



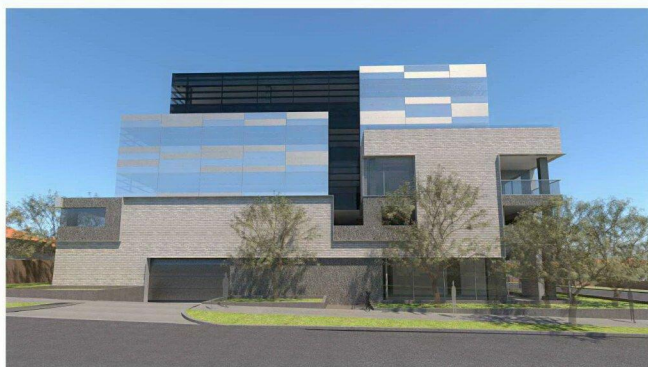
NORTH-EAST VIEW

NOT TO SCALE



CLAYTON ROAD ENTRY VIEW

NOT TO SCALE



NORTH VIEW

NOT TO SCALE



NORTH-WEST VIEW

NOT TO SCALE



SOUTH WEST VIEW

NOT TO SCALE

FLOOR	APPROX. GROSS FLOOR AREA <small>The total floor area of a building which includes all levels.</small>	APPROX. NET LEASABLE FLOOR AREA <small>The total floor area of all floors of a building or a site that excludes the area of stairs, escalators, or other ancillary areas, and also the area occupied by machinery required for air conditioning, heating, power supply, or lift.</small>	CAR PARK RATES	CAR PARK PROVIDED
BASEMENT	2038 M ²			66 CARS
GROUND FLOOR	2073 M ²	TENANCY 1 - 164 M ² TENANCY 2 - 93 M ² TENANCY 3 - 109 M ² TENANCY 4 - 254 M ²	TENANCY 1 @ 3.5/100M ² = 6 TENANCY 2 @ 1/100M ² = 1 TENANCY 3 @ 1/100M ² = 1 TENANCY 4 @ 3.5/100M ² = 9	17 CARS 8 EV STATIONS 28 BICYCLES TOTAL 9 VERTICAL STAFF 2 HORIZONTAL STAFF 9 VERTICAL VISITOR 8 HORIZONTAL VISITOR 2 MOTORBIKE
LEVEL 1 - CAR PARK	2041 M ²			58 CARS 3 MOTORBIKES
LEVEL 2	1518 M ²	1339 M ²	1339 @ 3.5/100M ² = 47	-
LEVEL 3	1447 M ²	1269 M ²	1269 @ 3.5/100M ² = 44	-
LEVEL 4	1126 M ²	957 M ²	957 @ 3.5/100M ² = 33	-
LEVEL 5 - ROOF/PLANT	-	-	-	-
TOTAL	10243 M²	4185 M²	141 CARS	141 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 L0 GROUND PLAN
ADD-121	PROPOSED L1 AND L2 PLAN
ADD-122	PROPOSED L3 AND L4 PLAN
ADD-123	PROPOSED L5 PLANT ROOM AND ROOF PLAN
ADD-220	PROPOSED ELEVATIONS
ADD-320	PROPOSED SECTIONS - SHEET 1
ADD-321	PROPOSED SECTIONS - SHEET 2
ADD-800	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. 141 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 tenancies 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 a response to Council's Precinct plan that recommends 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 four 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 cafe and pharmacy. Carparking access for both staff and visitors is situated from Whitburn Street to reduce traffic congestion on Clayton Road.

ESD

Consideration has been provided for electric vehicle charging stations on site, as well as bike parking spaces. An End-of-trip facility with secure vertical and horizontal bike parking is provided for staff. Vertical and horizontal bike parking is also provided for visitors, they are located adjacent to the staff bike room, at the entry to the staff bike room and at the main building entry.

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 multitude of trees that will reach a height of 10 meters at maturity. The proposal also includes two new trees on the public nature strip on Whitburn Street.

CONTEXT AND MATERIALS

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 for the lower brick podium to provide a modern building that is sympathetic to the surrounding neighbour in terms of materiality. The upper floors use glass to reflect the colours from the sky, and to appear recessive.

OVER SHADOWING AND OVERLOOKING

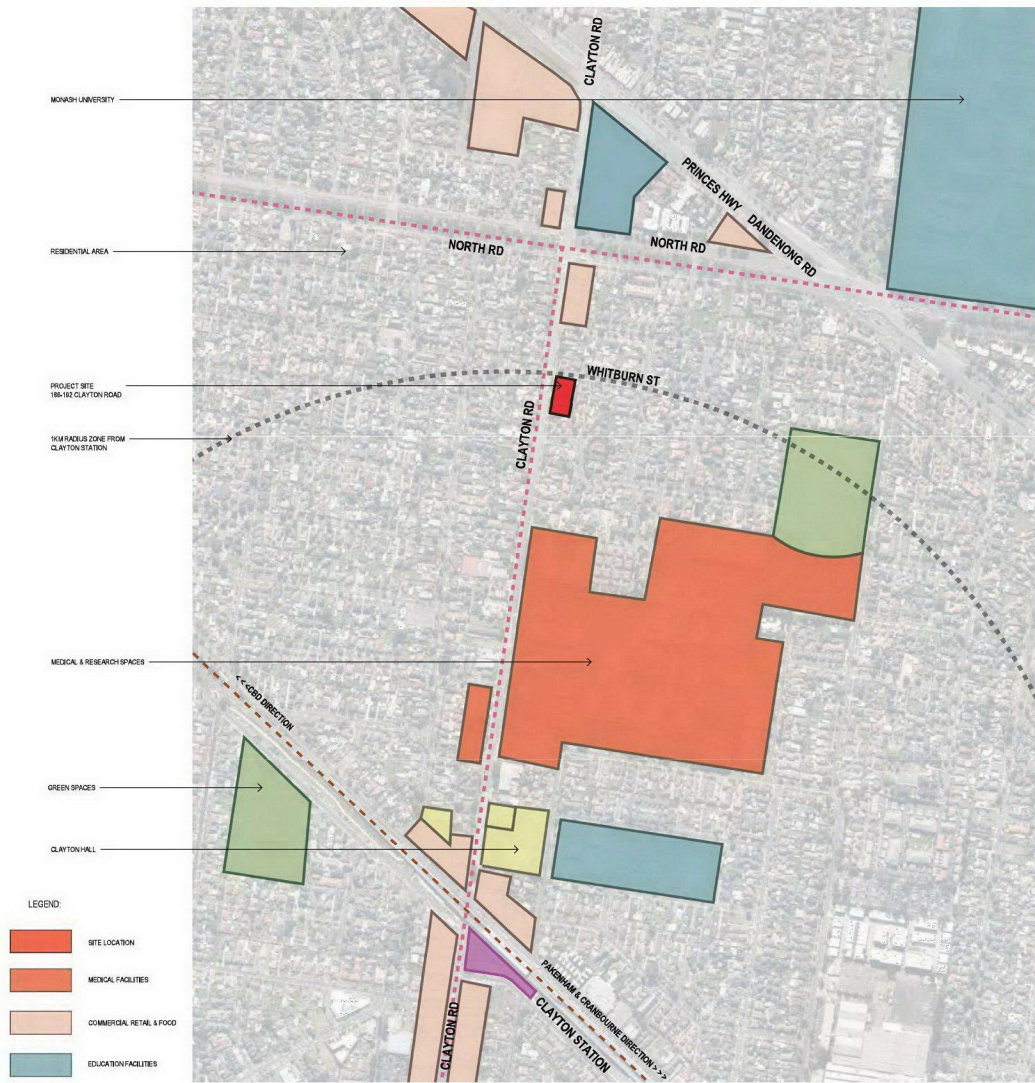
The building has been stepped to reduce its impact on the neighbouring residential allotments. Setbacks recommended by Council's Precinct plan have been adhered to and further setbacks have been increased to reduce shadows cast onto the neighbours' windows and private open space. The building acknowledges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

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No.	Date	Person	Description	By	CHK
01	10/01/2023	PLANNING	PLANNING PERMIT	PL	SH
02	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
03	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
04	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
05	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
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07	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
08	10/01/2023	PLANNING	PLANNING PERMIT - DRAFT	PL	SH
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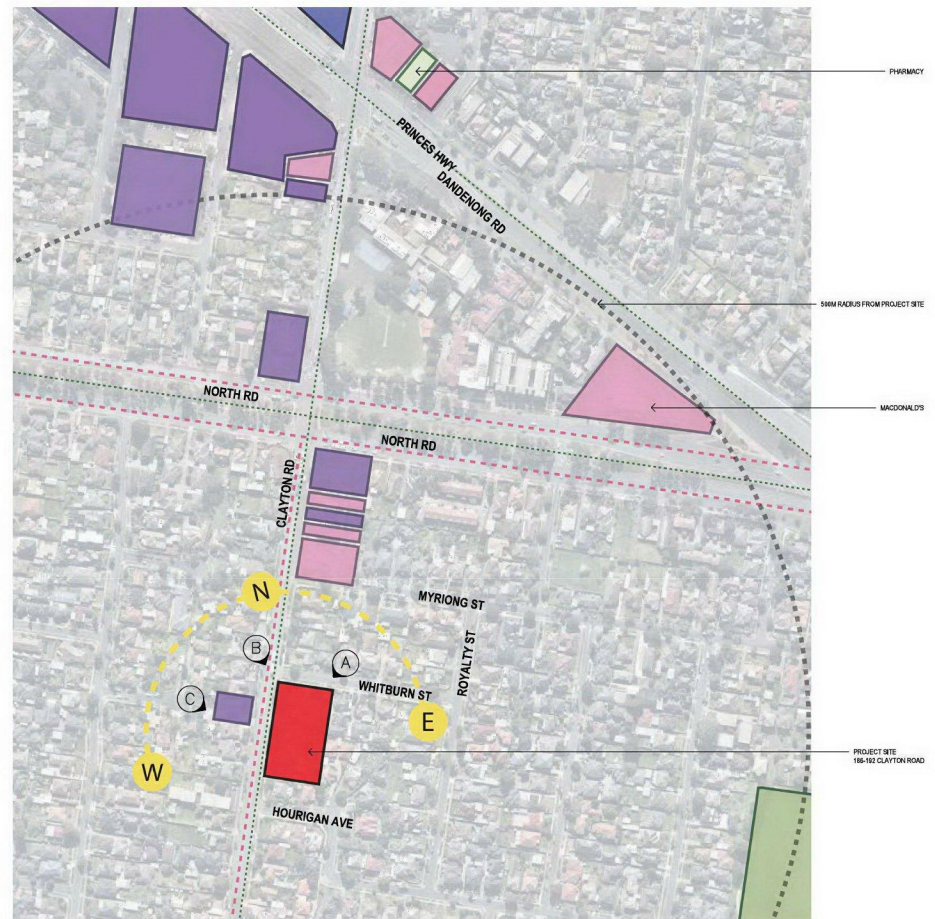
MEDICAL HUB
 MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON

Drawing: TITLE PAGE & KEY PERSPECTIVES - Date Created: 13.05.2021 Scale: 1:500	Drawn: SULL Checked: SH Reg No: - HATZ PTY. LTD ACN: 598 707 308 202 / 5-11 Clevermont Street South Yarra VIC 3141 Australia T +61 3 9867 3444 E admin@hatz.co W www.hatz.co	<p>Architecture Urban Design Interiors</p>
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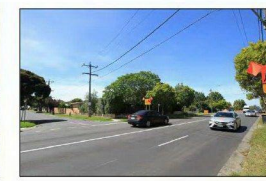
- LEGEND:
- SITE LOCATION
 - MEDICAL FACILITIES
 - COMMERCIAL, RETAIL & FOOD
 - EDUCATION FACILITIES
 - GREEN SPACES
 - CLAYTON STATION
 - COMMUNITY SPACES
 - KEY BUS ROUTE
 - TRAIN ROUTE

NEIGHBOURHOOD CHARACTERISTICS
NOT TO SCALE



LOCAL CHARACTERISTICS
NOT TO SCALE

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



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Rev	Description	By	CHK
1	ISSUED FOR CONSULTATION		
2	ISSUED FOR APPROVAL		

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186-192 CLAYTON ROAD CLAYTON

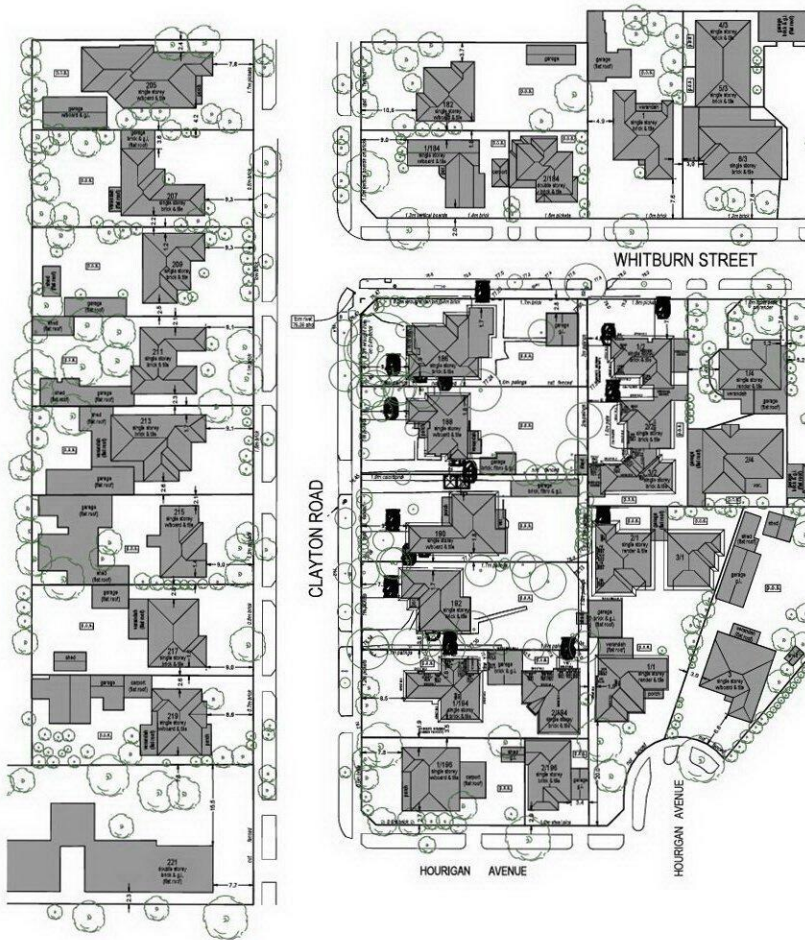


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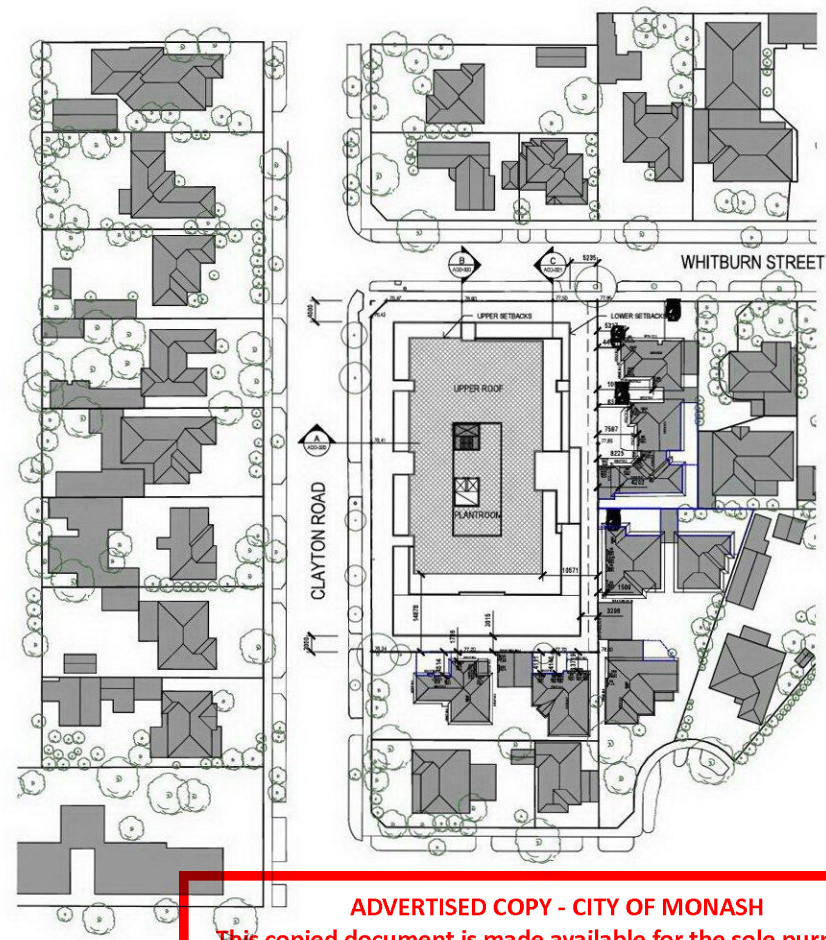
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Job no.: 2102
Drawing no.: ADD-001

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EXISTING SITE PLAN
SCALE 1:500



PROPOSED SITE PLAN
SCALE 1:500

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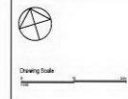
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LEGEND

- HW HABITABLE WINDOW
- NHW NON-HABITABLE WINDOW
- FW FROSTED WINDOW
- FNW FROSTED NON-HABITABLE WINDOW

No.	Date	Revision	By	CHK	No.	Date	Revision	By	CHK
1	21.05.21	ISSUE FOR PERMIT	SL	SH	2	21.05.21	ISSUE FOR PERMIT	SL	SH
2	20.05.21	ISSUE FOR PERMIT	SL	SH	3	20.05.21	ISSUE FOR PERMIT	SL	SH
3	19.05.21	ISSUE FOR PERMIT	SL	SH	4	19.05.21	ISSUE FOR PERMIT	SL	SH
4	18.05.21	ISSUE FOR PERMIT	SL	SH	5	18.05.21	ISSUE FOR PERMIT	SL	SH
5	17.05.21	ISSUE FOR PERMIT	SL	SH	6	17.05.21	ISSUE FOR PERMIT	SL	SH
6	16.05.21	ISSUE FOR PERMIT	SL	SH	7	16.05.21	ISSUE FOR PERMIT	SL	SH
7	15.05.21	ISSUE FOR PERMIT	SL	SH	8	15.05.21	ISSUE FOR PERMIT	SL	SH
8	14.05.21	ISSUE FOR PERMIT	SL	SH	9	14.05.21	ISSUE FOR PERMIT	SL	SH
9	13.05.21	ISSUE FOR PERMIT	SL	SH	10	13.05.21	ISSUE FOR PERMIT	SL	SH

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON

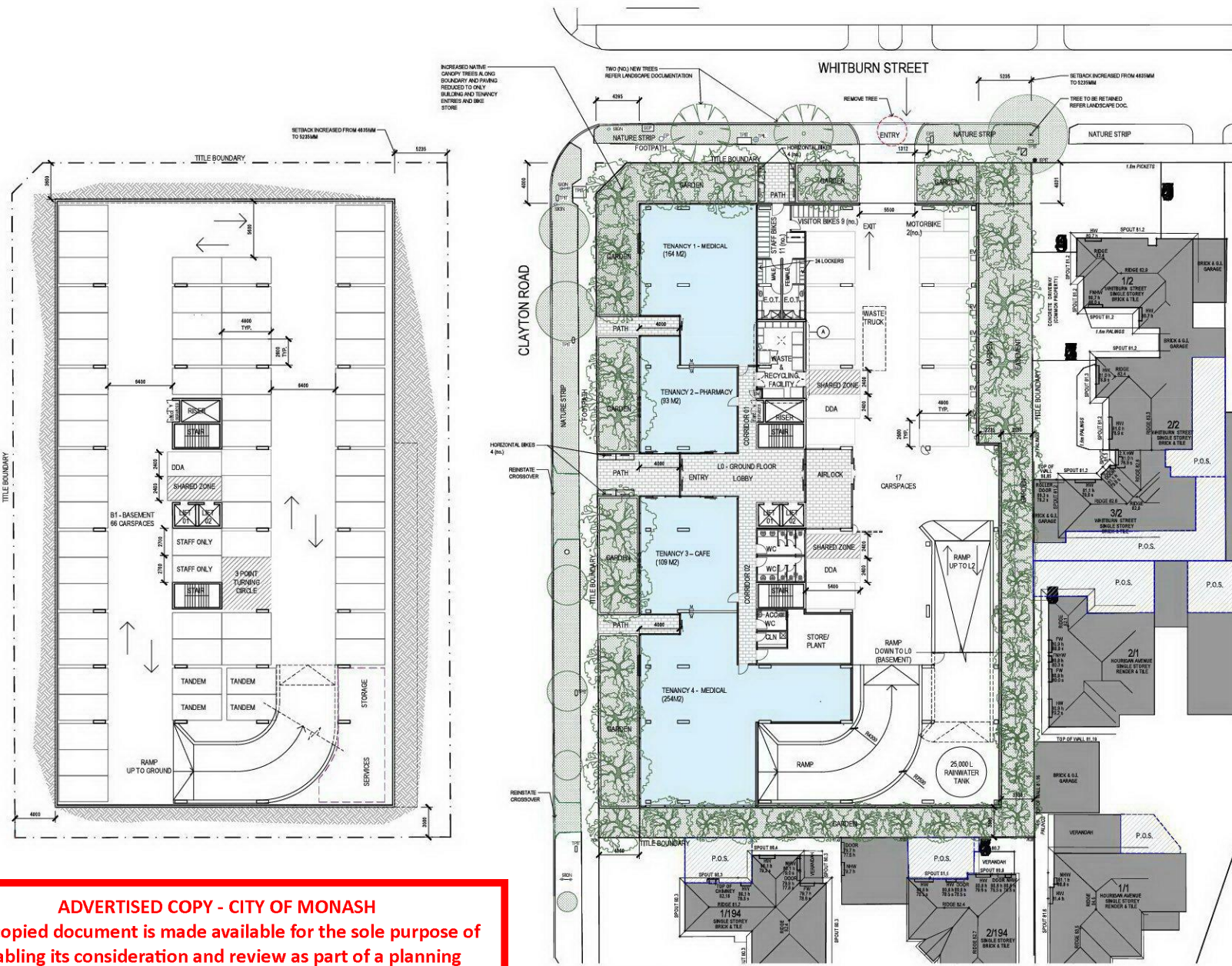


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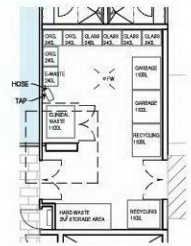
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Job No.: 2102
Drawing No.: ADD-100

Revision: K
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- ### GENERAL NOTES - ESD
- BUILDING FABRIC**
- NCC 3/2 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 50% OF THE RELEVANT BUILDING GLASS WILL MEET THE REQUIREMENTS IN TABLE A.2.2A OF THE NCC 2019 VOLUME 1
- WATER**
- 5 STAR WELS RATED BASIN TAPS IN KITCHENS AND BATHROOMS
 - 4 STAR WELS RATED TOILETS
 - 4 STAR WELS RATED SHOWER HEADS (FLOW BETWEEN 4.5 AND 6.0 L/MIN)
- WSUD**
- RAINWATER TANK WITH A TOTAL CAPACITY OF 25,000L (1782M² 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)
 - TANKS 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 RAINWATER FILTRATION SYSTEM SPECIFIED
 - SEE DETAILED WSUD MEASURES REQUIRED TO ACHIEVE THE STORM SCORE IN ESD REPORT
- IEQ**
- A DAYLIGHT ASSESSMENT HAS BEEN UNDERTAKEN ON THE DEVELOPMENT. REFER TO PAGES 18-22 OF THE ESD SMP REPORT FOR MORE INFORMATION. ANY ASSESSED GLAZING SHOULD NOT HAVE A VISIBLE LIGHT TRANSMITTANCE LESS THAN 40%
 - ALL PAINTS, SEALANTS AND ADHESIVES, TO MEET INDOOR POLLUTANT LIMITS, REFER TO PAGE 17 OF ESD SMP REPORT FOR DETAILS OF ACCEPTABLE STANDARDS
 - SHADING PROVIDED TO THE NORTH FACADE GLAZING IN THE FORM OF A ROOM OVERHANG FROM METAL STRAPS EDGING THE BRICKWORK
 - MEDICAL TENANCIES/SUITES: VENTILATION SYSTEMS TO BE DESIGNED TO ACHIEVE MONITOR AND MAINTAIN
 - A MAXIMUM CO₂ CONCENTRATION OF 800PPM
 - 50% INCREASE IN OUTDOOR AIR (L/S) AVAILABLE TO REGULAR USE AREAS COMPARED TO THE MINIMUM REQUIREMENT BY AS 1668.2.2012
- TRANSPORT**
- A TOTAL 28NO. BICYCLE PARKING SPACES PROVIDED:
 - 11 SECURE BICYCLE PARKING SPACES FOR EMPLOYEES LOCATED ON GROUND LEVEL
 - 17 BICYCLE PARKING SPACES FOR VISITORS LOCATED ON GROUND LEVEL
 - END OF TRIP FACILITIES PROVIDED, INCLUDING 2 SHOWERS AND 24 LOCKERS
 - 8 ELECTRIC VEHICLE CHARGING STATIONS LOCATED IN GROUND FLOOR CAR PARK
 - 5 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
 - BUILDING USERS GUIDE TO BE ISSUED TO OCCUPANTS
- LEGEND**
- M UTILITY METER PER INDIVIDUAL TENANCY ON GROUND FLOOR
 - SM SUBMETERS FOR COMMON AREAS L3, L4, L5



(A) WASTE ROOM SCALE 1:100

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LO - GROUND PLAN SCALE 1:200

No.	Date	Revision	By	CHK.	No.	Date	Revision	By	CHK.
1	07/20/21	PLANNING/REVISIONS - SHEET 2	AM	AK	20/21	07/20/21	CATCHMENTS AND STREPS	AM	SH
2	07/23/21	REVISIONS TO SHEET 2	AM	AK	20/21	07/23/21	REVISIONS TO SHEET 2	AM	SH
3	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	AK	20/21	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	SH
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6	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	AK	20/21	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	SH
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10	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	AK	20/21	08/23/21	REVISED TO COMPLIANCE APPROVED	AM	SH

MEDICAL HUB
 MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON



Drawing Title: PROPOSED B1 - BASEMENT AND LO - GROUND PLAN

Date Created: 13.05.2021 Scale: 1:200

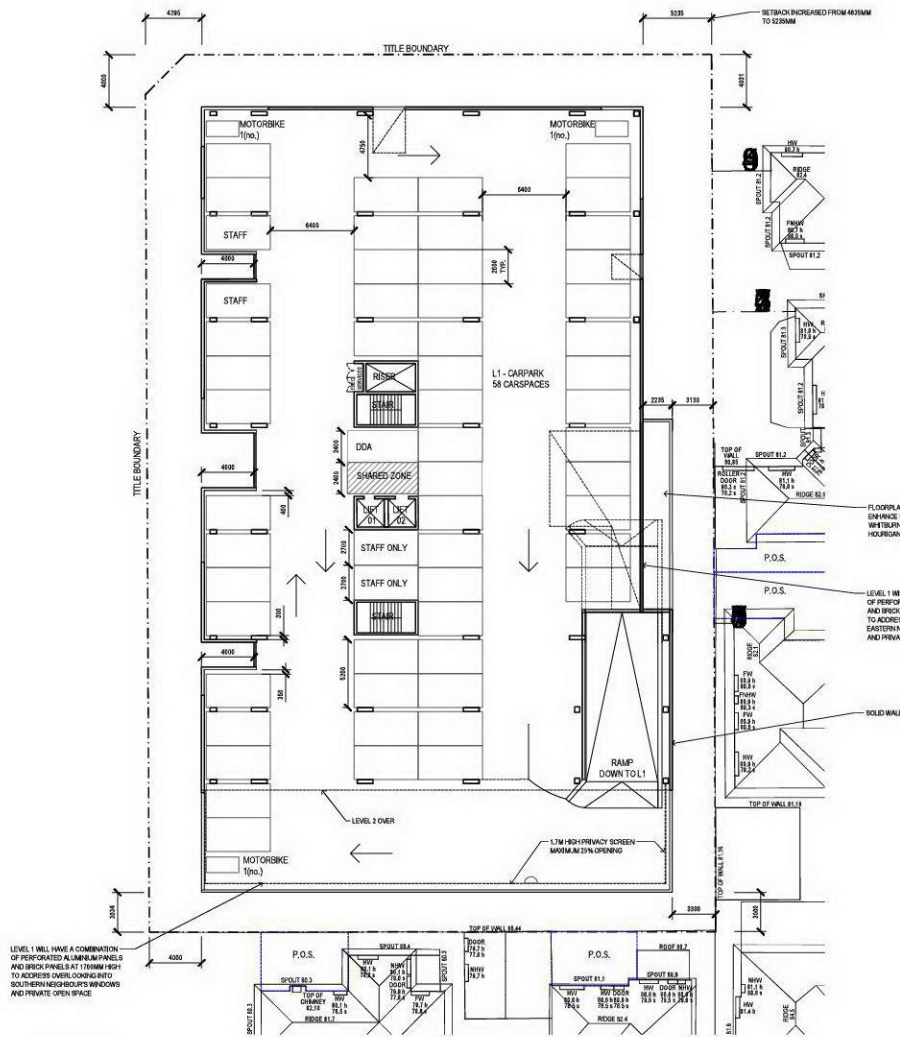
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Job No.: 2102 Drawing No.: ADD-120

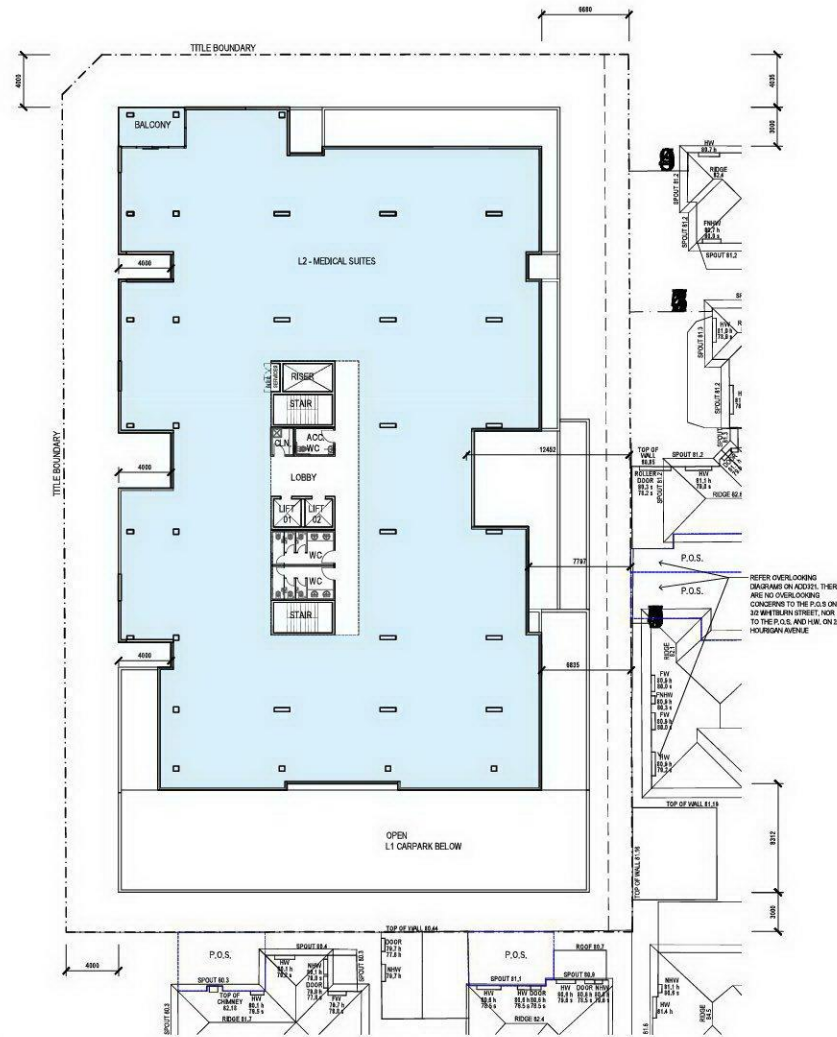
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Architecture Urban Design Interiors



L1 PLAN
SCALE 1:200



L2 PLAN
SCALE 1:200

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1	20/02/21	ISSUE FOR TENDERS	JL	SH	1	20/02/21	ISSUE FOR TENDERS	JL	SH
2	20/02/21	ISSUE FOR TENDERS	JL	SH	2	20/02/21	ISSUE FOR TENDERS	JL	SH
3	20/02/21	ISSUE FOR TENDERS	JL	SH	3	20/02/21	ISSUE FOR TENDERS	JL	SH
4	20/02/21	ISSUE FOR TENDERS	JL	SH	4	20/02/21	ISSUE FOR TENDERS	JL	SH
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MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON

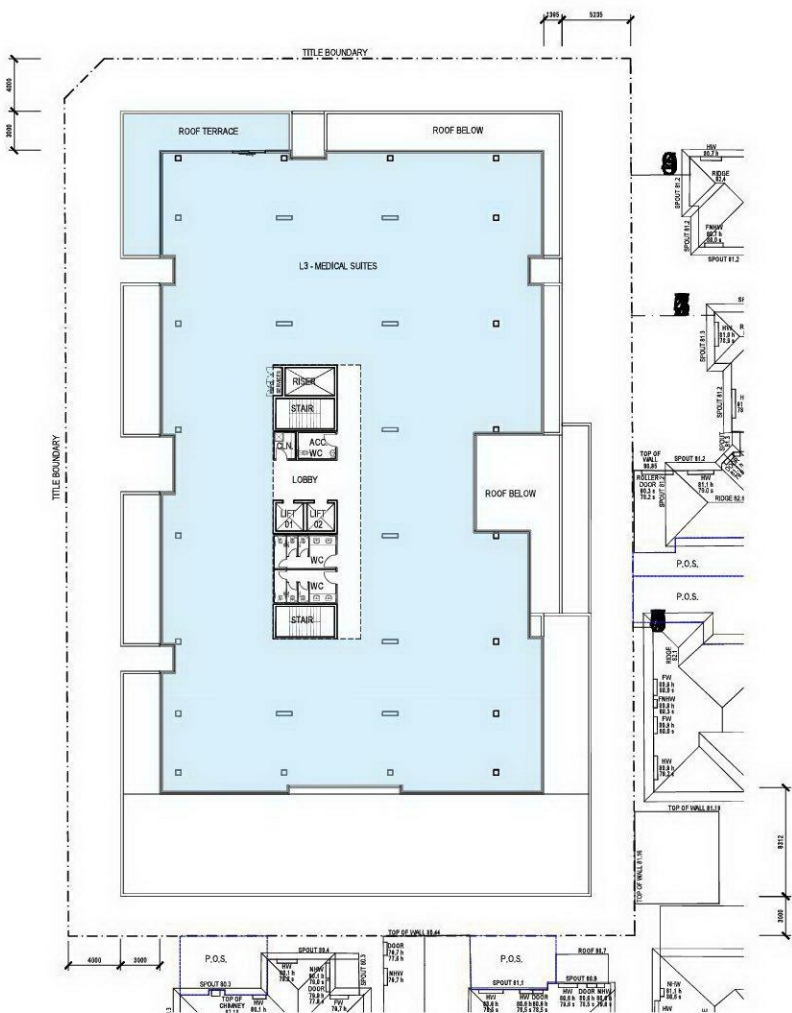


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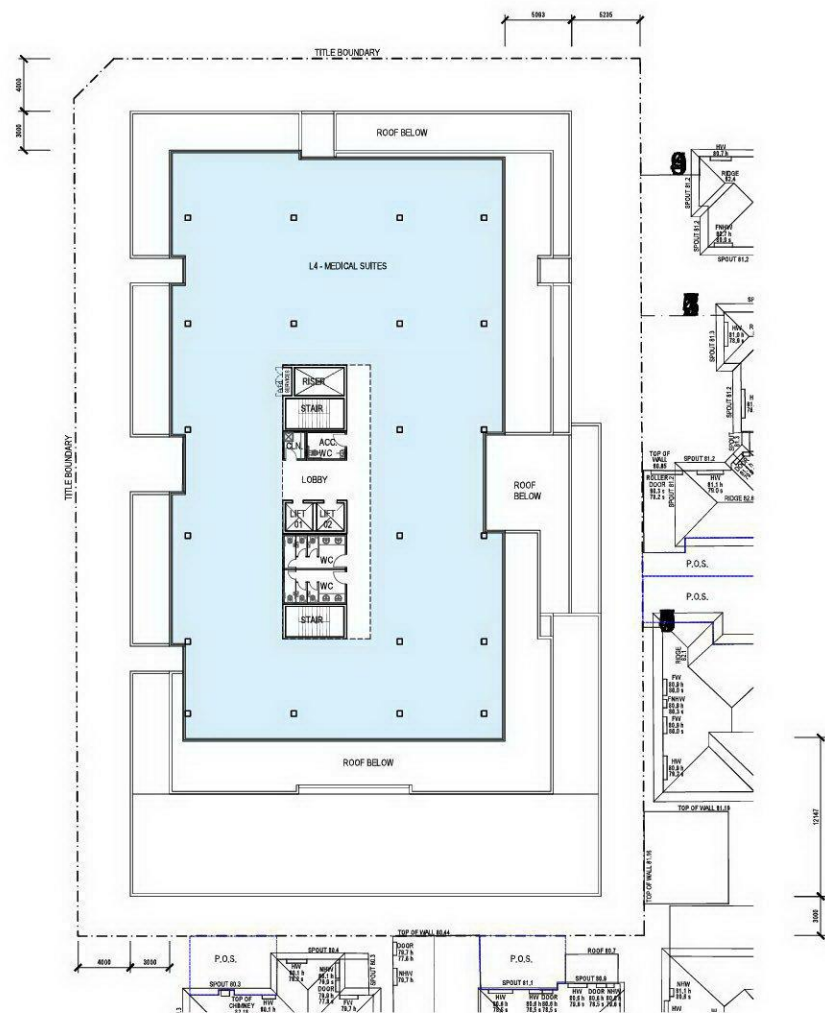
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Job No.: 2102
Drawing No.: ADD-121
Revision: R

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L3 PLAN
SCALE 1:200



L4 PLAN
SCALE 1:200

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No.	Date	Revision	By	Ck	No.	Date	Revision	By	Ck
01	07/02/21	ISSUED FOR TENDER	SL	SH	02	07/02/21	PLANNING APPROVAL - DRAFT 1	SL	SH
02	08/02/21	ISSUED FOR TENDER	SL	SH	03	08/02/21	ISSUED FOR TENDER	SL	SH
03	08/02/21	ISSUED FOR TENDER	SL	SH	04	08/02/21	ISSUED FOR TENDER	SL	SH
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19	08/02/21	ISSUED FOR TENDER	SL	SH	20	08/02/21	ISSUED FOR TENDER	SL	SH

MEDICAL HUB
MEDICAL CENTRE
186-192 CLAYTON ROAD CLAYTON

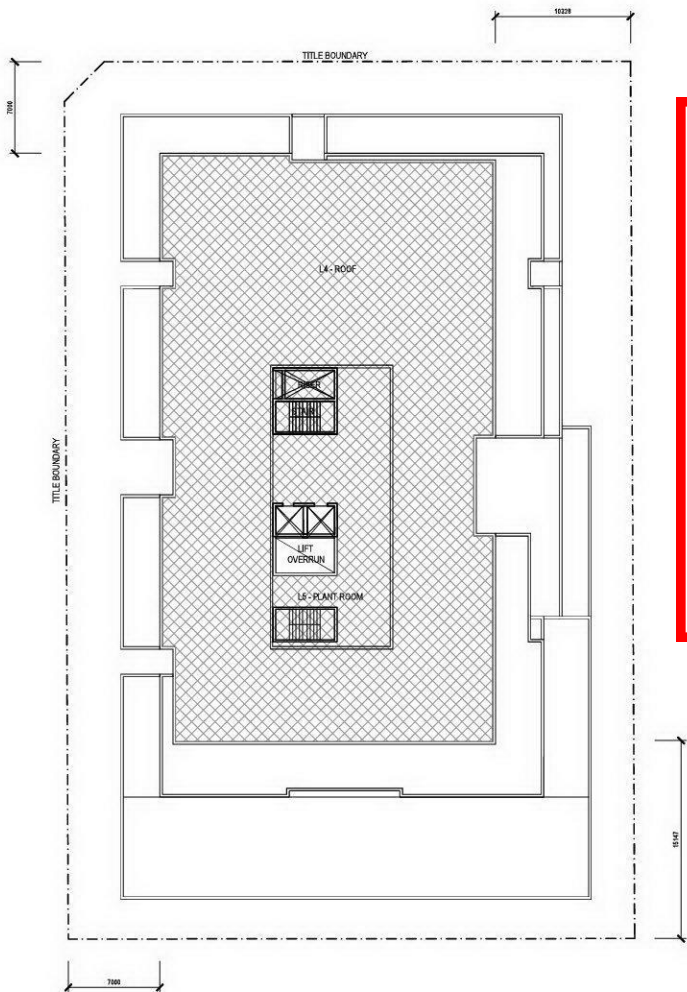


Drawing: PROPOSED L3 AND L4 PLAN
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Scale: 1:200

Drawn: SL
Checked: SH
Job No.: 2102
Drawing No.: ADD-122

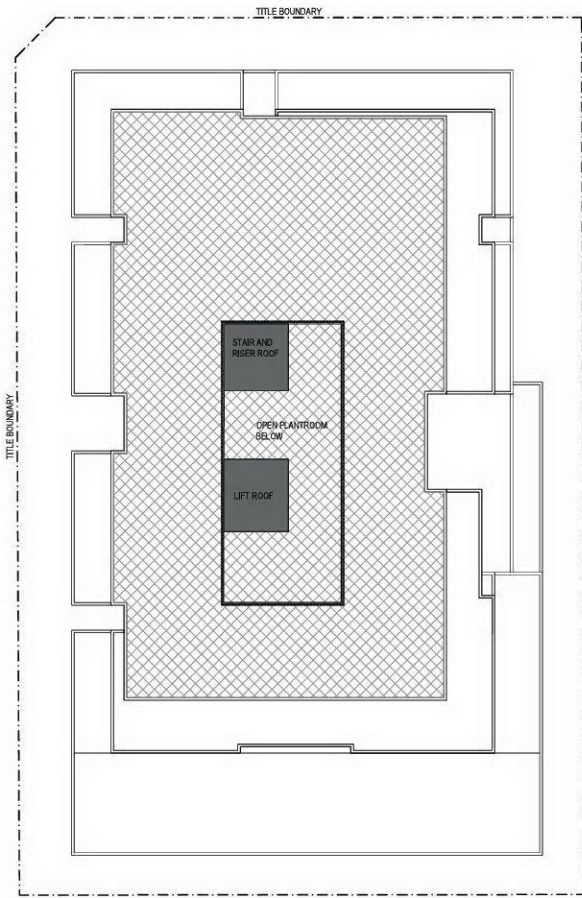
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L5 - PLANT ROOM PLAN
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ROOF PLAN
SCALE 1:200

No.	Date	Revision	By	CHK	No.	Date	Revision	By	CHK
1	21.05.21	ISSUED FOR PERMIT	SL	SH	1	01.02.22	ISSUED FOR PERMIT	SL	SH
2	20.05.21	ISSUED FOR PERMIT	SL	SH	2	02.05.21	ISSUED FOR PERMIT	SL	SH
3	15.11.21	ISSUED FOR PERMIT	SL	SH					
4	10.12.21	ISSUED FOR PERMIT	SL	SH					
5	07.02.22	ISSUED FOR PERMIT	SL	SH					
6	02.05.22	ISSUED FOR PERMIT	SL	SH					
7	20.05.22	PLANNING DEVELOP 1	SL	SH					
8	08.06.22	PLANNING DEVELOP 2 - CHECK	SL	SH					
9	07.06.22	PLANNING DEVELOP 2 - CHECK	SL	SH					

MEDICAL HUB
 MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON

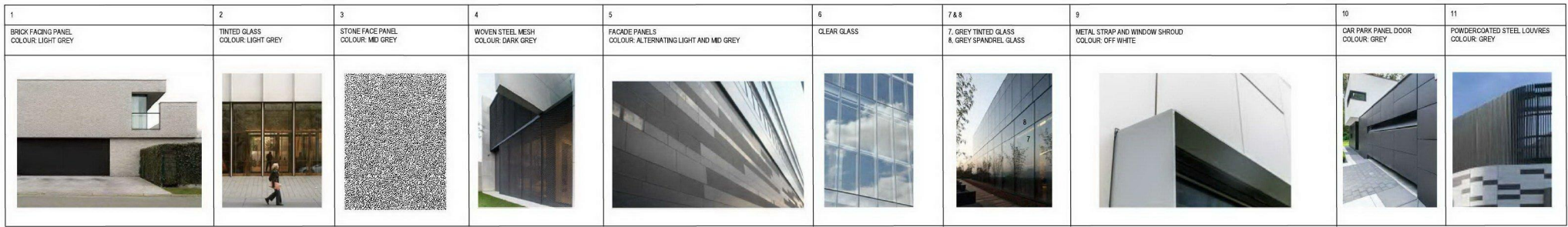


Drawing: PROPOSED L5 - PLANT ROOM AND ROOF PLAN
 Date Created: 13.05.2021
 Scale: 1:200

Drawn: SL
 Checked: SH
 Job No.: 2102
 Drawing No.: ADD-123

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NORTH ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

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No.	Date	Revision	By	CHK	No.	Date	Revision	By	CHK
1	19.05.2021	ISSUED FOR PERMIT	LL	SH					
2	19.05.2021	REVISED FOR PERMIT	LL	SH					
3	19.05.2021	REVISED FOR PERMIT	LL	SH					
4	19.05.2021	REVISED FOR PERMIT	LL	SH					
5	19.05.2021	REVISED FOR PERMIT	LL	SH					
6	19.05.2021	REVISED FOR PERMIT	LL	SH					
7	19.05.2021	REVISED FOR PERMIT	LL	SH					
8	19.05.2021	REVISED FOR PERMIT	LL	SH					
9	19.05.2021	REVISED FOR PERMIT	LL	SH					
10	19.05.2021	REVISED FOR PERMIT	LL	SH					
11	19.05.2021	REVISED FOR PERMIT	LL	SH					

MEDICAL HUB
 MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON

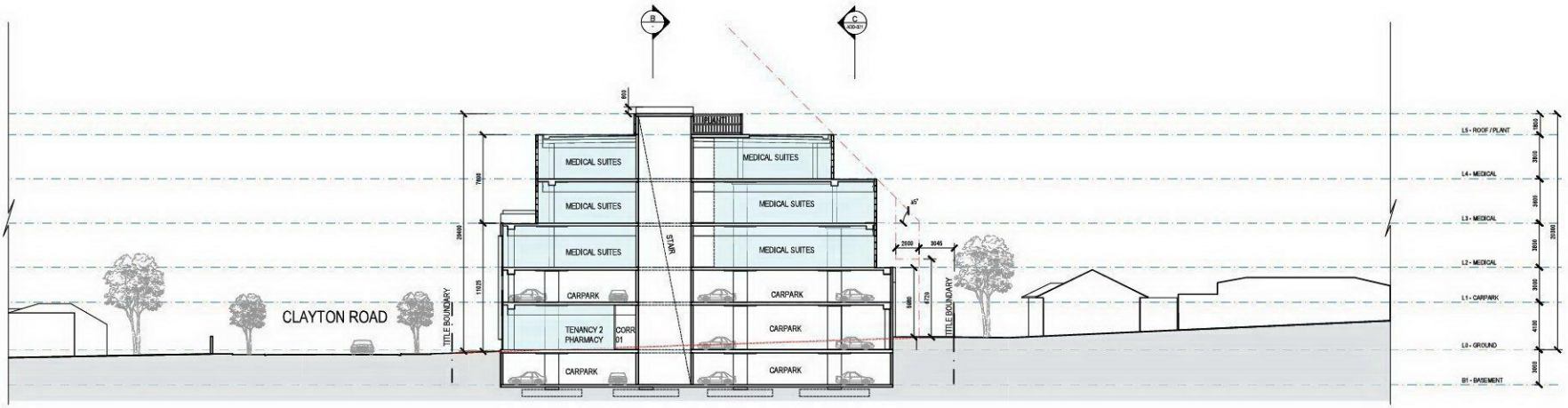


Drawing PROPOSED ELEVATIONS
 Date Created 19.05.2021
 Scale 1:200

Drawn LLSL
 Checked SH
 Job no. 2102
 Drawing no. ADD-220

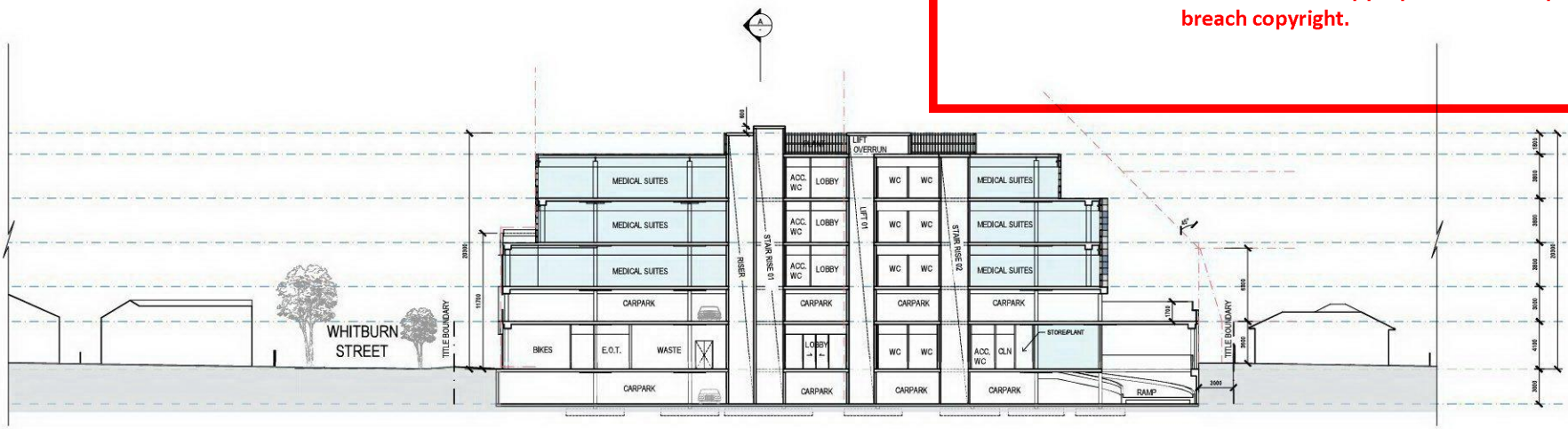
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SECTION A-A
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SECTION B-B
SCALE 1:200

No.	Date	Revision	By	CHK.	No.	Date	Revision	By	CHK.
1	21/05/21	SECTION A-A	SL	SH	2	20/05/21	REVISED TO CORRECT PLANET	SL	SH
2	20/05/21	REVISED TO CORRECT PLANET	SL	SH					
3	20/05/21	REVISED TO CORRECT PLANET	SL	SH					
4	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
5	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
6	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
7	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
8	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
9	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
10	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
11	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
12	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
13	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
14	19/05/21	REVISED TO CORRECT PLANET	SL	SH					
15	19/05/21	REVISED TO CORRECT PLANET	SL	SH					

MEDICAL HUB
 MEDICAL CENTRE
 186-192 CLAYTON ROAD CLAYTON

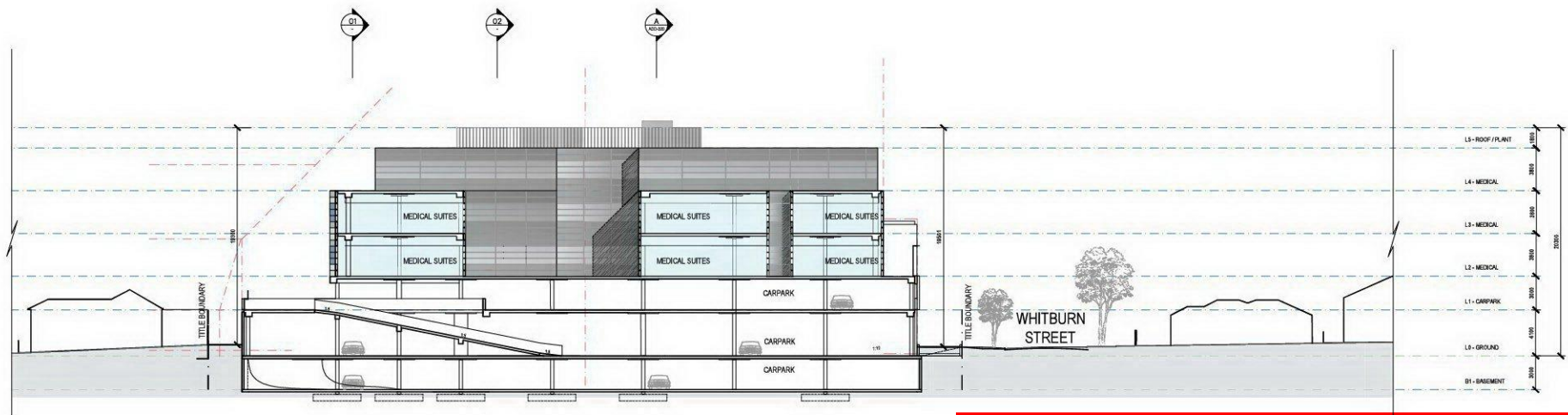


Drawing: PROPOSED SECTIONS
 SHEET 1
 Date Created: 19.05.2021
 Scale: 1:200

Drawn: SL
 Checked: SH
 Job No.: 2102
 Drawing No.: ADD-320

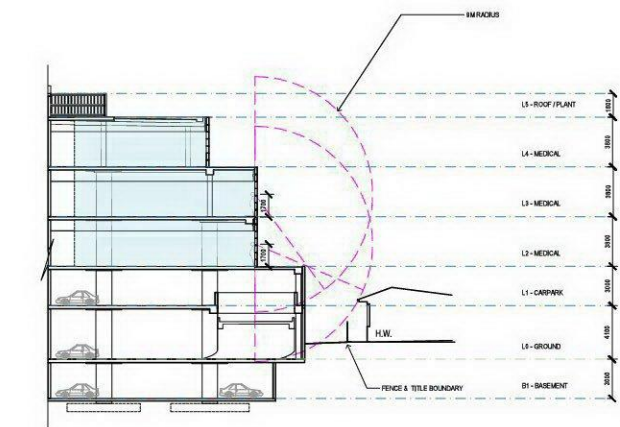
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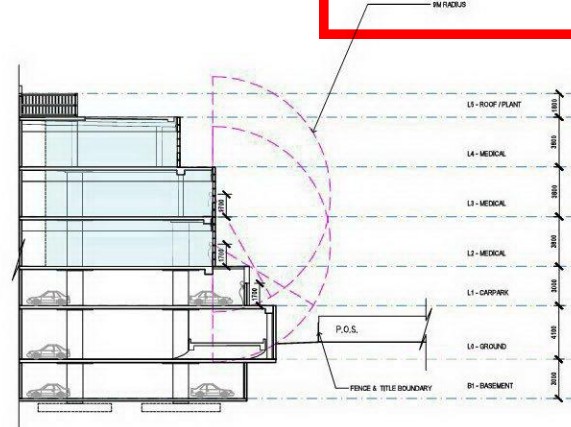


SECTION C-C
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01 LEVEL 3 & 4 OVERLOOKING STUDY INTO H.W. (2/1 HOURIGAN AVENUE)
SCALE 1:200



02 LEVEL 3 & 4 OVERLOOKING STUDY INTO P.O.S. (3/2 WHITBURN STREET AND 2/1 HOURIGAN AVENUE)
SCALE 1:200

No.	Date	Revision	By	CHK.	No.	Date	Revision	By	CHK.
1	07/06/21	SECTION REMOVED	SL	SH					
2	07/06/21	REMOVED FROM FILE	SL	SH					
3	07/06/21	LINKED TO CORINA TRATTI	SL	SH					
4	07/06/21	REMOVED FROM MONASH	SL	SH					
5	07/06/21	LINKED TO CORINA TRATTI	SL	SH					
6	07/06/21	PLANNING REVIEW (1-CORP) 2	SL	SH					
7	07/06/21	LINKED TO CORINA TRATTI	SL	SH					

MEDICAL HUB
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Drawing: PROPOSED SECTIONS
 SHEET 2
 Date Created: 07.06.21
 Scale: 1:200

Drawn: SL
 Checked: SH
 Job No.: 2102
 Drawing No.: ADD-321

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