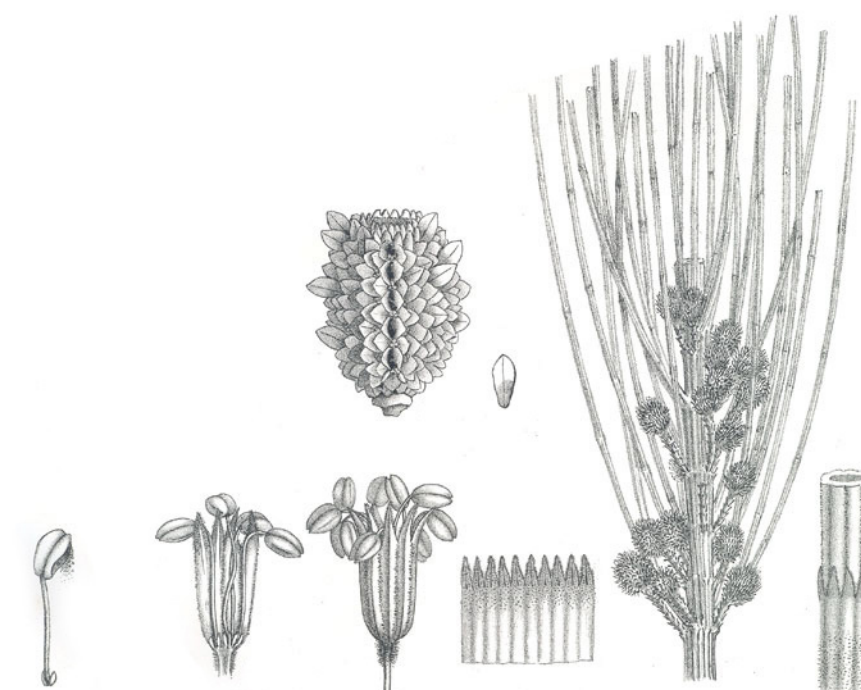


Drooping Sheoaks

Portarlington





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PROJECT		DRAWING			
CLIENT		TITLE Render			NUMBER TP500
PROJECT					
ADDRESS AND WELLBEING CENTRE		SCALE @ A1			REV.
ADDRESS		JOB No. 3099			
30-34 GEELONG RD PORTARLINGTON		DRAWN Author			
		FILE 610301 5:30:05 PM BIM 360/3099 Portarlington0309 - SC Portarlington Sketch Design.dgn			



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REV	DATE	BY	DESCRIPTION		DO NOT SCALE PRINTS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. SEEK CLARIFICATION FROM ARCHITECT ON ANY ERRORS OR INCONSISTENCIES FOUND. DRAWINGS TO BE PRINTED IN COLOUR. © COPYRIGHT MCILDOWIE PARTNERS 2020						CLIENT		TITLE		TP501				
											PROJECT		HOTEL AND WELLBEING CENTRE						
											ADDRESS		SCALE @ A1				JOB No.	DRAWN	REV.
											30-34 GEELONG RD PORTARLINGTON		3099				Author		
											FILE		6/10/2021 5:30:08 PM						
													8/10/2021 5:30:08 PM						

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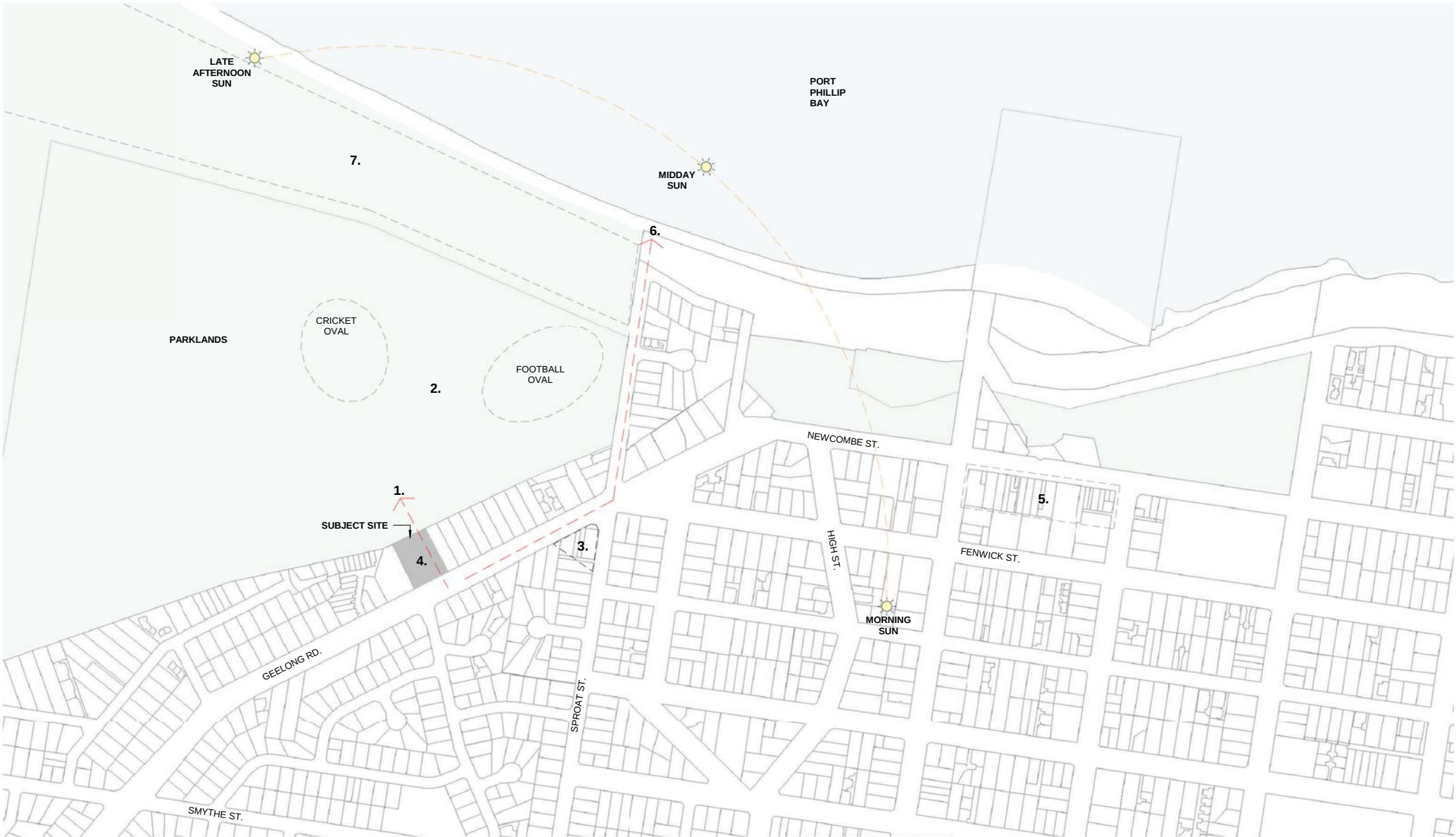
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SHEET LIST

Sheet Number	Sheet Name
TP000	Cover Page
TP001	Existing Site Plan
TP002	Existing Site Photos
TP003	Existing Conditions
TP004	Existing Conditions
TP005	Existing Conditions
TP006	Existing Conditions
TP007	Site Analysis
TP008	Site Analysis
TP009	Site Analysis
TP010	Site Analysis
TP011	Site Analysis
TP012	Demolition Plan
TP050	Proposed Site Plan
TP100	Parkland Floor Plan
TP101	Lower Ground Floor Plan
TP102	Ground Floor Plan
TP103	L1 & L2 Typical Floor Plan
TP104	L3 Floor Plan
TP105	Level 4 Floor Plan
TP106	Level 5 Floor Plan
TP201	Elevations
TP202	Elevations
TP203	Elevations
TP301	Section 1
TP302	Section 2
TP500	Render
TP501	Render
TP502	Render
TP600	Summary of Areas

AREA SCHEDULE

Level	Department	Area
Parkland	BOH / Services	62 m²
Parkland	Carpark	2119 m²
Parkland	Circulation	53 m²
Parkland	Tenancy	608 m²
Lower Ground	BOH / Services	62 m²
Lower Ground	Carpark	2111 m²
Lower Ground	Circulation	24 m²
Lower Ground	Tenancy	537 m²
Ground Floor	1 Bedroom	113 m²
Ground Floor	Balcony	79 m²
Ground Floor	BOH / Services	133 m²
Ground Floor	Circulation	258 m²
Ground Floor	Dual Key Room	124 m²
Ground Floor	Tenancy	700 m²
Level 1	1 Bedroom	421 m²
Level 1	Balcony	347 m²
Level 1	BOH / Services	38 m²
Level 1	Circulation	205 m²
Level 1	Dual Key Room	596 m²
Level 2	1 Bedroom	422 m²
Level 2	Balcony	349 m²
Level 2	BOH / Services	38 m²
Level 2	Circulation	205 m²
Level 2	Dual Key Room	596 m²
Level 3	1 Bedroom	178 m²
Level 3	Balcony	345 m²
Level 3	BOH / Services	22 m²
Level 3	Circulation	157 m²
Level 3	Dual Key Room	614 m²
Level 4	Balcony	266 m²
Level 4	BOH / Services	43 m²
Level 4	Tenancy	431 m²
Roof Level	BOH / Services	202 m²
Grand total		12461 m²



- 1. ACCESS TO SURROUNDING PARKLAND
- 2. ACCESS TO RECREATION
- 3. GEELONG RD SHOPPING PRECINCT
- 4. OPPORTUNITY TO LINK STREET WITH GREEN OPEN AREA AND CREATE A COMMERCIAL HUB
- 5. NEWCOMBE ST SHOPPING PRECINCT
- 6. BEACH ACCESS
- 7. CARAVAN PARK PRECINCT

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PROJECT	HOTEL AND WELLBEING CENTRE
ADDRESS	30-34 GEELONG RD PORTARLINGTON

DRAWING

TITLE

Cover Page

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JOB No.
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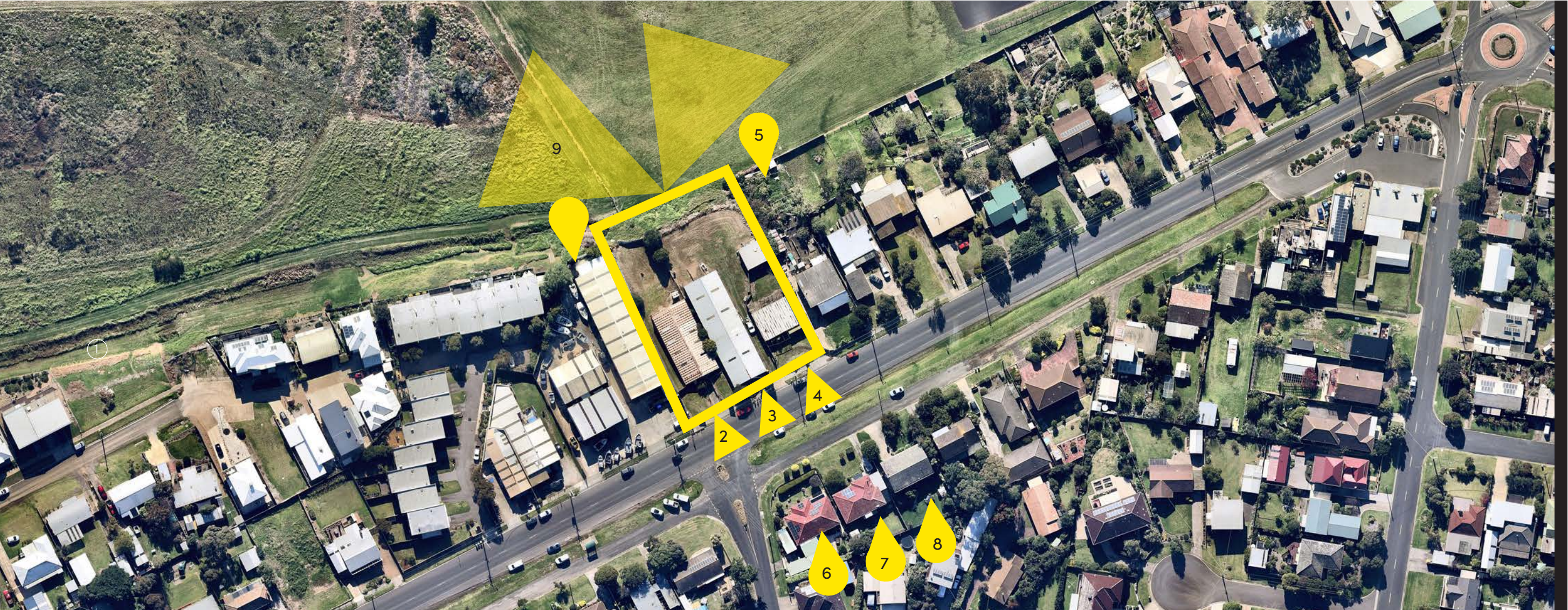
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TP000



Existing Site Photos / Key Plan



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												Existing Site Photos	TP002		
												PROJECT	HOTEL AND WELLBEING CENTRE		REV.
												ADDRESS	30-34 GEELONG RD PORTARLINGTON		
												FILE	888 360-10000 Portarlington3099 - 30 Portarlington Street Design-10		
													6/10/2021 5:31:22 PM		

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DRAWING
TITLE
Existing Site Photos
SCALE @ A1
JOB No.
3099
DRAWN
Author
REV.
NUMBER
TP002

Existing Conditions / Site & Surrounding Context Neighbouring Properties

Project Site



1

View from Geelong Rd looking north at 38 Geelong rd



2

View from Geelong Rd looking north at 34 Geelong rd



3

View from Geelong Rd looking north at 32 Geelong rd



4

View from Geelong Rd looking north at 30 Geelong rd



5

View from Geelong Rd looking north at 28 Geelong rd

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Existing Conditions
SCALE @ A1
JOB No.
3099
DRAWN
Author
REV.
NUMBER
TP003

Existing Conditions / Surrounding Site Context - Neighbouring Properties



6

View from Geelong Rd looking South at 31 Geelong rd



7

View from Geelong Rd looking South at 29 Geelong rd



8

View from Geelong Rd looking South at 27 Geelong rd

Existing Conditions / Surrounding Site Context - Neighbouring Properties



10 View from project site towards oval car parking in the north



9 View from project site towards point richards flora and fauna reserve.



11 View of site at 30 Geelong Rd



12 View of site at 32 Geelong Rd

Existing Conditions / Surrounding Broader Site Context



Portarlington Swimming Beach



Geelong Road Shopping Strip



Harbour Look out



Portarlington Rotunda and Grand Hotel



62 Newcombe St



40 Newcombe St

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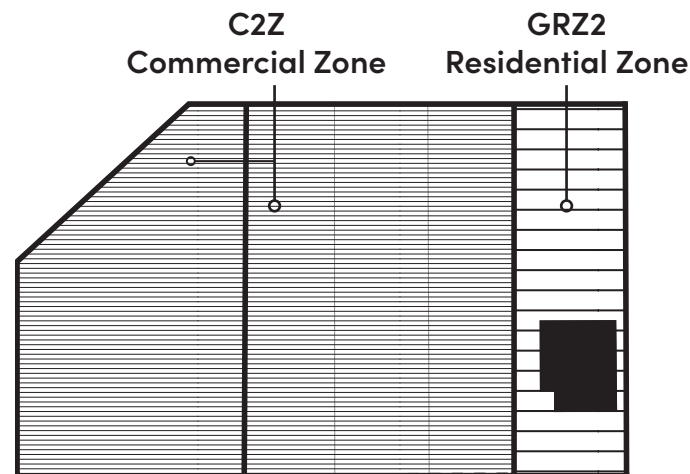
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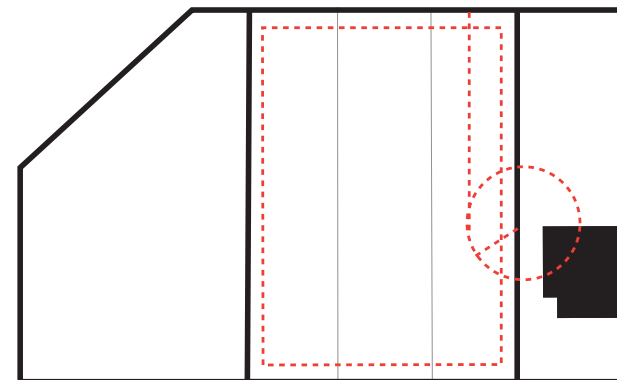
TP006

Site Analysis / Design Response



Zoning

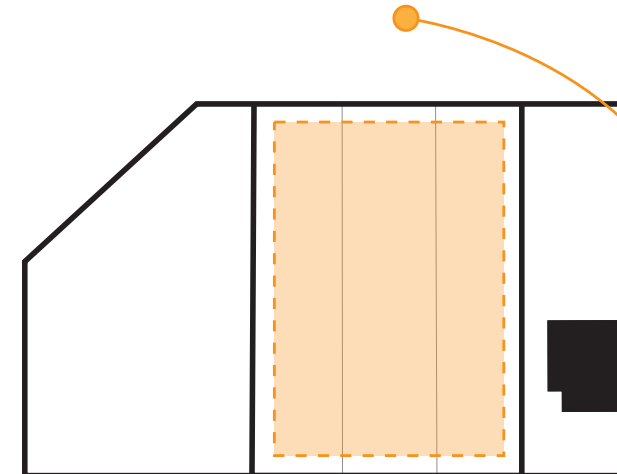
The site is located in a zone with high development potential; Nevertheless, it is also in the boundary with a residential zone with stringent planning requirements; therefore it is essential to think of a design response that respects its neighbours and thinks of the future value of the accommodation-residential units to be located on the building



Construction Zone

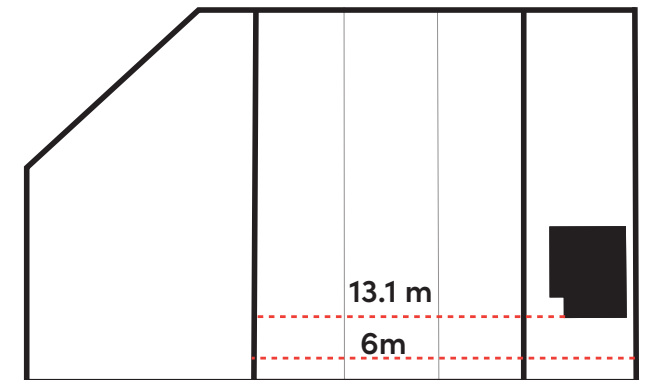
This zone is a 3m offset from the site boundary and it refers to the recommended preferred BCA construction zone. This setback is important as it deals with issues of fire exposure to and from neighbouring buildings.

We have added a 9m setback to prevent overlooking onto the neighbouring property.



Daylight Zone

This daylight zone is a dynamic zone that responds to sun location and ensures that the future development will have solar access should there be any high-density developments on neighbouring properties.

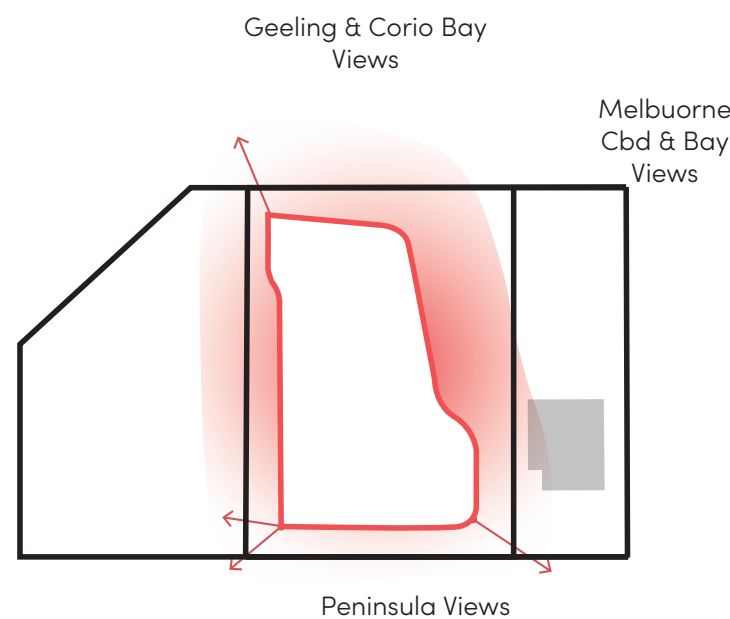


Neighbour Setbacks

This 6m setback refers to development guidelines that ensures solar access to all the rooms in the site boundary regardless of any future development .

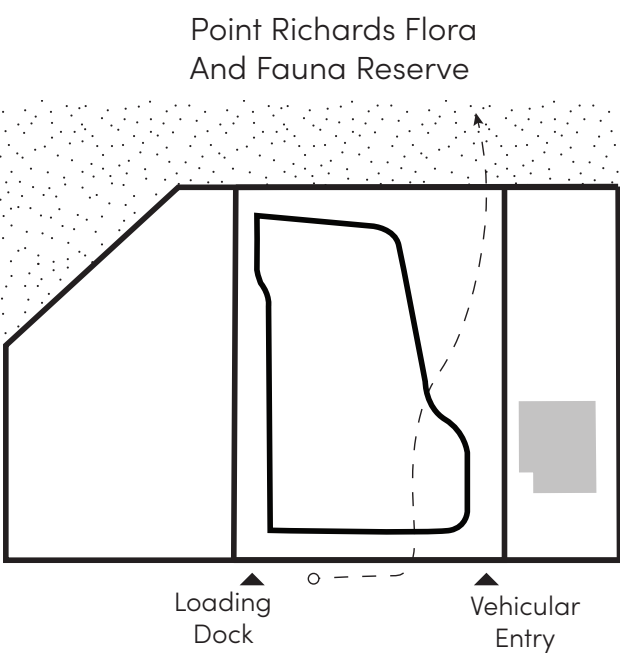
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					SEEK CLARIFICATION FROM ARCHITECT ON ANY ERRORS OR INCONSISTENCIES FOUND.						PROJECT	Site Analysis				
					DRAWINGS TO BE PRINTED IN COLOUR.						HOTEL AND WELLBEING CENTRE					
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Site Analysis / Design Response



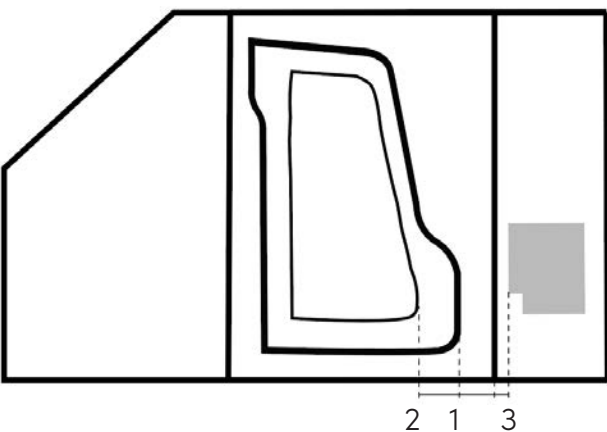
Views

The building is designed to optimise the views available to the side of the building with the largest surface area.



Circulation

The Ground floor has been arranged to both maximize commercial areas and create a bridge between Geelong road and point richards flora and fauna reserve.

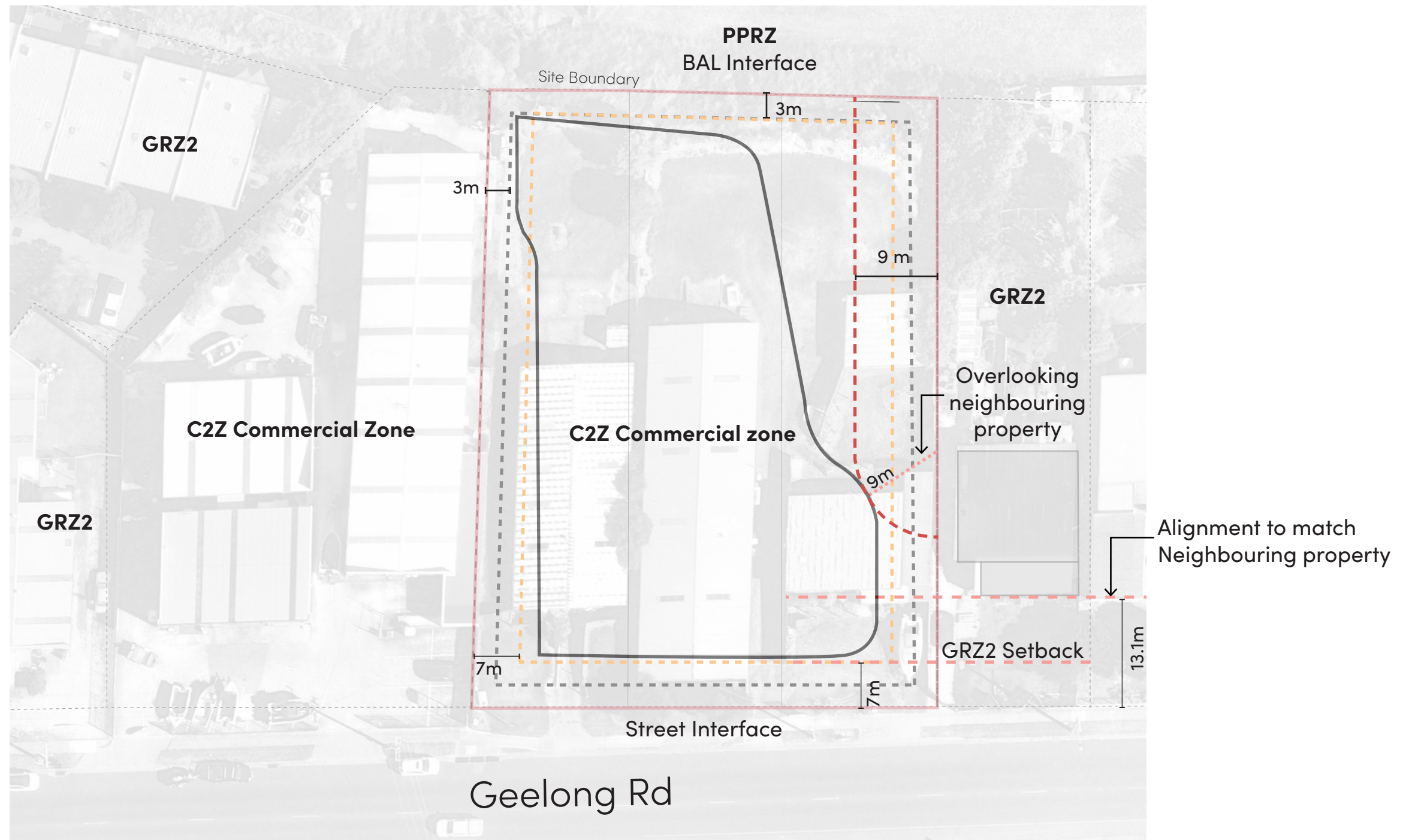


Progressive setbacks

The building progressively sets back to maximize solar access of the neighbouring properties.

- 1. Level 1,2 & 3 distance to boundary: 7m
- 2. Level 4 distance to boundary: 9.2m
- 3. Neighbour distance to boundary: 2m

Site Analysis / Summary



Preferred Urban Design
Design Daylight View Zone

Preferred BCA Construction
3.0m Logical Construction Zone

REVISION SCHEDULE				NORTH POINT	CONTRACTORS NOTE	</
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Site Analysis / View Lines



Melbourne & Bay

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								PROJECT	HOTEL AND WELLBEING CENTRE	SCALE @ A1	REV.
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								FILE	888-950-1098 Portarlington3099 - 30 Portarlington Street Design Ltd	6/10/2021 5:31:25 PM	

Site Analysis / View Lines - Site Outlook



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								PROJECT	HOTEL AND WELLBEING CENTRE		
								ADDRESS	30-34 GEELONG RD PORTARLINGTON		
								FILE	888-3901-3099 Portarlington3099 - 30 Portarlington Sketch Design.rvt		

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PROJECT			
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PROJECT	HOTEL AND WELLBEING CENTRE		
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DRAWING			NUMBER
TITLE	Demolition Plan		TP012
SCALE @ A1	JOB No.	DRAWN	
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FILE	140003099 Portarlington0109_211015_SC Portarlington Sketch Design.rvt		



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PROJECT

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PROJECT

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ADDRESS

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DRAWING

TITLE

Proposed Site Plan

SCALE @ A1	JOB No.	DRAWN
1 : 250	3099	AMC

FILE

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NUMBER

TP050

REV.



REV	DATE	BY	DESCRIPTION

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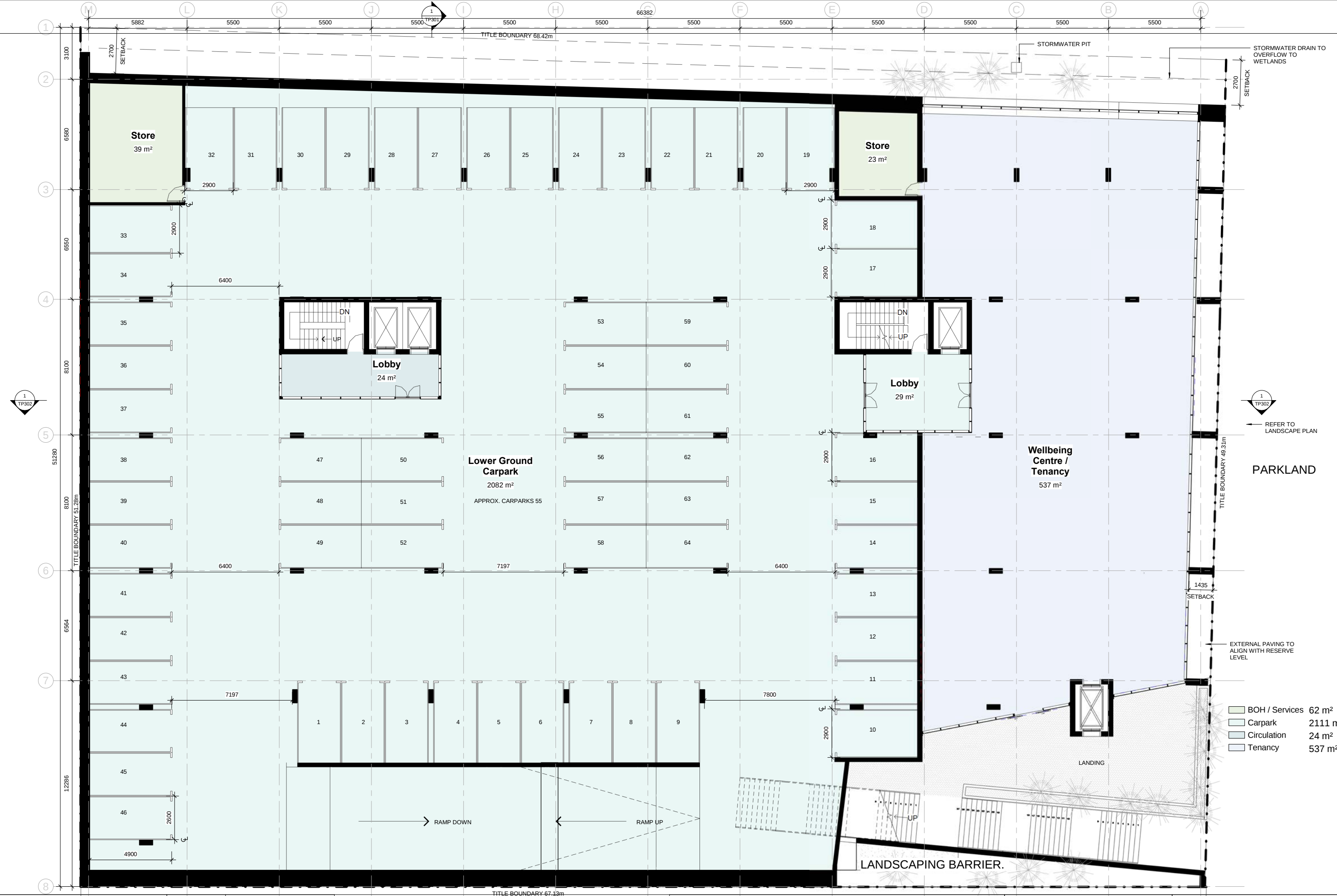
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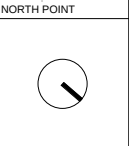
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PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
Parkland Floor Plan
SCALE @ A1
1 : 100
JOB No.
3099
DRAWN
AMC
REV.
NUMBER
TP100



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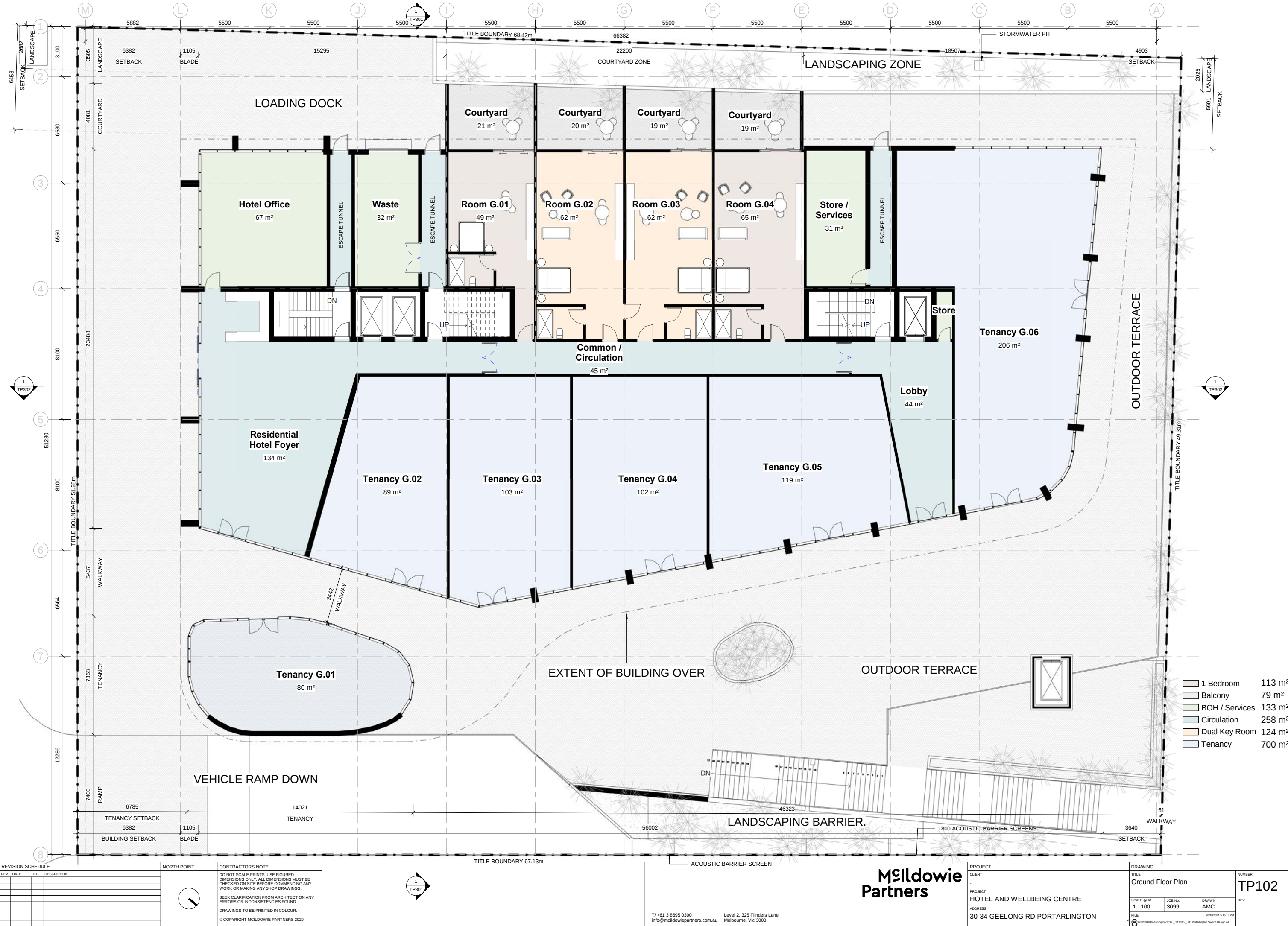


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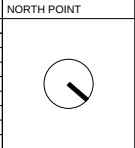
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TP301

DRAWING			NUMBER
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FILE	20/10/2021 5:16:11 PM		
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Mcildowie Partners

PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

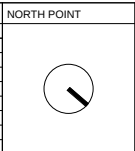
DRAWING
TITLE
Ground Floor Plan
SCALE @ A1
1 : 100
JOB No.
3099
DRAWN
AMC
REV.

NUMBER
TP102
REV.



1 Bedroom	421 m ²
Balcony	347 m ²
BOH / Services	38 m ²
Circulation	205 m ²
Dual Key Room	596 m ²

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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PROJECT
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HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
L1 & L2 Typical Floor Plan
SCALE @ A3
1 : 100
JOB No.
3099
DRAWN
AMC
FILE
30x30000 Portarlington 3099_111015_10 Portarlington Sketch Design.rvt

NUMBER
TP103
REV.

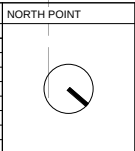
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Melbourne, Vic 3000



1 Bedroom	178 m ²
Balcony	345 m ²
BOH / Services	22 m ²
Circulation	157 m ²
Dual Key Room	614 m ²

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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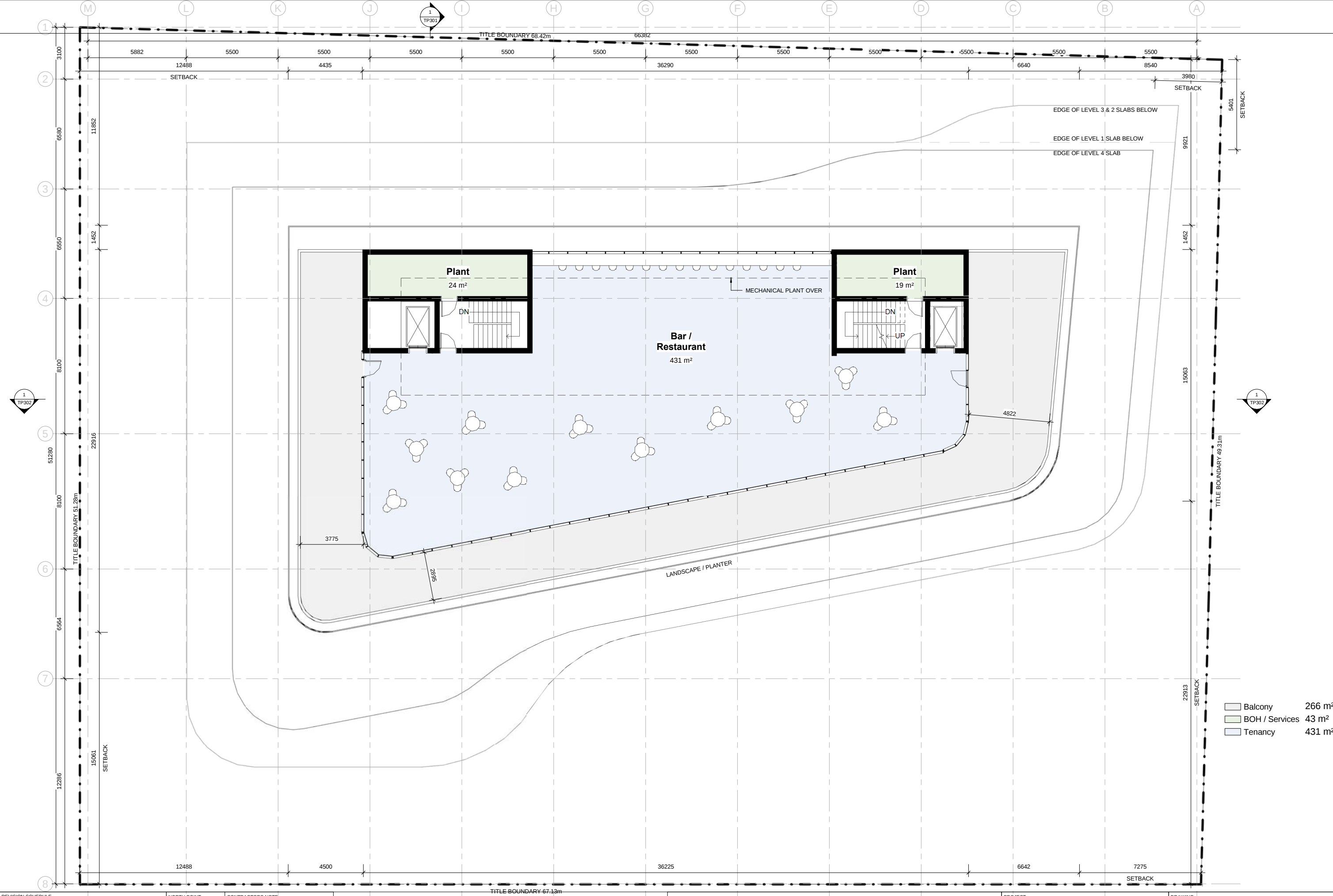
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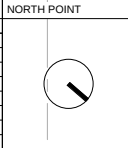
PROJECT			
CLIENT			
PROJECT	HOTEL AND WELLBEING CENTRE		
ADDRESS	30-34 GEELONG RD PORTARLINGTON		

DRAWING			NUMBER
TITLE	L3 Floor Plan		TP104
SCALE @ A1	JOB No.	DRAWN	
1 : 100	3099	AMC	REV.
FILE	20200201_010300_PortalingtonSketchDesign.dwg		



- Balcony 266 m²
- BOH / Services 43 m²
- Tenancy 431 m²

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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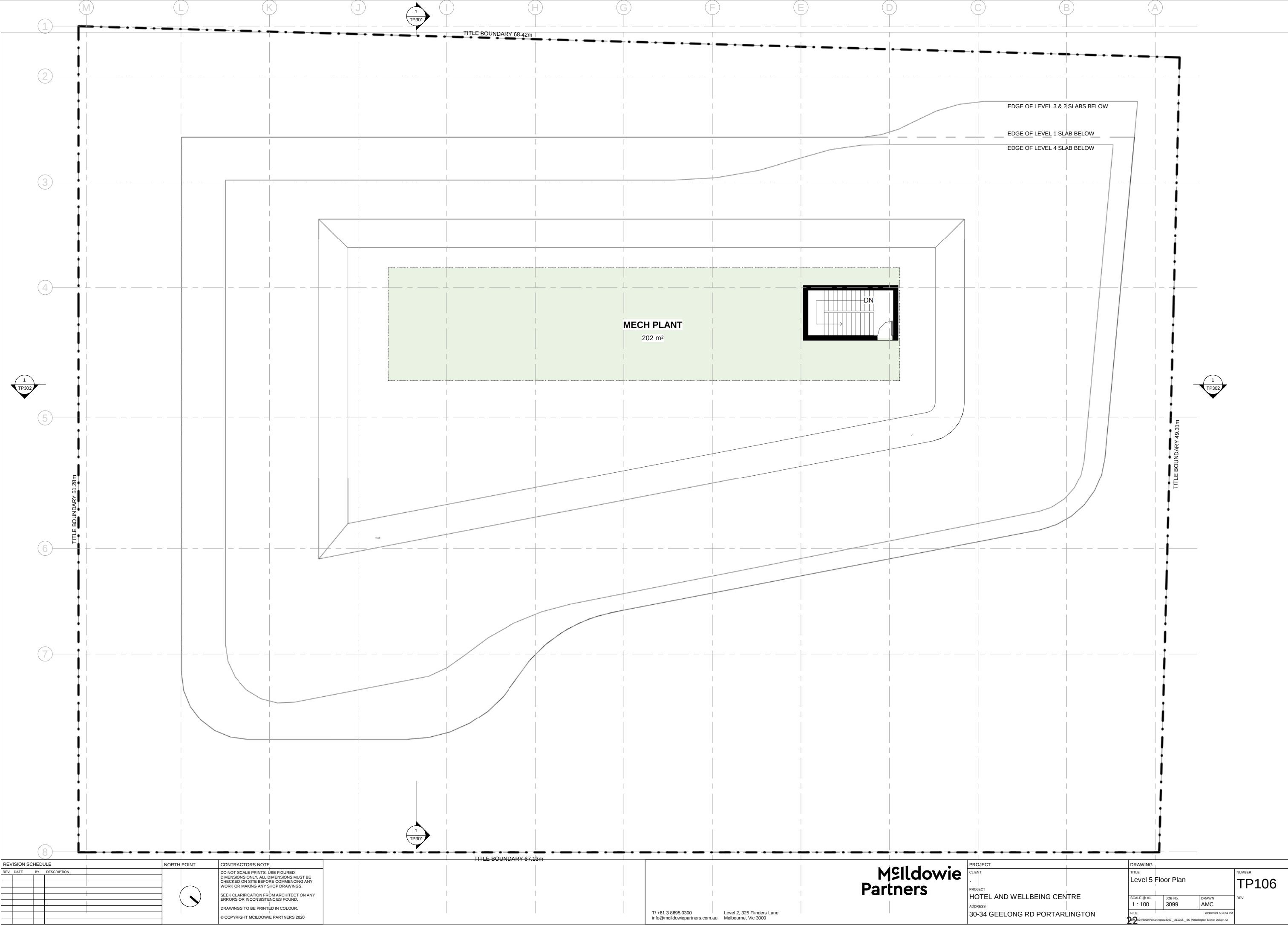
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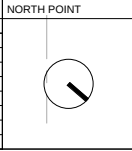
PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
Level 4 Floor Plan
SCALE @ A3
1 : 100
JOB No.
3099
DRAWN
AMC
REV.
21

NUMBER
TP105



REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
Level 5 Floor Plan
SCALE @ A3
1 : 100
JOB No.
3099
DRAWN
AMC
20200201 5:16:58 PM
FILE
20200201 0300 Portarlington 3099_211015_5C Portarlington Sketch Design.rvt

NUMBER
TP106
REV.

FINISHES SCHEDULE



FE01
CONCRETE



FE02
BRICK



FE04
CLEAR GLASS



FE05
POWDERCOAT FRAMES



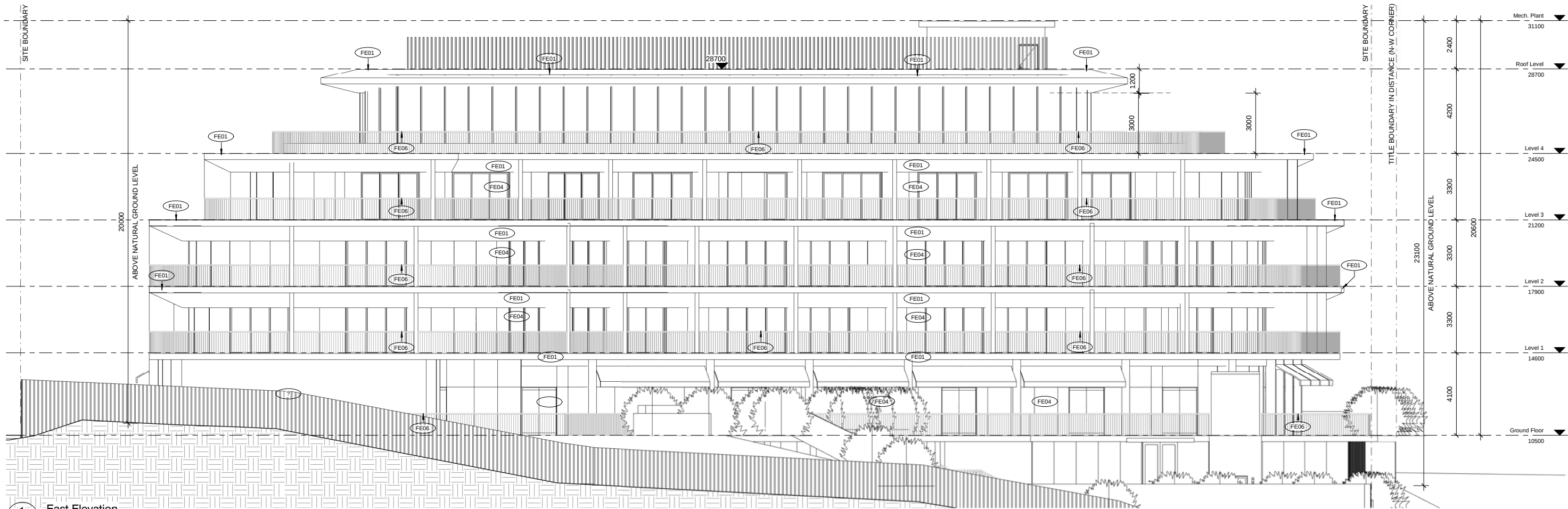
FE06
POWDERCOATED
STEEL BALUSTRADE



FE07
ROOF SHEETING
COLORBOND
WINDSPRAY



FE08
EXTERNAL PAVING



REVISION SCHEDULE				NORTH POINT 	CONTRACTORS NOTE DO NOT SCALE PRINTS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. SEEK CLARIFICATION FROM ARCHITECT ON ANY ERRORS OR INCONSISTENCIES FOUND. DRAWINGS TO BE PRINTED IN COLOUR. © COPYRIGHT MILDOWIE PARTNERS 2020
REV	DATE	BY	DESCRIPTION		

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PROJECT	
CLIENT	
PROJECT	HOTEL AND WELLBEING CENTRE
ADDRESS	30-34 GEELONG RD PORTARLINGTON

DRAWING		
TITLE	Elevations	NUMBER
SCALE @ A1	JOB No.	DRAWN
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FILE	20200201_9.17.06 PM	
23	0:\3099 Portarlington\3099_231005_SC Portarlington Sketch Design.rvt	

TP201

REV.

FINISHES SCHEDULE



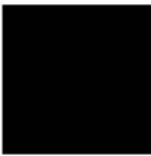
FE01
CONCRETE



FE02
BRICK



FE04
CLEAR GLASS



FE05
POWDERCOAT FRAMES



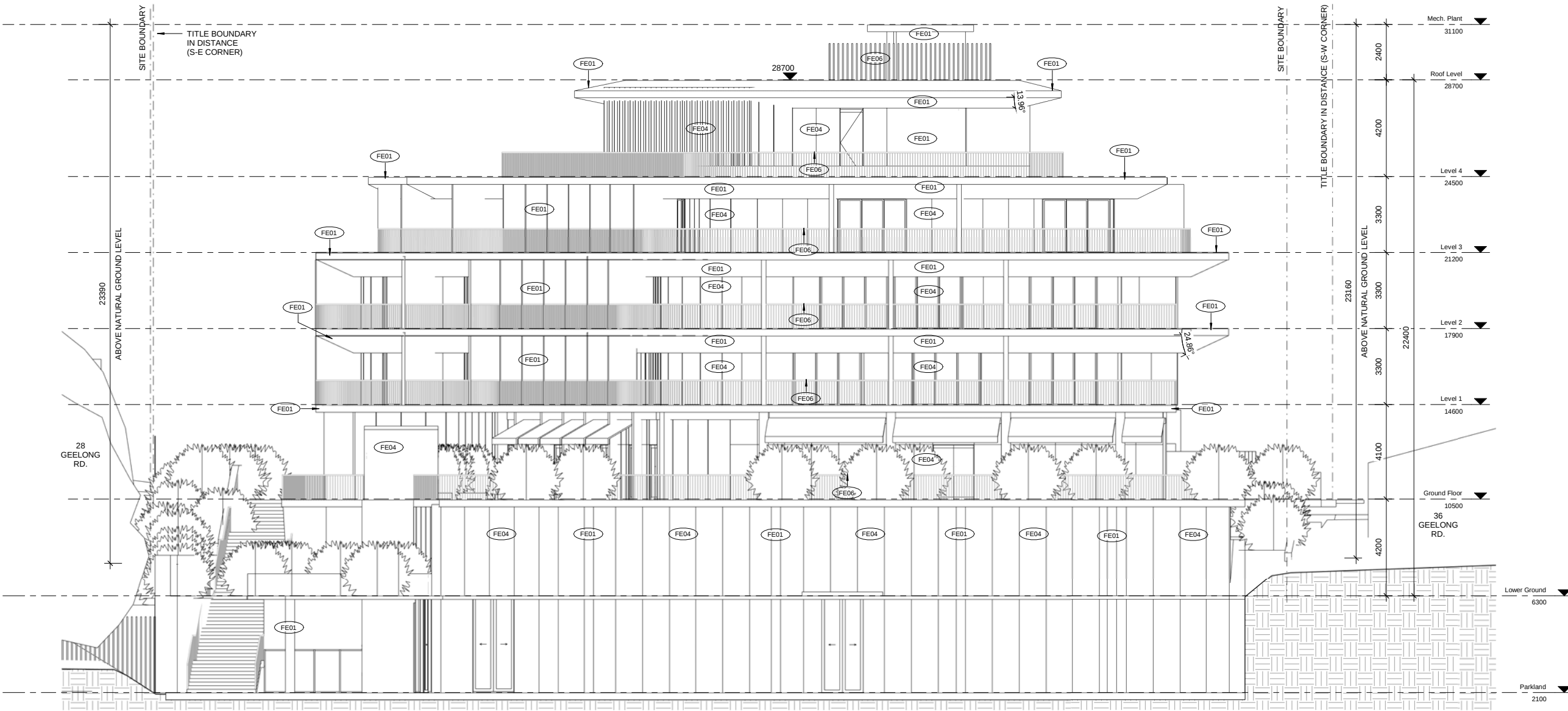
FE06
POWDERCOATED
STEEL BALUSTRADE



FE07
ROOF SHEETING
COLORBOND
WINDSPRAY



FE08
EXTERNAL PAVING



1

North Elevation

1 : 100

REVISION SCHEDULE				NORTH POINT	CONTRACTORS NOTE
REV	DATE	BY	DESCRIPTION		
					DO NOT SCALE PRINTS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. SEEK CLARIFICATION FROM ARCHITECT ON ANY ERRORS OR INCONSISTENCIES FOUND. DRAWINGS TO BE PRINTED IN COLOUR. © COPYRIGHT MCILDOWIE PARTNERS 2020

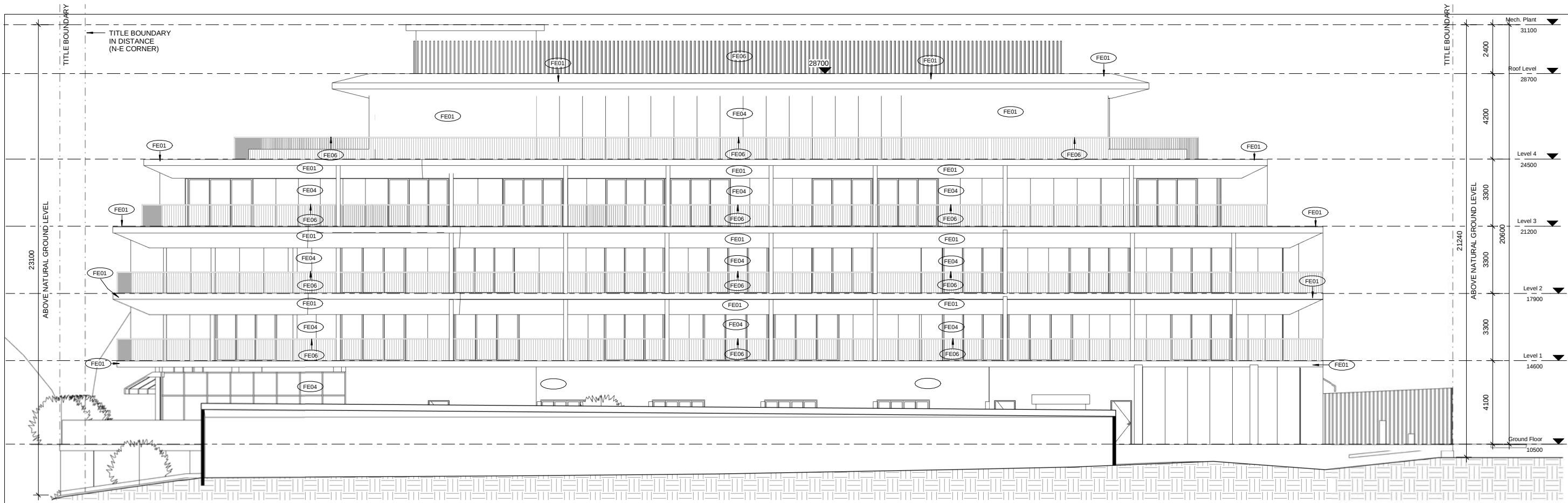
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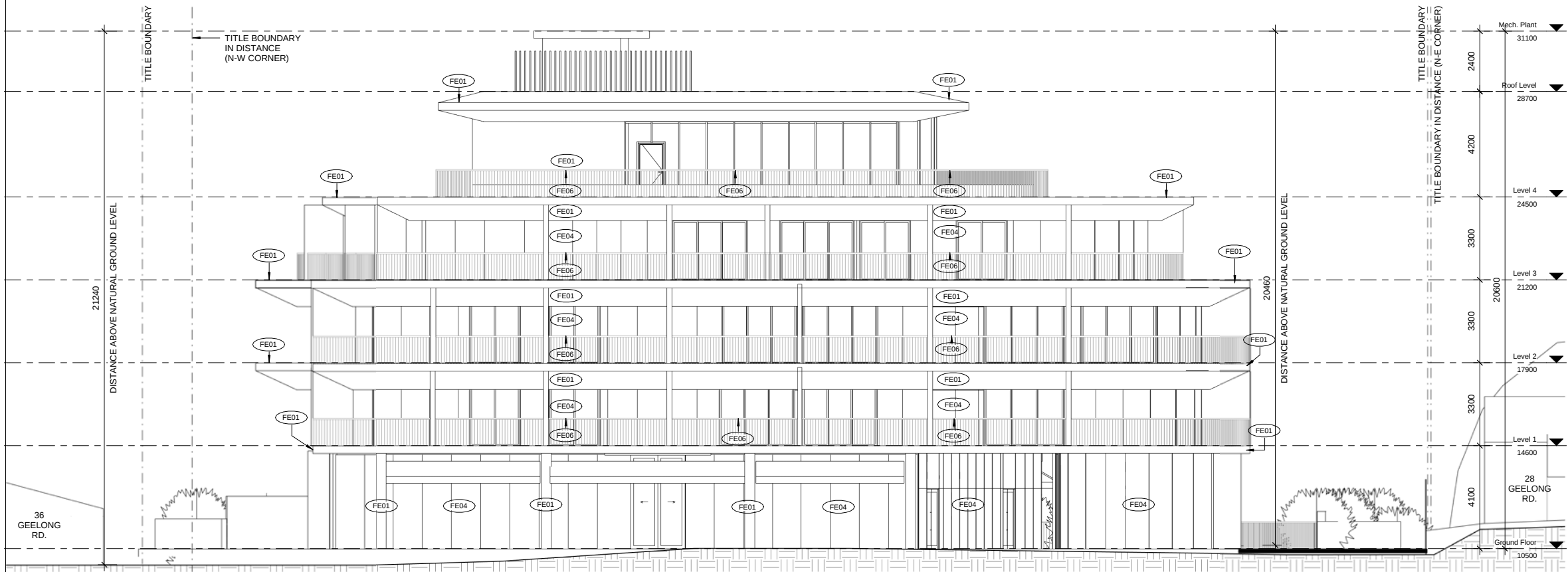
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PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING			NUMBER
TITLE Elevations	SCALE @ A1 1 : 100	JOB No. 3099	
FILE 30-34 Geelong Rd Portarlington 3099 - 11.05.20 - SC Portarlington Sketch Design.rvt	DRAWN Author	REV.	TP202



2 West Elevation.
TP203 1 : 100



4 South Elevation
TP203 1 : 100

FINISHES SCHEDULE



FE01
CONCRETE



FE02
BRICK



FE04
CLEAR GLASS



FE05
POWDERCOAT FRAMES



FE06
POWDERCOATED
STEEL BALUSTRADE

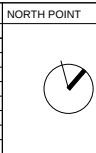


FE07
ROOF SHEETING
COLORBOND
WINDSPRAY



FE08
EXTERNAL PAVING

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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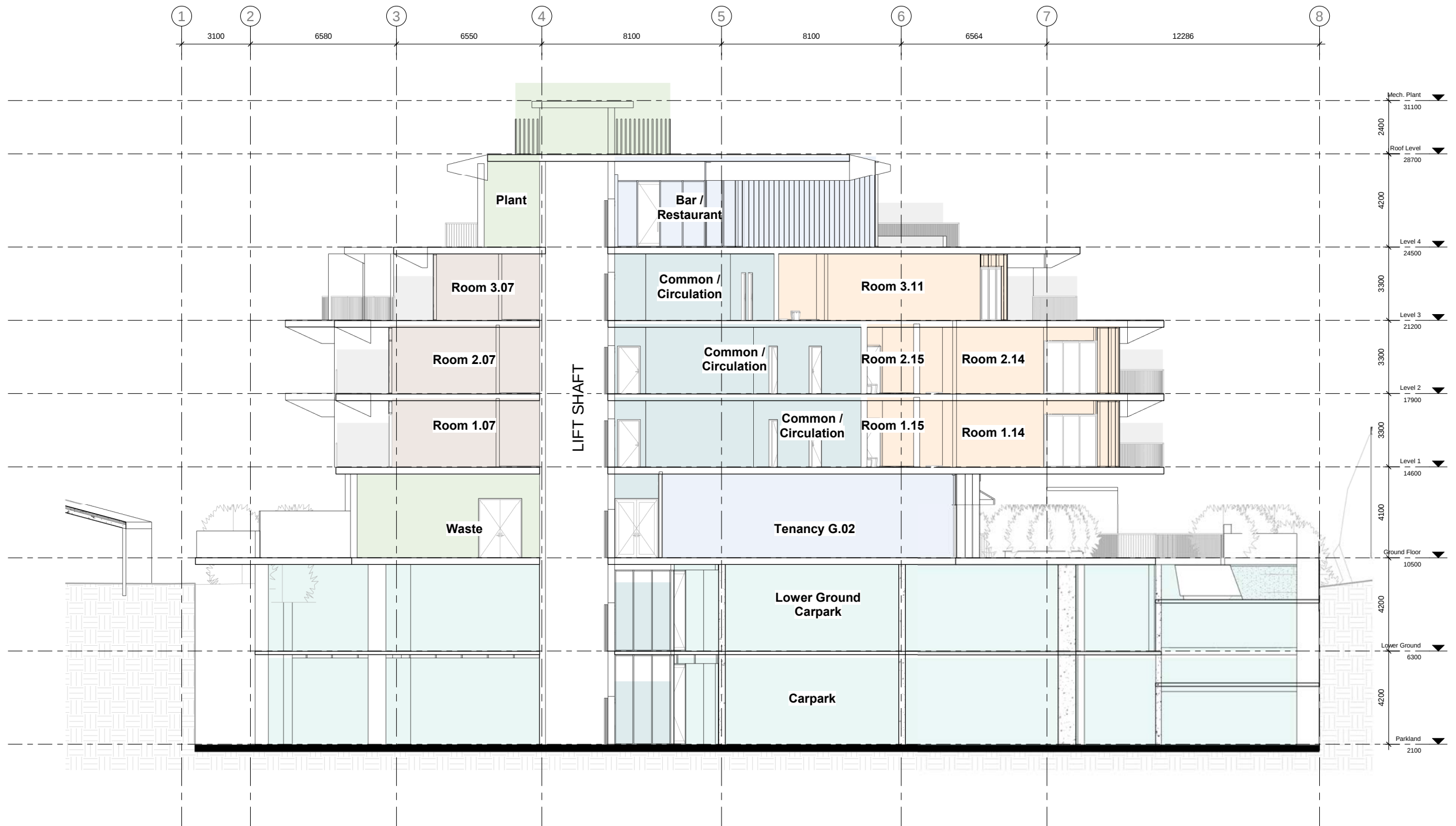
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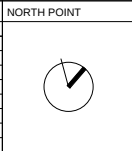
PROJECT
CLIENT
PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
Elevations
SCALE @ A3
1 : 100
JOB No.
3099
DRAWN
AMC
REV.
25

NUMBER
TP203
REV.



REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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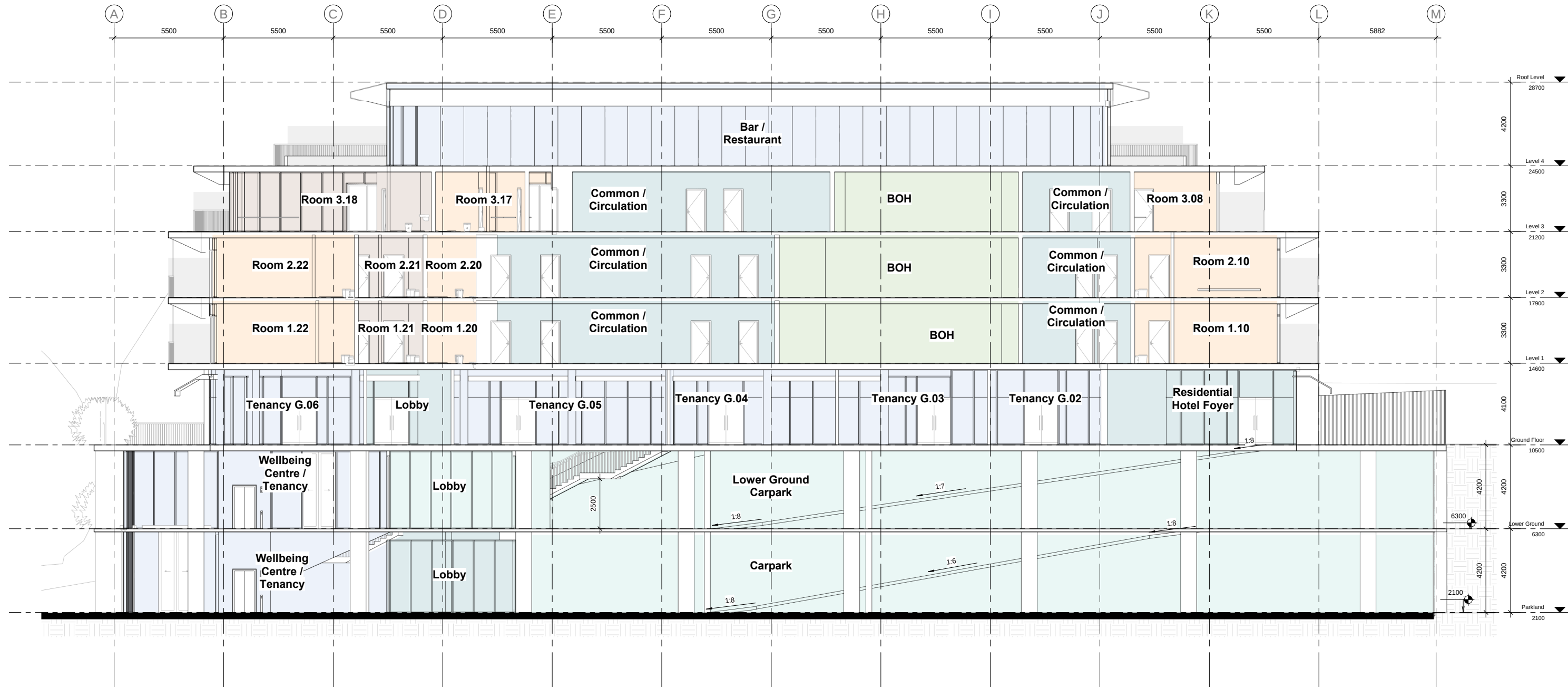
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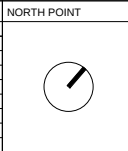
Level 2, 325 Flinders Lane
Melbourne, Vic 3000

PROJECT			
CLIENT			
PROJECT	HOTEL AND WELLBEING CENTRE		
ADDRESS	30-34 GEELONG RD PORTARLINGTON		

DRAWING			NUMBER
TITLE Section 1			TP301
SCALE @ A1 1 : 100	JOB No. 3099	DRAWN AMC	
REV.			
20102021 5:17:31 PM			
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30/09/2009 Portastaging/3099_211055_SC Portastaging Sketch Design.net			



REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION



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PROJECT			
CLIENT			
PROJECT	HOTEL AND WELLBEING CENTRE		
ADDRESS	30-34 GEELONG RD PORTARLINGTON		

DRAWING			NUMBER
TITLE	Section 2		TP302
SCALE @ A1	JOB No.	DRAWN	
1 : 100	3099	AMC	REV.
FILE	20200301_17:37 PM		
27	20200301_17:37 PM		

SUMMARY OF AREAS

AREAS BY LEVEL		
Level	Department	Area
Parkland	BOH / Services	62 m²
Parkland	Carpark	2119 m²
Parkland	Circulation	53 m²
Parkland	Tenancy	608 m²
Parkland		2843 m²
Lower Ground	BOH / Services	62 m²
Lower Ground	Carpark	2111 m²
Lower Ground	Circulation	24 m²
Lower Ground	Tenancy	537 m²
Lower Ground		2734 m²
Ground Floor	1 Bedroom	113 m²
Ground Floor	Balcony	79 m²
Ground Floor	BOH / Services	133 m²
Ground Floor	Circulation	258 m²
Ground Floor	Dual Key Room	124 m²
Ground Floor	Tenancy	700 m²
Ground Floor		1408 m²
Level 1	1 Bedroom	421 m²
Level 1	Balcony	347 m²
Level 1	BOH / Services	38 m²
Level 1	Circulation	205 m²
Level 1	Dual Key Room	596 m²
Level 1		1607 m²
Level 2	1 Bedroom	422 m²
Level 2	Balcony	349 m²
Level 2	BOH / Services	38 m²
Level 2	Circulation	205 m²
Level 2	Dual Key Room	596 m²
Level 2		1610 m²
Level 3	1 Bedroom	178 m²
Level 3	Balcony	345 m²
Level 3	BOH / Services	22 m²
Level 3	Circulation	157 m²
Level 3	Dual Key Room	614 m²
Level 3		1317 m²
Level 4	Balcony	266 m²
Level 4	BOH / Services	43 m²
Level 4	Tenancy	431 m²
Level 4		739 m²
Roof Level	BOH / Services	202 m²
Roof Level		202 m²
Grand total		12461 m²

AREAS BY TYPE		
Level	Department	Area
Ground Floor	1 Bedroom	113 m²
Level 1	1 Bedroom	421 m²
Level 2	1 Bedroom	422 m²
Level 3	1 Bedroom	178 m²
1 Bedroom		1134 m²
Ground Floor	Balcony	79 m²
Level 1	Balcony	347 m²
Level 2	Balcony	349 m²
Level 3	Balcony	345 m²
Level 4	Balcony	266 m²
Balcony		1386 m²
Parkland	BOH / Services	62 m²
Lower Ground	BOH / Services	62 m²
Ground Floor	BOH / Services	133 m²
Level 1	BOH / Services	38 m²
Level 2	BOH / Services	38 m²
Level 3	BOH / Services	22 m²
Level 4	BOH / Services	43 m²
Roof Level	BOH / Services	202 m²
BOH / Services		600 m²
Parkland	Carpark	2119 m²
Lower Ground	Carpark	2111 m²
Carpark		4231 m²
Parkland	Circulation	53 m²
Lower Ground	Circulation	24 m²
Ground Floor	Circulation	258 m²
Level 1	Circulation	205 m²
Level 2	Circulation	205 m²
Level 3	Circulation	157 m²
Circulation		903 m²
Ground Floor	Dual Key Room	124 m²
Level 1	Dual Key Room	596 m²
Level 2	Dual Key Room	596 m²
Level 3	Dual Key Room	614 m²
Dual Key Room		1931 m²
Parkland	Tenancy	608 m²
Lower Ground	Tenancy	537 m²
Ground Floor	Tenancy	700 m²
Level 4	Tenancy	431 m²
Tenancy		2276 m²
Grand total		12461 m²

HOTEL ROOMS		
Department	Level	Count
1 Bedroom	Ground Floor	2
1 Bedroom	Level 1	10
1 Bedroom	Level 2	10
1 Bedroom	Level 3	4
1 Bedroom		26
Dual Key Room	Ground Floor	2
Dual Key Room	Level 1	14
Dual Key Room	Level 2	14
Dual Key Room	Level 3	16
Dual Key Room		46
GRAND TOTAL		72

PARKING		
Level	Type	Count
Parkland	Car	66
Parkland	Motorbike	7
Lower Ground	Car	64
GRAND TOTAL		137

REVISION SCHEDULE				NORTH POINT 	CONTRACTORS NOTE	PROJECT CLIENT PROJECT HOTEL AND WELLBEING CENTRE ADDRESS 30-34 GEELONG RD PORTARLINGTON	DRAWING TITLE Summary of Areas SCALE @ A3 JOB No. 3099 DRAWN Author REV. TP600	NUMBER TP600		
REV	DATE	BY	DESCRIPTION		TITILE					
					Summary of Areas					
					SCALE @ A3					
					JOB No.					
					3099					
					DRAWN					
					Author					
					REV.					
					TP600					
					Tf +61 3 8695 0300 info@mcildowepartners.com.au Level 2, 325 Flinders Lane Melbourne, Vic 3000	Mcildowie Partners	PROJECT CLIENT PROJECT HOTEL AND WELLBEING CENTRE ADDRESS 30-34 GEELONG RD PORTARLINGTON	DRAWING TITLE Summary of Areas SCALE @ A3 JOB No. 3099 DRAWN Author REV. TP600	NUMBER TP600	
										TITILE
										Summary of Areas
										SCALE @ A3
										JOB No.
										3099
										DRAWN
										Author
										REV.
										TP600
					Tf +61 3 8695 0300 info@mcildowepartners.com.au Level 2, 325 Flinders Lane Melbourne, Vic 3000	Mcildowie Partners	PROJECT CLIENT PROJECT HOTEL AND WELLBEING CENTRE ADDRESS 30-34 GEELONG RD PORTARLINGTON	DRAWING TITLE Summary of Areas SCALE @ A3 JOB No. 3099 DRAWN Author REV. TP600	NUMBER TP600	
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										Summary of Areas
										SCALE @ A3
										JOB No.
										3099
										DRAWN
										Author
										REV.
										TP600

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Melbourne, Vic 3000

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PROJECT
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PROJECT
HOTEL AND WELLBEING CENTRE
ADDRESS
30-34 GEELONG RD PORTARLINGTON

DRAWING
TITLE
Summary of Areas
SCALE @ A1
JOB No.
3099
DRAWN
Author
REV.
NUMBER
TP600

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Melbourne, Vic 3000

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