

1494-1496 North Road, Clayton

Student Accommodation

ALTA ARCHITECTURE

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31-07-2020



1494-1496 North Road, Clayton

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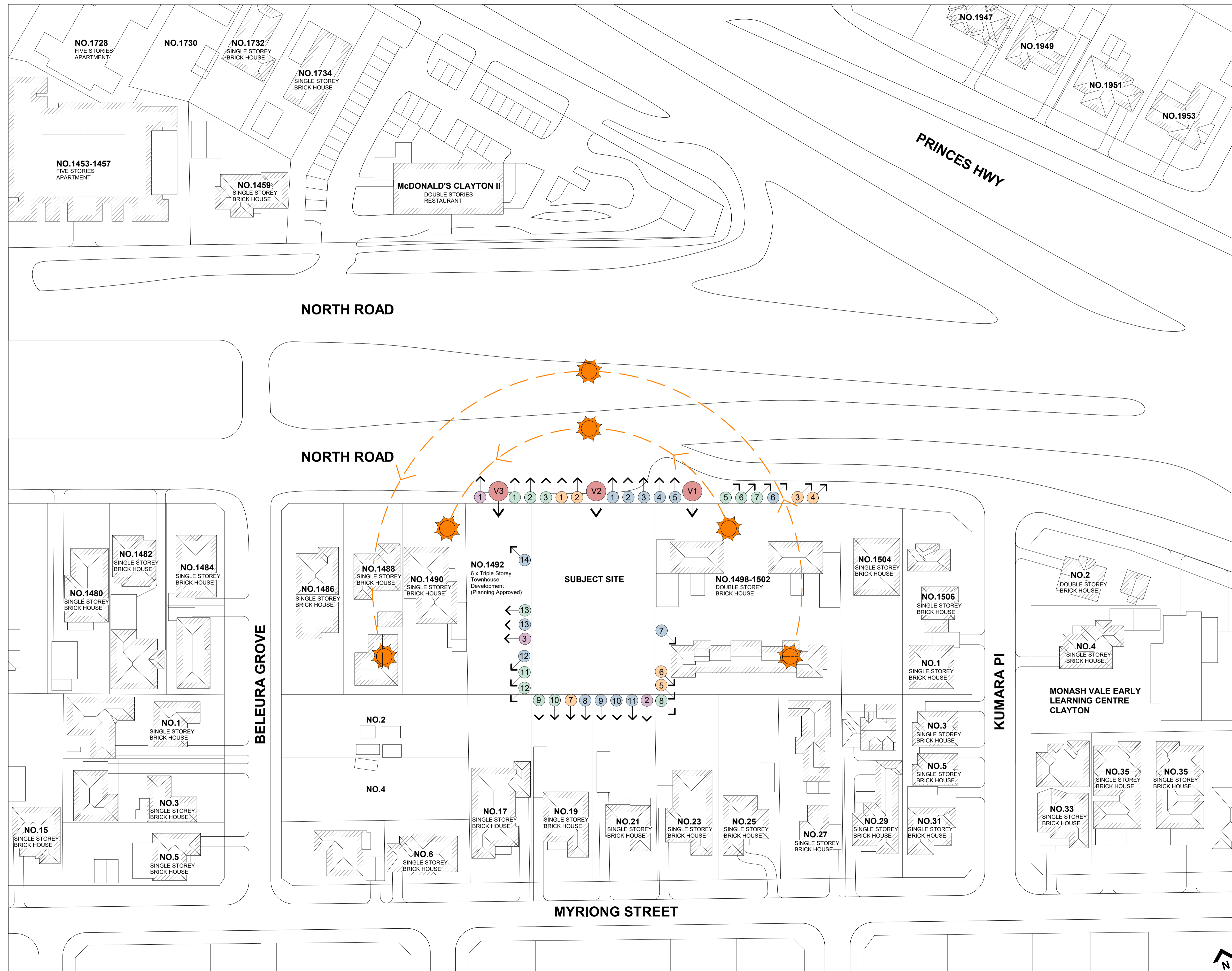
1494-1496 North Road, Clayton - Development Summary

1494-1496 North Road, Clayton - Development Summary																	
Basement Floor			Ground Floor			Level 01		Level 02		Level 03		Level 04		Level 05		Grand Total	
NAME	Area (m ²)		Name	Area (m ²)		Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)	Name	Area (m ²)
			G.01	37		L1.01	37	L2.01	33	L3.01	25	L4.01	28	L5.01	28	Land Area	1576
			G.02	31		L1.02	36	L2.02	36	L3.02	24	L4.02	26	L5.02	27	Vehicle Ramp Area	147
			G.03	29		L1.03	30	L2.03	31	L3.03	24			L5.03	37	Basement Area	1050
			G.04	29		L1.04	28	L2.04	28	L3.04	24	L4.04	40	L5.04	40	Ground Floor Area	940
			G.05	29		L1.05	30	L2.05	30	L3.05	24	L4.05	32	L5.05	32	Level 1 Area	1026
			G.06	29		L1.06	28	L2.06	28	L3.06	24	L4.06	31	L5.06	31	Level 2 Area	1024
			G.07	29		L1.07	30	L2.07	30	L3.07	24	L4.07	38	L5.07	38	Level 3 Area	708
			G.08	29		L1.08	28	L2.08	28	L3.08	25	L4.08	36	L5.08	36	Level 4 Area	420
			G.09	29		L1.09	30	L2.09	30	L3.09	32	L4.09	26	L5.09	27	Level 5 Area	420
			G.10	30		L1.10	28	L2.10	28	L3.10	33	L4.10	27	L5.10	28		
			G.11	30		L1.11	31	L2.11	31	L3.11	32					Site Coverage	70.10%
			G.12	29		L1.12	34	L2.12	34	L3.12	32					Permeability	20%
			G.13	29		L1.13	31	L2.13	31	L3.13	32					Total Construction Area	5588
			G.14	29		L1.14	28	L2.14	28	L3.14	33					Net Saleable Area	3181
			G.15	29		L1.15	30	L2.15	30	L3.15	27						
			G.16	29		L1.16	28	L2.16	28	L3.16	26						
			G.17	29		L1.17	30	L2.17	30	L3.17	26						
			G.18	29		L1.18	28	L2.18	28	L3.18	26						
			G.19	28		L1.19	30	L2.19	30	L3.19	27						
						L1.20	28	L2.20	28								
						L1.21	31	L2.21	31								
						L1.22	41	L2.22	41								
						L1.23	33	L2.23	33								
						L1.24	39	L2.24	39								
Dining Area	0			88			0		0		0		37		0	Total Dinning Area	125
Storage	14			0			0		0		0		0		0	Total Storage	14
Laundry	28			0			0		0		0		0		0	Total Laundry	28
Bike Storage	62			4			0		0		0		0		0	Total Bike Storage	66
Bike No.	53			2			0		0		0		0		0	Total Bike Number	55
Communal Space	0			428			0		0		0		31		0	Total Communal Space	459
Recreational Space	0			50			40		40		0		0		0	Total Recreational Space	130
Reception	0			37			0		0		0		0		0	Total Reception Space	37
Standard Parking No.	13			0			0		0		0		0		0		
Stacker Parking No.	18			0			0		0		0		0		0	Total Parking Number	31
Total Unit Number	0			19			24		24		19		9		10	Total Unit Number	105
Total Unit Area	0			562			747		744		520		284		324	Total Unit Area	3181



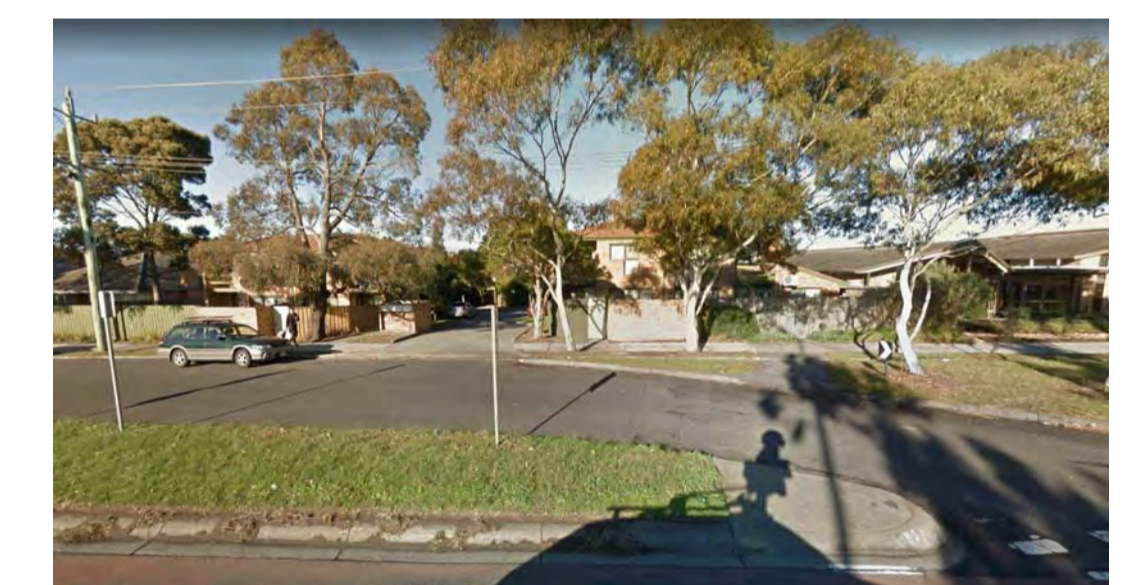
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THE SITE IS LOCATED WITHIN CLOSE PROXIMITY OF THE FOLLOWING COMMUNITY ASSETS.

- PARKS/GARDEN/RESERVES
 1. CARLSON RESERVE – 1.5KM NORTH
 2. CARLSON AVENUE RESERVE – 1.5 KM NORTH
 3. FAIRWAY RESERVE – 3.5KM NORTH
 4. MONSH ABORIGINAL GARDEN – 2.1KM NORTH-EAST
 5. CALLAGHAN AVENUE RESERVE – 5.1KM NORTH-EAST
 6. BRANDON PARK RESERVE – 5.3KM NORTH-EAST
 7. GLEN WAVERLY CENTRAL RESERVE – 6.6KM NORTH-EAST
 8. EVELYN STREET RESERVE – 3.6KM SOUTH-EAST
 9. FREGON RESERVE – 1.1KM SOUTH
 10. NAMATJIRA PARK – 3.4KM SOUTH
 11. HUNTINGDALE GOLF CLUB – 3.1KM WEST
 12. PRINCES HIGHWAY RESERVE – 1.2KM NORTH-WEST
 13. VICTORIAN ROVER CENTER – 2.7KM NORTH-WEST
- SHOPPING & RETAIL PRECINCT
 1. AUSTRALIA POST – 0.4KM NORTH
 2. BUNNINGS NOTTING HILL – 1.7KM NORTH
 3. PINWOOD SHOPPING VILLAGE – 4.3KM NORTH-EAST
 4. KMART- 5.0KM – NORTH-EAST
 5. IKEA – 2.5KM – SOUTH-EAST
 6. CLAYTON RD RETAILS – 1.5KM SOUTH
 7. COLES – 1.5KM SOUTH
- EDUCATION & HEALTH CARE
 1. CLAYTON NORTH PRIMARY SCHOOL – 0.5KM NORTH
 2. ALEANDER AGED CARE – 0.5KM NORTH
 3. DOBER STREET PRESCHOOL – 1.1KM NORTH
 4. BAYVIEW MEDICAL CENTER – 1.2KM NORTH
 5. VMCH CORPUS CHRIST AGED CARE – 1.3KM NORTH
 6. MONASH UNIVERSITY - 0.5KM NORTH-EAST
 7. MANNIX COLLEGE – 0.9KM SOUTH-EAST
 8. MONASH HOSPITAL – 1.4KM SOUTH
 9. CLAYTON HALL – 1.4KM SOUTH
 10. ST PETER'S PRIMARY SCHOOL – 1.4KM SOUTH
 11. BUPA AGED CARE – 2.0KM SOUTH
 12. CLARINDA PRIMARY SCHOOL – 4.1KM SOUTH-WEST
 13. HUNTINGDALE COMMUNITY HALL – 2.2 KM WEST
 14. AMSLEIGH PARK PRIMARY SCHOOL – 3.0KM NORTH-WEAT
- PUBLIC TRANSPORT
 1. PRINCES HWY BUS STATION – 20M NORTH
 2. CLAYTON TRAIN STATION – 1.5KM SOUTH
 3. HUNTINGDALE STATION – 2.2KM WEST



V.1



V.2

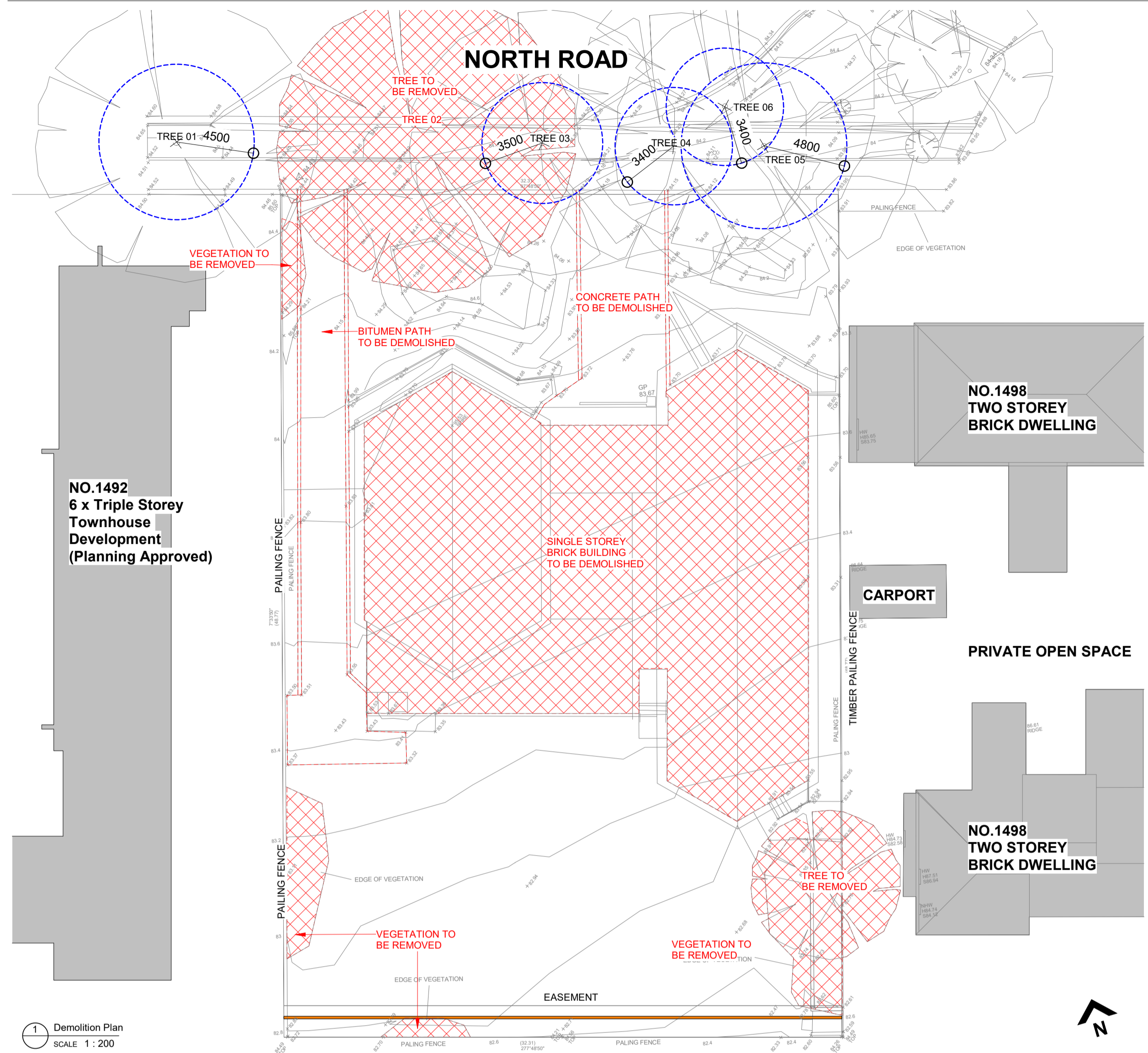


V.3

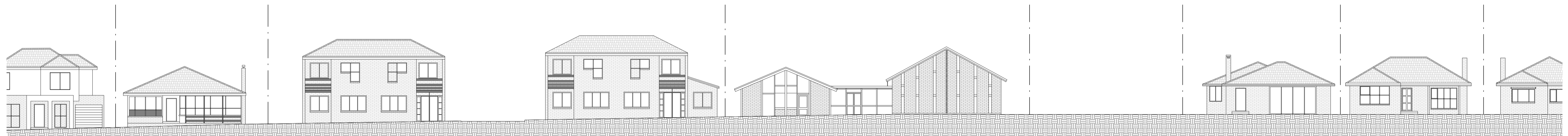
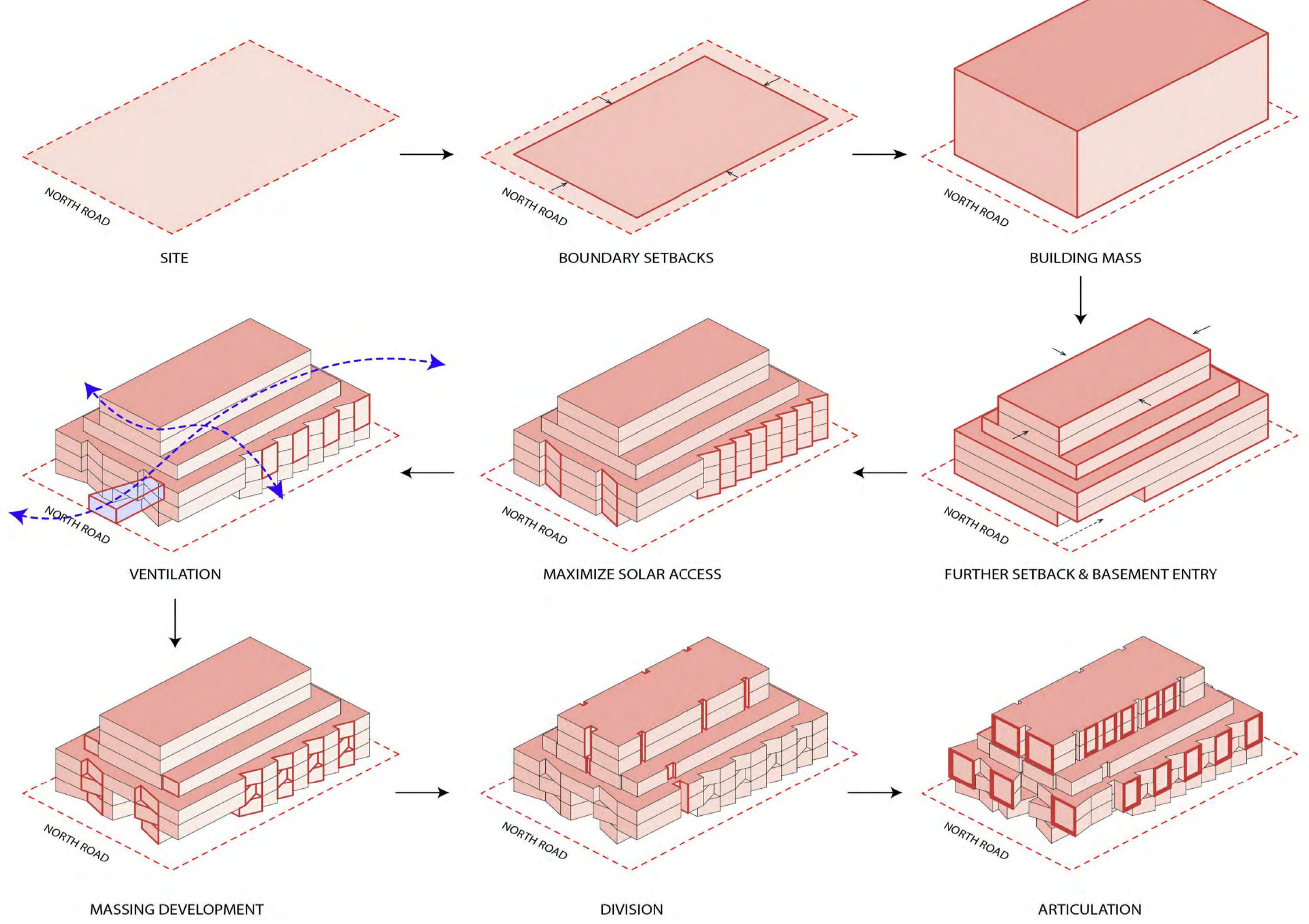
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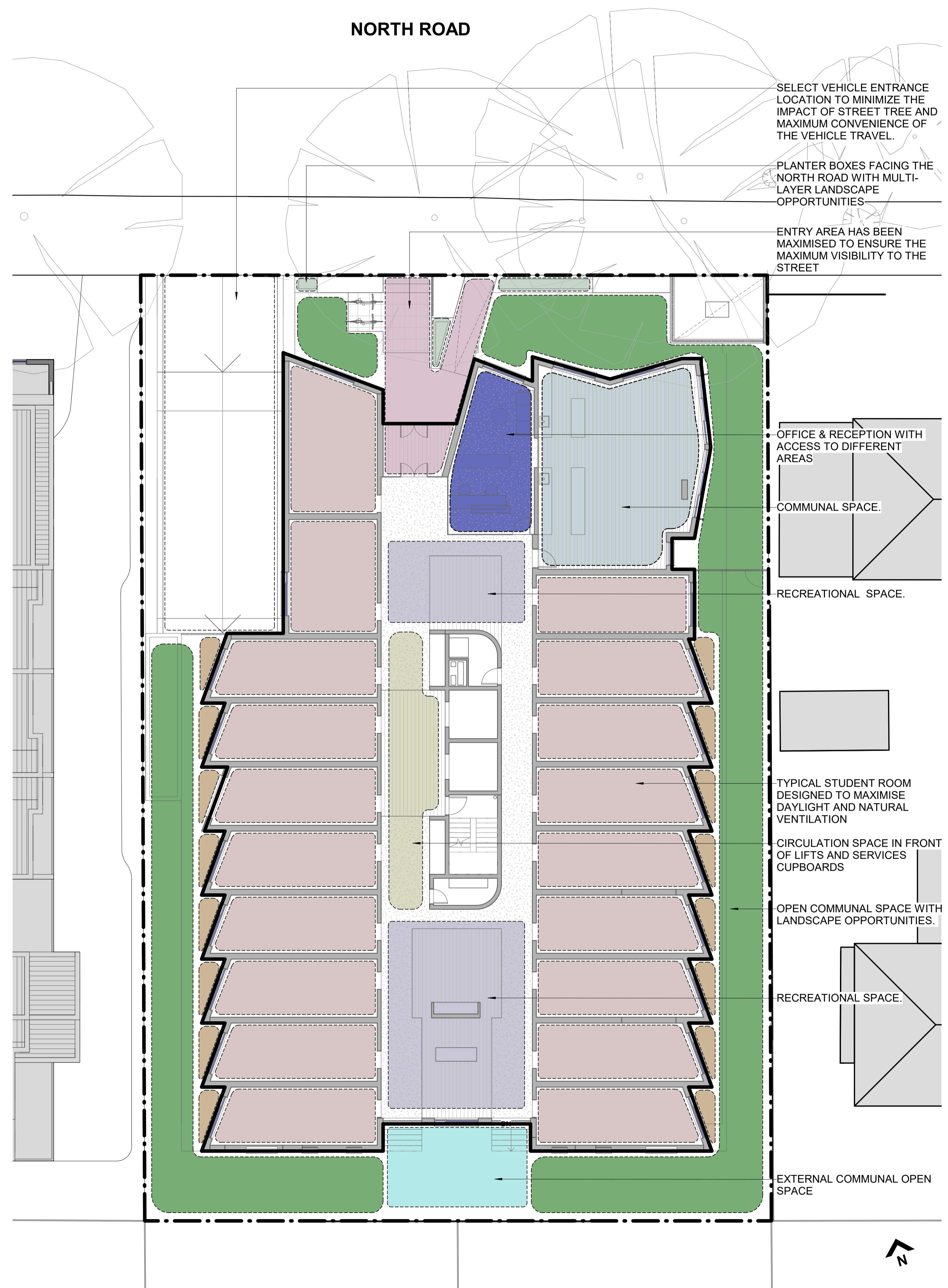


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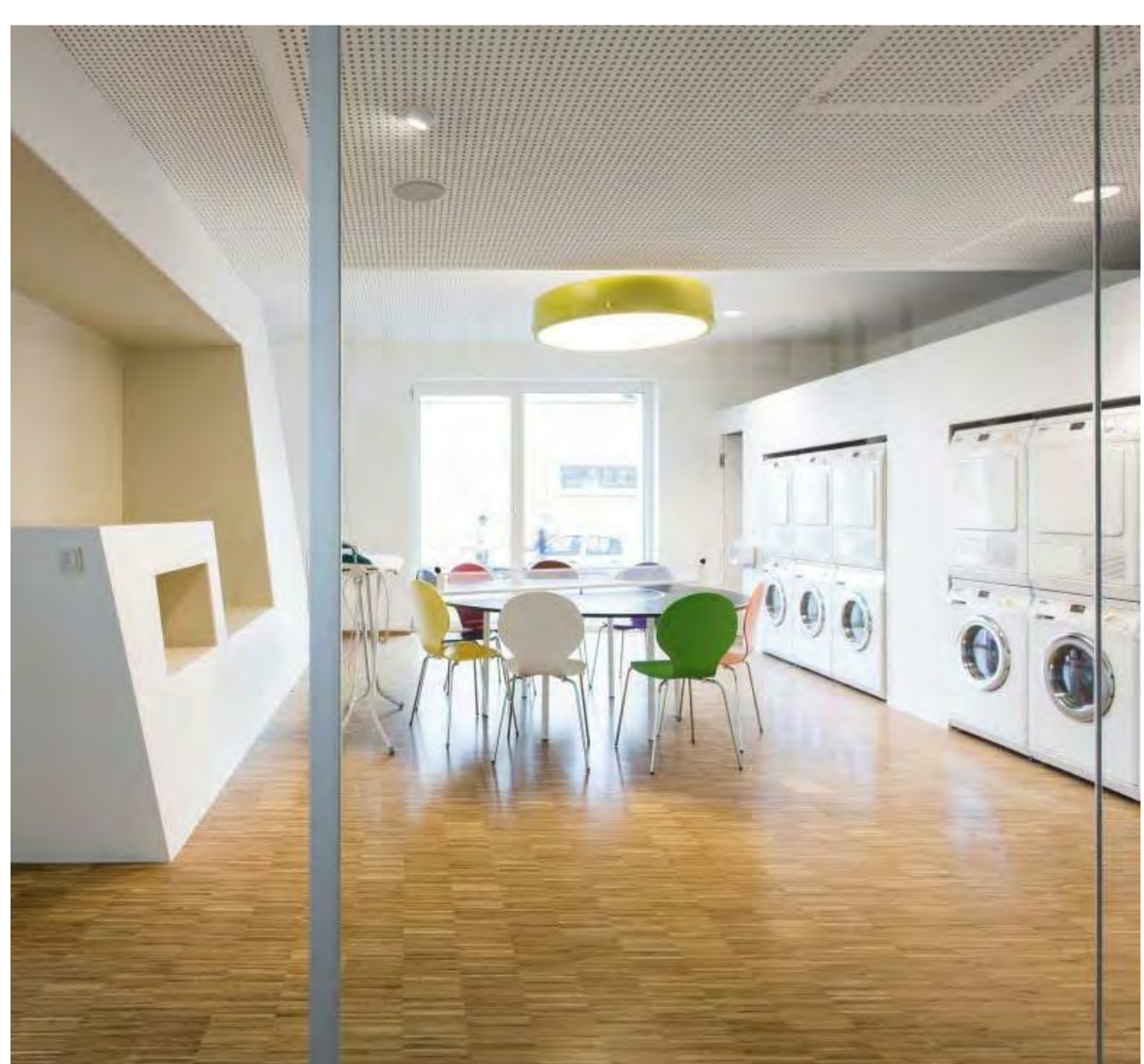
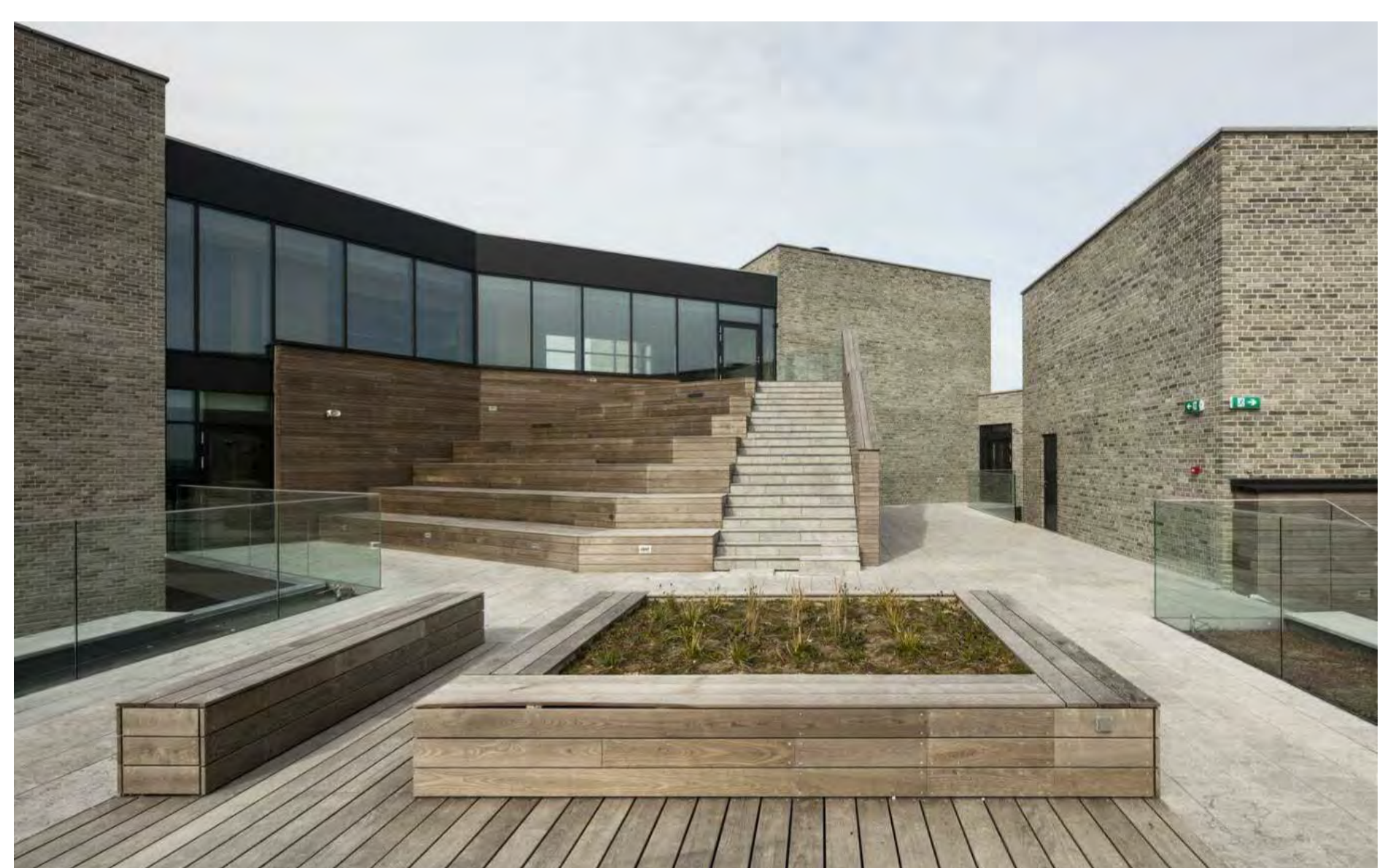
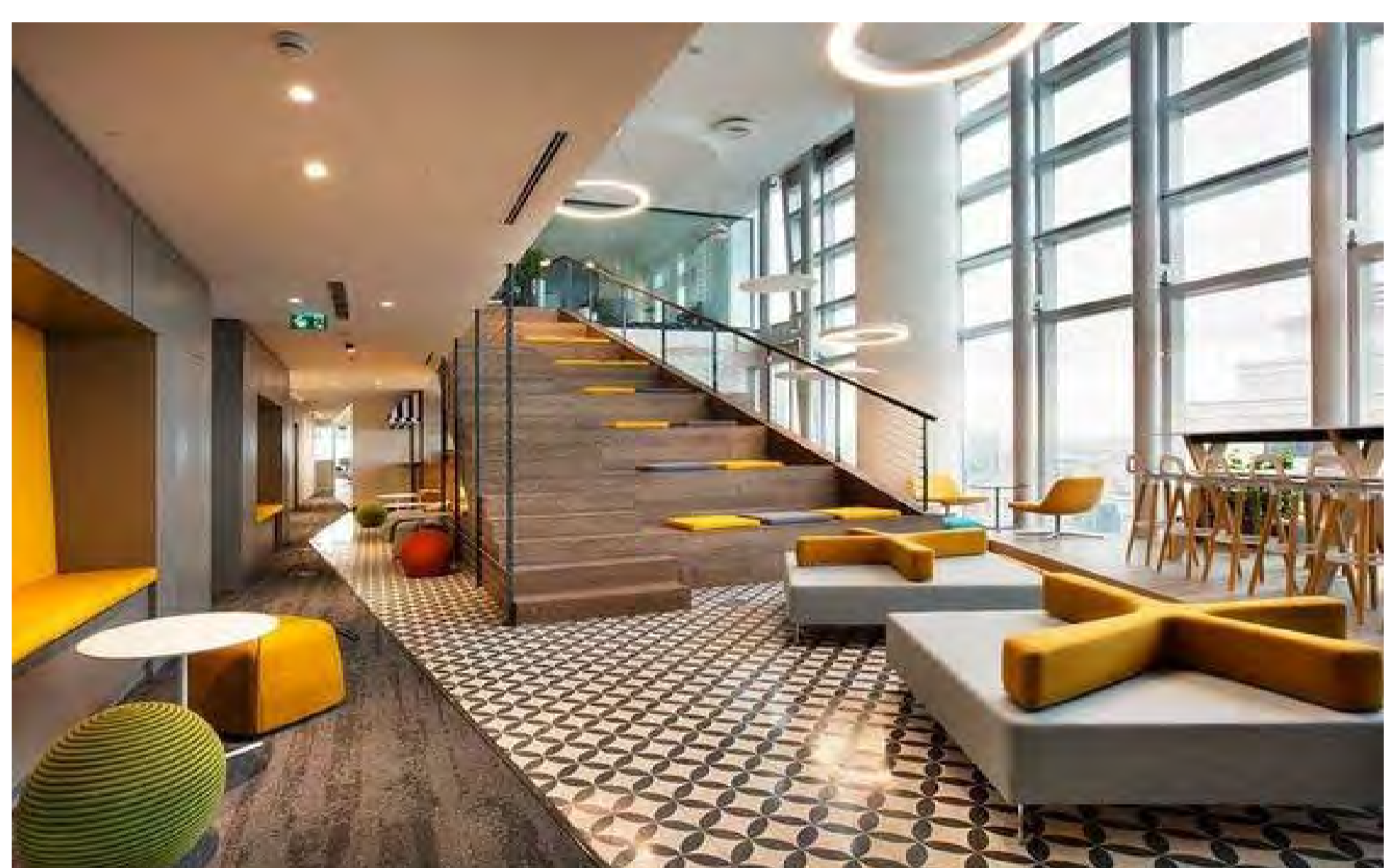
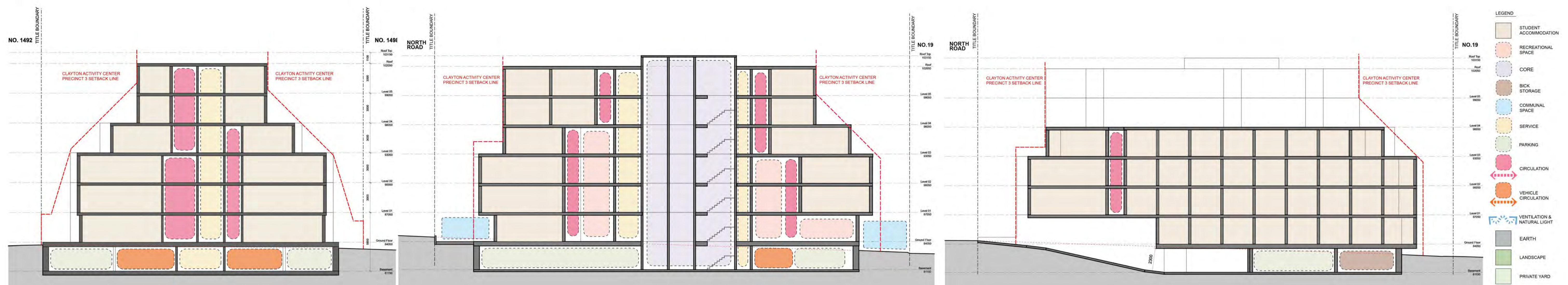


PRECEDENT IMAGES - EXTERIOR



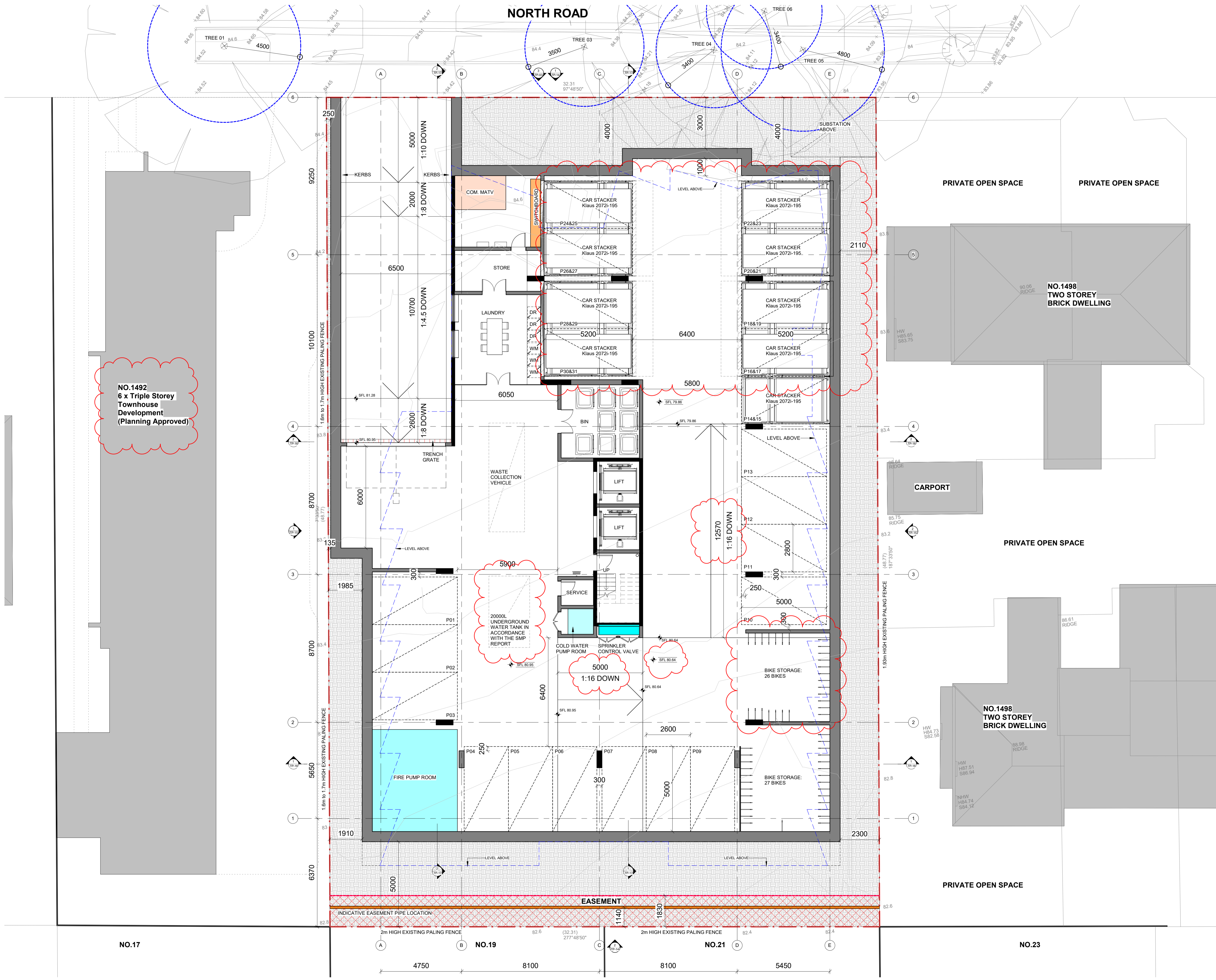
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NO.1492
 6 x Triple Storey
 Townhouse
 Development
 (Planning Approved)

20000L UNDERGROUND WATER TANK IN ACCORDANCE WITH THE SMP REPORT

5000
 1:16 DOWN

12570
 1:16 DOWN

REVISION No	Date	Description	By
A	31/07/2020	RFI	VL

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ADDRESS
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PROJECT
 Student Accommodation

TITLE
 Basement Plan

DRAWING NO.	TP-06	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	DATE	0981
CAD NO.	0981 - TP-06		

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PROJECT
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TITLE
 Ground Floor Plan

DRAWING NO. TP-07 **REVISION NO.** A

DATE 31-07-2020
SCALE 1:100
DRAWN AXV/L
CHKD 0981
CAD NO. 0981 - TP-07

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PROJECT
 Student Accommodation

TITLE
 Level 2 Plan

DRAWING NO.	TP-09	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981
DATE	31-07-2020	DATE	31-07-2020

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NORTH ROAD

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NO.1492
 6 x Triple Storey
 Townhouse
 Development
 (Planning Approved)

NO.1498
 TWO STOREY
 BRICK DWELLING

CARPORT

NO.1498
 TWO STOREY
 BRICK DWELLING

NO.17

NO.19

NO.21

NO.23

REVISION No	Date	Description	By
A	31/07/2020	RFI	VL

CLIENT
 The North Road Project Pty Ltd

ADDRESS
 1494-1496 North Road, Clayton

PROJECT
 Student Accommodation

TITLE
 Level 3 Plan

DRAWING NO.	TP-10	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981 - TP-10

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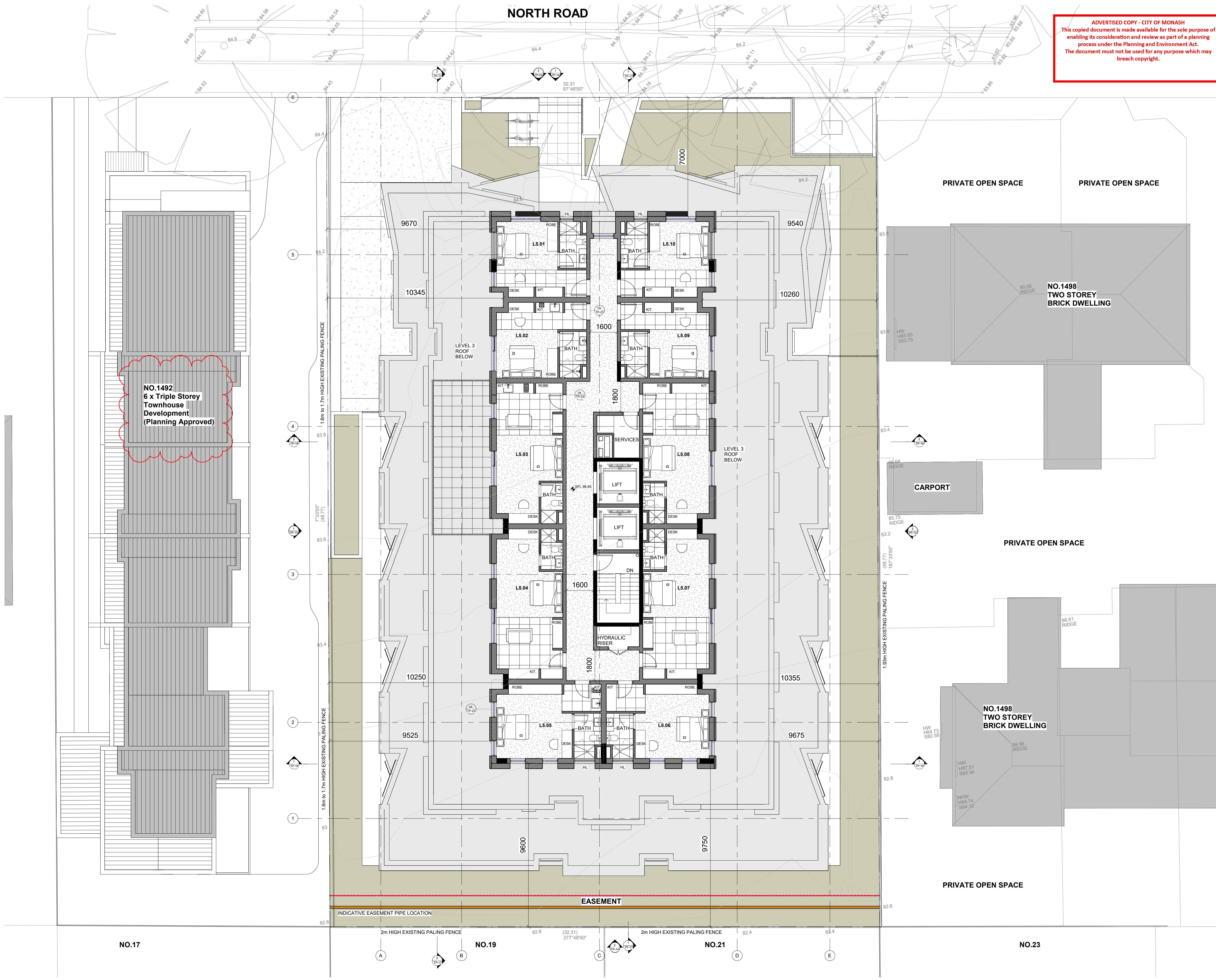
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NO.1492
 6 x Triple Storey
 Townhouse
 Development
 (Planning Approved)

NO.1498
 TWO STOREY
 BRICK DWELLING

NO.1498
 TWO STOREY
 BRICK DWELLING



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PROJECT
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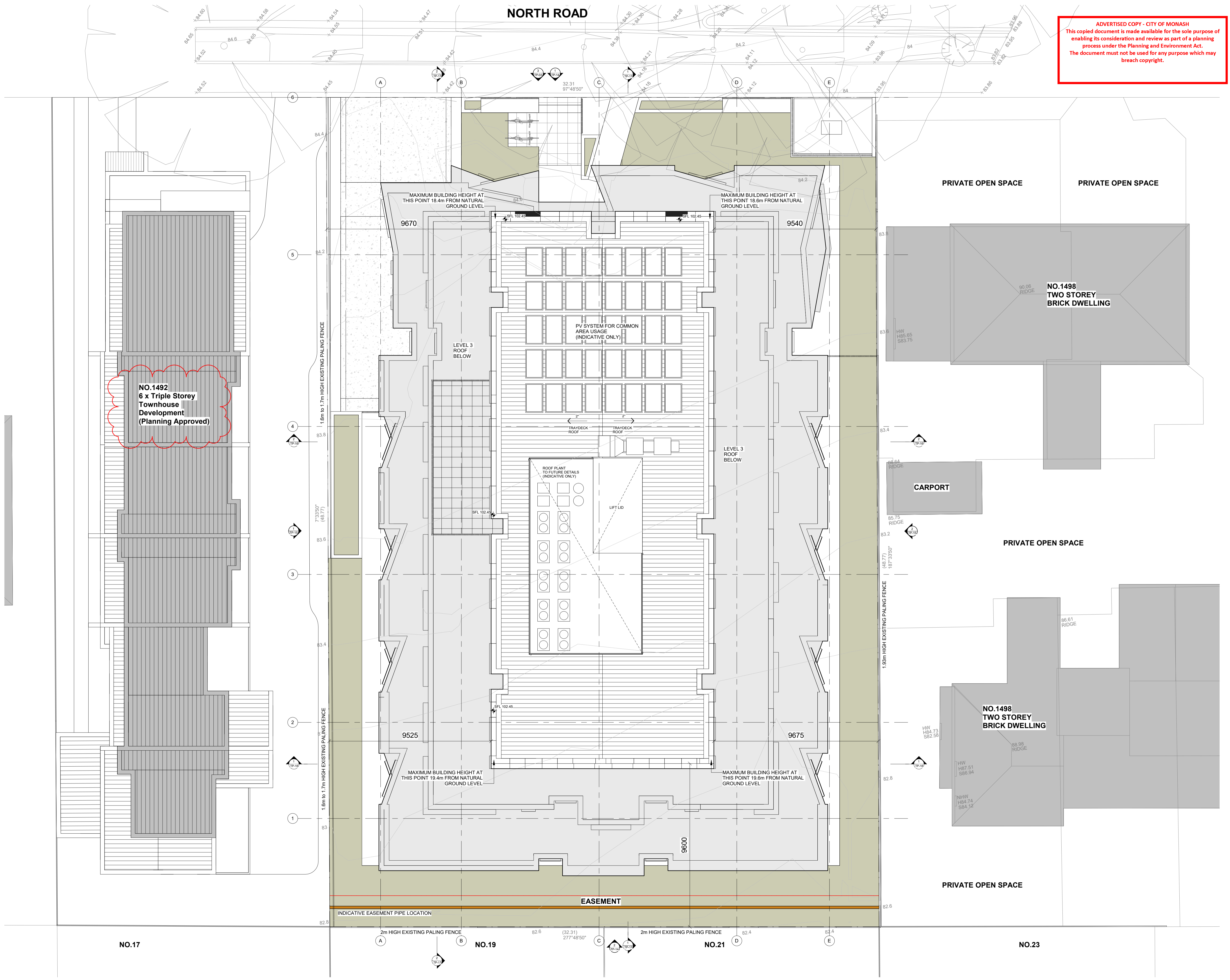
TITLE
 Level 5 Plan

DRAWING NO.	TP-12	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981
DATE	31-07-2020	DATE	31-07-2020

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TITLE
 Roof Plan

DRAWING NO.	TP-13	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981 - TP-13

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1 North Elevation
SCALE 1 : 100



2 South Elevation
SCALE 1 : 100

MATERIAL SCHEDULE	
CLD-01 SELECTED EXTERIOR CLADDING & BATTEN	
SR-01 SELECTED RENDER FINISH	
SR-02 SELECTED RENDER FINISH	
SR-03 SELECTED RENDER FINISH	
SOF-01 SELECTED SOFFIT PAINTED FINISH	
WIN-01 SELECTED ALUMINIUM FRAMED DOORS AND WINDOWS	
WIN-02 ALUMINIUM FEATURE WINDOW FRAME	
SC-01 SELECTED EXTERIOR METAL SCREEN	
SC-02 SELECTED WINDOW METAL SCREEN	
FEN-01 SELECTED EXTERIOR METAL FENCE/SCREEN	

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PROJECT
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TITLE
Elevations 01

DRAWING NO.	TP-14	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 100
DRAWN BY	AX/VL	DOB NO.	0981
CAD NO.	0981 - TP-14		

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1 West Elevation
 SCALE 1:100



2 East Elevation
 SCALE 1:100

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PROJECT
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TITLE
 Elevations 02

DRAWING NO.	TP-15	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXXVL	CAD NO.	0981
BOX NO.	0981		
CAD NO.	0981 - TP-15		

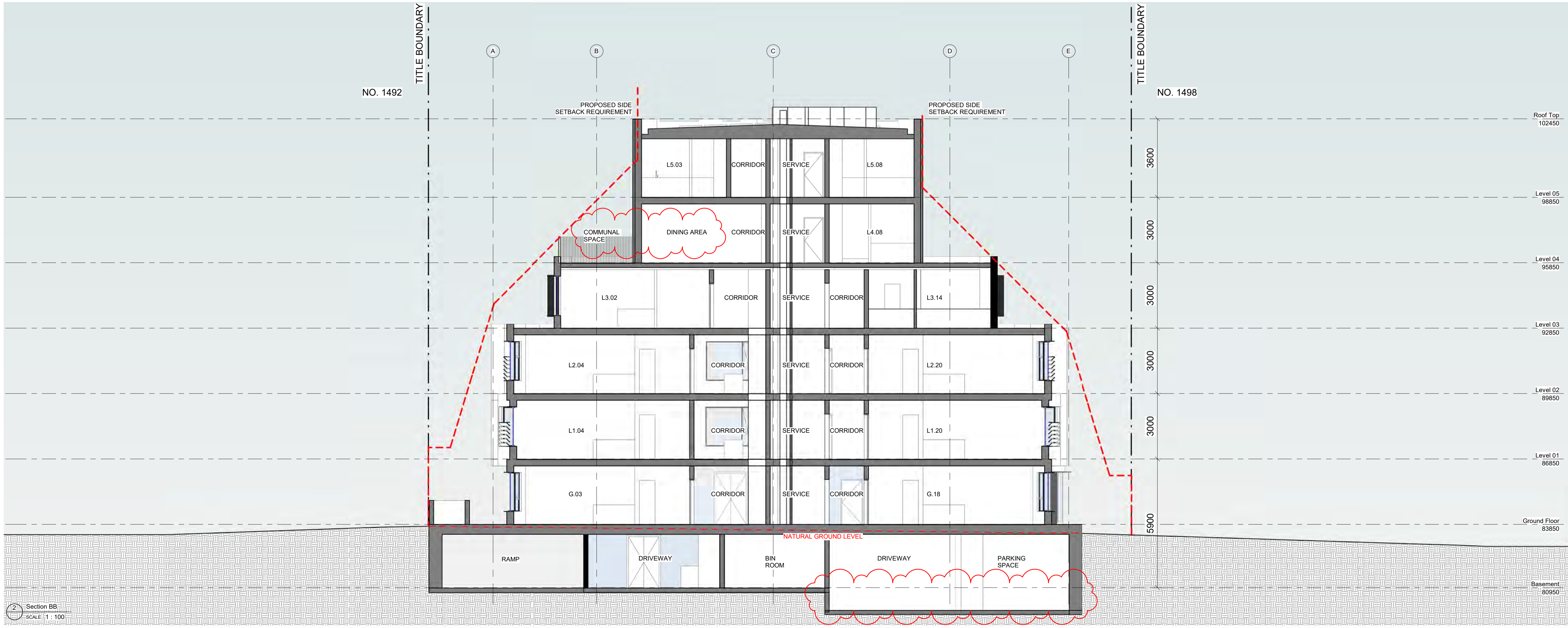
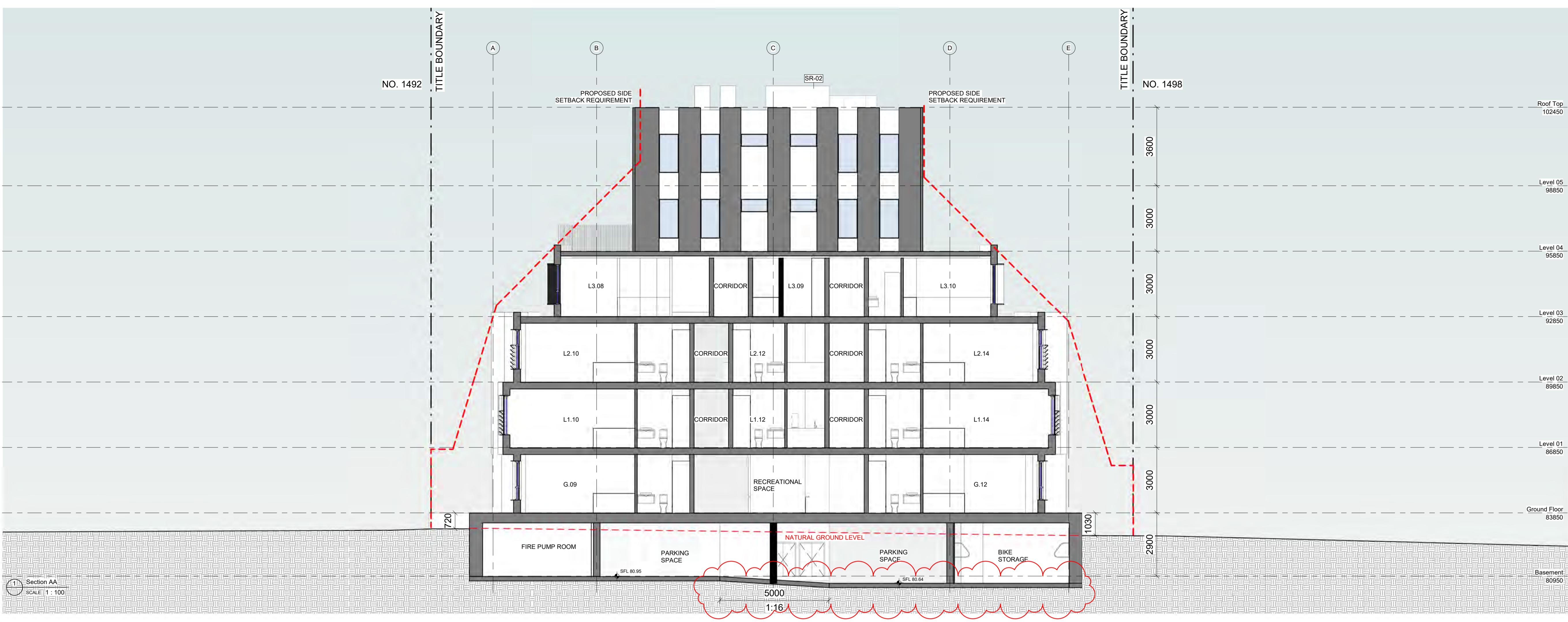
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ADDRESS
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PROJECT
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TITLE
 Sections 01

DRAWING NO.	TP-16	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	NO.	0981
CAD NO.	0981 - TP-16		

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1 Section CC
 SCALE 1 : 100



2 Section DD
 SCALE 1 : 100

REVISION No	Date	Description	By
A	31/07/2020	RF1	VL

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PROJECT
 Student Accommodation

TITLE
 Sections 02

DRAWING NO.	TP-17	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	AXVL	CAD NO.	0981
BOX NO.	0981		
CAD NO.	0981 - TP-17		

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1 Shadow Diagram 22nd Sept 9am
 SCALE 1: 200



2 Shadow Diagram 22nd Sept 10am
 SCALE 1: 200

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PROJECT
 Student Accommodation

TITLE
 Shadow Diagrams 01

DRAWING NO.	TP-18	REVISION NO.	A
DATE	31-07-2020	SCALE	1: 200
DRAWN BY	AXVL	BOX NO.	0981
CAD NO.	0981 - TP-18		

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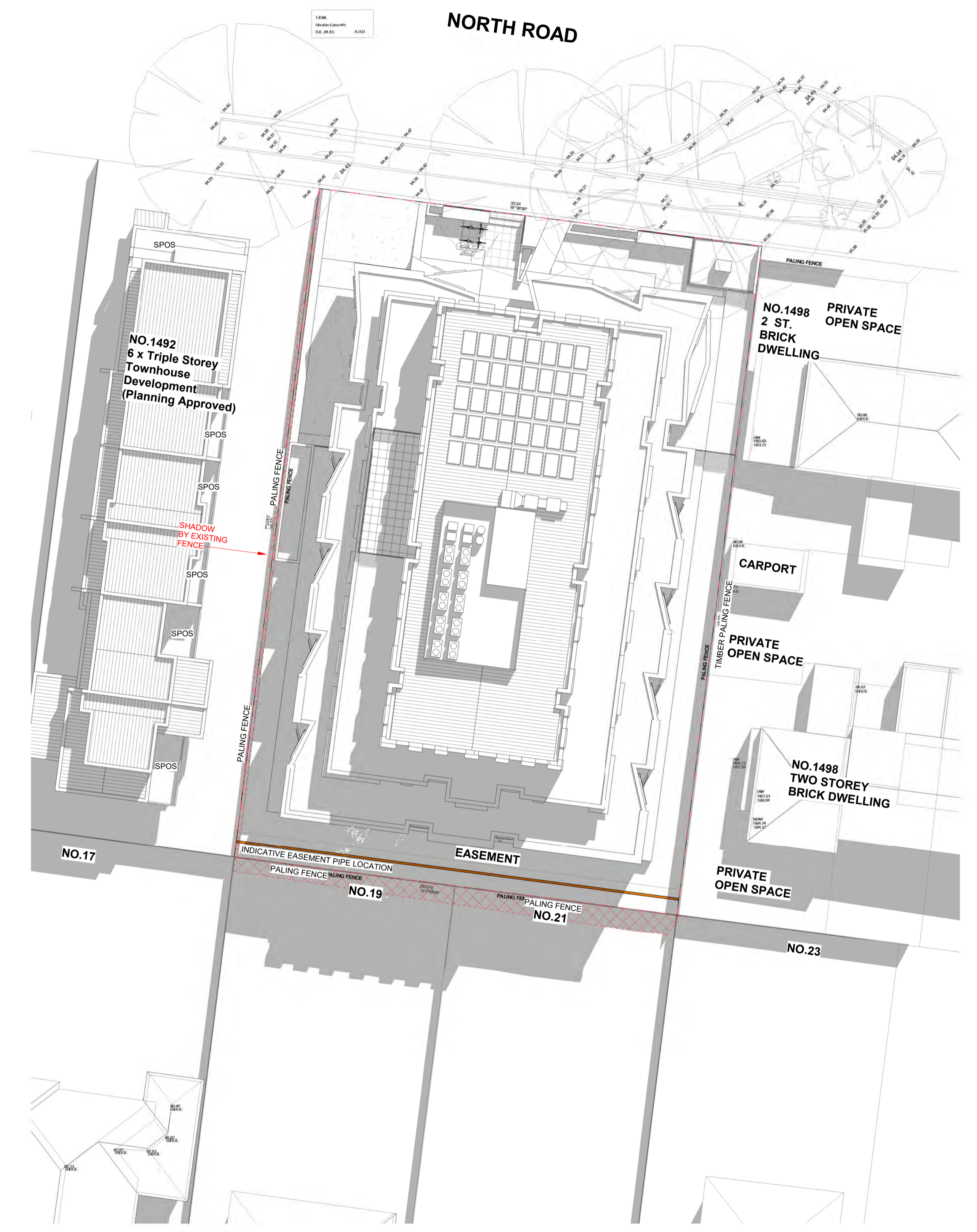
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1 Shadow Diagram 22nd Sept 11am
 SCALE 1 : 200



2 Shadow Diagram 22nd Sept 12pm
 SCALE 1 : 200

REVISION No	Date	Description	By
A	31/07/2020	RFI	VL

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TITLE
 Shadow Diagrams 02

DRAWING NO.	TP-19	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXVL	NO. OF SHEETS	0981
CAD NO.	0981 - TP-19		

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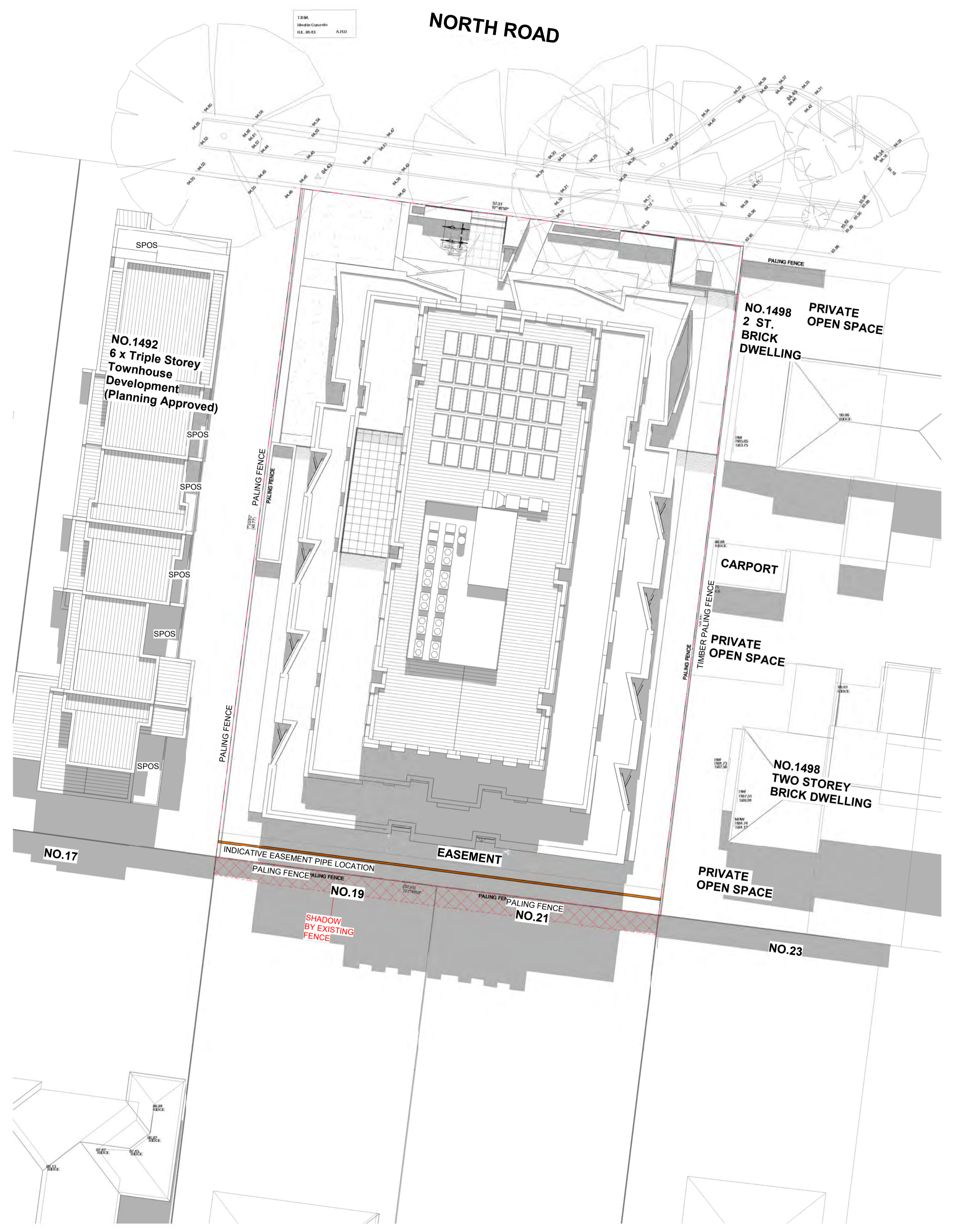
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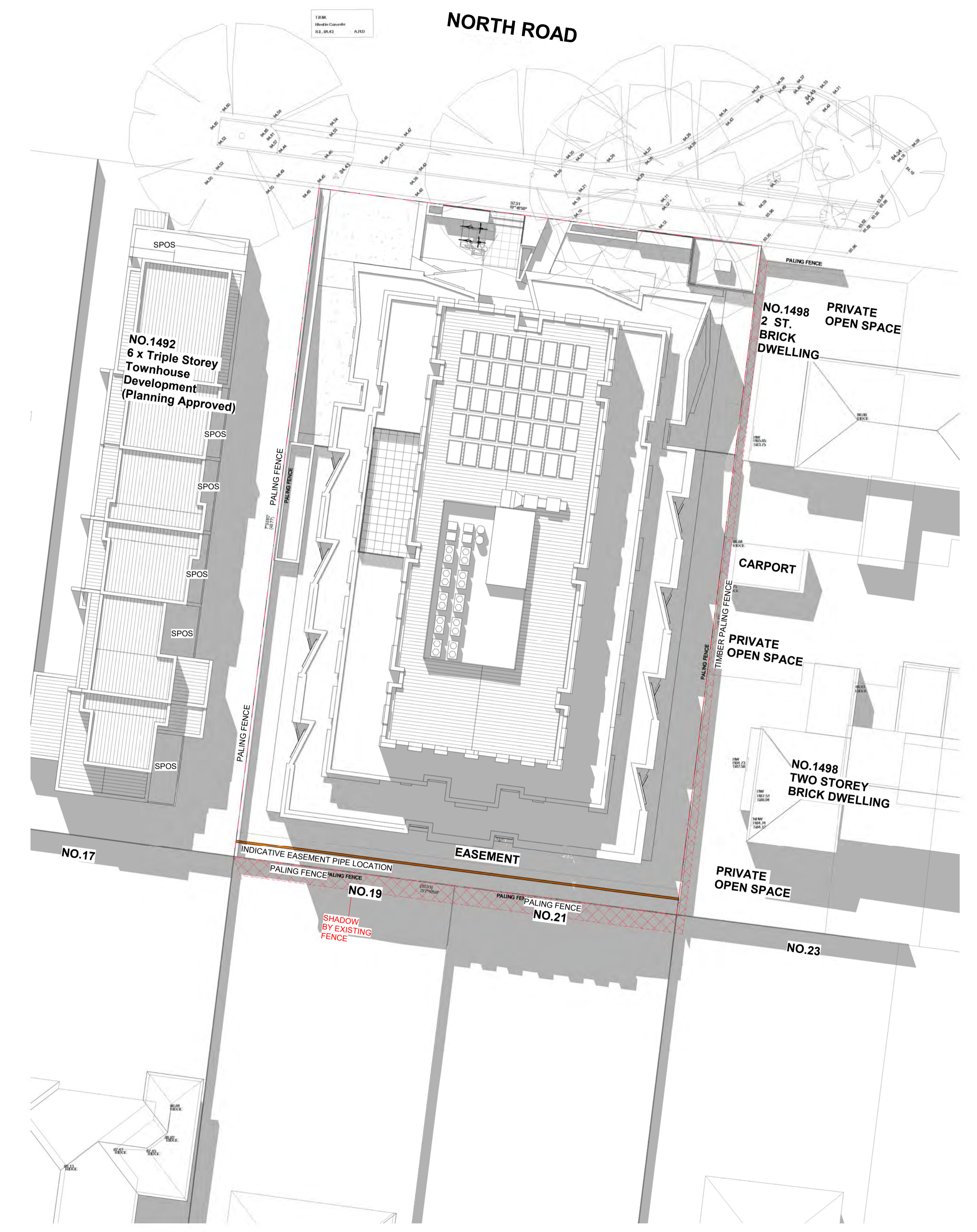
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1 Shadow Diagram 22nd Sept 1pm
 SCALE 1 : 200



2 Shadow Diagram 22nd Sept 2pm
 SCALE 1 : 200

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A	31/07/2020	RFI	VL

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TITLE
 Shadow Diagrams 03

DRAWING NO.	TP-20	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXVL	DRAWN BY NO.	0981
CAD NO.	0981 - TP-20		

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1 Shadow Diagram 22nd Sept 3pm
 SCALE 1 : 200

GROUND FLOOR - 424 sqm
 LEVEL 04 - 31 sqm
 TOTAL - 455 sqm

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A	31/07/2020	RF1	VL

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TITLE
 Shadow Diagrams 04

DRAWING NO.	TP-21	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 200
DRAWN BY	AXVL	BOX NO.	0981
CAD NO.	0981 - TP-21		

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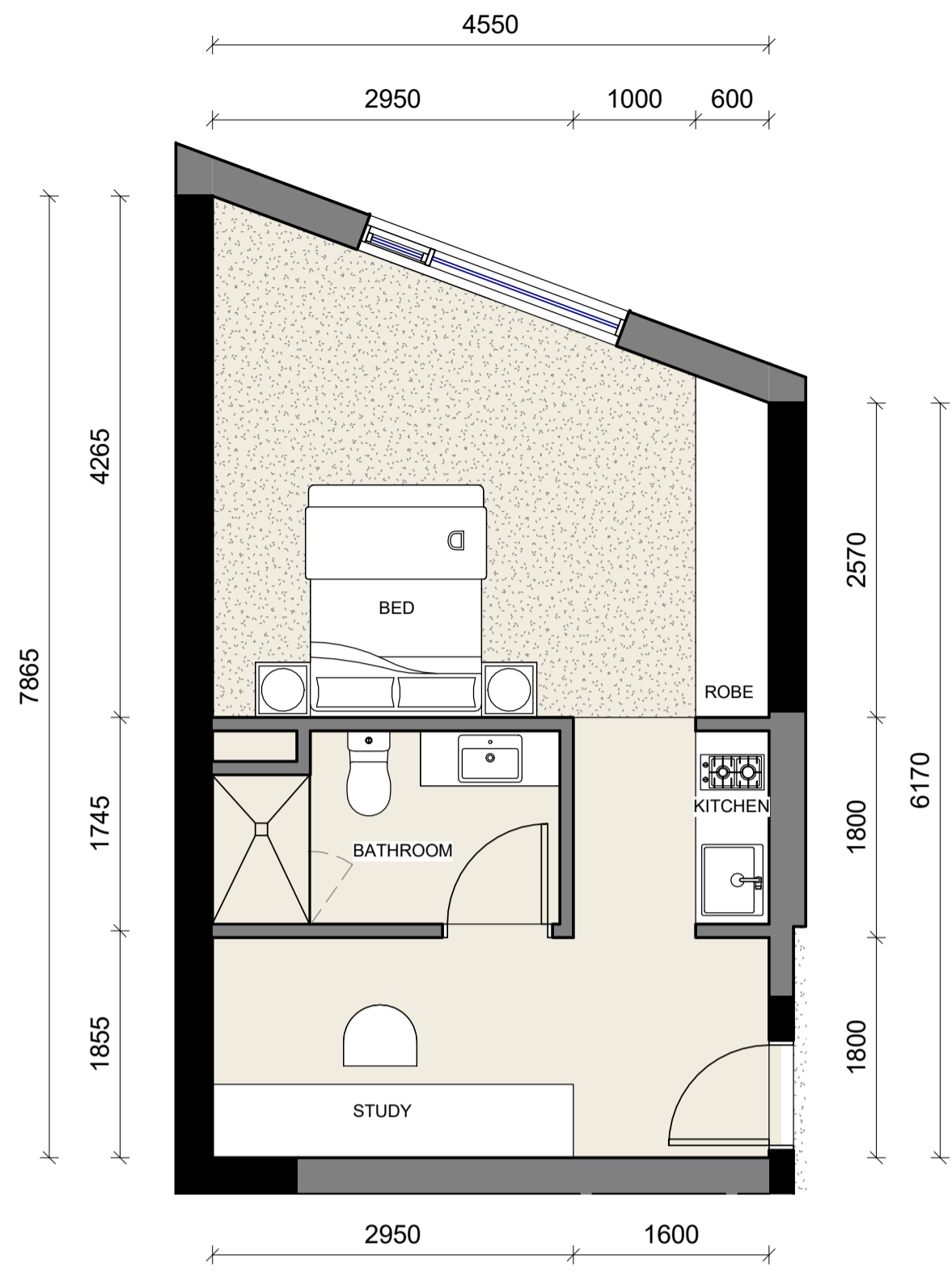
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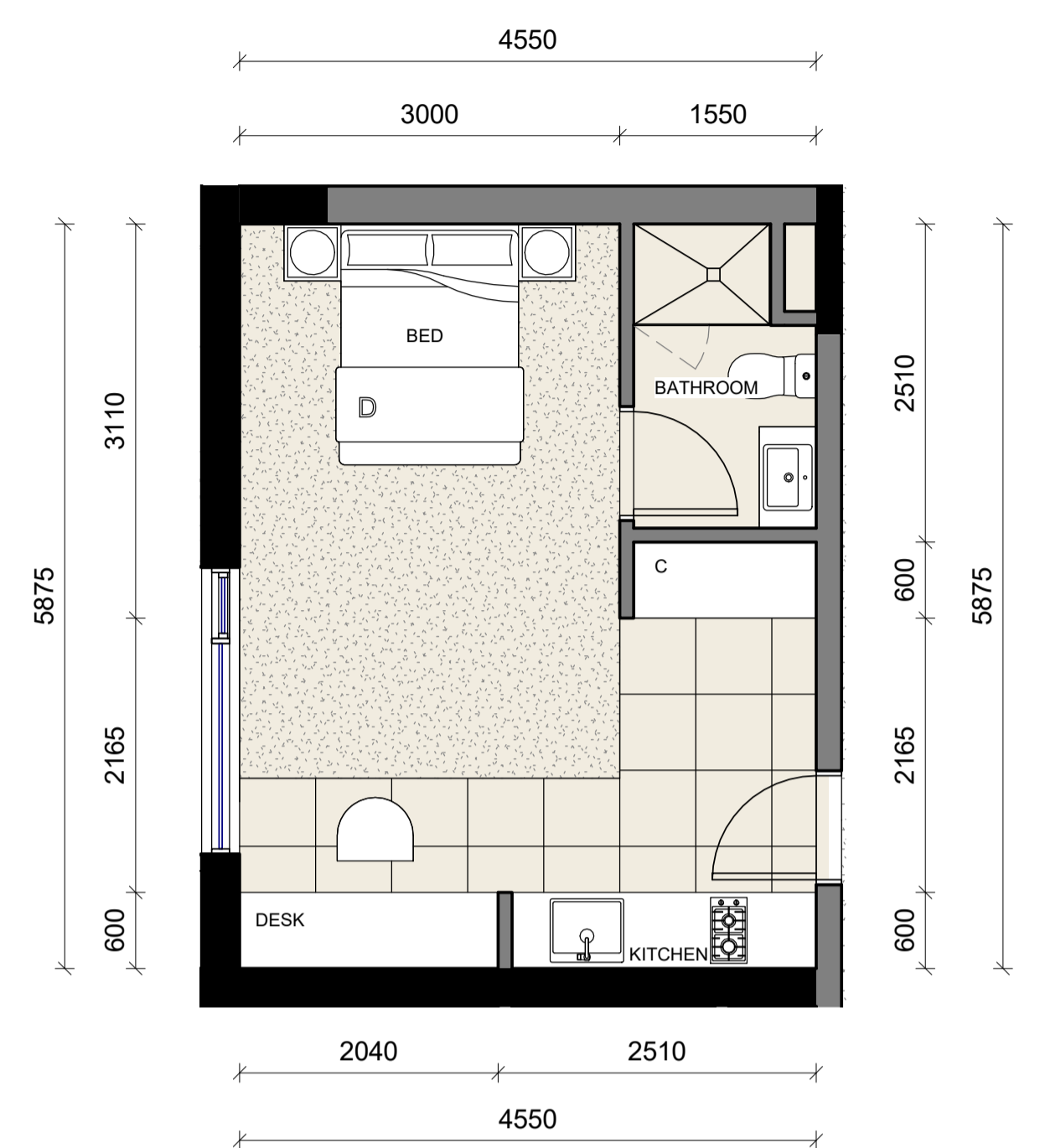
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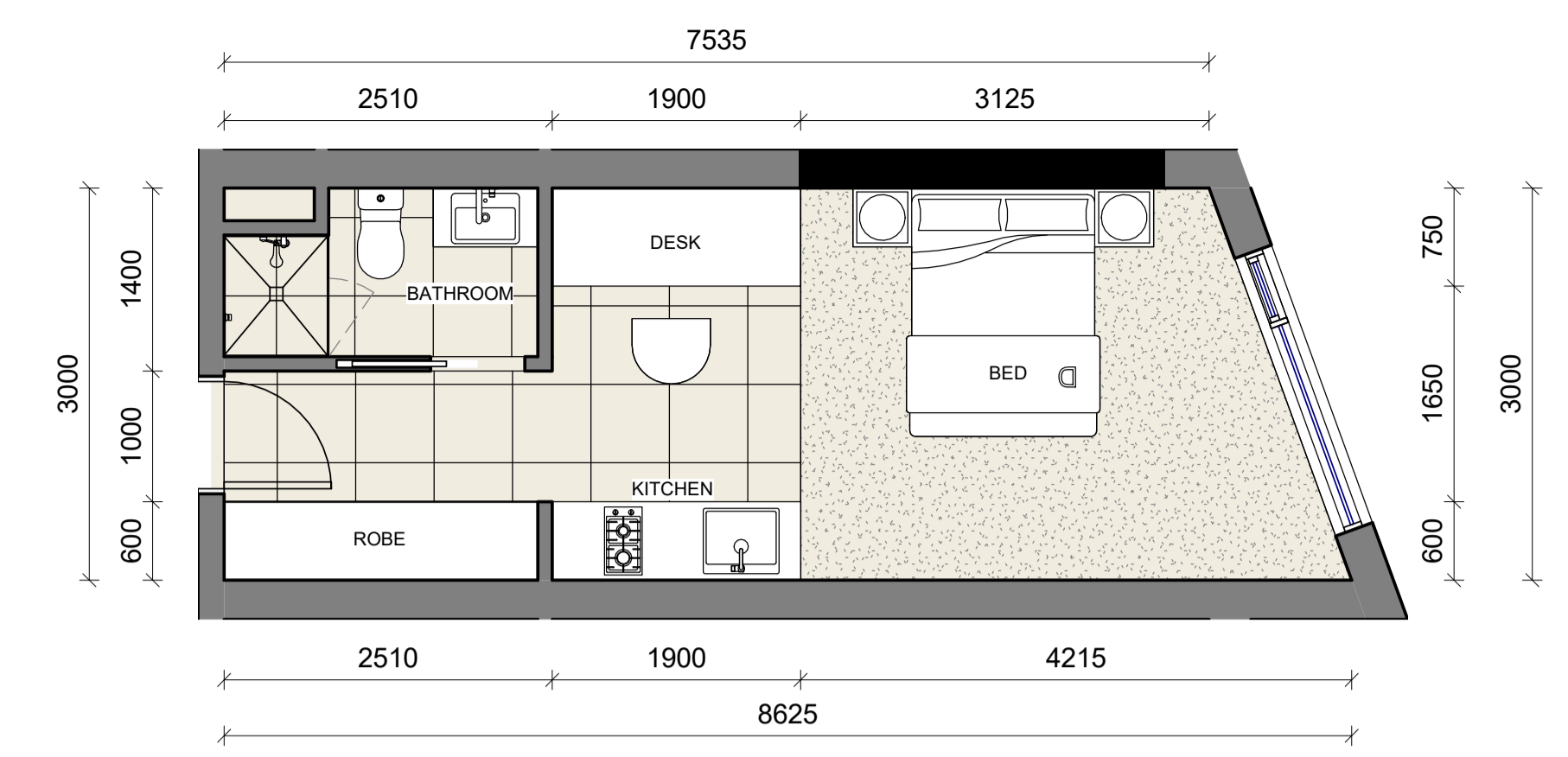
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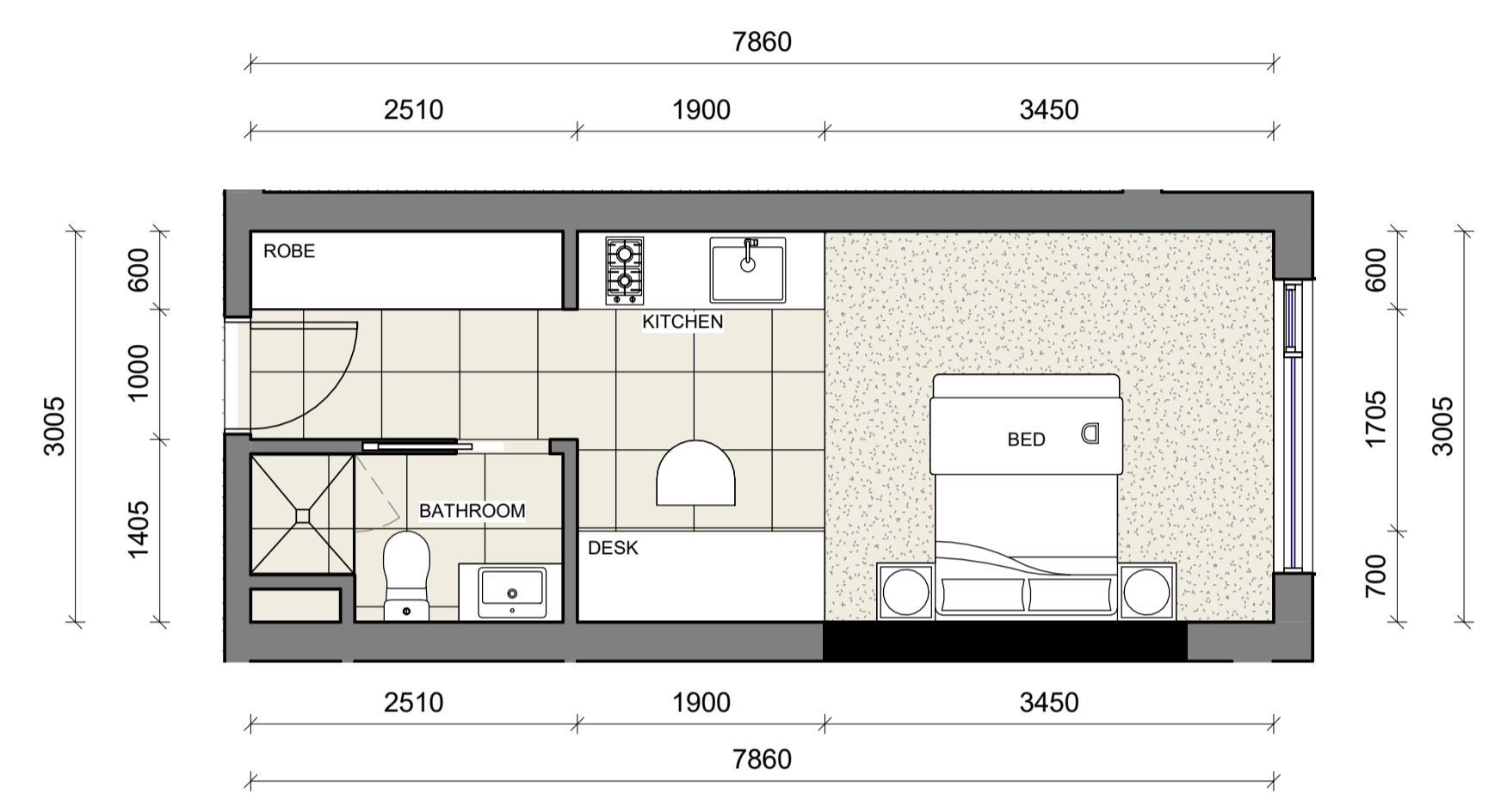
INTERNAL AREA: 35m²
 01 Type 01
 SCALE 1:50



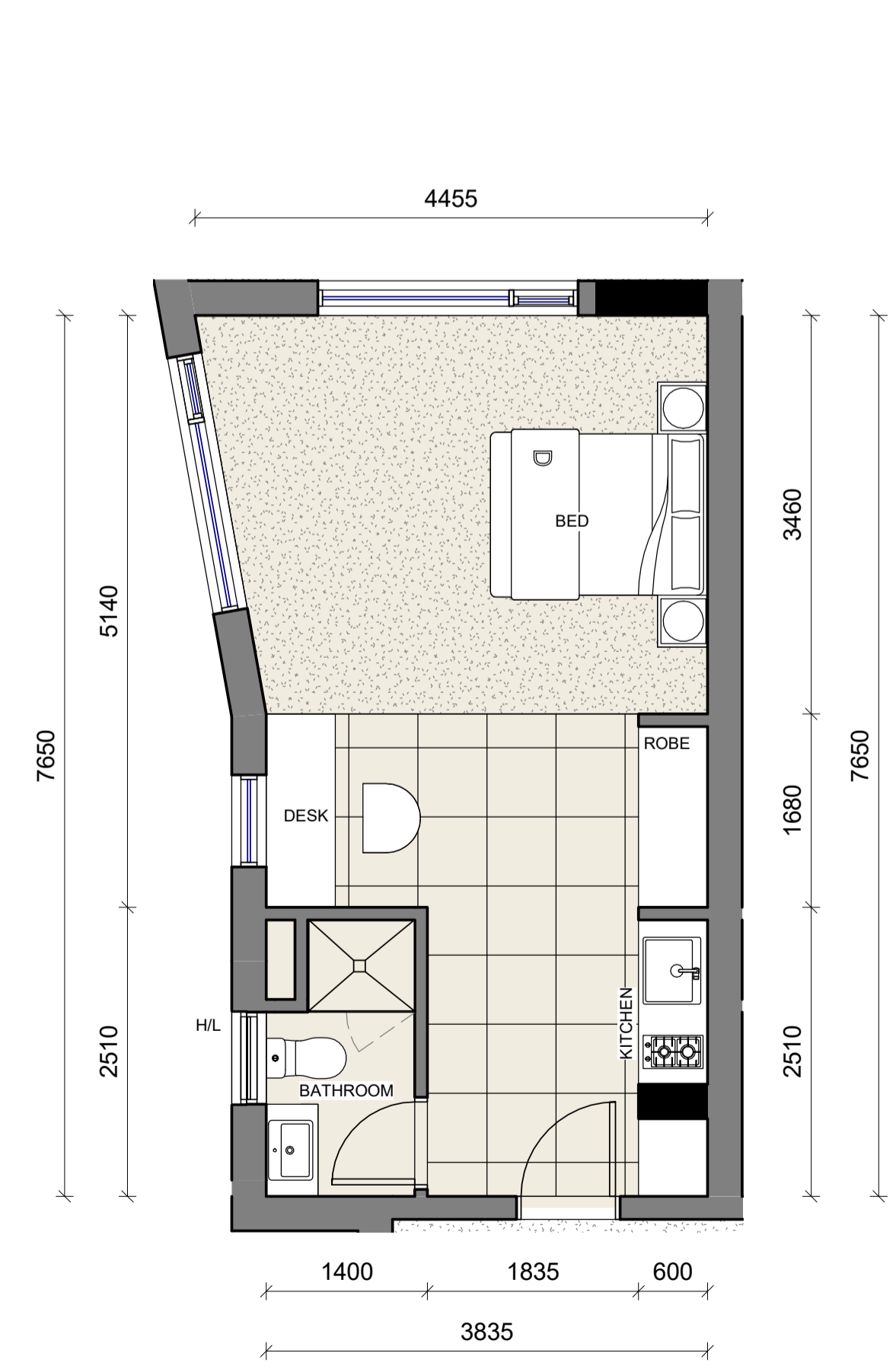
INTERNAL AREA: 30m²
 02 Type 02
 SCALE 1:50



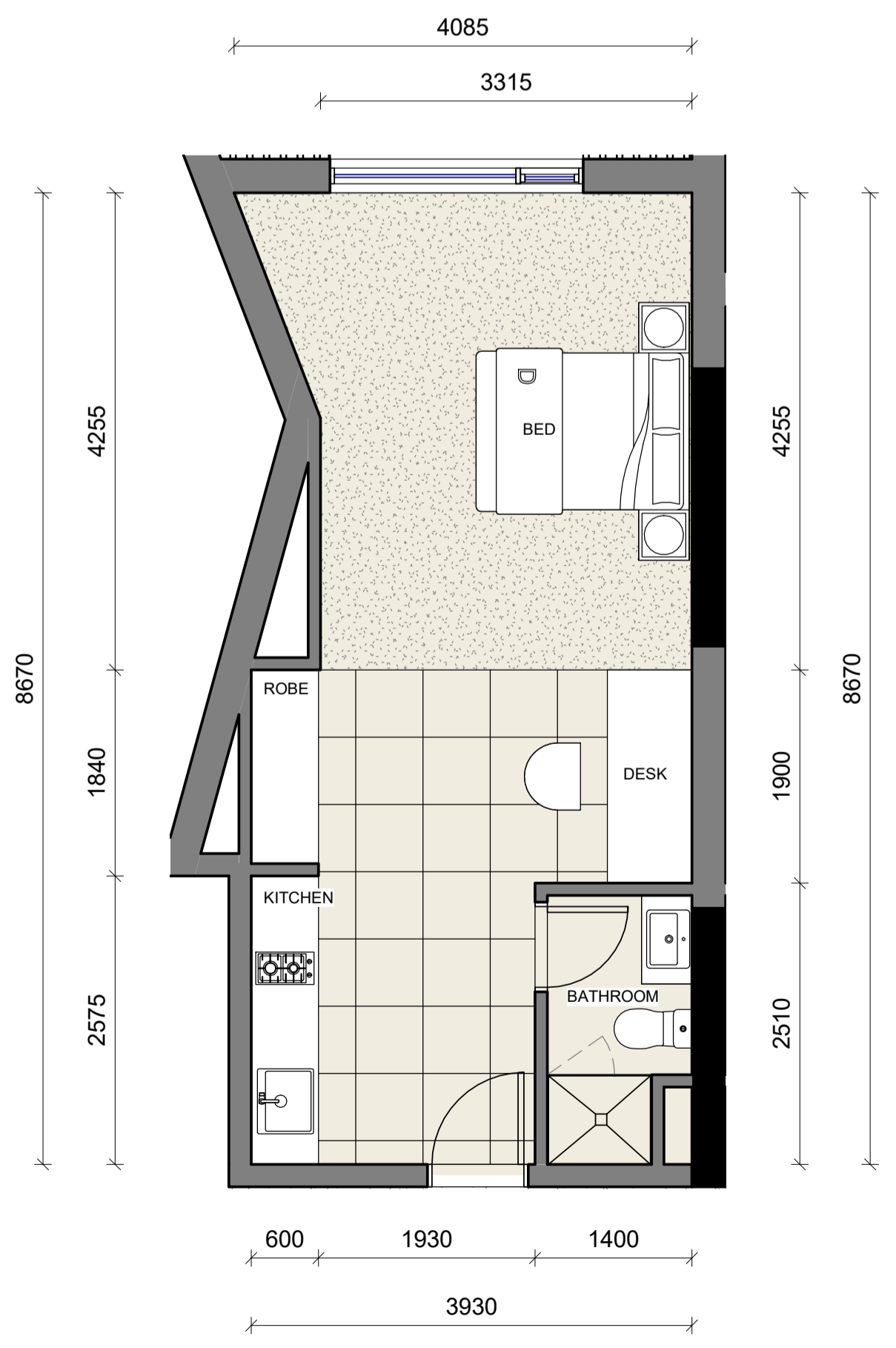
INTERNAL AREA: 28m²
 03 Type 03
 SCALE 1:50



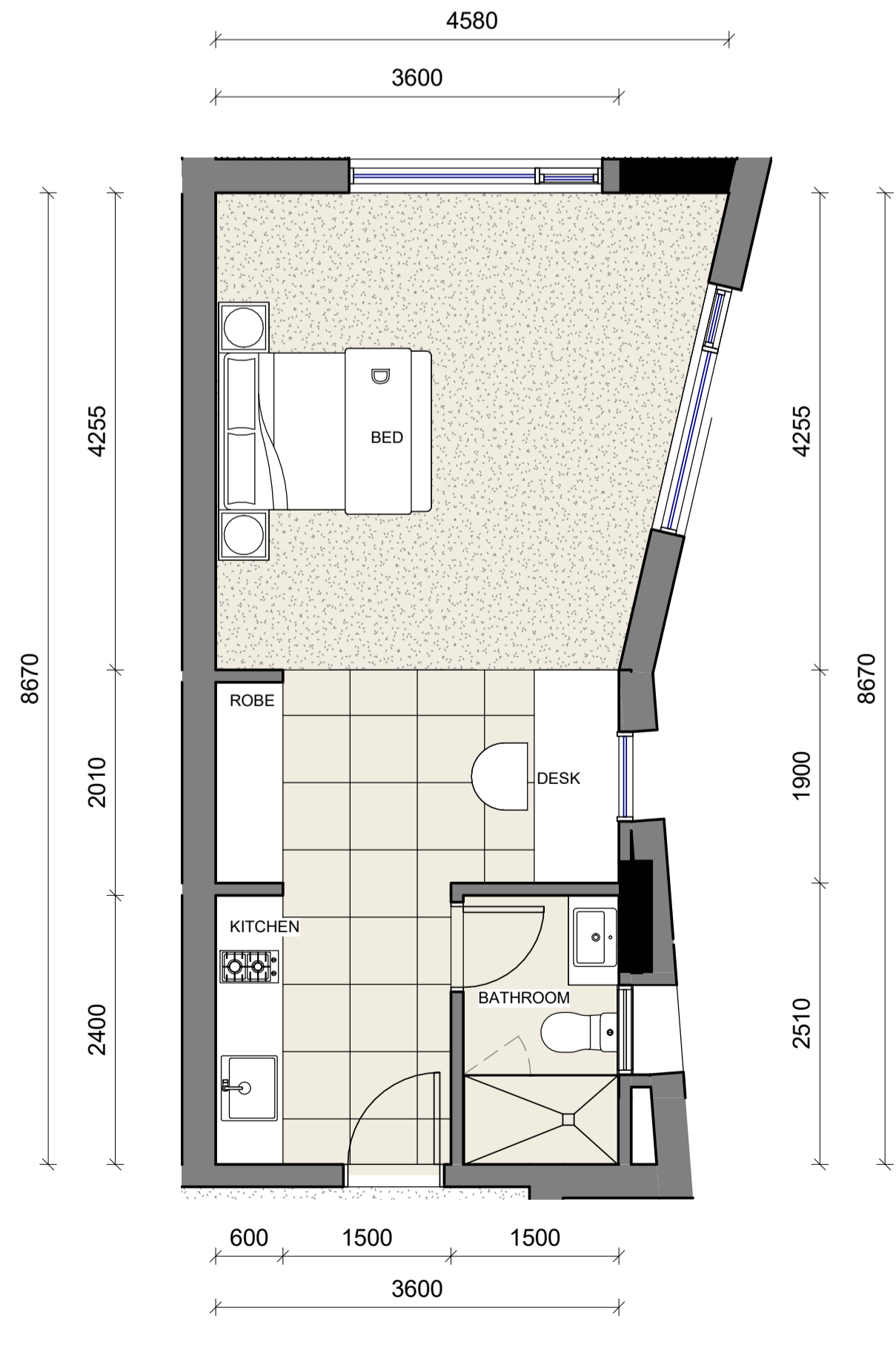
INTERNAL AREA: 27m²
 04 Type 04
 SCALE 1:50



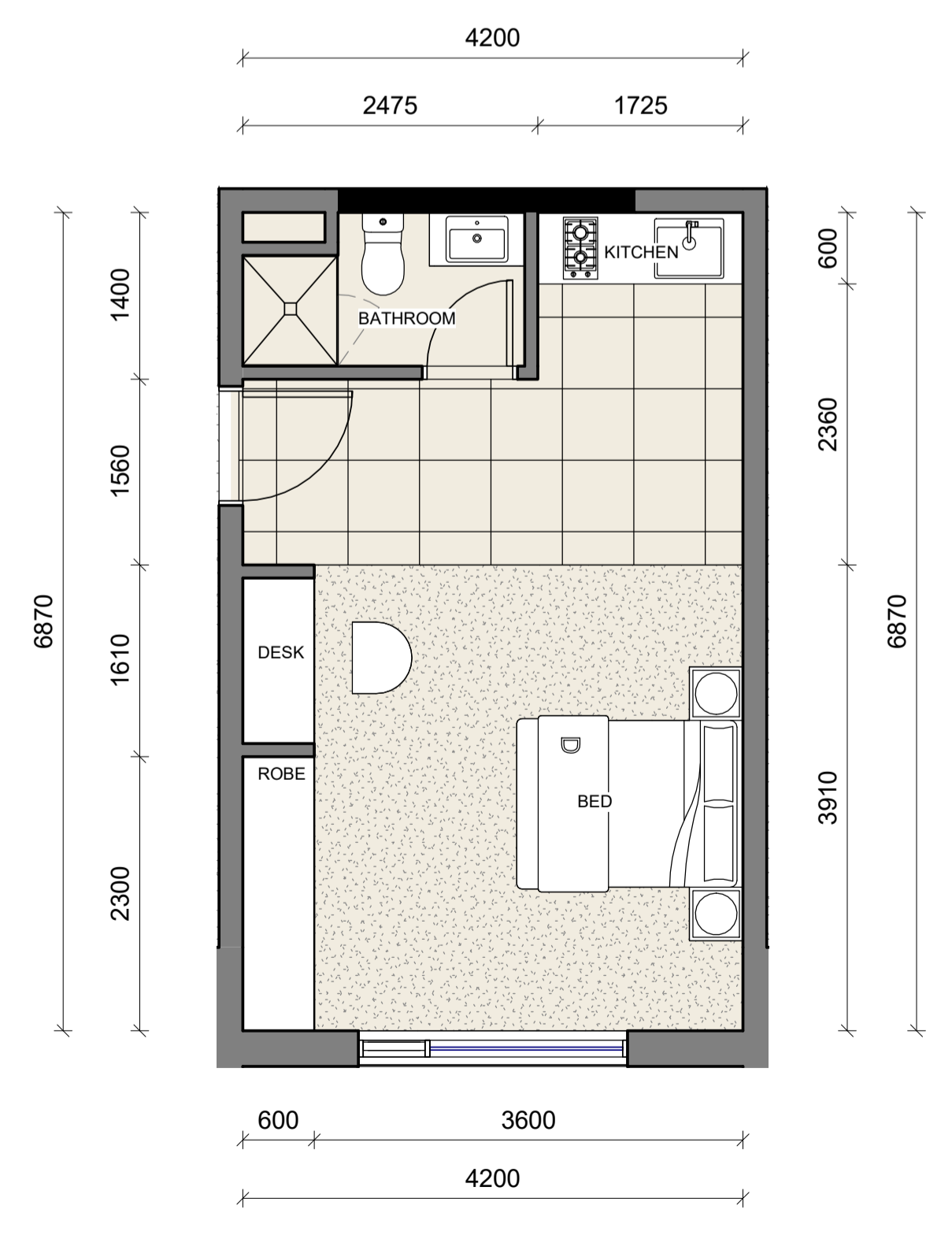
INTERNAL AREA: 35m²
 05 Type 05
 SCALE 1:50



INTERNAL AREA: 38m²
 06 Type 06
 SCALE 1:50



INTERNAL AREA: 38m²
 07 Type 07
 SCALE 1:50



INTERNAL AREA: 32m²
 08 Type 08
 SCALE 1:50

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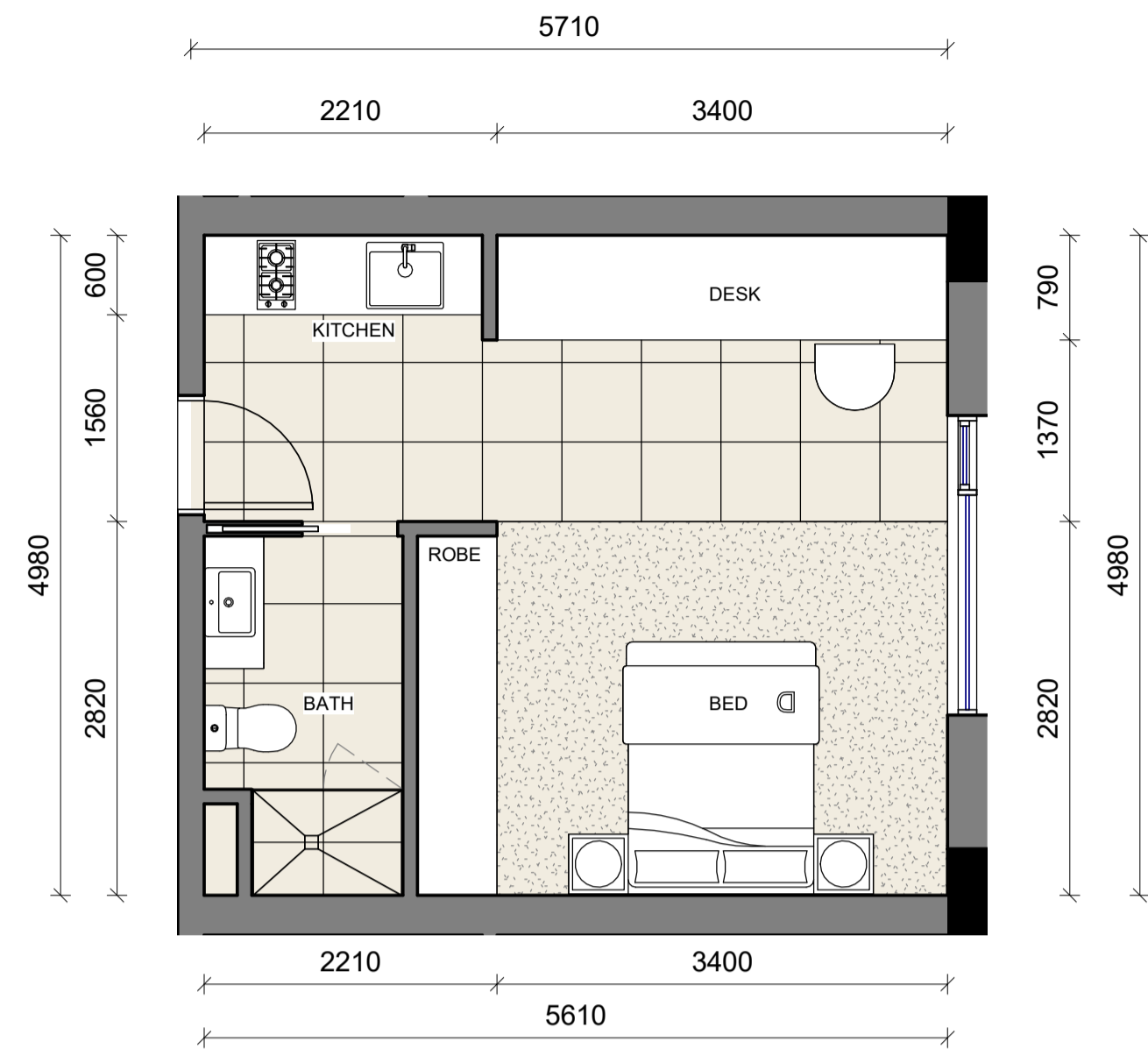
TITLE
 Typical Floor Plans 01

DRAWING NO.	TP-22	REVISION NO.	A
DATE	31-07-2020	SCALE	1:50
DRAWN	AXXVL	BOX NO.	0981
CAD NO.	0981 - TP-22		

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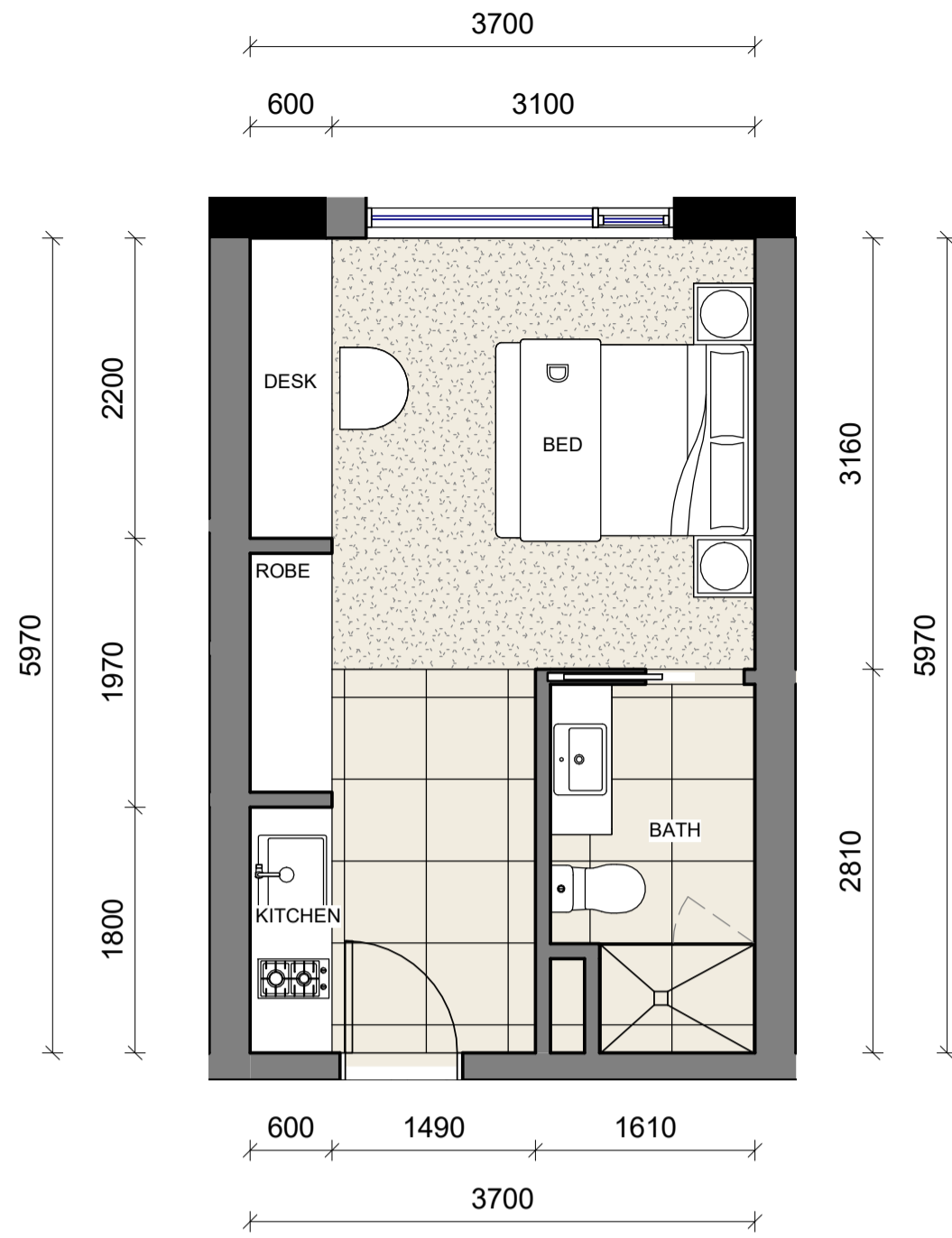
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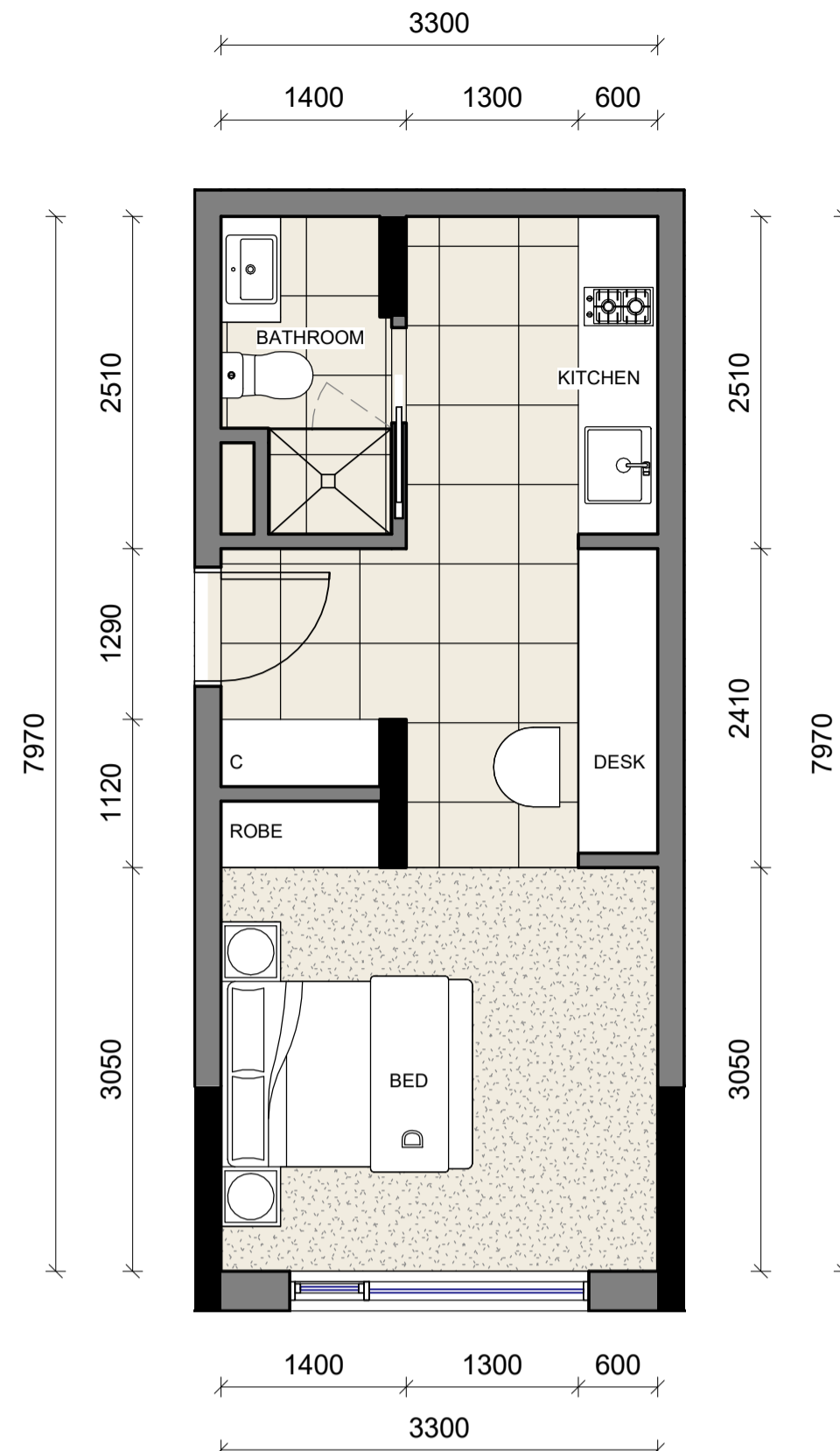
INTERNAL AREA: 28m²

01 Type 09
SCALE 1 : 50



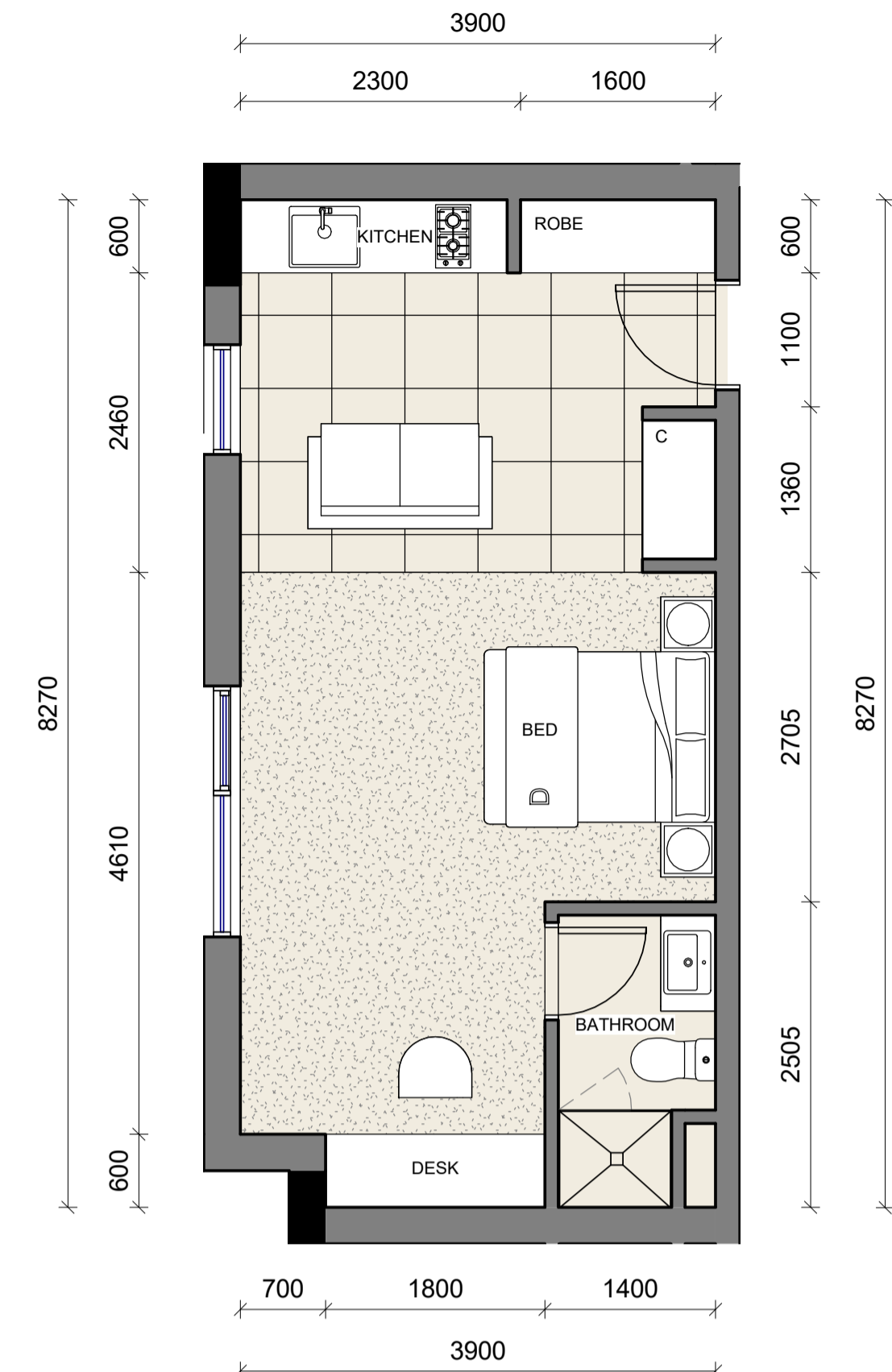
INTERNAL AREA: 25m²

02 Type 11
SCALE 1 : 50



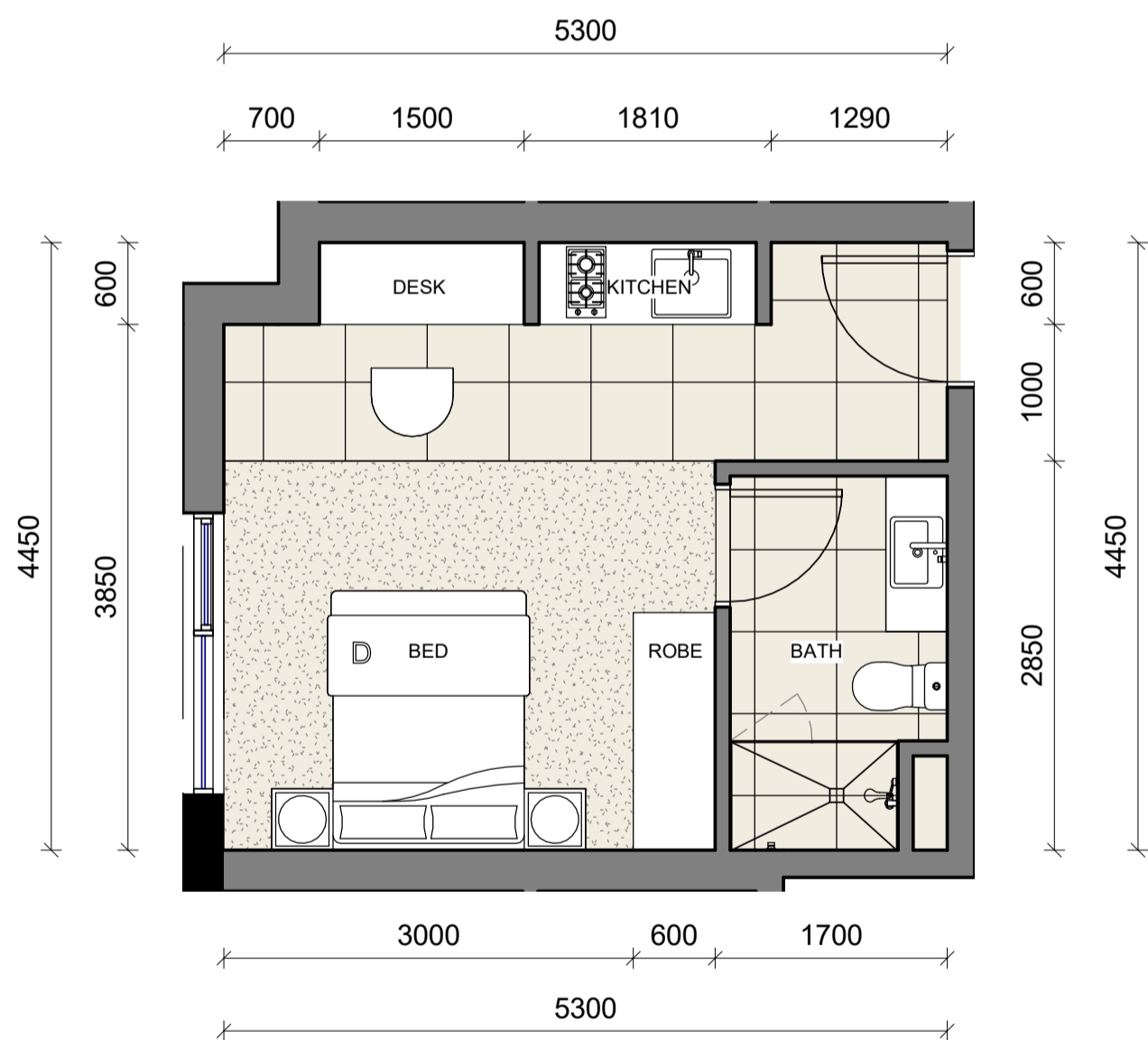
INTERNAL AREA: 27m²

03 Type 12
SCALE 1 : 50



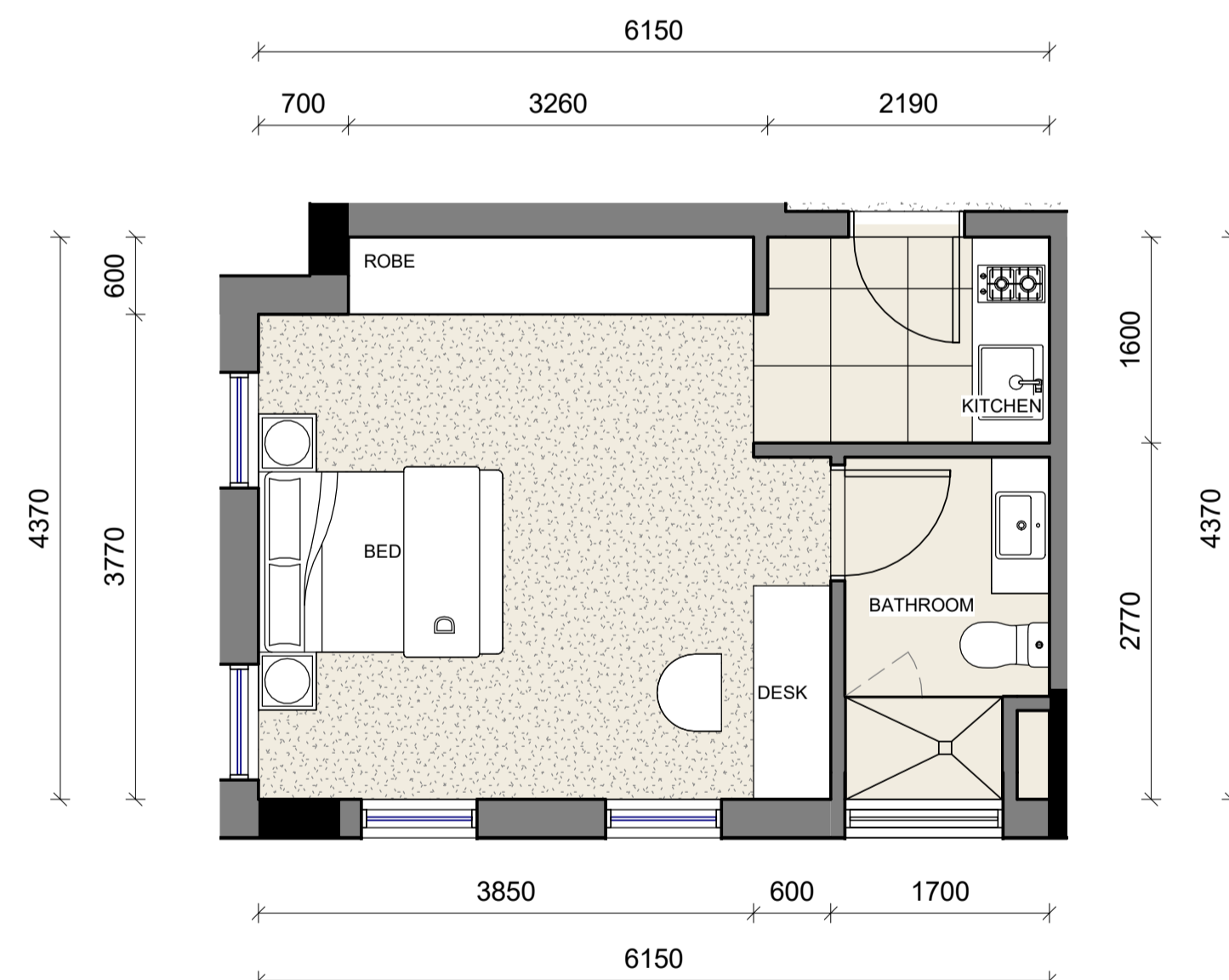
INTERNAL AREA: 36m²

04 Type 13
SCALE 1 : 50



INTERNAL AREA: 26m²

05 Type 14
SCALE 1 : 50



INTERNAL AREA: 29m²

06 Type 15
SCALE 1 : 50

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TITLE
Typical Floor Plans 02

DRAWING NO.	TP-23	REVISION NO.	A
DATE	31-07-2020	SCALE	1 : 50
DRAWN	AXVL	BOX NO.	0981
CAD NO.	0981 - TP-23		

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1 Communal Space Calculation
 SCALE 1:100

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TITLE
 Communal Space Calculation

DRAWING NO.	TP-24	REVISION NO.	A
DATE	31-07-2020	SCALE	1:100
DRAWN BY	Author	BOX NO.	0981
CAD NO.	0981 - TP-24		

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