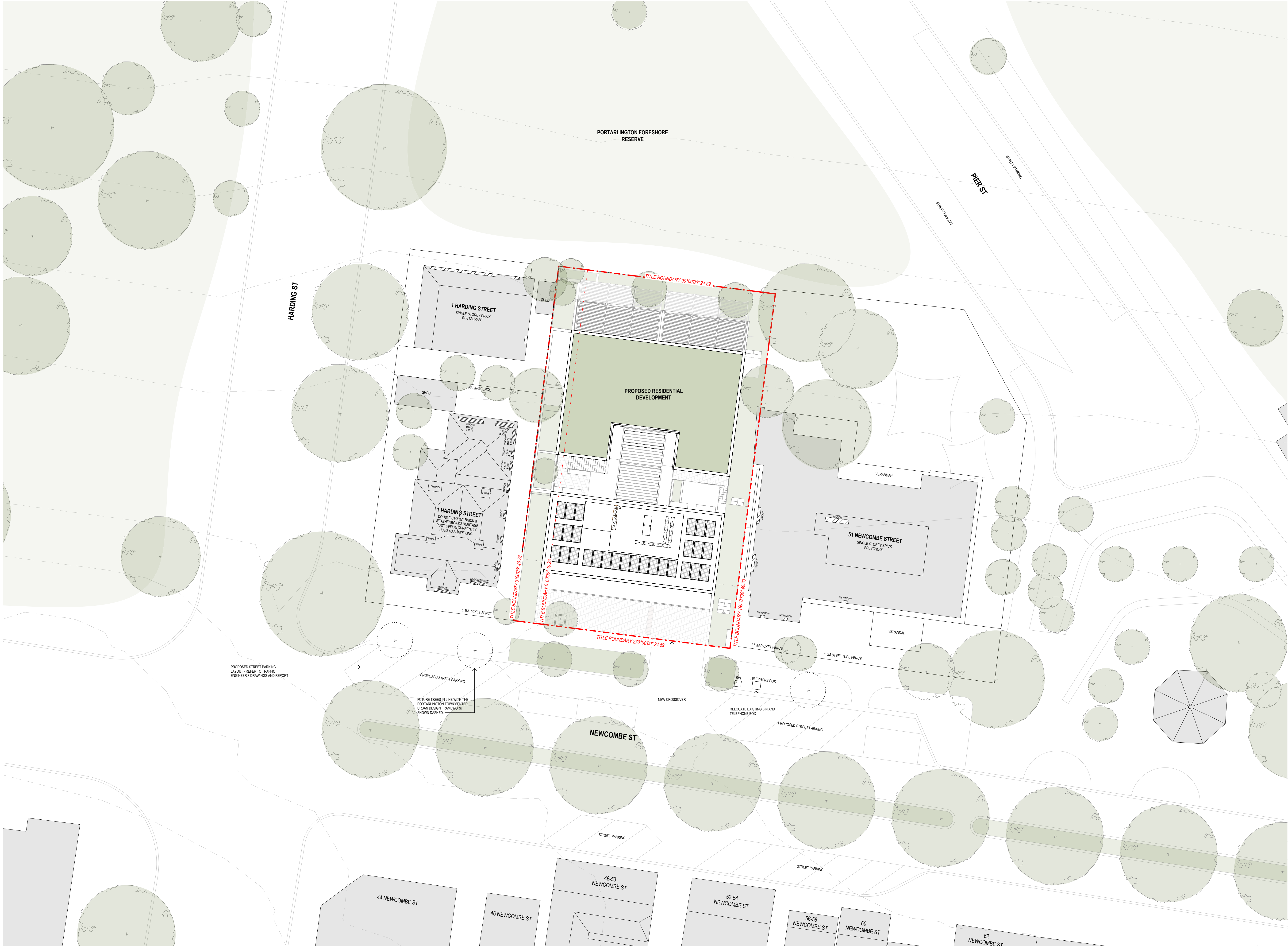
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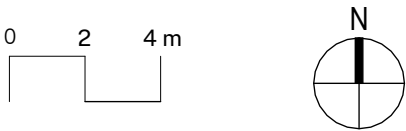
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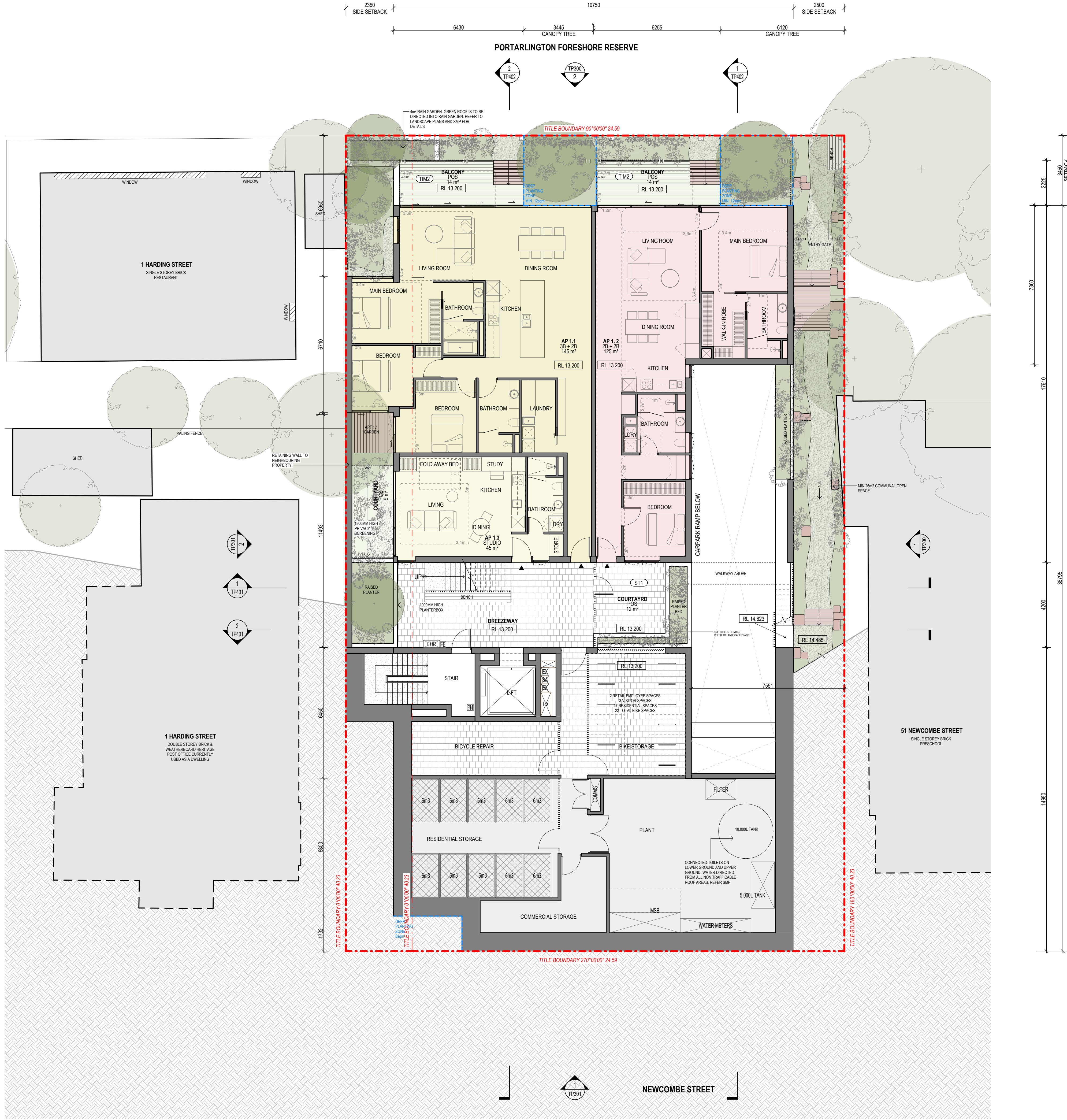


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PROPOSED SITE PLAN

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TP070	TP03
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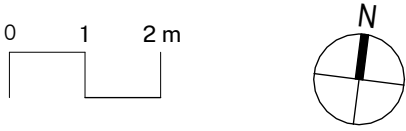


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DRAWING TITLE
**PROPOSED LOWER GROUND
PLAN**

DRAWING NUMBER
TP101

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REVISION

TP03

03.07.2026

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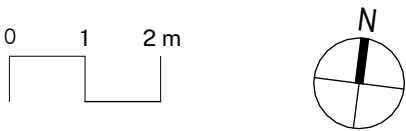


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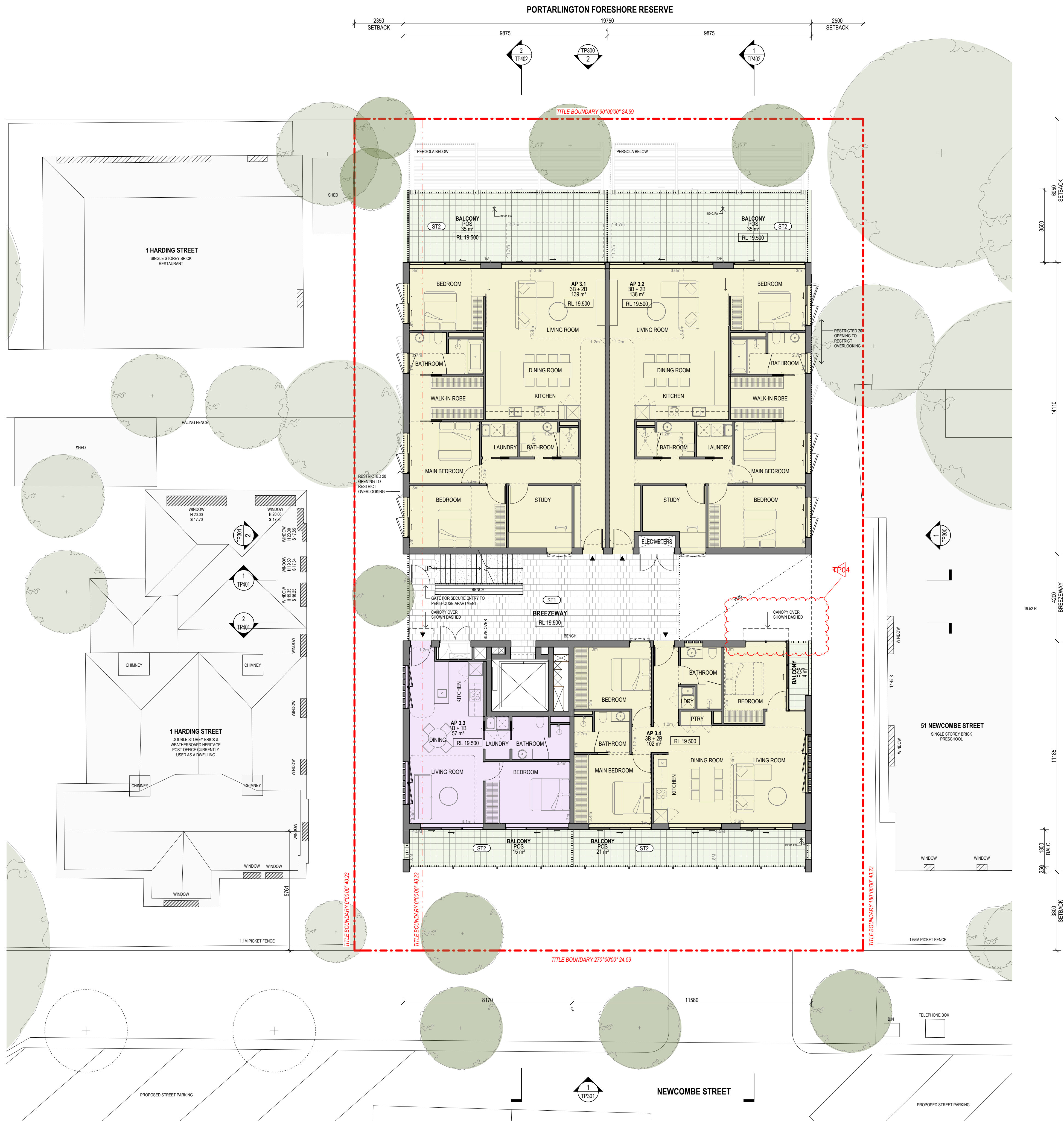


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DRAWING TITLE **PROPOSED UPPER GROUND PLAN**

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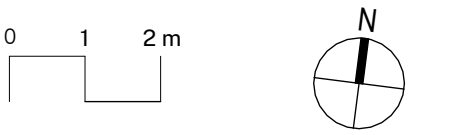


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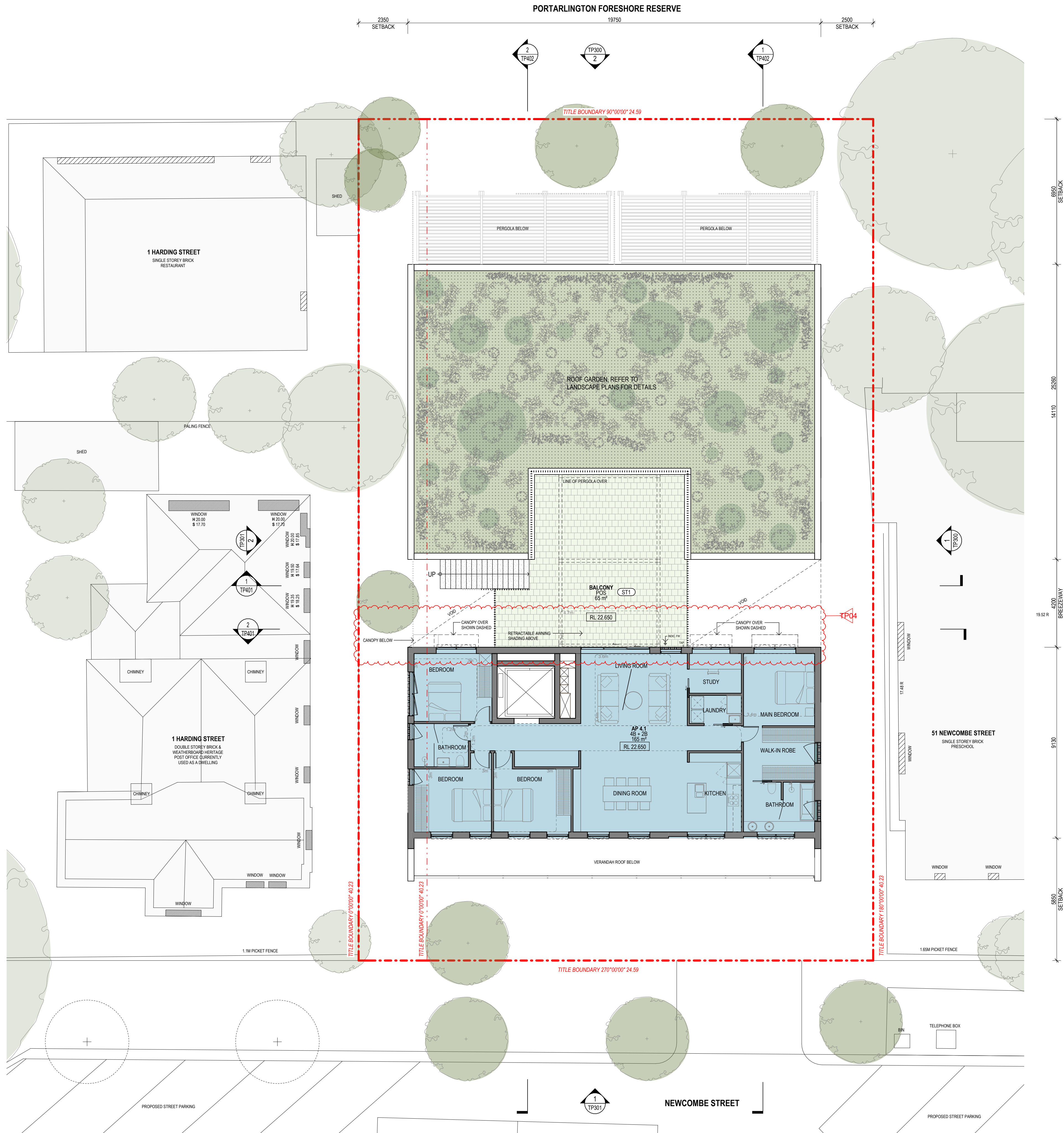


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PROPOSED LEVEL 1 PLAN

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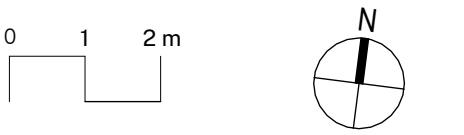


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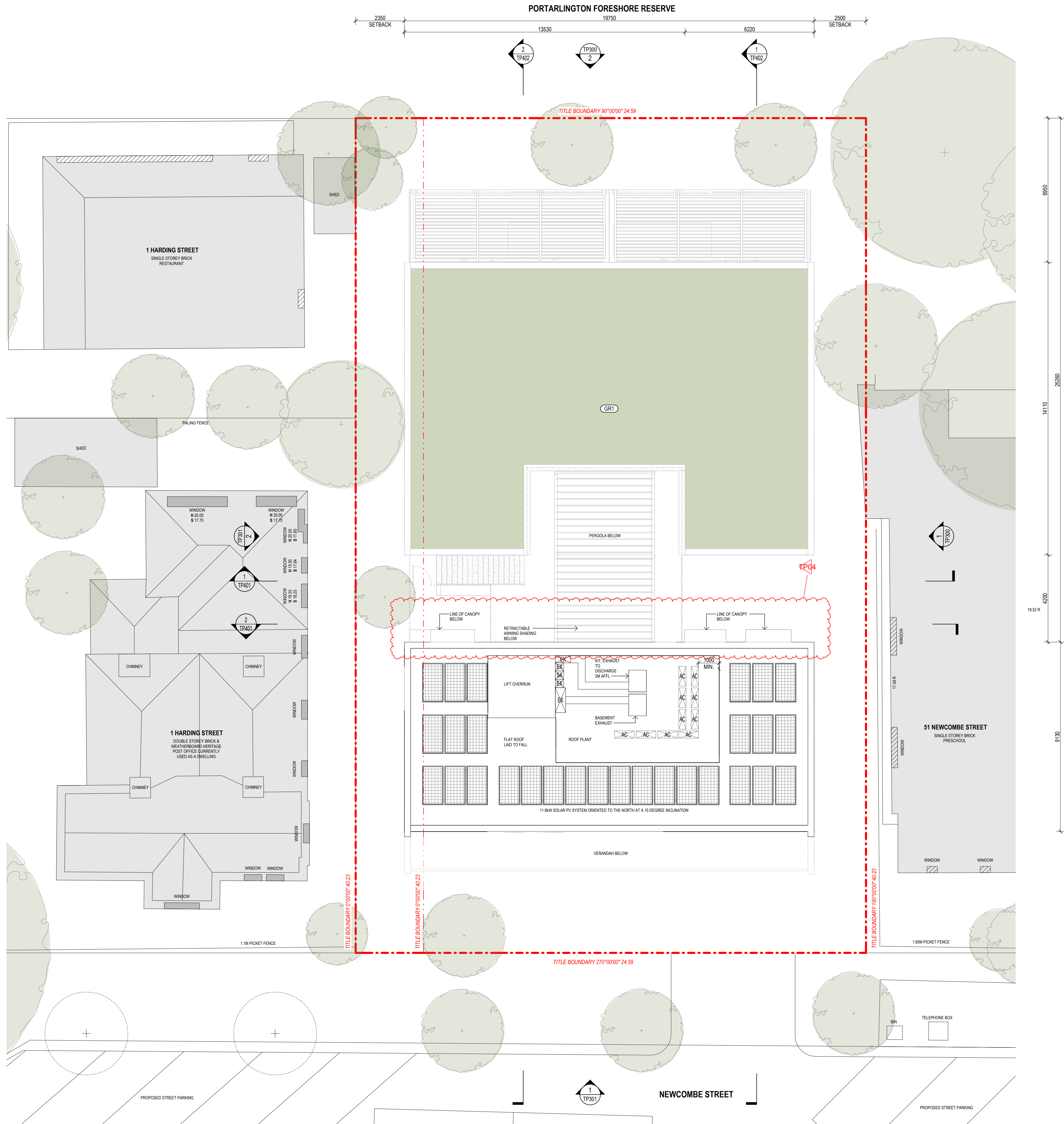


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PROPOSED LEVEL 2 PLAN

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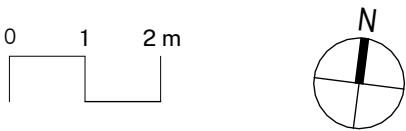
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PROPOSED ROOF PLANNING
1:100

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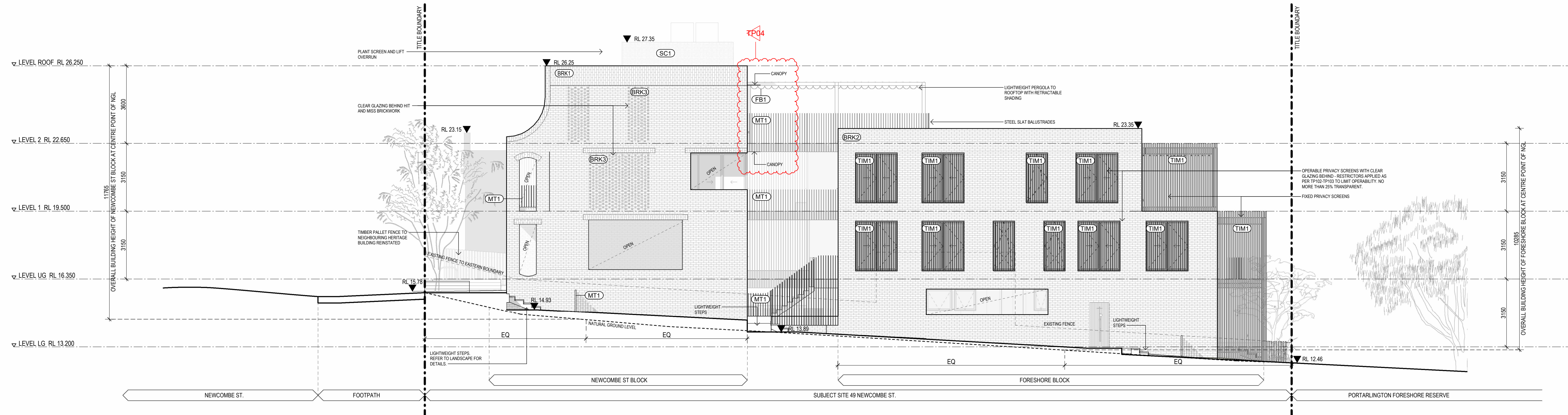
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PROPOSED ROOF PLAN

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PROPOSED NORTH ELEVATION
1:100

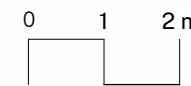


PROPOSED EAST ELEVATION
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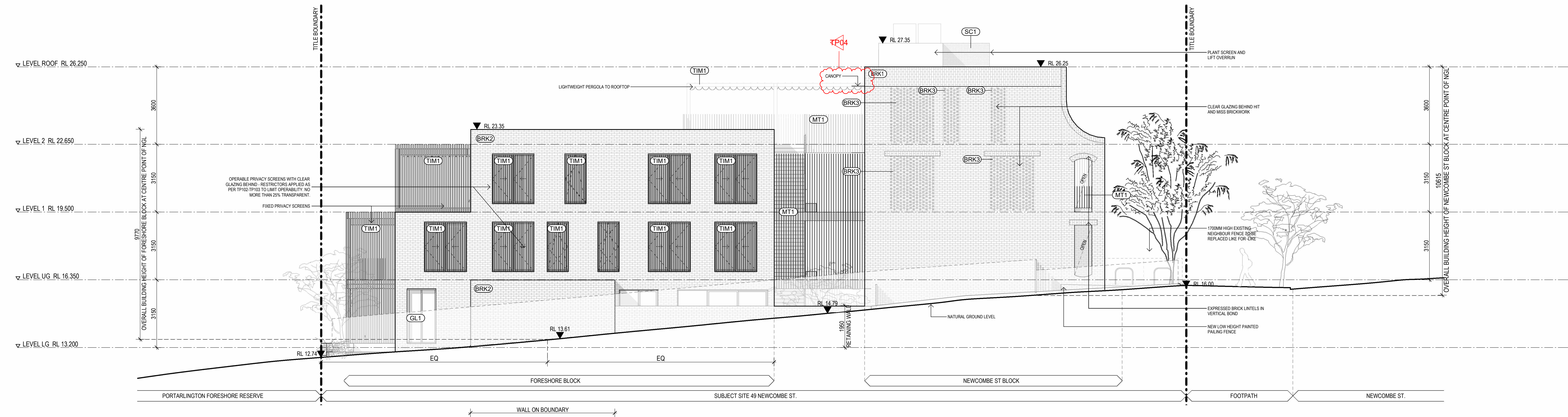
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PROPOSED ELEVATIONS - SHEET 1

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PROPOSED SOUTH ELEVATION
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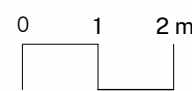


PROPOSED WEST ELEVATION
1:100

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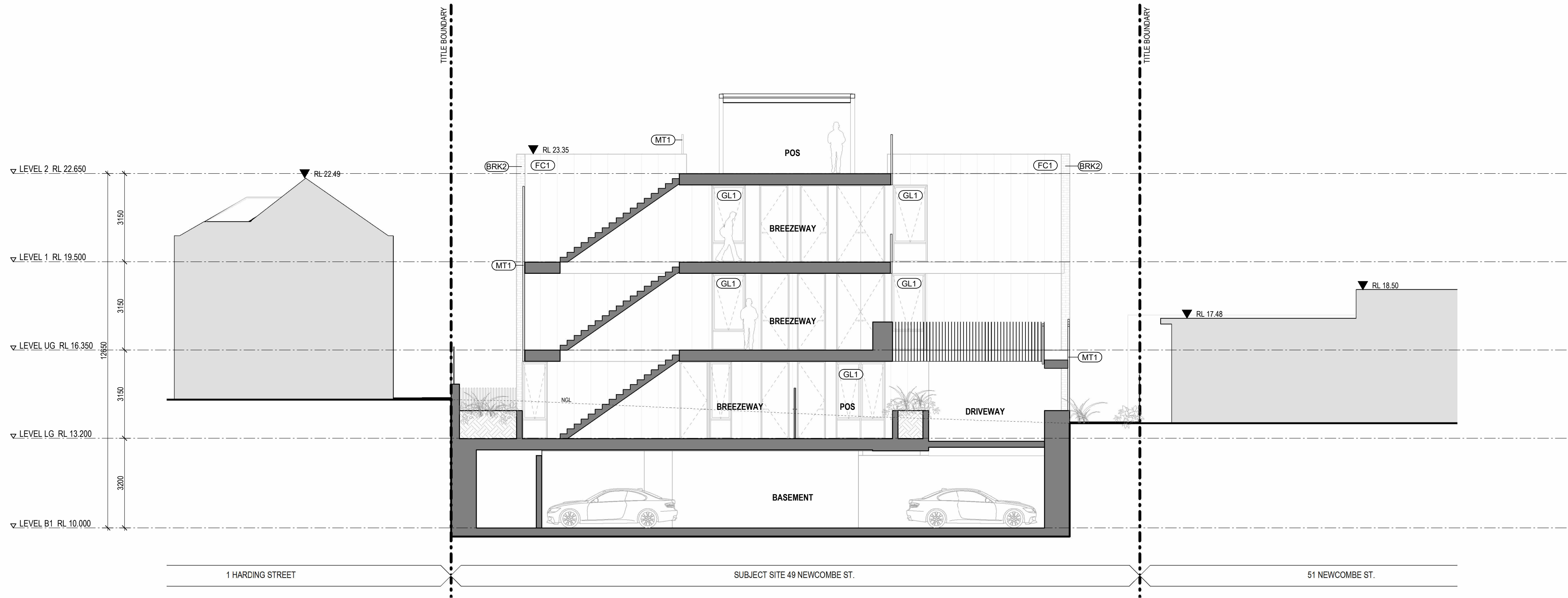
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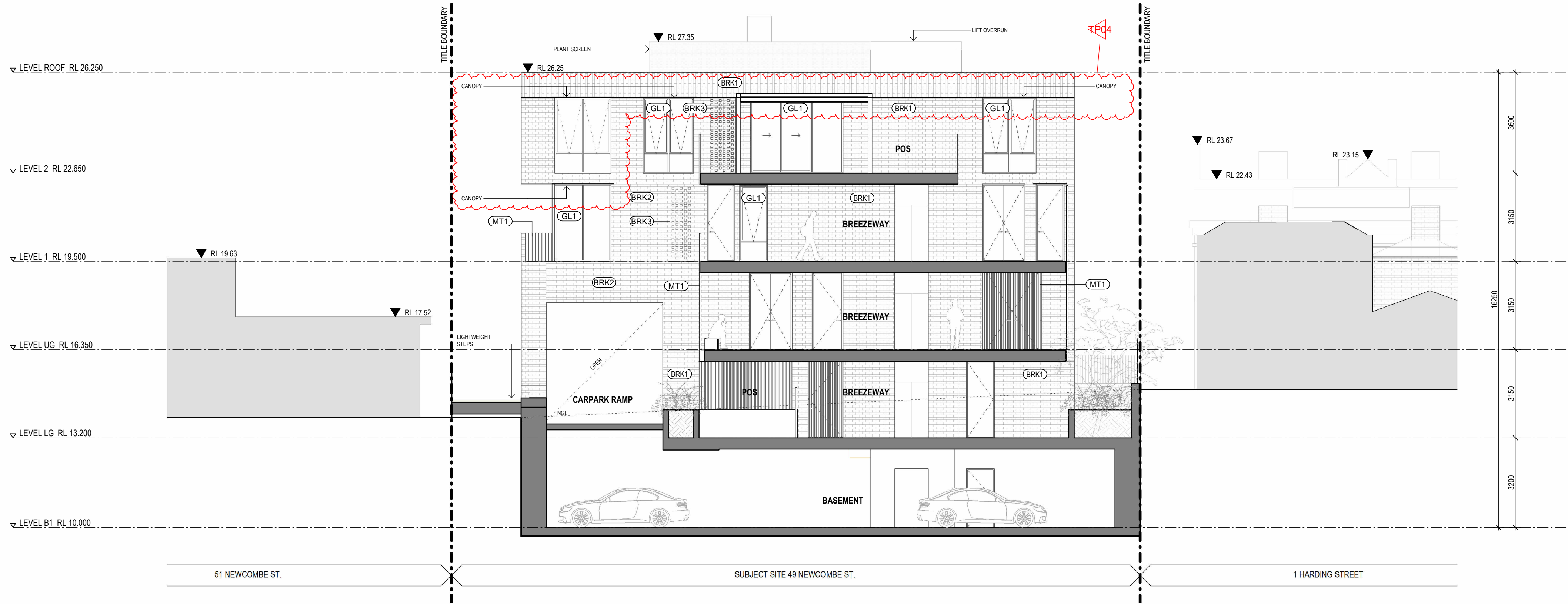
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E/W SECTION BREEZEWAY NORTH
1:100

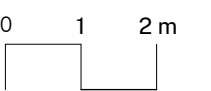


E/W SECTION BREEZEWAY SOUTH
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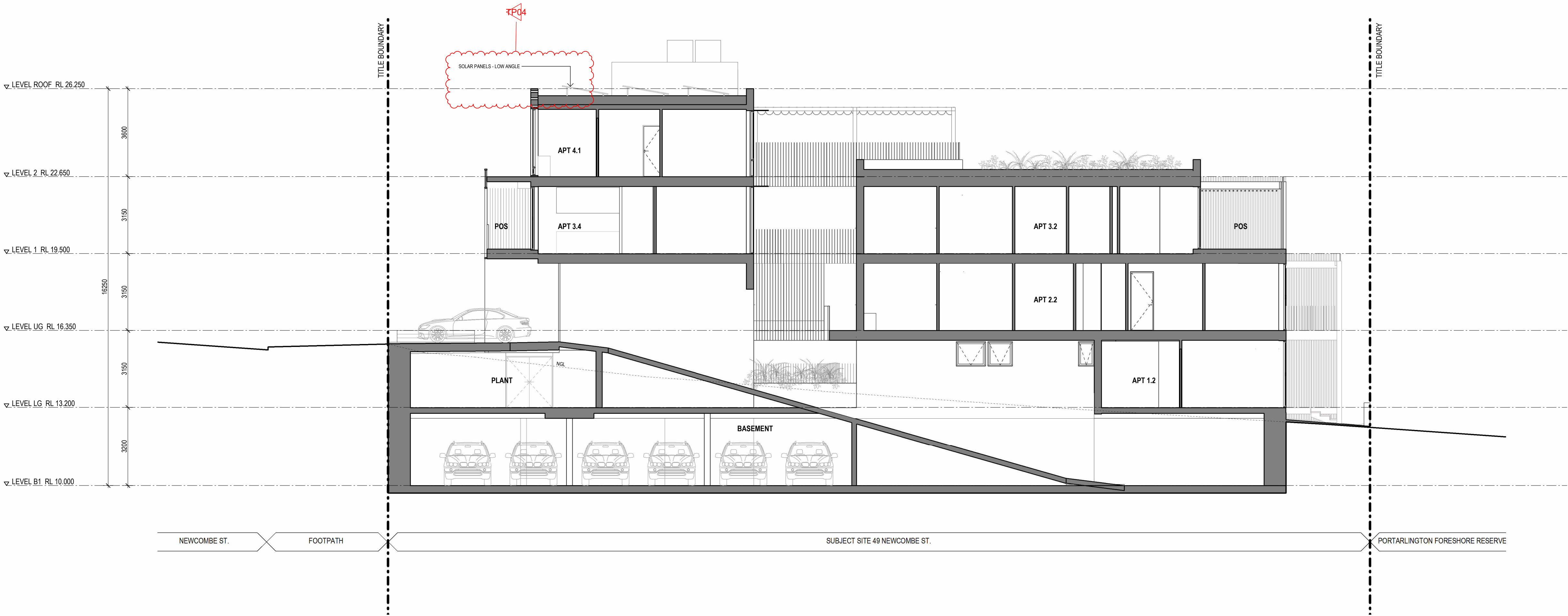
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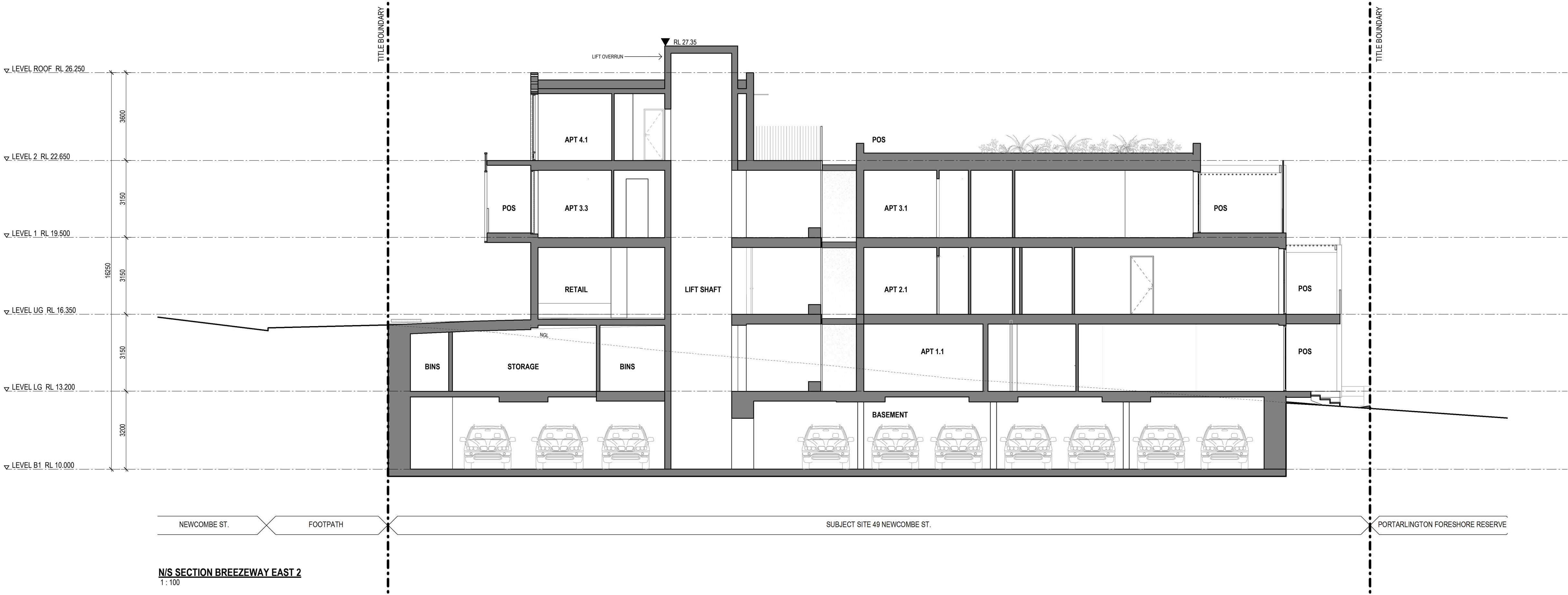
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PROPOSED SECTIONS - SHEET 1

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N/S SECTION BREEZEWAY EAST 1
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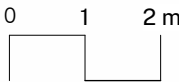


N/S SECTION BREEZEWAY EAST 2
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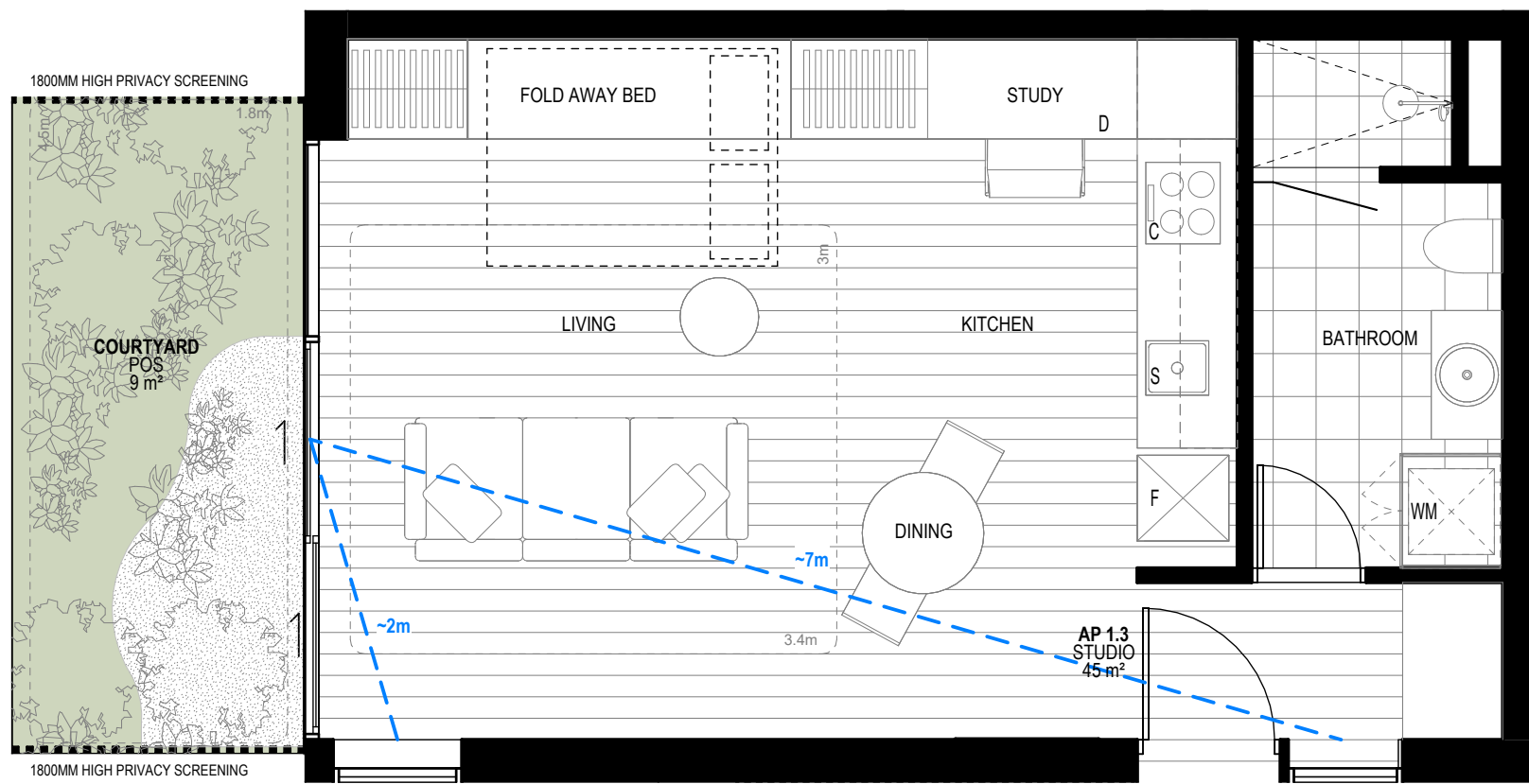
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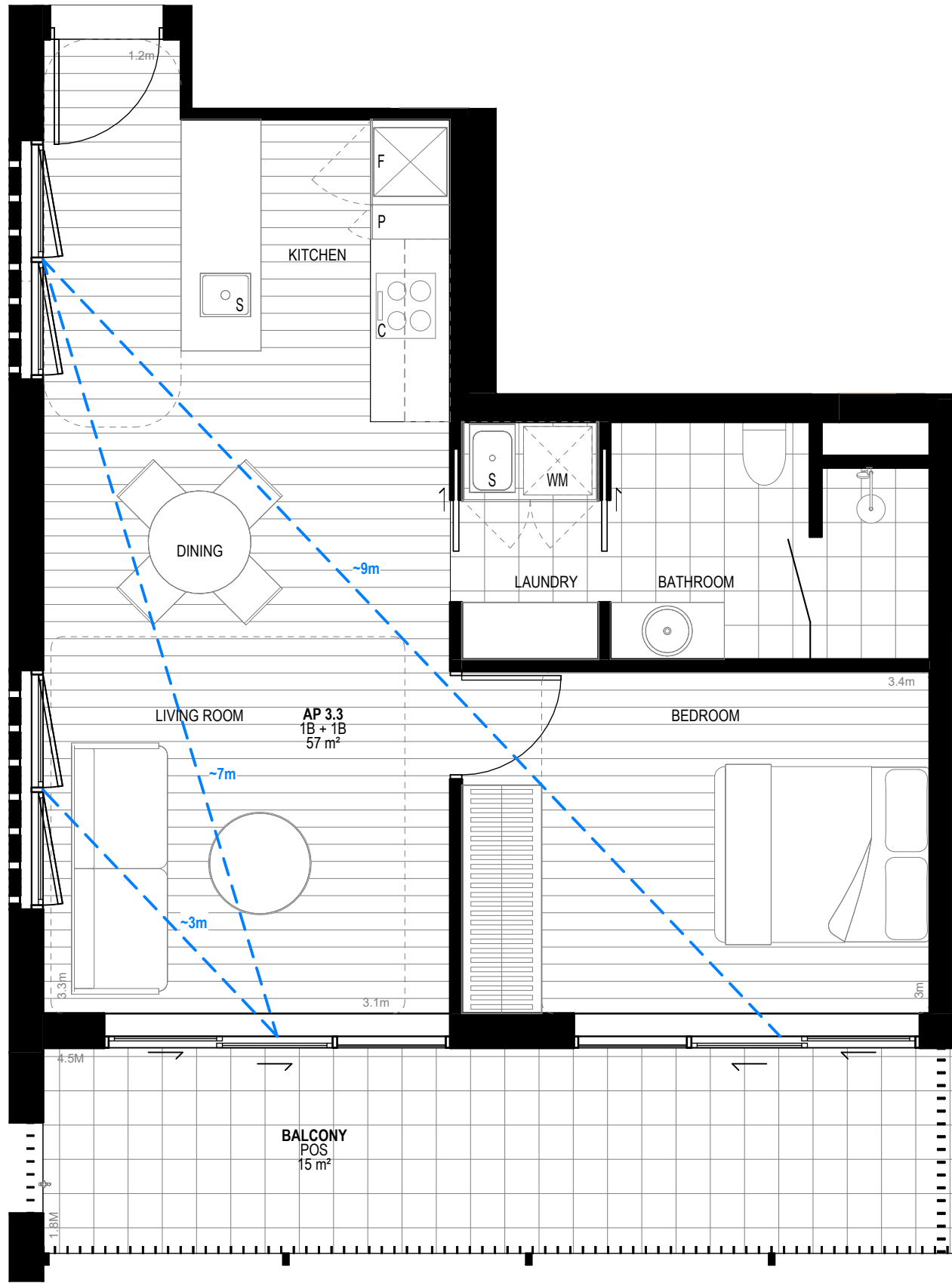
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PROPOSED LOWER GROUND PLANNING - STUDIO
1:50

AP 1.3 ST STORAGE ANALYSIS		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 1.3	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 1.3	BED	3.13 m³
AP 1.3	KITCHEN	2.36 m³
AP 1.3	STORAGE	1.46 m³
		6.95 m³
Total		12.40 m³



PROPOSED LEVEL 1 PLANNING - 1B-1
1:50

AP 3.3 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 3.3	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 3.3	BED	3.36 m³
AP 3.3	KITCHEN	2.00 m³
AP 3.3	LDRY	1.44 m³
AP 3.3	PANTRY	0.50 m³
		7.30 m³
Total		12.75 m³

ADVERTISED
PLAN

APARTMENT LEGEND

- S SINK
- C COOKTOP
- F FRIDGE
- P PANTRY
- D DESK
- WM WASHER MACHINE
- DM DRYER MACHINE
- BREEZE PATH

TP02	03.07.2026	GDFT SUBMISSION
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STAGE **TOWN PLANNING**
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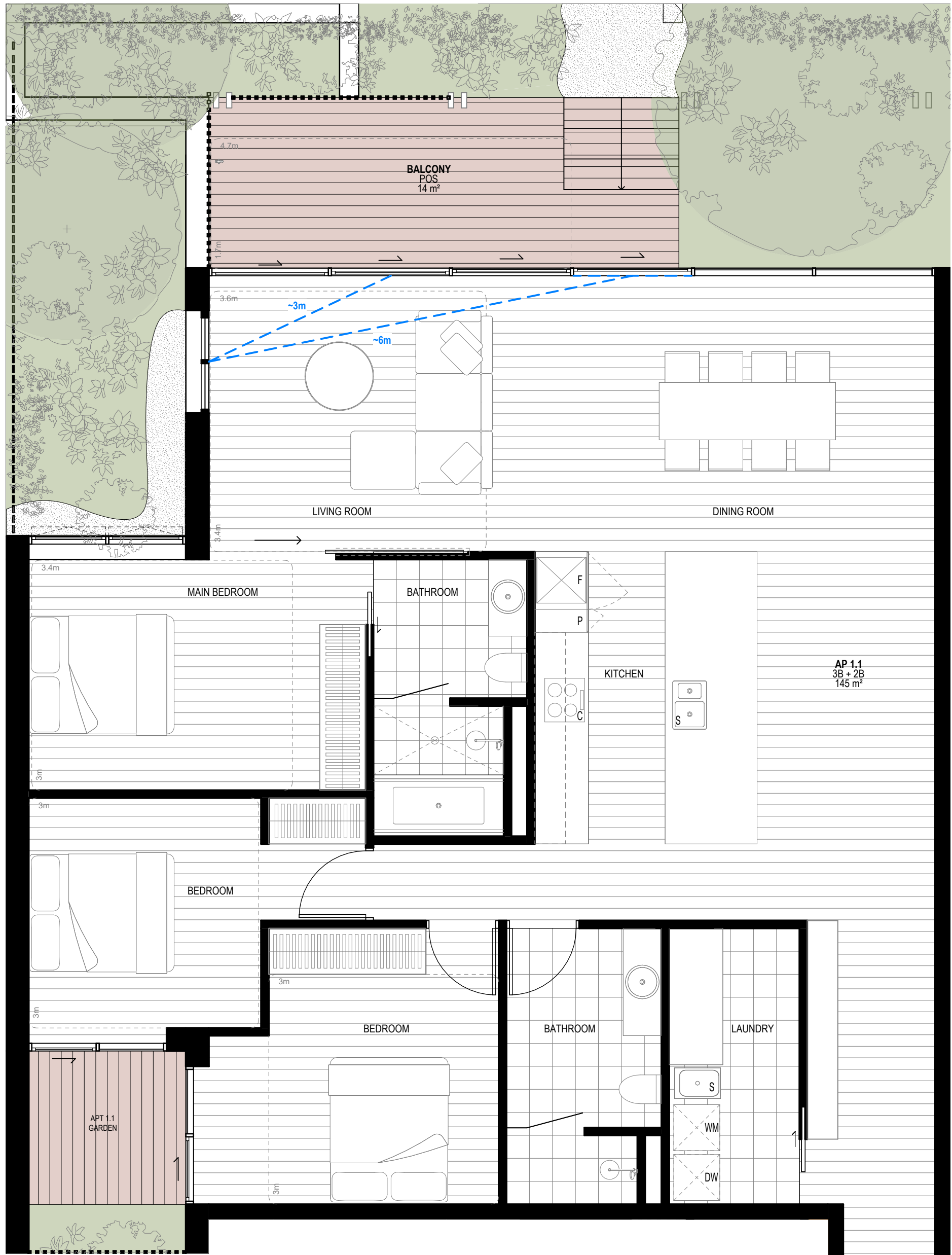
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR **CLIENT**
CODE **NEWC**
DRAWING TITLE
APARTMENT PLANS - S & 1B-1

DRAWING NUMBER	REVISION
TP610	TP02
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ADVERTISED
PLAN



AP 1.1 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 1.1	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 1.1	BED	7.88 m³
AP 1.1	KITCHEN	4.33 m³
AP 1.1	LDRY	2.99 m³
AP 1.1	PANTRY	0.50 m³
AP 1.1	STORAGE	2.74 m³
Total		23.89 m³

PROPOSED LOWER GROUND PLANNING - 3B-1
1 : 50



AP 1.2 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 1.2	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 1.2	BED	13.64 m³
AP 1.2	KITCHEN	5.91 m³
AP 1.2	STORAGE	1.68 m³
Total		26.67 m³

PROPOSED LOWER GROUND PLANNING - 2B-1
1 : 50

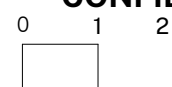
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APARTMENT LEGEND

- S SINK
- C COOKTOP
- F FRIDGE
- P PANTRY
- D DESK
- WM WASHER MACHINE
- DM DRYER MACHINE
- BREEZE PATH

TP02 03.07.2026 GDFT SUBMISSION
TP01 14.11.2025 TOWN PLANNING
No. Date Description

STAGE TOWN PLANNING
STATUS FOR INFORMATION
NOT FOR CONSTRUCTION
COMMERCIAL IN
CONFIDENCE



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PROJECT NEWCOMBE STREET
AT 49 Newcombe Street, Portarlington,
VIC

FOR CLIENT
CODE NEWC

DRAWING TITLE
APARTMENT PLANS - 2B-1 & 3B-1

DRAWING NUMBER

TP611

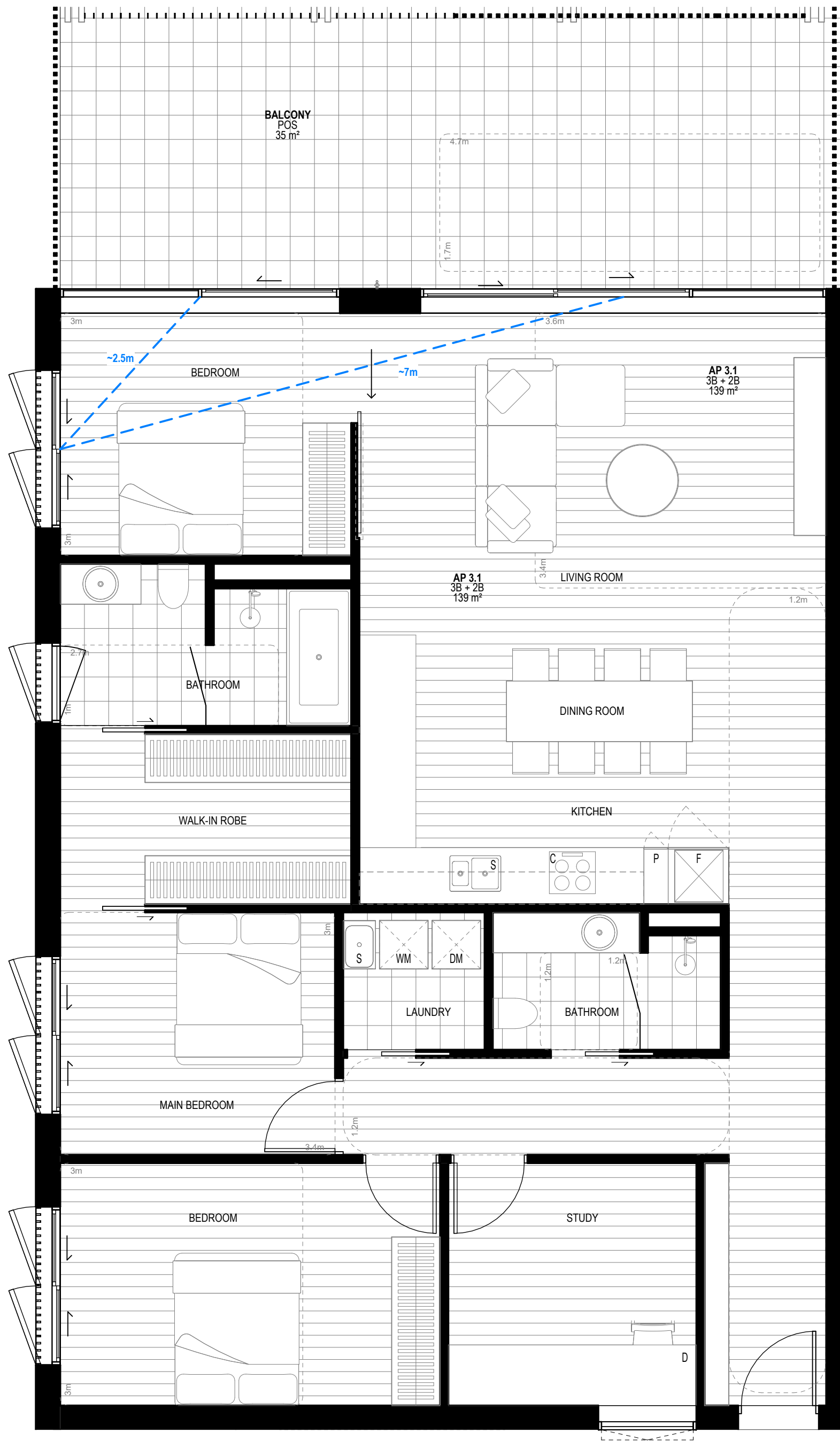
As indicated at A1

REVISION

TP02

03.07.2026

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PROPOSED LEVEL 1 PLANNING - 3B-2
1:50

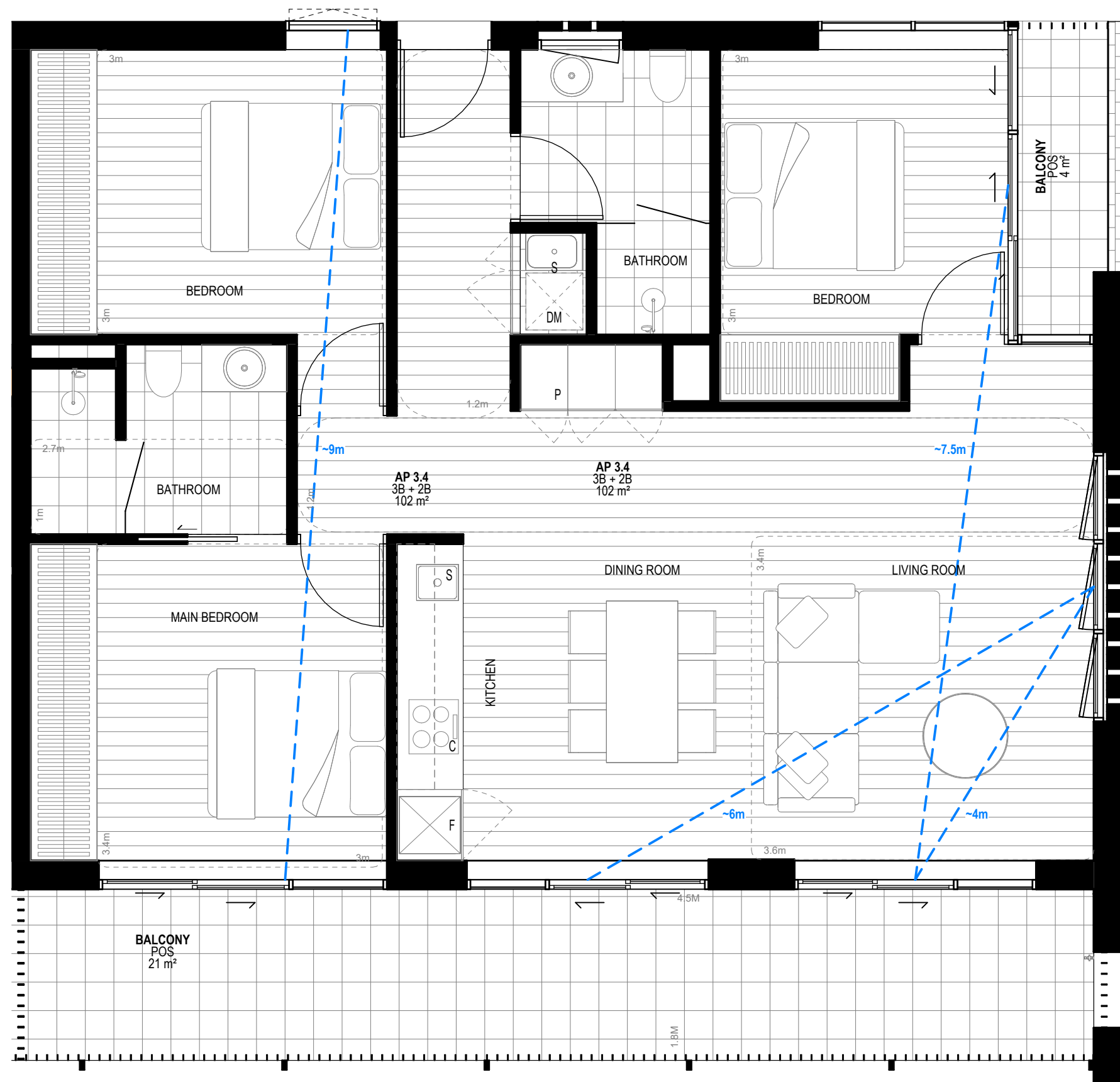
AP 3.1 & 3.2 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume

Storage Analysis Module - External		
AP 3.1	STORAGE CAGE	5.45 m³
		5.45 m³

Storage Analysis Module - Internal		
AP 3.1	BED	12.71 m³
AP 3.1	KITCHEN	2.35 m³
AP 3.1	PANTRY	0.50 m³
AP 3.1	STORAGE	1.66 m³

Total 17.22 m³
22.66 m³

ADVERTISED PLAN



PROPOSED LEVEL 1 PLANNING - 3B-3
1:50

AP 3.4 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume

Storage Analysis Module - External		
AP 3.4	STORAGE CAGE	5.45 m³
		5.45 m³

Storage Analysis Module - Internal		
AP 3.4	BED	13.79 m³
AP 3.4	KITCHEN	1.61 m³
AP 3.4	PANTRY	2.52 m³

Total 17.92 m³
23.37 m³

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APARTMENT LEGEND

- S SINK
- C COOKTOP
- F FRIDGE
- P PANTRY
- D DESK
- WM WASHER MACHINE
- DM DRYER MACHINE
- ~7m BREEZE PATH

TP02 03.07.2026 GDFT SUBMISSION
TP01 14.11.2025 TOWN PLANNING
No. Date Description

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
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COMMERCIAL IN
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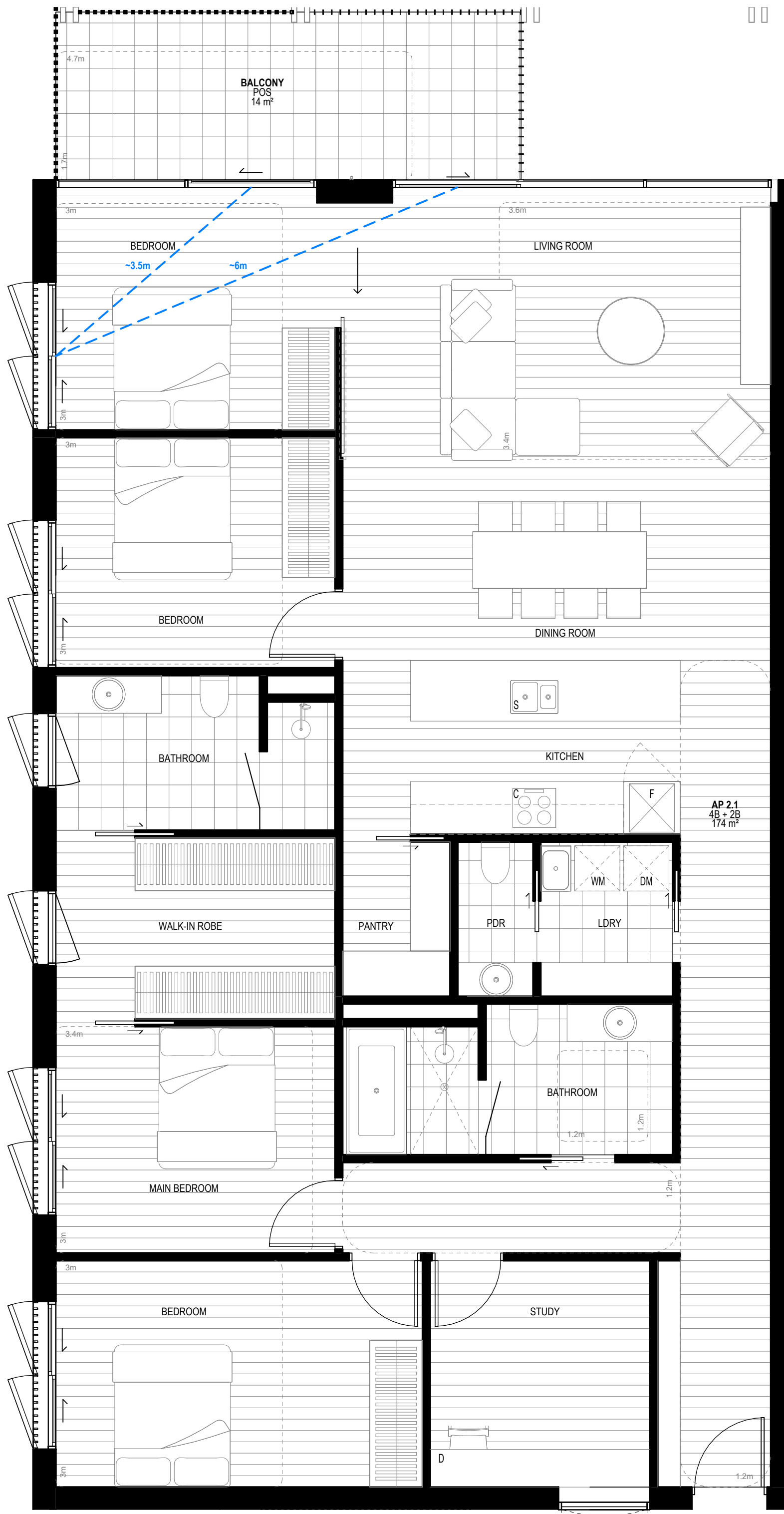
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
APARTMENT PLANS - 3B-2 & 3B-3

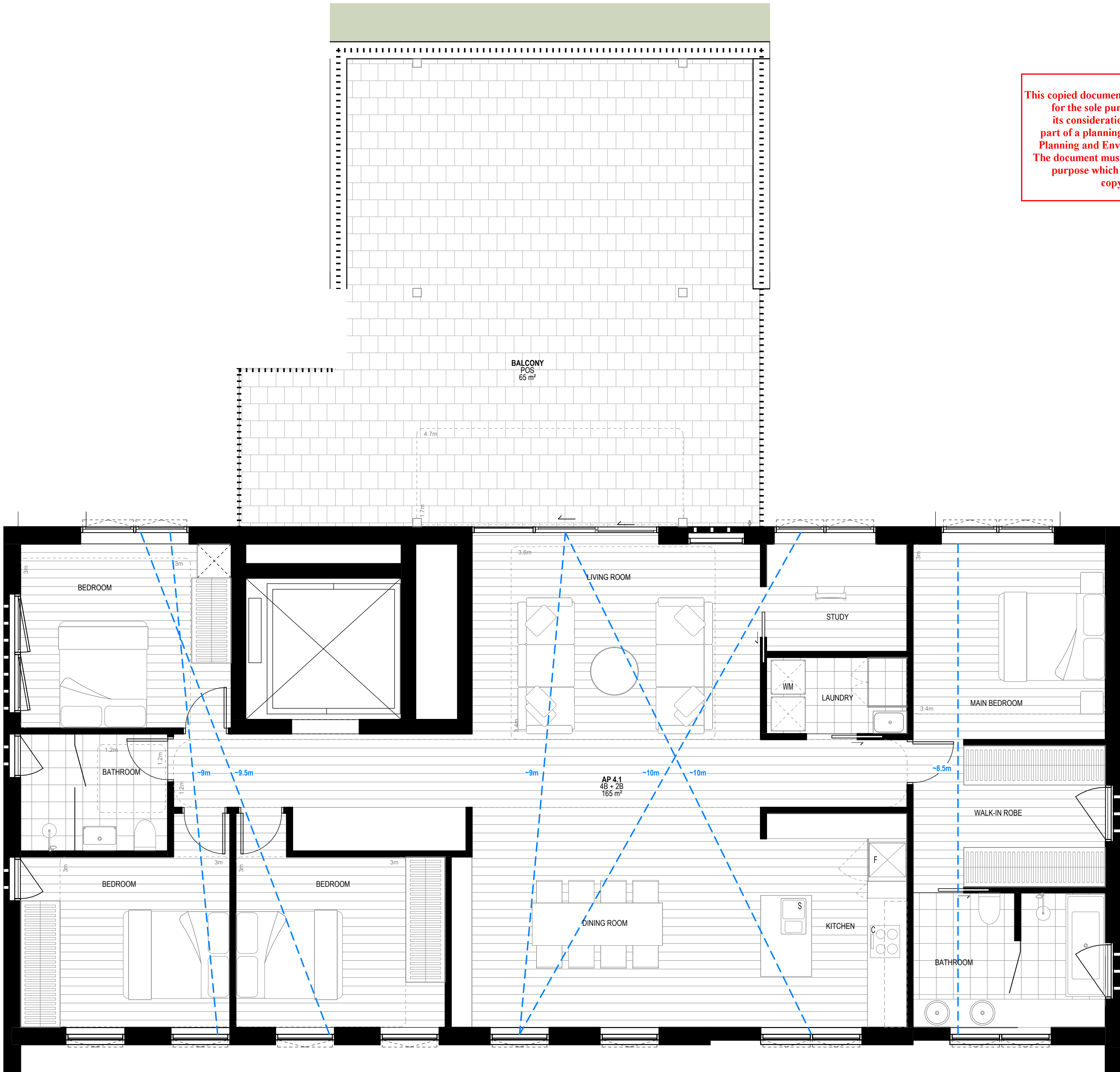
DRAWING NUMBER **TP612** REVISION **TP02**
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PLAN



PROPOSED UPPER GROUND LEVEL PLANNING - 4B-2
1:50

AP 2.1 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 2.1	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 2.1	BED	17.55 m³
AP 2.1	KITCHEN	4.22 m³
AP 2.1	LDY	1.87 m³
AP 2.1	PANTRY	3.87 m³
		27.51 m³
Total		32.95 m³



PROPOSED LEVEL 2 PLANNING - 4B-1
1:50

AP 4.1 ST STORAGE ANALYSIS NEW		
Apartment No.	ModuleType	Volume
Storage Analysis Module - External		
AP 4.1	STORAGE CAGE	5.45 m³
		5.45 m³
Storage Analysis Module - Internal		
AP 4.1	BED	18.39 m³
AP 4.1	KITCHEN	4.18 m³
AP 4.1	LDY	1.48 m³
AP 4.1	STORAGE	8.33 m³
		32.39 m³
Total		37.83 m³

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APARTMENT LEGEND

- S SINK
- C COOKTOP
- F FRIDGE
- P PANTRY
- D DESK
- WM WASHER MACHINE
- DM DRYER MACHINE
- 7m BREEZE PATH

TP02 03.07.2026 GDFT SUBMISSION
TP01 14.11.2025 TOWN PLANNING
No. Date Description

STAGE TOWN PLANNING
STATUS FOR INFORMATION
NOT FOR CONSTRUCTION
COMMERCIAL IN
CONFIDENCE

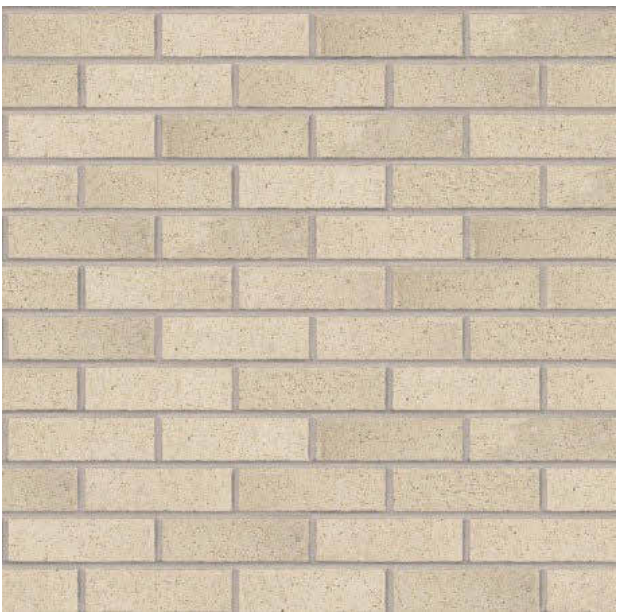


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PROJECT NEWCOMBE STREET
AT 49 Newcombe Street, Portarlington,
VIC
FOR CLIENT
CODE NEWC
DRAWING TITLE
APARTMENT PLANS - 4B-1 &
4B-2

DRAWING NUMBER TP613 REVISION TP02
As indicated at A1 03.07.2026
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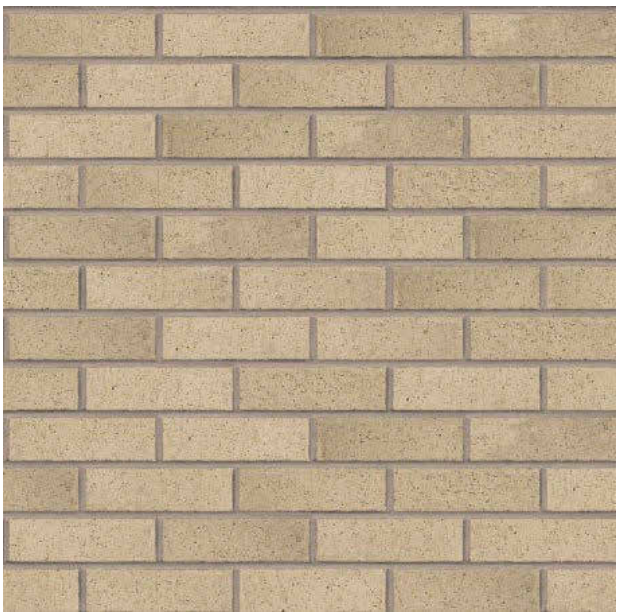


CODE: BRK1

MATERIAL: BRICKWORK

APPLICATION: SOUTH FACING NEWCOMBE BLOCK

FINISH / COLOUR: LIGHT COLOURED SANDY BRICK WITH RECYCLED CONTENT. RAW FINISH. FLUSH MORTAR JOINT.

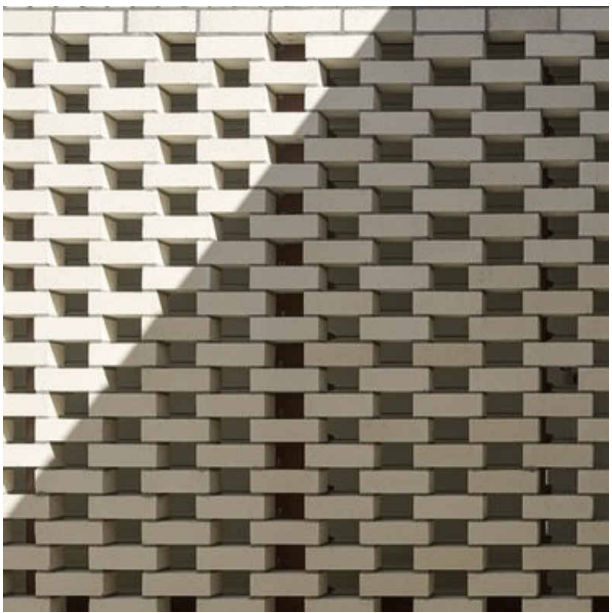


CODE: BRK2

MATERIAL: BRICKWORK

APPLICATION: NORTH FACING BAYSIDE BLOCK

FINISH / COLOUR: LIGHT COLOURED SANDY BRICK (TONE DARKER THAN BRK1) WITH RECYCLED CONTENT. RAW FINISH. FLUSH MORTAR JOINT.



CODE: BRK3

MATERIAL: BRK 1 & BRK2

APPLICATION: HIT & MISS DETAILING



CODE: GL1

MATERIAL: DOUBLE GLAZING

APPLICATION: EXTERIOR

FINISH: CLEAR



CODE: GR1

MATERIAL: GREEN ROOF

APPLICATION: ROOF OF NORTHERN BLOCK.

REFER TO LANDSCAPE PACKAGE FOR MORE DETAILS.



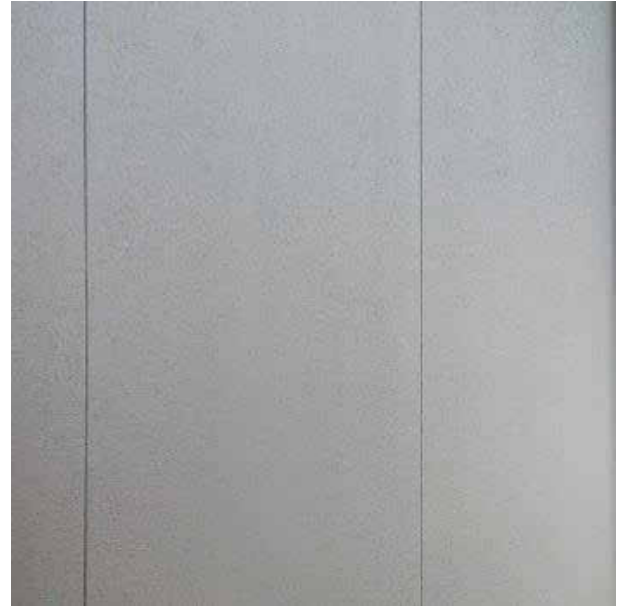
CODE: MT1

MATERIAL: ALUMINIUM

APPLICATION: BALUSTRADES. REFER TO ELEVATION DWGS.

FINISH / COLOUR: POWDERCOATED. LIGHT GREY / SILVER.

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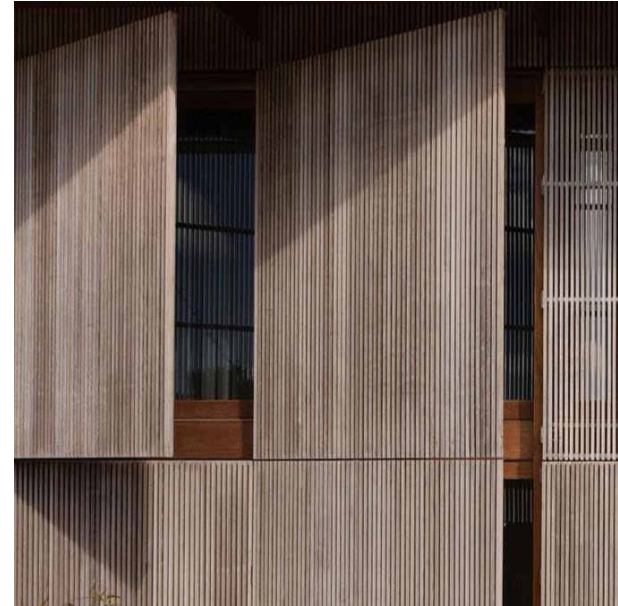


CODE: FC1

MATERIAL: FIBRE CEMENT CLADDING

APPLICATION: EXTERIOR BREEZEWAY

FINISH: PAINTED LIGHT GREY TONE. EXPRESSED JOINTS BETWEEN PANELS.

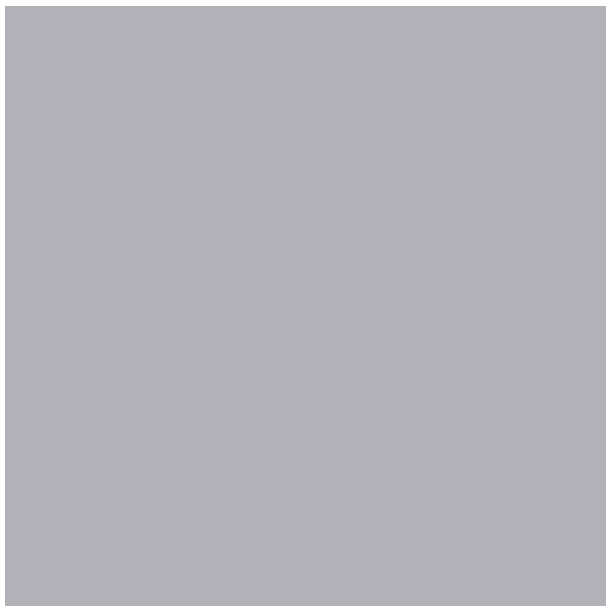


CODE: TIM1

MATERIAL: TIMBER BATTEN SCREENING

APPLICATION: SCREENING. REFER TO ELEVATION DWGS.

FINISH / COLOUR: LIGHT COLOURED TIMBER. TO ACHIEVE GROUP 1 FIRE RATING REQUIREMENTS.



CODE: MT2

MATERIAL: ALUMINIUM

APPLICATION: WINDOW AND DOOR FRAMES. REFER TO ELEVATION DWGS.

FINISH / COLOUR: POWDERCOATED. LIGHT GREY / SILVER.

ADVERTISED PLAN



CODE: ST1

MATERIAL: SANDSTONE TILE

APPLICATION: EXTERIOR FORECOURT

FINISH: RAW. NOM. 540MM X 270MM

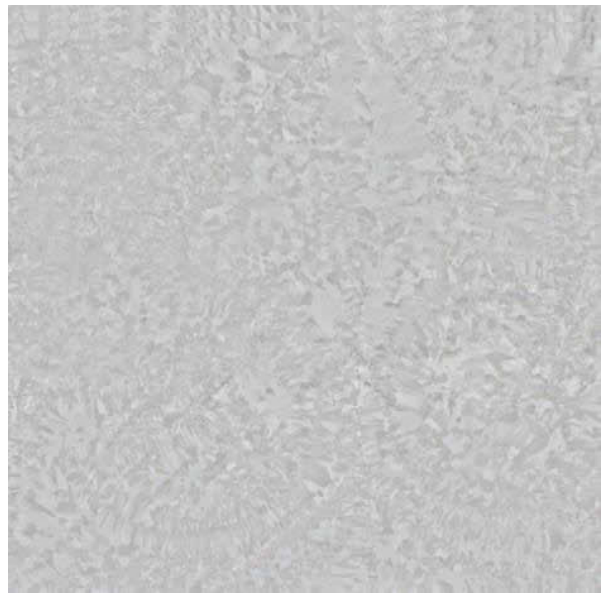


CODE: ST2

MATERIAL: PORCELAIN TILE

APPLICATION: BALCONIES. REFER TO PLAN DWGS.

FINISH: RAW. NOM. 600MM X 300MM



CODE: MT3

MATERIAL: GALVANISED SHEET

APPLICATION: EXTERNAL SOFFITS

FINISH: RAW

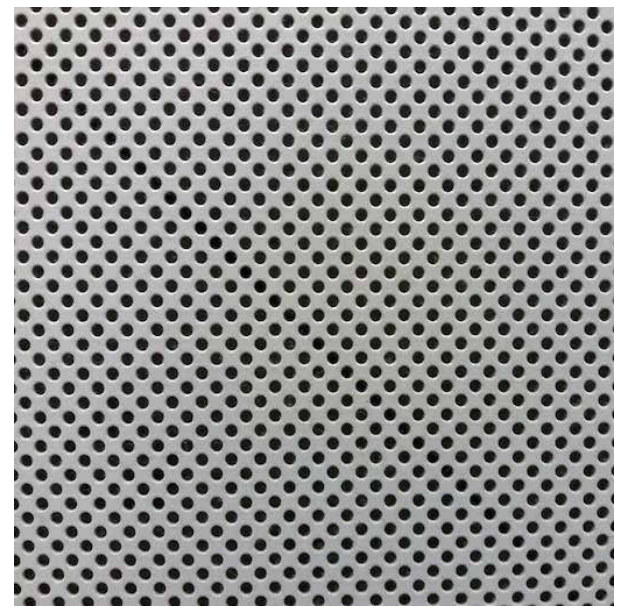


CODE: TM2

MATERIAL: ENGINEERED TIMBER

APPLICATION: BALCONIES. REFER TO PLAN DWGS.

FINISH: NATURAL



CODE: SC1

MATERIAL: ENGINEERED TIMBER

APPLICATION: BALCONIES. REFER TO PLAN DWGS.

FINISH: NATURAL



CODE: FB1

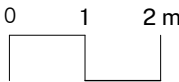
MATERIAL: FABRIC

APPLICATION: RETRACTABLE AWNING

FINISH: CREAM / WHITE

TP03	03.07.2026	GDFT SUBMISSION
TP02	14.11.2025	TOWN PLANNING
TP01	17.10.2025	TOWN PLANNING
No.	Date	Description

STAGE TOWN PLANNING
STATUS PRELIMINARY
NOT FOR CONSTRUCTION



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PROJECT NEWCOMBE STREET
AT 49 Newcombe Street, Portarlington, VIC
FOR CLIENT
CODE NEWC
DRAWING TITLE MATERIALS PALETTE

DRAWING NUMBER	REVISION
TP800	TP03
at A1	03.07.2026

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DEVELOPMENT SUMMARY*

SITE	Total (m2)
Site Area	990
AREA	GBA*
Basement Level	739
Lower Ground Level	671
Upper Ground Level	493
Level 01	457
Level 02	181
Total	2541
Total Site Coverage	63%
Permeable Area	25%
Carparking (Residential Use)	15
Carparking (Retail Use)	1

*GBA includes enclosed areas only

APARTMENT TYPES AND NUMBERS					
Apartment	Type	Apt No.	Unit Size (m2)	POS	No.
Studio	S	AP 1.3	45	9	1
Total Studio					1
One-Bedroom	1B-1	AP 3.3	57	15	1
Total 2B					1
Two-Bedroom	2B-1	AP 1.2	125	14	1
Total 2B					1
Three-Bedroom	3B-2	AP 1.1	145	14	1
	3B-2	AP 3.1	139	35	1
	3B-2	AP 3.2	138	35	1
	3B-2	AP 3.4	102	21	1
Total 3B					4
Four-Bedroom	4B-2	AP 2.1	174	14	1
	4B-2	AP 2.2	172	14	1
	4B-2	AP 4.1	165	70	1
Total 4B					3
Total Apartments					10
TOTAL AREA (NSA)			1262	251	
COMMERCIAL					
Type	Size (m2)				
Retail	84				
Total	84				

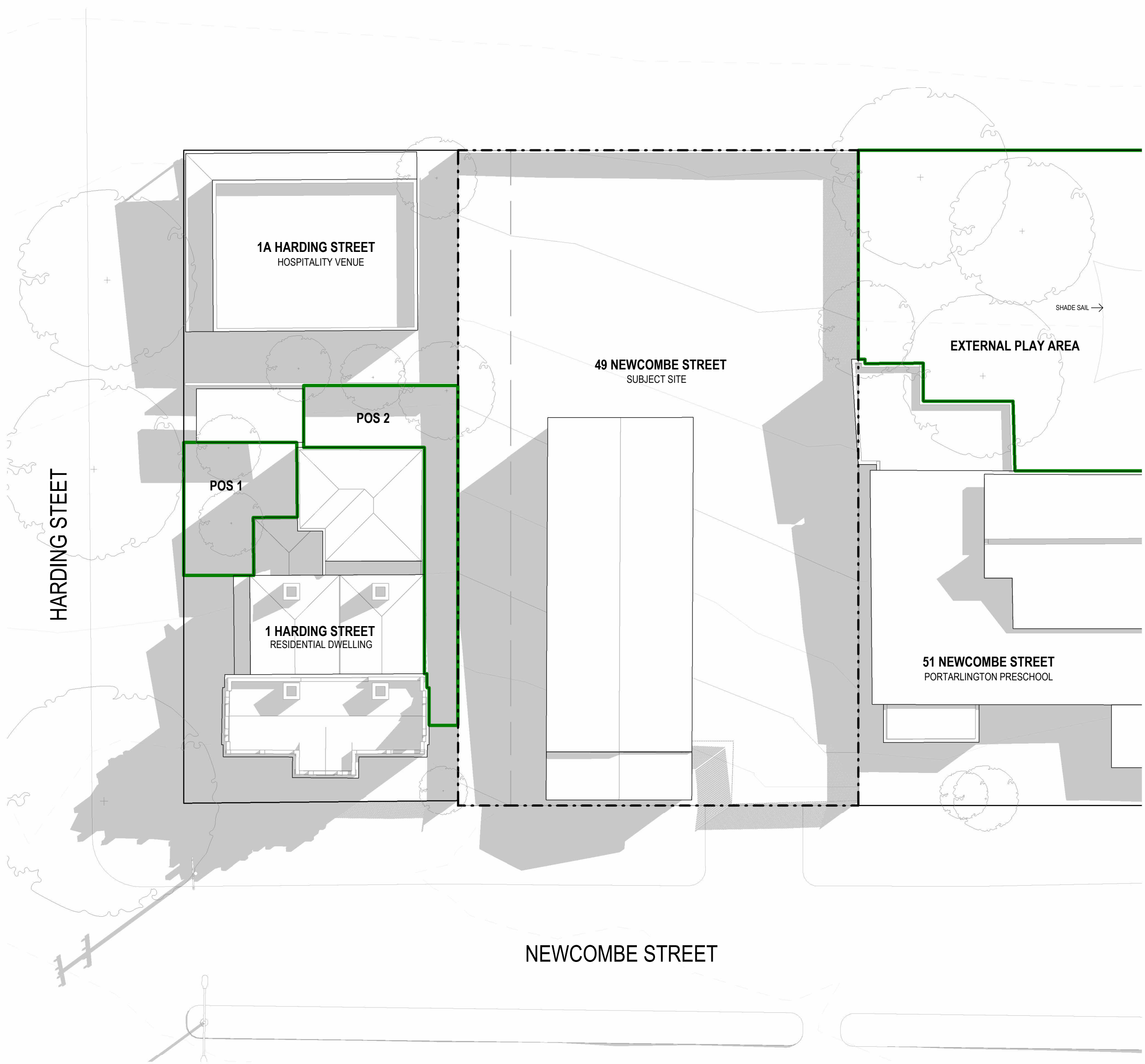
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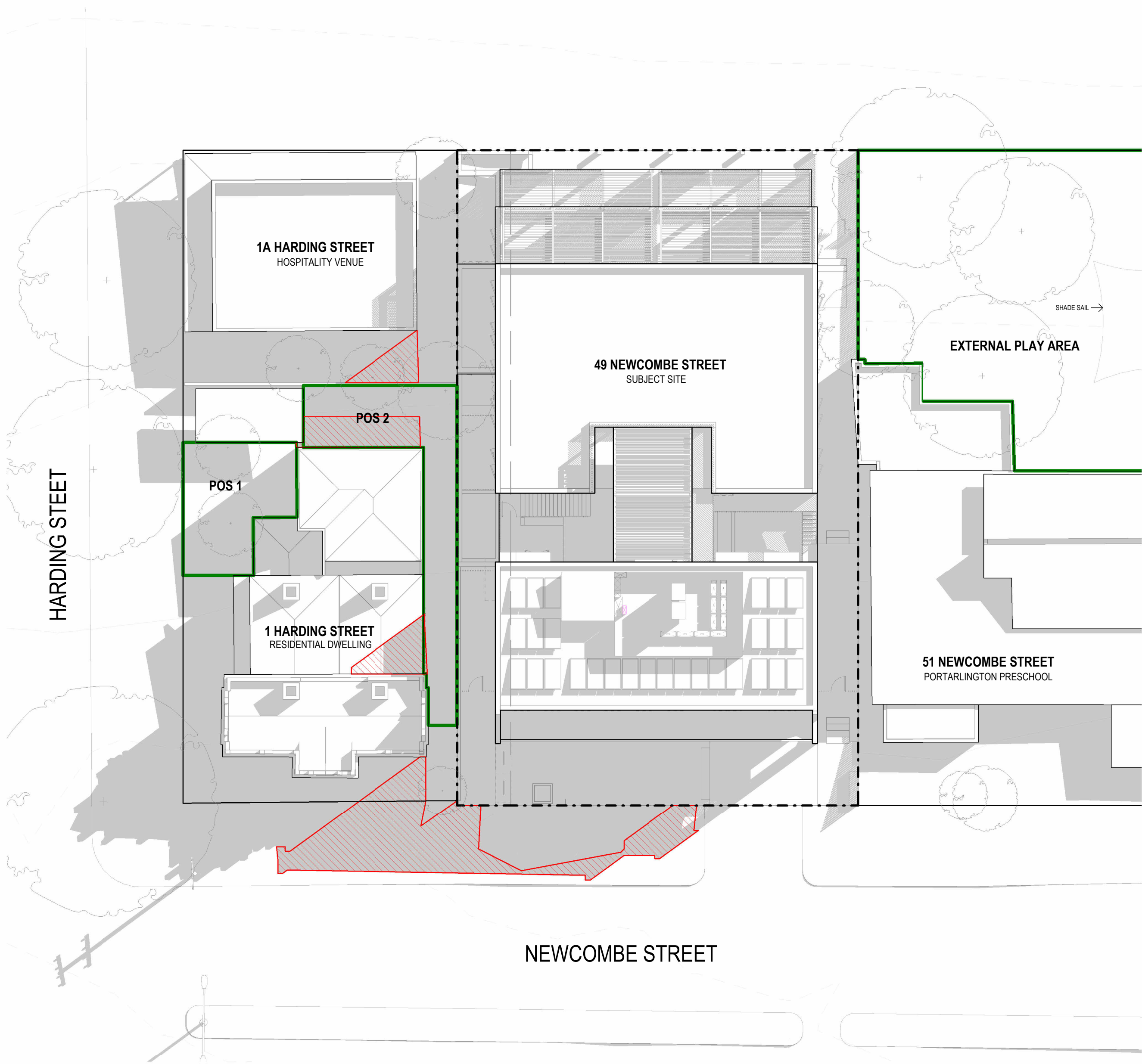
COMPLIANCE SUMMARY BY DWELLING			
DWELLING			
APARTMENT TYPE (BED No.)	SUB TYPE	APARTMENT No. ON PLAN	TOTAL No. OF APARTMENTS OF THIS TYPE
STUDIO	ST	AP 1.3	1
TOTAL STUDIO			1
1 BED	1B-1B	AP 3.3	1
TOTAL 1B			1
2 BED	2B-1	AP 1.2	1
TOTAL 2B			1
3 BED	3B-2B	AP 1.1	1
	3B-2B	AP 3.1 & AP 3.2	2
	3B - 2B	AP 3.4	1
TOTAL 3B			4
4 BED	4B - 2B	AP 2.1 & AP 2.2	2
	4B - 2B	AP 4.1	1
TOTAL 3B			3
TOTAL APARTMENTS			10

CLAUSE 55.07 - APARTMENT DEVELOPMENTS COMPLIANCE MATRIX																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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MAIN BEDROOM 3x3.4m SECOND / THIRD BEDROOM 3x3m LIVING AREA MIN. 3.3m WIDE / MIN. 10m2 LIVING AREA MIN. 3.6m WIDE / MIN. 12m2 CEILING HEIGHT OF OPEN PLAN KITCHEN-LIVING-DINING EXCL. BULKHEADS CEILING HEIGHT OF BEDROOMS STORAGE WITHIN DWELLING 5m3 MIN. EXTERNAL STORAGE VOLUME TOTAL STORAGE VOLUME 8m3 MIN. STORAGE WITHIN DWELLING 6m3 MIN. EXTERNAL STORAGE VOLUME TOTAL STORAGE VOLUME 10m3 MIN. STORAGE WITHIN DWELLING 9m3 MIN. EXTERNAL STORAGE VOLUME TOTAL STORAGE VOLUME 14m3 MIN. STORAGE WITHIN DWELLING 12m3 MIN. EXTERNAL STORAGE VOLUME TOTAL STORAGE VOLUME 18m3 MIN.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</

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22 SEPTEMBER - 9AM SHADOWS - EXISTING
1:200



22 SEPTEMBER - 9AM SHADOWS - PROPOSED
1:200

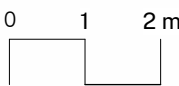
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



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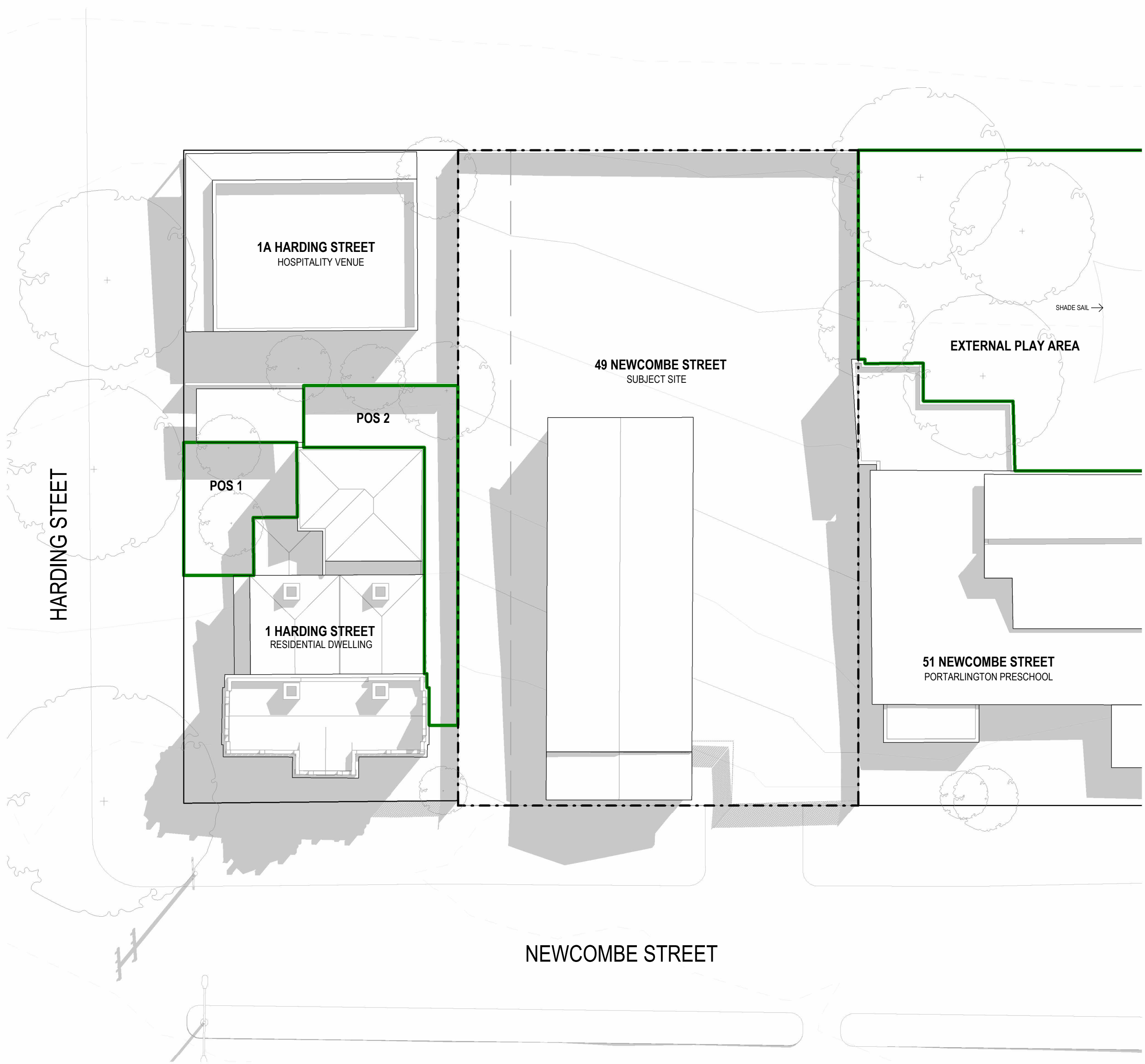
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 9AM

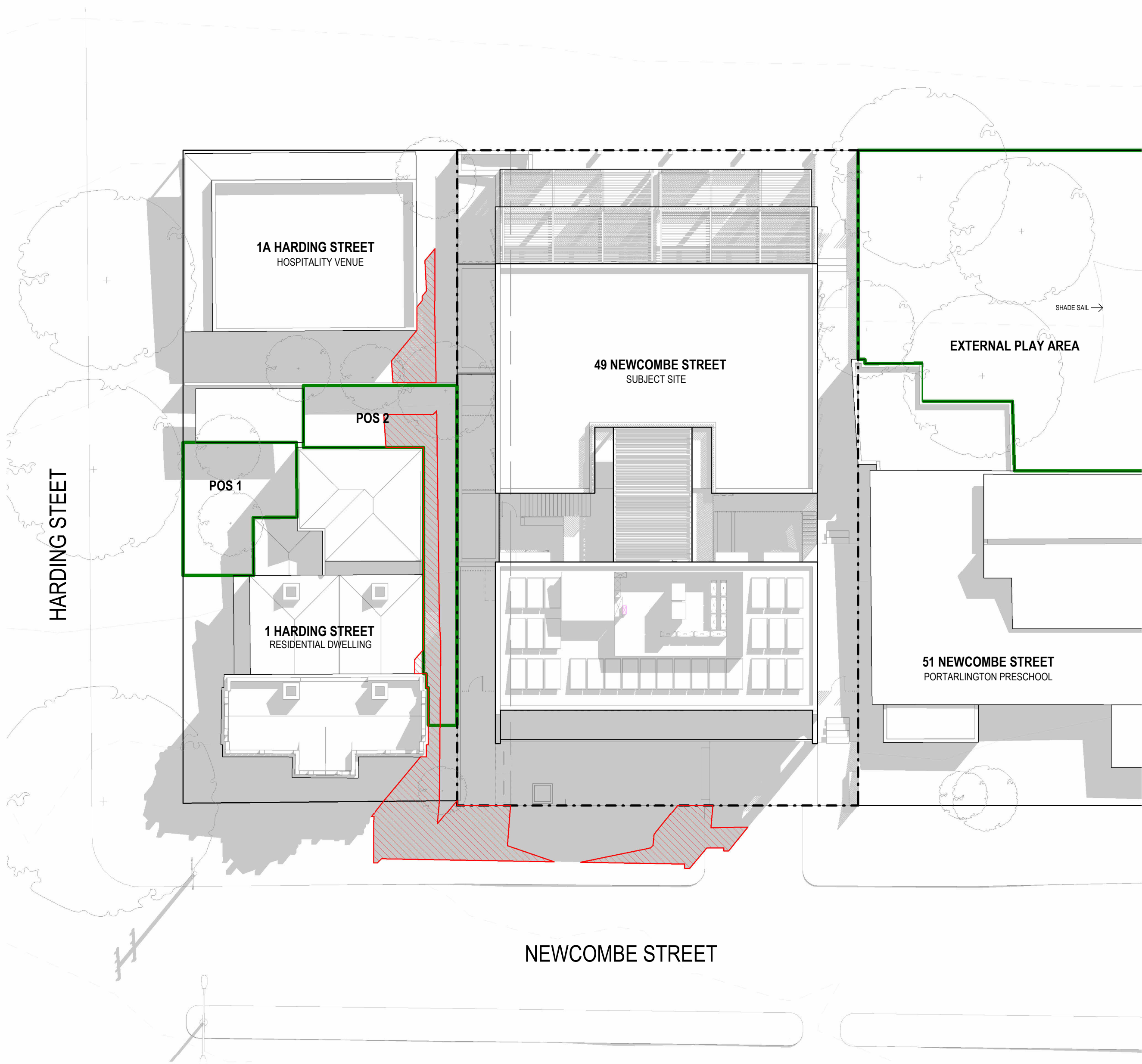
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TP910	TP03
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22 SEPTEMBER - 10AM SHADOWS - PROPOSED
1:200

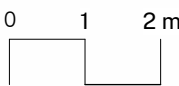
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
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No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
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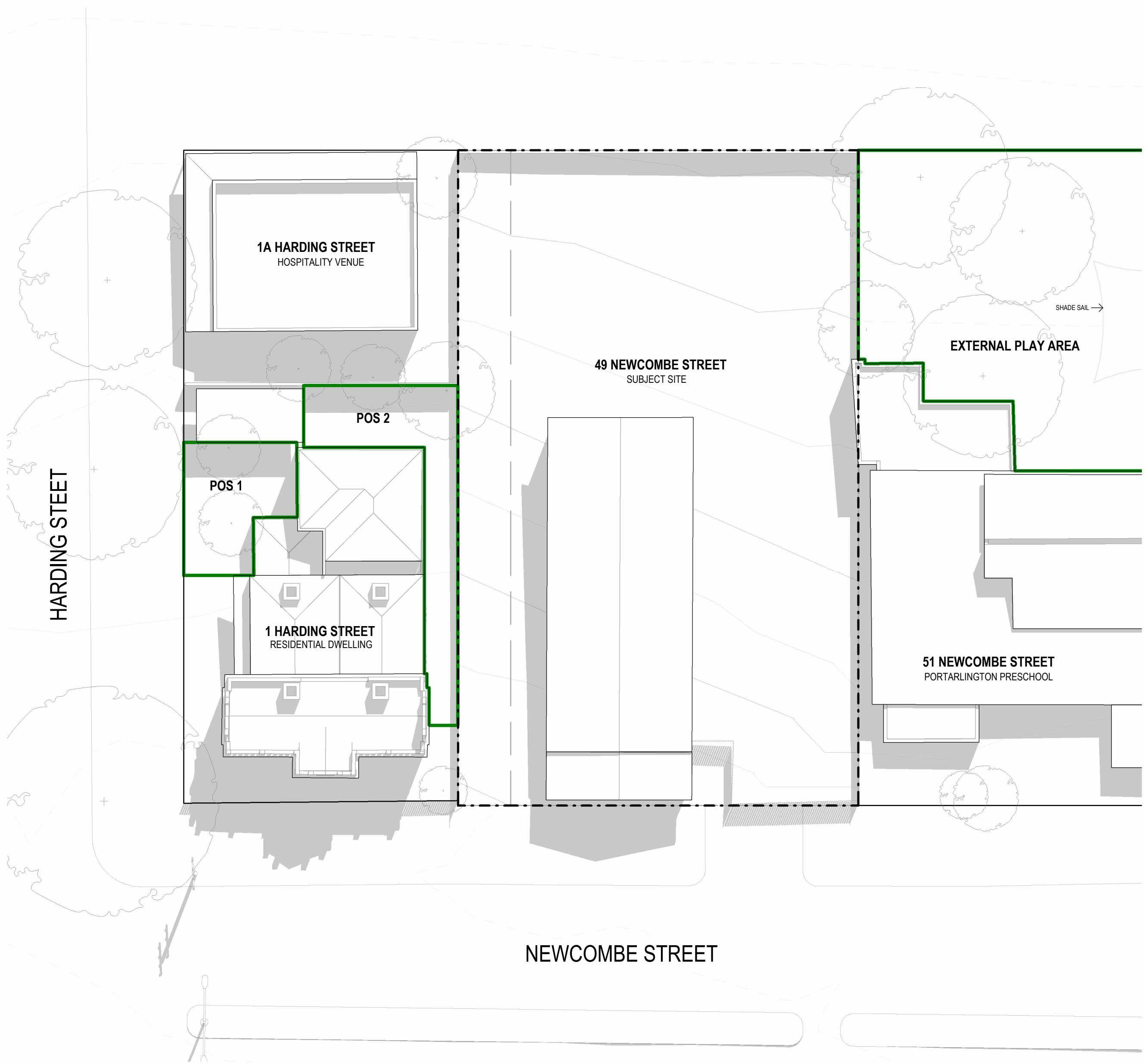
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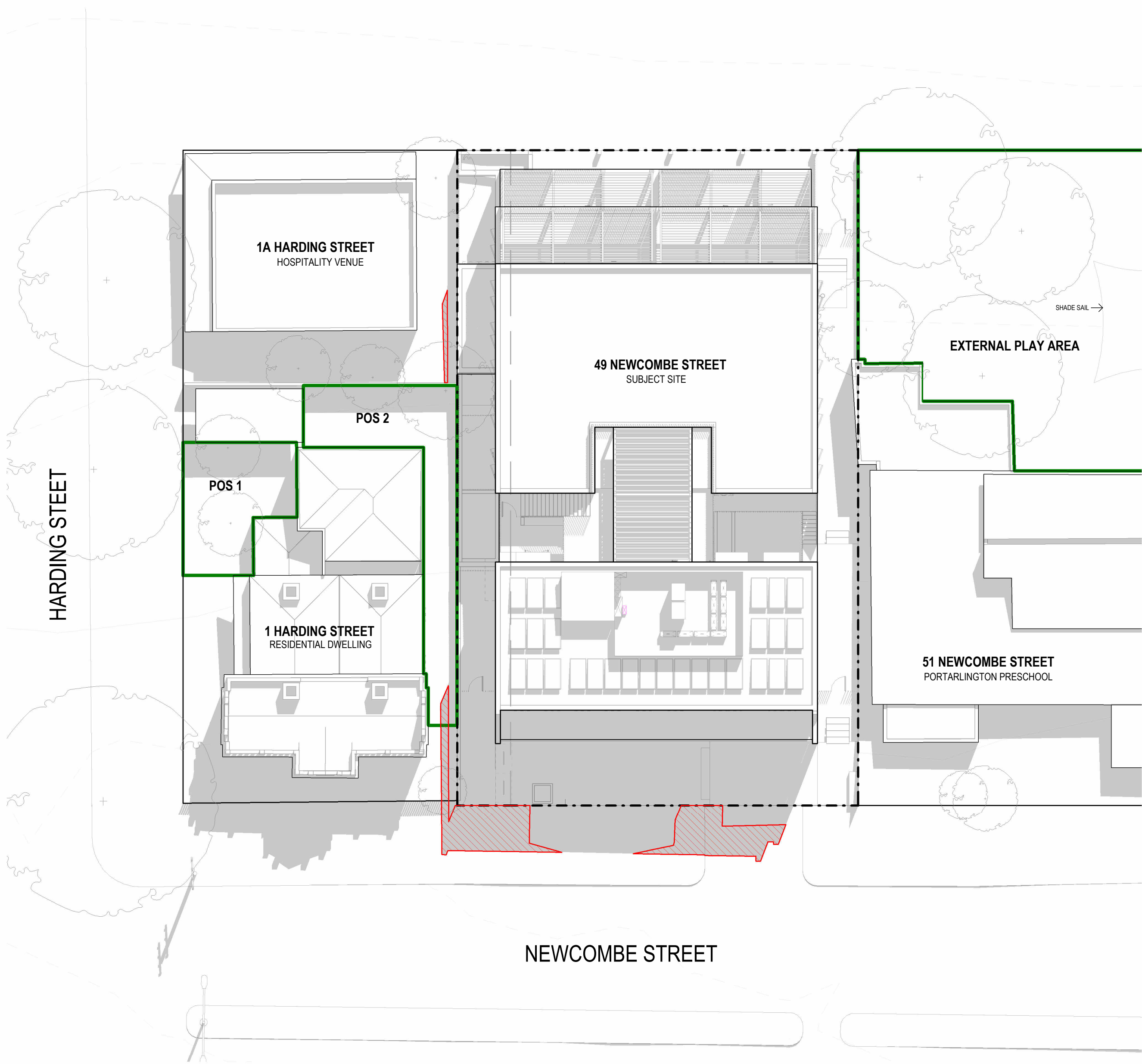
PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 10AM

DRAWING NUMBER	REVISION
TP911	TP03
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22 SEPTEMBER - 11AM SHADOWS - EXISTING
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22 SEPTEMBER - 11AM SHADOWS - PROPOSED
1:200

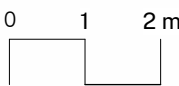
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



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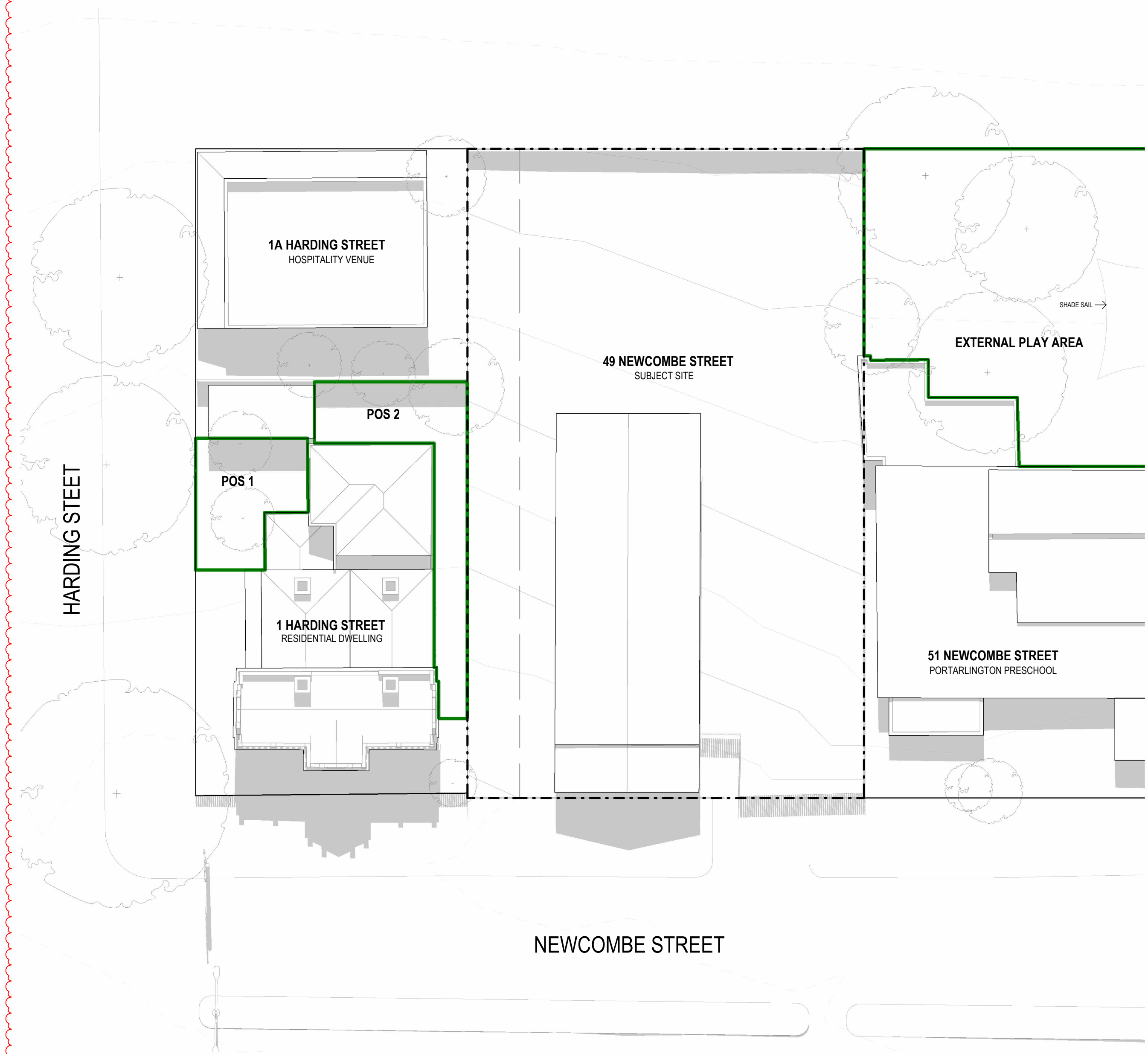
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR **CLIENT**
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 11AM

DRAWING NUMBER	REVISION
TP912	TP03
As indicated at A1	07.08.2026

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22 SEPTEMBER - 12 NOON SHADOWS - EXISTING
1:200



22 SEPTEMBER - 12 NOON SHADOWS - PROPOSED
1:200

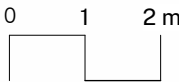
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



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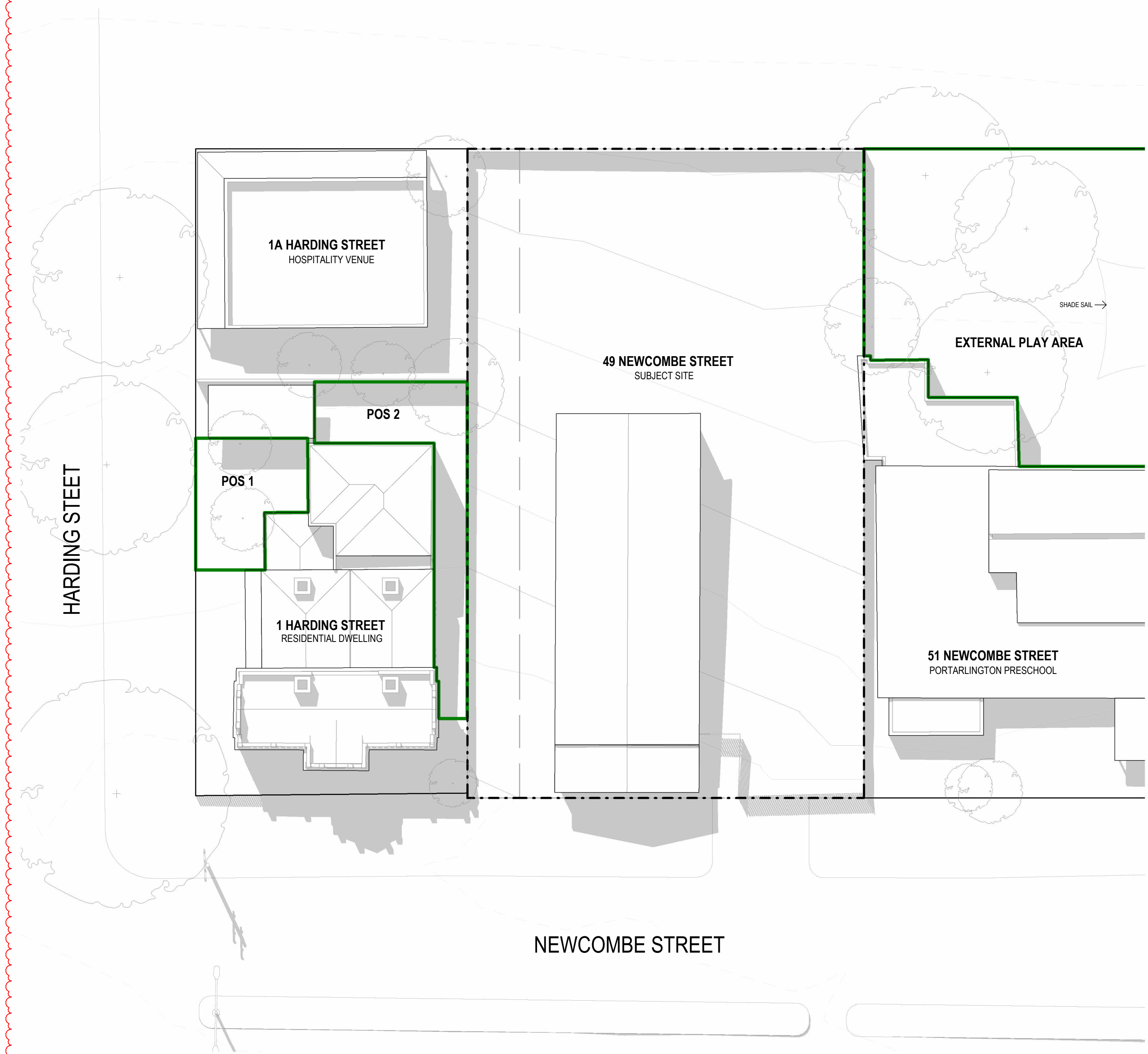
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR **CLIENT**
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 12PM

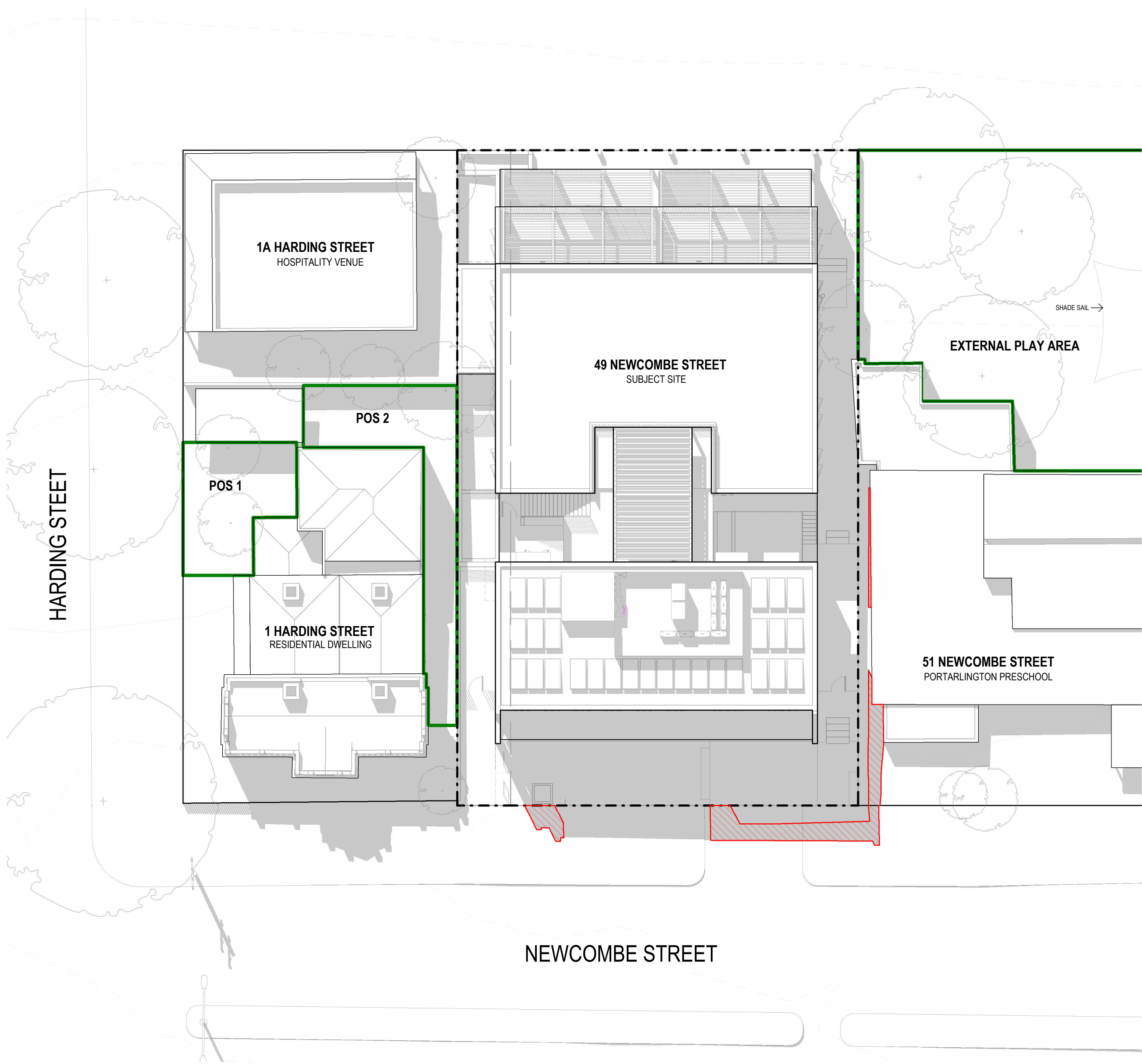
DRAWING NUMBER	REVISION
TP913	TP03
As indicated at A1	07.08.2026

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22 SEPTEMBER - 1PM SHADOWS - EXISTING
1:200



22 SEPTEMBER - 1PM SHADOWS - PROPOSED
1:200

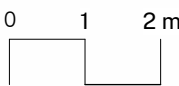
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



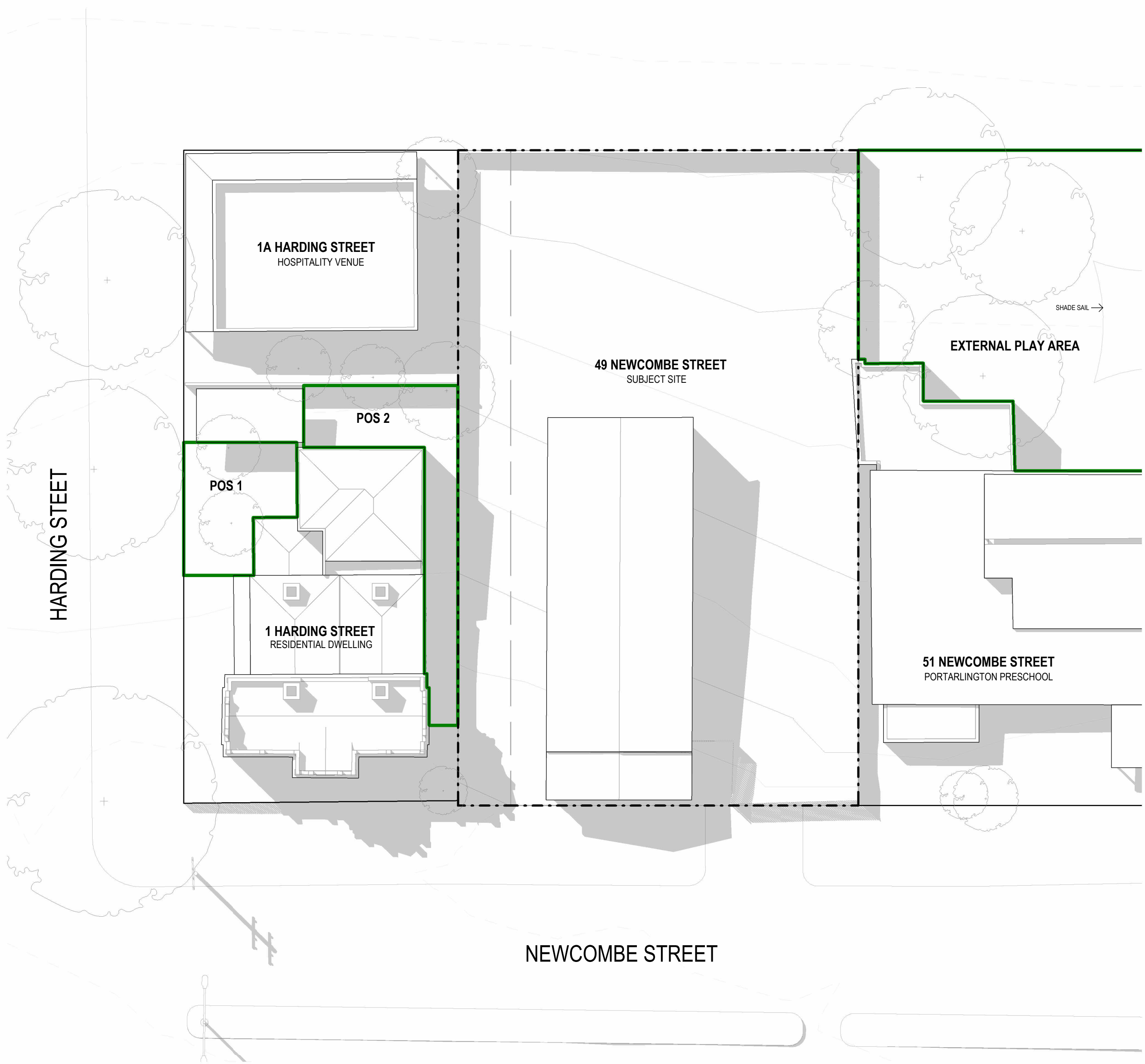
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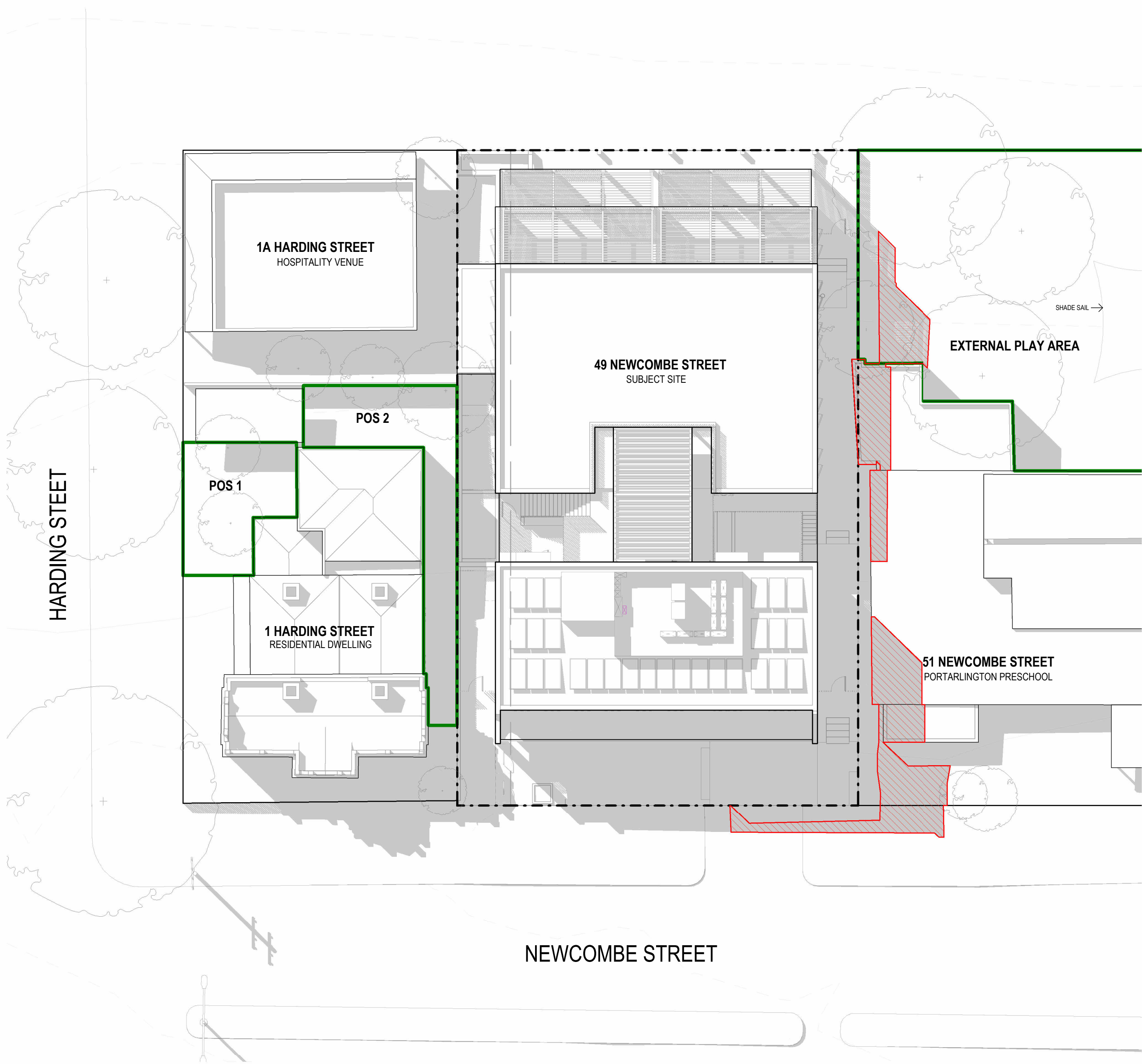
PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 1PM

DRAWING NUMBER	REVISION
TP914	TP03
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22 SEPTEMBER - 2PM SHADOWS - EXISTING
1:200



22 SEPTEMBER - 2PM SHADOWS - PROPOSED
1:200

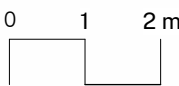
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



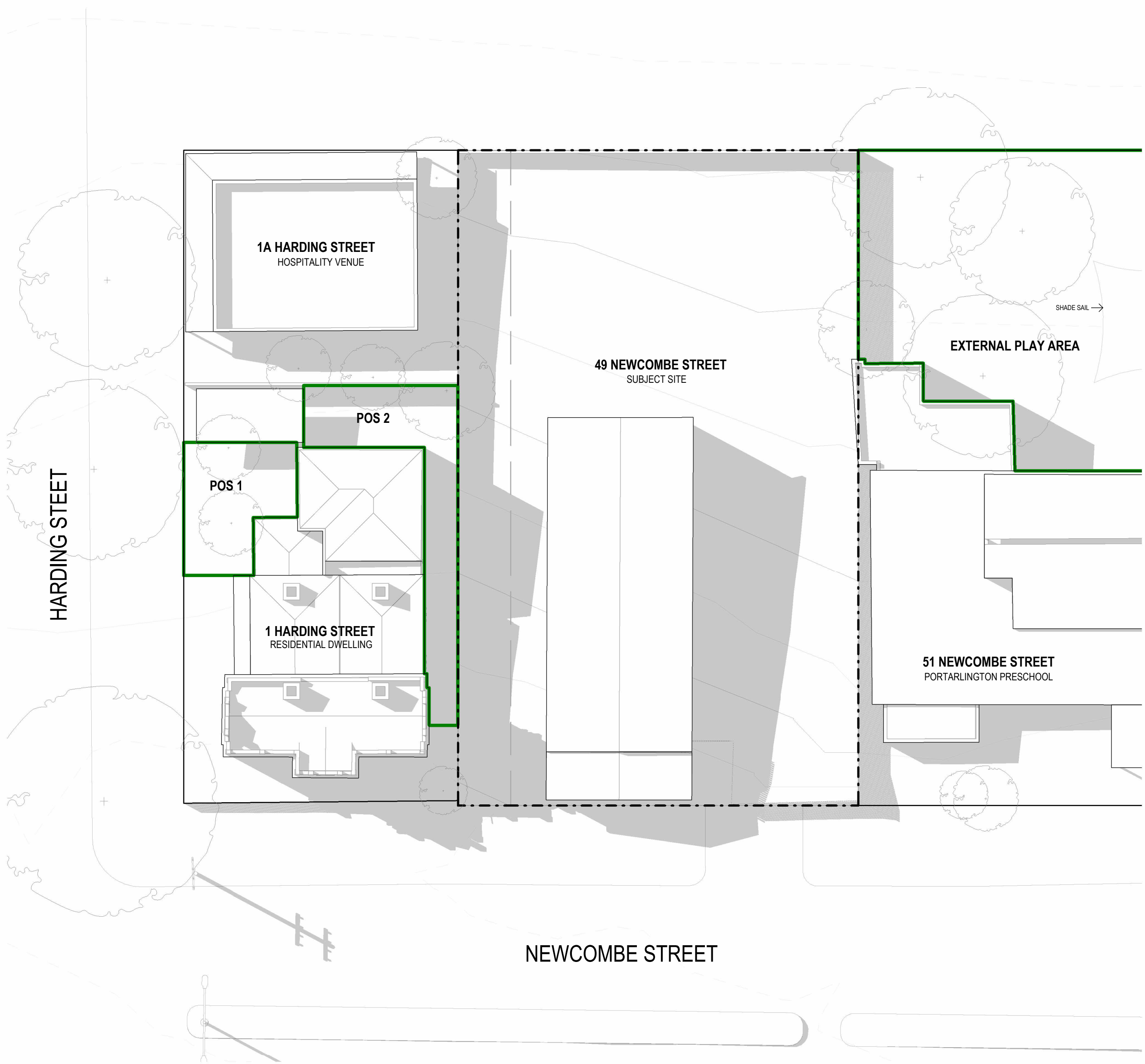
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AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 2PM

DRAWING NUMBER	REVISION
TP915	TP03
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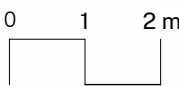
ADVERTISED
PLAN

LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS
- EXTENT OF ADDITIONAL SHADING ON NEIGHBOURING PROPERTIES AND PUBLIC SPACE BY THE PROPOSED DEVELOPMENT

TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR CLIENT
CODE **NEWC**
DRAWING TITLE
SHADOW DIAGRAM - 22ND SEPT 3PM

DRAWING NUMBER	REVISION
TP916	TP03
As indicated at A1	07.08.2026

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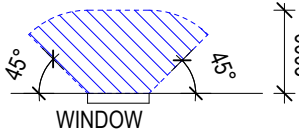
OVERLOOKING DIAGRAM UPPER GROUND LEVEL
1 : 100

ADVERTISED
PLAN

LEGEND

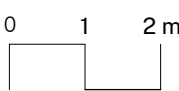
- DIRECT LINE OF SIGHT
- RESTRICTED LINE OF SIGHT
- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS

EXTENTS OF OVERLOOKING DIAGRAMS:



TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



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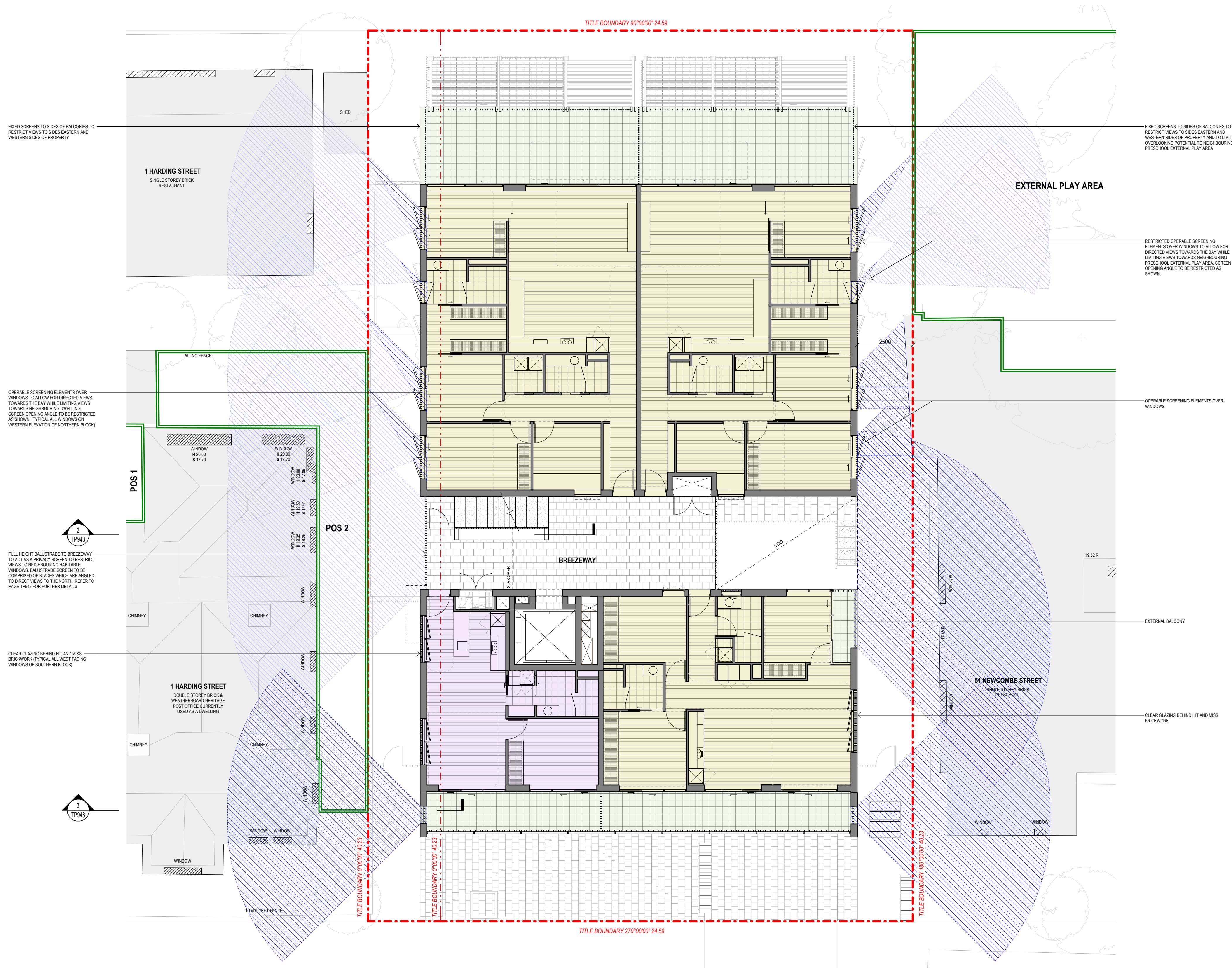
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AT **49 Newcombe Street, Portarlington, VIC**
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DRAWING TITLE **OVERLOOKING DIAGRAMS**

DRAWING NUMBER
TP940
1:100 at A1

REVISION
TP03
07.08.2026
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OVERLOOKING DIAGRAM LEVEL 1
1 : 100

ADVERTISED
PLAN

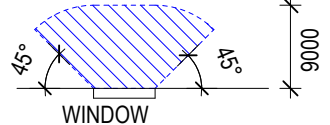
LEGEND

DIRECT LINE OF SIGHT

RESTRICTED LINE OF SIGHT

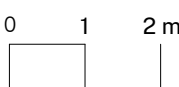
NEIGHBOURING PRIVATE OPEN SPACE AND
EXTERNAL PLAY AREAS

EXTENTS OF OVERLOOKING DIAGRAMS:



TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION



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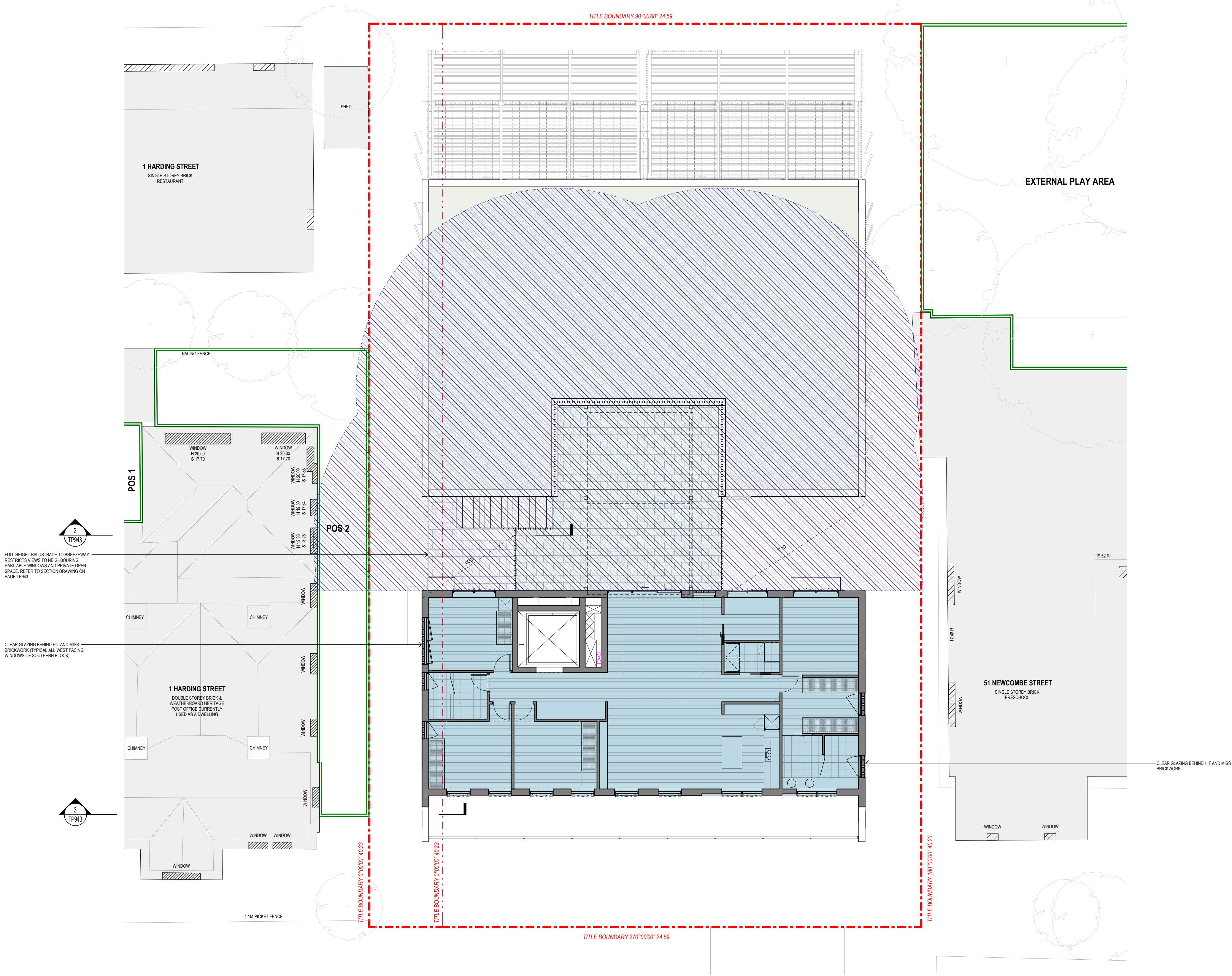
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
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CODE **NEWC**
DRAWING TITLE **OVERLOOKING DIAGRAMS**

DRAWING NUMBER
TP941
1:100 at A1

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TP03
07.08.2026
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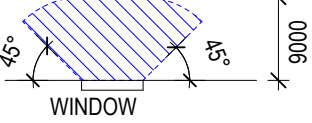
OVERLOOKING DIAGRAM LEVEL 2
1:100

ADVERTISED PLAN

LEGEND

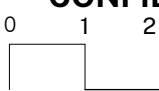
- DIRECT LINE OF SIGHT
- RESTRICTED LINE OF SIGHT
- NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS

EXTENTS OF OVERLOOKING DIAGRAMS:



TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN
CONFIDENCE



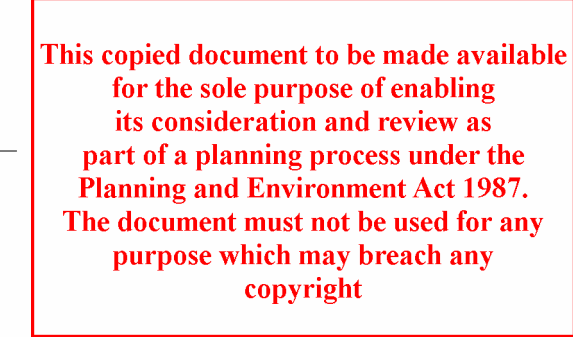
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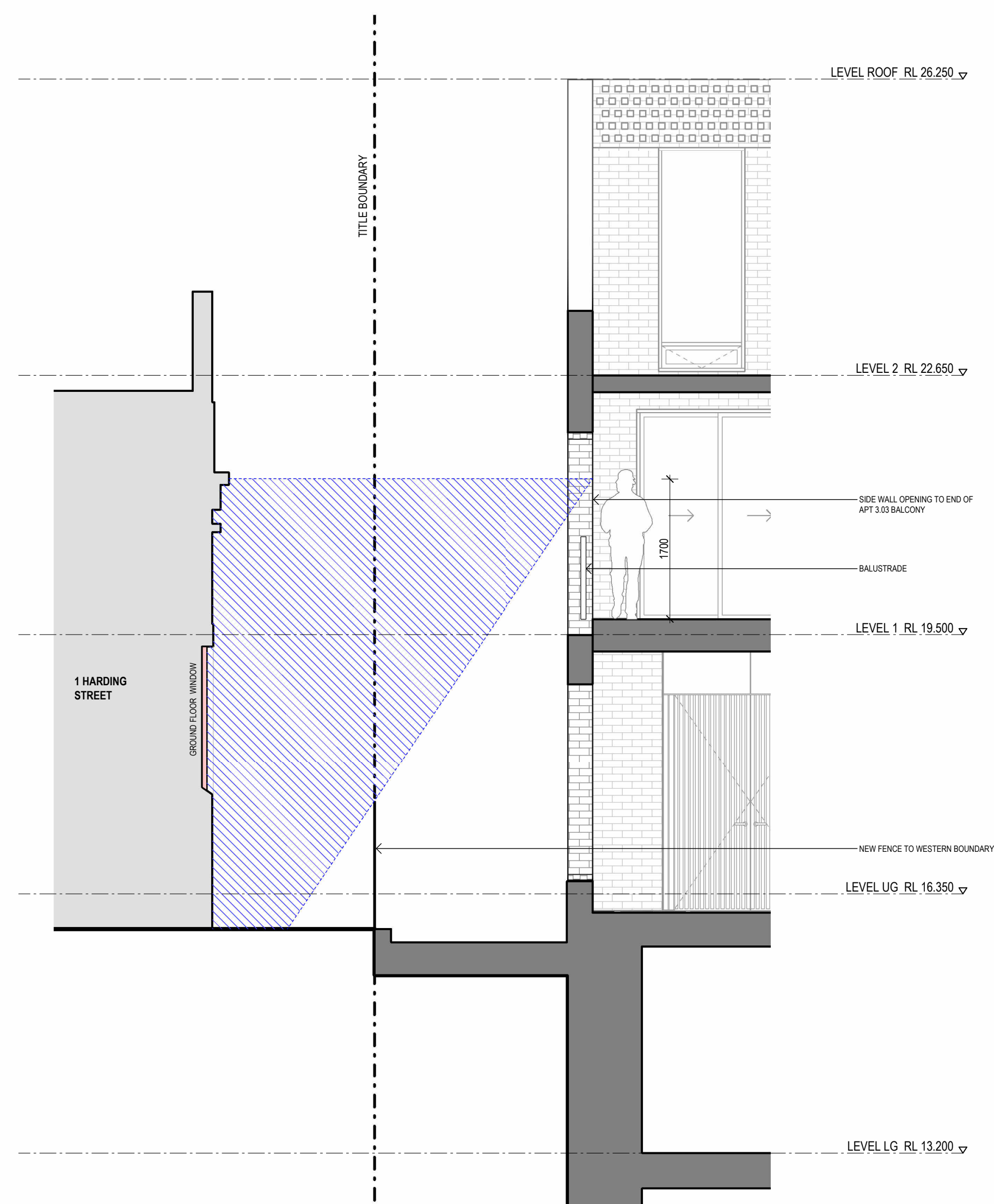
PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington, VIC**
FOR **CLIENT**
CODE **NEWC**
DRAWING TITLE **OVERLOOKING DIAGRAMS**

DRAWING NUMBER
TP942
1:100 at A1

REVISION
TP03
07.08.2026
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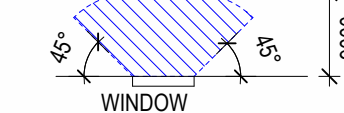
ADVERTISED PLAN



APT 3.03 OVERLOOKING TO WESTERN BOUNDARY
1:50

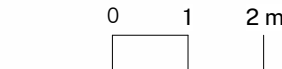
- LEGEND**
-  DIRECT LINE OF SIGHT
-  RESTRICTED LINE OF SIGHT
-  NEIGHBOURING PRIVATE OPEN SPACE AND EXTERNAL PLAY AREAS

EXTENTS OF OVERLOOKING DIAGRAMS:



TP03	07.08.2026	TOWN PLANNING
TP02	03.07.2026	GDFT SUBMISSION
TP01	14.11.2025	TOWN PLANNING
No.	Date	Description

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN
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PROJECT **NEWCOMBE STREET**
AT **49 Newcombe Street, Portarlington,**
VIC
FOR **CLIENT**
CODE **NEWC**

DRAWING TITLE
OVERLOOKING DIAGRAMS

DRAWING NUMBER	REVISION
TP943	TP03
As indicated at A1	07.08.2026