



NORTH-WEST PERSPECTIVE

NOT TO SCALE



SOUTH-WEST PERSPECTIVE

NOT TO SCALE



NORTH-EAST PERSPECTIVE

NOT TO SCALE

FLOOR	APPROX. GROSS FLOOR AREA <small>Total floor area of a building which includes all roofed areas</small>	APPROX. NET LEASABLE FLOOR AREA <small>The total floor area of all floors of all buildings on a site. It does not include the area of stairs, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.</small>	CAR PARK RATES	CAR PARK PROVIDED
BASEMENT	2133 M ²			66 CARS
LEVEL 1 (GROUND FLOOR)	2106 M ²	SHOP 1 - 91M ² SHOP 2 - 76M ² SHOP 3 - 82M ² SHOP 4 - 105 M ² SHOP 5 - 103 M ² SHOP 6 - 95 M ²	SHOP 1 @ 1/100M ² = 1 SHOP 2 @ 1/100M ² = 1 SHOP 3 @ 1/100M ² = 1 SHOP 4 @ 1/100M ² = 1 SHOP 5 @ 3.5/100M ² = 3.6 SHOP 6 @ 3.5/100M ² = 3.3	24 CARS 5 EV STATIONS 51 BICYCLES - 21 VERTICAL BIKE PARKS - 15 HOOPS (ACCOMMODATES 30 HORIZONTAL BIKES) 4 MOTORBIKES
LEVEL 2	2106 M ²			61 CARS 4 MOTORBIKES
LEVEL 3	1909 M ²	1730 M ²	1730 @ 3.5/100M ² = 61.25	-
LEVEL 4	1428 M ²	1254 M ²	1254 @ 3.5/100M ² = 43.9	-
LEVEL 5	1166 M ²	995 M ²	995 @ 3.5/100M ² = 34.8	-
LEVEL 6 (ROOF PLANT)				
TOTAL	10848 M²	4531 M²	151 CARS	151 CARS

MEDICAL CENTRE

186-192 CLAYTON ROAD, CLAYTON

DRAWING REGISTER

SHEET NO.	DRAWING NAME
ADD-000	TITLE PAGE AND KEY PERSPECTIVES
ADD-001	SITE ANALYSIS & PHOTOGRAPHS
ADD-100	EXISTING & PROPOSED SITE PLAN
ADD-120	PROPOSED L0 BASEMENT AND L1 GROUND PLAN
ADD-121	PROPOSED L2 AND L3 PLAN
ADD-122	PROPOSED L4 AND L5 PLAN
ADD-123	PROPOSED L6 PLANT ROOM AND ROOF PLAN
ADD-220	PROPOSED ELEVATIONS
ADD-320	PROPOSED SECTIONS - SHEET 1
ADD-321	PROPOSED SECTIONS - SHEET 2
ADD-900	SHADOW PLANS 9AM - 11AM
ADD-901	SHADOW PLANS 12PM - 3PM
ADD-902	SHADOW PLANS 9AM
ADD-903	SHADOW PLANS 10AM
ADD-904	SHADOW PLANS 11AM
ADD-905	SHADOW PLANS 12PM
ADD-906	SHADOW PLANS 1PM
ADD-907	SHADOW PLANS 2PM
ADD-908	SHADOW PLANS 3PM

DESIGN RESPONSE

PREMIUM MEDICAL SUITES

With an ever-increasing need in Melbourne for accommodation for high quality medical providers, we have designed a building type that will suit future medical providers' needs into the twenty first century. The proposal has been designed to provide premium tenancy space for medical and associated usages. The building is a five-storey structure above ground with an additional basement level below ground. Over 150 car spaces have been provided on site, housed within the lower three floors. The top three floors are allocated to medical suites and the floors are open plan to allow for flexible future usage. Half of the ground floor, facing Clayton Road, has been allocated to tenancy that have a medical or allied usage.

PRECINCT PLAN

Allocation of space to medical suites, carparking and allied services have been fine tuned to optimise a proposal that not only meets Council's stated planning requirements but furthermore, provides a response to Council's desire to allow taller medical buildings in the Clayton Road precinct.

LOCATION

Situated on the East side of Clayton Road, the proposal has a relevant proximity to the Monash Hospital precinct located 300m to the South.

SITE

The project incorporates four housing lots into one larger site of 2898m² that allows for us to respond to Council's Precinct plan that recommend specialised health and medical usage adjacent to the Monash Hospital. Being in close proximity to the Monash Hospital precinct, this large site lends itself to the proposed allied medical usage.

USAGE

We have allocated six tenancies facing Clayton Road to assist in activating the street. The ground floor tenancy will offer a mixture of medical and allied usages, such as a café, pharmacy and the like.

Carparking access for both staff and visitors is situated from Whitburn Street to reduce traffic on Clayton Road.

ESD

Consideration has been provided to electric vehicle charging stations on site as well bike parking spaces. Secure vertical bike parking is provided to staff while hooped horizontal bike parking is provided for visitors and these are located adjacent to tenancy entries and lift access points for accessibility and convenience.

The facades have been designed to have an equivalent area of windows and solid brickwork to balance the competing ESD criteria of controlling heat gain and maximising natural light penetration.

LANDSCAPING

The design will benefit from the four metres front setbacks with an abundance of garden beds that allow for mature canopy trees to both Clayton Road and Whitburn Street. The site has a total of four trees that will reach a height of 10 meters at maturity. All four trees are deciduous and therefore provide changing scenery to the building and Clayton Road/Whitburn Street as the seasons change.

The proposal also includes two new trees on the public nature strip on Whitburn Street.

CONTEXT

The surrounding neighbourhood was built post WW2 and is characterised by housing constructed with pale yellow bricks and large windows. We have used these two signifying elements to provide a modern building that is sympathetic to the surrounding neighbour in terms of materiality.

OVER SHADOWING AND OVERLOOKING

The building has been stepped to reduce its impact on the neighbouring residential allotments. Setbacks recommended by Council and ResCode have been adhered to and further setbacks have been increased to reduce shadows cast onto the south neighbours. The building acknowledges the existing residential neighbours to the east and south with privacy being provided with the use of screening to ameliorate overlooking issues.

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	21.05.21	SKETCH DESIGN ISSUE	SL	SH					
B	29.07.21	ISSUE TO CONSULTANTS	SL	SH					
C	04.08.21	ISSUE TO CONSULTANTS	SL	SH					
D	23.09.21	5 LEVEL SCHEME ISSUE	SL	SH					
E	30.09.21	CARPARKING AND SHOPS	SL	SH					
F	12.11.21	ISSUED FOR ESD	SH	SH					
G	19.11.21	ISSUED TO CONSULTANTS	SH	SH					
H	17.12.21	ISSUED FOR PLANNING	SL	SH					
I	15.03.22	ISSUED FOR COUNCIL RFI 1	SL	SH					

MEDICAL HUB
MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON

Drawing Scale

Drawing
TITLE PAGE & KEY PERSPECTIVES

Date Created
 13.05.2021

Scale
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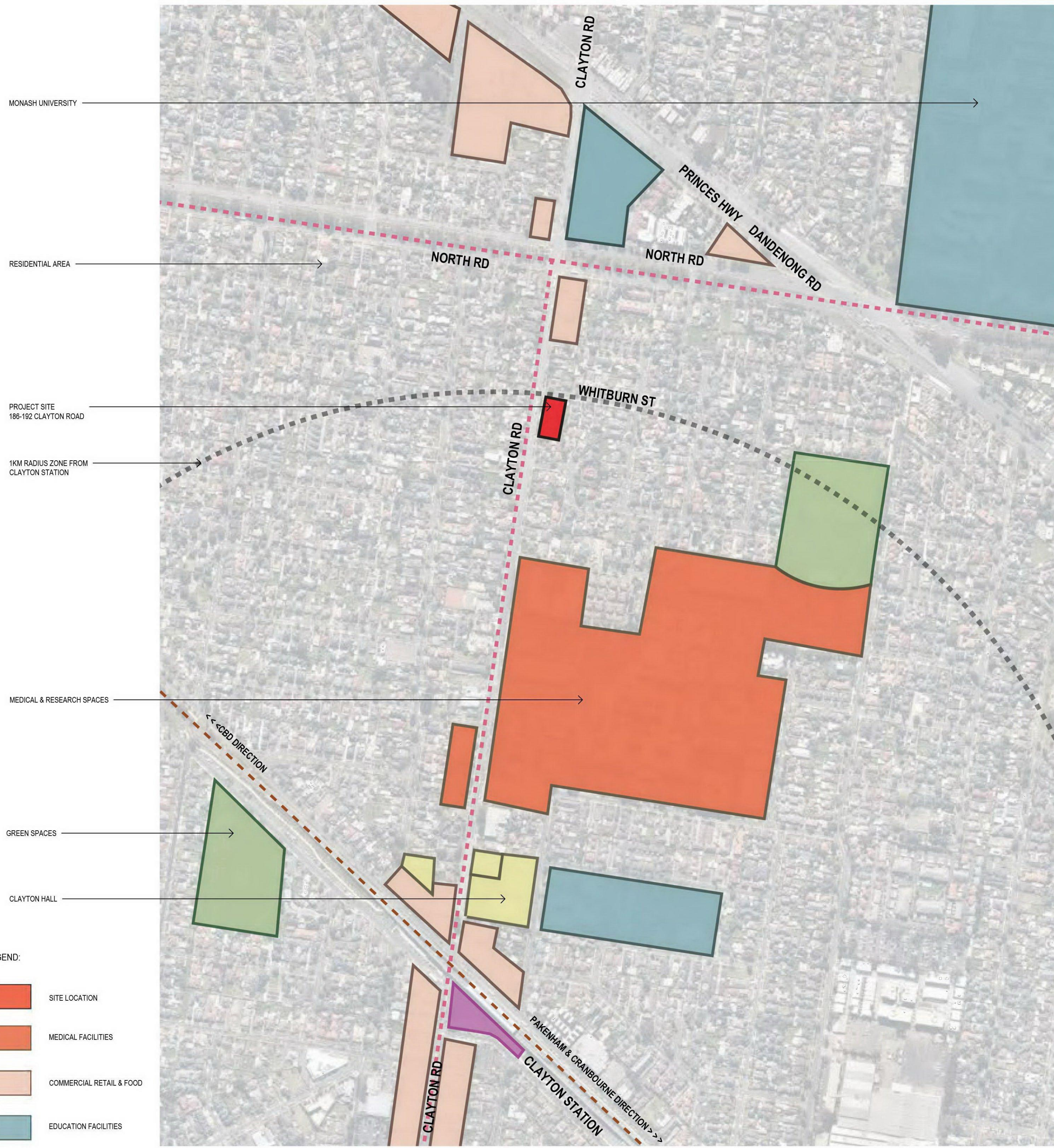
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SL/LL	SH	-

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Job no.	Drawing no.	Revision
2102	ADD-000	I

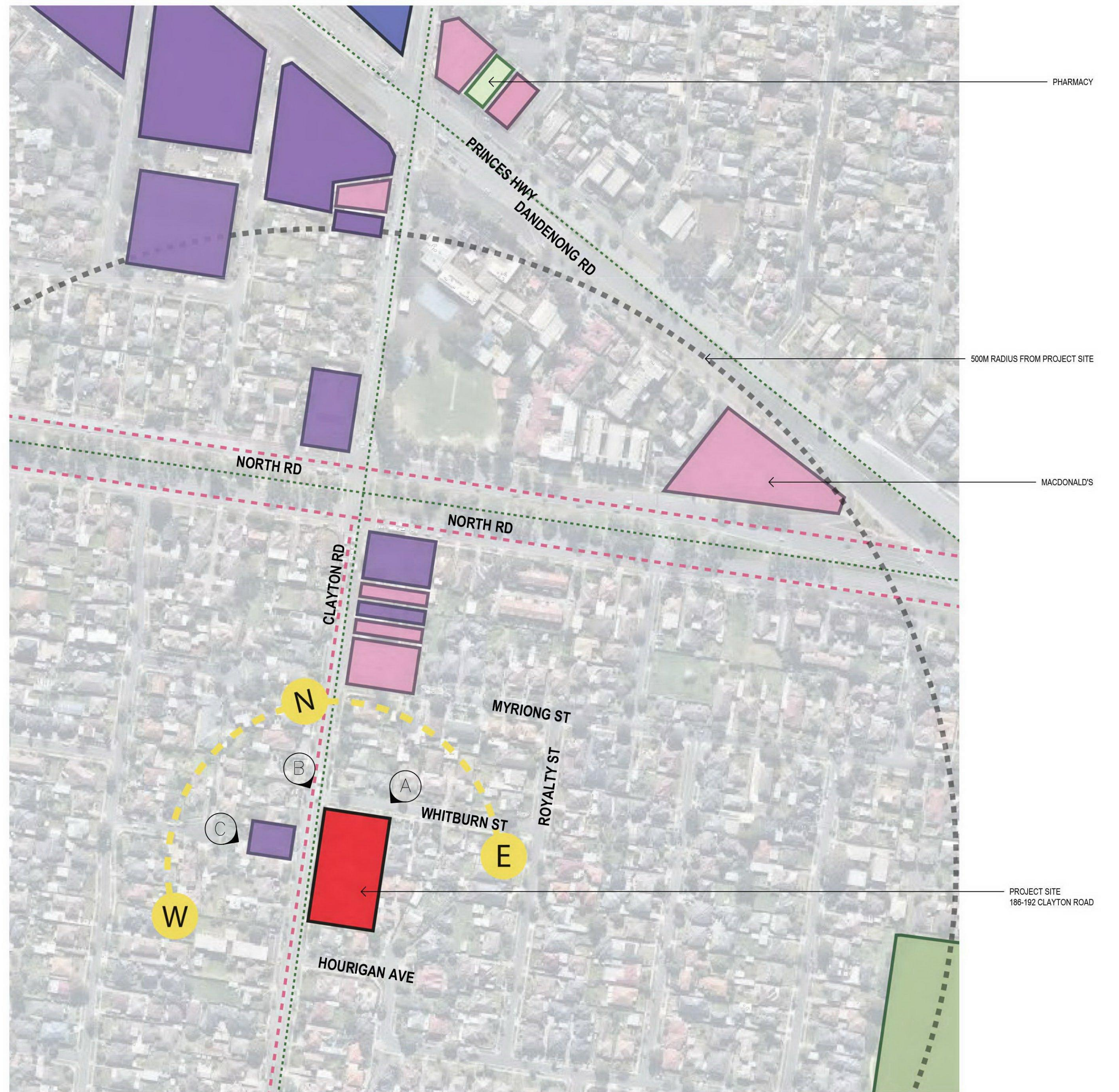


Architecture Urban Design Interiors



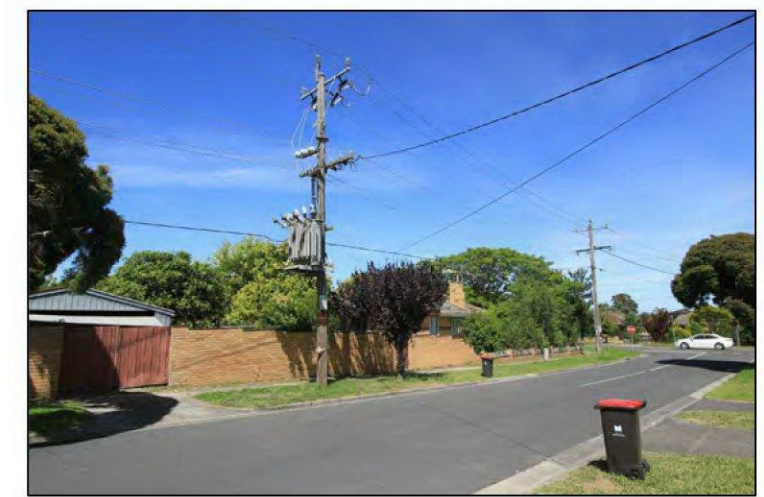
NEIGHBOURHOOD CHARACTERISTICS
NOT TO SCALE

- LEGEND:**
- SITE LOCATION
 - MEDICAL FACILITIES
 - COMMERCIAL RETAIL & FOOD
 - EDUCATION FACILITIES
 - GREEN SPACES
 - CLAYTON STATION
 - COMMUNITY SPACES
 - KEY BUS ROUTE
 - TRAIN ROUTE



LOCAL CHARACTERISTICS
NOT TO SCALE

- SITE LOCATION
- RETAIL
- RESTAURANT
- CAR PARK SPACES
- PHARMACY
- BICYCLE ROUTE
- SUN PATH



VIEW A



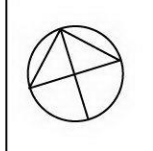
VIEW B



VIEW C

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	18.11.21	ISSUED TO CONSULTANTS	LL	SH					
B	17.12.21	ISSUED FOR PLANNING	LL	SH					

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing Scale

Drawing
SITE ANALYSIS
PHOTOGRAPHS

Date Created
15.11.2021

Drawn
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Job no.
2102
Drawing no.
ADD-001
Revision
B

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EXISTING SITE PLAN
SCALE 1:500



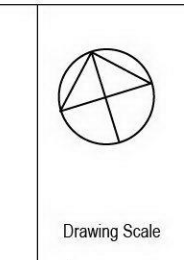
PROPOSED SITE PLAN
SCALE 1:500

LEGEND

HW	HABITABLE WINDOW
NHW	NON HABITABLE WINDOW
FW	FROSTED WINDOW
FNHW	FROSTED NON HABITABLE WINDOW

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B	26.07.21	ISSUE TO CONSULTANTS	SL	SH					
C	12.11.21	ISSUED FOR ESD	SH	SH					
D	19.11.21	ISSUED TO CONSULTANTS	LL	SH					
E	17.12.21	ISSUED FOR PLANNING	SL	SH					
F	15.03.22	ISSUED FOR COUNCIL REF 1	SL	SH					

Project
MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing Scale

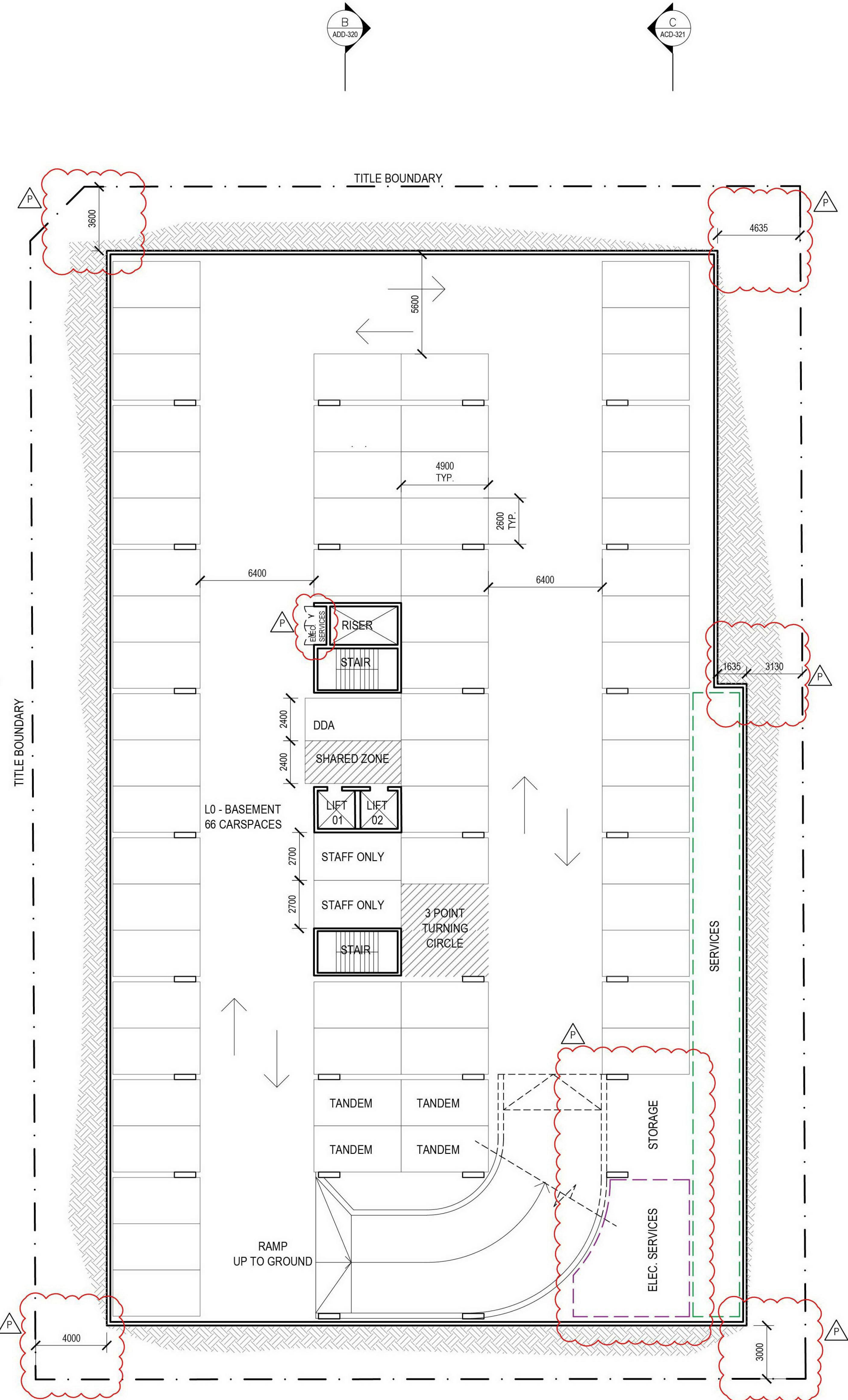
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EXISTING & PROPOSE SITE PLAN
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13.05.2021
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Job no.
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Drawing no.
ADD-100

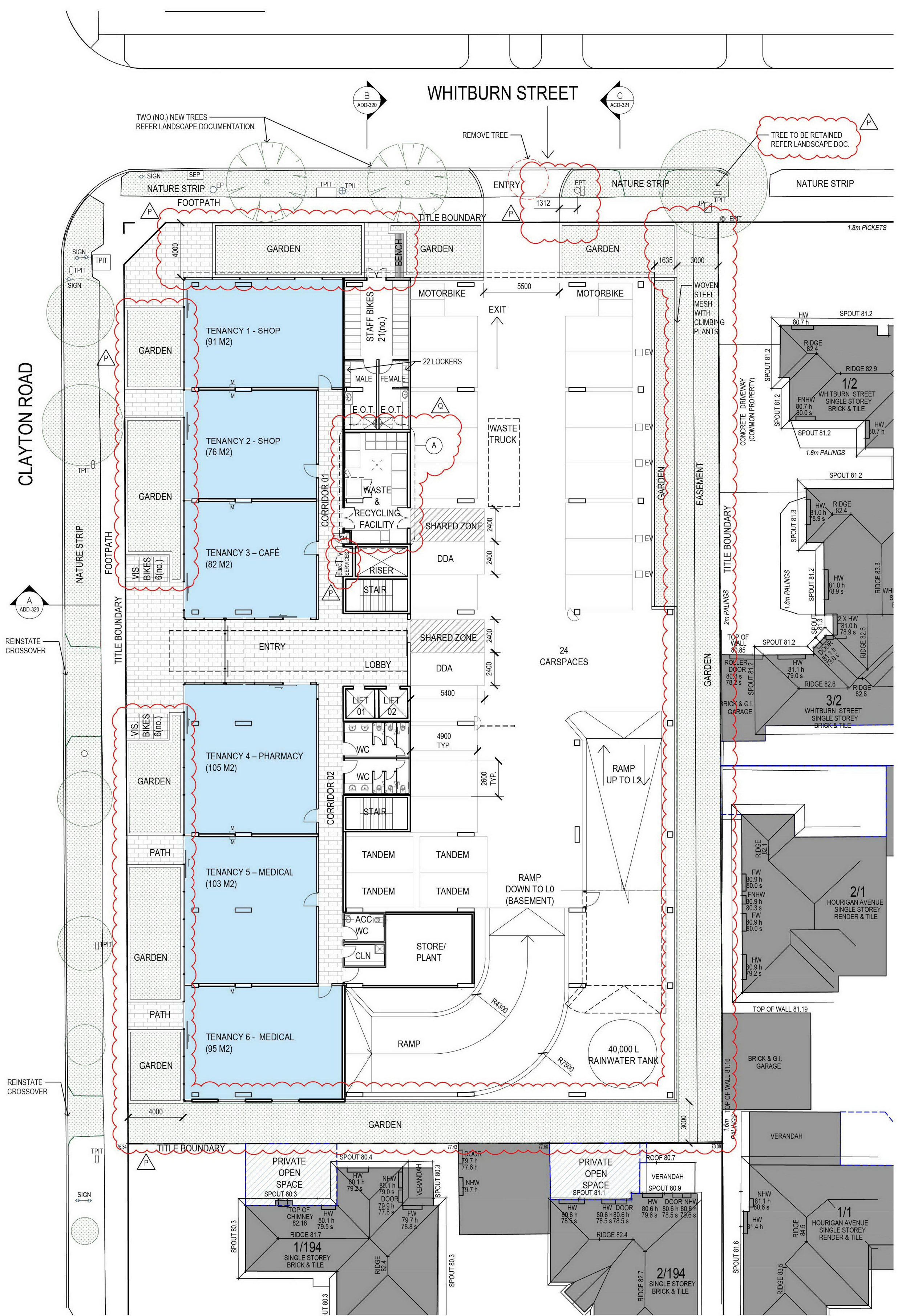
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Revision
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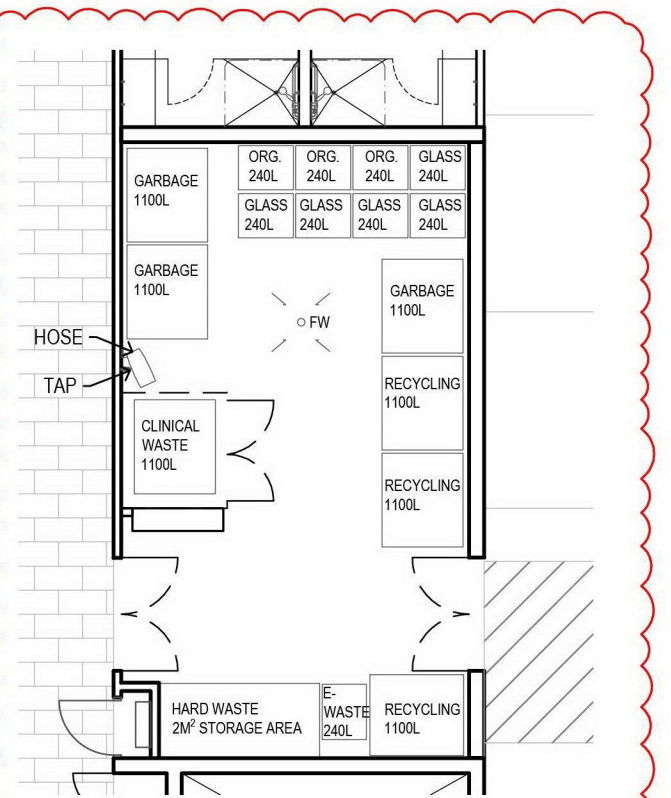


L0 BASEMENT PLAN
SCALE 1:200



L1 GROUND PLAN
SCALE 1:200

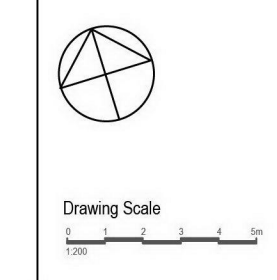
- ### GENERAL NOTES - ESD
- BUILDING FABRIC**
 - NCC Jv3 VERIFICATION METHOD SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL
 - LIGHTING**
 - LED DOWNLIGHTS AND OTHER HIGH EFFICIENCY LIGHT FITTINGS TO BE USED THROUGHOUT
 - THE MAXIMUM ILLUMINATION POWER DENSITY (W/M2) IN AT LEAST 90% OF THE RELEVANT BUILDING CLASS WILL MEET THE REQUIREMENTS IN TABLE J6.2A OF THE NCC 2019 VOLUME 1
 - WATER**
 - 5 STAR WELS RATED BASIN TAPS IN KITCHENS AND BATHROOMS
 - 4 STAR WELS RATED TOILETS
 - 3 STAR WELS RATED SHOWER HEADS (FLOW BETWEEN 7.5 AND 9.0 L/M)
 - WSUD**
 - RAINWATER TANK WITH A TOTAL CAPACITY OF 40,000L (1930M2 ROOF AREA CONNECTED TO TANK), TO BE DEDICATED TO REUSE:
 - TANK WILL BE CONNECTED TO ALL TOILETS ON GROUND AND LEVEL 3 FOR FLUSHING
 - TANK WILL BE CONNECTED TO GARDEN IRRIGATION SYSTEM (APPROX. 400M2)
 - TANK(S) AND ANY ASSOCIATED FILTRATION TO BE SPECIFIED BY CIVIL/SERVICES ENGINEER SO AS TO BE APPROPRIATE FOR THE INTENDED USAGE OF HARVESTED WATER
 - SELECTED FITTINGS AND APPLIANCES TO BE SUITABLE FOR THE RWT/FILTRATION SYSTEM SPECIFIED
 - SEE DETAILED WSUD MEASURES REQUIRED TO ACHIEVE THE STORM SCORE IN ESD REPORT
 - IEQ**
 - ANY ASSESSED GLAZING SHOULD NOT HAVE A VISIBLE LIGHT TRANSMITTANCE LESS THAN 40%
 - ALL PAINTS, SEALANTS AND ADHESIVES, TO MEET INDOOR POLLUTANT LIMITS
 - MEDICAL TENANCIES/SUITES: VENTILATION SYSTEMS TO BE DESIGNED TO ACHIEVE, MONITOR AND MAINTAIN:
 - A MAXIMUM CO2 CONCENTRATION OF 800PPM
 - 60% INCREASE IN OUTDOOR AIR (L/S) AVAILABLE TO REGULAR USE AREAS COMPARED TO THE MINIMUM REQUIREMENT BY AS 1668.2.2012
 - TRANSPORT**
 - A TOTAL OF 51 BICYCLE PARKING SPACES PROVIDED:
 - 21 SECURE BICYCLE PARKING SPACES FOR EMPLOYEES LOCATED ON GROUND LEVEL
 - 30 BICYCLE PARKING SPACES (15 HOOPS) FOR VISITORS LOCATED ON GROUND LEVEL
 - END OF TRIP FACILITIES PROVIDED, INCLUDING 2 SHOWERS AND 22 LOCKERS.
 - CHANGE FACILITIES ADJACENT SHOWERS TO INCLUDE A WASH BASIN WITH EFFICIENT FIXTURES AS COMPLIANT WITH THE WATER EFFICIENCY SECTION OF THE ESD REPORT, A BENCH, A HOOK, MIRROR AND GENERAL POWER OUTLET.
 - LOCKERS ARE PROVIDED WITH MINIMUM DIMENSIONS OF 300MM(W) X 450MM (D) X 900MM(H)
 - 5 ELECTRIC VEHICLE CHARGING STATIONS LOCATED IN GROUND FLOOR CAR PARK
 - 8 MOTORBIKE PARKING SPACES PROVIDED
 - WASTE**
 - ALL WASTE RECEPTACLES AND DISPOSAL POINTS MUST INCLUDE RECYCLING FACILITIES WHICH ARE AS CONVENIENT OR MORE CONVENIENT TO USE COMPARED WITH FACILITIES FOR WASTE FOR LANDFILL
 - AT LEAST 80% OF DEMOLITION/CONSTRUCTION WASTE WILL BE REUSED OR RECYCLED
 - MANAGEMENT**
 - UTILITY METERS TO BE PROVIDED FOR ALL INDIVIDUAL COMMERCIAL TENANTS
 - MAJOR COMMON AREA SERVICES TO BE SEPARATELY SUB METERED
 - A BUILDING USERS GUIDE TO BE ISSUED TO OCCUPANTS



WASTE ROOM
SCALE 1:100

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	21.05.21	SKETCH DESIGN ISSUE	SL	SH	K	30.09.21	CARPARKING AND SWGPS	SL	SH
B	07.08.21	RAMP UPDATE	SL	SH	L	12.11.21	ISSUED FOR ESD	SL	SH
C	02.07.21	RAMP REDESIGN	SH	SH	M	18.11.21	ISSUED TO CONSULTANTS	SL	SH
D	09.07.21	RAMP UPDATE	SL	SH	N	17.12.21	ISSUED FOR PLANNING	SL	SH
E	20.07.21	RAMP & SOUTH PODIUM UPDATE	SL	SH	O	22.02.22	ISSUE FOR LANDSCAPE/ESD UPDATE	SL	SH
F	27.07.21	RAMP UPDATE	SL	SH	P	15.03.22	ISSUE FOR COUNCIL REF 1	SL	SH
G	26.07.21	ISSUE TO CONSULTANTS	SL	SH	Q	29.03.22	ISSUE FOR COUNCIL REF 1	SL	SH
H	04.08.21	ISSUE TO CONSULTANTS	SL	SH				SL	SH
J	23.09.21	S LEVEL SCHEME ISSUE	SL	SH				SL	SH

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing
PROPOSED L0 BASEMENT AND L1 GROUND PLAN

Date Created
13.05.2021

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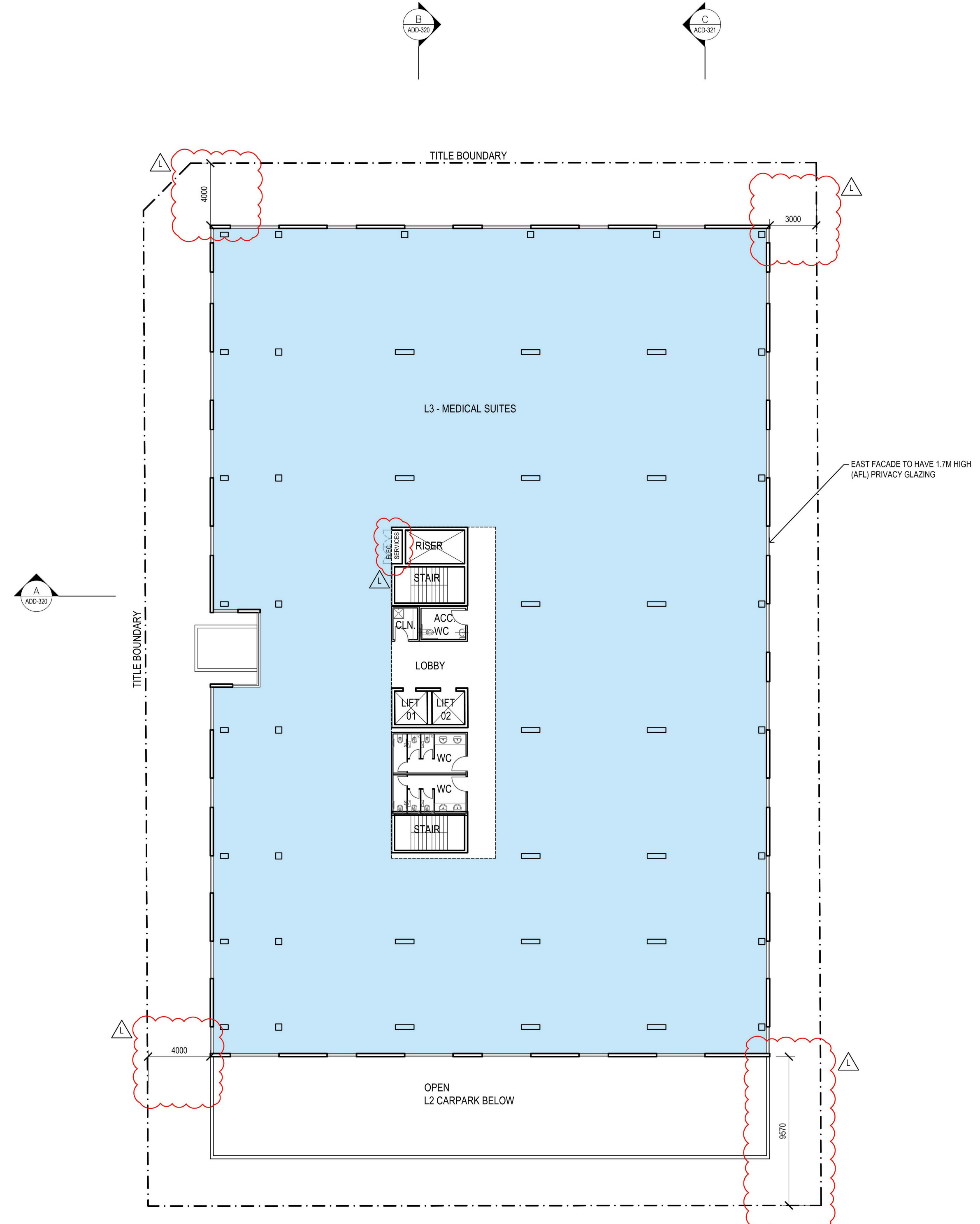
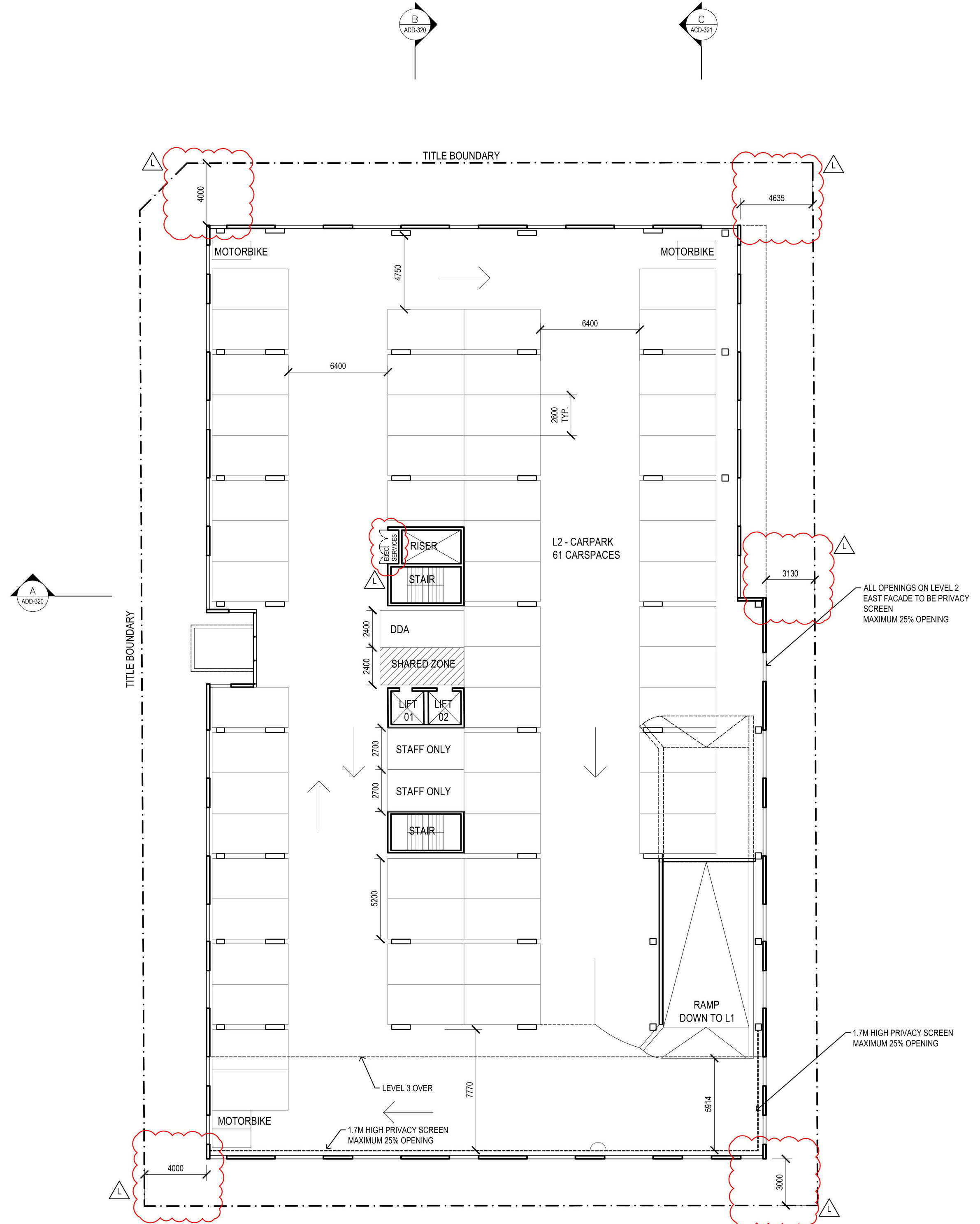
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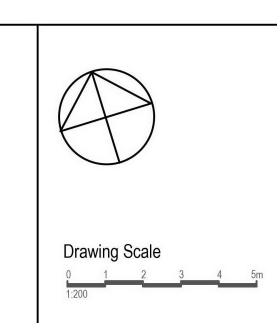


L2 PLAN
SCALE 1:200

L3 PLAN
SCALE 1:200

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
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B	07.08.21	RAMP UPDATE	SL	SH	X	17.12.21	ISSUED FOR PLANNING	SL	SH
C	02.07.21	RAMP UPDATE	SH	SH	L	15.03.22	ISSUED FOR COUNCIL RR1	SL	SH
D	09.07.21	RAMP UPDATE	SL	SH					
E	29.07.21	ISSUE TO CONSULTANTS	SL	SH					
F	04.08.21	ISSUE TO CONSULTANTS	SL	SH					
G	23.09.21	S LEVEL SCHEME ISSUE	SL	SH					
H	30.09.21	CARPARKING AND SHOPS	SL	SH					
I	12.11.21	ISSUED FOR ESD	SH	SH					

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing
PROPOSED L2 AND L3 PLAN

Date Created
13.05.2021

Scale
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SL

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SH

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Drawing no.
ADD-121

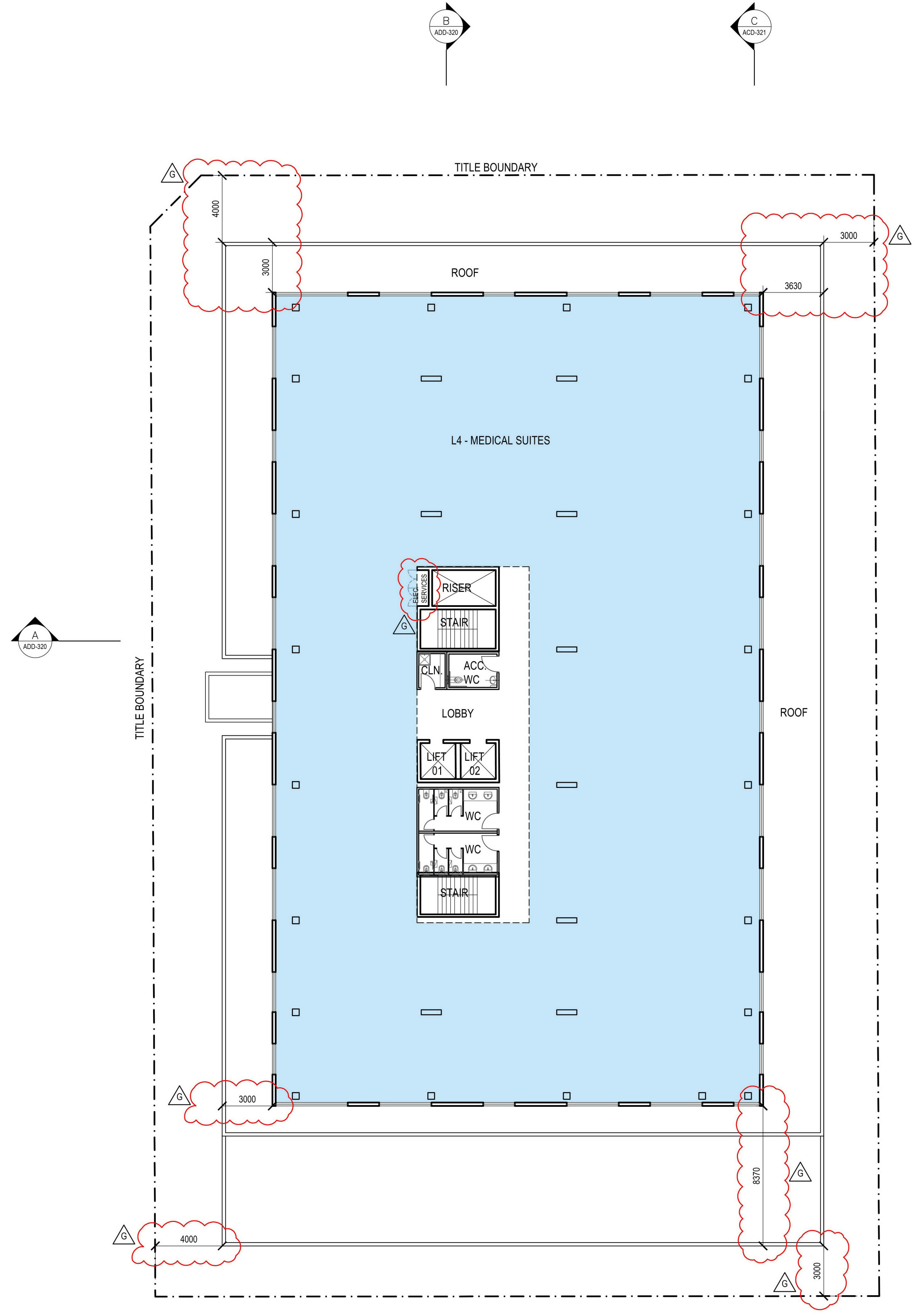
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Revision
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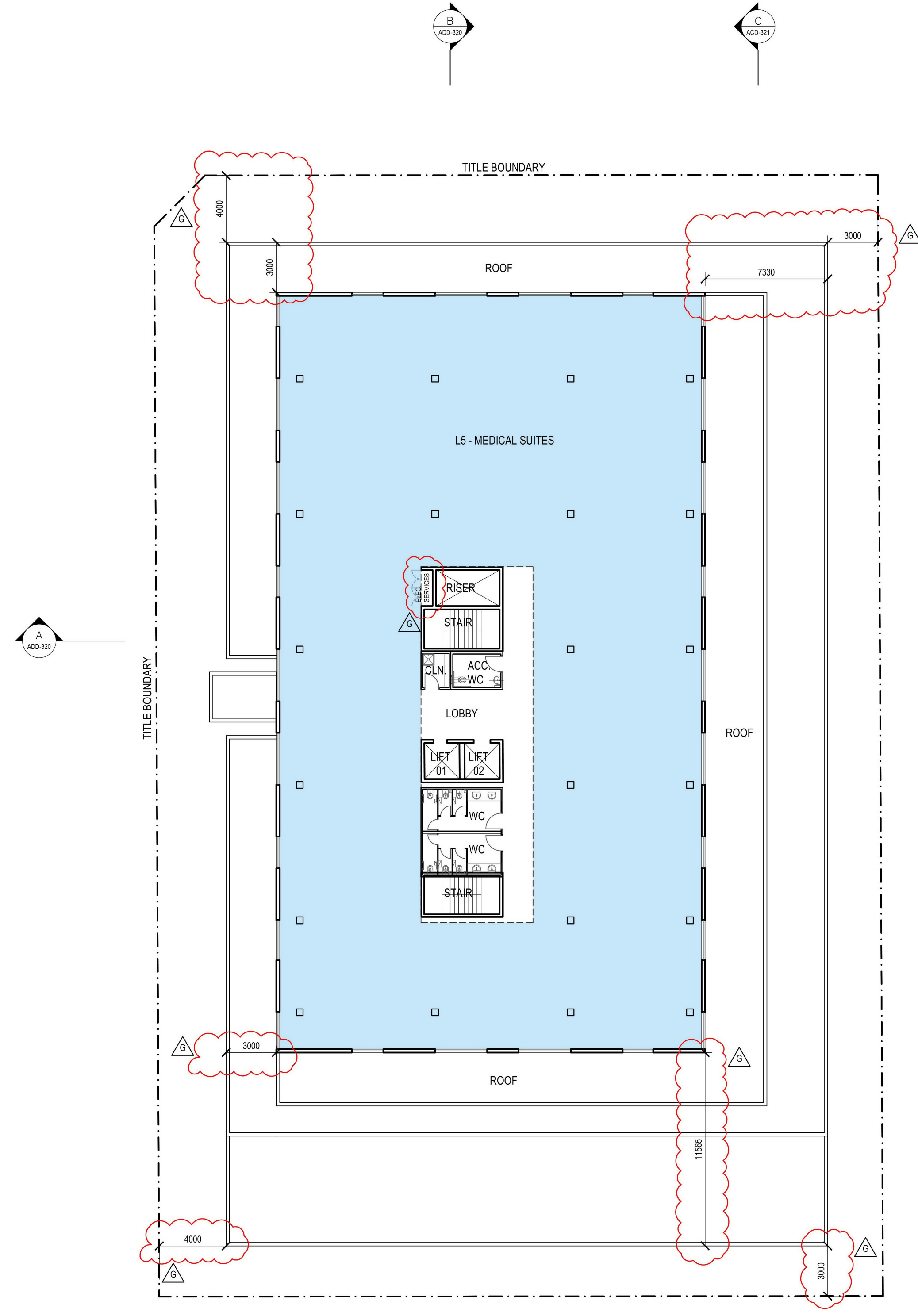
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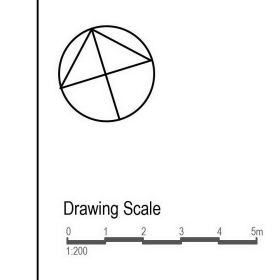
L4 PLAN
SCALE 1:200



L5 PLAN
SCALE 1:200

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A	21.05.21	SKETCH DESIGN ISSUE	SL	SH					
B	29.07.21	ISSUE TO CONSULTANTS	SL	SH					
C	23.09.21	3 LEVEL SCHEME ISSUE	SL	SH					
D	12.11.21	ISSUED FOR ESD	SH	SH					
E	19.11.21	ISSUED TO CONSULTANTS	SL	SH					
F	17.12.21	ISSUED FOR PLANNING	SL	SH					
G	15.03.22	ISSUED FOR COUNCIL RFI 1	SL	SH					

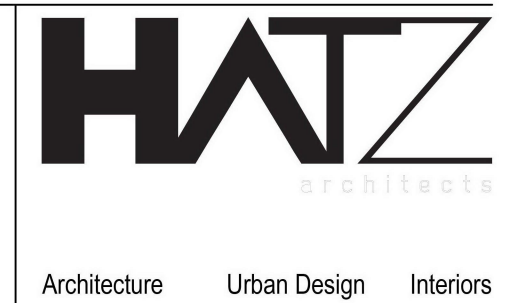
Project
MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON

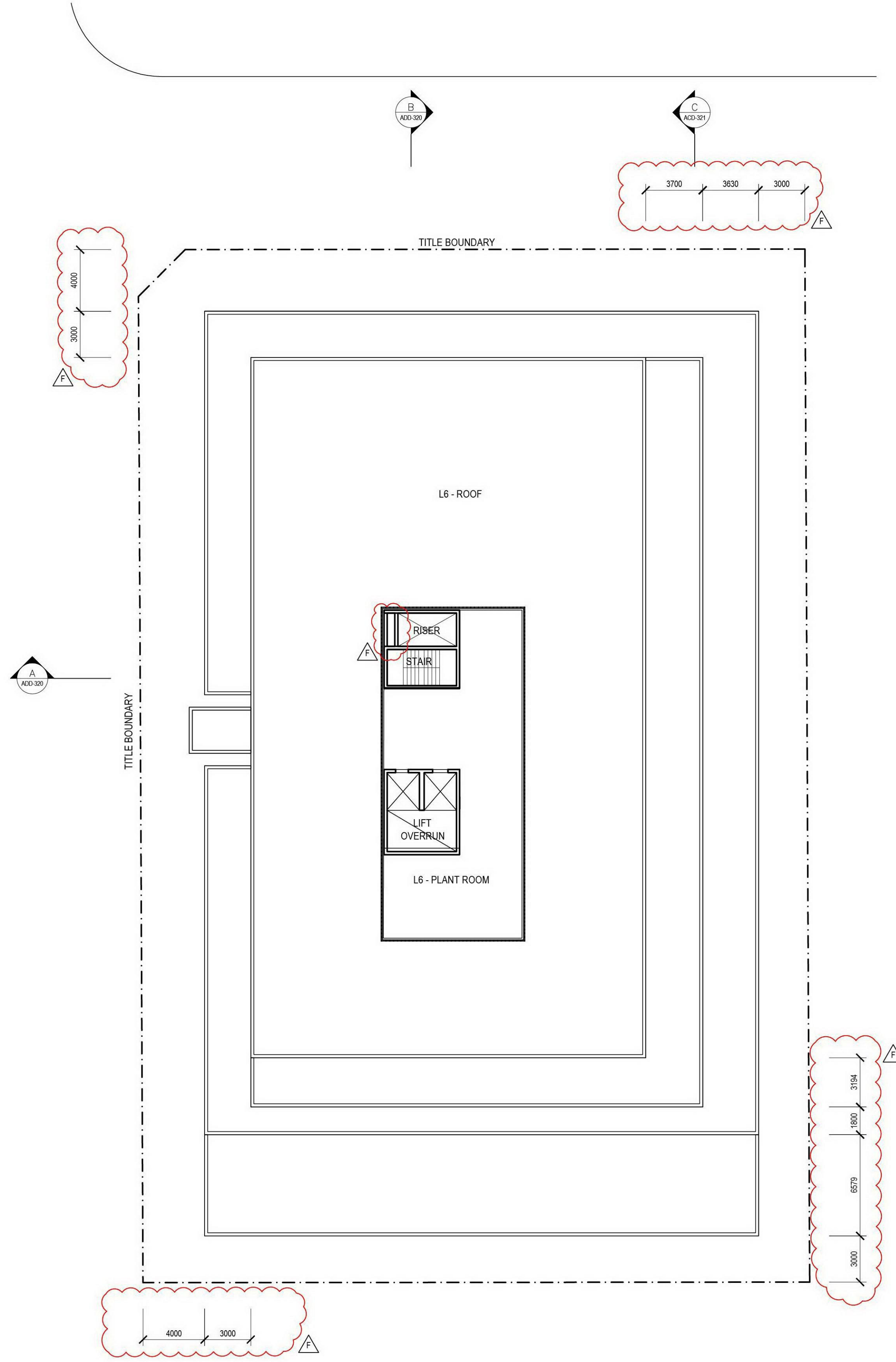


Drawing
PROPOSED L4 AND L5 PLAN
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Scale
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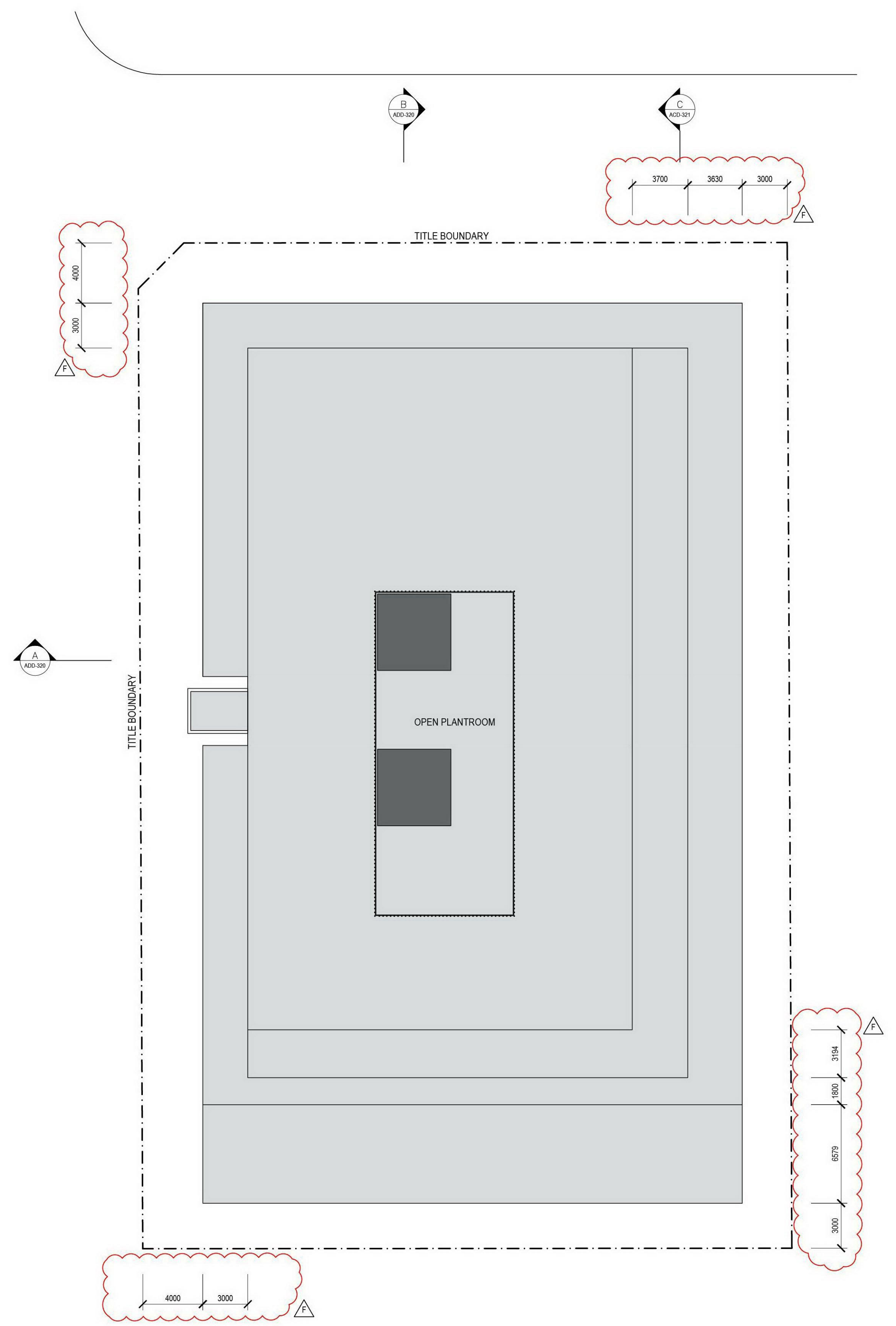
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Drawing no.
ADD-122
Revision
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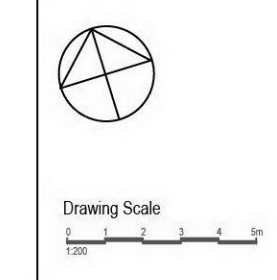
L6 PLANT ROOM PLAN
SCALE 1:200



ROOF PLAN
SCALE 1:200

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E	17.12.21	ISSUED FOR PLANNING	SL	SH					
F	15.03.22	ISSUED FOR COUNCIL REF 1	SL	SH					

Project
MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



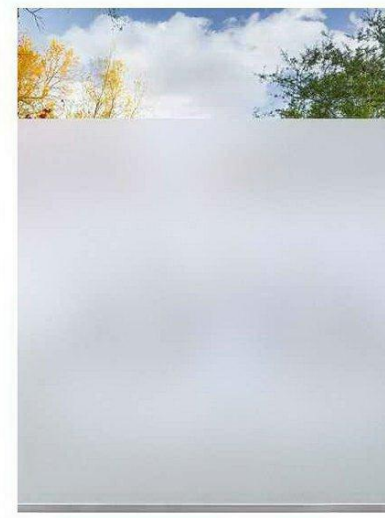


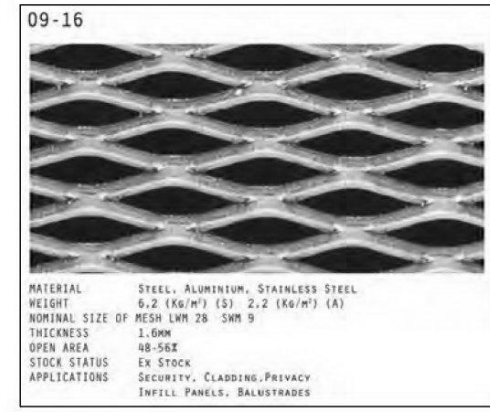
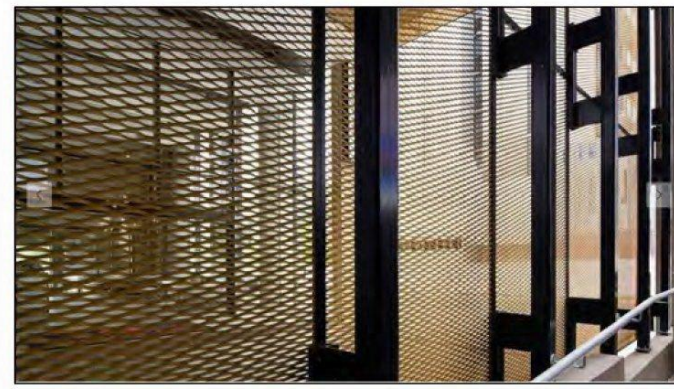
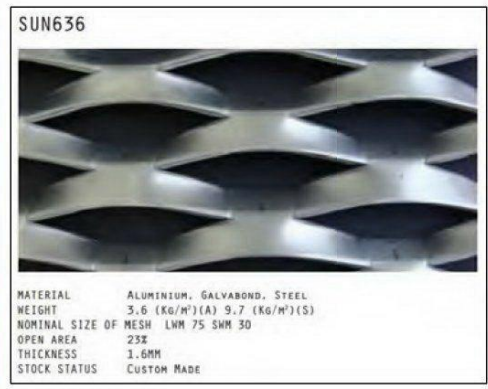


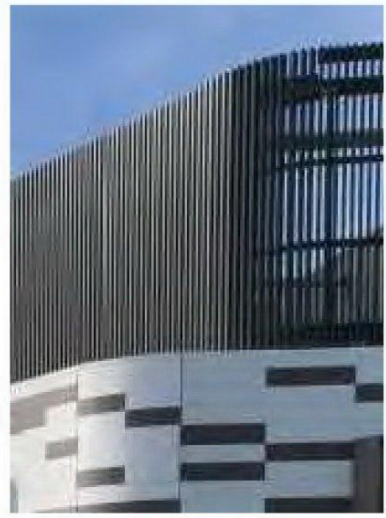


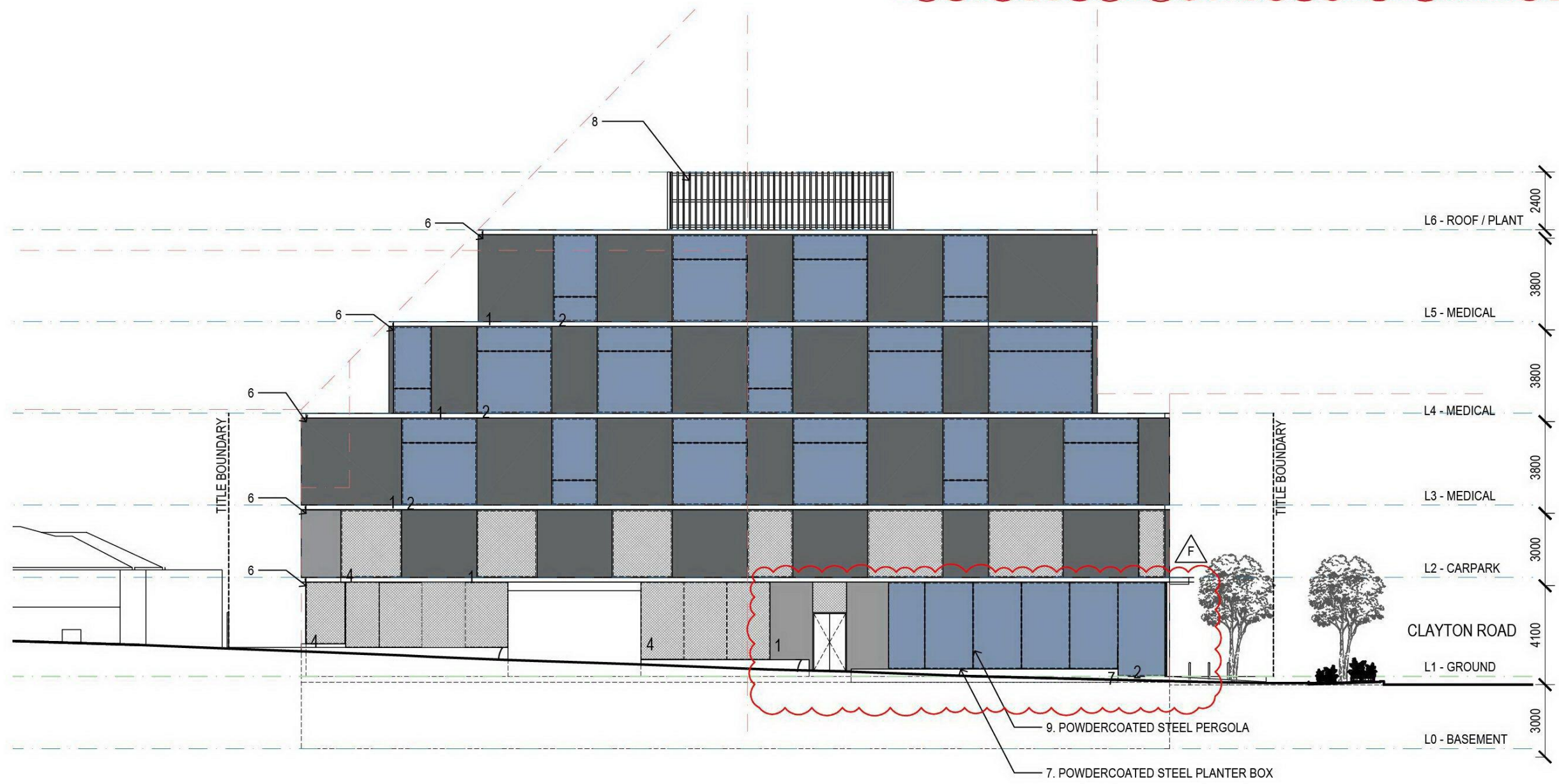
Drawing
PROPOSED L6 PLANT ROOM AND ROOF PLAN
-
Date Created 13.05.2021
Scale 1:200

Drawn SL
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Job no. 2102
Drawing no. ADD-123

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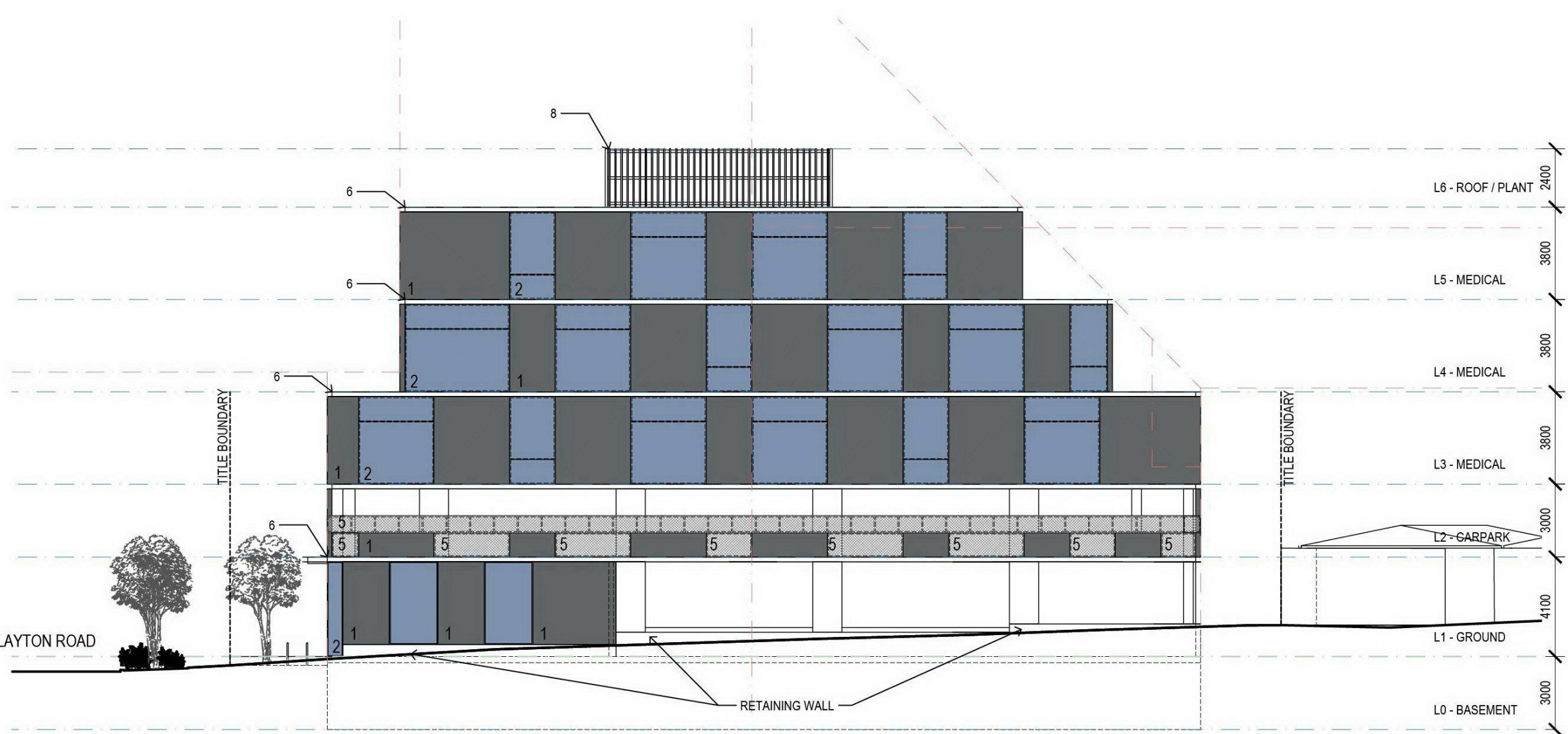
1	2	3	4	5	6	7	8
BRICK FACING PANEL COLOUR: LIGHT GREY	TINTED GLASS COLOUR: LIGHT GREY	LIGHT GREY TINTED GLASS WITH FROSTED PRIVACY FILM TO 1700MM AFL	EXPANDED STEEL MESH COLOUR: DARK BRONZE LOCATION: GROUND FLOOR AND FIRST FLOOR CAR PARK	WOVEN STEEL MESH WITH MAX. 25% OPENING COLOUR: DARK BRONZE LOCATION: FIRST FLOOR CAR PARK EAST ELEVATION	FOLDED ALUMINIUM C-CHANNEL COLOUR: DARK BRONZE	POWDERCOATED STEEL PLANTER BOX COLOUR: DARK BRONZE	POWDERCOATED STEEL LOUVRES COLOUR: DARK BRONZE
			   MATERIAL: STEEL, ALUMINIUM, STAINLESS STEEL FINISH: P.O. 2 (RAL) / O3 2 (RAL) / O4 NOMINAL SIZE OF MESH: 200 x 200 (mm) OPEN AREA: 48.5% SPEC. WEIGHT: 14.50 (kg/m²) APPLICATIONS: SECURITY, CLIMATE CONTROL, SHADING, FENCING, BALCONY RAILING LOCKER PTY. LTD.	  MATERIAL: ALUMINIUM, GALVANNEED STEEL FINISH: O.3 (RAL) / O3 2 (RAL) / O4 NOMINAL SIZE OF MESH: 100 x 100 (mm) OPEN AREA: 25% SPEC. WEIGHT: 2.50 (kg/m²) APPLICATIONS: SECURITY, CLIMATE CONTROL, SHADING, FENCING, BALCONY RAILING LOCKER PTY. LTD.			



NORTH ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200



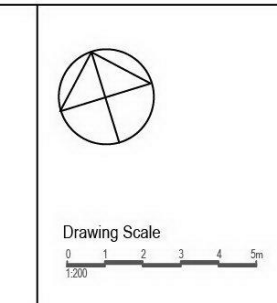
SOUTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	29.07.21	ISSUE TO CONSULTANTS	SL	SH					
B	04.08.21	ISSUE TO CONSULTANTS	SL	SH					
C	12.11.21	ISSUED FOR ESD	SL	SH					
D	19.11.21	ISSUED TO CONSULTANTS	LL	SH					
E	17.12.21	ISSUED FOR PLANNING	SL	SH					
F	15.03.22	ISSUED FOR COUNCIL REF 1	SL	SH					

Project
MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON

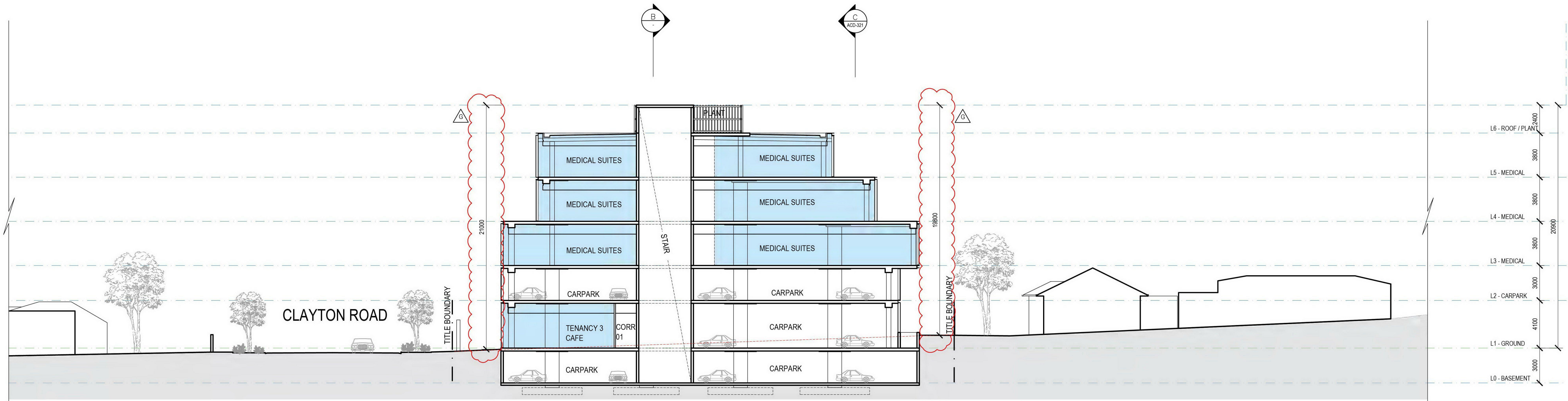


Drawing
PROPOSED ELEVATIONS
Date Created
19.05.2021
Scale
1:200

Drawn
LL/SL
Checked
SH
Job no.
2102
Drawing no.
ADD-220

Reg no.
-
HATZ PTY. LTD
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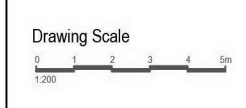
SECTION A-A
SCALE 1:200



SECTION B-B
SCALE 1:200

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	21.05.21	SKETCH DESIGN ISSUE	SL	SH					
B	29.07.21	ISSUE TO CONSULTANTS	SL	SH					
C	23.09.21	3 LEVEL SCHEME ISSUE	SL	SH					
D	12.11.21	ISSUED FOR ESD	SH	SH					
E	16.11.21	ISSUED TO CONSULTANTS	SL	SH					
F	11.12.21	ISSUED FOR PLANNING	SL	SH					
G	15.03.22	ISSUED FOR COUNCIL RPT 1	SL	SH					

Project
MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing
PROPOSED SECTIONS
SHEET 1

Date Created
19.05.2021

Scale
1:200

Drawn
SL

Checked
SH

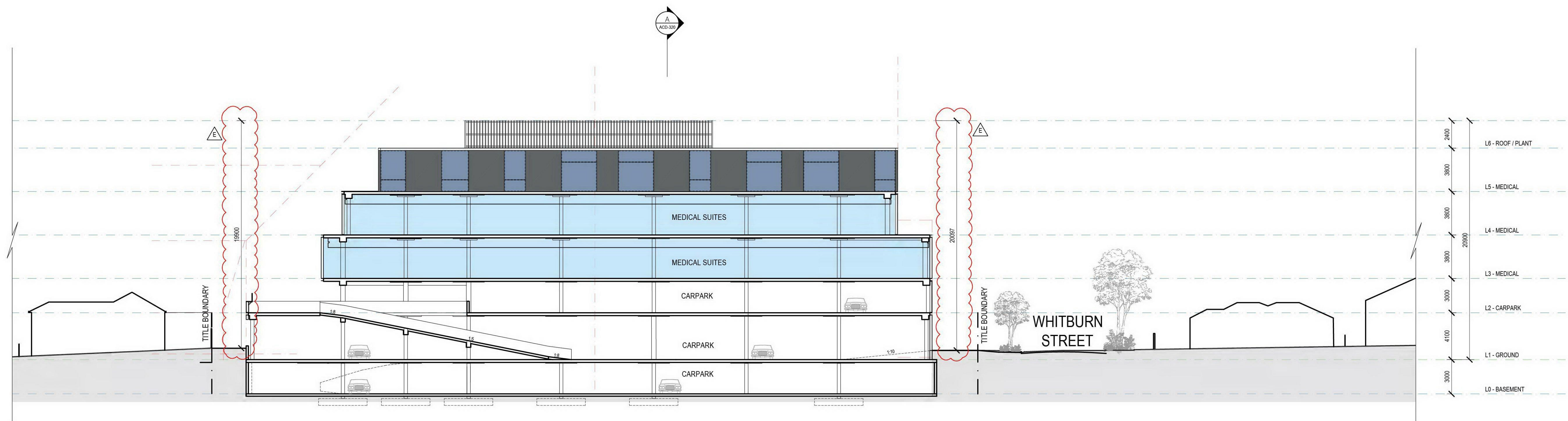
Job no.
2102

Drawing no.
ADD-320

Reg no.
-

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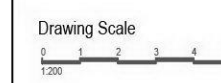




SECTION C-C
SCALE 1:200

No.	Date	Revision	By	Chk	No.	Date	Revision	By	Chk
A	07.06.21	SKETCH DESIGN ISSUE	SL	SH					
B	12.11.21	ISSUED FOR ESD	SH	SH					
C	19.11.21	ISSUED TO CONSULTANTS	LL	SH					
D	17.12.21	ISSUED FOR PLANNING	SL	SH					
E	15.03.22	ISSUED FOR COUNCIL RPT1	SL	SH					

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON



Drawing
PROPOSED SECTIONS
SHEET 2

Date Created
07.06.21

Scale
1:200

Drawn
SL

Job no.
2102

Checked
SH

Drawing no.
ADD-321

Reg no.
-

Revision
F

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