

30-32 WELLINGTON STREET, CLAYTON 3168

CLAYTON

TOWN PLANNING

JOB #	DATE	REVISION
20002	21/10/20	1

DRAWING LIST

SHEET NO.	SHEET NAME	ISSUED FOR
TP00.0	COVER	TOWN PLANNING
TP01.0	AERIAL	TOWN PLANNING
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TP01.2	SITE ANALYSIS	TOWN PLANNING
TP02.0	URBAN CONTEXT ANALYSIS	TOWN PLANNING
TP02.1	URBAN CONTEXT ANALYSIS	TOWN PLANNING
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TP104	LEVEL 04	TOWN PLANNING
TP105	ROOF	TOWN PLANNING
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TP202	ELEVATION SOUTH	TOWN PLANNING
TP203	ELEVATION WEST	TOWN PLANNING
TP203	ELEVATION COURTYARD	TOWN PLANNING
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TP221	SECTION B	TOWN PLANNING
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TP08.0	SUN STUDIES EXISTING	TOWN PLANNING
TP08.1	SUN STUDIES PROPOSED	TOWN PLANNING
TP09.0	UNIT TYPES A, B & C	TOWN PLANNING
TP09.1	UNIT TYPES D, E & F	TOWN PLANNING
TP09.2	UNIT TYPES H & G & I	TOWN PLANNING
TP10.0	MATERIALS	TOWN PLANNING
TP11.0	DEVELOPMENT SUMMARY	TOWN PLANNING
TP03.0	STRUCTURE PLAN	TOWN PLANNING


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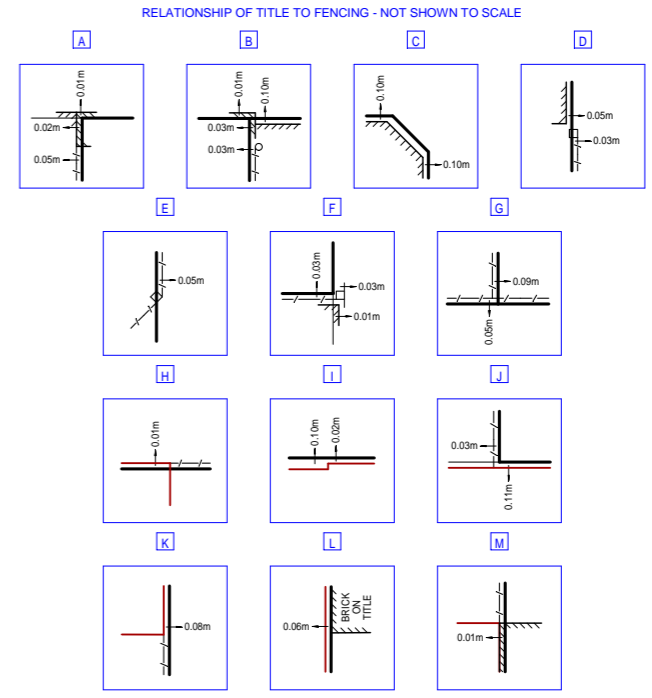
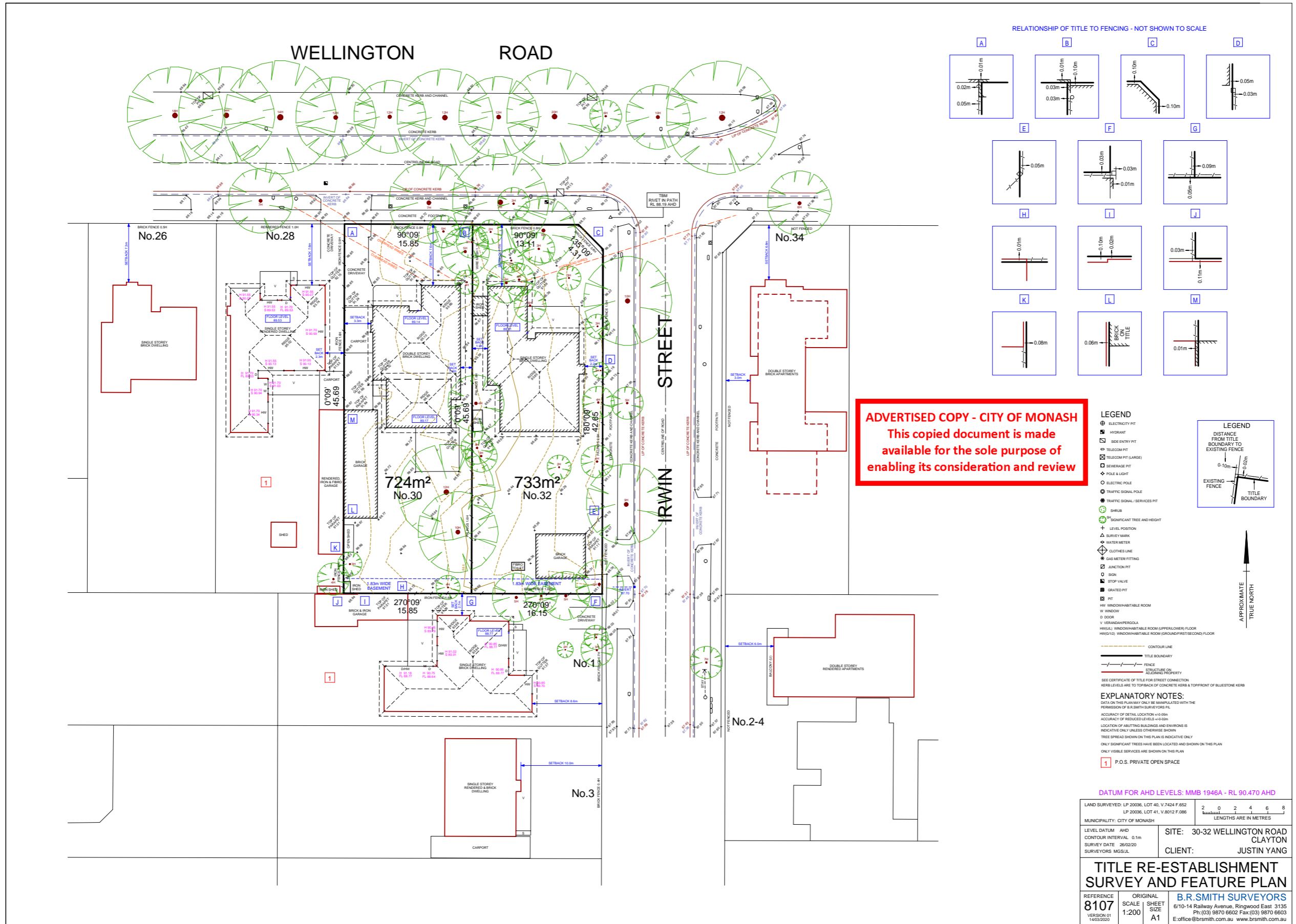


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PROJECT CLAYTON	DRAWING TITLE AERIAL	SCALE 1:1000 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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JOB NO. 20002	DRAWING NO. TP01.0	REVISION 01	



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- LEGEND**
- ⊕ ELECTRICITY PIT
 - ⊖ HYDRANT
 - ⊙ SIDE ENTRY PIT
 - ⊙ SELECOM PIT
 - ⊙ SELECOM PIT (LARGE)
 - ⊙ SEWERAGE PIT
 - ⊙ POLE & LIGHT
 - ⊙ ELECTRIC POLE
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TRAFFIC SIGNAL SERVICES PIT
 - ⊙ SHRUB
 - ⊙ SIGNIFICANT TREE AND HEIGHT
 - ⊙ LEVEL POSITION
 - ⊙ SURVEY MARK
 - ⊙ WATER METER
 - ⊙ CLOTHES LINE
 - ⊙ GAS METER FITTING
 - ⊙ JUNCTION PIT
 - ⊙ SIGN
 - ⊙ STOP VALVE
 - ⊙ WASTED PIT
 - ⊙ PIT
 - ⊙ WINDOW/HABITABLE ROOM
 - ⊙ WINDOW
 - ⊙ DOOR
 - ⊙ VERANDA/PORCHOLA
 - ⊙ WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
 - ⊙ WINDOW/HABITABLE ROOM (GROUND/FIRST/SECOND) FLOOR
- LEGEND**
- DISTANCE FROM TITLE BOUNDARY TO EXISTING FENCE
 - EXISTING FENCE
 - TITLE BOUNDARY

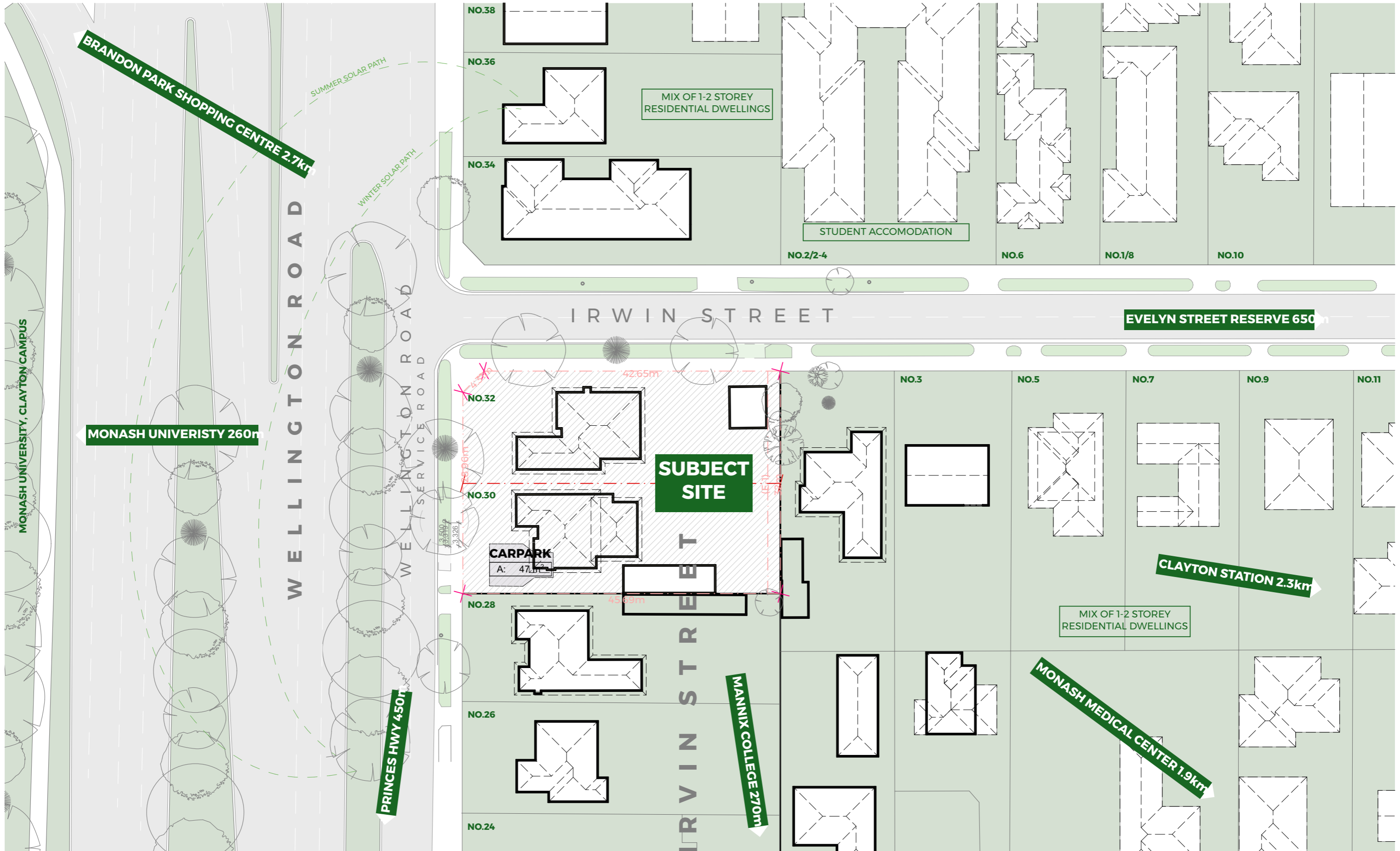
DATUM FOR AHD LEVELS: MMB 1946A - RL 90.470 AHD

LAND SURVEYED: LP 20036, LOT 40, V.7424 F.652	2 0 2 4 6 8
LP 20036, LOT 41, V.8012 F.086	LENGTHS ARE IN METRES
MUNICIPALITY: CITY OF MONASH	
LEVEL DATUM: AHD	SITE: 30-32 WELLINGTON ROAD CLAYTON
CONTOUR INTERVAL: 0.1m	CLIENT: JUSTIN YANG
SURVEY DATE: 26/02/20	
SURVEYORS: MGS:JL	
TITLE RE-ESTABLISHMENT SURVEY AND FEATURE PLAN	
REFERENCE: 8107	ORIGINAL SHEET SIZE: 6/10-14 Railway Avenue, Ringwood East 3135
SCALE: 1:200	PH: (03) 9870 6602 FAX: (03) 9870 6603
VERSION 01 14/03/2020	E: office@brsmith.com.au www.brsmith.com.au

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
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30-32 WELLINGTON STREET CLAYTON 3168		DATE: 17/02/16	
		DRAWN: CE	CHECKED: TC
JOB NO: 20002	DRAWING NO: TP01.1	REVISION: 01	

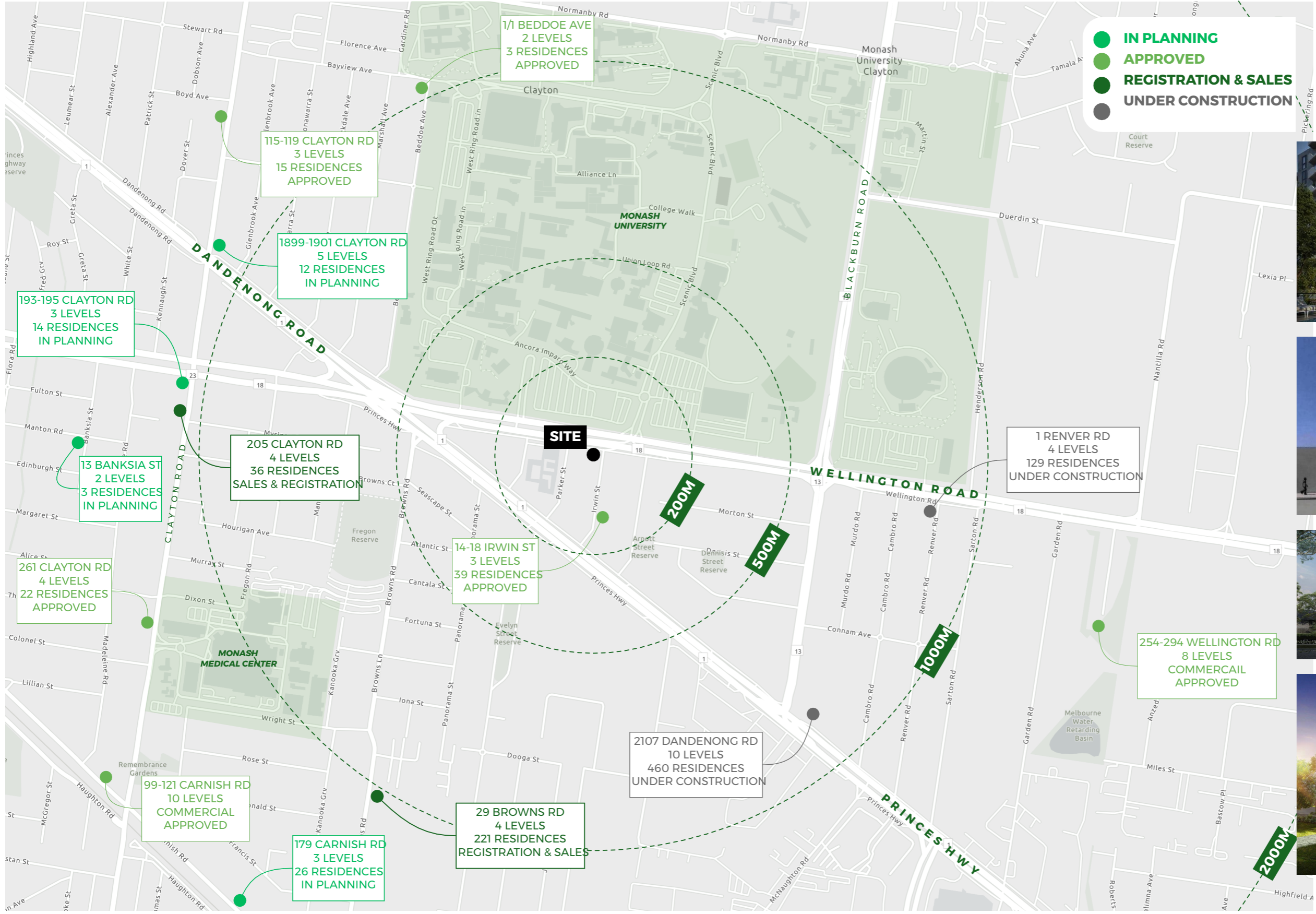


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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE SITE ANALYSIS	SCALE 1:500 @A3	
		DATE 17/02/16	
		DRAWN CE	PLOT DATE 21/10/20
		CHECKED TC	CHECKED TC
JOB NO. 20002	DRAWING NO. TP01.2	REVISION 01	



M-City | 2107 Dandenong Road



1899-1901 Clayton Road



Monash One | 205 Clayton Road



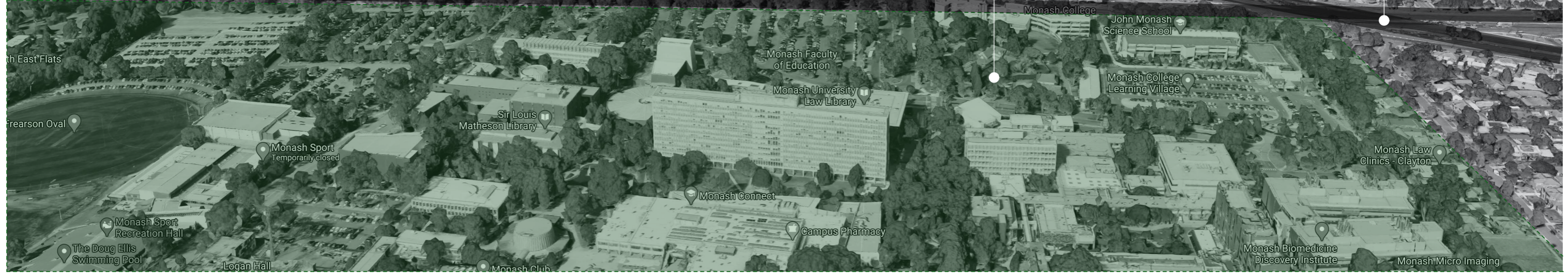
Brightwood Apartments | 1 Renver Road

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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE URBAN CONTEXT ANALYSIS	SCALE 1:1000 @A3	DATE 17/02/16	PLOT DATE 21/02/20	
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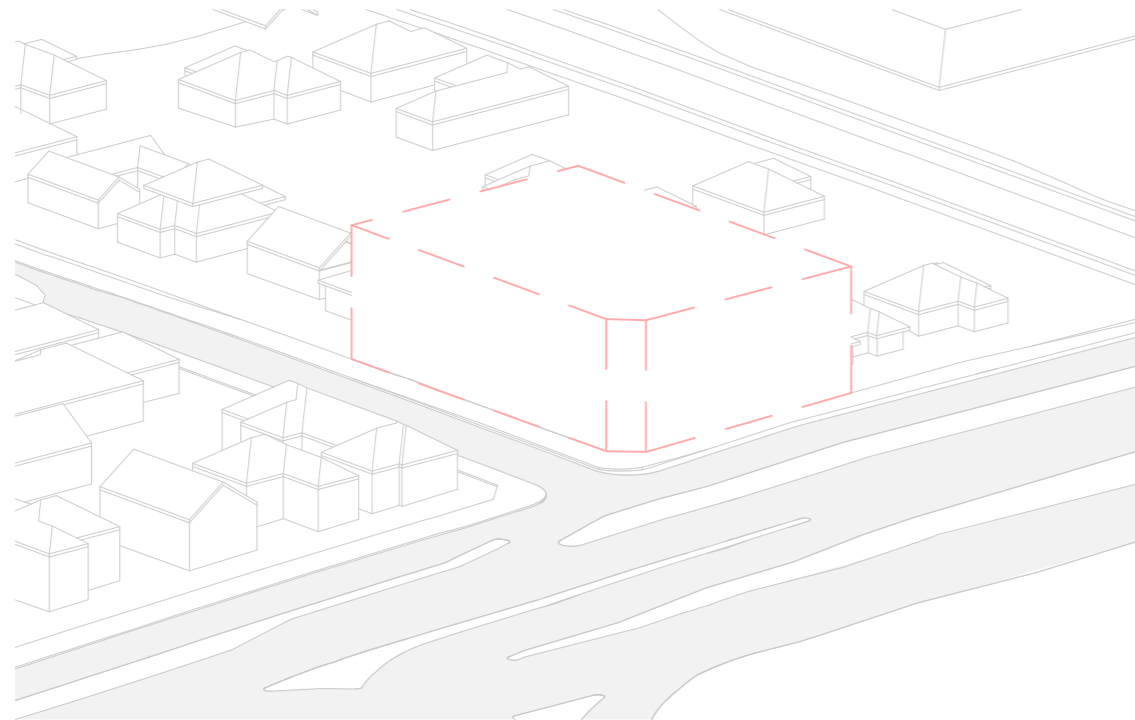


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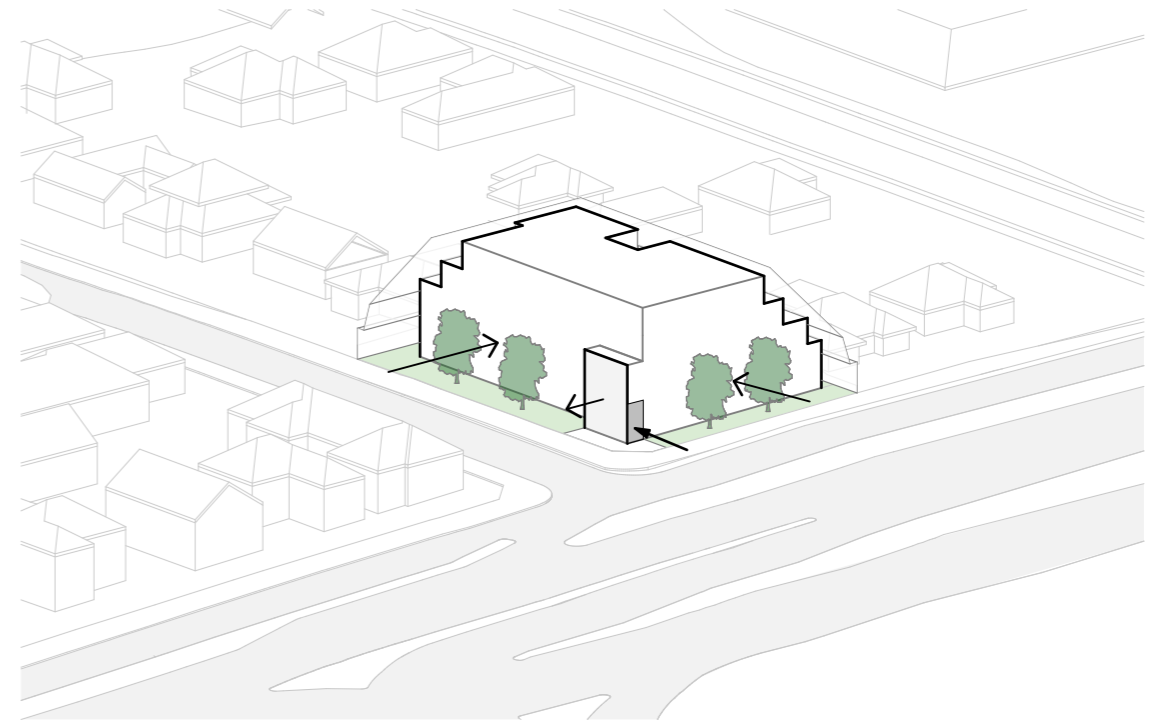
PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE URBAN CONTEXT ANALYSIS	SCALE 1:11833.33 @A3	
		DATE 17/02/16	
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SITE VOLUME

THE SITE IS ON THE CORNER OF WELLINGTON ROAD AND IRWIN STREET. IT FACES ONTO RESIDENTIAL DWELLINGS TO THE WEST AND SOUTH AND IRWIN STREET TO THE EAST. ITS MAIN OUTLOOK TO THE NORTH IS THE WELLINGTON ROAD INTERFACE



MASSING & SETBACKS

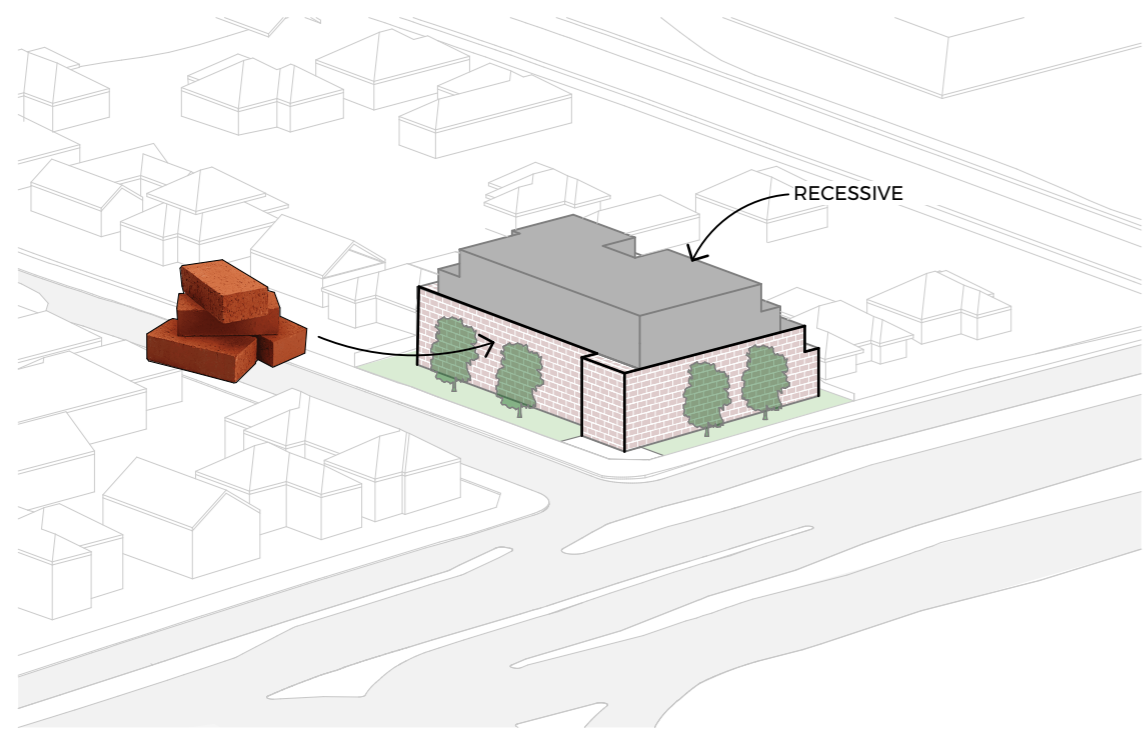
THE LARGE SETBACKS TO THE WELLINGTON STREET AND IRWIN STREET INTERFACES ALLOW FOR A GREEN THRESHOLD TO THE STREET AS PER MONASH CITY GUIDELINES AND PROVIDE A GENEROUS FUNCTIONAL COMMUNAL AREA FOR THE OCCUPANTS. THE B17 SETBACKS TO THE WEST AND SOUTH ELEVATIONS ENSURE MINIMAL IMPACT TO THE AMENITY OF NEIGHBOURING PROPERTIES. THE FORWARD GESTURE TO THE CORNER WELLINGTON AND IRWIN STREET CREATES A PEDESTRIAN TRANSITION ACCENTUATING THE POINT OF ENTRY AND HELPS RECESS THE MASS BEYOND.

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PROJECT CLAYTON	DRAWING TITLE URBAN CONTEXT RESPONSE	SCALE 1:1000 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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MATERIALITY & CONTEXTUAL RESPONSE

THE FIRST 3 STOREYS OF THE PROPOSAL BORROWS MATERIALITY CUES FROM THE NEIGHBOURHOOD CHARACTER OF ITS IMMEDIATE CONTEXT WHICH IS PREDOMINANTLY BRICK RESIDENTIAL DWELLINGS. THE UPPER PORTION OF THE VOLUME IS RECESSIVE TO FURTHER RESPECT THE SURROUNDING BUILT FORM.




FACADE ARTICULATION

THE FACADE ARTICULATION FOLLOWS A REGULAR RYTHM OF VERTICAL AND HORIZONTAL ELEMENTS THAT BREAKUP THE FACADE. THE PURPOSEFUL IMPLEMENTATION OF BALUSTRADES AND BALCONIES ALONG THE FACADE CREATE A FAMILIAR RESIDENTIAL RYTHM THAT IS RELATABLE.

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
PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE URBAN CONTEXT RESPONSE 2	SCALE 1:1000, 1.8.70 @A3	
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PROJECT CLAYTON	DRAWING TITLE PRECEDENTS	SCALE 1:1.41, 1:4.01, 1:1.07 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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DESIGN STATEMENT

The site is situated on 30-32 Wellington road in Clayton and its immediate context is residential dwellings. It faces onto a major transportation link and the Monash Clayton campus. In close proximity there are some institutional buildings, short-stay accommodation and a major public transport bus terminal.

The proposal consists of 105 self-contained student accommodation units, a basement carpark and generous common facilities. Particular emphasis has been provided to ensure the scheme delivers a student experience that is inline with the Monash council guidelines. The large setbacks to the street interfaces provide a green threshold and opportunity for functional communal areas with ample amenity.


The material expression of the façade is in direct response to the immediate context of the site. The lower portion of the mass offers a relatable street wall in brick texture which offers a transition to the pedestrian scale and the upper form is dark and recessive to respect the neighbourhood character. Planting and setbacks are carefully utilised to soften the mass and create a form that is appealing.

The proposal is very practical with carefully considered access, and sequence for occupants and the unit layouts are functional. The ground floor plan offers an array of social activity and interaction that is carefully curated. The common areas on upper floors have plenty of natural light and ventilation with smaller breakout spaces / study booths which offer more isolated common areas for the occupants.

The scheme aims to create a high standard of student accommodation that is convenient, practical, full of amenity and mindful of the occupants' need for social interaction.

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PROJECT CLAYTON	DRAWING TITLE DESIGN STATEMENT	SCALE 1:8.14 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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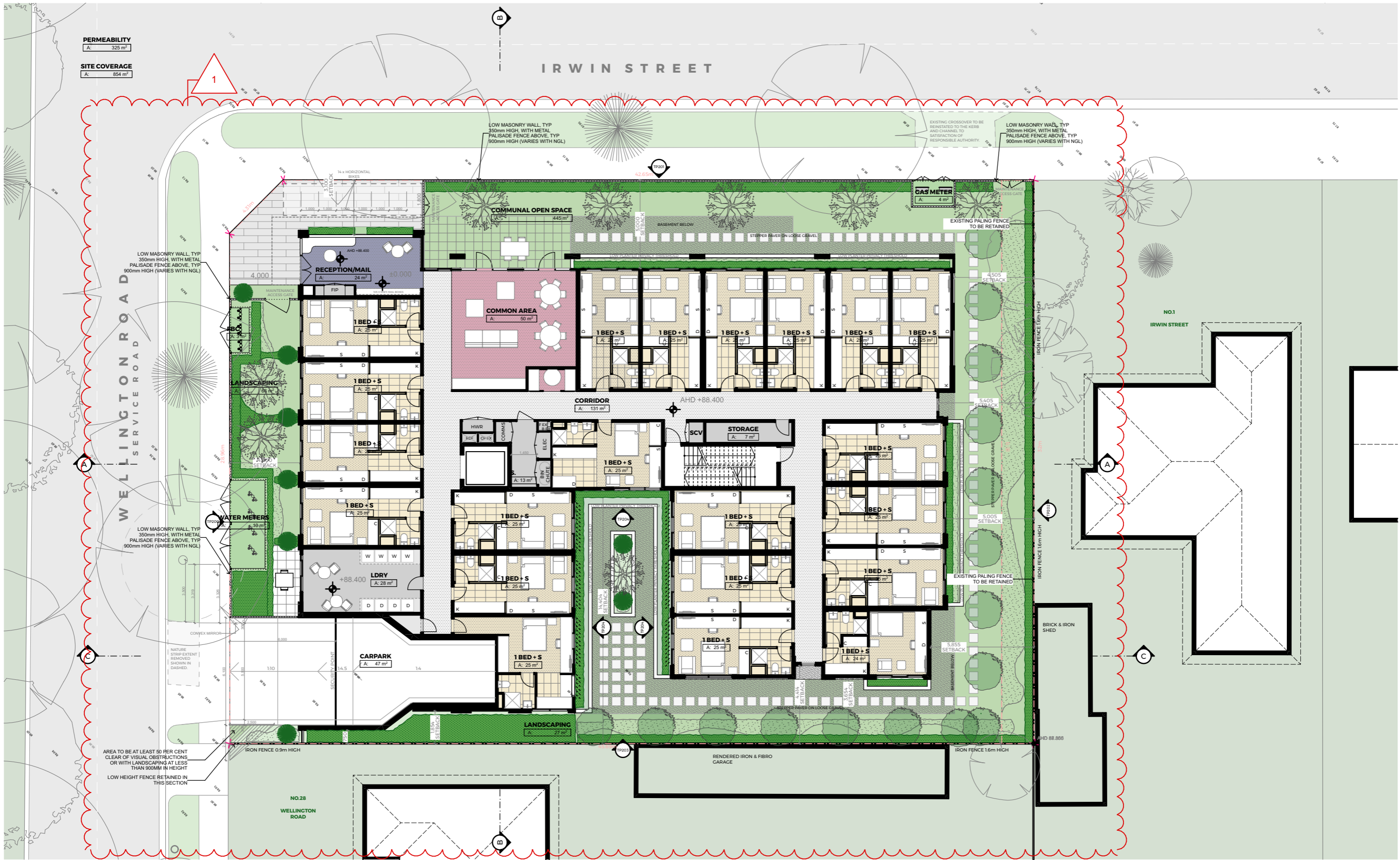


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PROJECT CLAYTON	DRAWING TITLE BASEMENT
30-32 WELLINGTON STREET CLAYTON 3168	

SCALE 1:200 @A3	PLOT DATE 21/10/20	
DATE 17/02/16	CHECKED TC	
DRAWN CE	DRAWING NO. 20002 TP099	REVISION 01



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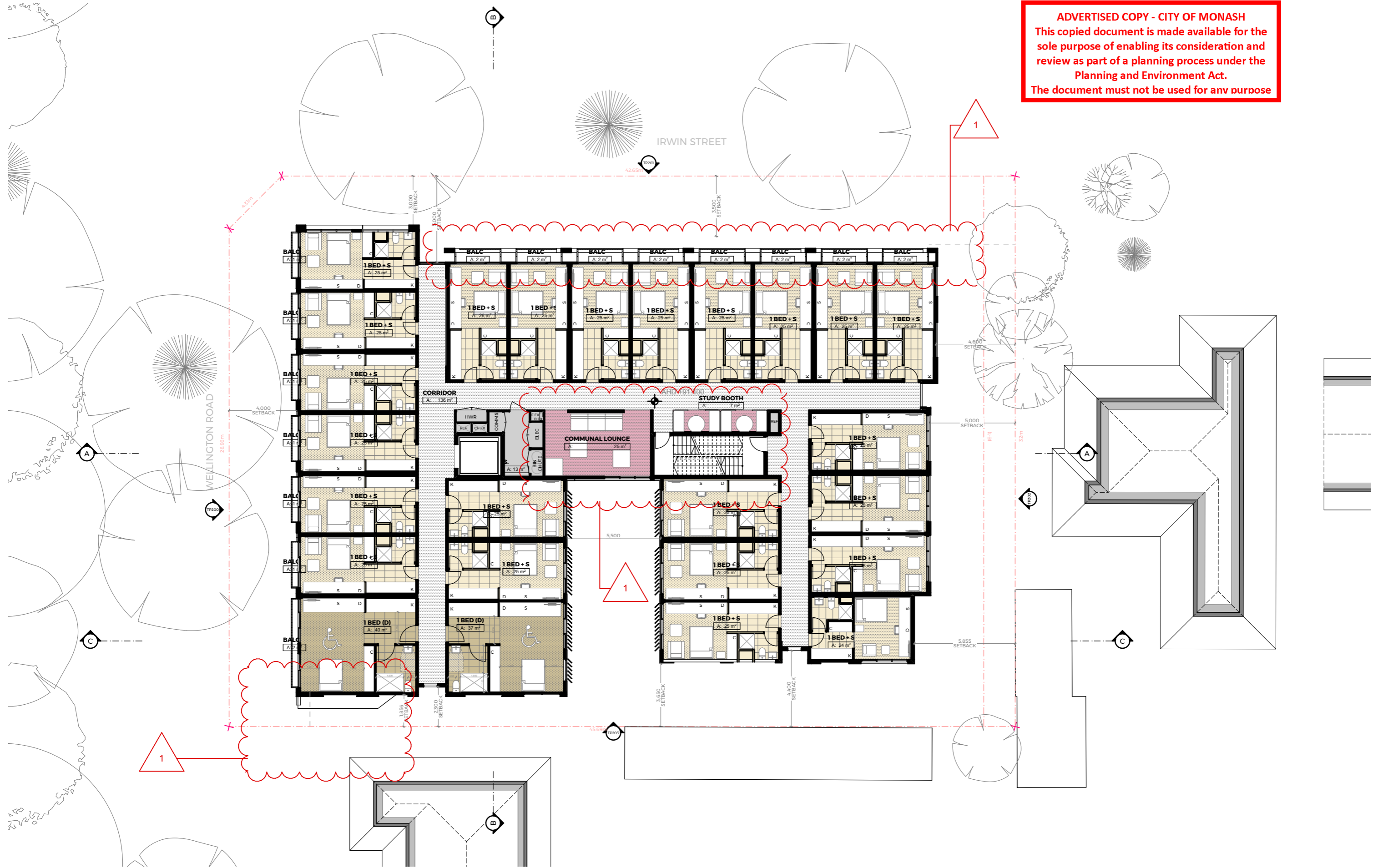
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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE GROUND LEVEL	SCALE 1:200 @A3 DATE 17/02/16 DRAWN CE	PLOT DATE 21/10/20 CHECKED TC JOB NO. 20002 DRAWING NO. TP100 REVISION 01
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
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PROJECT CLAYTON	DRAWING TITLE LEVEL 01
30-32 WELLINGTON STREET CLAYTON 3168	

SCALE 1:200 @A3	PLOT DATE 21/02/20	
DATE 17/02/16	CHECKED TC	
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PROJECT CLAYTON	DRAWING TITLE LEVEL 02
30-32 WELLINGTON STREET CLAYTON 3168	


SCALE 1:200 @A3	PLOT DATE 21/10/20	REVISION
DATE 17/02/16		
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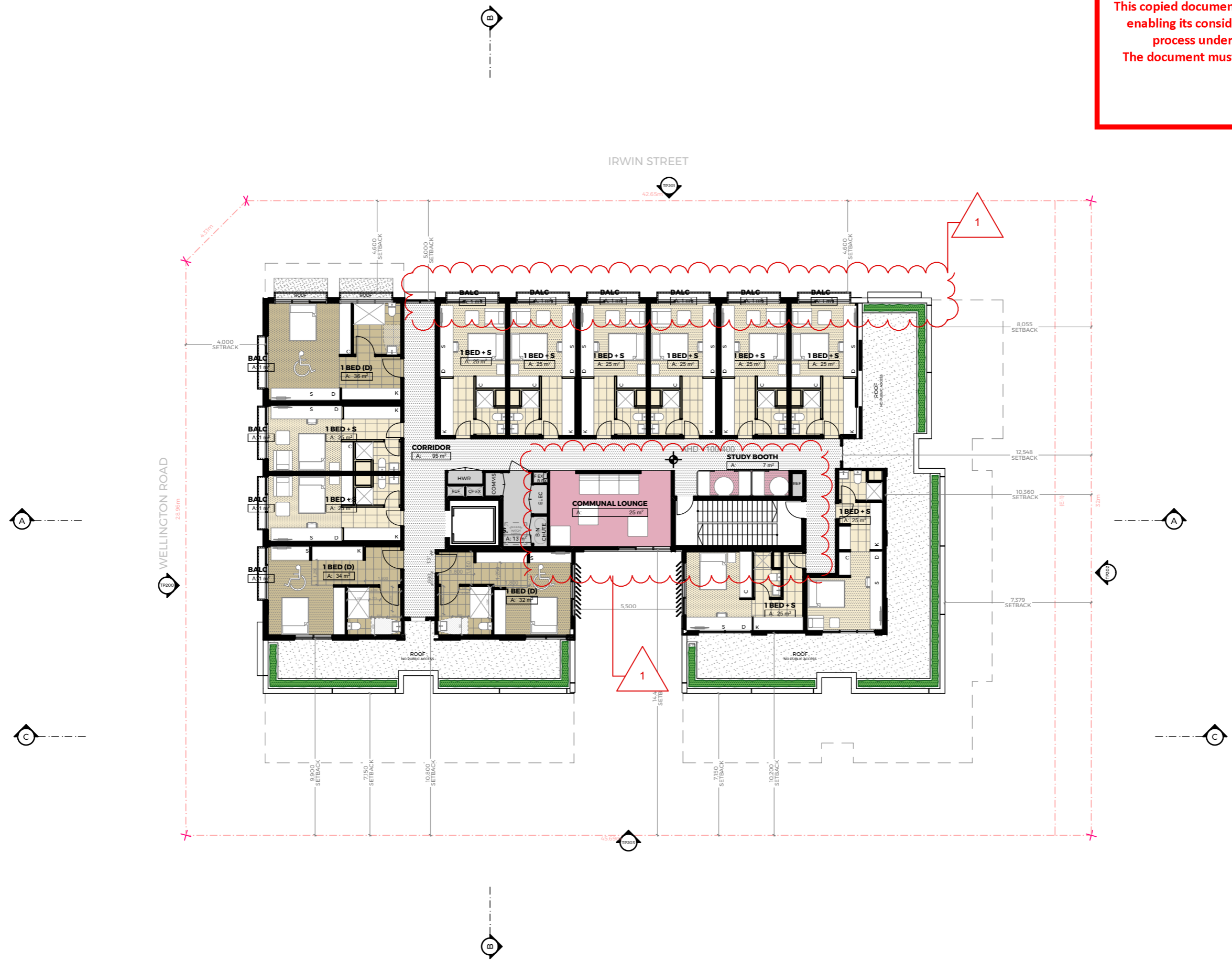


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
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30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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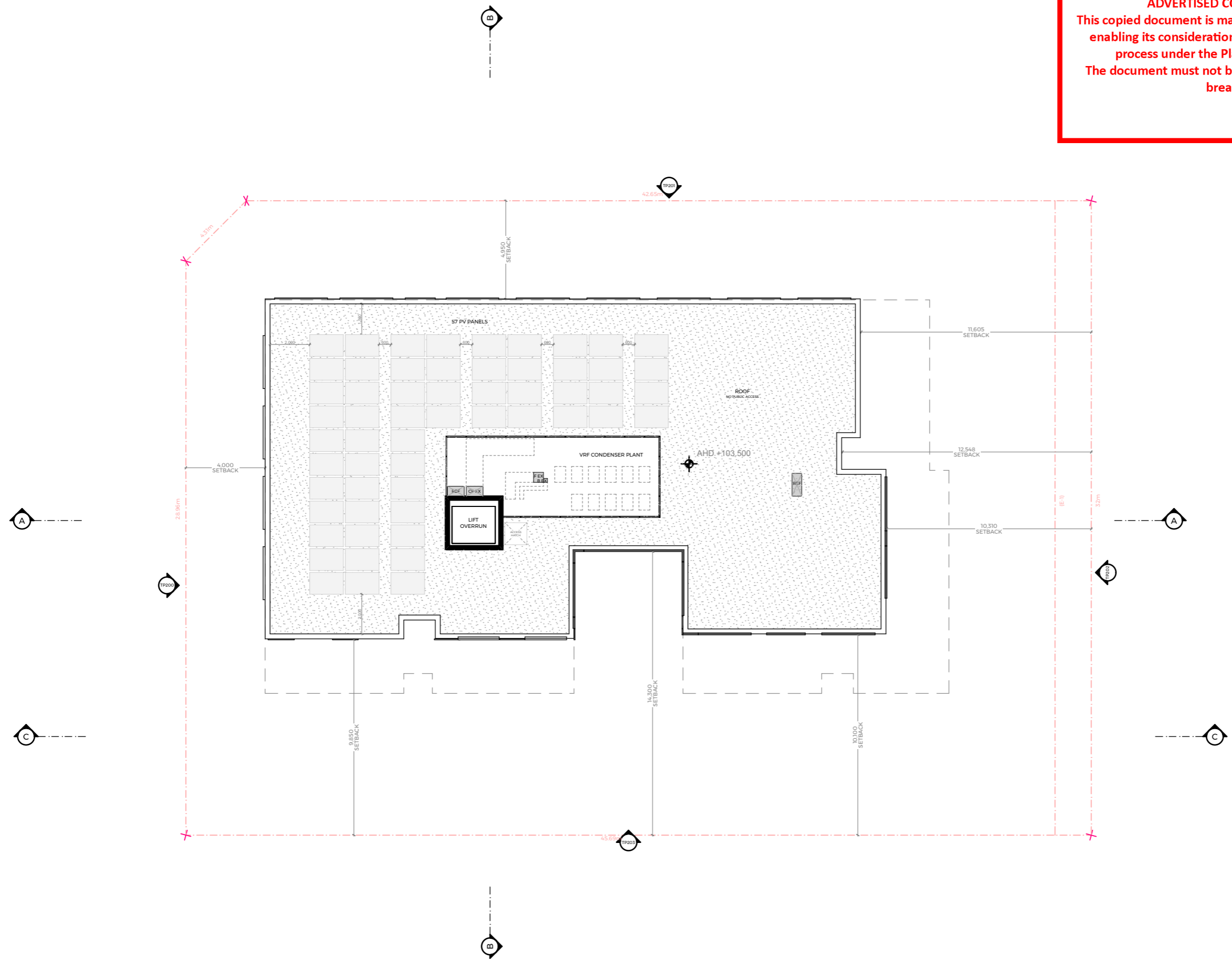


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
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30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	PLOT DATE 21/10/20
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
PROJECT CLAYTON	DRAWING TITLE ROOF	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
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
PROJECT CLAYTON	DRAWING TITLE ELEVATION NORTH	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP200	REVISION 01	

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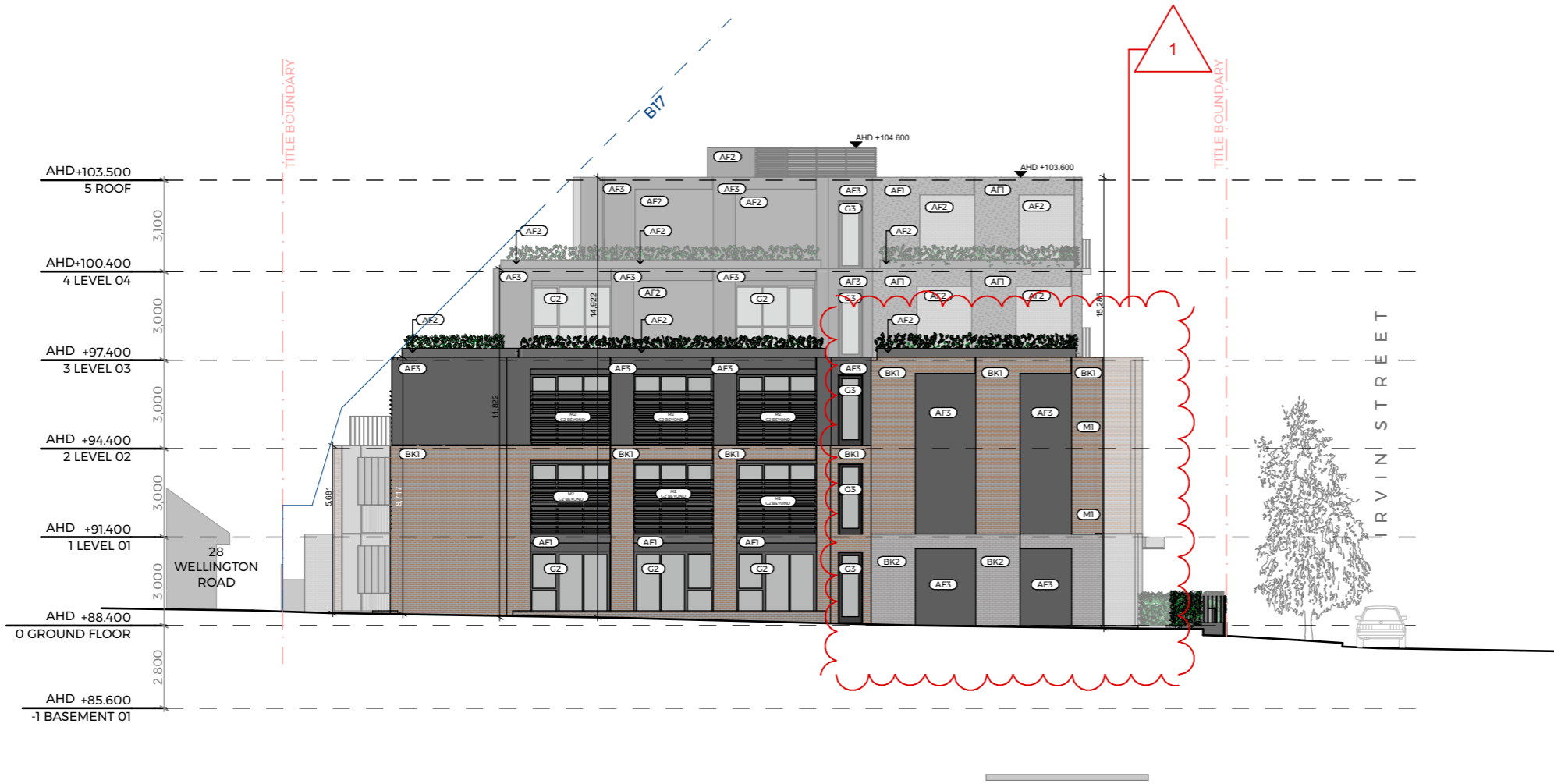


REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

TELHA CLARKE
 59 GARDEN STREET
 SOUTH YARRA
 PH: 03 8672 5999
 E: contact@telhaclarke.com.au


PROJECT CLAYTON	DRAWING TITLE ELEVATION EAST	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP201	REVISION 01	

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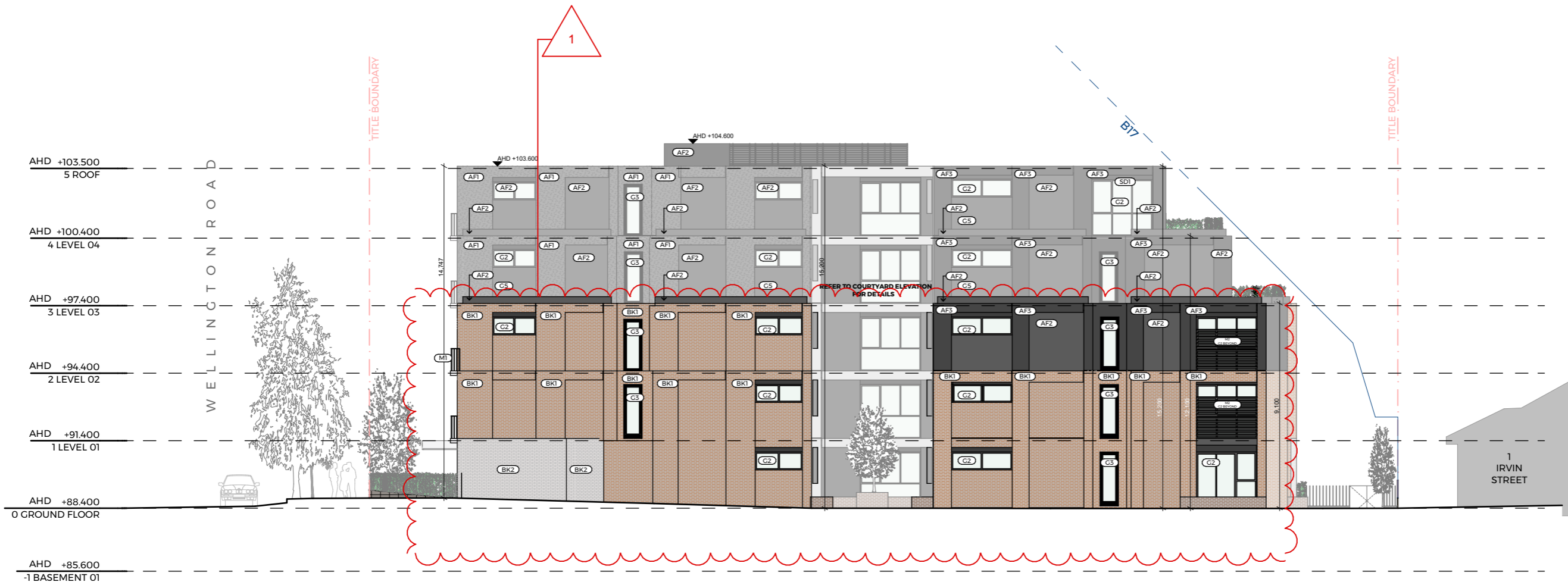


REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

TELHA CLARKE
 59 GARDEN STREET
 SOUTH YARRA
 PH: 03 8672 5999
 E: contact@telhaclarke.com.au


PROJECT CLAYTON	DRAWING TITLE ELEVATION SOUTH	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP202	REVISION 01	

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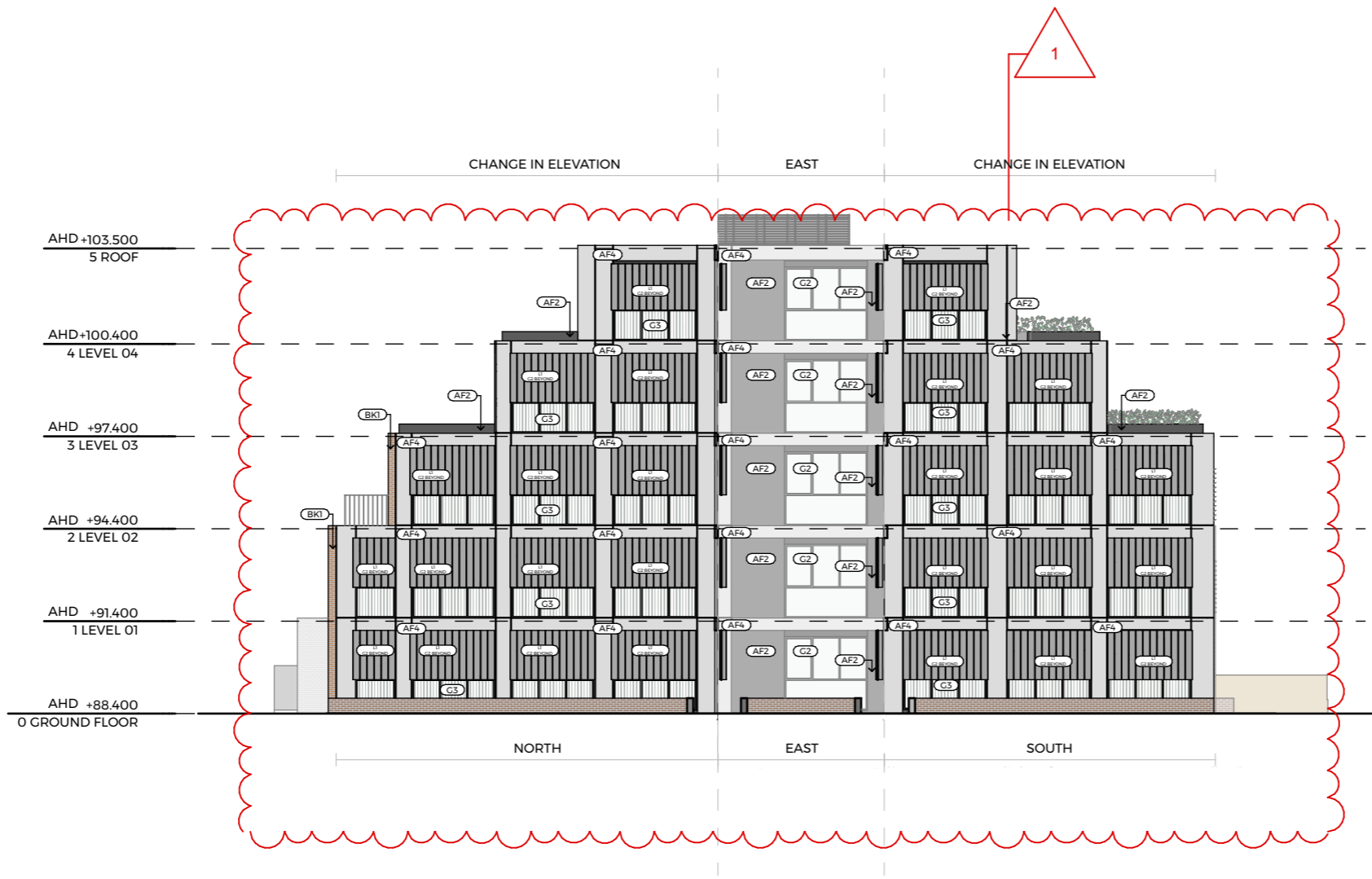


REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

TELHA CLARKE
 59 GARDEN STREET
 SOUTH YARRA
 PH: 03 8672 5999
 E: contact@telhaclarke.com.au

PROJECT CLAYTON	DRAWING TITLE ELEVATION WEST	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP203	REVISION 01	

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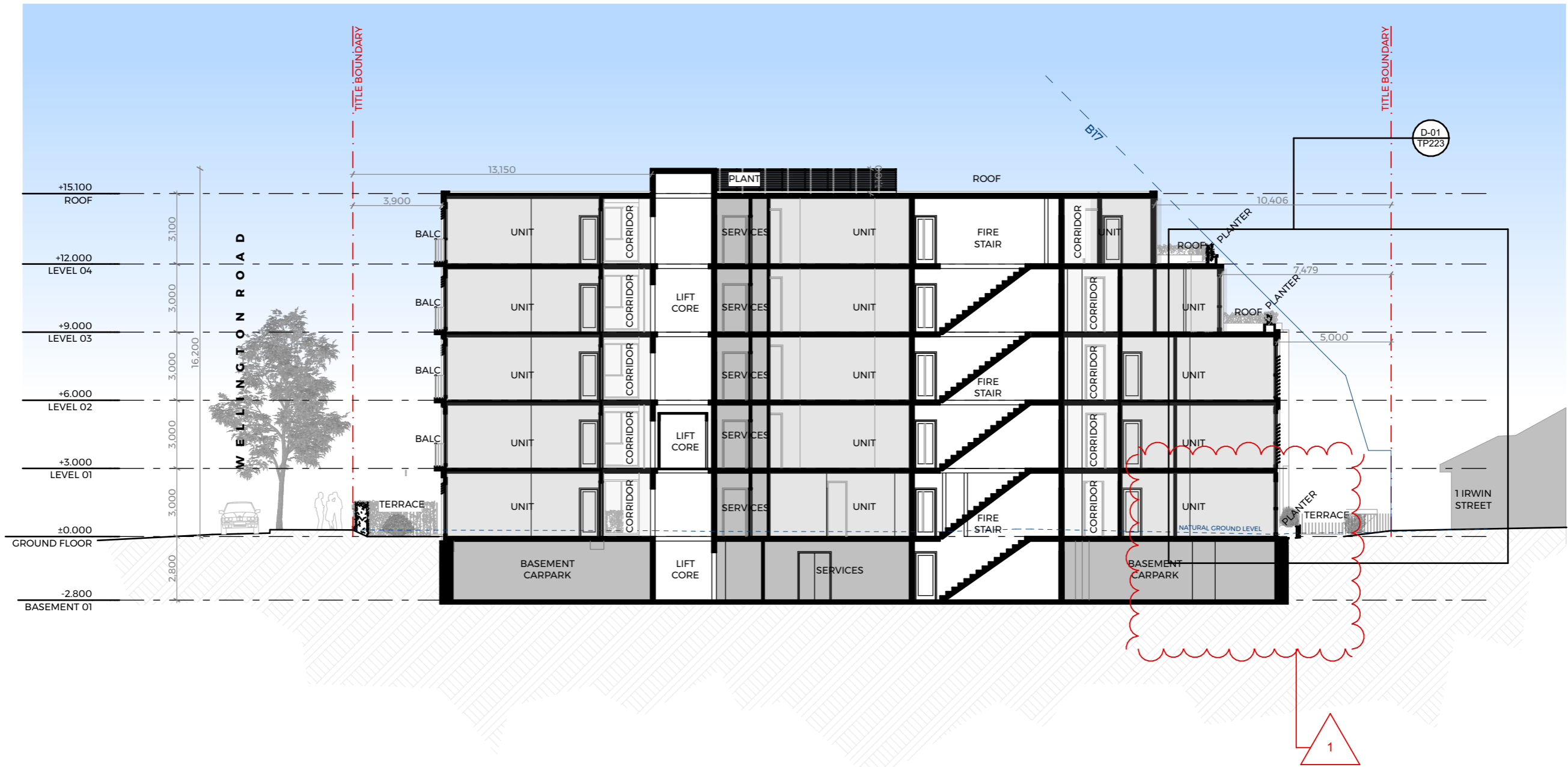


REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

TELHA CLARKE
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 PH: 03 8672 5999
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PROJECT CLAYTON	DRAWING TITLE ELEVATION COURTYARD	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP203	REVISION 01	


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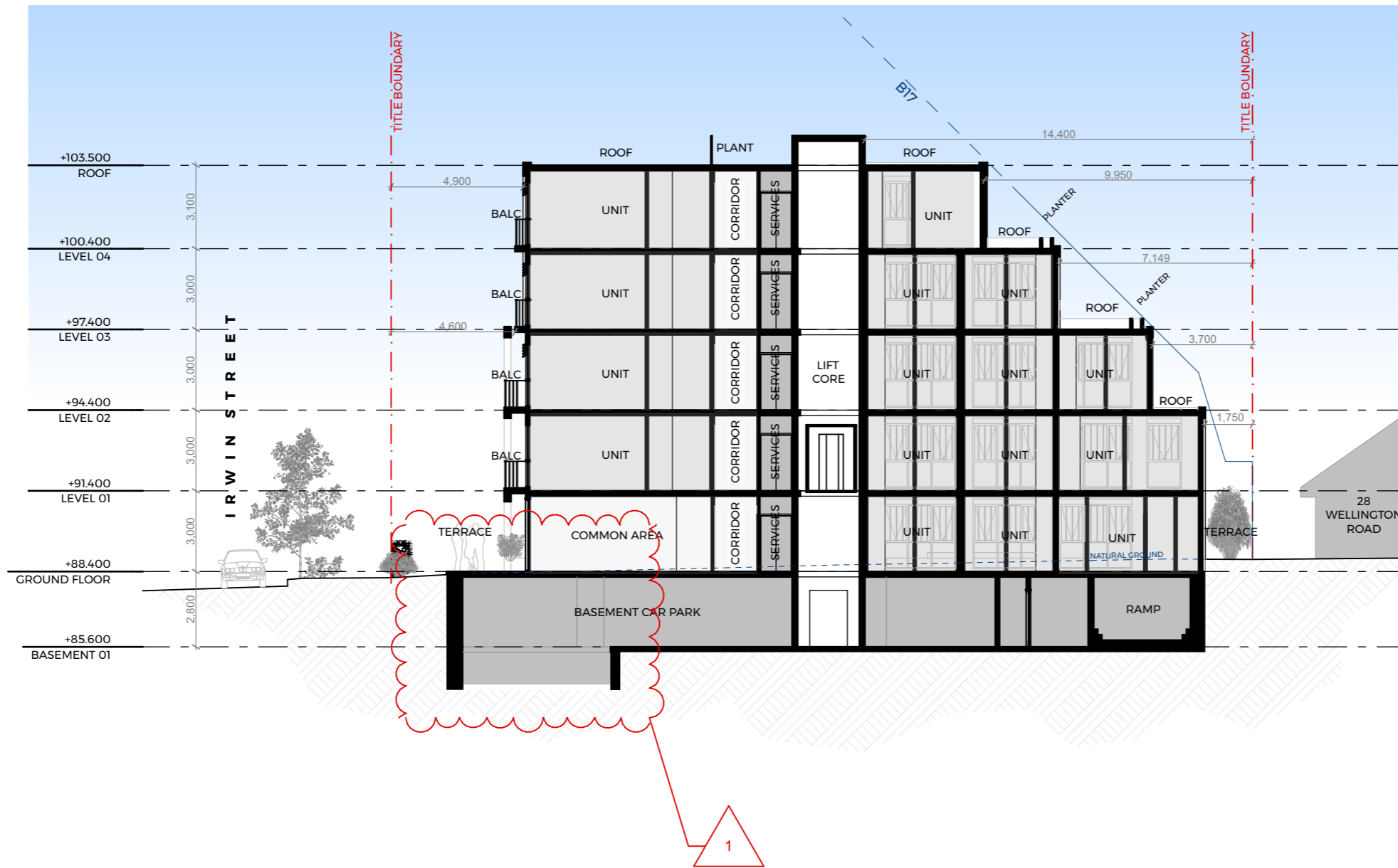
REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

TELHA CLARKE
 59 GARDEN STREET
 SOUTH YARRA
 PH: 03 8672 5999
 E: contact@telhaclarke.com.au

PROJECT CLAYTON	DRAWING TITLE SECTION A
30-32 WELLINGTON STREET CLAYTON 3168	

SCALE 1:200 @A3		
DATE 17/02/16	PLOT DATE 21/10/20	
DRAWN CE	CHECKED TC	
JOB NO. 20002	DRAWING NO. TP220	REVISION 01

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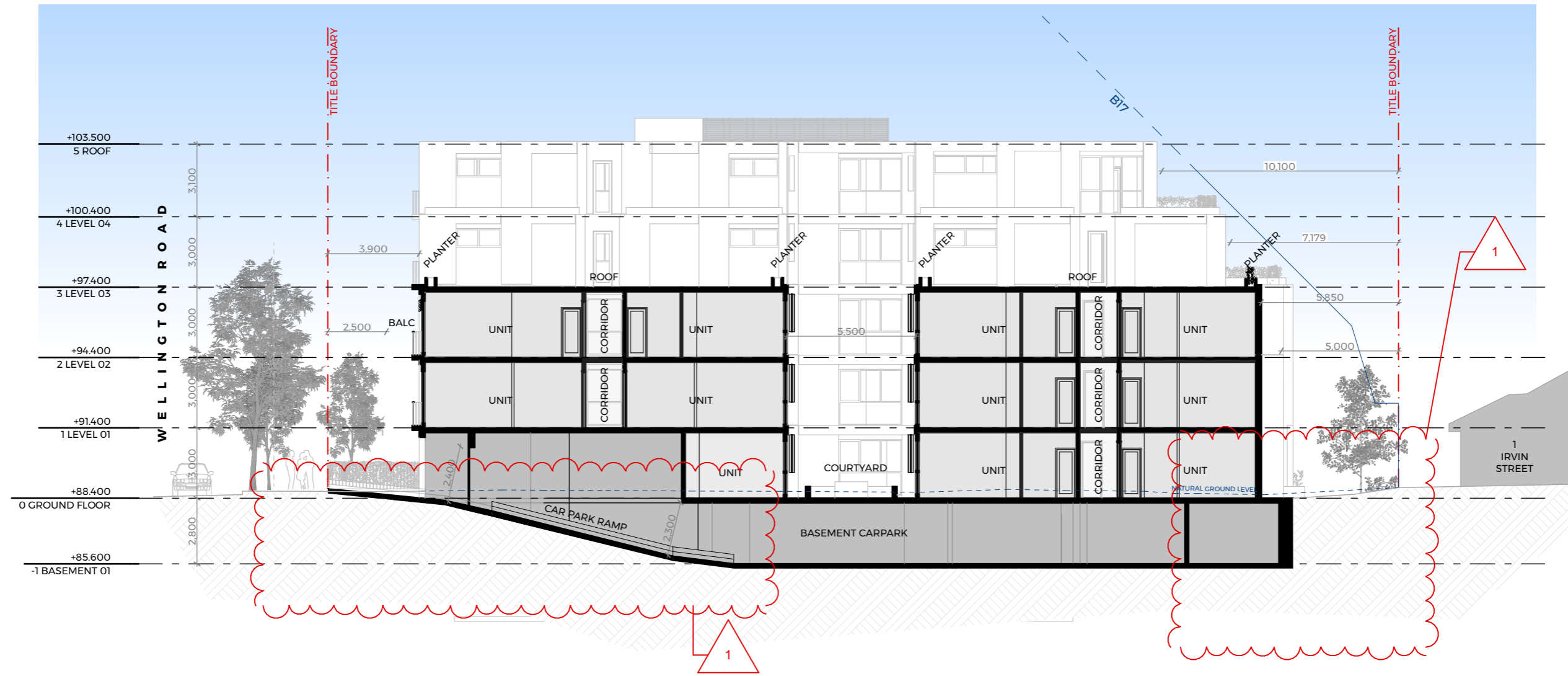
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REV	DATE	ISSUED FOR	DRAWN	CHECKED
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TELHA CLARKE
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 SOUTH YARRA
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PROJECT CLAYTON	DRAWING TITLE SECTION B	SCALE 1:200 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP221	REVISION 01	


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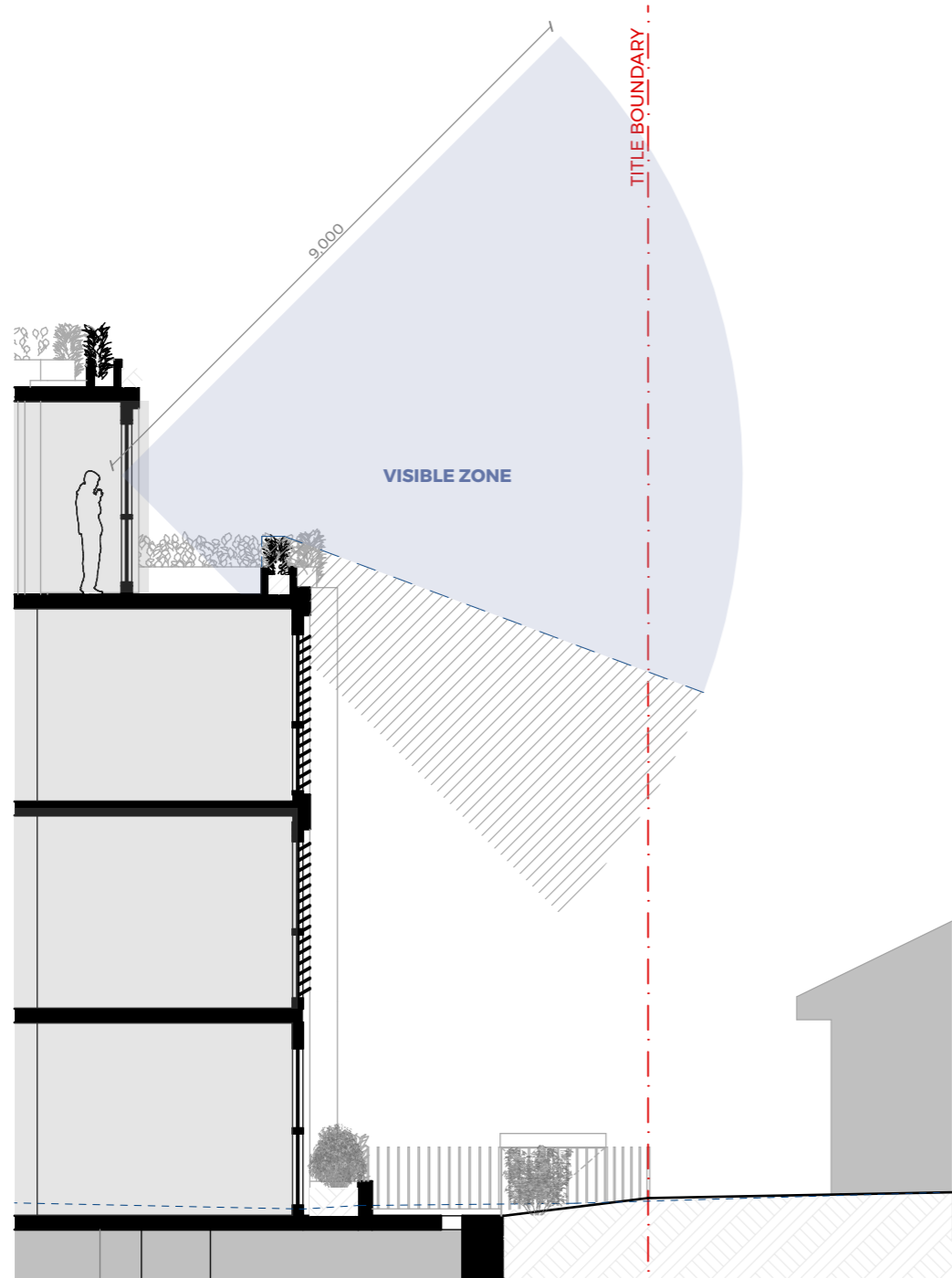
SECTION

REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

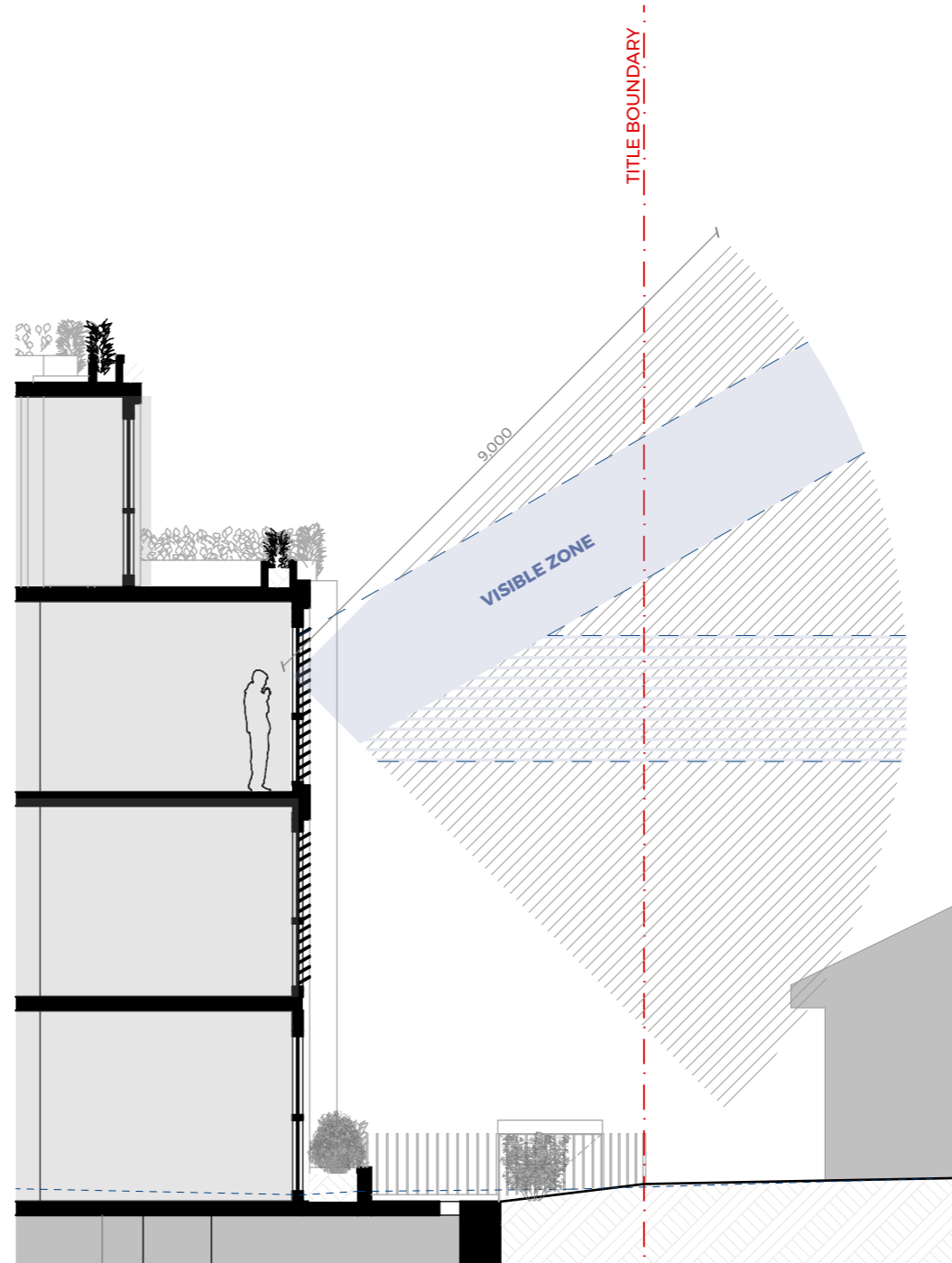
TELHA CLARKE
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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE SECTION C	SCALE 1:200 @A3	
DATE 17/02/16	DATE 21/10/20	DATE 21/10/20	
DRAWN CE	CHECKED TC	DRAWING NO. 20002 TP222	REVISION 01
JOB NO. 20002	DRAWING NO. TP222	REVISION 01	

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
LEVEL 3 OVERLOOKING DIAGRAM



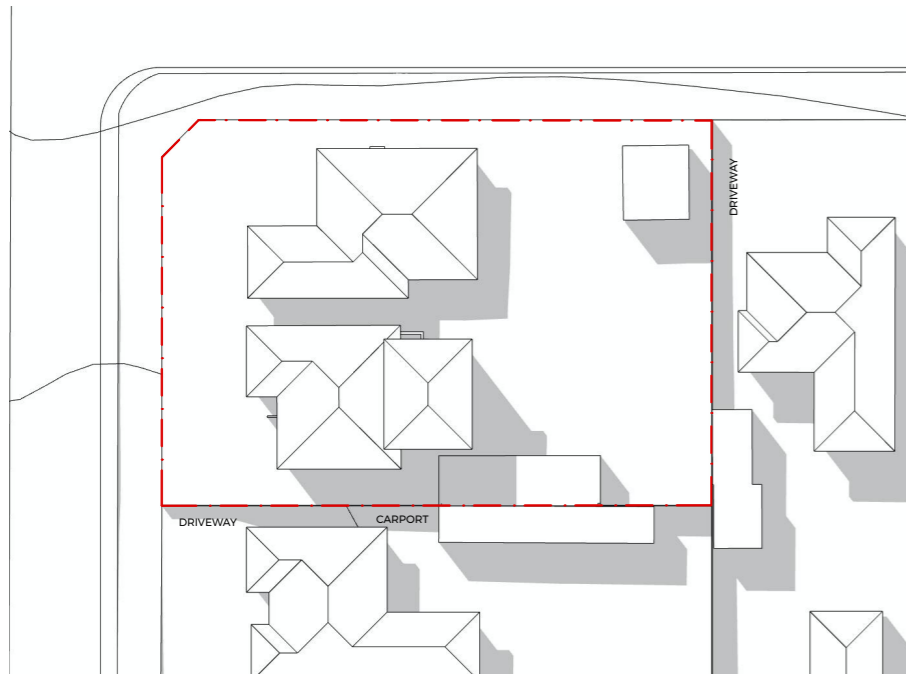
LEVEL 2 OVERLOOKING DIAGRAM

REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

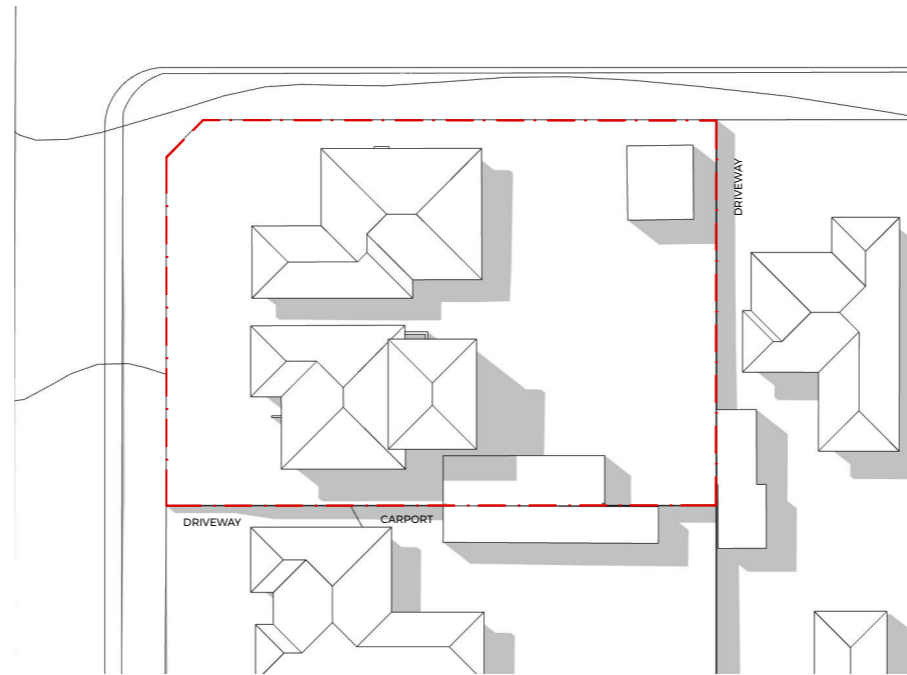
TELHA CLARKE
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PROJECT CLAYTON	DRAWING TITLE SECTIONAL DIAGRAMS	SCALE 1:100 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP223	REVISION 01	

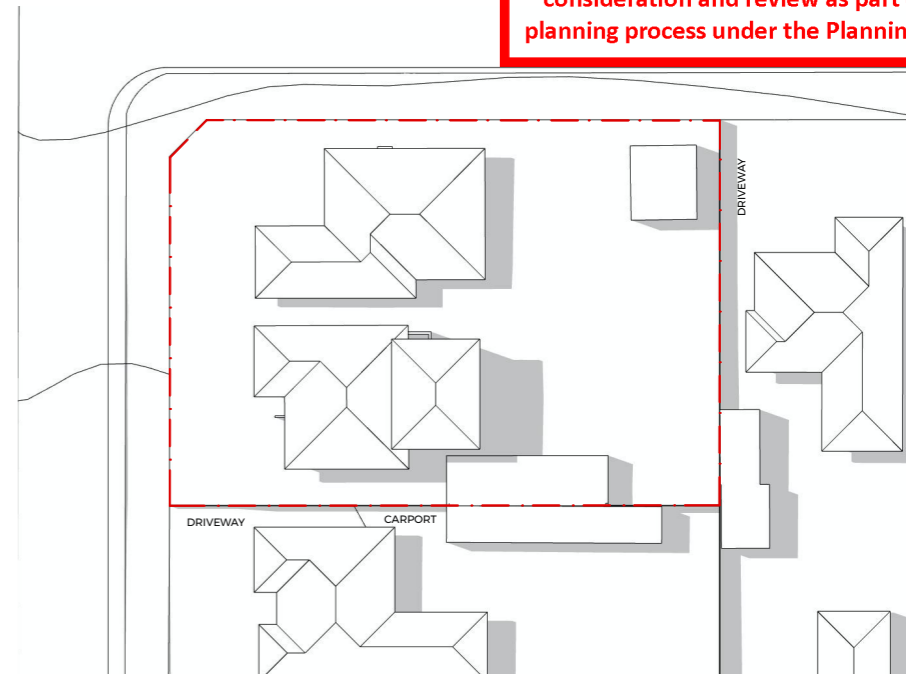
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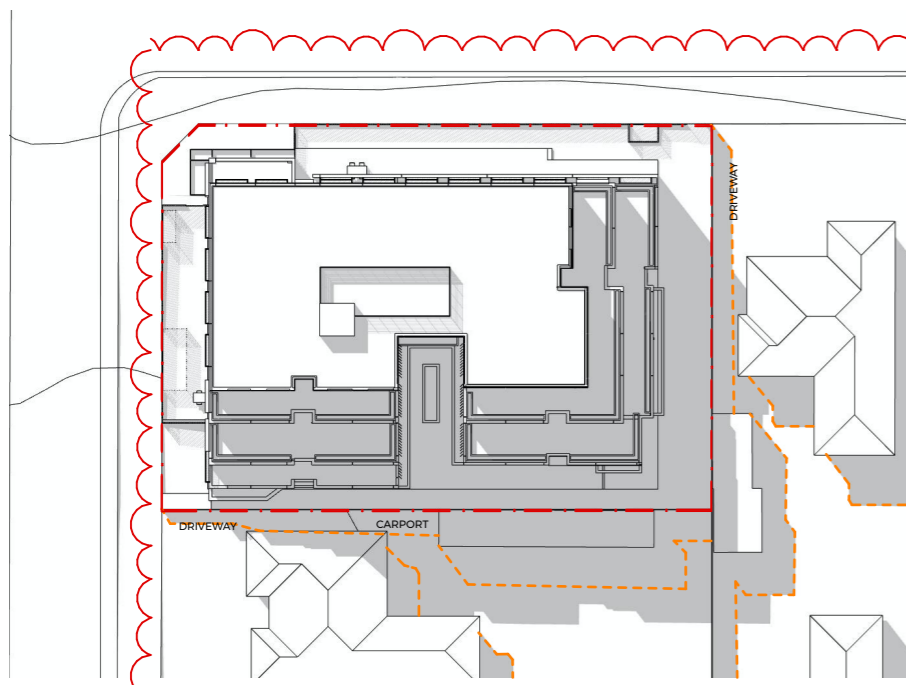
SEPTEMBER 22 9AM EXISTING



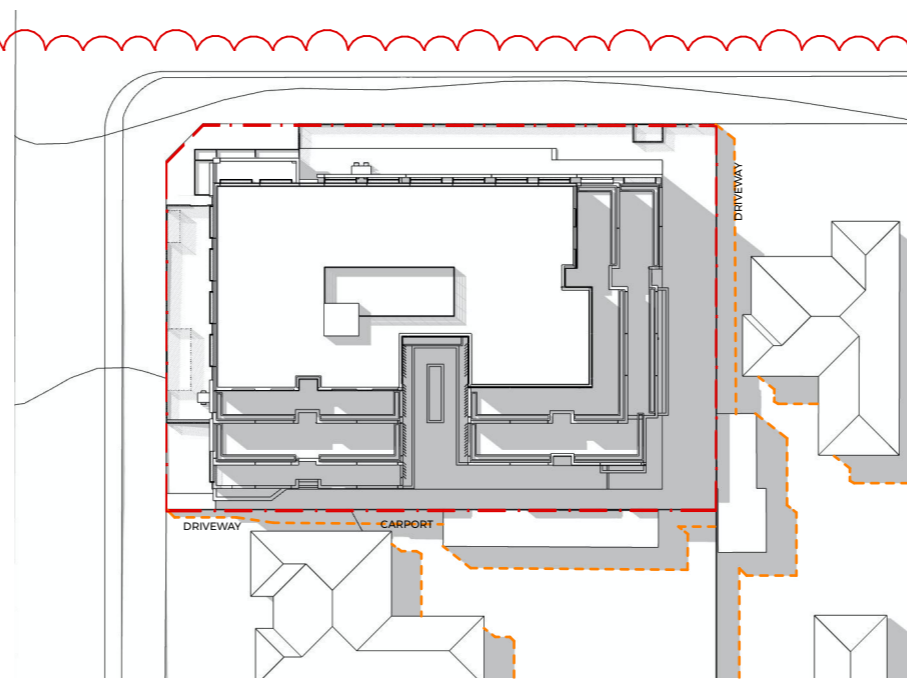
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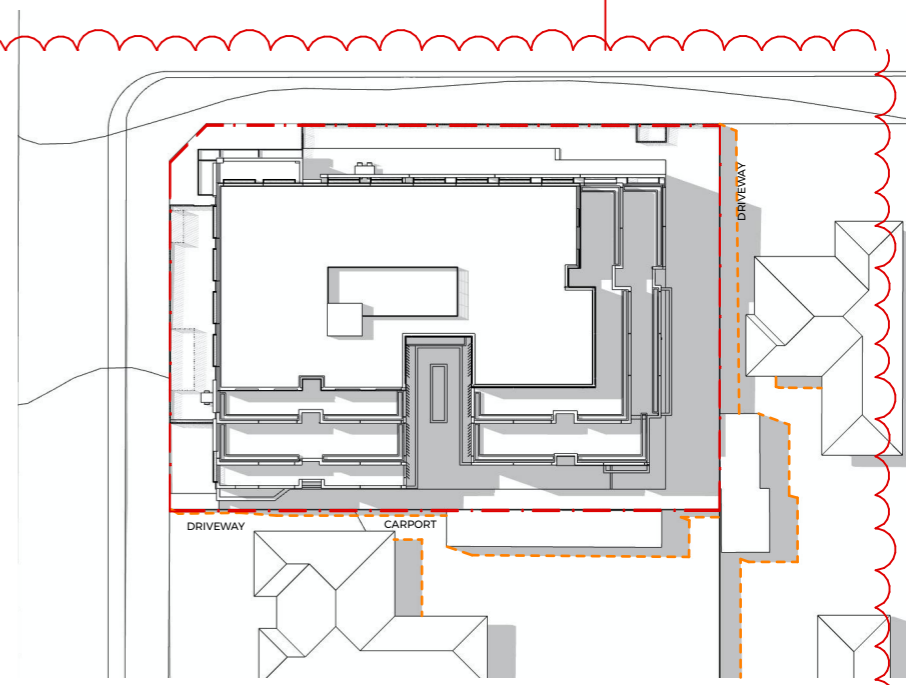
SEPTEMBER 22 11AM EXISTING



SEPTEMBER 22 9AM PROPOSED



SEPTEMBER 22 10AM PROPOSED



SEPTEMBER 22 11AM PROPOSED

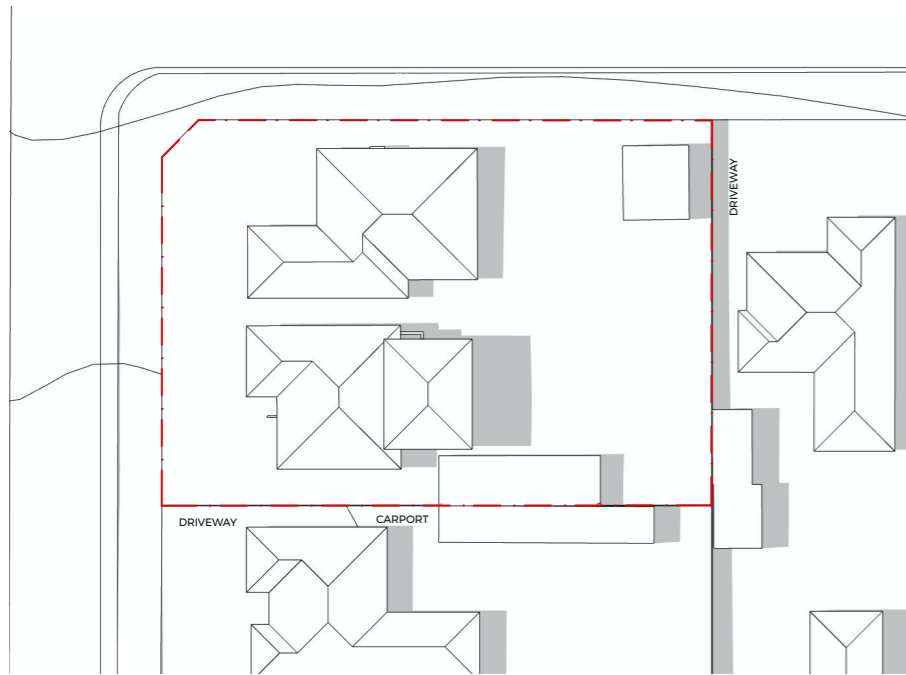
--- DENOTES LINE OF EXISTING SHADOWS

REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/10/20	TOWNPLANNING RFI		

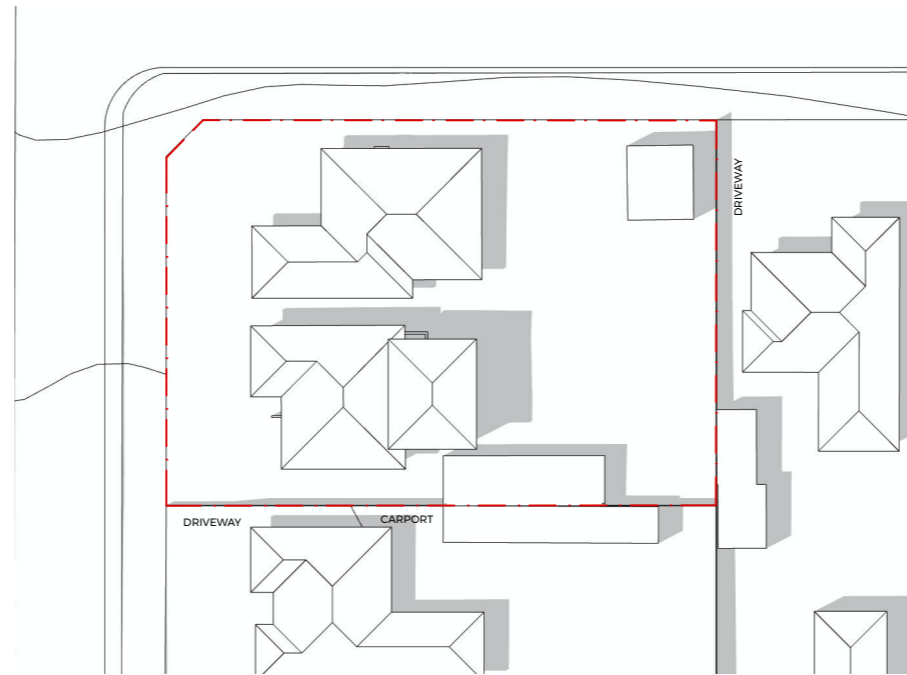
TELHA CLARKE
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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE SUN STUDIES EXISTING	SCALE 1:410.28 @A3	
		DATE 17/02/16	
		DRAWN CE	PLOT DATE 21/10/20
		CHECKED TC	CHECKED TC
		JOB NO. 20002	DRAWING NO. TP08.0
			REVISION 01

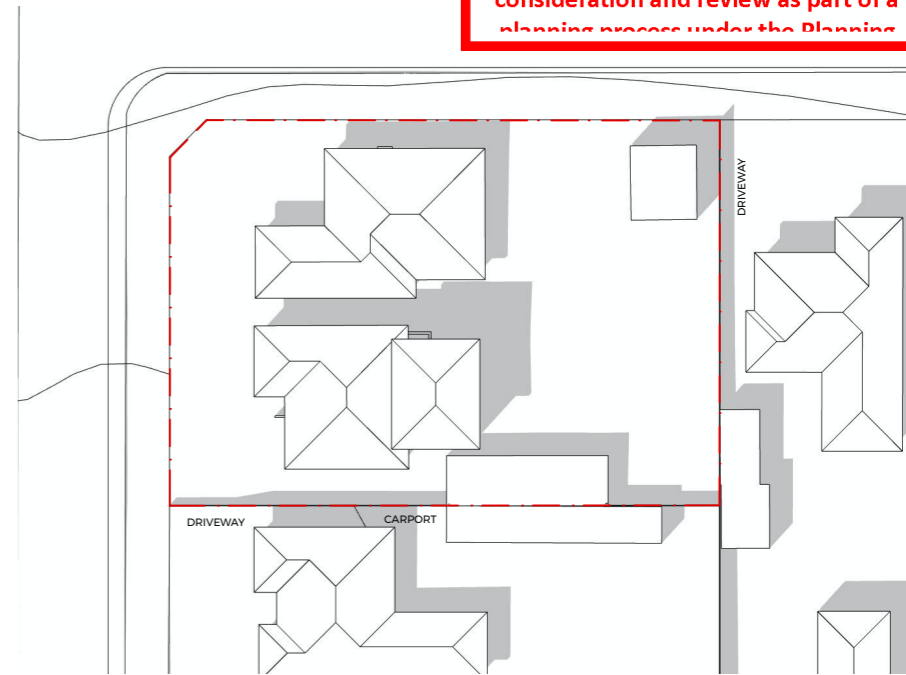
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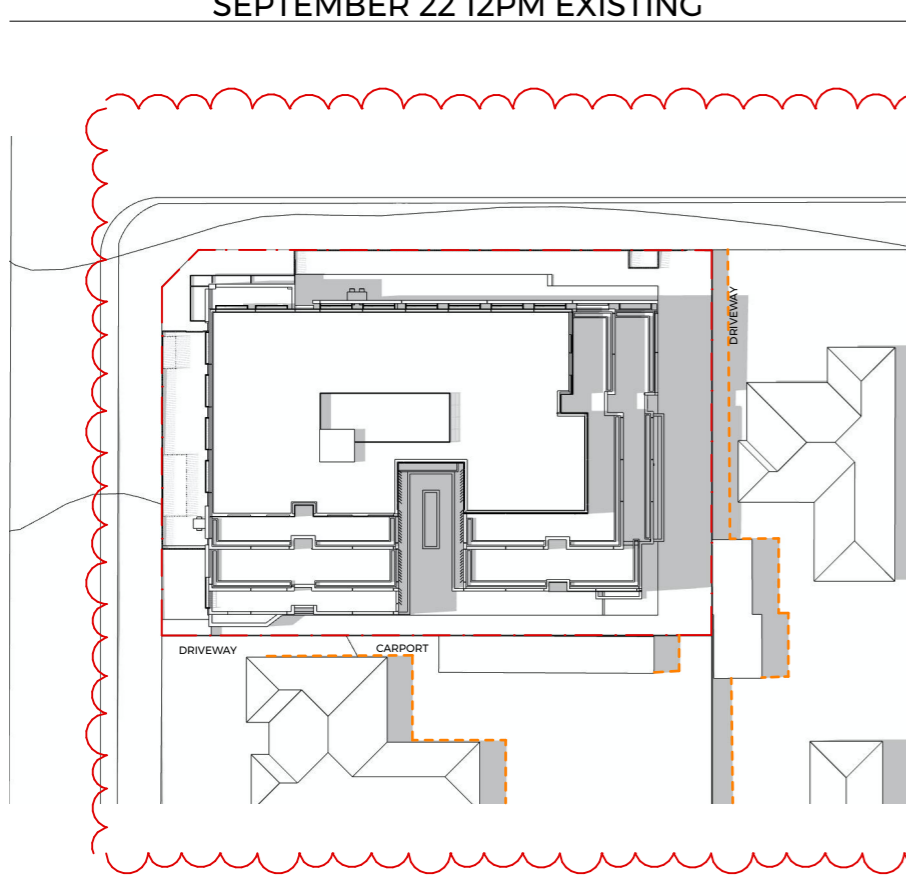
SEPTEMBER 22 12PM EXISTING



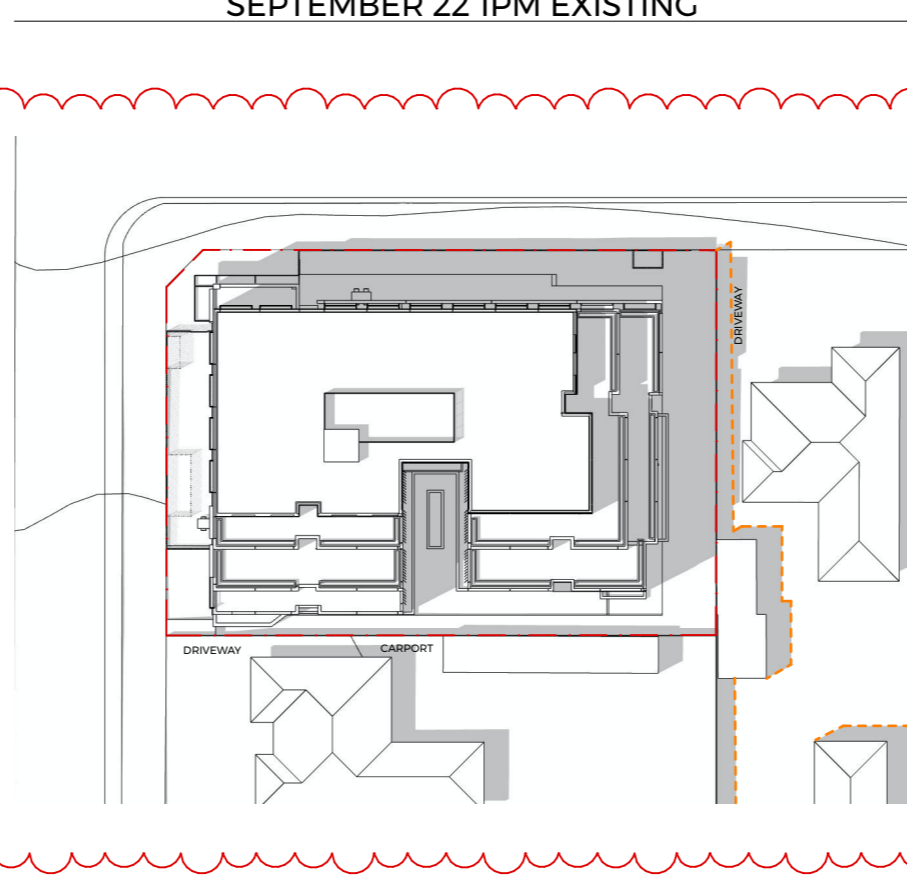
SEPTEMBER 22 1PM EXISTING



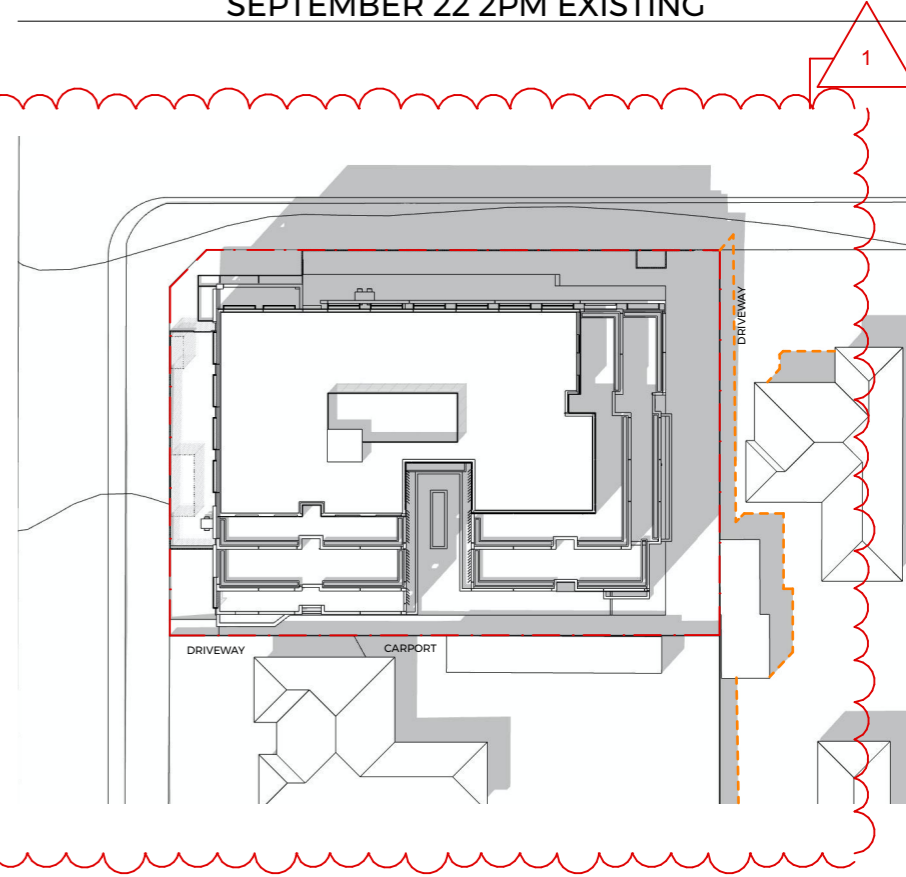
SEPTEMBER 22 2PM EXISTING



SEPTEMBER 22 12PM PROPOSED



SEPTEMBER 22 1PM PROPOSED



SEPTEMBER 22 2PM PROPOSED

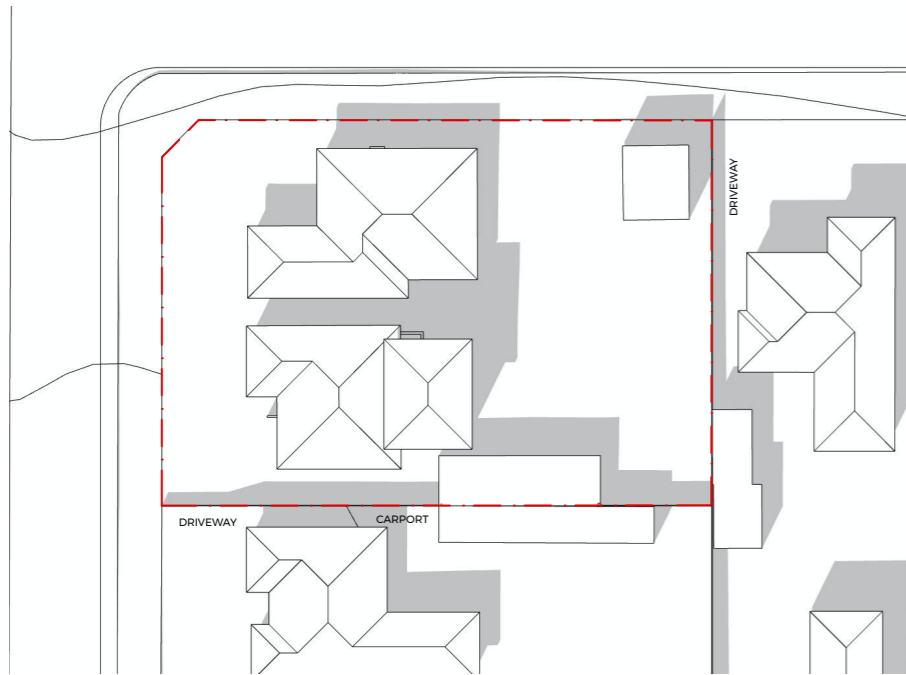
--- DENOTES LINE OF EXISTING SHADOWS

REV	DATE	ISSUED FOR	DRAWN	CHECKED
01	19/01/20	TOWNPLANNING RFI		

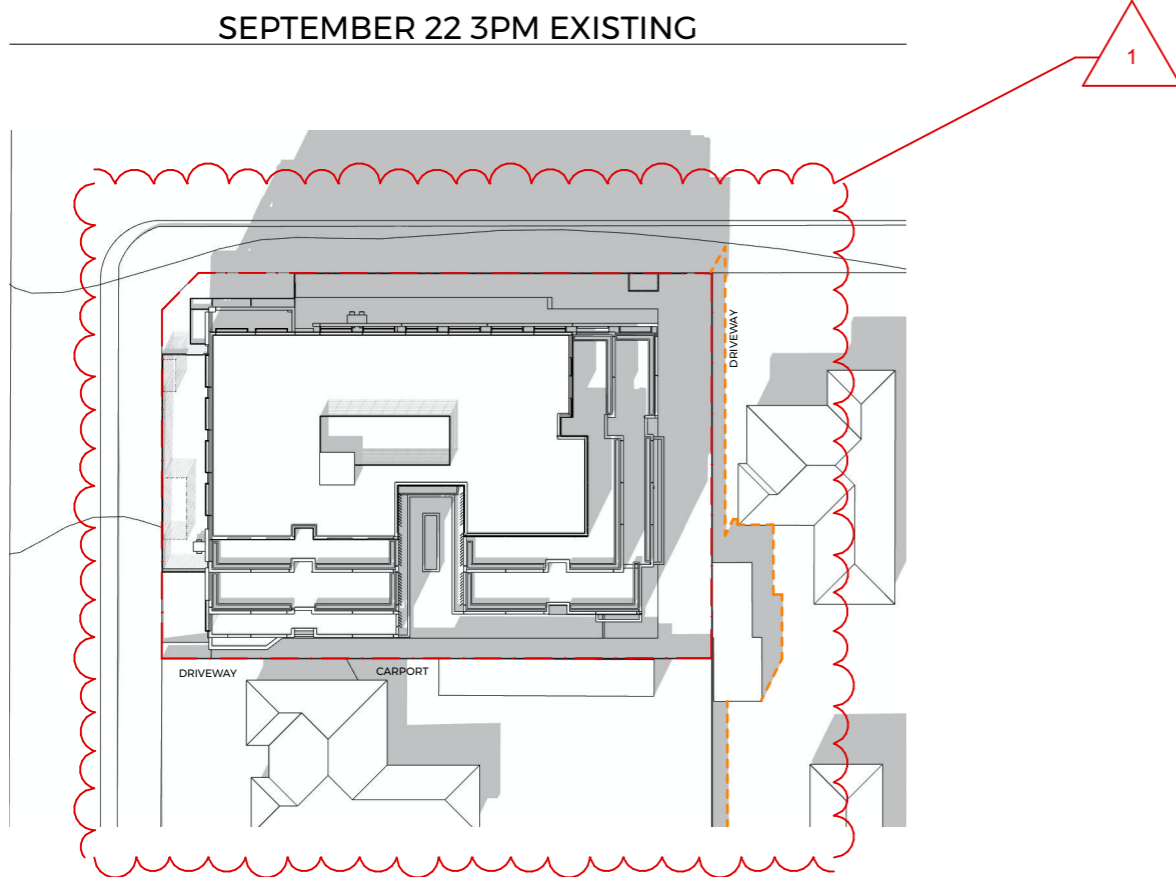
TELHA CLARKE
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PROJECT CLAYTON 30-32 WELLINGTON STREET CLAYTON 3168	DRAWING TITLE SUN STUDIES PROPOSED	SCALE 1:410.28 @A3	DATE 17/02/16	PLOT DATE 21/02/20	
		DRAWN CE	CHECKED TC		
JOB NO. 20002	DRAWING NO. TP08.1	REVISION 01			

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SEPTEMBER 22 3PM EXISTING




SEPTEMBER 22 3PM PROPOSED

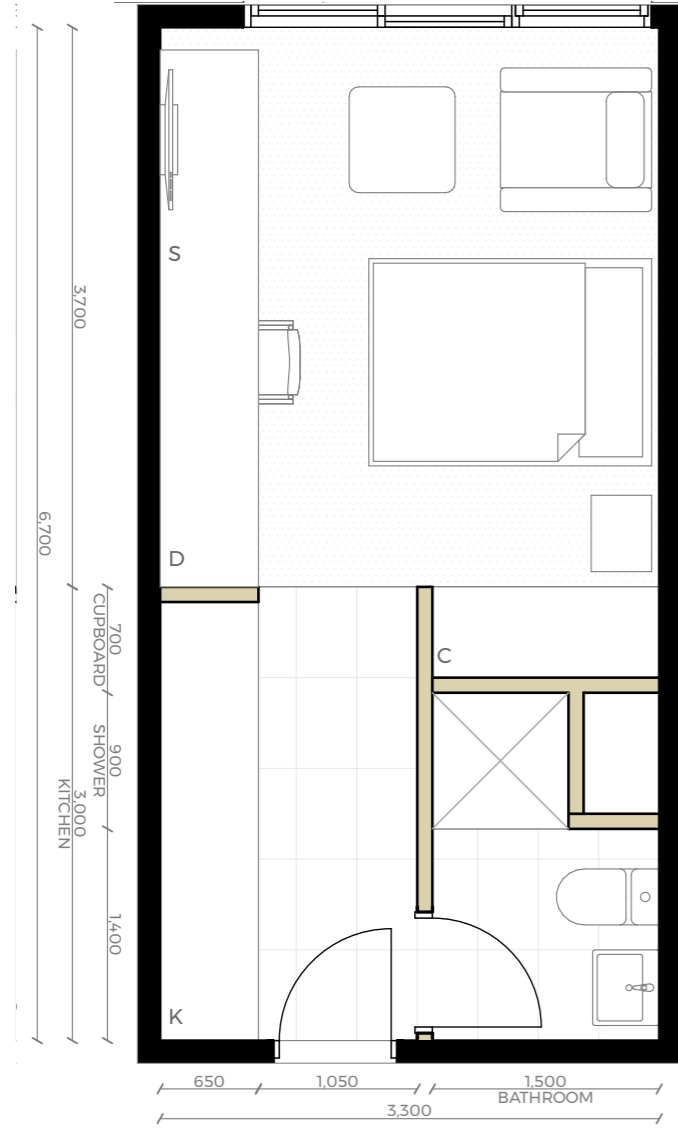
--- DENOTES LINE OF EXISTING SHADOWS

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TELHA CLARKE
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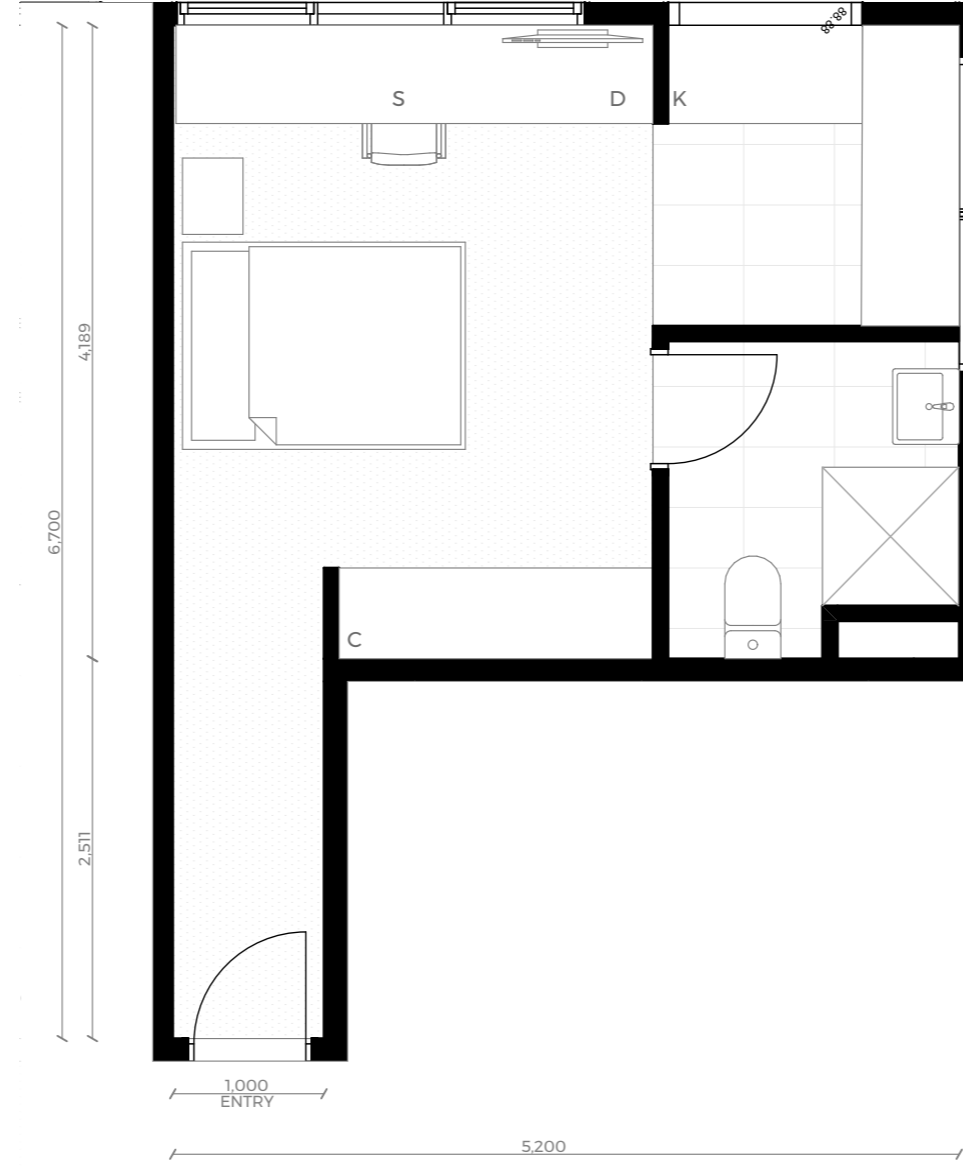
PROJECT CLAYTON	DRAWING TITLE SUN STUDIES PROPOSED	SCALE 1:410.28 @A3	
30-32 WELLINGTON STREET CLAYTON 3168		DATE 17/02/16	
		DRAWN CE	CHECKED TC
JOB NO. 20002	DRAWING NO. TP08.2	REVISION 01	

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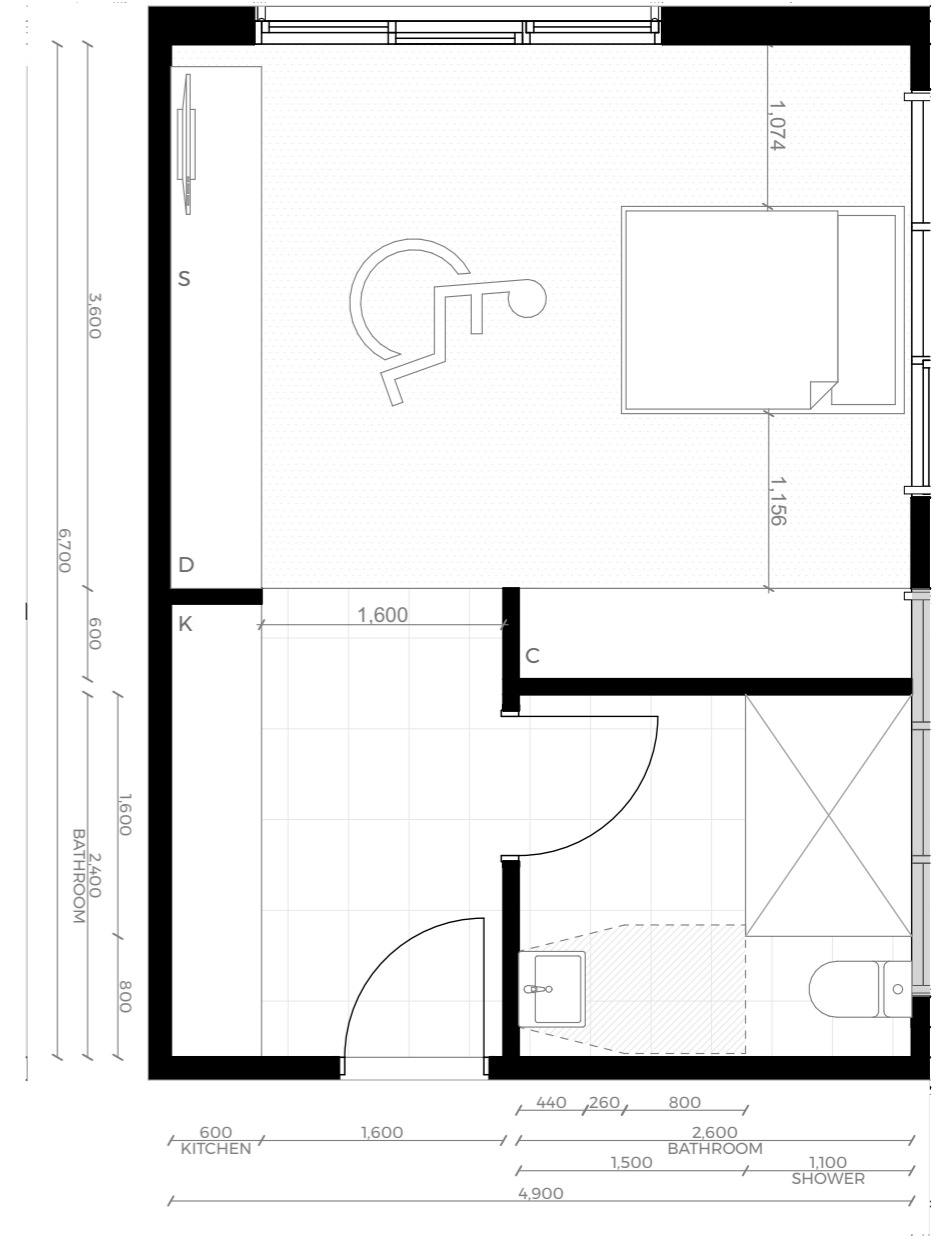
TYPE A

DIMENSIONS	
LENGTH	6700mm
WIDTH	3300mm
AREA	25m ²
INSTANCE	86



TYPE B

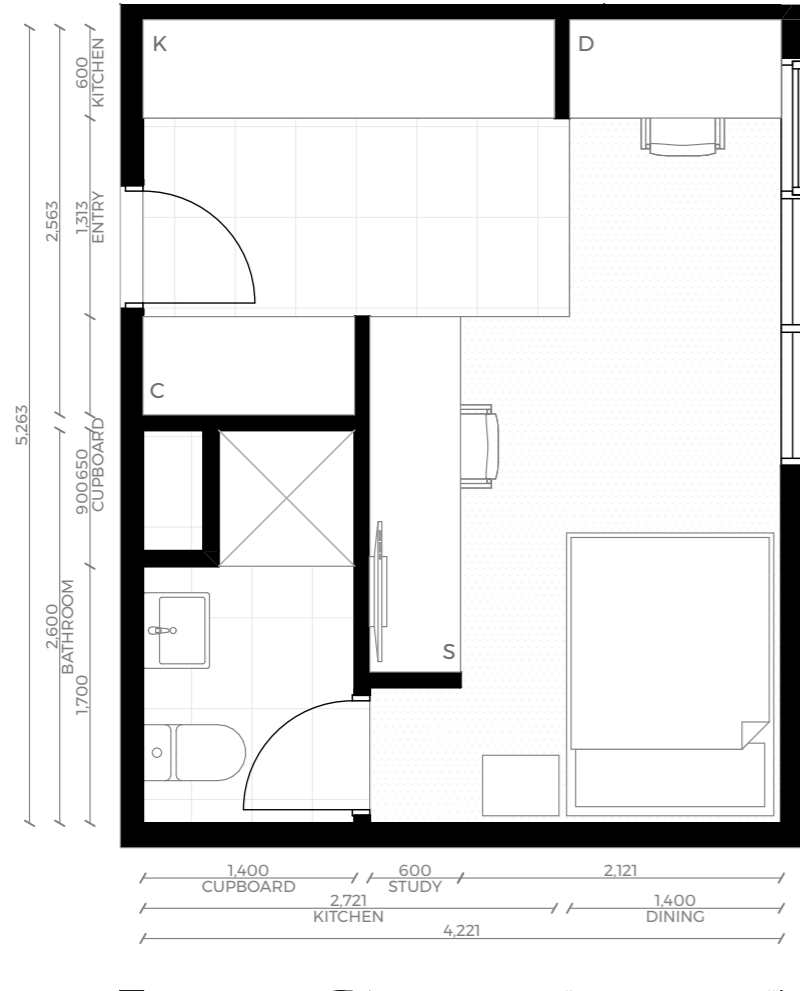
DIMENSIONS	
LENGTH	6700mm
WIDTH	5200mm
AREA	27m ²
INSTANCE	1



TYPE C - DISABLED

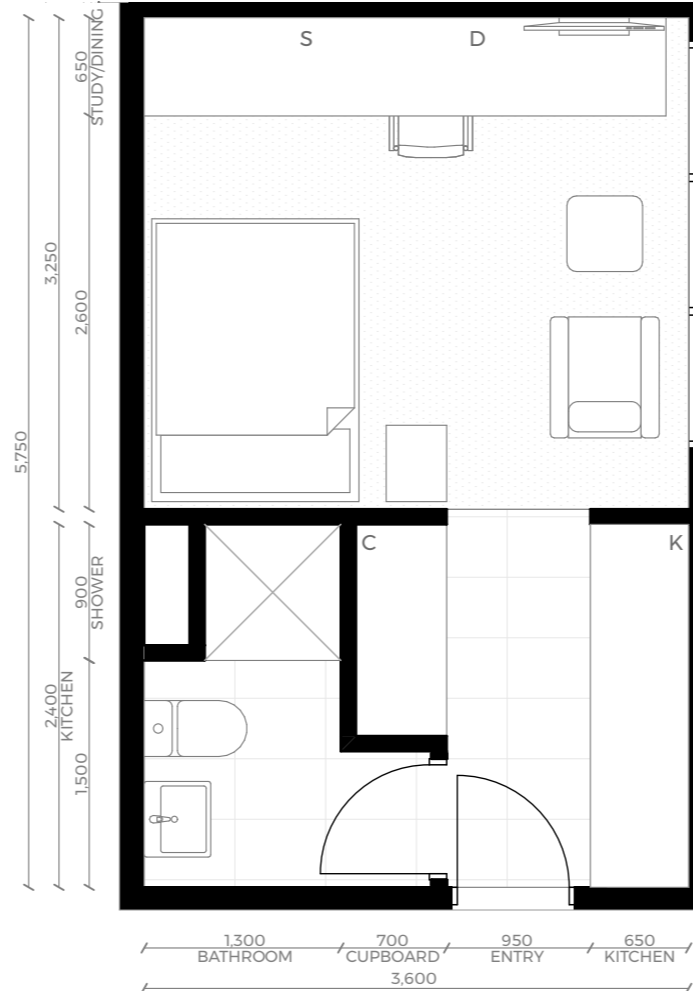
DIMENSIONS	
LENGTH	6700mm
WIDTH	4900mm
AREA	32-40m ² [REFER TO PLANS]
INSTANCE	4

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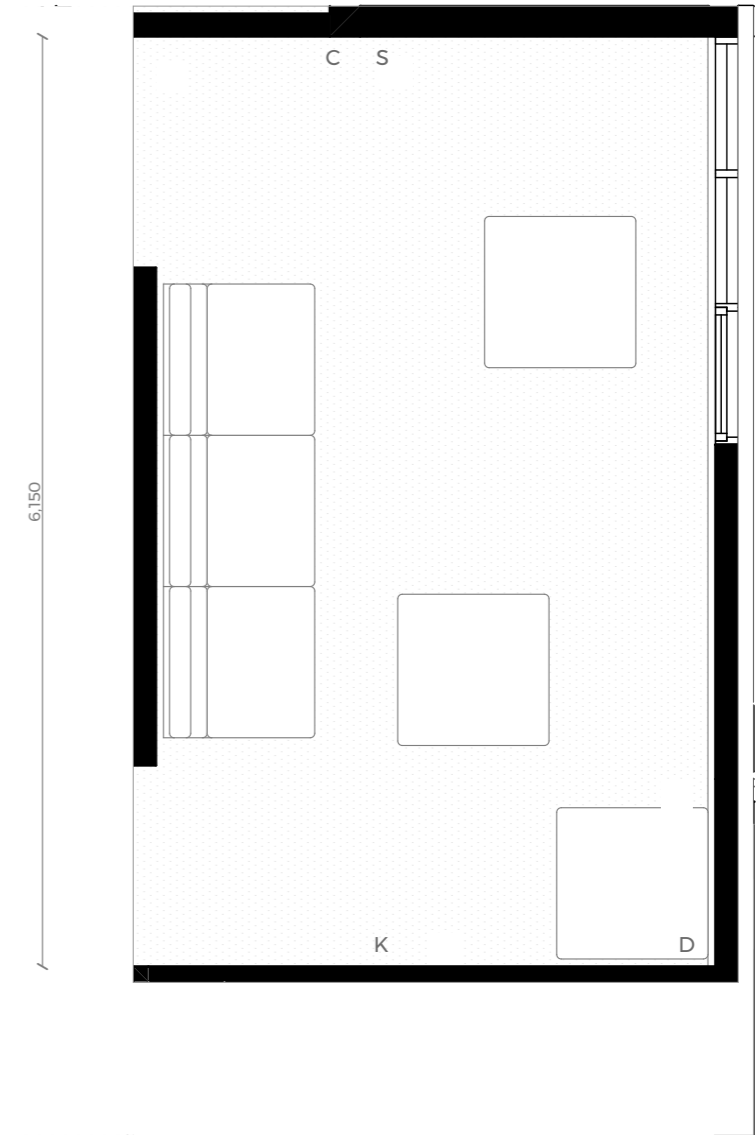
TYPE D

DIMENSIONS*	
LENGTH	4200mm
WIDTH	5250mm
AREA	25m2
INSTANCE	2



TYPE E

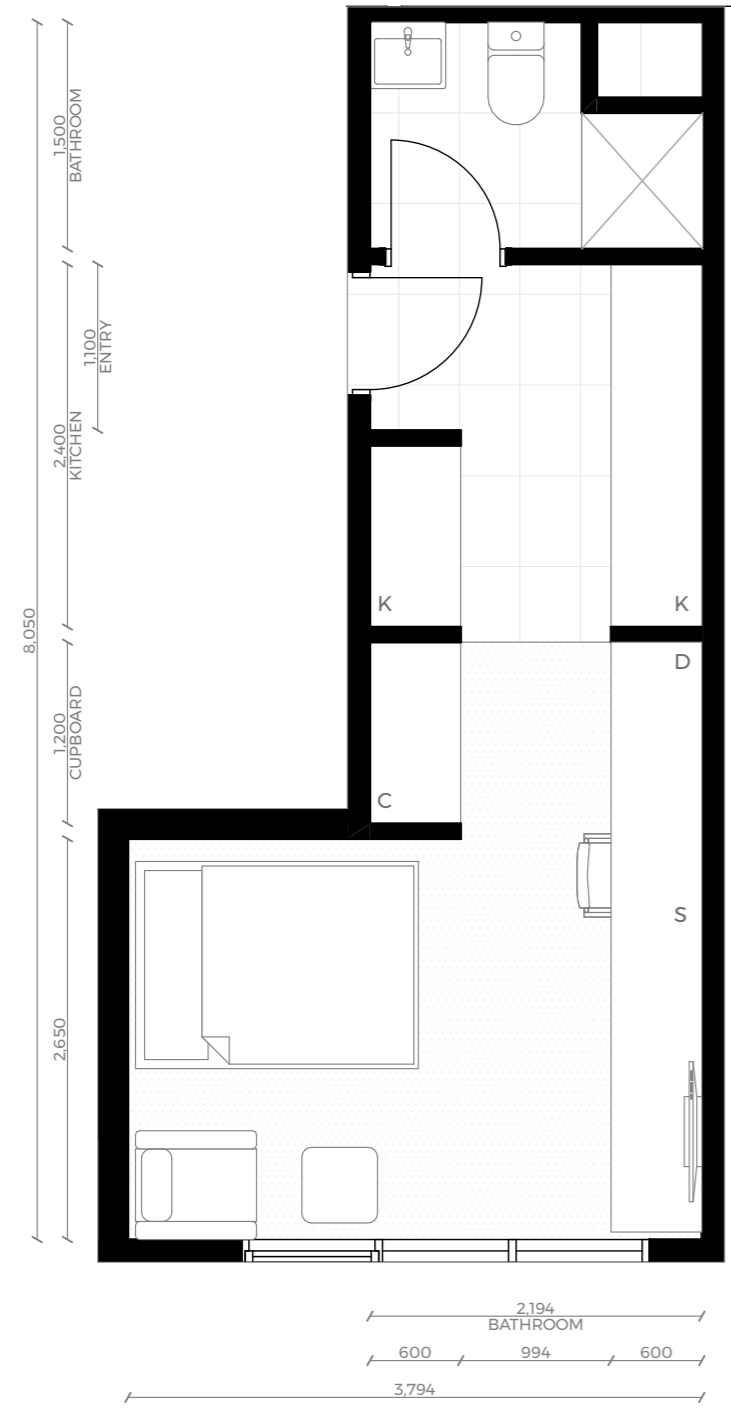
DIMENSIONS*	
LENGTH	3600mm
WIDTH	5750mm
AREA	24m2
INSTANCE	3



TYPE F

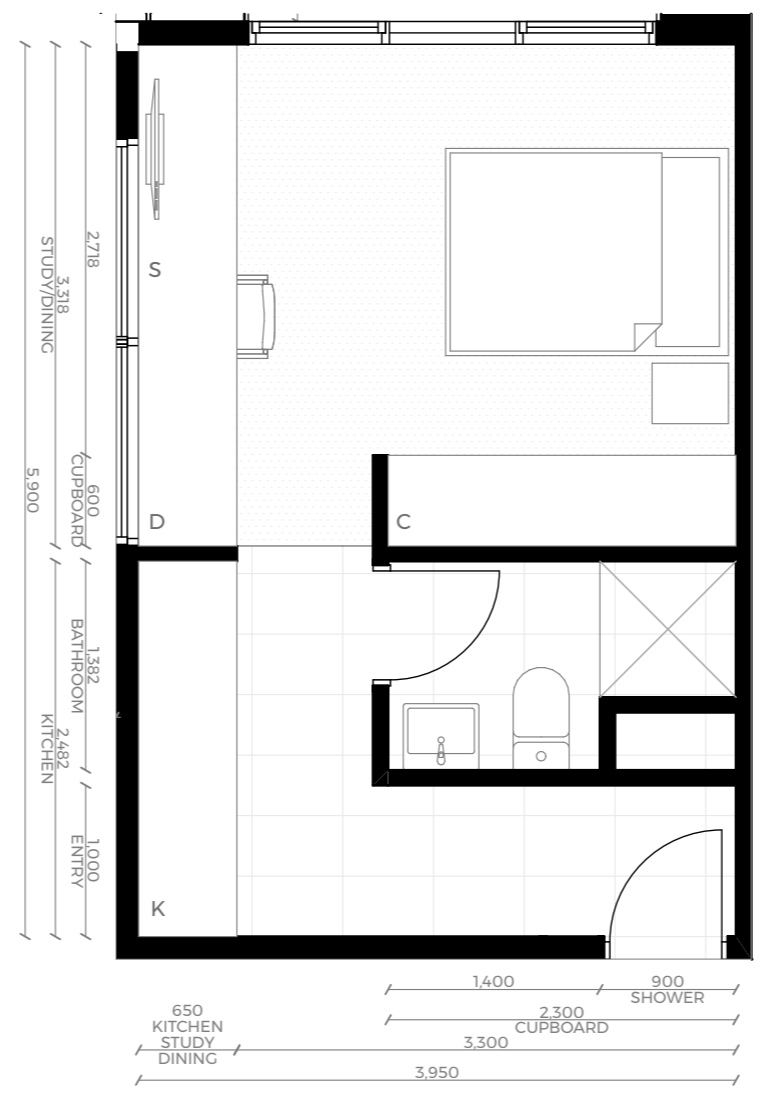
DIMENSIONS*	
LENGTH	6150mm
WIDTH	3700mm
AREA	25m2
INSTANCE	5

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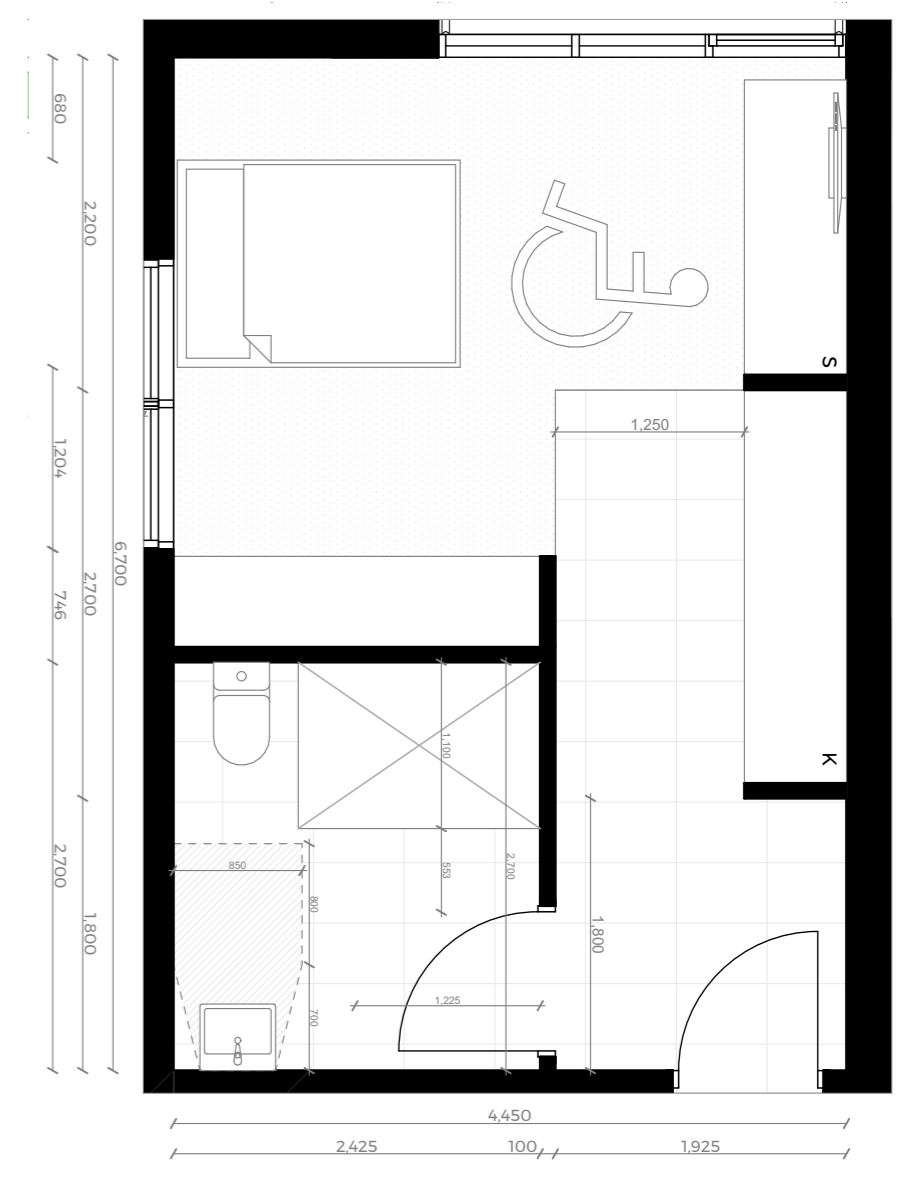
TYPE G

DIMENSIONS	
LENGTH	8050mm
WIDTH	3790mm
AREA	25m ²
INSTANCE	1



TYPE H

DIMENSIONS	
LENGTH	5900mm
WIDTH	3950mm
AREA	25m ²
INSTANCE	1

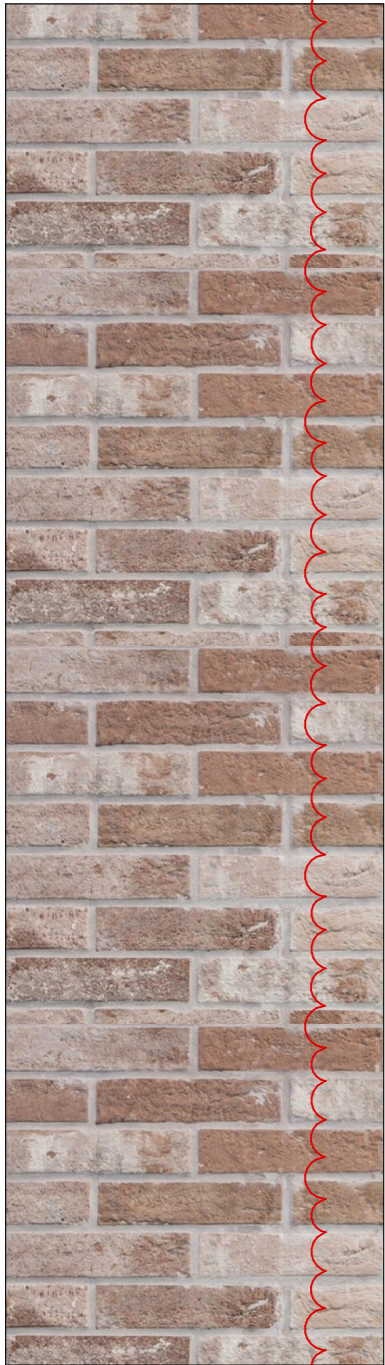


TYPE I

DIMENSIONS	
LENGTH	6700mm
WIDTH	4450 / 4200 mm (REFER TO PLANS)
AREA	34 / 32 m ²
INSTANCE	2

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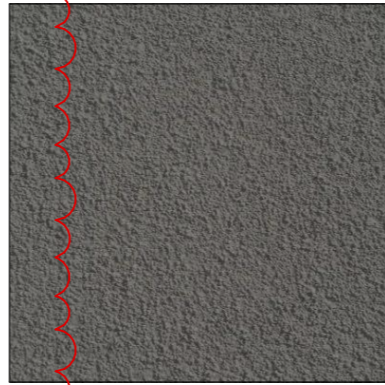
BK1



BK2



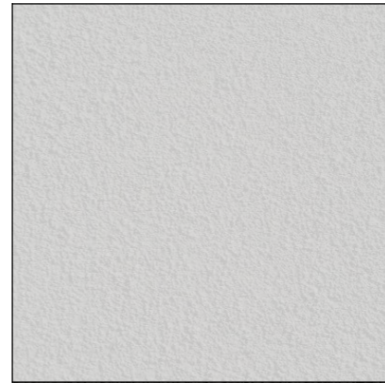
AF1



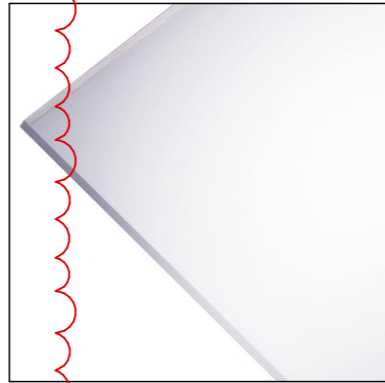
AF2



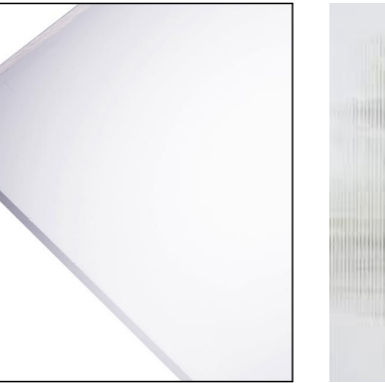
AF3



G1



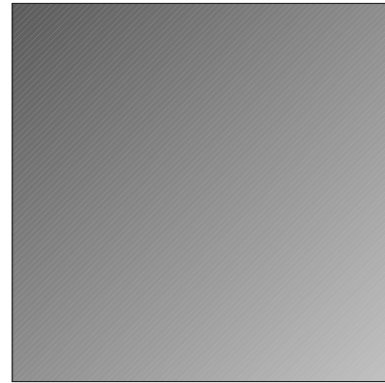
G2



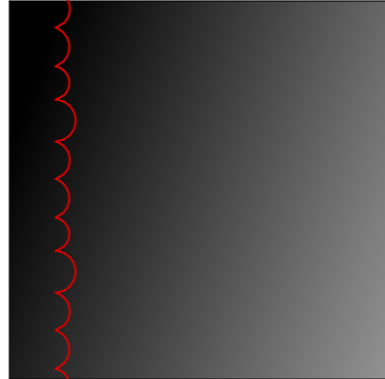
G3



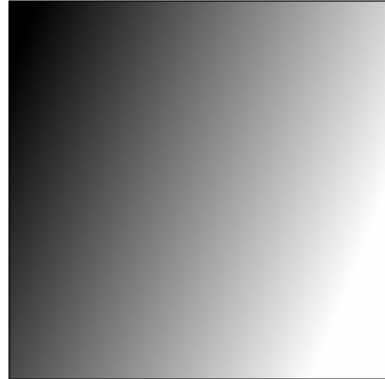
G4



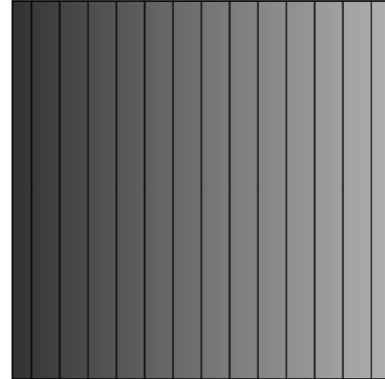
M1



M2



M3



G5



L1



MATERIALS

BK1 - BRICK TILES RED

BK2 - BRICK TILES WHITE

AF1 - APPLIED FINISH MEDIUM

AF2 - APPLIED FINISH DARK

AF3 - APPLIED FINISH LIGHT

G1 - CLEAR LOBBY GLAZING

G2 - CLEAR VISION GLAZING

G3 - FLUTED PRIVACY GLAZING

G4 - SPANDREL TO MATCH G2

G5 - FLUTED SPANDREL TO MATCH G3

M1 - BALUSTRADE FINISH

M2 - CANOPY / LOUVRE METAL FINISH

M3 - GARAGE DOOR FINISH

L1 - TRANSLUCENT (PRIVACY) LOUVERS

REV	DATE	ISSUED FOR	DRAWN	CHECKED
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TELHA CLARKE
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 SOUTH YARRA
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 E: contact@telhaclarke.com.au

PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
CLAYTON	MATERIALS	1:2.82, 1:1.38, 1:4.66	17/02/16	21/02/20
30-32 WELLINGTON STREET CLAYTON 3168			CE	TC
JOB NO.	DRAWING NO.	REVISION		
20002	TP10.0	01		



<h1>TELHA CLARKE</h1>	DEVELOPMENT SCHEDULE										
	PROJECT:	20002	JOB NO:	20002	NOTE Net Sellable Area (NSA) and Gross Floor Area (GFA) excludes balconies. Efficiency is calculated by taking the GFA and dividing it by the services/circulation. Areas are calculated using the property council method of measurement.						
	ADDRESS:	30-32 WELLINGTON RD, CLAYTON		DATE:		19.10.20					
	CLIENT:			REVISION:		1					

Level	CAR PARKING no.	CAR PARK m2	SERVICES/ CIRCULATION/ COMMON m2	RETAIL m2	COMMERCIAL m2	RESIDENTIAL m2	STUDENT ACCOMODATION		BALCONY m2	NSA* m2	GFA* m2	EFFICIENCY* %		
							1 BED	1 BED (DISABLED)						
Basement 1	25	826	161							0	987	0%		
Ground Floor		47	253			499	21			499	799	62%		
Level 1			181			652	23	2	24	652	833	78%		
Level 2			172			627	25		23	627	799	78%		
Level 3			162			465	17	1	12	465	627	74%		
Level 4			140			352	10	3	10	352	492	72%		
TOTAL	25	873	1069	0	0	2595	96	0	6	0	69	2595	4537	57%
							TOTAL UNITS =							
							94%		0%		6%		0%	

SITE AREA	1457m2
SITE COVERAGE	849m2 (58%)
PERMEABILITY	325m2 (22.3%)
COMMUNAL OPEN SPACE	445m2
BICYCLE SPACES	66 (24 HORIZONTAL, 14 ON GROUND LEVEL)