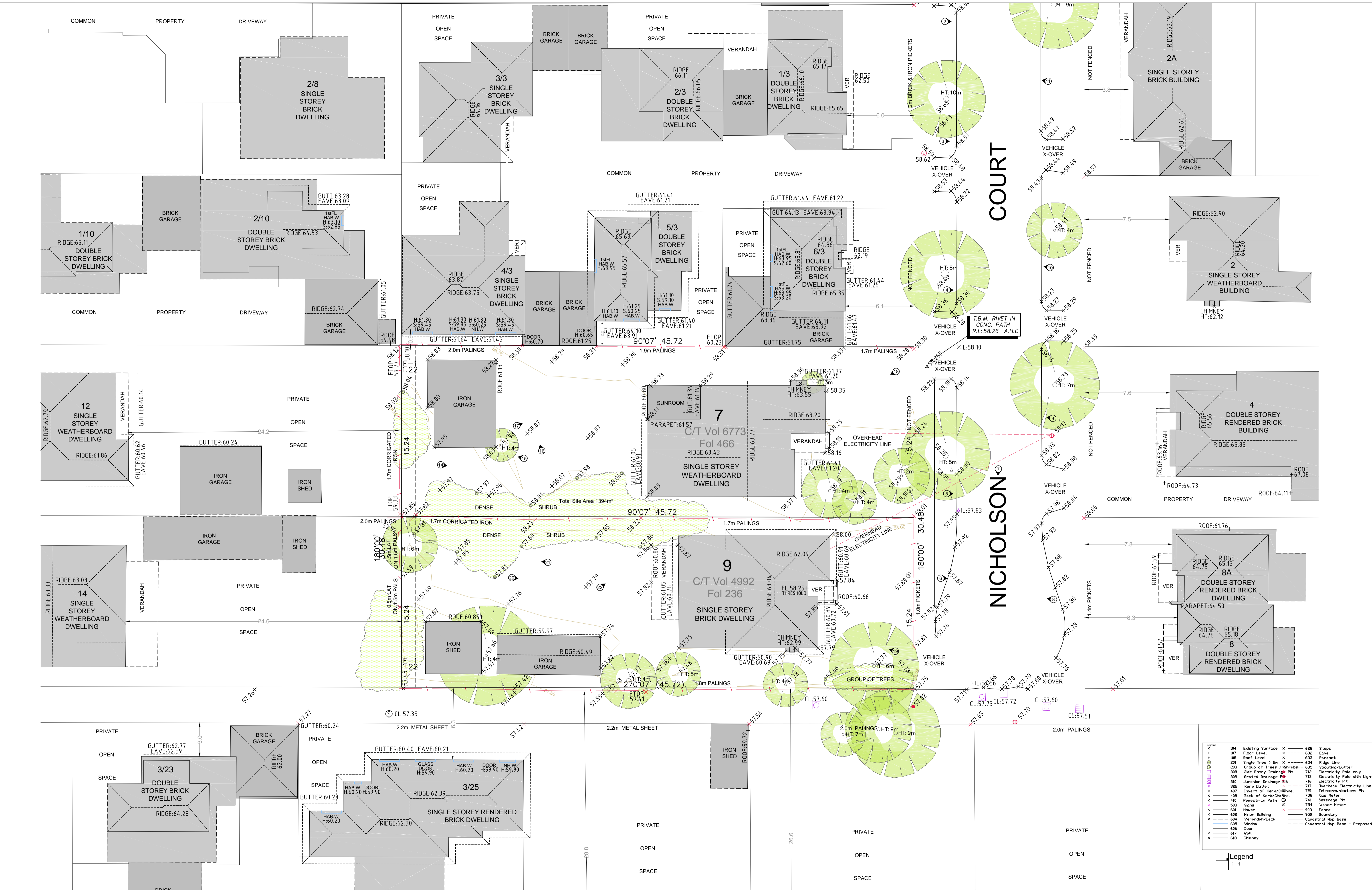




DRAWING SCHEDULE

TP01	EXISTING CONDITIONS
TP02	URBAN CONTEXT
TP03	DESIGN RESPONSE
TP03A	DESIGN RESPONSE FACADE PERSPECTIVE
TP03B	DESIGN RESPONSE - STREETScape - NORTH - EAST PERSPECTIVE
TP04	BASEMENT PLAN
TP05	GROUND FLOOR PLAN
TP06	1ST FLOOR PLAN
TP07	2ND FLOOR PLAN
TP08	3RD FLOOR PLAN
TP09	4TH FLOOR PLAN
TP10	ROOF PLAN
TP11	ELEVATIONS MATERIAL SCHEDULE
TP12	ELEVATIONS
TP13	SHADOW STUDY 9AM SEP
TP14	SHADOW STUDY 10AM SEP
TP15	SHADOW STUDY 11AM SEP
TP16	SHADOW STUDY 12PM SEP
TP17	SHADOW STUDY 1PM SEP
TP18	SHADOW STUDY 2PM SEP
TP19	SHADOW STUDY 3PM SEP
TP20	CROSS SECTIONS
TP21	SIGHTLINE DIAGRAM

7-9 NICHOLSON COURT CLAYTON TOWNPLANNING VCAT SUBMISSION FEB 2023



Symbol	Description	Symbol	Description
104	Existing Surface	628	Steps
107	Floor Level	630	Eave
108	Roof Level	632	Parapet
201	Single Tree > 2m	634	Ridge Line
203	Group of Trees / Shrubs	635	Spouting/Gutter
308	Side Entry Drainage Pit	712	Electricity Pole only
399	Grated Drainage Pit	713	Electricity Pole with Light
310	Junction Drainage Pit	716	Electricity Pit
408	Back of Kerb/Channel	717	Overhead Electricity Line
407	Invert of Kerb/Channel	721	Telecommunications Pit
409	Back of Kerb/Channel	738	Gas Meter
410	Pedestrian Path	741	Sewerage Pit
503	Signs	754	Water Meter
601	House	903	Fence
602	Minor Building	950	Boundary
604	Verandah/Deck	950	Boundary
605	Verandah/Deck	950	Boundary
606	Door	950	Boundary
617	Wall	950	Boundary
618	Chimney	950	Boundary

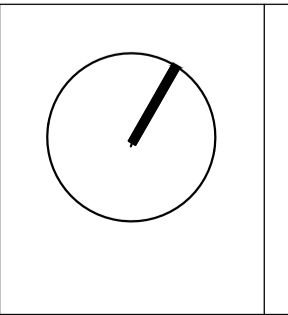
Legend
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2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT
4	FEB 23	VCAT SUBMISSION

No.	DATE	AMENDMENT

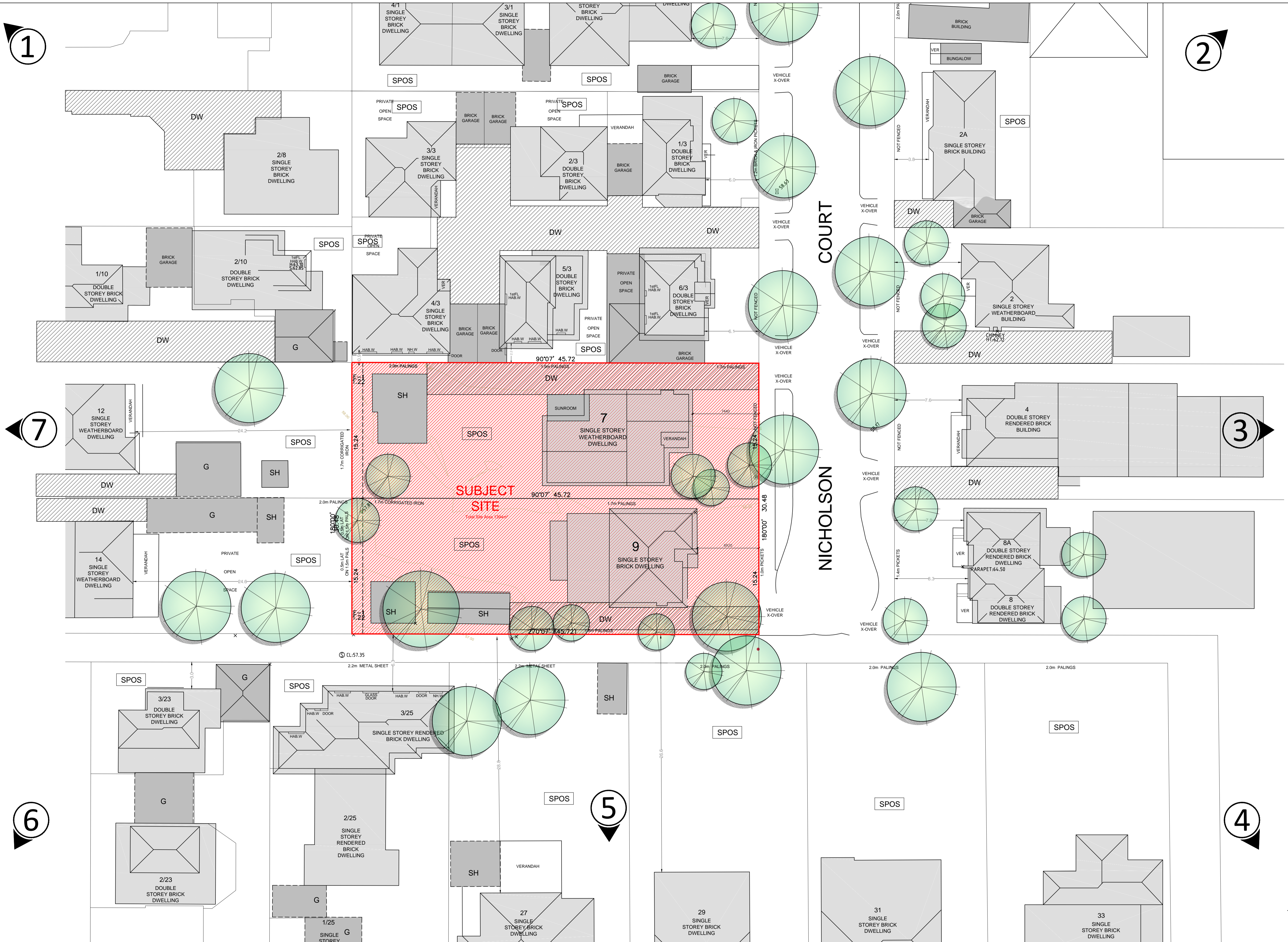


PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Existing Conditions

JOB NO:
2203
SCALES:
1:200

AUTHOR:
PP
DATE:
15-02-23
DRAWING NO:
TP-01
REV:
4
A1 size sheet:



- ① 0.2km MEADE RESERVE
1.8km HUNTINGDALE PRIMARY SCHOOL
2.0km HUNTINGDALE TRAIN STATION
5.0km CHADSTONE SHOPPING CENTER
- ② 1.4km CLAYTON NORTH PRIMARY SCHOOL
0.5km MONASH CHILDRENS HOSPITAL
1.8km WAYERLEY PRIVATE HOSPITAL
- ③ 0.5km CLAYTON TRAIN STATION
0.3km ST PETERS PRIMARY SCHOOL
2.3km SPRINGVALE HOMEMAKER CENTRE
2.4km MONASH TECH COLLEGE
- ④ 0.2km CLAYTON SHOPPING CENTRE
5km SANDOWN RACEWAY
10km DANDENONG HOSPITAL
- ⑤ 0.3km CLAYTON KINDERGARDEN
1.0km NAMATJIRA PARK
2.0km CLARINDA SHOPPING VILLAGE
- ⑥ 4.2km VICROADS
3.5km KARKAROOK PARK
65M SOUTHLAND SHOPPING VILLAGE
- ⑦ 5km MCKINNON SECONDARY COLLEGE
6km SOUTHLAND SHOPPING VILLAGE
95M BENTLEIGH SECONDARY COLLEGE

LEGEND:

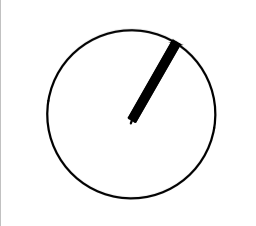
	SUBJECT SITE
	DRIVEWAY
SS	SINGLE STOREY BUILDING
DS	DOUBLE STOREY BUILDING
TS	TRIPLE STOREY BUILDING
BV	BRICK VENEER
WB	WEATHER BOARD
TC	TIMBER CLAD
FB	FIBRE BOARD CLAD
GI	GALVANISED IRON
TR	TILED ROOF
PR	PARAPET ROOF
CB	COMMERCIAL BUILDING
SPOS	SECLUDED PRIVATE OPEN SPACE
HW	HABITABLE ROOM WINDOW
NHW	NON HABITABLE ROOM WINDOW
CR	CORRUGATED SHEET ROOF
XO	CROSS OVER
V	VERANDAH
SH	SHED
G	GARAGE
CP	CARPORT
OB	OUT BUILDING
TPF	TIMBER PAILING FENCE
TF	TIMBER FENCE
BF	BRICK FENCE
UF	UNFENCED
MF	METAL FENCE
LP	LIGHT POLE
EP	ELECTRICITY POLE
EPL	ELEC. POLE WITH LIGHT
TR	TRAFFIC LIGHT
DP	DRAINAGE PIT
EC	ELECTRICAL CABLE PIT
TP	TELSTRA PIT
SP	SEWER PIT

Legend
1:1

PITARD GROUP

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1	APR 22	APPLICATION SUBMISSION			
2	JUL 22	RFI SUBMISSION			
3	JAN 23	VCAT			
4	FEB 23	VCAT SUBMISSION			



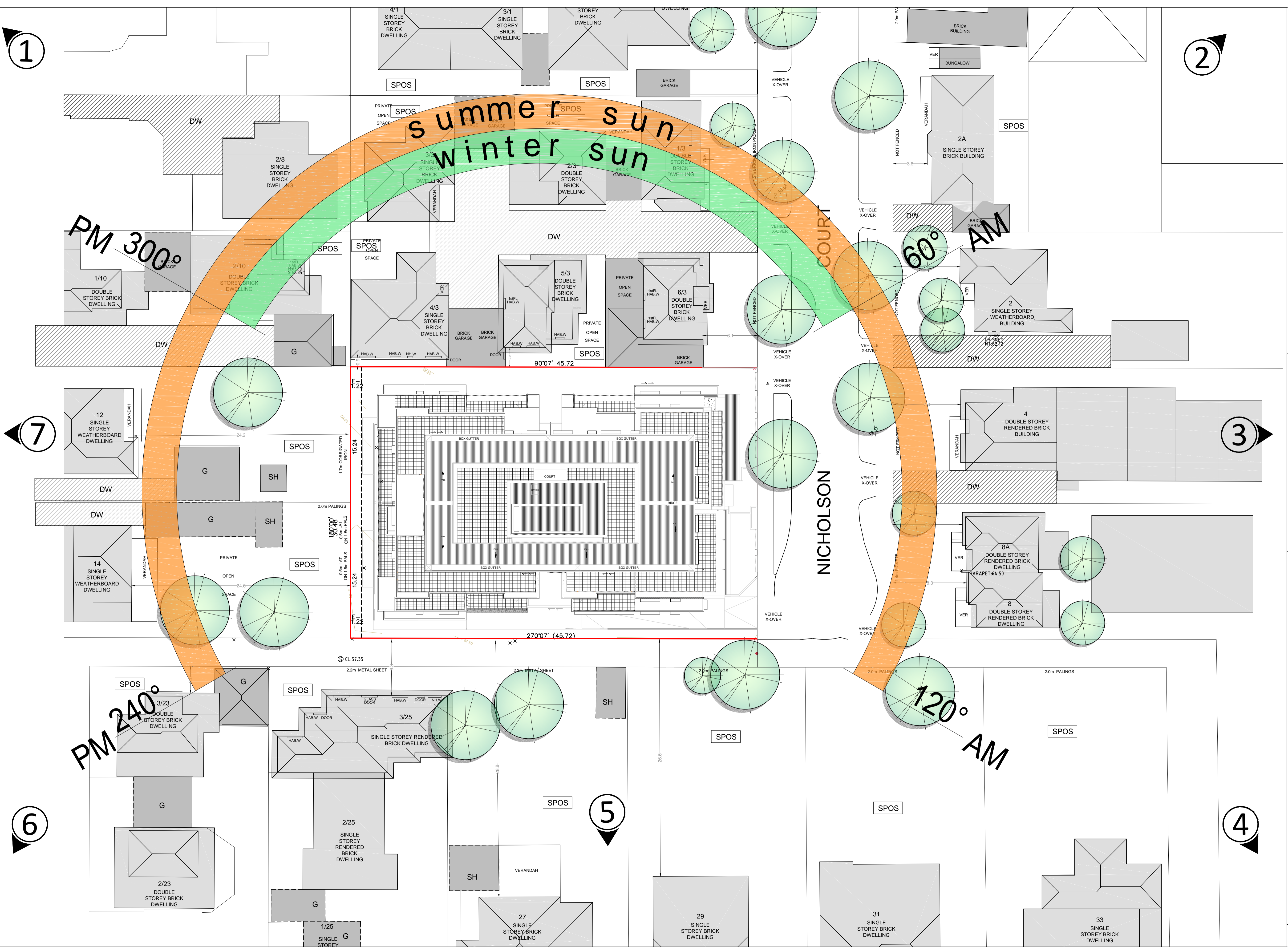
PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Site Analysis

JOB NO:
2203
SCALE:
1:200

AUTHOR:
PP
DATE:
15-02-23

DRAWING NO:
TP-02
REV:
4
A1 size sheet:



- ① 0.2km MEADE RESERVE
1.8km HUNTINGDALE PRIMARY SCHOOL
2.3km HUNTINGDALE TRAIN STATION
5.0km CHADSTONE SHOPPING CENTER
- ② 1.4km CLAYTON NORTH PRIMARY SCHOOL
0.5km MONASH CHILDRENS HOSPITAL
1.8km WAVERLEY PRIVATE HOSPITAL
- ③ 0.2km CLAYTON TRAIN STATION
0.3km ST PETERS PRIMARY SCHOOL
2.3km SPRINGVALE HOME MAKER CENTRE
2.4km MONASH TECH COLLEGE
- ④ 0.2km CLAYTON SHOPPING CENTRE
3km SANDOWN RACEWAY
10km DANERONG HOSPITAL
- ⑤ 0.3km CLAYTON KINDERGARDEN
1.3km NAMATARA PARK
2.0km CLARINDA SHOPPING VILLAGE
- ⑥ 4.2km VICROADS
3.5km KARAKROOK PARK
6KM SOUTHLAND SHOPPING VILLAGE
- ⑦ 5km MCKINNON SECONDARY COLLEGE
8km SOUTHLAND SHOPPING VILLAGE
5km BENTLEIGH SECONDARY COLLEGE

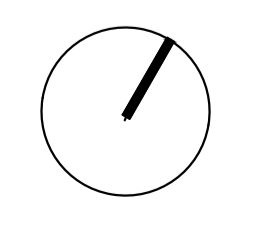
LEGEND:

	SUBJECT SITE
	DRIVEWAY
	SINGLE STOREY BUILDING
	DOUBLE STOREY BUILDING
	TRIPLE STOREY BUILDING
	BRICK VENEER
	WEATHER BOARD
	TIMBER CLAD
	FIBRE BOARD CLAD
	GALVANISED IRON
	TILED ROOF
	PARAPET ROOF
	COMMERCIAL BUILDING
	SECLUDED PRIVATE OPEN SPACE
	HABITABLE ROOM WINDOW
	NON HABITABLE ROOM WINDOW
	CORRUGATED SHEET ROOF
	CROSS OVER
	VERANDAH
	SHED
	GARAGE
	CARPORIT
	OUT BUILDING
	TIMBER PAILING FENCE
	TIMBER FENCE
	BRICK FENCE
	UNFENCED
	METAL FENCE
	LIGHT POLE
	ELECTRICITY POLE
	ELEC. POLE WITH LIGHT
	TRAFFIC LIGHT
	DRAINAGE PIT
	ELECTRICAL CABLE PIT
	TELSTRA PIT
	SEWER PIT

Legend
1:1

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No.	DATE	AMENDMENT	No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION			
2	JUL 22	RFI SUBMISSION			
3	JAN 23	VCAI			
4	FEB 23	VCAI SUBMISSION			



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Design Response

JOB NO:
2203
SCALES:
1 : 200

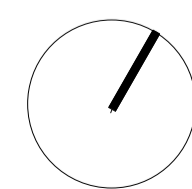
AUTHOR:
PP
DATE:
15-02-23

DRAWING NO:
TP-03
A1 size sheet:
REV:
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No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
 7-9 Nicholson Cr Clayton
 ADDRESS:
 7-9 Nicholson Cr Clayton

DRAWING:
 Design Response

JOB NO:
 2203
 SCALES:

AUTHOR:
 PP
 DATE:
 06-02-23

DRAWING NO:
TP-03a
 A1 size sheet:

REV:
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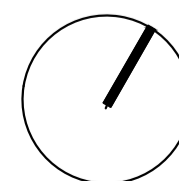


3D View 2

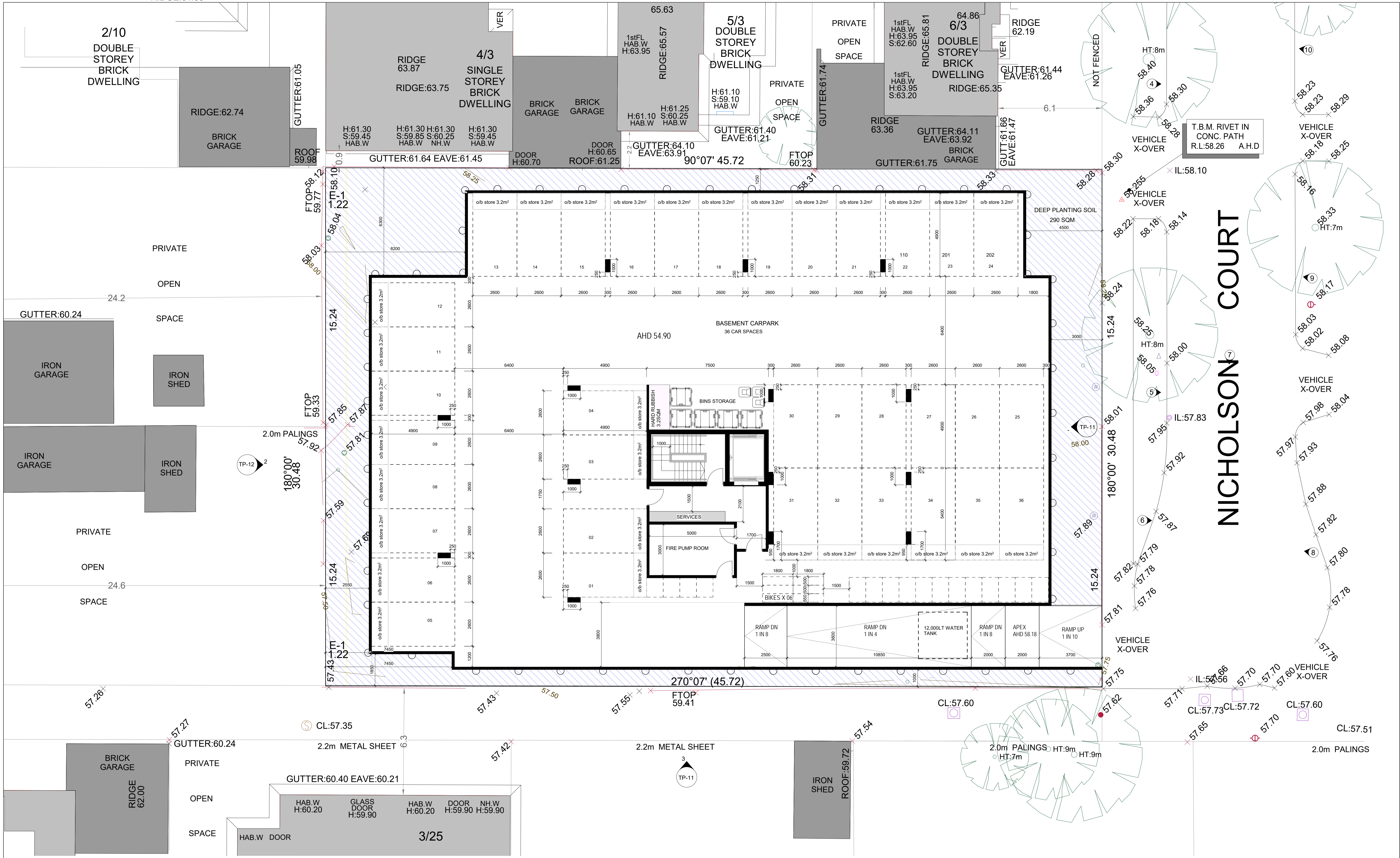


No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT
4	FEB 23	VCAT SUBMISSION

No.	DATE	AMENDMENT



RIDGE:64.53

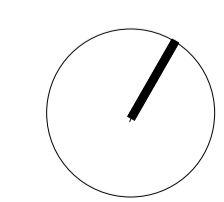


1 | Basement
1:100

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3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton

ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Basement Plan

JOB NO:
2203

SCALES:
1:100

AUTHOR:
PP

DATE:
06-02-23

DRAWING NO:
TP-04

A1 size sheet:

REV:
4





NICHOLSON COURT

SITE AREA ANALYSIS

AREA SCHEDULE	
SITE AREA:	1403m ²
SITE COVERAGE:	915m ² (65.21%)
SITE PERMEABILITY:	290m ² (20.66%)

Area Legend
1:50

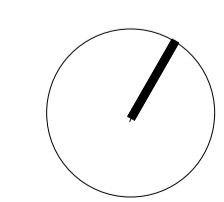
1 Ground Floor
1:100

PITARD GROUP

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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Ground Floor Plan

JOB NO:
2203
SCALES:
As indicated

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-05
A1 size sheet:

REV:
4

RIDGE:64.53

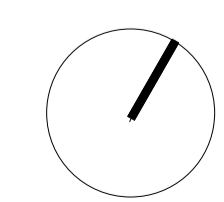


1 First Floor
1:100

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3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
 ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
First Floor Plan

JOB NO:
2203
 SCALES:
1:100

AUTHOR:
PP
 DATE:
06-02-23

DRAWING NO:
TP-06
 A1 size sheet:

REV:
4

PITARD GROUP

RIDGE:64.53



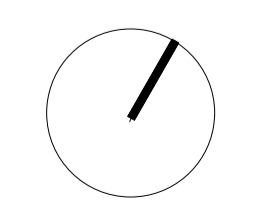
NICHOLSON COURT

1 Second Floor
1:100

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3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton

ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Second Floor Plan

JOB NO:
2203

SCALES:
1:100

AUTHOR:
PP

DATE:
06-02-23

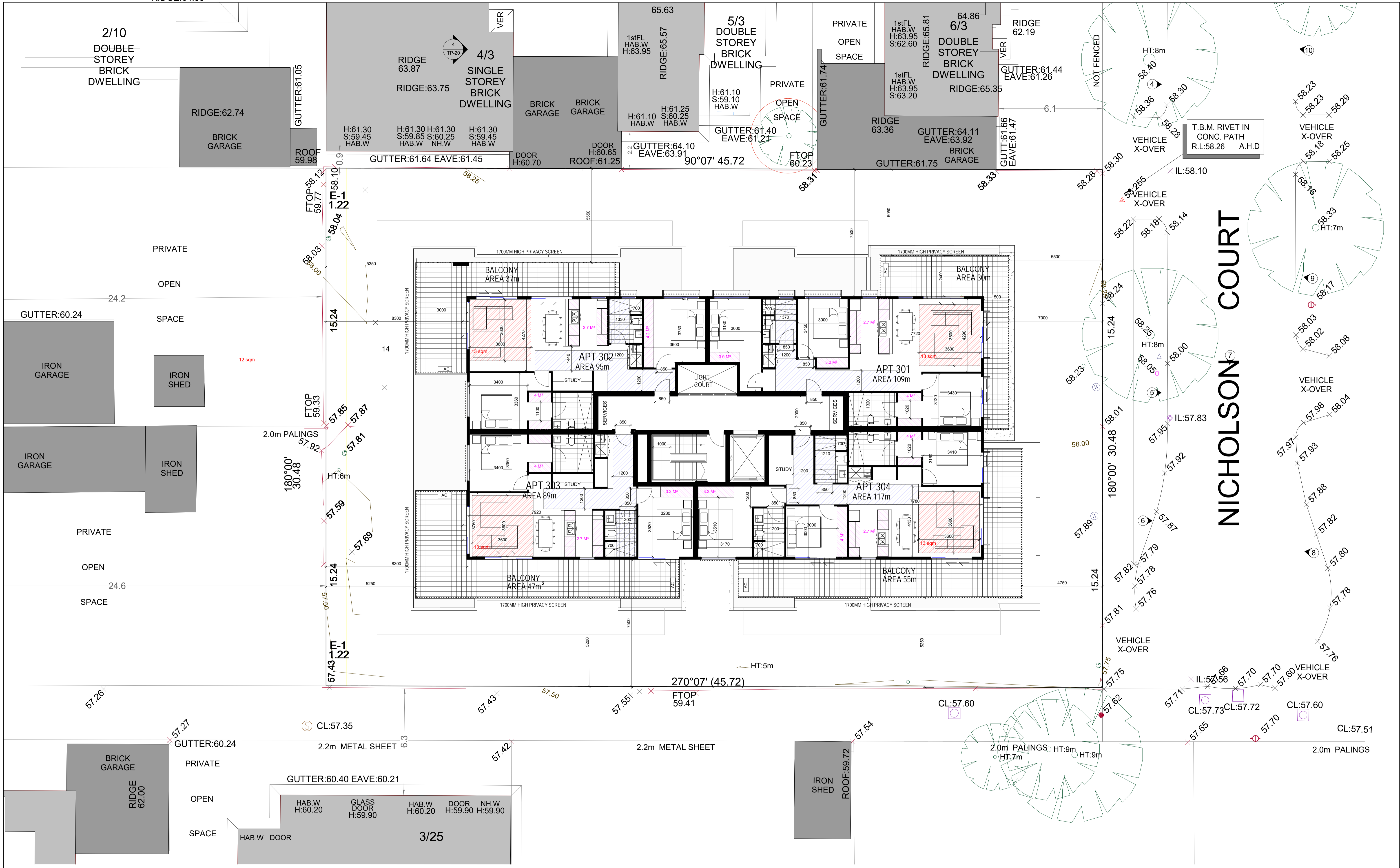
DRAWING NO:
TP-07

A1 size sheet:

REV:
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PITARD GROUP

RIDGE:64.53

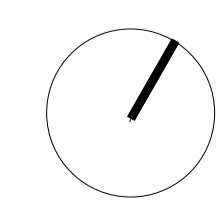


Third Floor
1:100

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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Third Floor Plan

JOB NO:
2203
SCALES:
1:100

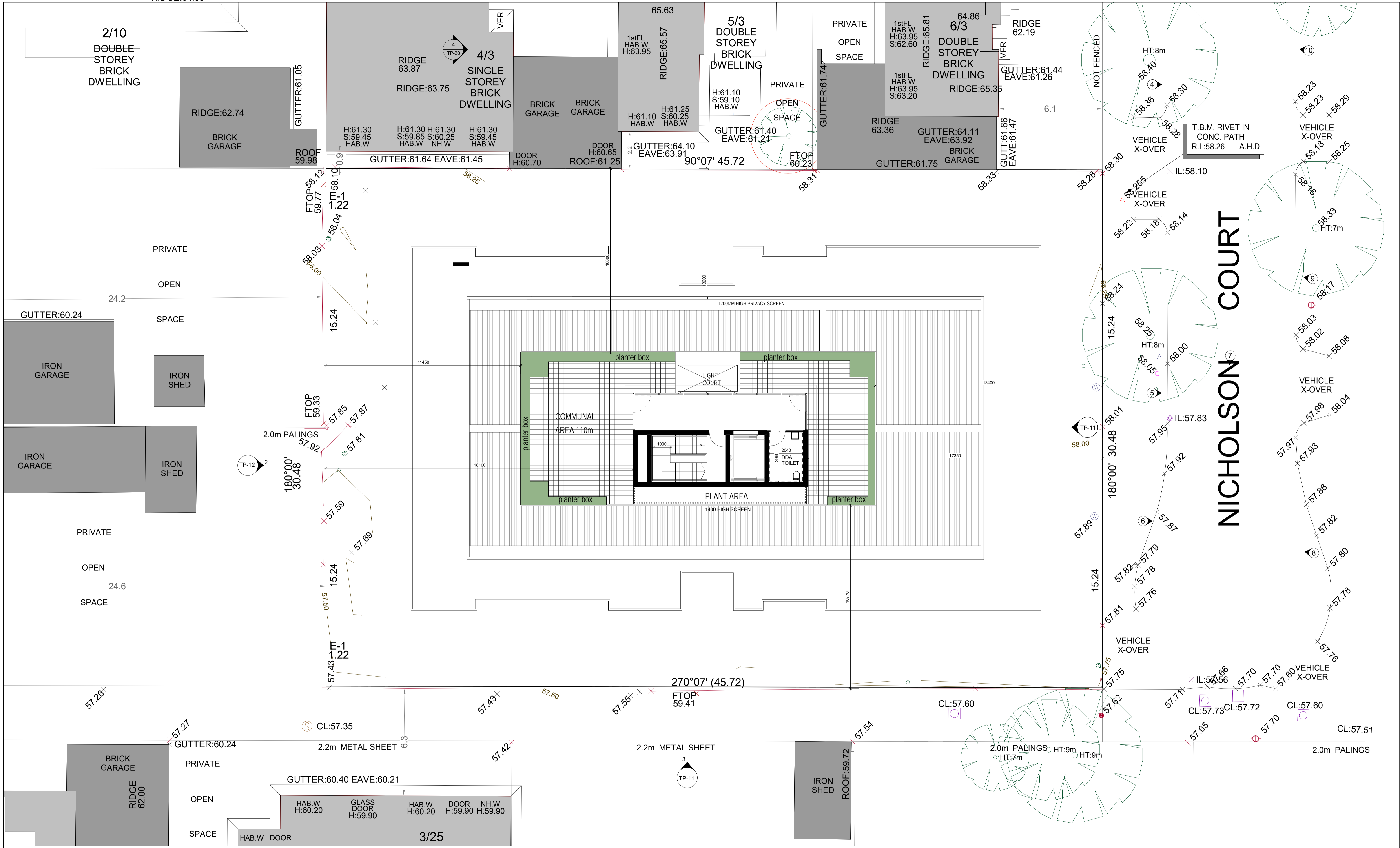
AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-08
A1 size sheet:

REV:
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PITARD GROUP

RIDGE:64.53



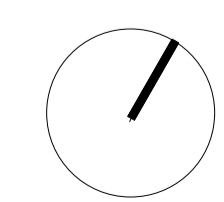
1 Fourth Floor
1:100

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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton

ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Fourth Flor Plan

JOB NO:
2203

SCALES:
1:100

AUTHOR:
PP

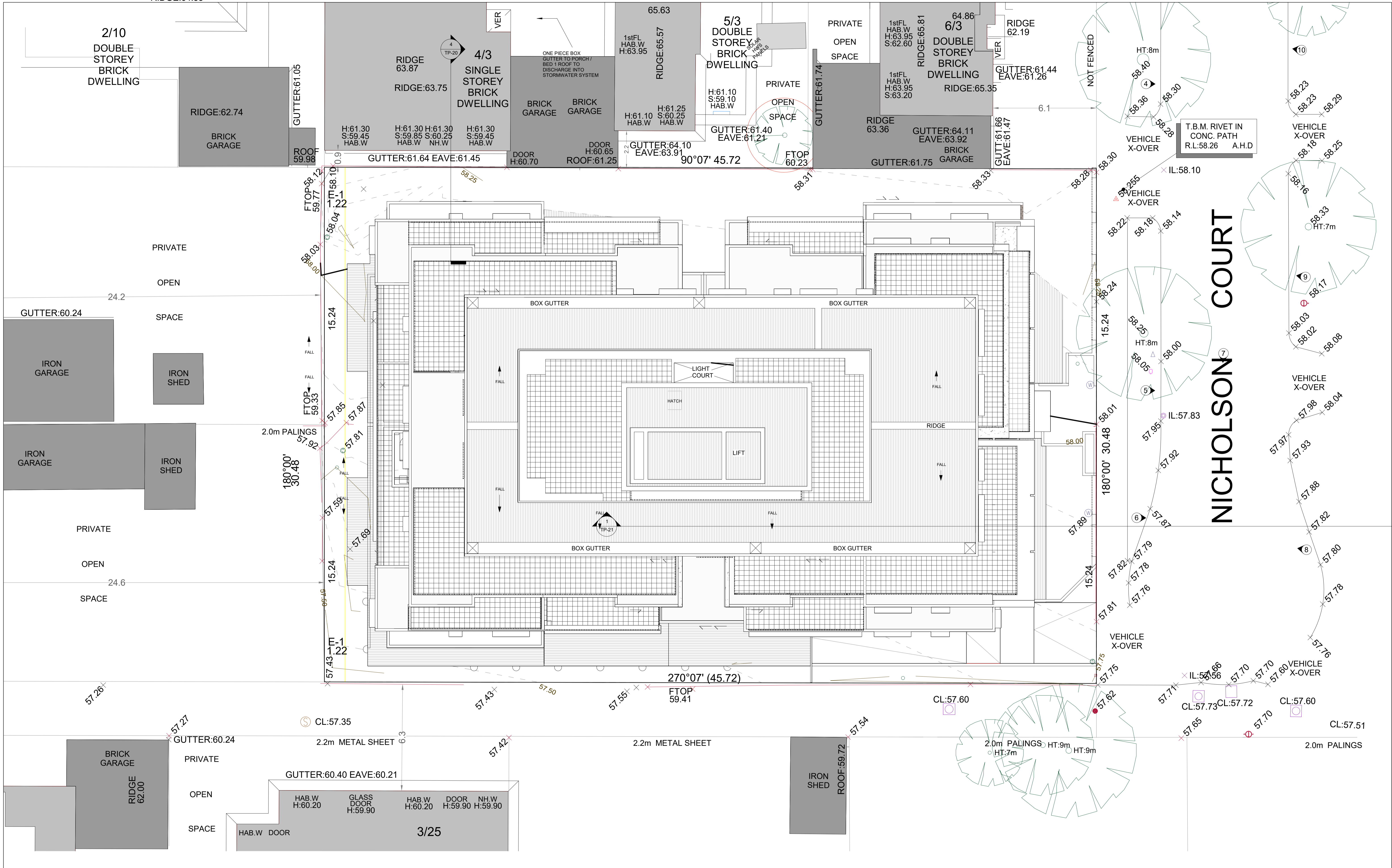
DATE:
06-02-23

DRAWING NO:
TP-09

A1 size sheet:

REV:
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RIDGE:64.53

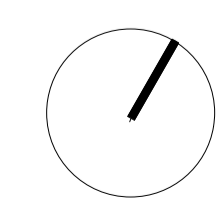


1 Roof Plan
1:100

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2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Roof Plan

JOB NO:
2203
SCALES:
1:100

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-10
A1 size sheet:

REV:
4



1 North Elevation
1:100



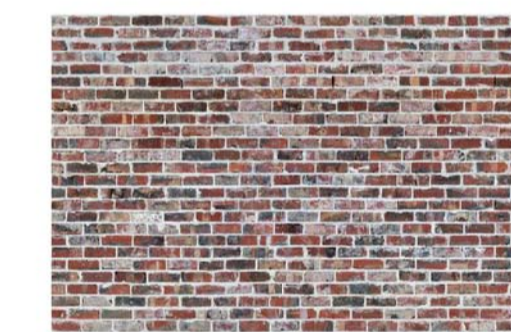
2 West Elevation
1:100



MAT-01
WHITE SMOOTH RENDER
FINISH



MAT-02
CONCRETE TEXTURED
FINISH - NATURAL
CONCRETE RENDER



MAT-03
FACE BRICK IN
SELECTED COLOUR



MAT-04
C/B VERTICAL CLADDING
MONUMENT



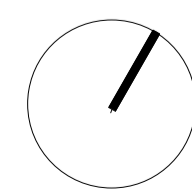
MAT-05
BLACK METAL BALUSTRADE



MAT-06
RIBBED CLADDING -
BALUSTRADE

No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



RIDGE:64.53

2/10
DOUBLE
STOREY
BRICK
DWELLING

RIDGE:62.74
BRICK
GARAGE

RIDGE
63.87
RIDGE:63.75

4/3
SINGLE
STOREY
BRICK
DWELLING

BRICK
GARAGE

65.63
1stFL
HAB.W
H:63.95

5/3
DOUBLE
STOREY
BRICK
DWELLING

PRIVATE
OPEN
SPACE

1stFL
HAB.W
H:63.95
S:62.60
RIDGE:65.81
64.86
6/3
DOUBLE
STOREY
BRICK
DWELLING

RIDGE
62.19

GUTTER:61.44
EAVE:61.26

GUTTER:61.05
ROOF
59.98

H:61.30
S:59.45
HAB.W
H:61.30
S:59.85
HAB.W
H:61.30
S:60.25
NH.W
H:61.30
S:59.45
HAB.W

DOOR
H:60.70
DOOR
H:60.65
ROOF:61.25

GUTTER:64.10
EAVE:63.91

GUTTER:61.40
EAVE:61.21

FTOP
60.23

RIDGE
63.36

GUTTER:64.11
EAVE:63.92

GUTT:61.66
EAVE:61.47

HT:8m
58.40
58.36
58.30

VEHICLE
X-OVER

T.B.M. RIVET IN
CONC. PATH
R.L:58.26 A.H.D

VEHICLE
X-OVER

PRIVATE
OPEN
SPACE

GUTTER:60.24

IRON
GARAGE

IRON
SHED

IRON
GARAGE

IRON
SHED

PRIVATE
OPEN
SPACE

2.0m PALINGS
180°00'
30.48

FTOP
59.33

57.85
57.87
57.81

57.59
57.69

FTOP
59.41

CL:57.35

GUTTER:60.24

PRIVATE

OPEN

SPACE

HAB.W
H:60.20
GLASS
DOOR
H:59.90
HAB.W
H:60.20
DOOR
H:59.90
NH.W
H:59.90

3/25

GUTTER:60.40 EAVE:60.21

HAB.W
H:60.20

GLASS
DOOR
H:59.90

HAB.W
H:60.20

DOOR
H:59.90

NH.W
H:59.90

HAB.W
DOOR

270°07' (45.72)

FTOP
59.41

CL:57.60

2.0m PALINGS
HT:7m
HT:9m
HT:9m

CL:57.73

CL:57.72

CL:57.60

CL:57.51

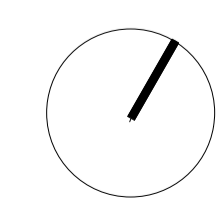
NICHOLSON COURT

1. Shadow Diagram - 10.00am Sep 21st
1:100

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No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Shadow Diagram - 10.00am Sep 21st

JOB NO:
2203
SCALES:
1:100

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-14
A1 size sheet:

REV:
3

RIDGE:64.53

2/10
DOUBLE
STOREY
BRICK
DWELLING

RIDGE:62.74
BRICK
GARAGE

RIDGE
63.87
RIDGE:63.75
4/3
SINGLE
STOREY
BRICK
DWELLING

BRICK
GARAGE

65.63
1stFL
HAB.W
H:63.95
RIDGE:65.57

5/3
DOUBLE
STOREY
BRICK
DWELLING

PRIVATE
OPEN
SPACE

1stFL
HAB.W
H:63.95
S:62.60
RIDGE:65.81
64.86
6/3
DOUBLE
STOREY
BRICK
DWELLING

RIDGE
62.19

GUTTER:61.44
EAVE:61.26

NOT
FENCED

HT:8m

T.B.M. RIVET IN
CONC. PATH
R.L.:58.26 A.H.D

VEHICLE
X-OVER

GUTTER:61.05
ROOF
59.98

H:61.30
S:59.45
HAB.W
H:61.30
S:59.85
HAB.W
H:61.30
S:60.25
NH.W
H:61.30
S:59.45
HAB.W
DOOR
H:60.65
ROOF:61.25

GUTTER:64.10
EAVE:63.91

GUTTER:61.40
EAVE:61.21

FTOP
60.23

RIDGE
63.36

GUTTER:64.11
EAVE:63.92

GUTT:61.66
EAVE:61.47

VEHICLE
X-OVER

IL:58.10

NICHOLSON COURT

VEHICLE
X-OVER

HT:7m

HT:8m

VEHICLE
X-OVER

HT:8m

VEHICLE
X-OVER

HT:8m

VEHICLE
X-OVER

HT:9m

PRIVATE
OPEN
SPACE

GUTTER:60.24

IRON
GARAGE

IRON
SHED

IRON
GARAGE

IRON
SHED

2.0m PALINGS
180°00'
30.48

PRIVATE
OPEN
SPACE

GUTTER:60.24

BRICK
GARAGE
RIDGE
62.00

PRIVATE
OPEN
SPACE

GUTTER:60.40 EAVE:60.21
HAB.W
H:60.20
GLASS
DOOR
H:59.90
HAB.W
H:60.20
DOOR
H:59.90
NH.W
H:59.90

3/25

IRON
SHED

2.0m PALINGS
HT:7m

IL:57.83

VEHICLE
X-OVER

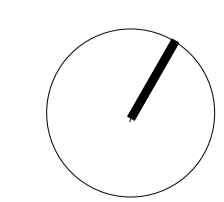
HT:9m

1 Shadow Diagram - 11.00am Sep 21st
1:100

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No.	DATE	AMENDMENT
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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Shadow Diagram - 11.00am Sep 21st

JOB NO:
2203
SCALES:
1:100

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-15
A1 size sheet:

REV:
3

RIDGE:64.53

2/10
DOUBLE
STOREY
BRICK
DWELLING

RIDGE:62.74
BRICK
GARAGE

RIDGE
63.87
RIDGE:63.75

4/3
SINGLE
STOREY
BRICK
DWELLING

BRICK
GARAGE

BRICK
GARAGE

65.63
1stFL
HAB.W
H:63.95

5/3
DOUBLE
STOREY
BRICK
DWELLING

PRIVATE
OPEN
SPACE

1stFL
HAB.W
H:63.95
S:62.60

64.86
6/3
DOUBLE
STOREY
BRICK
DWELLING

RIDGE
62.19

GUTTER:61.44
EAVE:61.26

NOT
FENCED

HT:8m

HT:7m

T.B.M. RIVET IN
CONC. PATH
R.L:58.26 A.H.D

VEHICLE
X-OVER

GUTTER:61.05
ROOF
59.98

H:61.30
S:59.45
HAB.W

H:61.30
S:59.85
HAB.W

H:61.30
S:60.25
NH.W

H:61.30
S:59.45
HAB.W

DOOR
H:60.70

DOOR
H:60.65
ROOF:61.25

GUTTER:64.10
EAVE:63.91

H:61.10
S:59.10
HAB.W

H:61.25
S:60.25
HAB.W

GUTTER:61.40
EAVE:61.21

FTOP
60.23

RIDGE
63.36

GUTTER:64.11
EAVE:63.92

GUTTER:61.66
EAVE:61.47

GUTTER:61.75

VEHICLE
X-OVER

VEHICLE
X-OVER

IL:58.10

VEHICLE
X-OVER

VEHICLE
X-OVER

PRIVATE
OPEN
SPACE

GUTTER:60.24

IRON
GARAGE

IRON
SHED

IRON
GARAGE

IRON
SHED

2.0m PALINGS

180°00'
30.48

PRIVATE

OPEN

SPACE

GUTTER:60.24

PRIVATE

OPEN

SPACE

BRICK
GARAGE

RIDGE
62.00

GUTTER:60.40 EAVE:60.21

HAB.W
H:60.20

GLASS
DOOR
H:59.90

HAB.W
H:60.20

DOOR
H:59.90

NH.W
H:59.90

HAB.W DOOR

3/25

IRON
SHED

ROOF:59.72

2.0m PALINGS HT:9m HT:9m

2.0m PALINGS

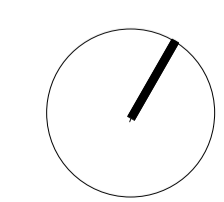
NICHOLSON COURT

Shadow Diagram - 12.00pm Sep 21st
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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Shadow Diagram - 12.00pm Sep 21st

JOB NO:
2203
SCALES:
1 : 100

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-16
A1 size sheet:

REV:
4

PITARD GROUP

RIDGE:64.53

2/10
DOUBLE
STOREY
BRICK
DWELLING

RIDGE:62.74
BRICK
GARAGE

RIDGE
63.87
RIDGE:63.75
4/3
SINGLE
STOREY
BRICK
DWELLING

BRICK
GARAGE

65.63
1stFL
HAB.W
H:63.95
RIDGE:65.57

5/3
DOUBLE
STOREY
BRICK
DWELLING

PRIVATE
OPEN
SPACE

1stFL
HAB.W
H:63.95
S:62.60
RIDGE:65.81
64.86
6/3
DOUBLE
STOREY
BRICK
DWELLING
RIDGE:65.35

RIDGE
62.19

GUTTER:61.44
EAVE:61.26

NOT
FENCED

HT:8m

T.B.M. RIVET IN
CONC. PATH
R.L:58.26 A.H.D

VEHICLE
X-OVER

GUTTER:61.05

H:61.30
S:59.45
HAB.W

H:61.30
S:59.85
HAB.W

H:61.30
S:60.25
NH.W

H:61.30
S:59.45
HAB.W

DOOR
H:60.70

DOOR
H:60.65
ROOF:61.25

GUTTER:64.10
EAVE:63.91

H:61.10
HAB.W

H:61.25
S:60.25
HAB.W

H:61.10
S:59.10
HAB.W

GUTTER:61.40
EAVE:61.21

GUTTER:61.74

RIDGE
63.36

GUTTER:64.11
EAVE:63.92

GUTTER:61.66
EAVE:61.47

GUTTER:61.75

GUTTER:61.66
EAVE:61.47

VEHICLE
X-OVER

VEHICLE
X-OVER

IL:58.10

VEHICLE
X-OVER

HT:7m

VEHICLE
X-OVER

VEHICLE
X-OVER

PRIVATE
OPEN
SPACE

GUTTER:60.24

IRON
GARAGE

IRON
SHED

IRON
GARAGE

IRON
SHED

PRIVATE

OPEN

SPACE

2.0m PALINGS

180°00'
30.48

FTOP
59.33

57.85

57.87

57.81

57.81

57.59

57.69

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

57.43

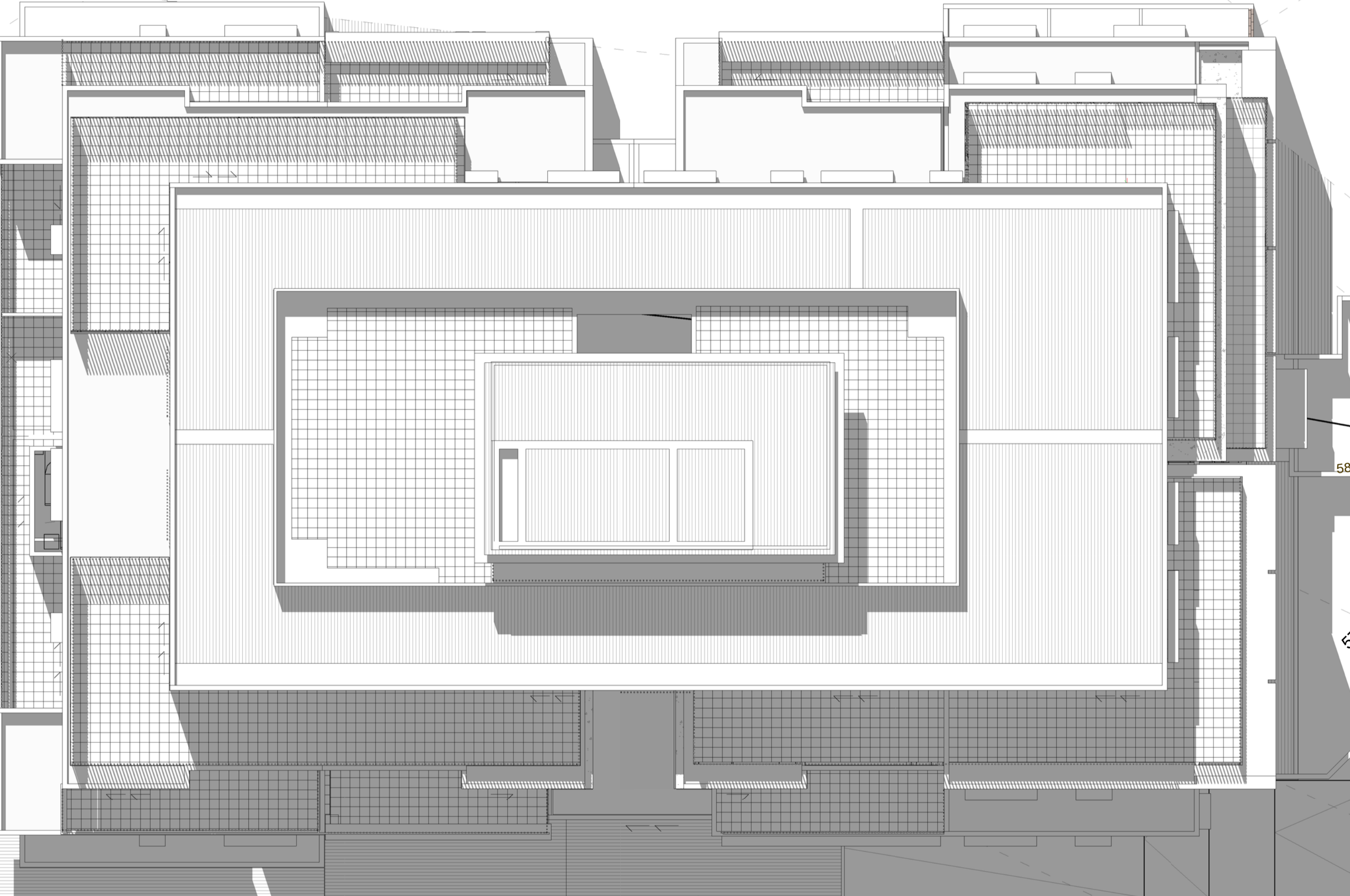
57.43

57.43

57.43

57.43

57.43



270°07' (45.72)

FTOP
59.41

CL:57.60

VEHICLE
X-OVER

IL:57.83

VEHICLE
X-OVER

VEHICLE
X-OVER

VEHICLE
X-OVER

VEHICLE
X-OVER

CL:57.35

2.2m METAL SHEET

2.2m METAL SHEET

2.0m PALINGS
HT:7m

HT:9m

HT:9m

2.0m PALINGS

GUTTER:60.24

PRIVATE

OPEN

SPACE

GUTTER:60.40 EAVE:60.21

HAB.W
H:60.20

GLASS
DOOR
H:59.90

HAB.W
H:60.20

DOOR
H:59.90

NH.W
H:59.90

HAB.W
DOOR

3/25

IRON
SHED

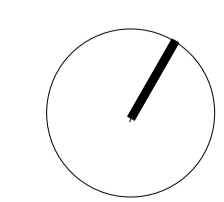
ROOF:59.72

Shadow Diagram - 1.00pm Sep 21st
1:100

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No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Shadow Diagram - 1.00pm Sep 21st

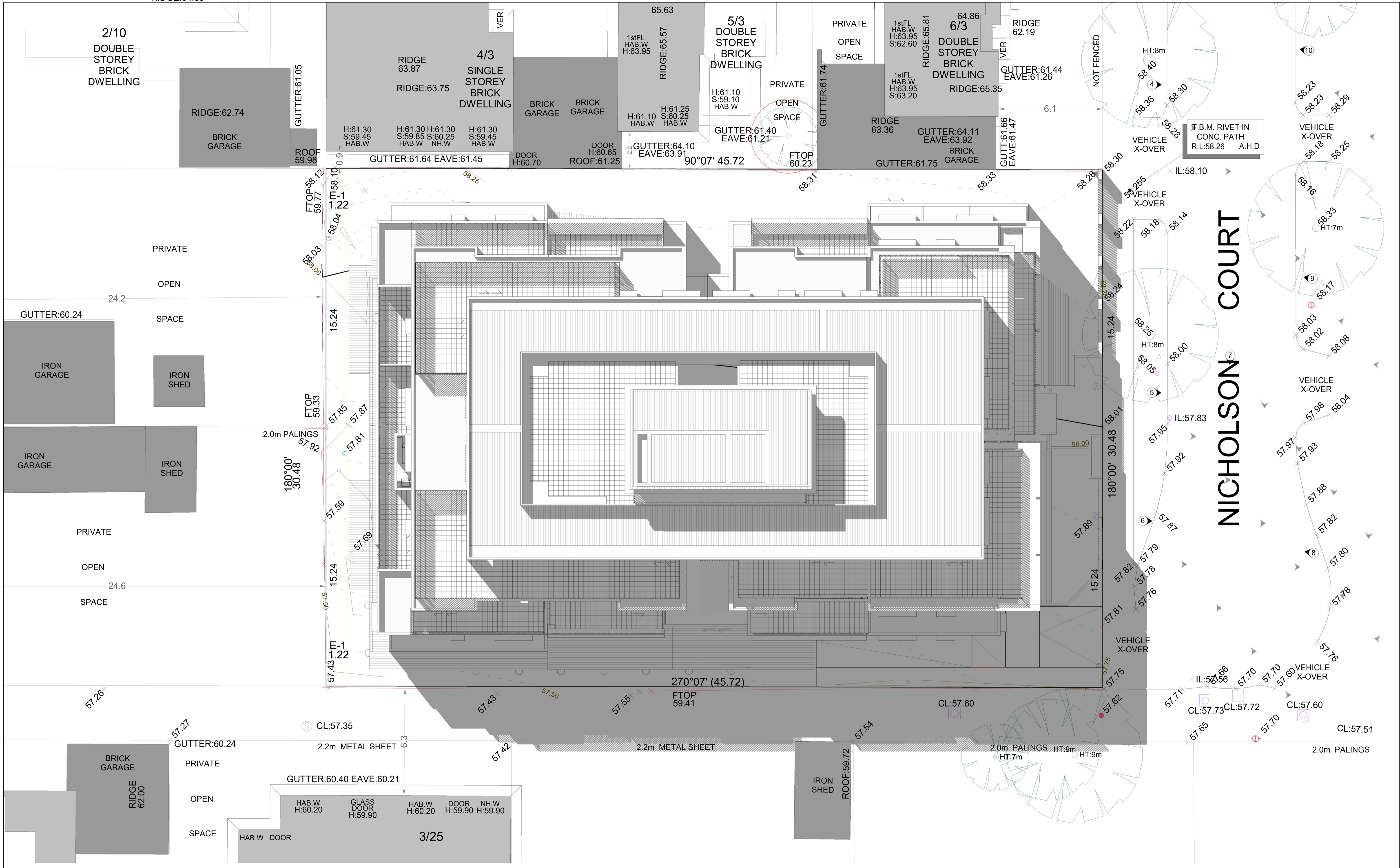
JOB NO:
2203
SCALES:
1:100

AUTHOR:
PP
DATE:
06-02-23

DRAWING NO:
TP-17
A1 size sheet:

REV:
4

NICHOLSON COURT



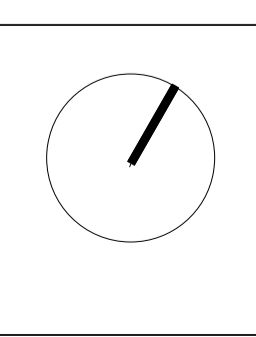
1 Shadow Diagram - 2.00pm Sep 21st
1:100



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No.	DATE	AMENDMENT
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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton

ADDRESS:
7-9 Nicholson Cr Clayton

DRAWING:
Shadow Diagram - 2.00pm Sep 21st

JOB NO:
2203

SCALES:
1 : 100

AUTHOR:
PP

DATE:
06-02-23

DRAWING NO:
TP-18

REV:
4

A1 size sheet:

RIDGE:64.53

2/10
DOUBLE
STOREY
BRICK
DWELLING

RIDGE:62.74
BRICK
GARAGE

RIDGE
63.87
RIDGE:63.75
4/3
SINGLE
STOREY
BRICK
DWELLING

BRICK
GARAGE

65.63
1stFL
HAB.W
H:63.95
RIDGE:65.57

5/3
DOUBLE
STOREY
BRICK
DWELLING

PRIVATE
OPEN
SPACE
GUTTER:61.74

1stFL
HAB.W
H:63.95
S:62.60
RIDGE:65.81
64.86
6/3
DOUBLE
STOREY
BRICK
DWELLING

RIDGE
62.19

GUTTER:61.44
EAVE:61.26

RIDGE
63.36
GUTTER:61.75

GUTTER:64.11
EAVE:63.92
BRICK
GARAGE

GUTT:61.66
EAVE:61.47

HT:8m
58.40
58.36
58.30

VEHICLE
X-OVER

T.B.M. RIVET IN
CONC. PATH
R.L.:58.26 A.H.D

VEHICLE
X-OVER

GUTTER:61.64 EAVE:61.45
DOOR
H:60.70
ROOF:61.25
GUTTER:64.10
EAVE:63.91
90°07' 45.72
FTOP
60.23

PRIVATE
OPEN
SPACE

GUTTER:60.24

IRON
GARAGE

IRON
SHED

IRON
GARAGE

IRON
SHED

PRIVATE

OPEN

SPACE

2.0m PALINGS
180°00'
30.48

FTOP
59.33
57.85
57.87
57.81
57.59
57.69

FTOP
59.41
57.43
57.26
57.21

CL:57.35

2.2m METAL SHEET

GUTTER:60.40 EAVE:60.21

PRIVATE

OPEN

SPACE

BRICK
GARAGE
RIDGE
62.00

HAB.W
H:60.20

GLASS
DOOR
H:59.90

HAB.W
H:60.20

DOOR
H:59.90

NH.W
H:59.90

3/25

270°07' (45.72)

FTOP
59.41

CL:57.60

VEHICLE
X-OVER

IL:57.86

CL:57.73

CL:57.72

CL:57.60

VEHICLE
X-OVER

CL:57.51

2.0m PALINGS

NICHOLSON COURT

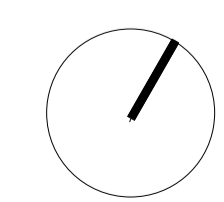
Shadow Diagram - 3.00pm Sep 21st
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4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
ADDRESS:
7-9 Nicholson Cr Clayton

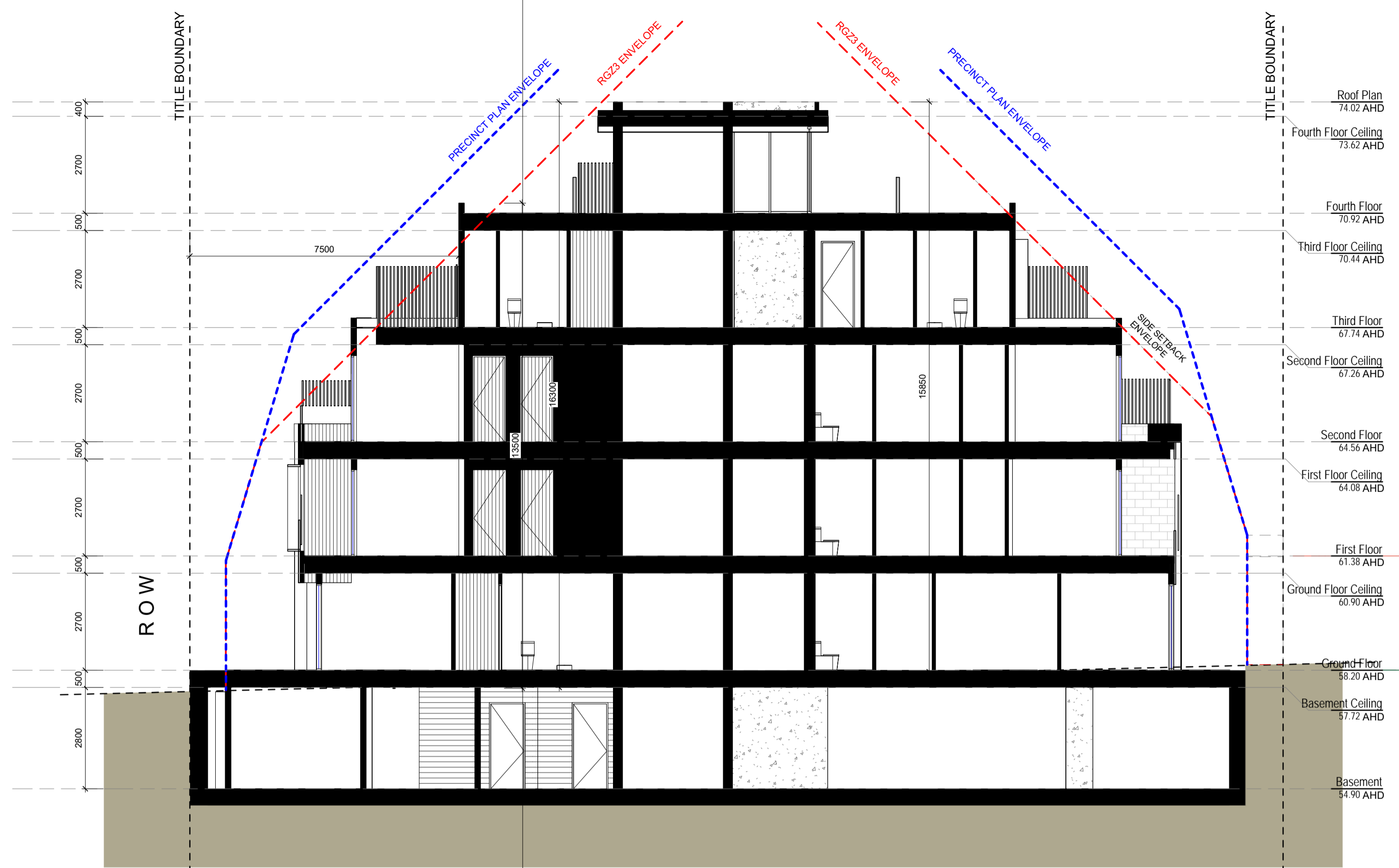
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Shadow Diagram - 3.00pm Sep 21st

JOB NO:
2203
SCALES:
1 : 100

AUTHOR:
PP
DATE:
06-02-23

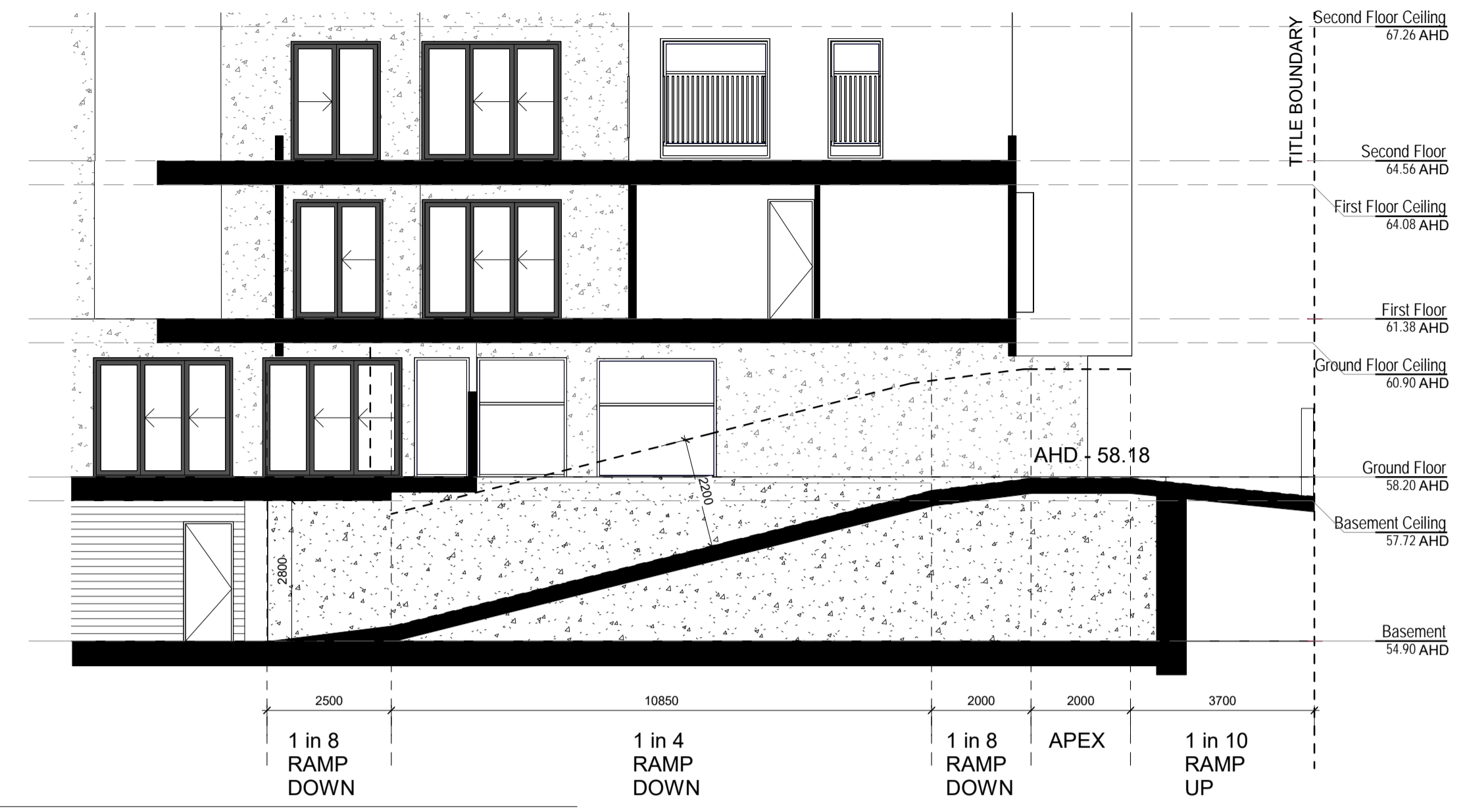
DRAWING NO:
TP-19
A1 size sheet:

REV:
4



Roof Plan 74.02 AHD
 Fourth Floor Ceiling 73.62 AHD
 Fourth Floor 70.92 AHD
 Third Floor Ceiling 70.44 AHD
 Third Floor 67.74 AHD
 Second Floor Ceiling 67.26 AHD
 Second Floor 64.56 AHD
 First Floor Ceiling 64.08 AHD
 First Floor 61.38 AHD
 Ground Floor Ceiling 60.90 AHD
 Ground Floor 58.20 AHD
 Basement Ceiling 57.72 AHD
 Basement 54.90 AHD

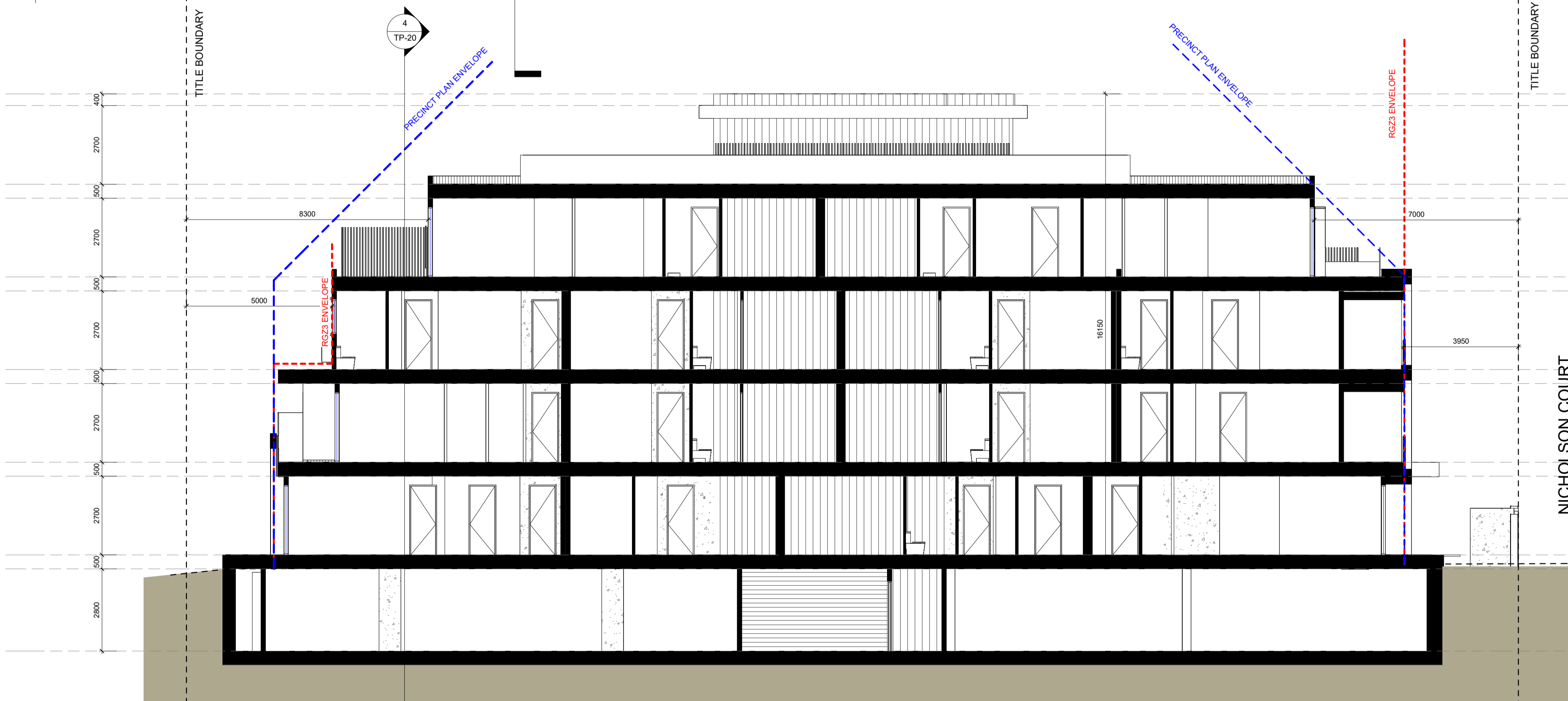
1 Section 1
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Second Floor Ceiling 67.26 AHD
 Second Floor 64.56 AHD
 First Floor Ceiling 64.08 AHD
 First Floor 61.38 AHD
 Ground Floor Ceiling 60.90 AHD
 Ground Floor 58.20 AHD
 Basement Ceiling 57.72 AHD
 Basement 54.90 AHD

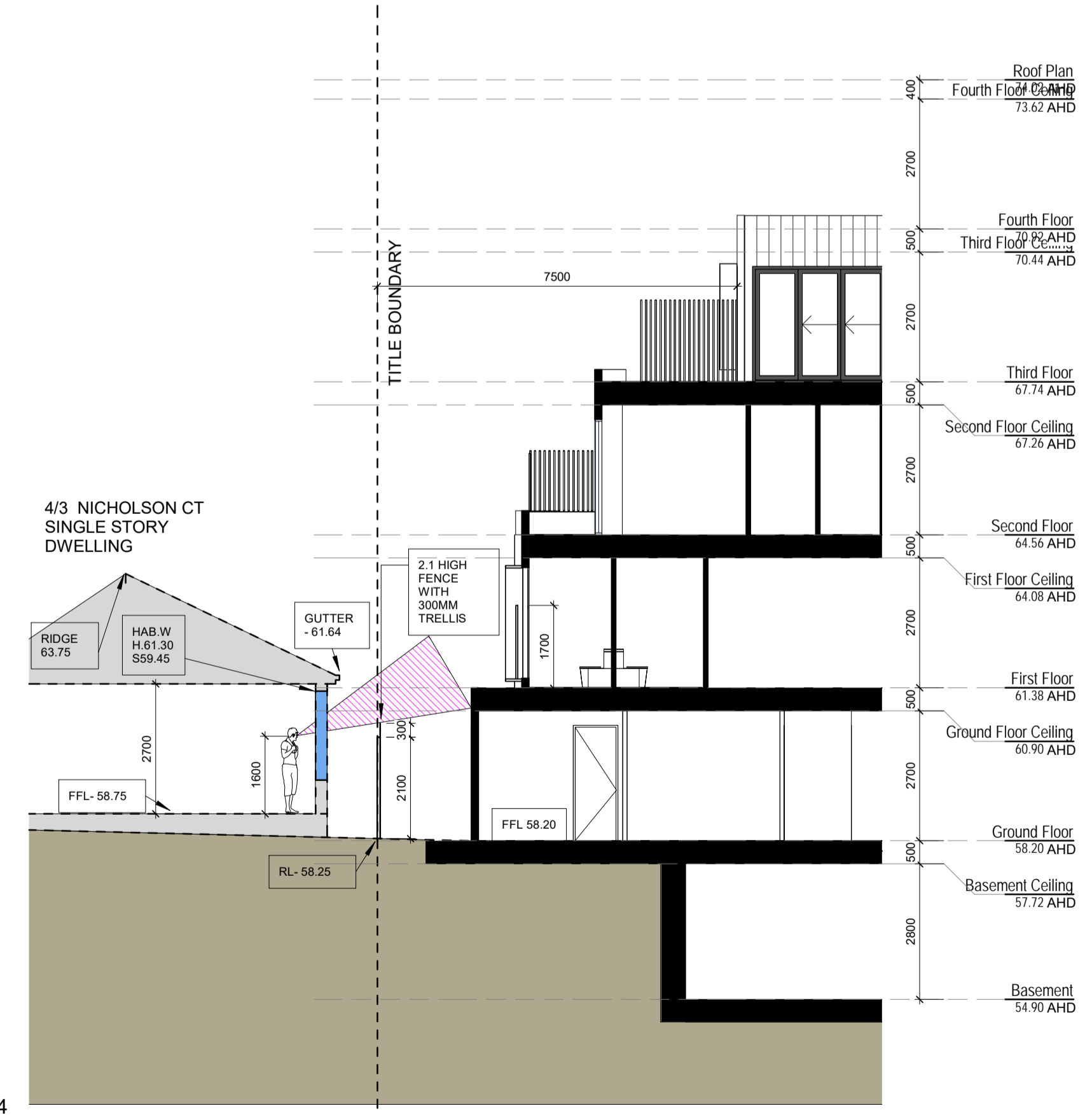
3 Section 3
1:100

1 in 8 RAMP DOWN
 1 in 4 RAMP DOWN
 1 in 8 RAMP DOWN
 APEX
 1 in 10 RAMP UP



Roof Plan 74.02 AHD
 Fourth Floor Ceiling 73.62 AHD
 Fourth Floor 70.92 AHD
 Third Floor Ceiling 70.44 AHD
 Third Floor 67.74 AHD
 Second Floor Ceiling 67.26 AHD
 Second Floor 64.56 AHD
 First Floor Ceiling 64.08 AHD
 First Floor 61.38 AHD
 Ground Floor Ceiling 60.90 AHD
 Ground Floor 58.20 AHD
 Basement Ceiling 57.72 AHD
 Basement 54.90 AHD

2 Section 2
1:100



Roof Plan 74.02 AHD
 Fourth Floor Ceiling 73.62 AHD
 Fourth Floor 70.92 AHD
 Third Floor Ceiling 70.44 AHD
 Third Floor 67.74 AHD
 Second Floor Ceiling 67.26 AHD
 Second Floor 64.56 AHD
 First Floor Ceiling 64.08 AHD
 First Floor 61.38 AHD
 Ground Floor Ceiling 60.90 AHD
 Ground Floor 58.20 AHD
 Basement Ceiling 57.72 AHD
 Basement 54.90 AHD

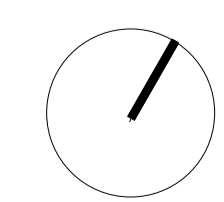
4 Section 4
1:100

PITARD GROUP

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No.	DATE	AMENDMENT
1	APR 22	APPLICATION SUBMISSION
2	JUL 22	RFI SUBMISSION
3	JAN 23	VCAT COMPULSORY CONFERENCE
4	FEB 23	VCAT AMENDMENT SET

No.	DATE	AMENDMENT



PROJECT:
7-9 Nicholson Cr Clayton
 ADDRESS:
7-9 Nicholson Cr Clayton

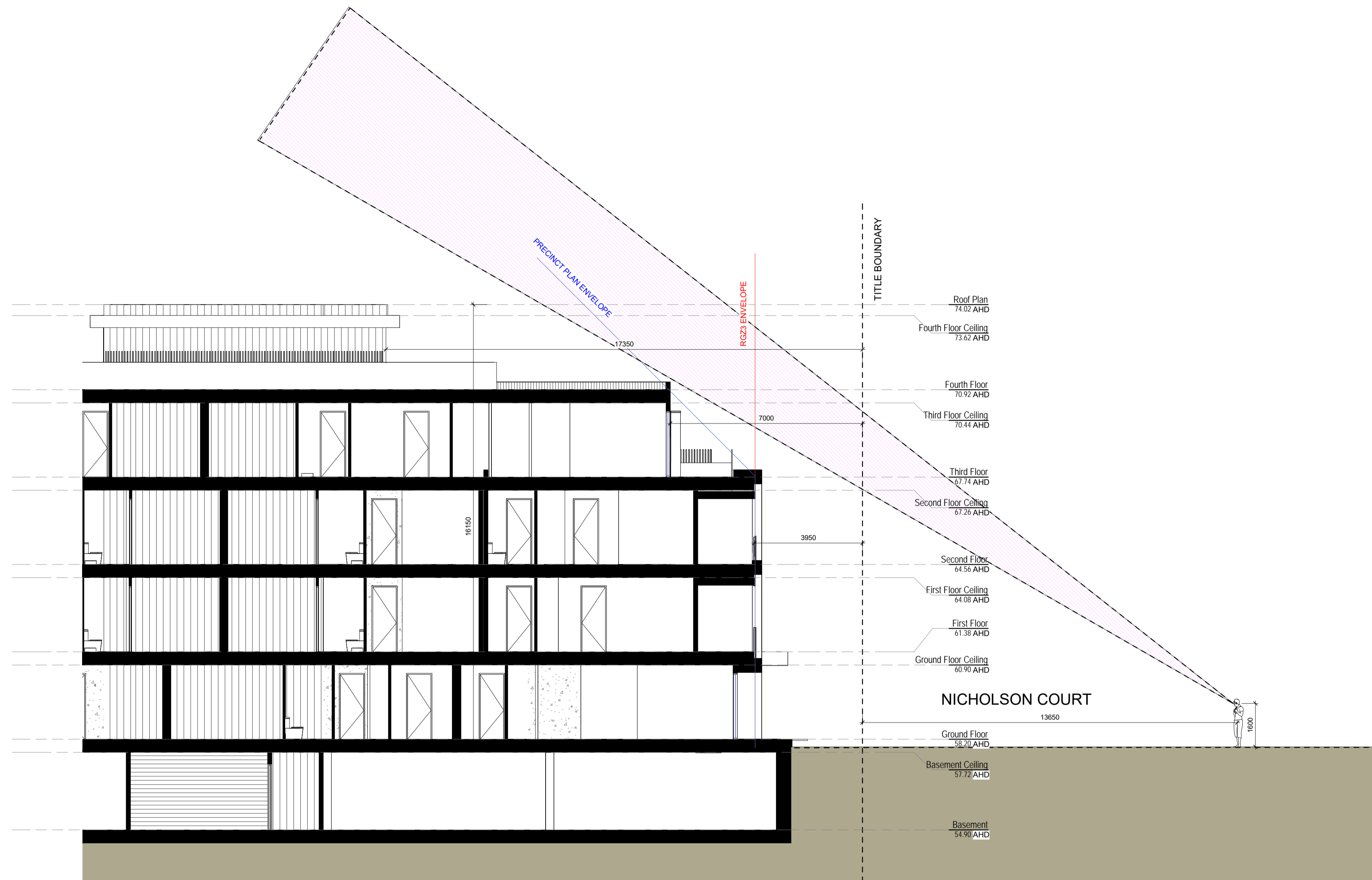
DRAWING:
Cross Sections

JOB NO:
2203
 SCALES:
1:100

AUTHOR:
PP
 DATE:
06-02-23

DRAWING NO:
TP-20
 A1 size sheet:

REV:
4



1 Sightline diagram
1 : 100

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