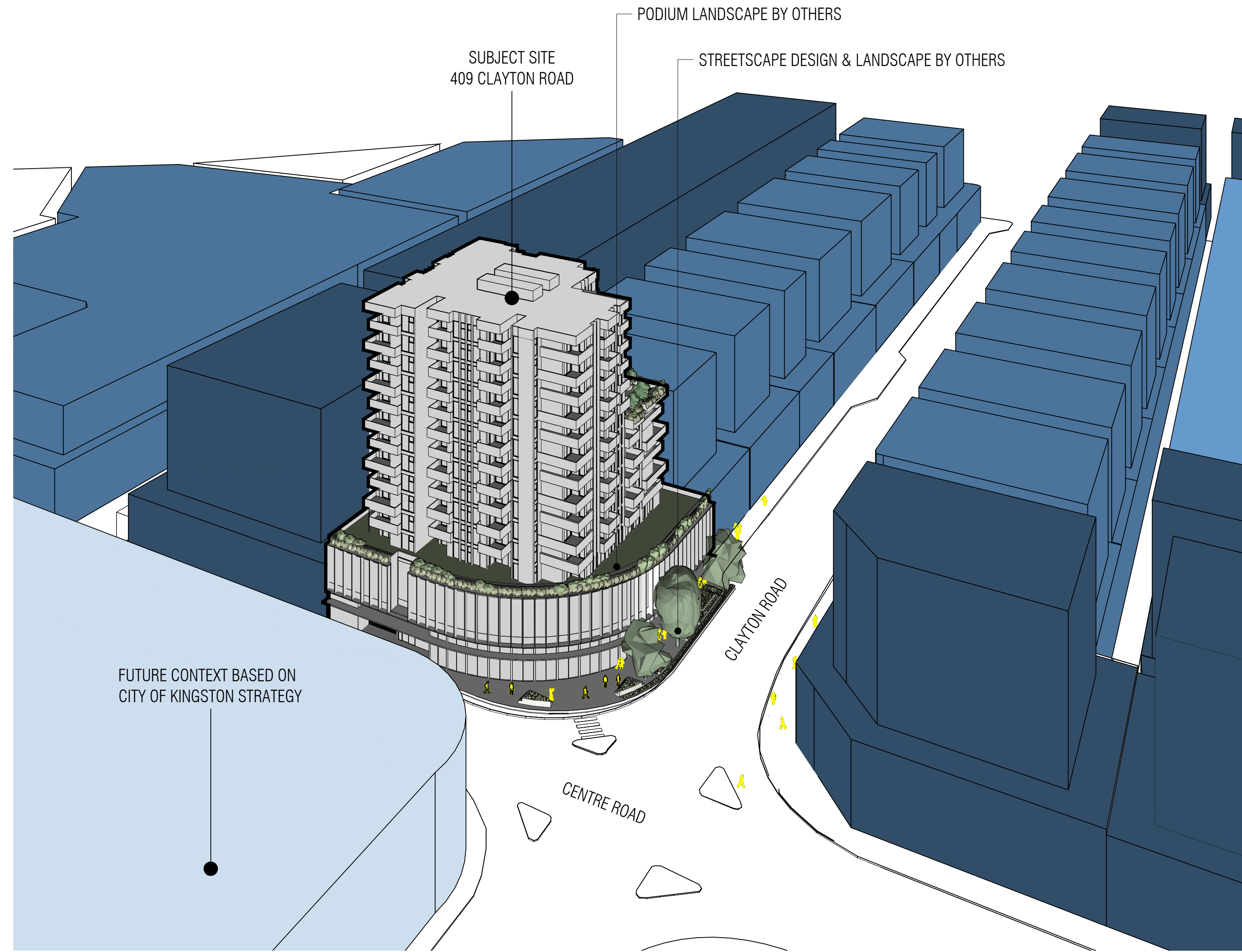


01 CLAYTON PRECINCT PLAN WITH 10 LEVEL DEVELOPMENT NTS

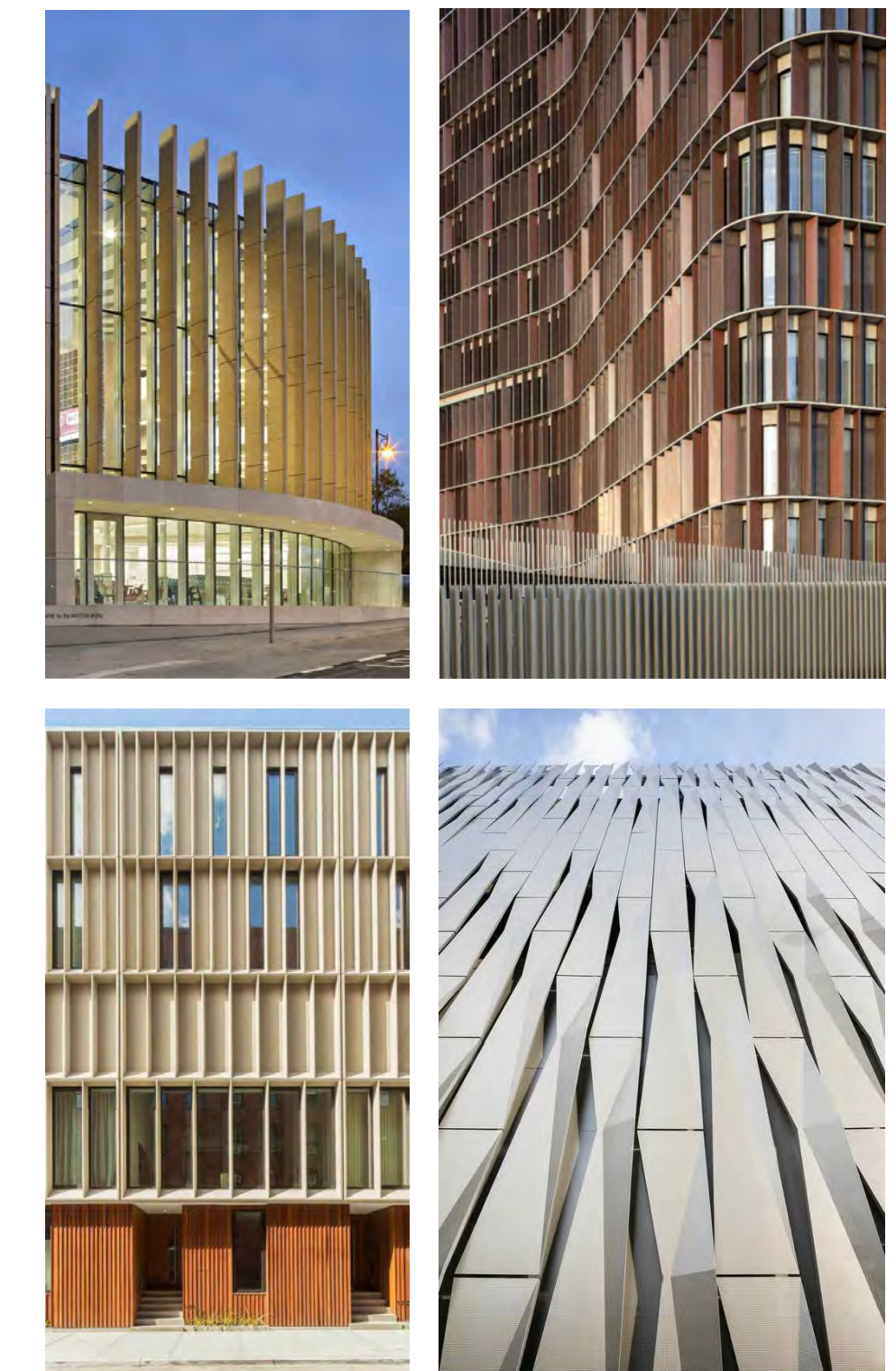
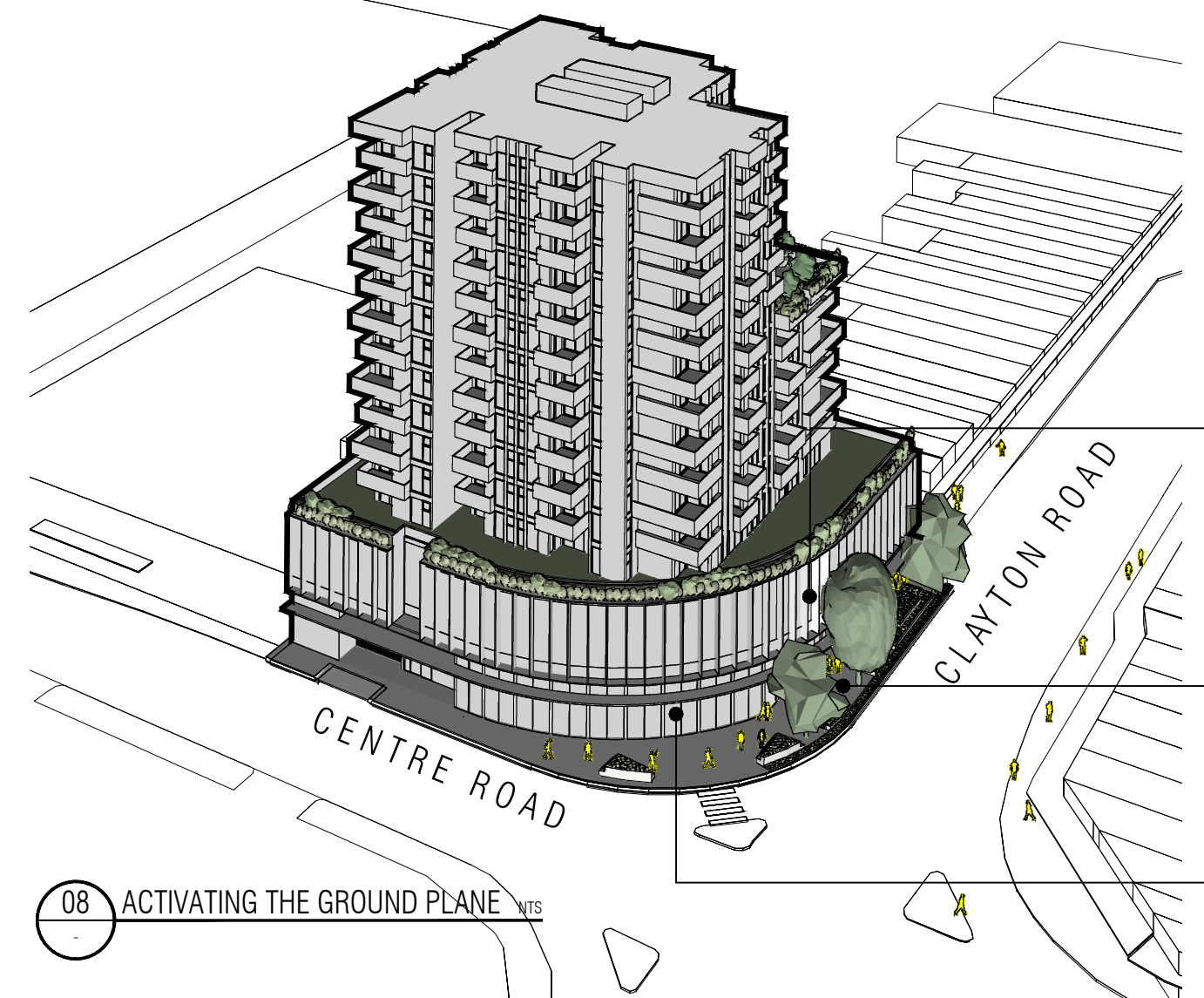
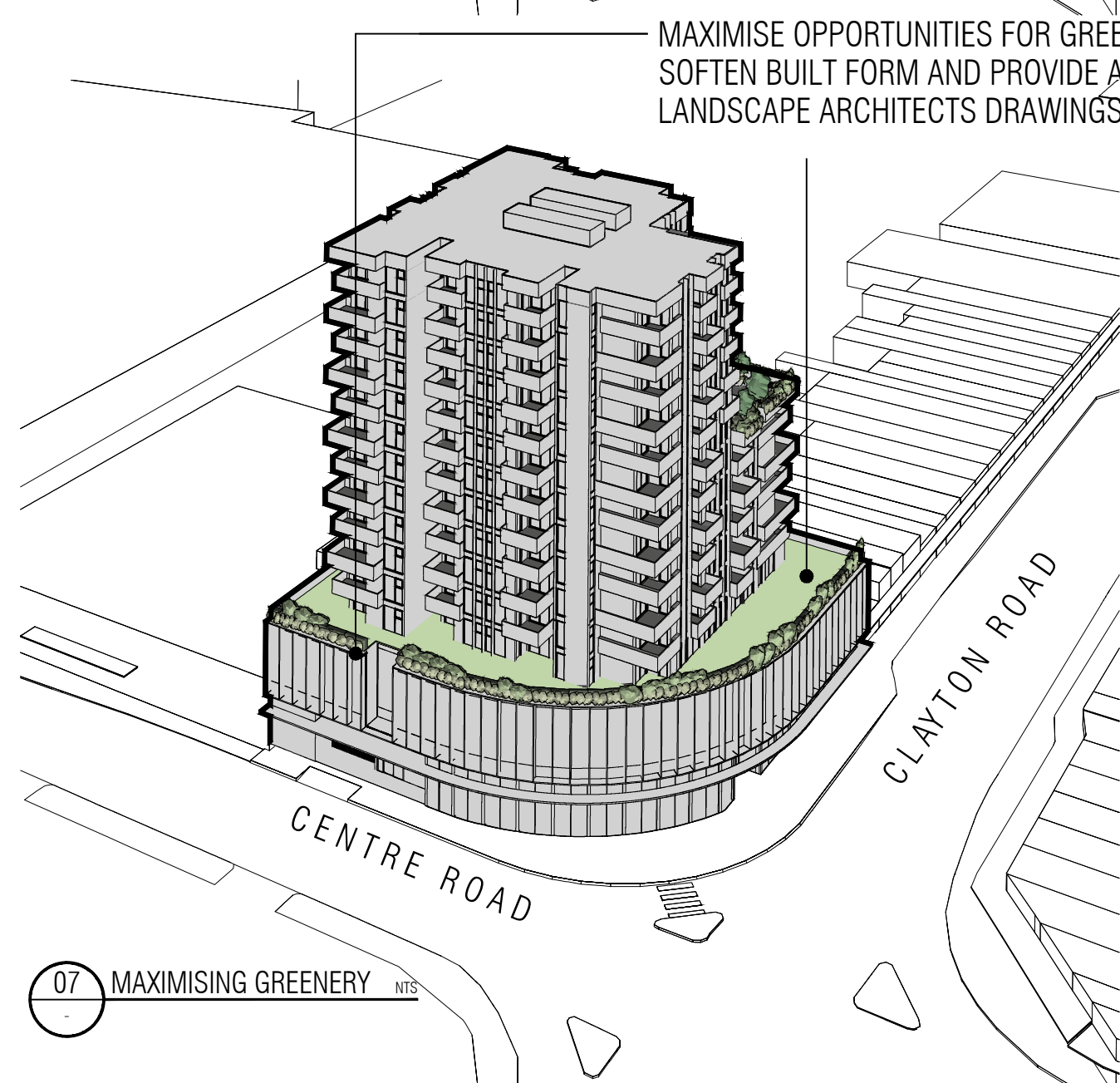
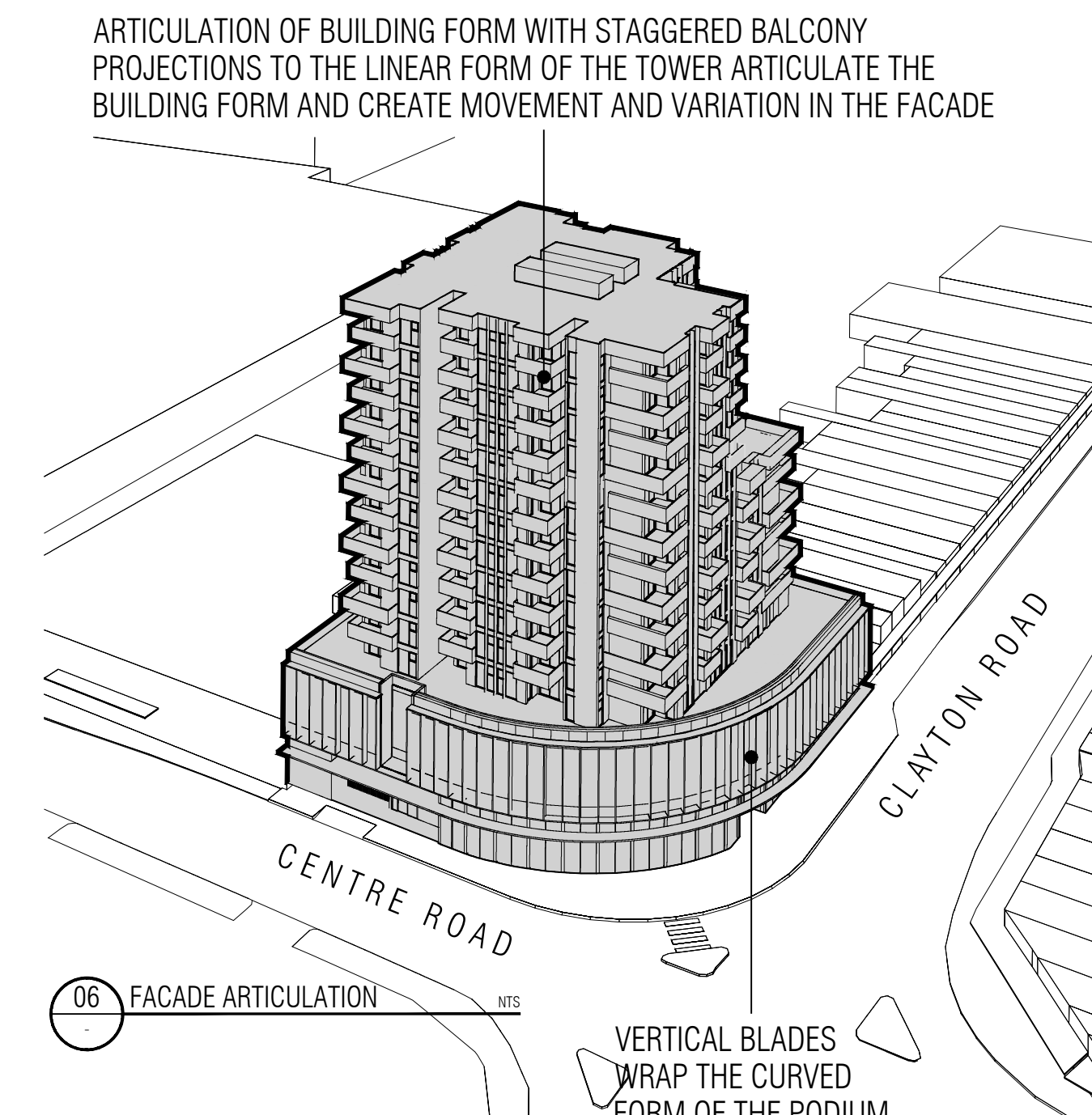
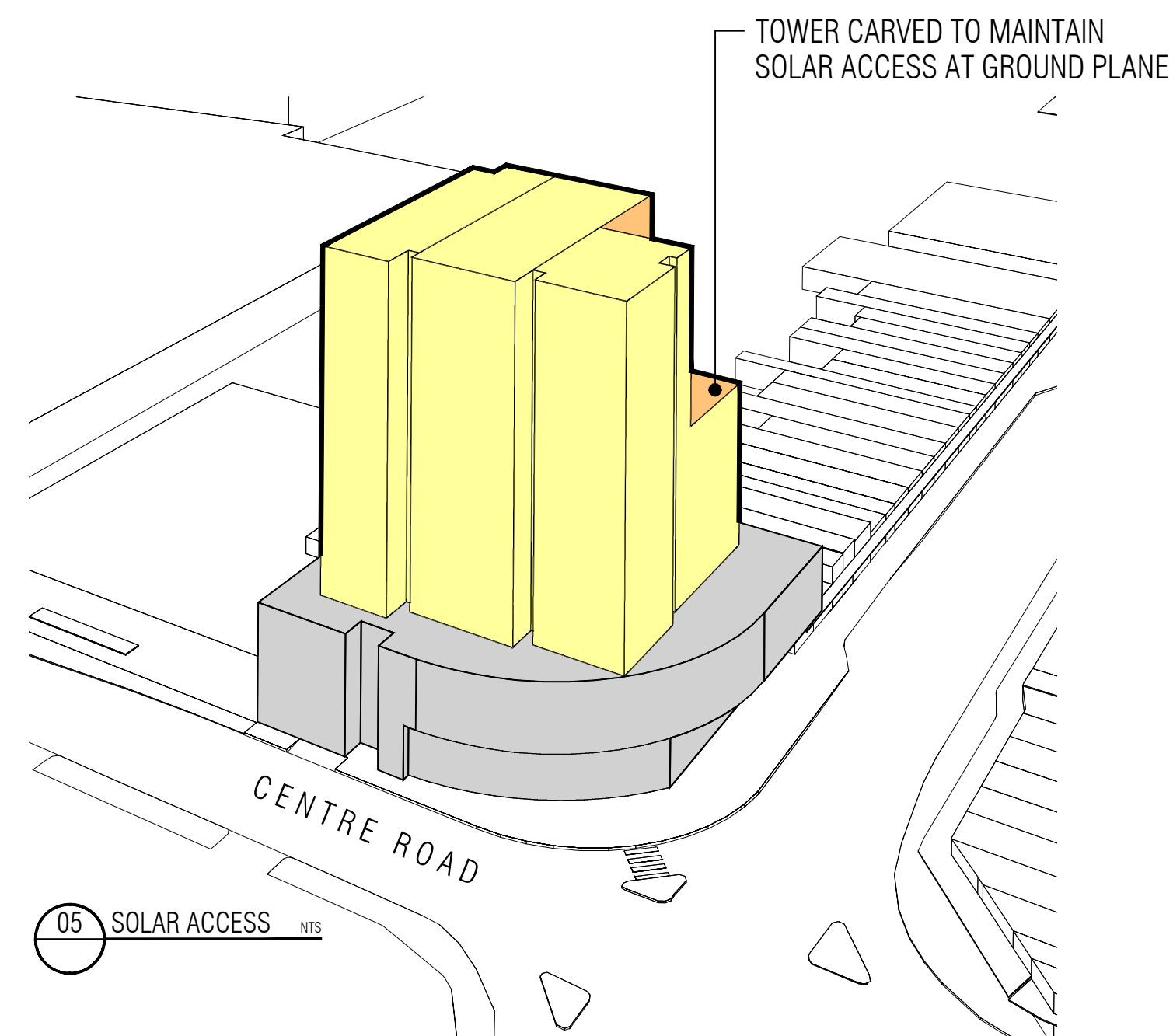
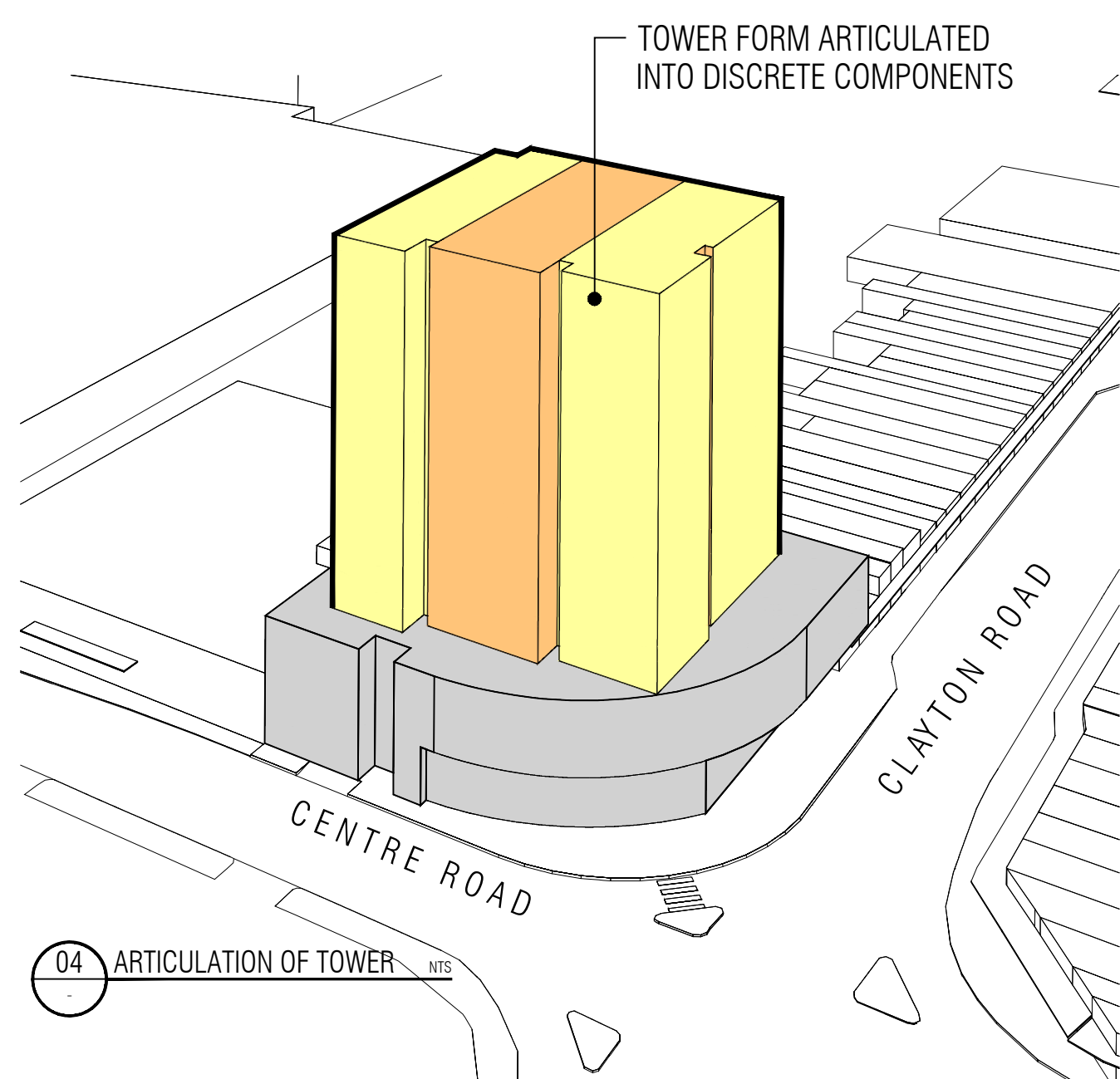
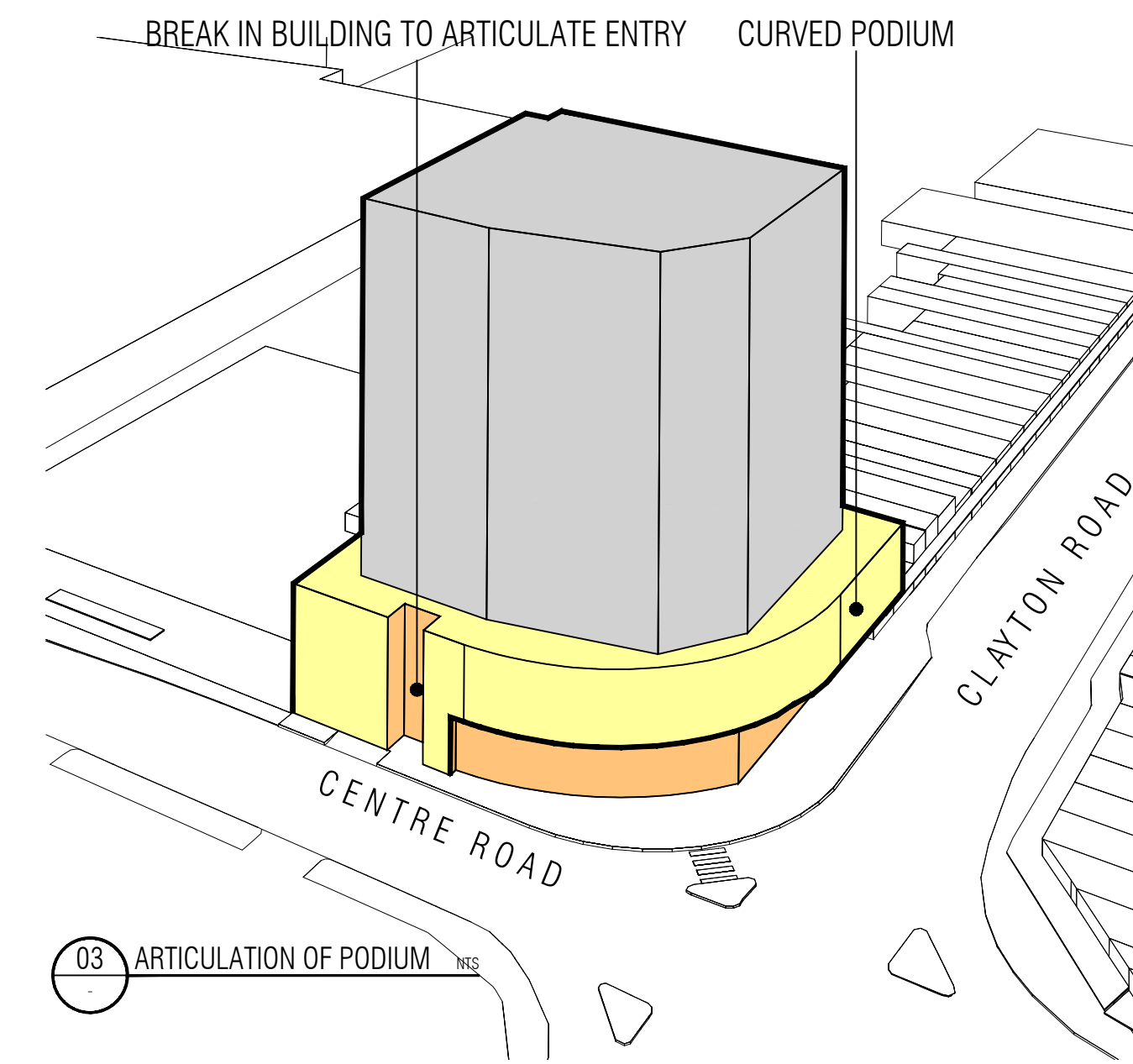
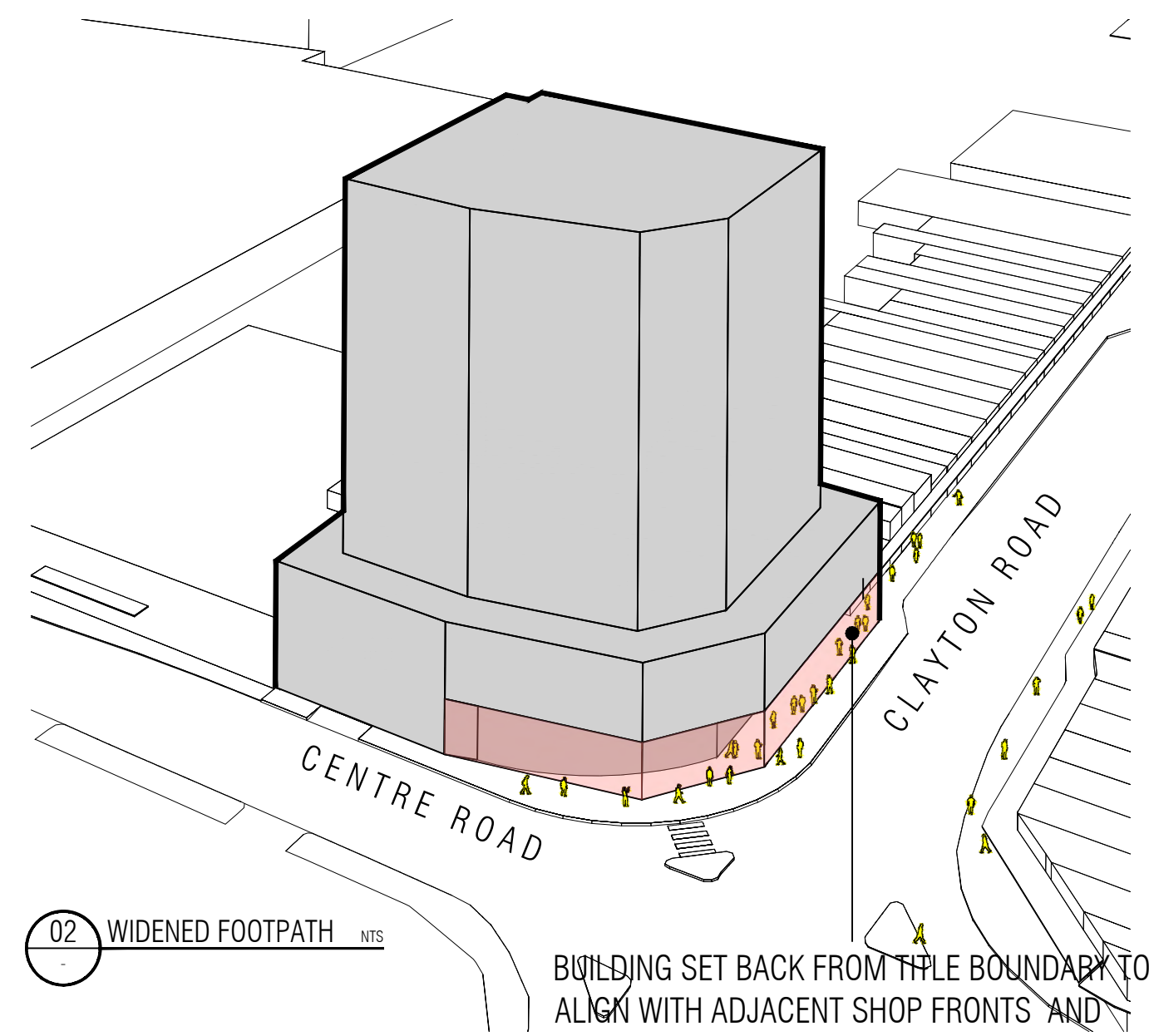
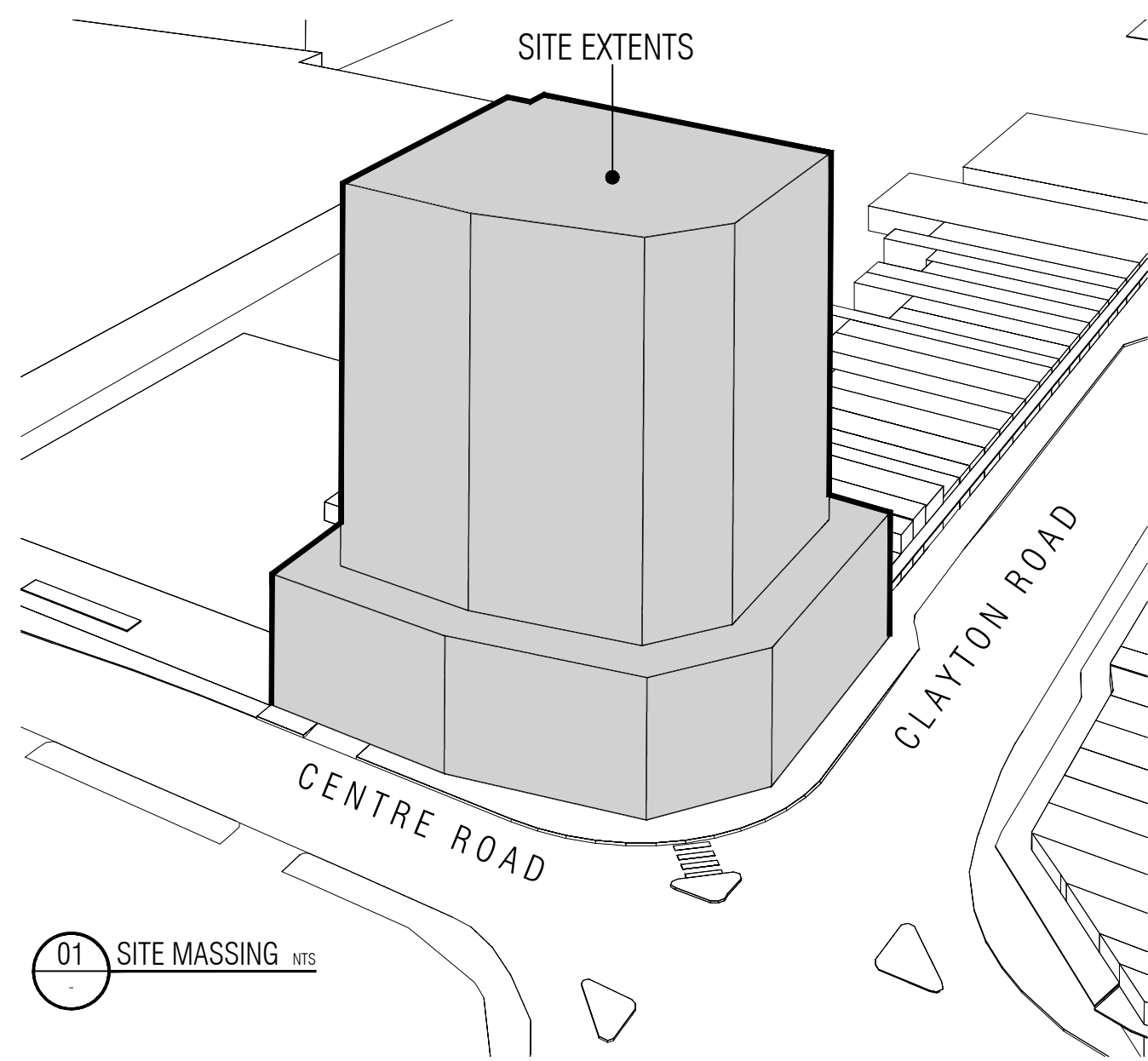


02 CLAYTON PRECINCT PLAN WITH PROPOSED DEVELOPMENT NTS

PREFERRED BUILDING HEIGHTS BASED ON CLAYTON PRECINCT PLAN

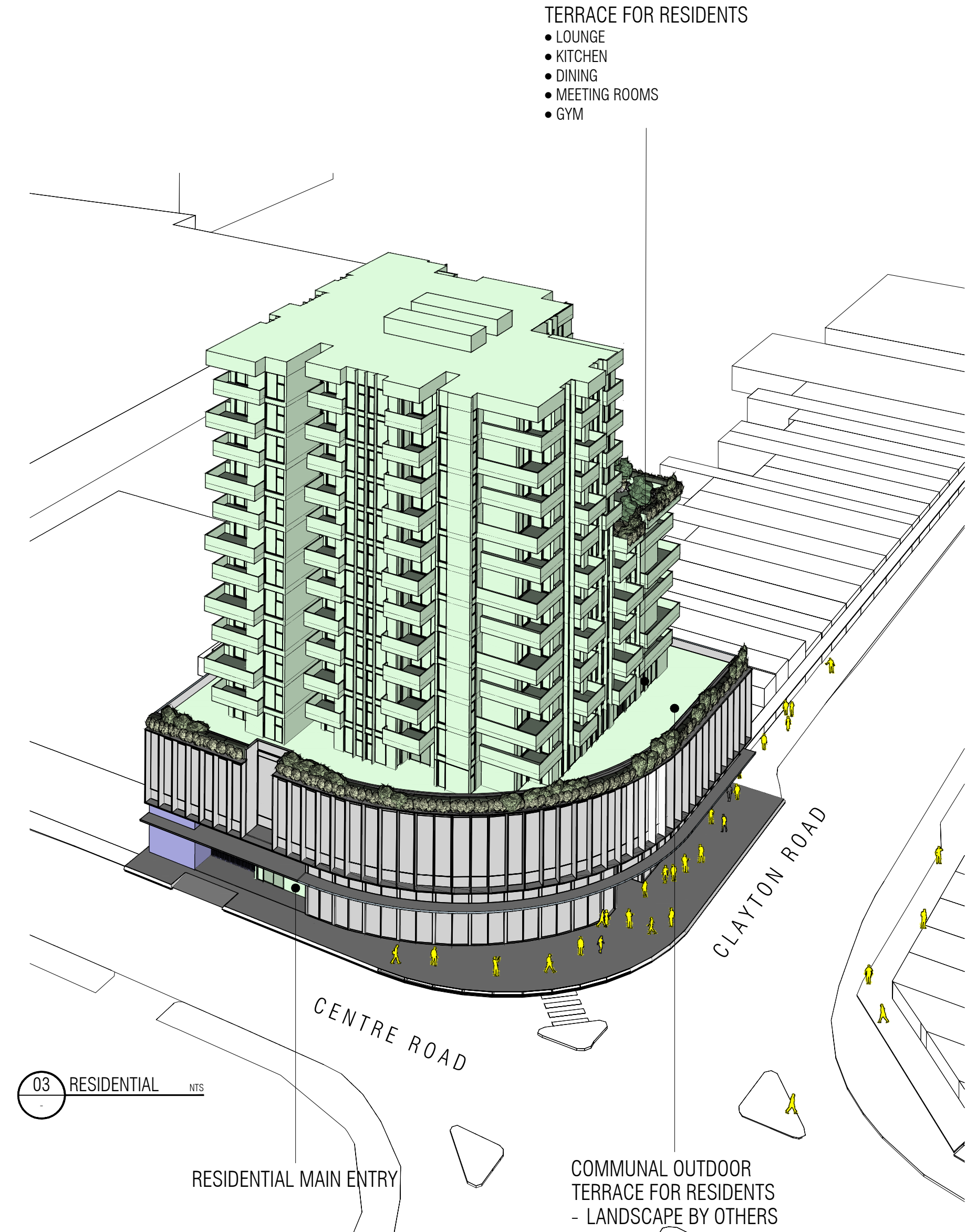
- 10 LEVELS (32-35M)
- 8 LEVELS (28-32M)
- 6 LEVELS (19-22M)
- 4 LEVELS (16M) - BASED ON CITY OF KINGSTON STRATEGY

REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED
A	16.11.2020	ISSUE FOR TOWN PLANNING	CT				
D	15.10.2021	ISSUE FOR VCAT	CT				
E	12.05.2022	ISSUE FOR VCAT	TW				



REFERENCE IMAGES NTS

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E	12.05.2022	ISSUE FOR VCAT	TW				



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A	16.11.2020	ISSUE FOR TOWN PLANNING	CT				
D	15.10.2021	ISSUE FOR VCAT	CT				
E	12.05.2022	ISSUE FOR VCAT	TW				



- BUILDING SET BACK FROM BOUNDARY AT GROUND LEVEL TO ALIGN WITH ADJACENT SHOP FRONTS
- MAXIMISE OPPORTUNITIES FOR GREENERY AT PODIUM LEVEL TO SOFTEN BUILT FORM AND PROVIDE AMENITY FOR RESIDENTS. REFER LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- INDOOR & OUTDOOR COMMUNAL FACILITIES ON EIGHTH FLOOR
- MAXIMISE OPPORTUNITIES FOR GREENERY ON EIGHTH FLOOR TO SOFTEN BUILT FORM AND PROVIDE AMENITY FOR RESIDENTS. REFER LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- ENHANCE THE STREETScape EXPERIENCE AND PROVIDE PEDESTRAIN REFUGE THROUGH THE WIDENING OF THE FOOTPATH, PLANTING, SEATING AND BICYCLE PARKING. REFER LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- INDOOR & OUTDOOR COMMUNAL FACILITIES AT PODIUM LEVEL
- TITLE BOUNDARY
- BUILDING SET BACK FROM BOUNDARY
- 188m² AT GROUND LEVEL GIVEN BACK TO THE PUBLIC REALM

REFER TO LANDSCAPE PLAN TP03 DATED 20/05/2022 PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS

EXISTING CROSSOVER TO BE RECONFIGURED
 MAIN VEHICLE ENTRY
 BREAK IN BUILDING TO ARTICULATE ENTRY
 MAIN PEDESTRIAN ENTRY



LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
 T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

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A	16.11.2020	ISSUE FOR TOWN PLANNING	CT				
B	10.02.2021	ISSUE FOR RFI	CT				
D	15.10.2021	ISSUE FOR VCAT	CT				
E	12.05.2022	ISSUE FOR VCAT	TW				

PROJECT
 409 CLAYTON ROAD
 CLAYTON
 VIC 3168

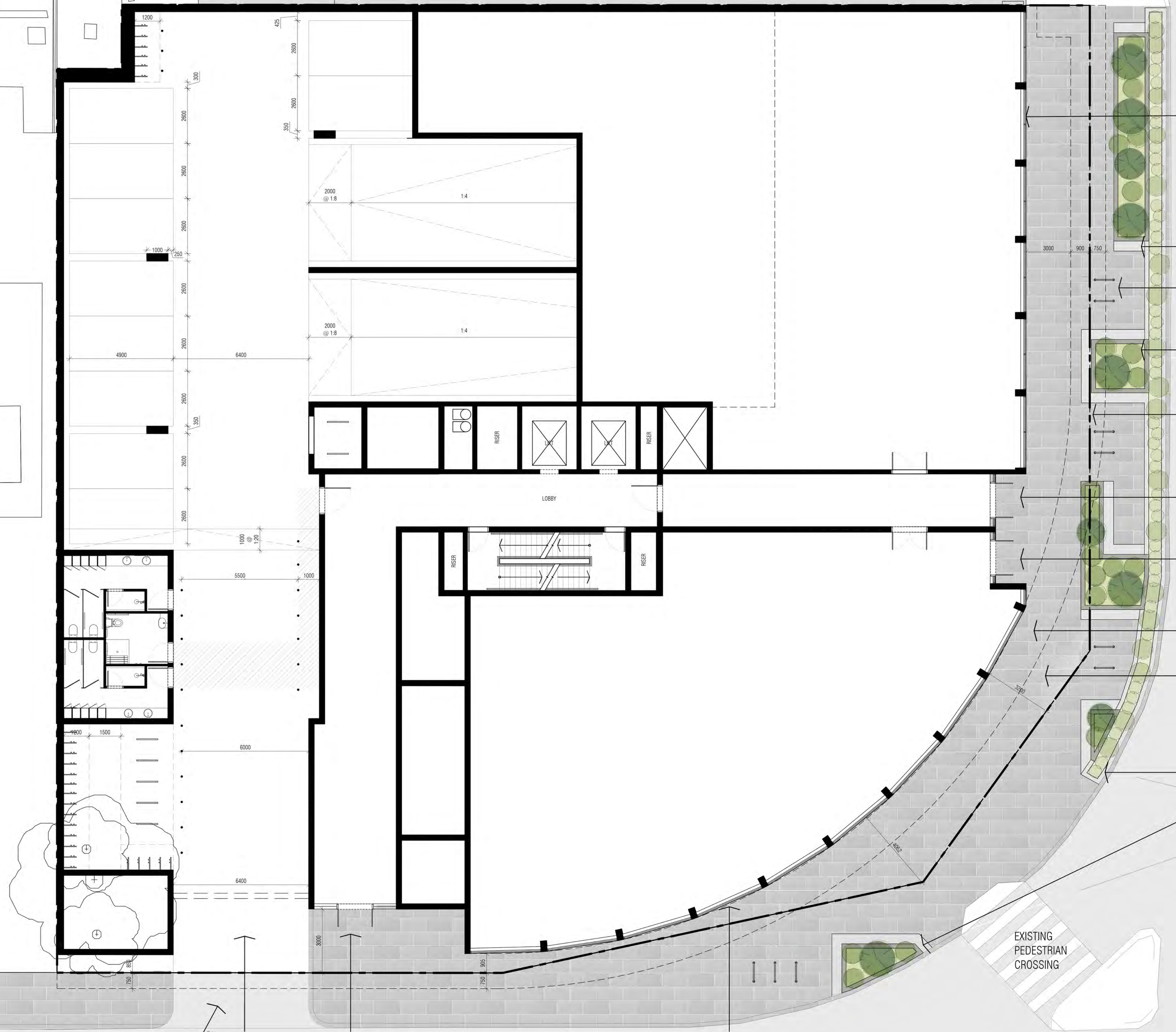
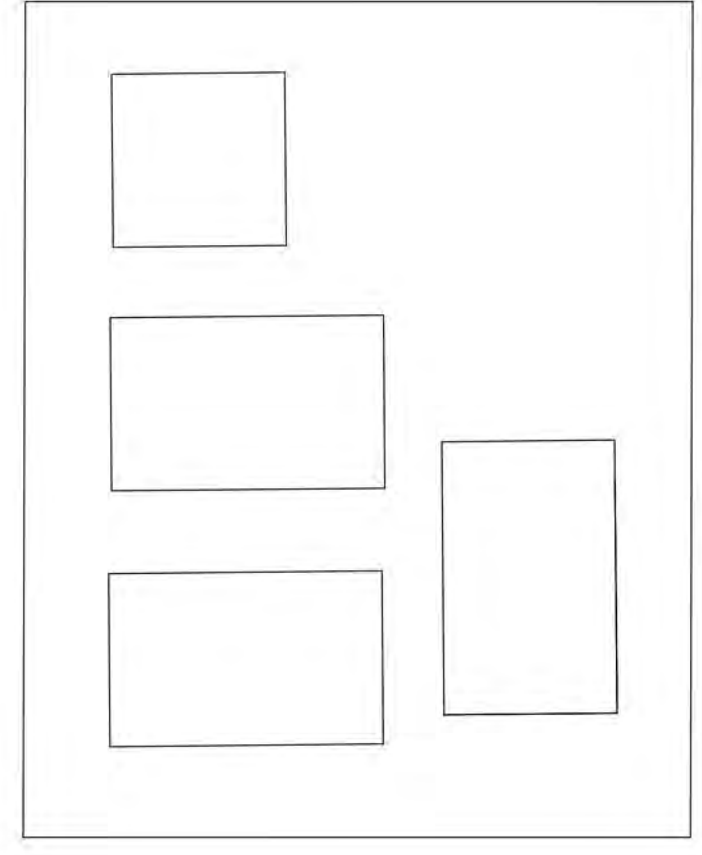
TOWN PLANNING DRAWINGS

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 DESIGN RESPONSE - SITE PLAN

SCALE: 1:100
 PAGE: A1
 DRAWN: ML-D

DATE: SEPTEMBER 2021
 PROJECT NO: 20008
 DRAWING NO: TP-029.E

TOWN PLANNING



- LINE OF BUILDING SET BACK TO INCREASE FOOTPATH WIDTH & GIVE BACK TO THE PUBLIC REALM
- STREET FURNITURE
- PROVISION OF BIKE HOOPS
- LANDSCAPING PROTECTS PEDESTRIANS FROM BUSY INTERSECTION
- TITLE BOUNDARY
- TENANCY ENTRANCE
- COMMERICAL ENTRANCE
- LINE OF FLOORS ABOVE
- 208m² AT GROUND LEVEL GIVEN BACK TO THE PUBLIC REALM
- HARD AND SOFT LANDSCAPE TO BE DESIGNED AND DETAILED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS

REFER TO LANDSCAPE PLAN CC01 DATED 18/05/2022 PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS

EXISTING CROSSOVER TO BE RECONFIGURED MAIN VEHICLE ENTRY RESIDENTIAL ENTRY LINE OF BUILDING SET BACK FROM TITLE BOUNDARY

EXISTING PEDESTRIAN CROSSING

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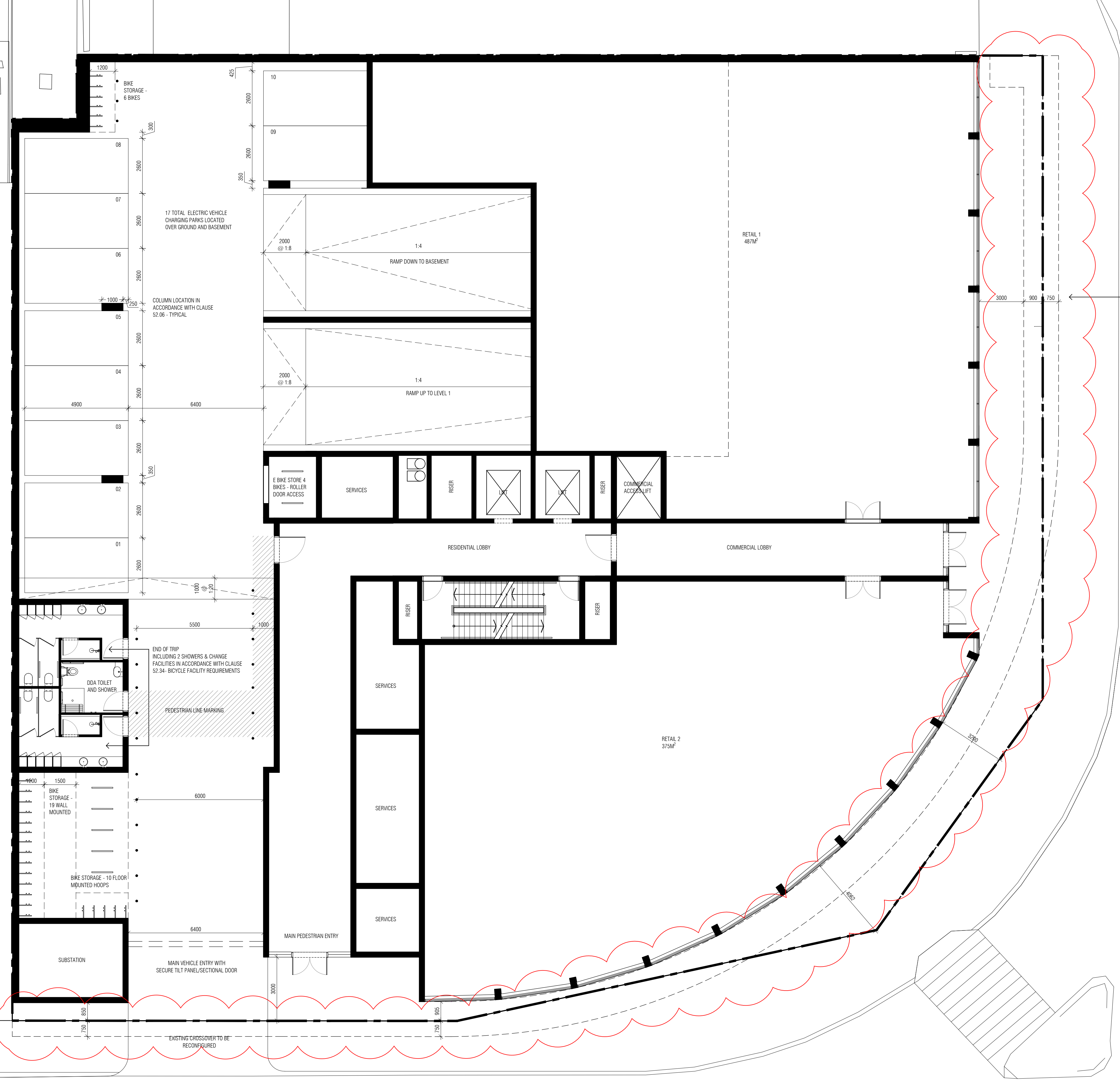
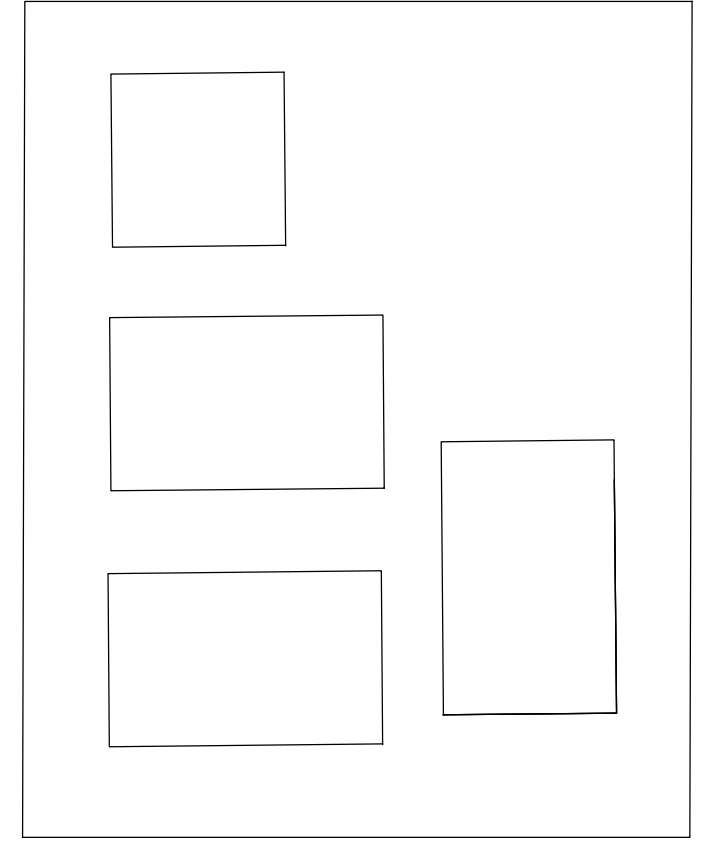
PROJECT
409 CLAYTON ROAD
CLAYTON
VIC 3168

TOWN PLANNING DRAWINGS

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PAGE: A1
DRAWN: ML-D

DATE: SEPTEMBER 2021
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DRAWING NO: TP-030.E



REFER TO LANDSCAPE PLAN BY OTHERS

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D	15.10.2021	ISSUE FOR VCAT	CT				
E	06.12.2021	ISSUE FOR VCAT	CT				
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PROJECT
409 CLAYTON ROAD
 409 CLAYTON ROAD
 CLAYTON
 VIC 3168

TOWN PLANNING DRAWINGS

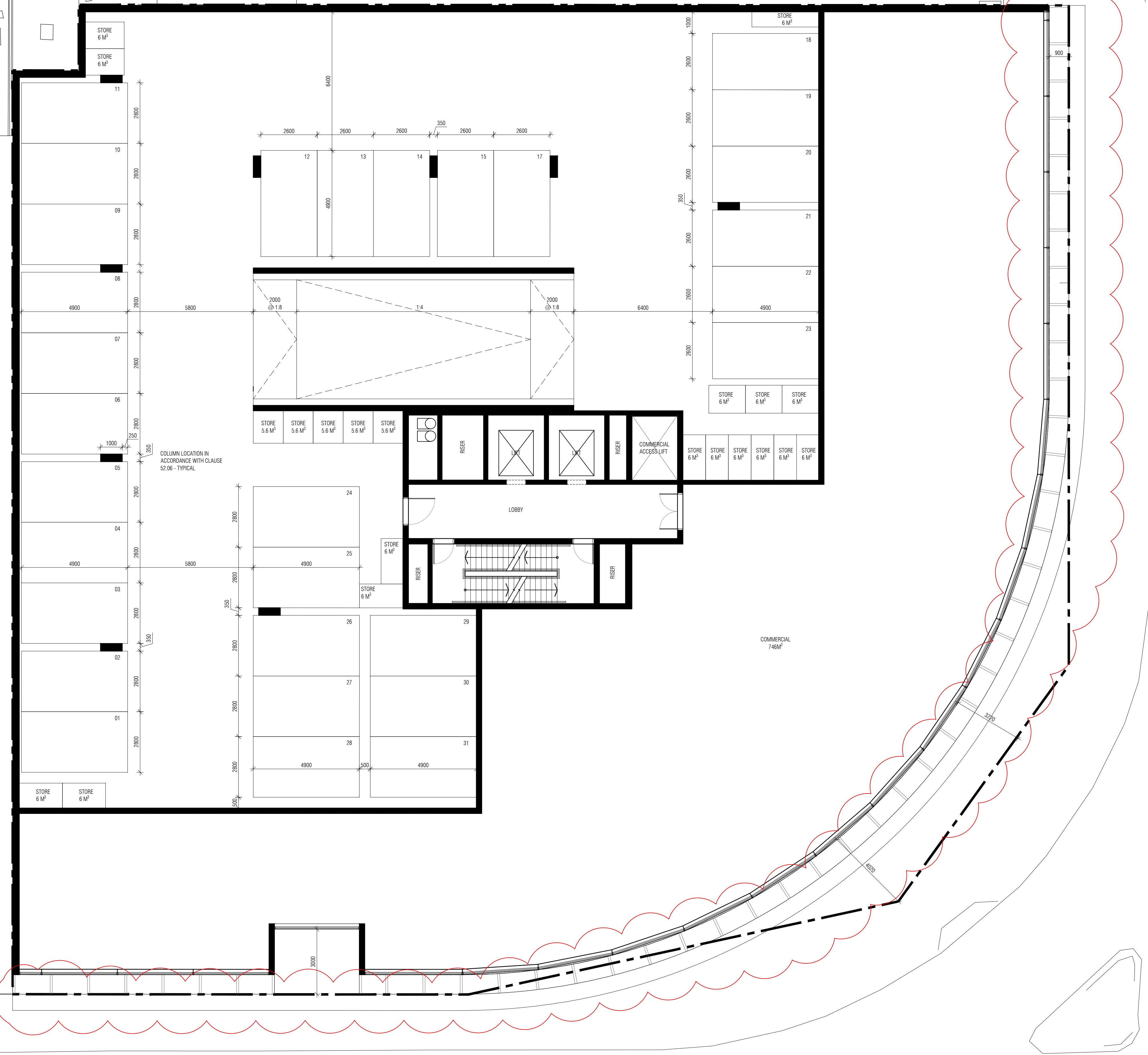
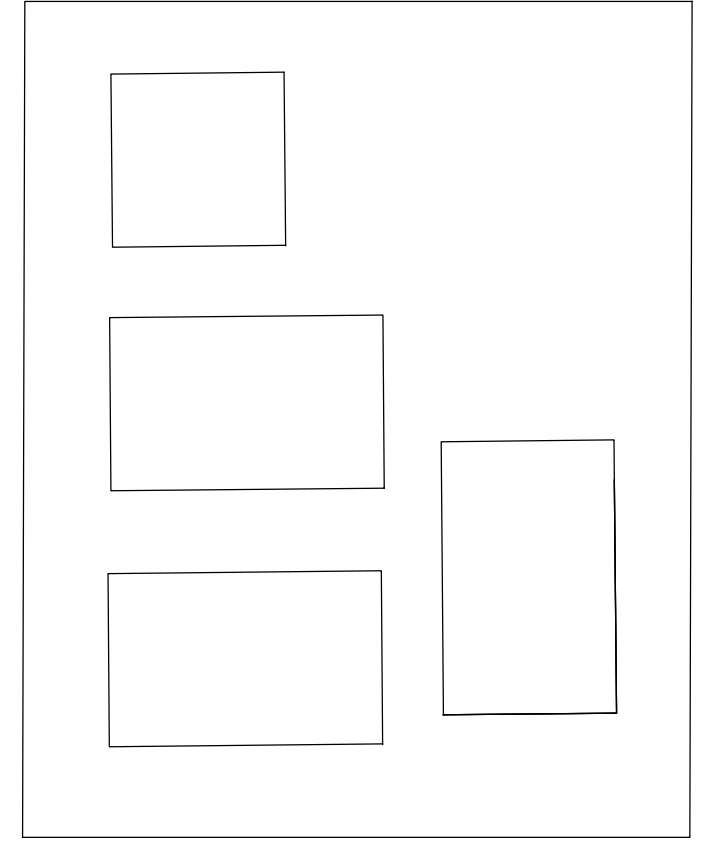
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DATE: SEPTEMBER 2021
 PROJECT NO:
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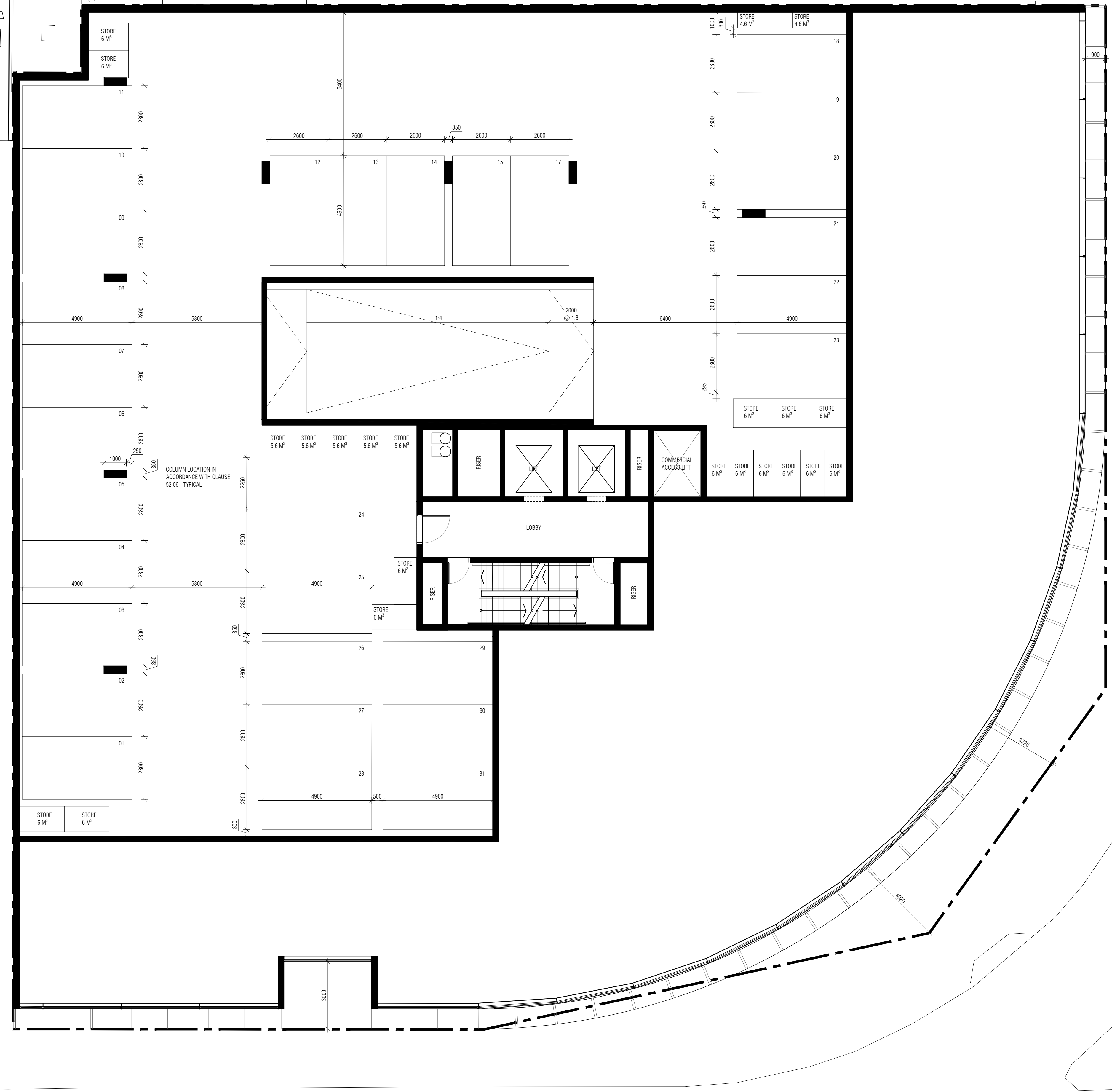
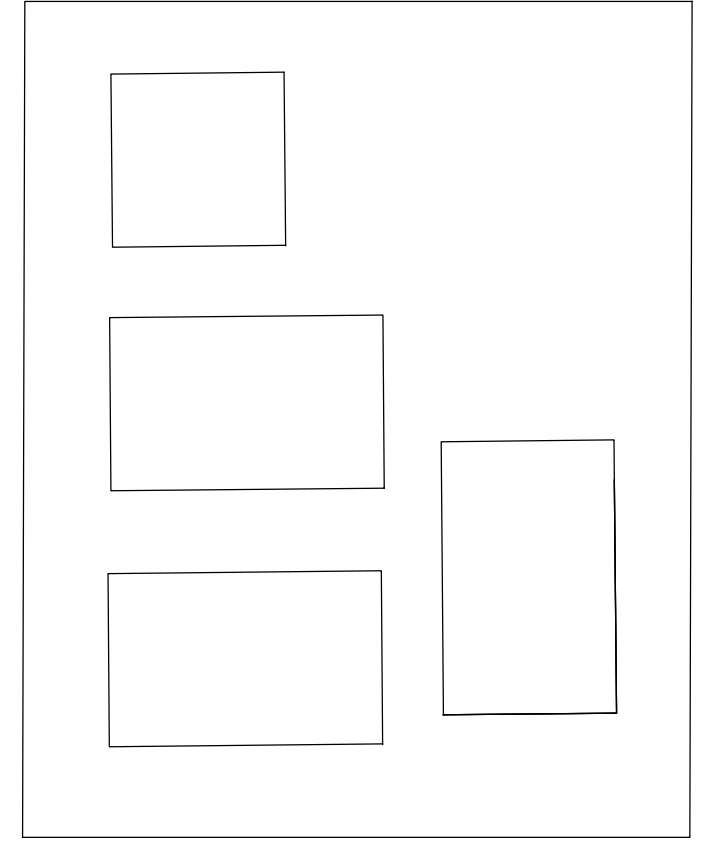
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F	12.05.2022	ISSUE FOR VCAT	TW				

PROJECT
409 CLAYTON ROAD
 409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
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PROPOSED FIRST FLOOR
 SCALE: 1:100
 PAGE: A1
 DRAWN: ML-D
 DRAWING ISSUE
TOWN PLANNING

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PROJECT
409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS

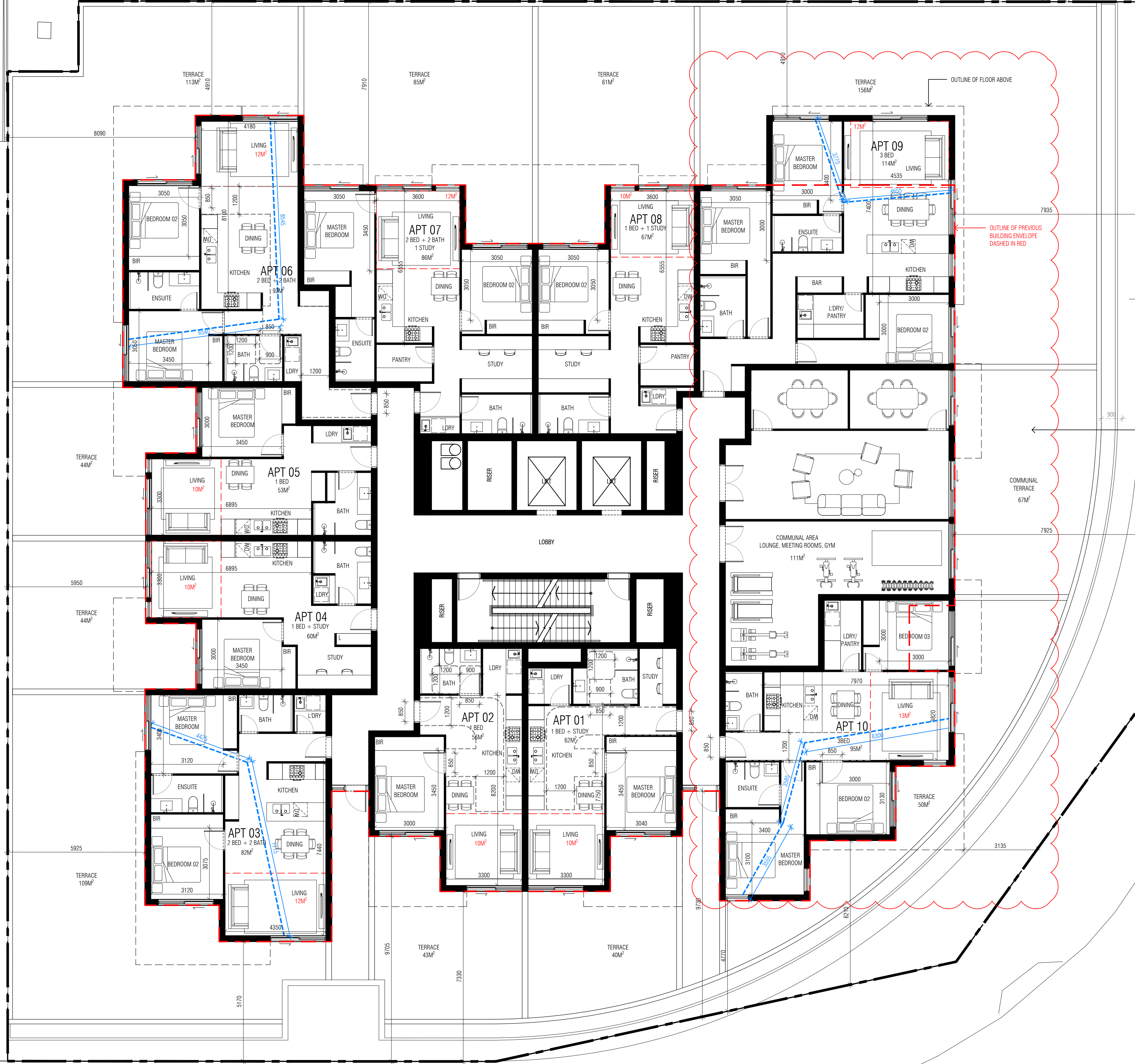
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 DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
 PROJECT NO:
 20008
 DRAWING No
TP-102.E

— BREEZE PATH
REFER TO ELEVATIONS FOR FURTHER DETAILS OF OPERABLE WINDOWS

REFER TO LANDSCAPE PLAN CC02 DATED 20/05/2022 PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS



EWERT LEAF

LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

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PROJECT
409 CLAYTON ROAD
CLAYTON
VIC 3168

TOWN PLANNING DRAWINGS

DRAWING TITLE
PROPOSED SECOND FLOOR

SCALE: 1:100
PAGE: A1
DRAWN: ML-D

DATE: SEPTEMBER 2021
PROJECT NO: 20008
DRAWING NO: TP-103.E
REV

— BREEZE PATH
REFER TO ELEVATIONS FOR FURTHER DETAILS OF OPERABLE WINDOWS



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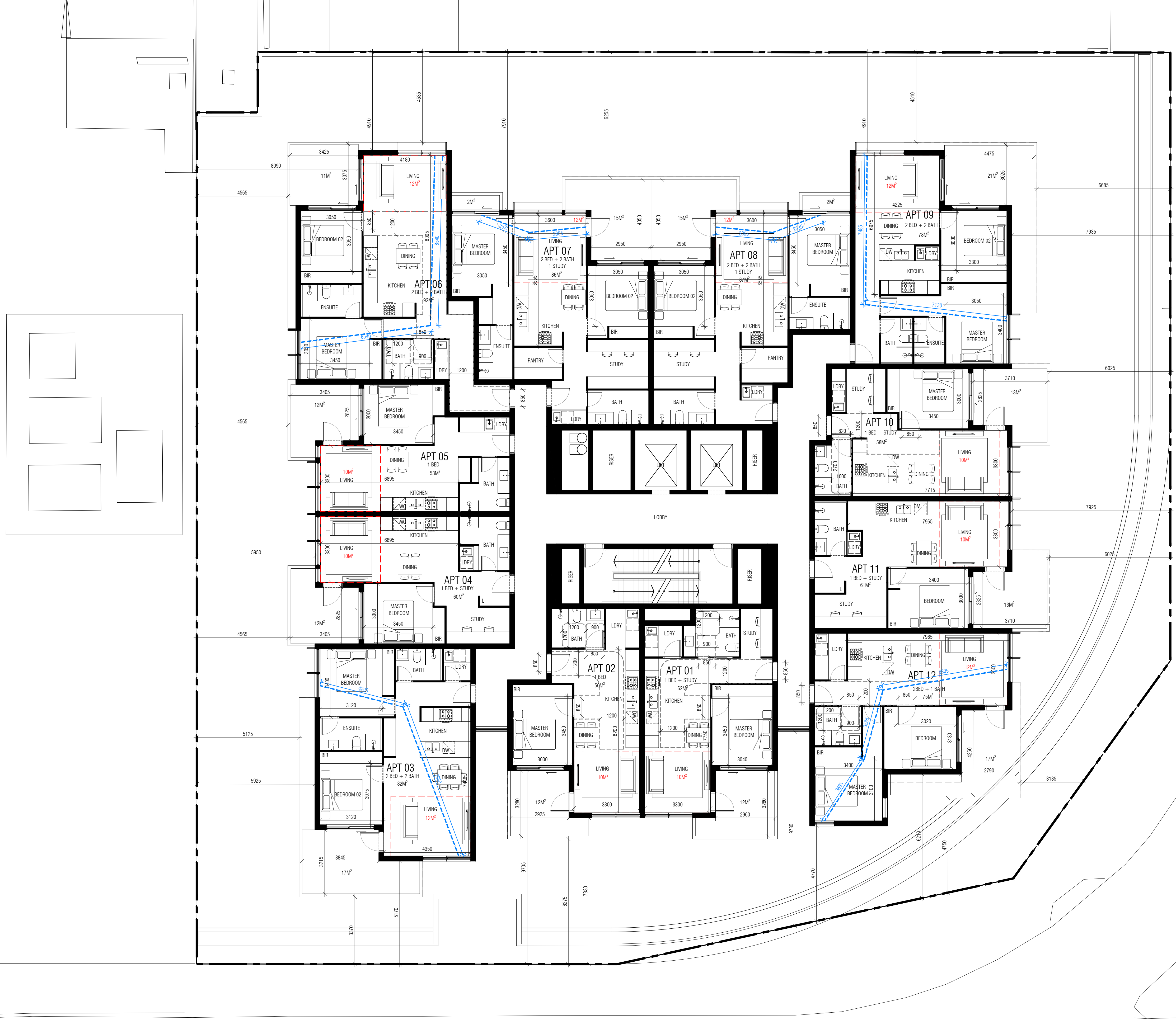
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D	15.10.2021	ISSUE FOR VCAT	CT				
E	12.05.2022	ISSUE FOR VCAT	TW				

PROJECT
409 CLAYTON ROAD
CLAYTON
VIC 3168

TOWN PLANNING DRAWINGS
DRAWING TITLE
PROPOSED THIRD FLOOR
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO:
20008
DRAWING No
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REV

— BREEZE PATH
REFER TO ELEVATIONS FOR
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LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
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PROJECT
409 CLAYTON ROAD
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VIC 3168

TOWN PLANNING DRAWINGS
DRAWING TITLE
PROPOSED FOURTH FLOOR
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO:
20008
DRAWING No
REV
TP-105.E

— BREEZE PATH
REFER TO ELEVATIONS FOR FURTHER DETAILS OF OPERABLE WINDOWS



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PROJECT
409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
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PROPOSED FIFTH FLOOR
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO:
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DRAWING No
REV
TP-106.E

— BREEZE PATH
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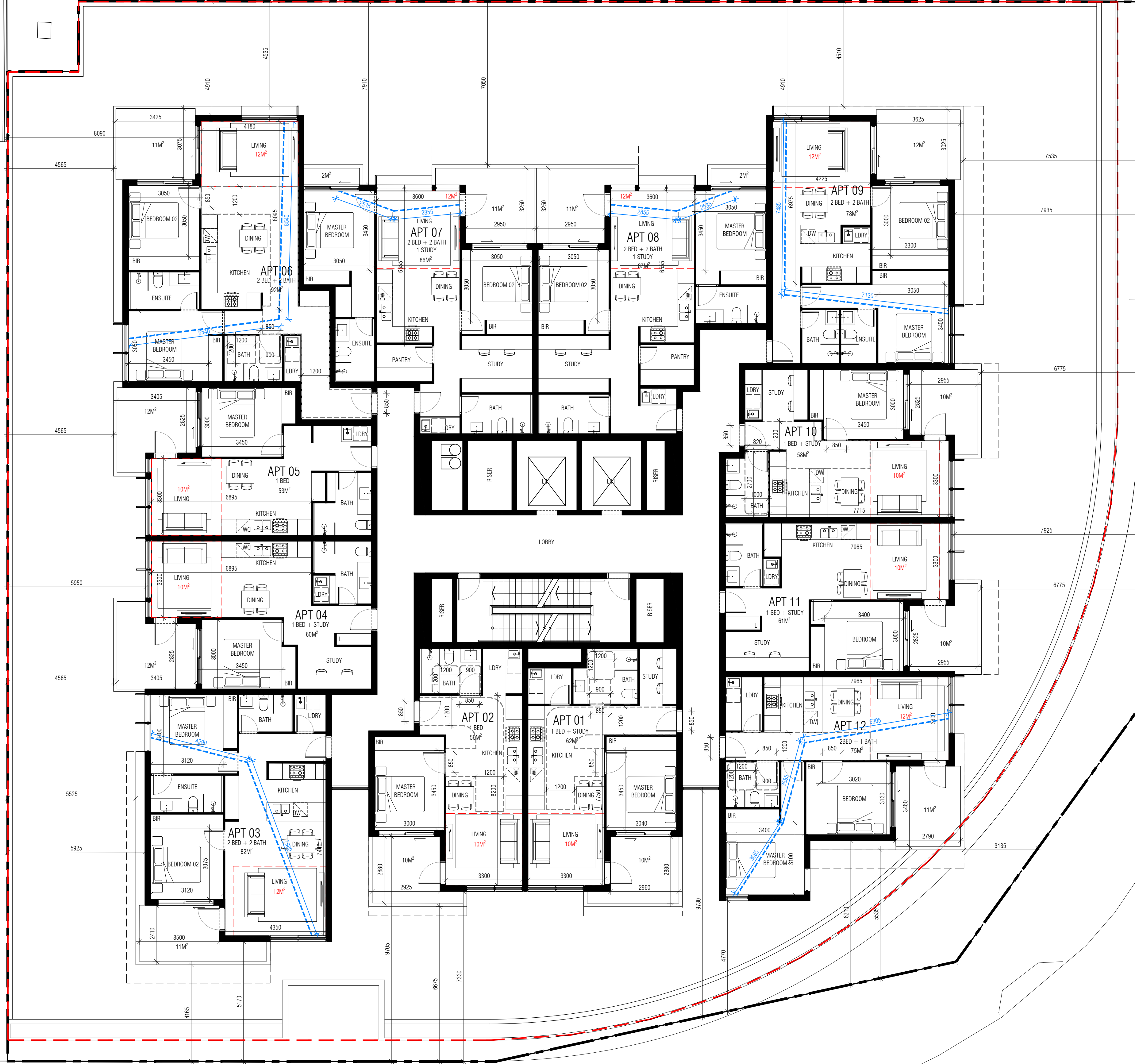
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PROPOSED SIXTH FLOOR
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

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PROJECT
409 CLAYTON ROAD
CLAYTON
VIC 3168

TOWN PLANNING DRAWINGS
DRAWING TITLE
PROPOSED SEVENTH FLOOR
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING
DATE: SEPTEMBER 2021
PROJECT NO:
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— BREEZE PATH
 REFER TO ELEVATIONS FOR
 FURTHER DETAILS OF
 OPERABLE WINDOWS



OUTLINE OF PREVIOUS
 BUILDING ENVELOPE
 DASHED IN RED

E W E R T
—
L E A F

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PROJECT
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TOWN PLANNING DRAWINGS
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— BREEZE PATH
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TOWN PLANNING DRAWINGS

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TOWN PLANNING DRAWINGS
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DATE: SEPTEMBER 2021
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TOWN PLANNING

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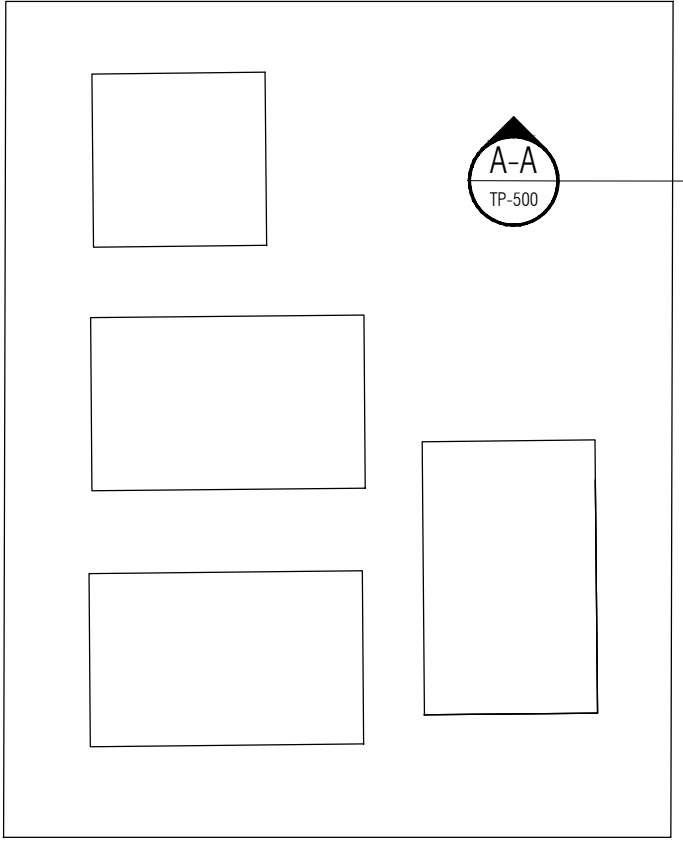
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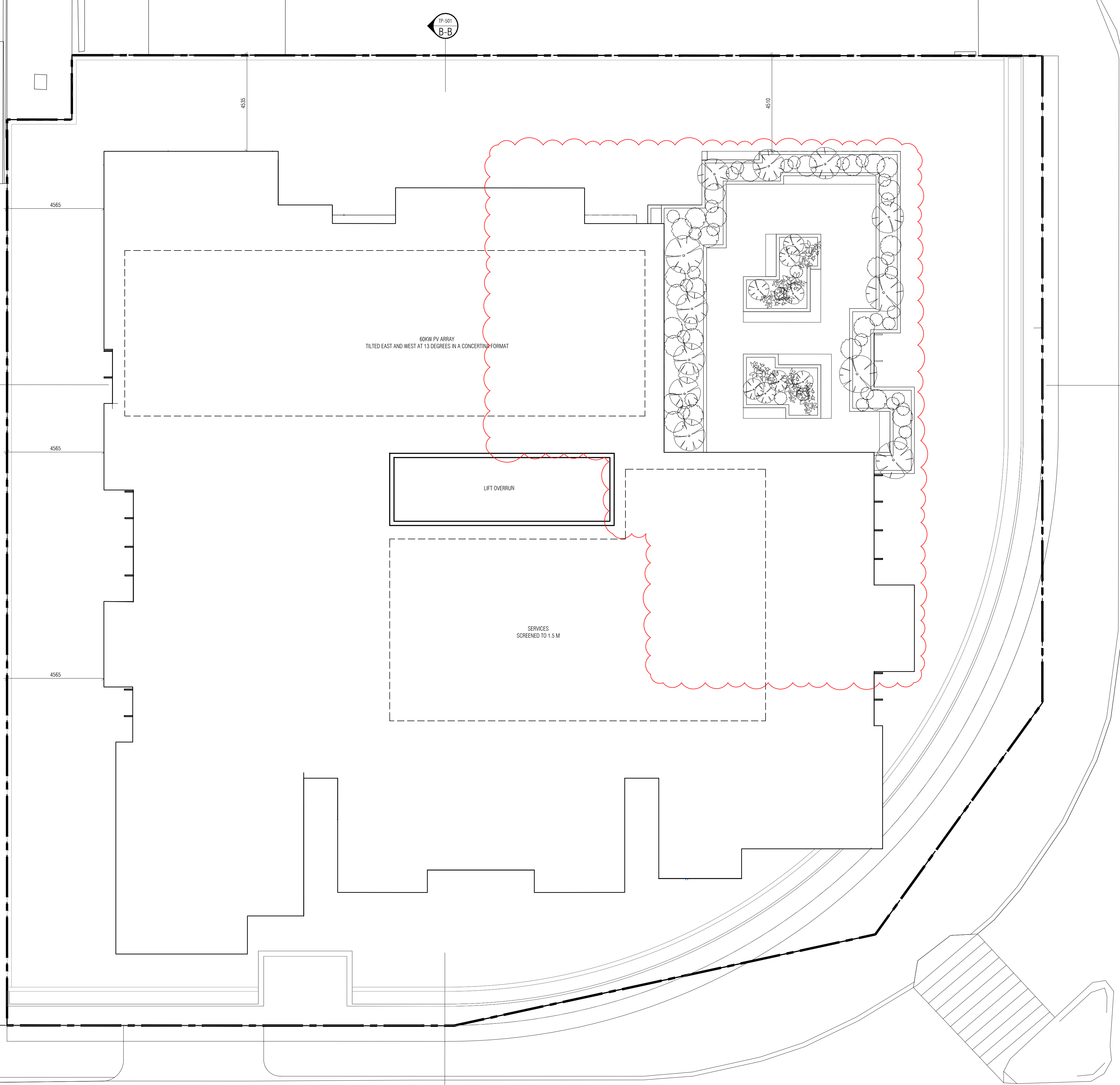


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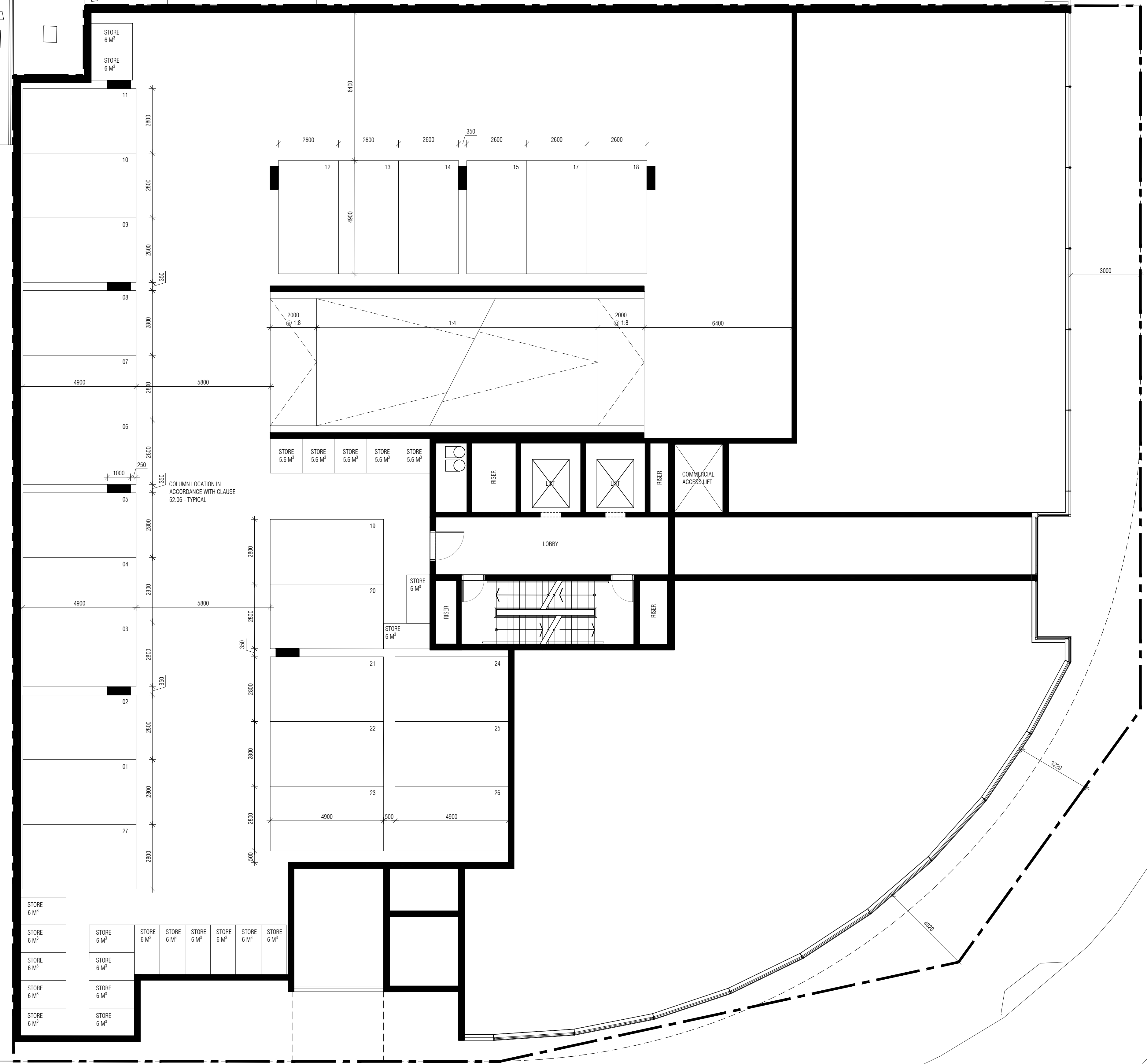
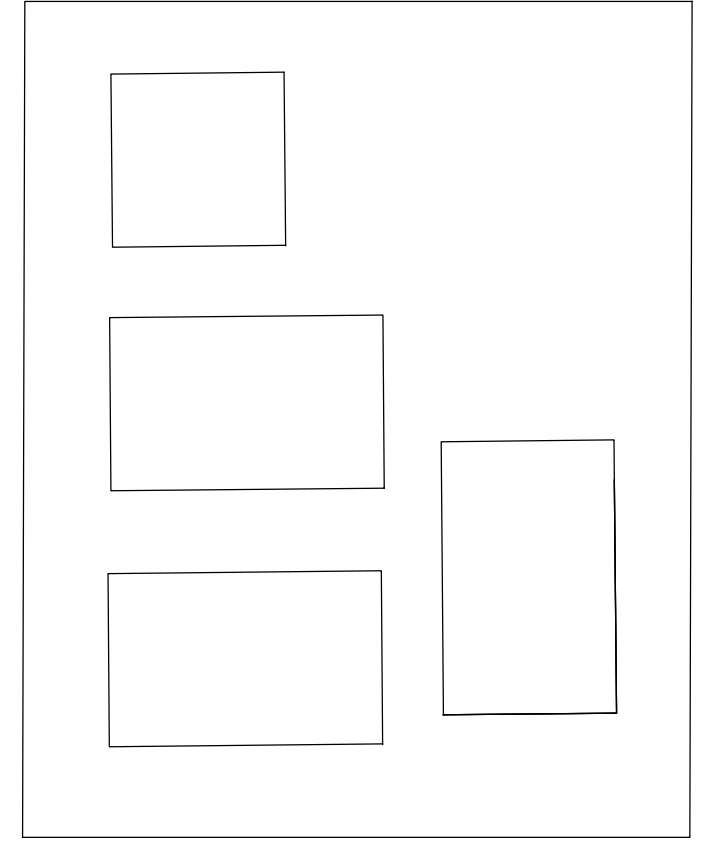
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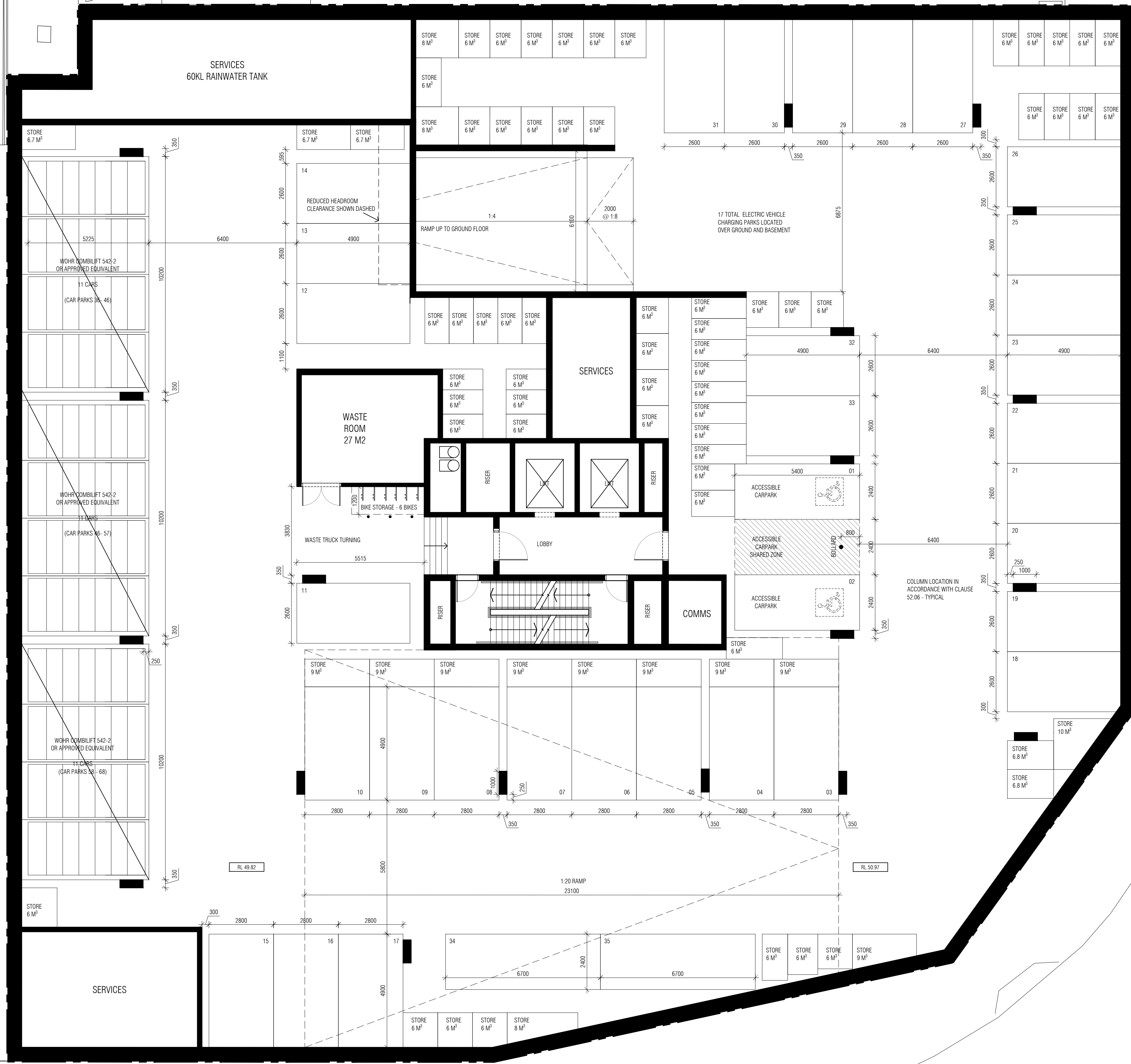
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TOWN PLANNING DRAWINGS

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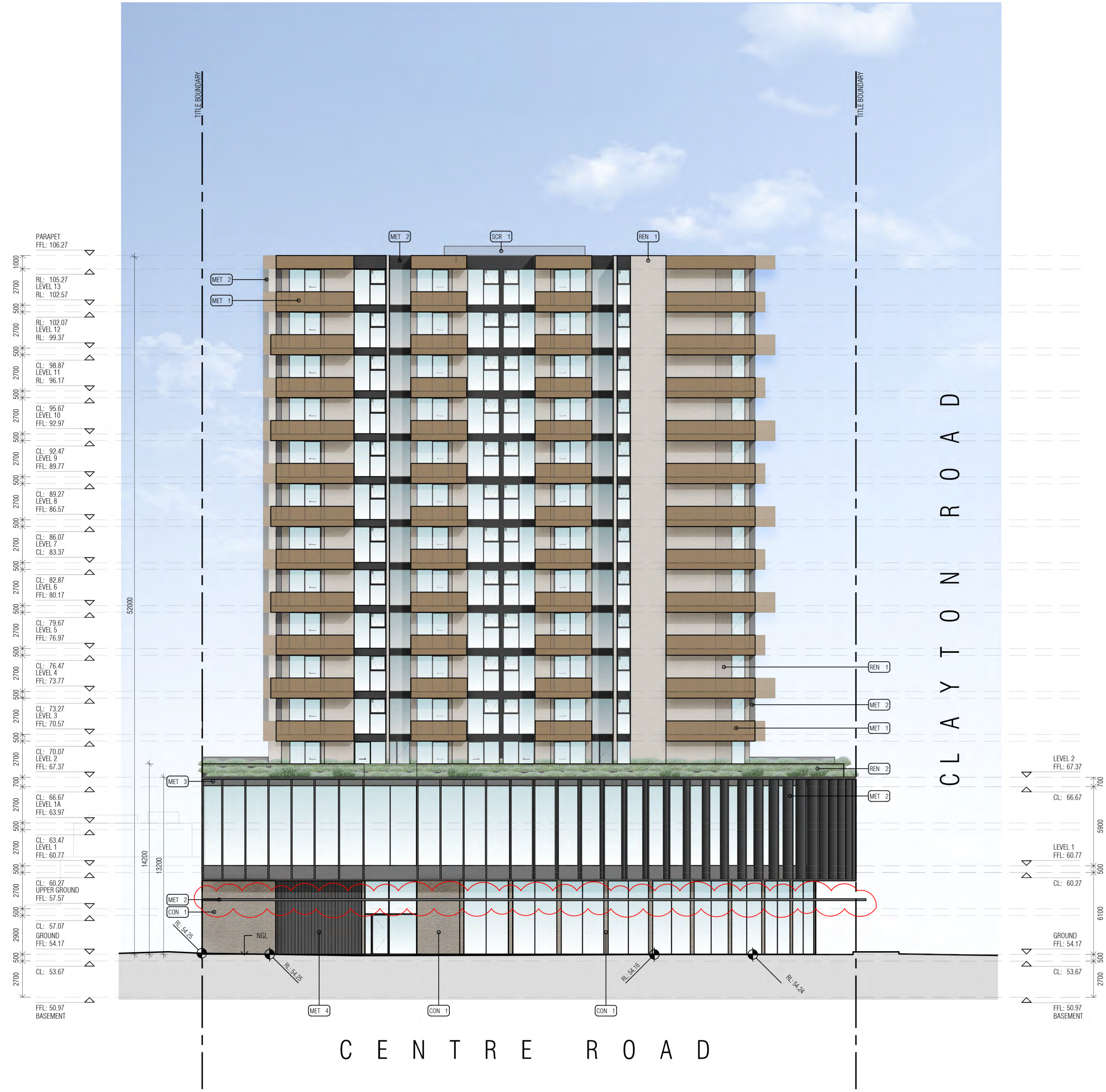
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 20008

DRAWING NO
TP-150.E

TOWN PLANNING

EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: DARK GREY)
CON 2	PRECAST CONCRETE RIBBED (COLOUR: DARK GREY)
REN 1	CONCRETE RENDER (COLOUR: MID GREY)
REN 2	CONCRETE RENDER (COLOUR: DARK GREY)
MET 1	PERFORATED METAL TO BALUSTRADE (COLOUR: BRONZE)
MET 2	POWDER-COATED STEEL (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE (COLOUR: CHARCOAL)
SCR 1	PLANT PLATFORM SCREENING
0	OPERABLE WINDOW



1 SOUTH ELEVATION - CENTRE ROAD SCALE 1:100
TP-400

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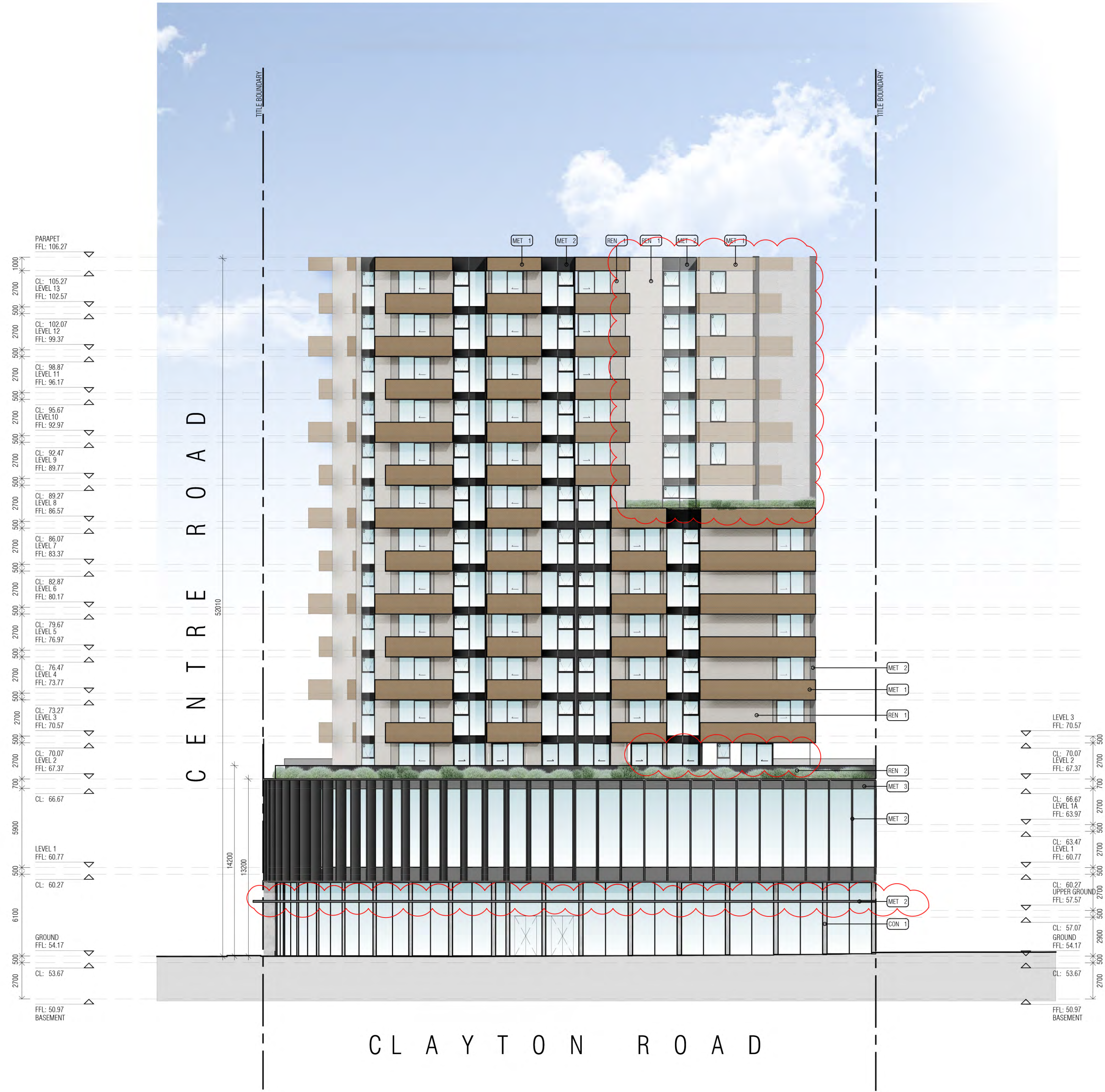
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PROJECT NO.: 20008
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EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: DARK GREY)
CON 2	PRECAST CONCRETE FIBBED (COLOUR: DARK GREY)
REN 1	CONCRETE RENDER (COLOUR: MD GREY)
REN 2	CONCRETE RENDER (COLOUR: DARK GREY)
MET 1	PERFORATED METAL TO BALUSTRADE (COLOUR: BRONZE)
MET 2	POWDER-COATED STEEL (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE (COLOUR: CHARCOAL)
SCR 1	PLANT PLATFORM SCREENING
0	OPERABLE WINDOW



1 EAST ELEVATION - CLAYTON ROAD SCALE 1:100
TP-401



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EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: DARK GREY)
CON 2	PRECAST CONCRETE RIBBED (COLOUR: DARK GREY)
REN 1	CONCRETE RENDER (COLOUR: MID GREY)
REN 2	CONCRETE RENDER (COLOUR: DARK GREY)
MET 1	PERFORATED METAL TO BALUSTRADE (COLOUR: BRONZE)
MET 2	POWDER-COATED STEEL (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE (COLOUR: CHARCOAL)
SCR 1	PLANT PLATFORM SCREENING
0	OPERABLE WINDOW



1 NORTH ELEVATION SCALE 1:100
TP-402

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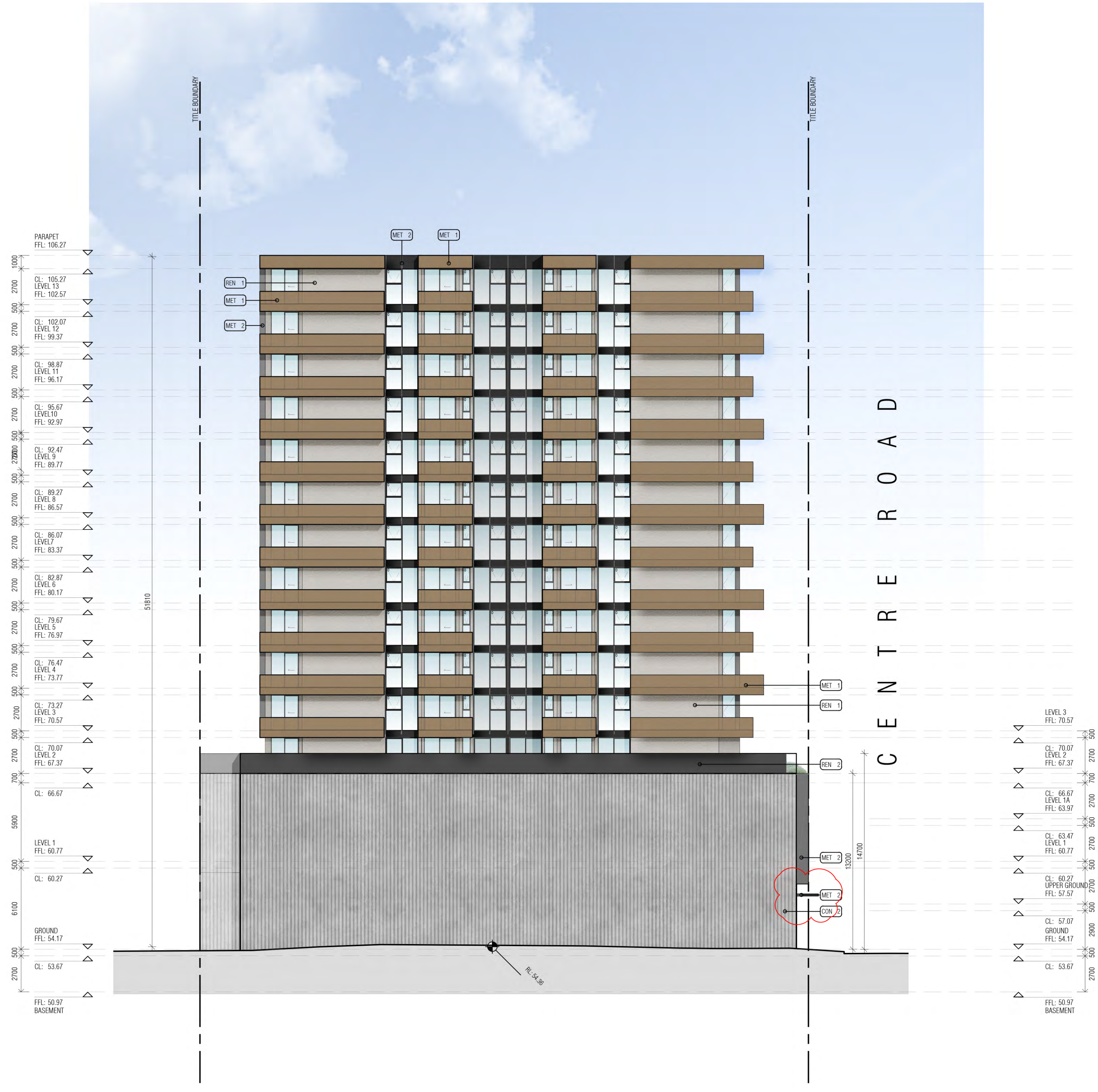
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PROJECT NO:
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DRAWING No
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EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: DARK GREY)
CON 2	PRECAST CONCRETE FIBBED (COLOUR: DARK GREY)
REN 1	CONCRETE RENDER (COLOUR: MID GREY)
REN 2	CONCRETE RENDER (COLOUR: DARK GREY)
MET 1	PERFORATED METAL TO BALUSTRADE (COLOUR: BRONZE)
MET 2	POWDER-COATED STEEL (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE (COLOUR: CHARCOAL)
SCR 1	PLANT PLATFORM SCREENING
0	OPERABLE WINDOW



1 WEST ELEVATION SCALE 1:100
TP-403



LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

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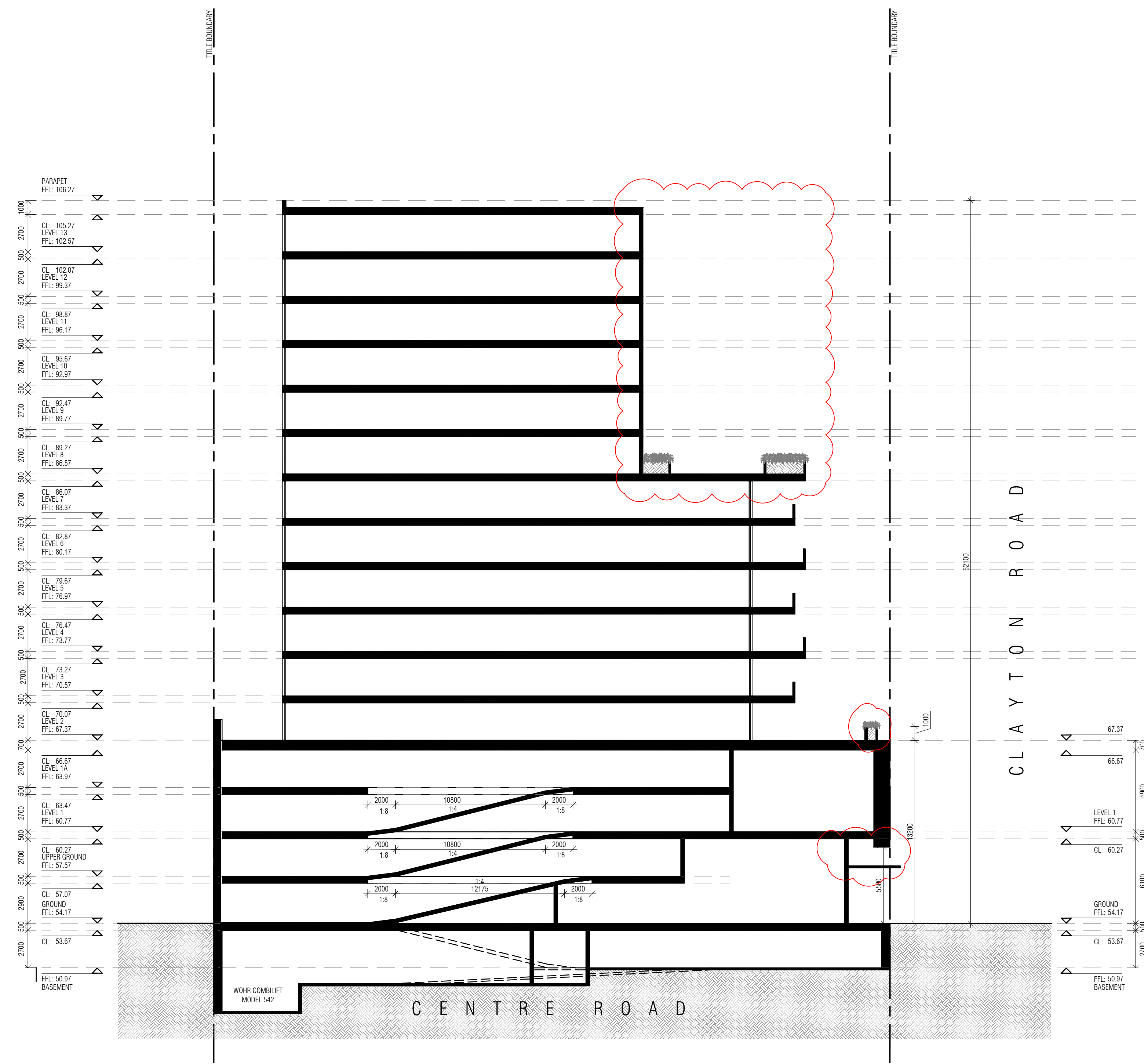
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C	08.09.2021	ISSUE FOR COMPULSORY CONFERENCE - WITHOUT PREJUDICE	CT				
D	15.10.2021	ISSUE FOR VCAT	CT				
E	06.12.2021	ISSUE FOR VCAT	CT				
F	12.05.2022	ISSUE FOR VCAT	TW				

PROJECT
409 CLAYTON ROAD
CLAYTON
VIC 3168

TOWN PLANNING DRAWINGS
DRAWING TITLE
PROPOSED WEST ELEVATION
SCALE: 1:100
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO:
20008
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01 SECTION A-A

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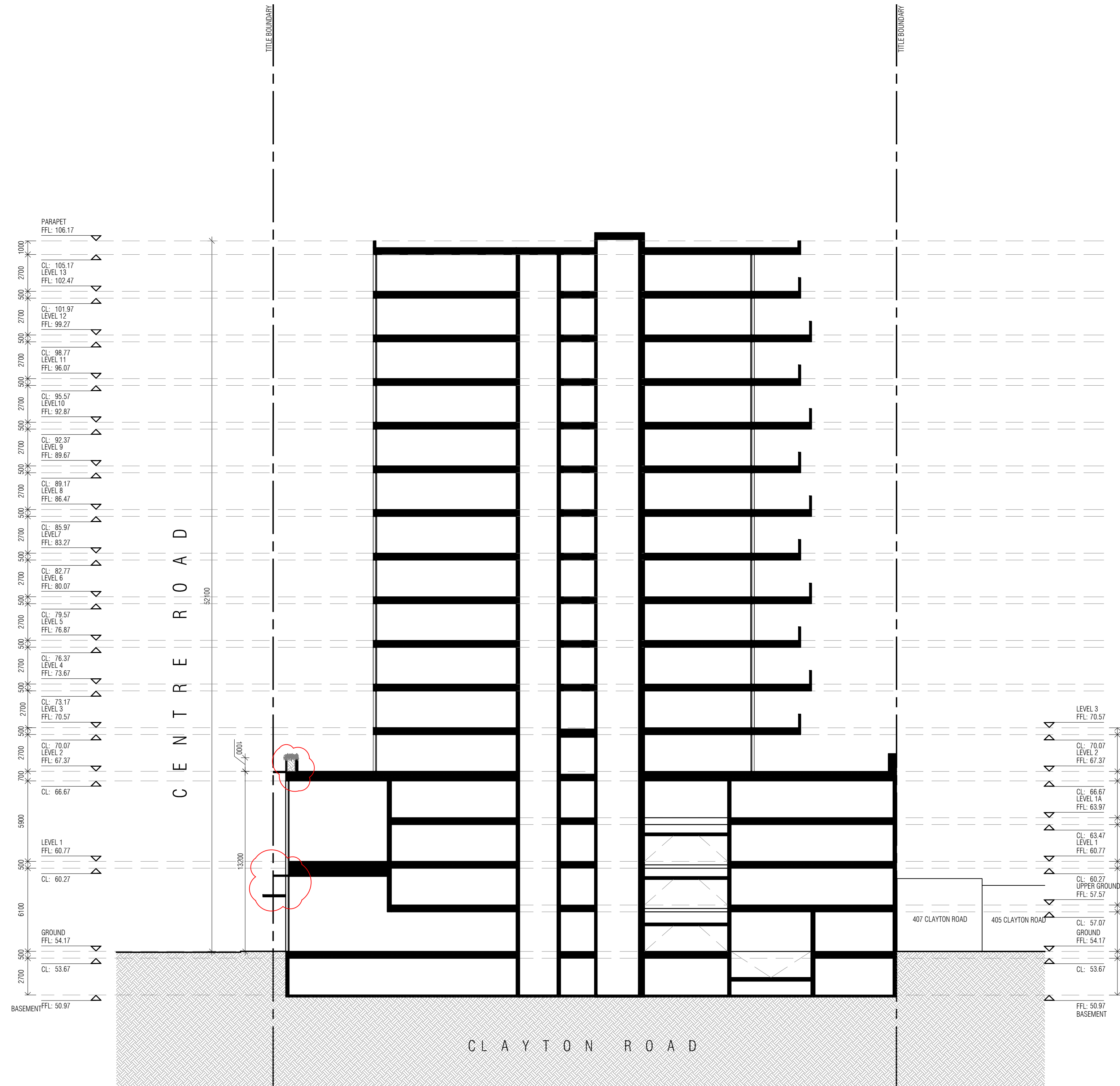
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409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
DRAWING TITLE
SECTION A-A
SCALE: 1:200
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO:
20008
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01 SECTION B-B

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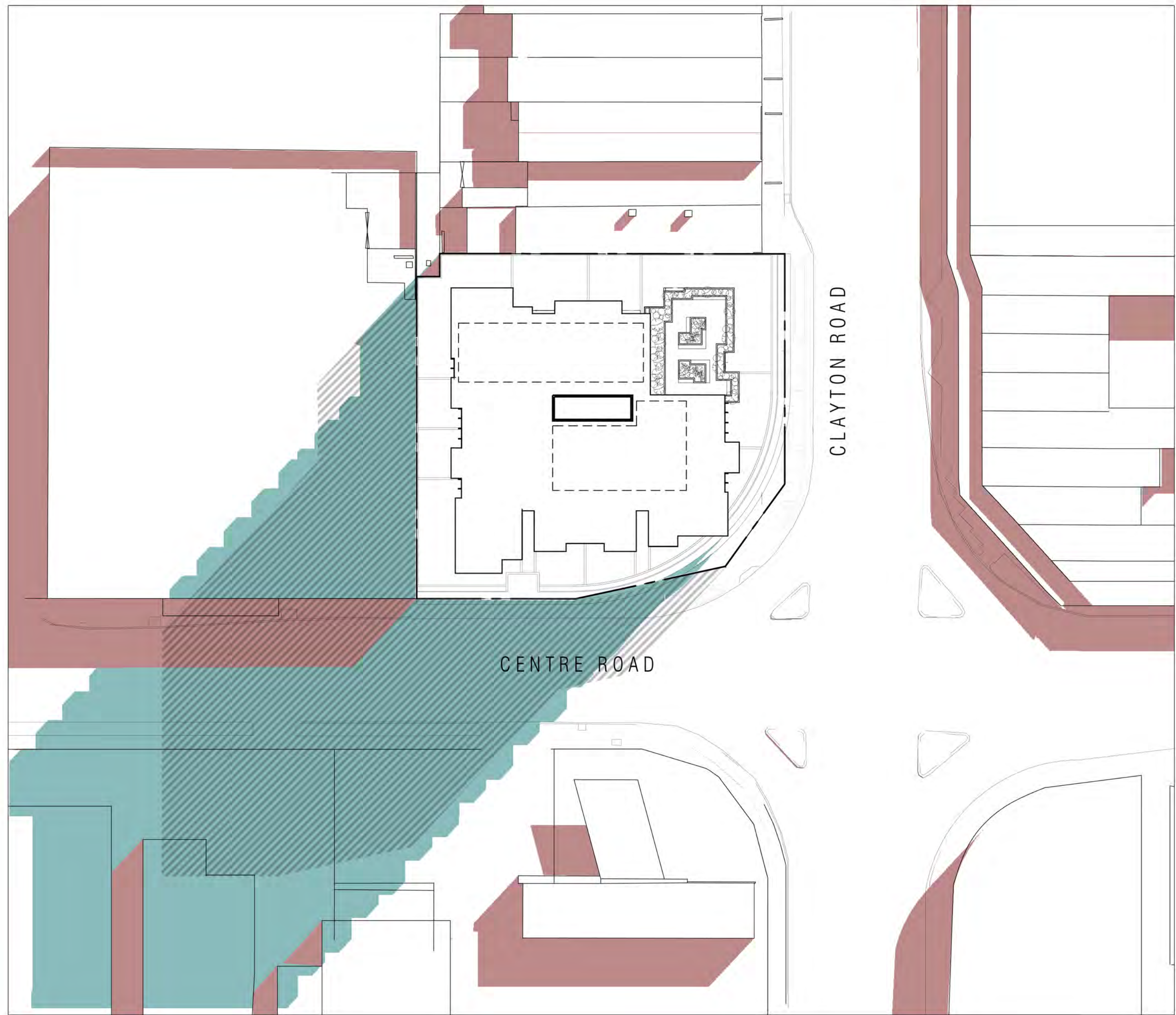
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PROJECT
409 CLAYTON ROAD
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VIC 3168

TOWN PLANNING DRAWINGS
DRAWING TITLE
SECTION B-B
SCALE: 1:200
PAGE: A1
DRAWN: ML-D
TOWN PLANNING

DATE: SEPTEMBER 2021
PROJECT NO: 20008
DRAWING No
REV
TP-501.E



COMPARISON SHADOW DIAGRAM - 9AM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



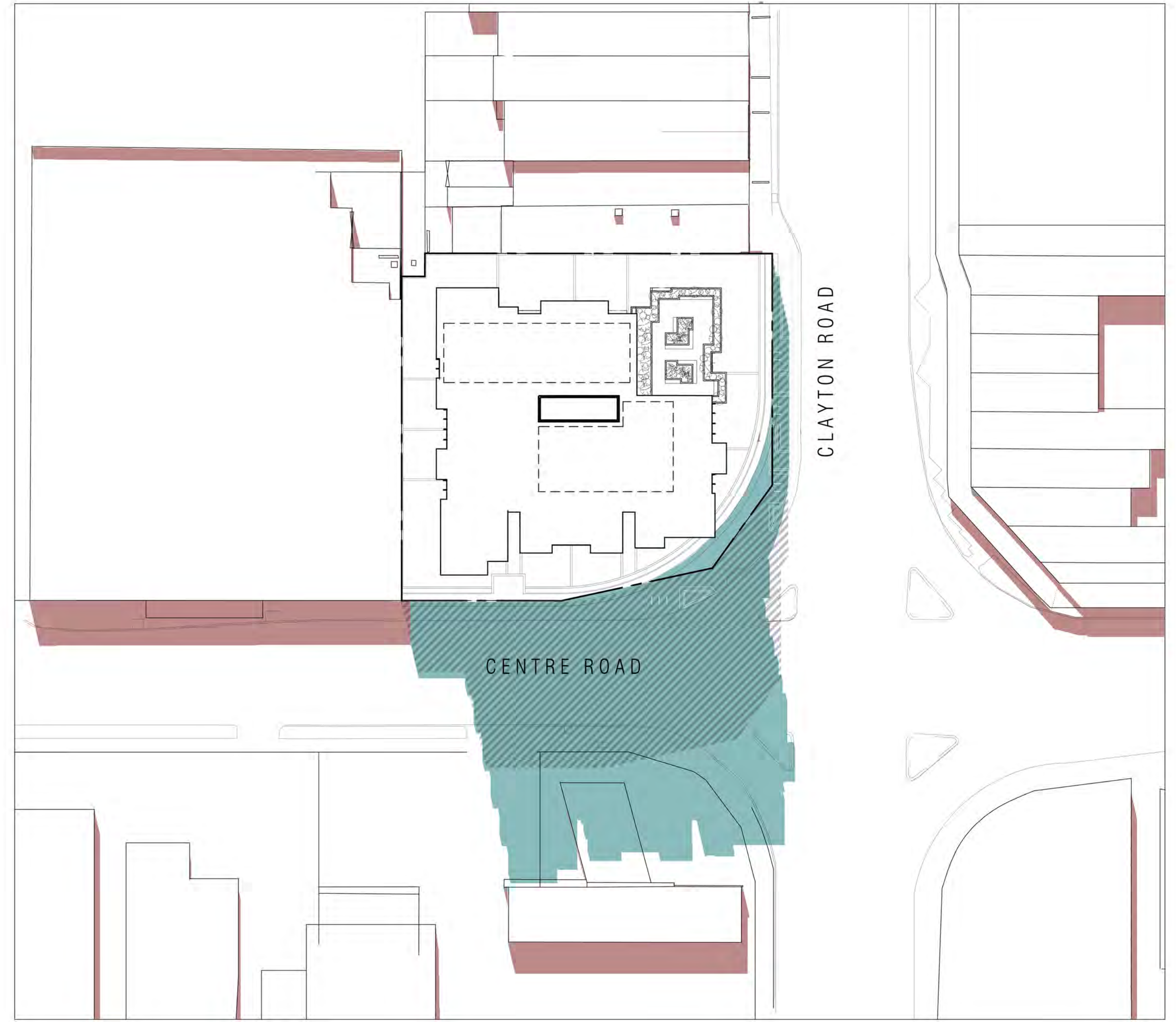
COMPARISON SHADOW DIAGRAM - 10AM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED
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D	15.10.2021	ISSUE FOR VCAT	CT				
E	14.05.2022	ISSUE FOR VCAT	TW				



COMPARISON SHADOW DIAGRAM - 11AM, 22ND SEPTEMBER ■ EXISTING ■ PROPOSED ■ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



COMPARISON SHADOW DIAGRAM - 12PM, 22ND SEPTEMBER ■ EXISTING ■ PROPOSED ■ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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E	14.05.2022	ISSUE FOR VCAT	TW				



COMPARISON SHADOW DIAGRAM - 1PM, 22ND SEPTEMBER

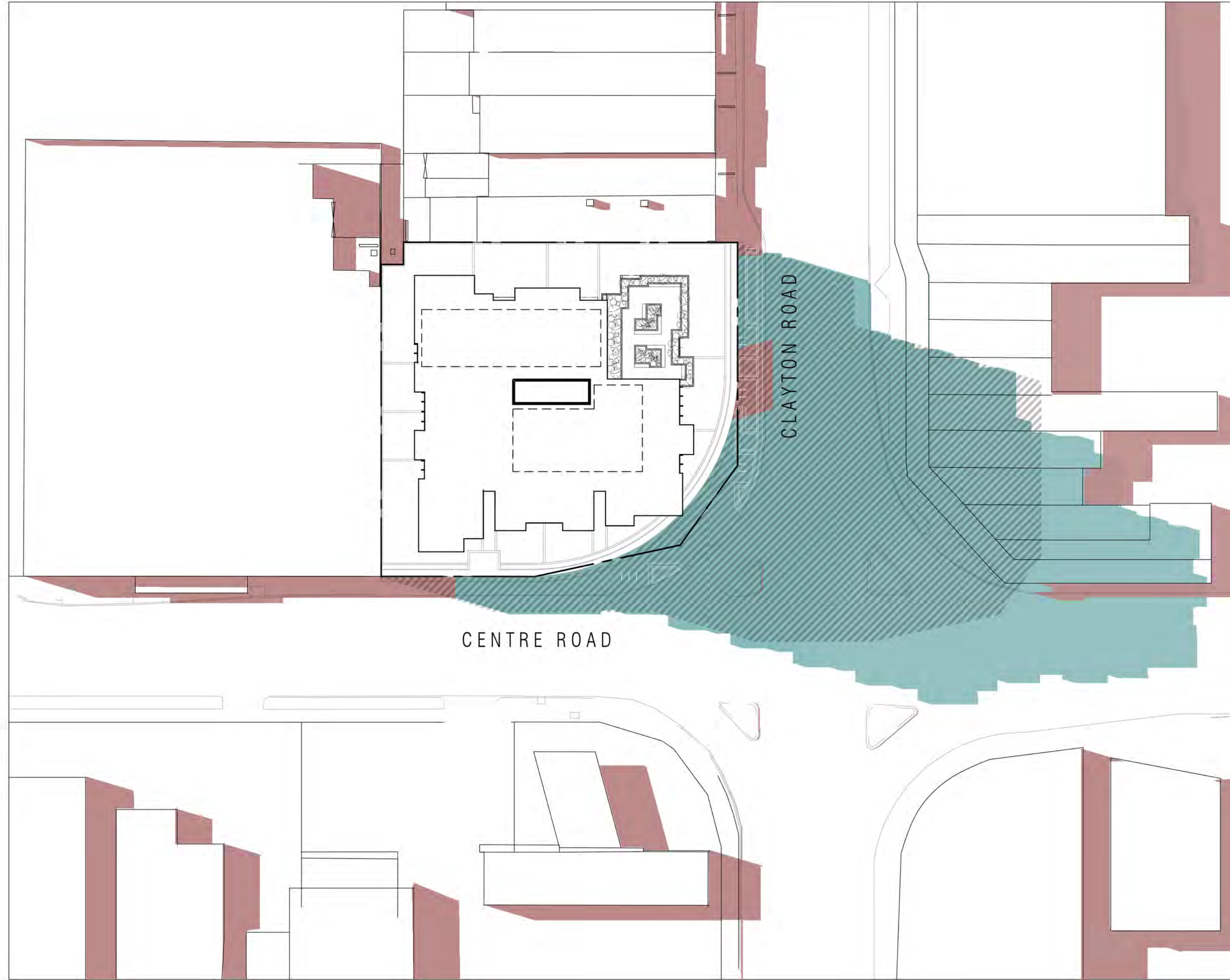
EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



COMPARISON SHADOW DIAGRAM - 2PM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

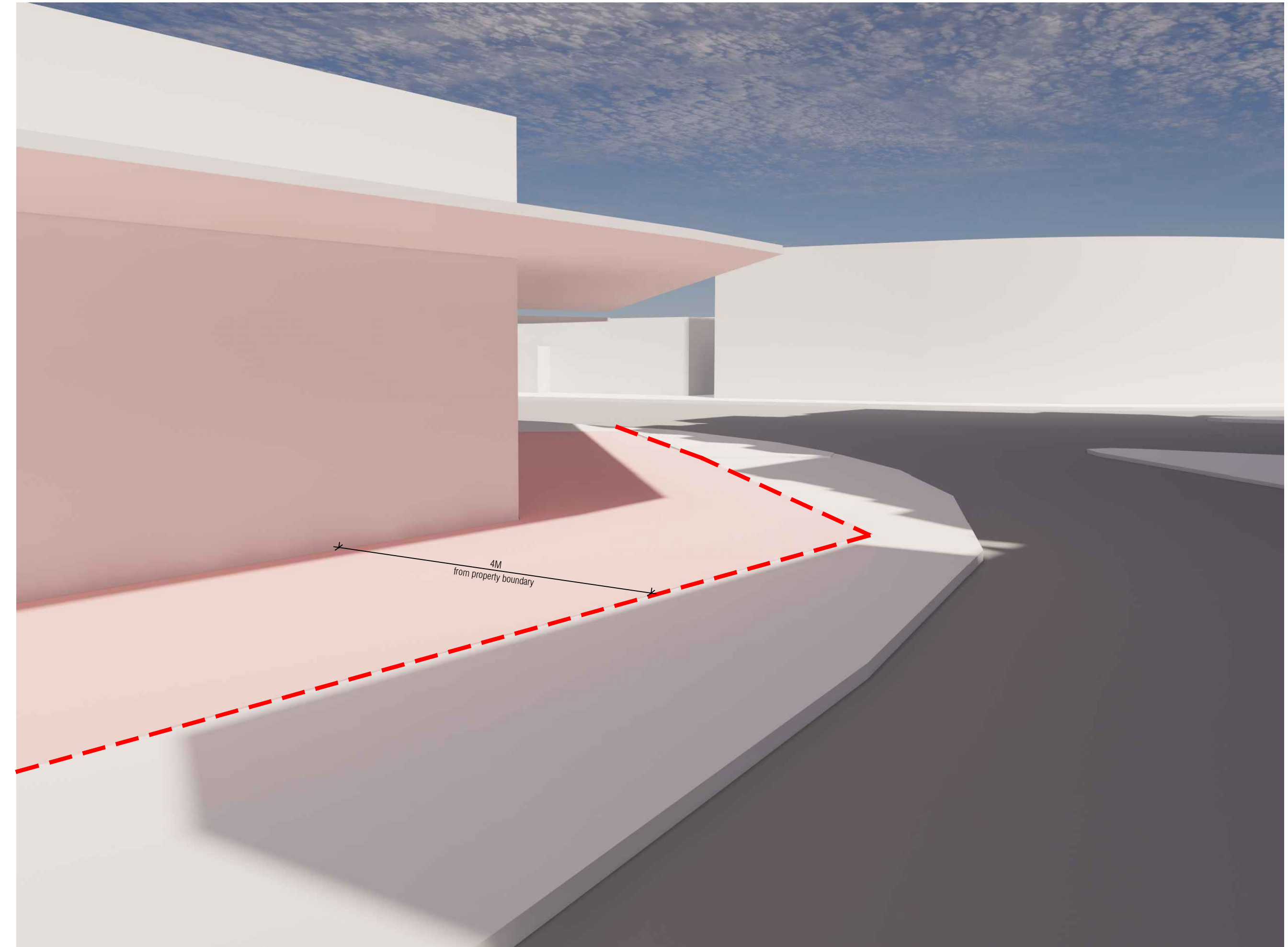
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A	16.11.2020	ISSUE FOR TOWN PLANNING	CT				
C	08.09.2021	ISSUE FOR COMPULSORY CONFERENCE - WITHOUT PREJUDICE	CT				
D	15.10.2021	ISSUE FOR VCAT	CT				
E	14.05.2022	ISSUE FOR VCAT	TW				



COMPARISON SHADOW DIAGRAM - 3PM, 22ND SEPTEMBER

EXISTING
 PROPOSED
 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED
A	16.11.2020	ISSUE FOR TOWN PLANNING	CT				
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D	15.10.2021	ISSUE FOR VCAT	CT				
E	14.05.2022	ISSUE FOR VCAT	TW				



SHADOW DIAGRAM - 2PM, 22ND SEPTEMBER

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L E A F

LEVEL 1, 87-91 PALMERSTON CRESCENT, SOUTH MELBOURNE 3205, VICTORIA AUSTRALIA
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TOWN PLANNING DRAWINGS
DRAWING TITLE
SHADOW DIAGRAM - 2PM 22 SEPT
SCALE: 1:400
PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
TOWN PLANNING
DATE: SEPTEMBER 2021
PROJECT NO:
20008
DRAWING No
TP-904.E
REV