

# PROPOSAL FOR 14 THREE STOREY ATTACHED DWELLINGS AT 193-195 CLAYTON ROAD, CLAYTON

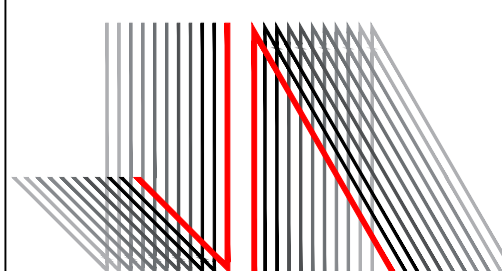


## TOWN PLANNING DRAWING LIST:

- TP00 - COVER SHEET
- TP01 - SITE LOCATION PLAN
- TP02 - NEIGHBORHOOD CHARACTER & SITE ANALYSIS
- TP03 - DESIGN RESPONSE
- TP04 - STREETSCAPES
- TP05 - DEMOLITION PLAN
- TP06 - GROUND FLOOR PLAN
- TP07 - FIRST FLOOR PLAN
- TP08 - SECOND FLOOR PLAN
- TP09 - ROOF FLOOR PLAN
- TP10 - ELEVATIONS
- TP11 - ELEVATIONS
- TP12 - SECTIONS
- TP13 - SHADOW DIAGRAMS



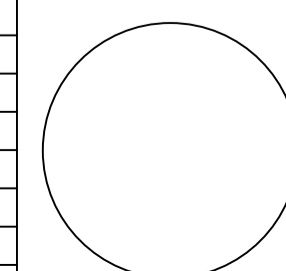
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 - LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.



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 ABN: 29 469 352 797

Project  
 193-195 Clayton Road, Clayton  
 Drawing  
 COVER SHEET

Date	Rev	Description



Project Number <b>16036</b>		Drawing Number <b>TP00</b>	
Date 26-10-2017	Scale	Amendment	
Drawn SJ	Checked AL/JW	-	





SUBJECT SITE  
NO.193  
SINGLE STOREY  
FACE BRICK  
TILE PITCHED ROOF

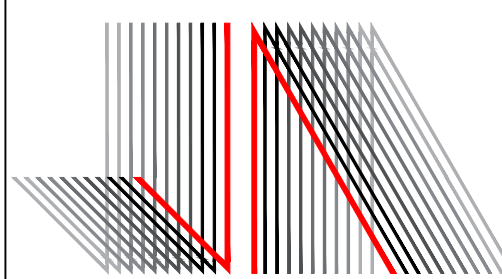
SUBJECT SITE  
NO.195  
SINGLE STOREY  
WEATHERBOARD  
TILE PITCHED ROOF

**LOCATION PLAN**

SCALE 1:500 @ A1

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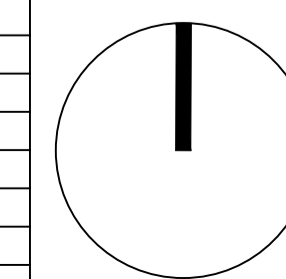
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Project  
193-195 Clayton Road, Clayton

Drawing  
LOCATION PLAN

Date	Rev	Description



Project Number <b>16036</b>	
Date 26-10-2017	Scale 1:500
Drawn SJ	Checked AL/JW

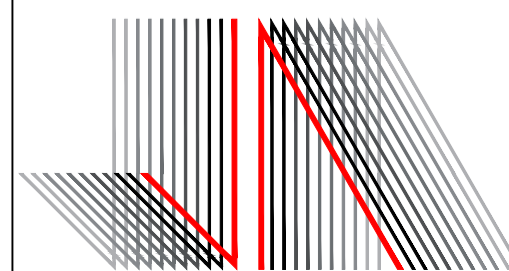
Drawing Number <b>TP01</b>
Amendment -





**NEIGHBORHOOD CHARACTER**  
SCALE 1:300 @ A1

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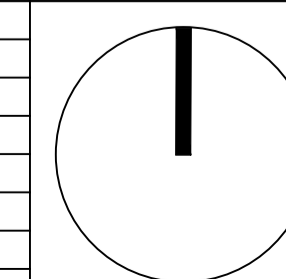


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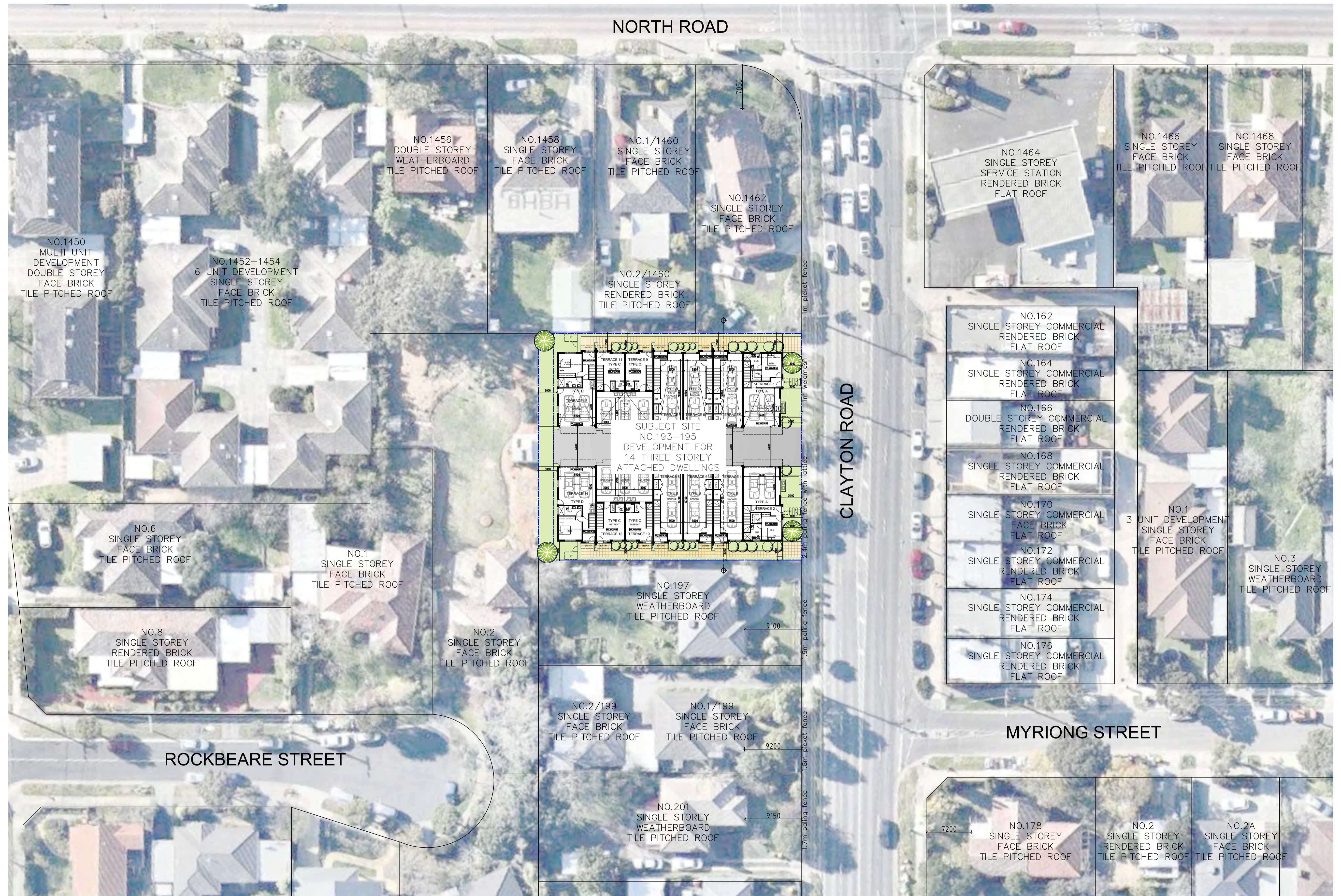
Drawing  
 NEIGHBORHOOD CHARACTER

Date	Rev	Description



Project Number <b>16036</b>		Drawing Number <b>TP02</b>	
Date 26-10-2017	Scale 1:300	Amendment -	
Drawn SJ	Checked AL/JW		

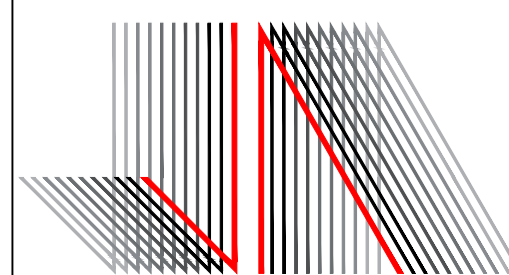




**DESIGN RESPONSE**

SCALE 1:300 @ A1

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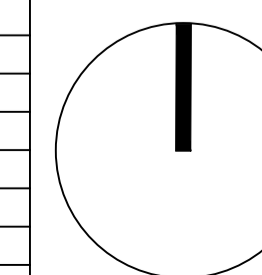


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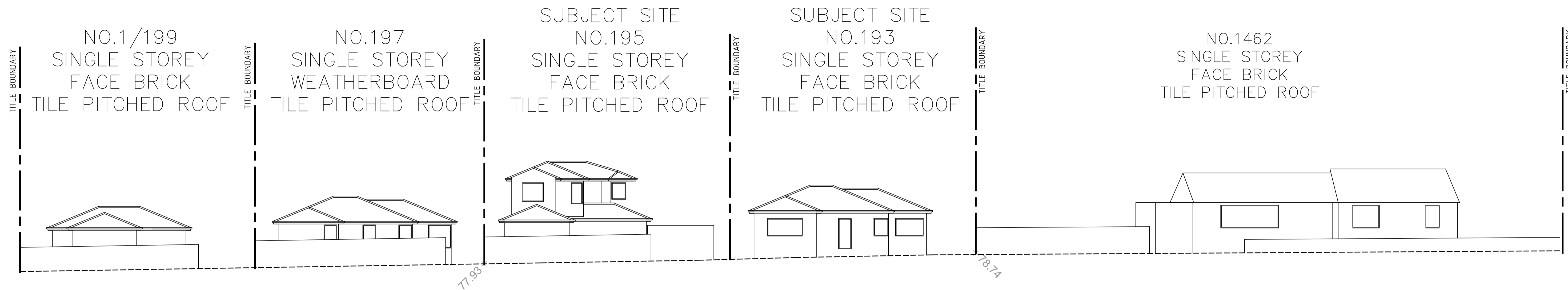
Drawing  
 DESIGN RESPONSE

Date	Rev	Description

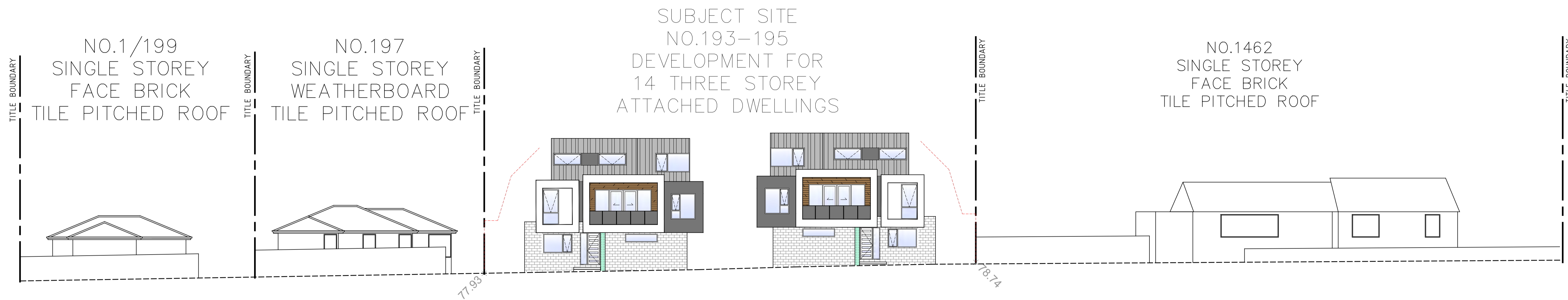


Project Number <b>16036</b>		Drawing Number <b>TP03</b>	
Date 26-10-2017	Scale 1:300	Amendment -	
Drawn SJ	Checked AL/JW		



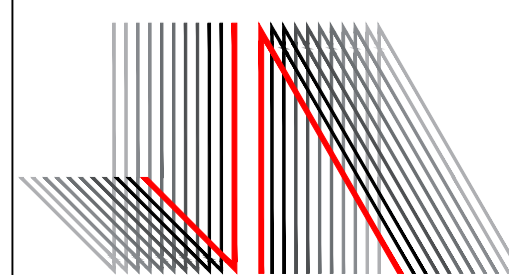


 **EXISTING STREETScape**  
SCALE 1:150 @ A1



 **PROPOSED STREETScape**  
SCALE 1:150 @ A1

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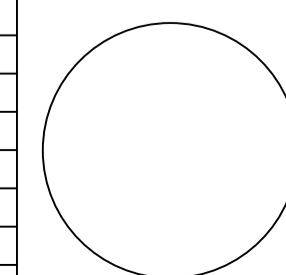


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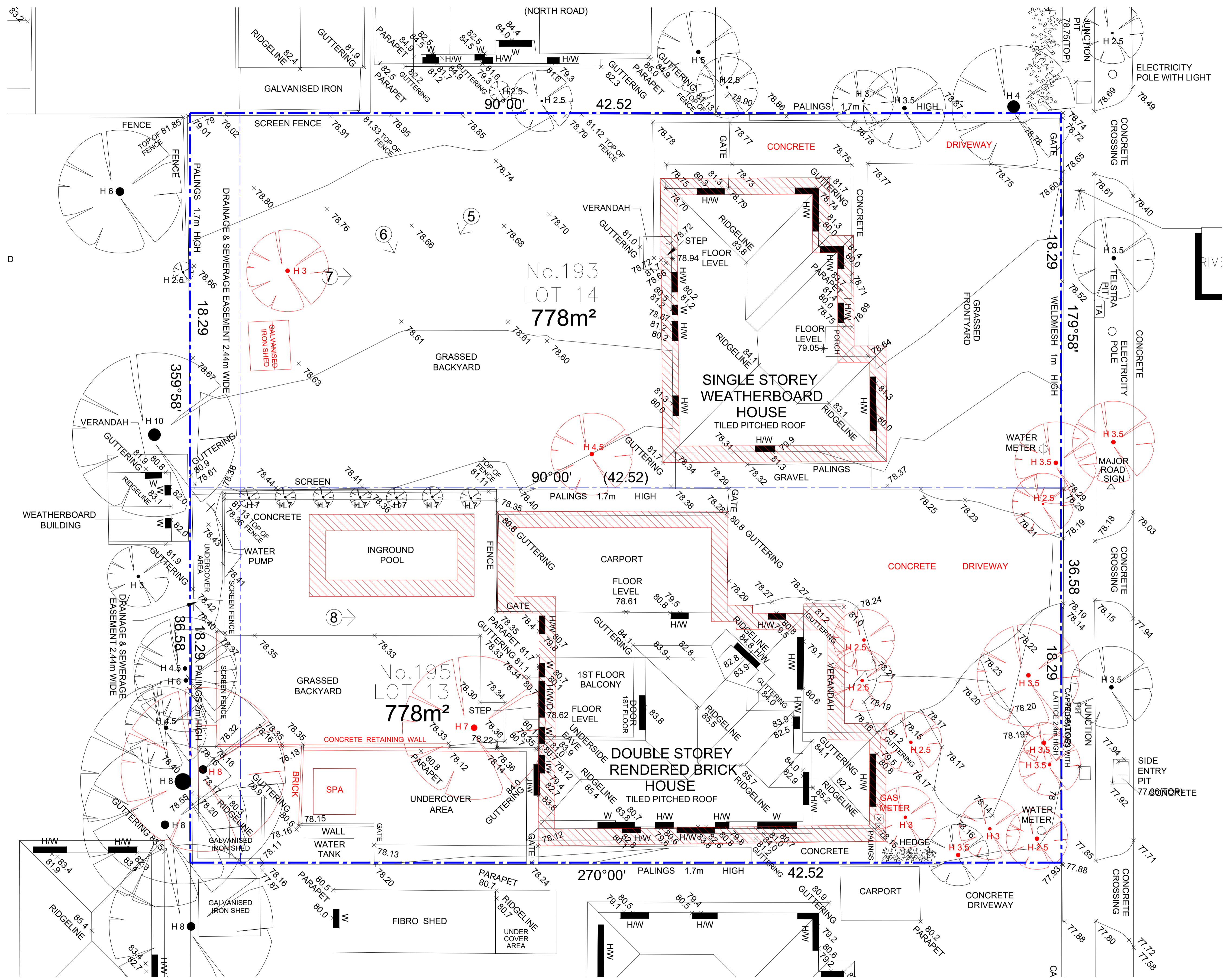
Drawing  
 STREETSCAPES

Date	Rev	Description

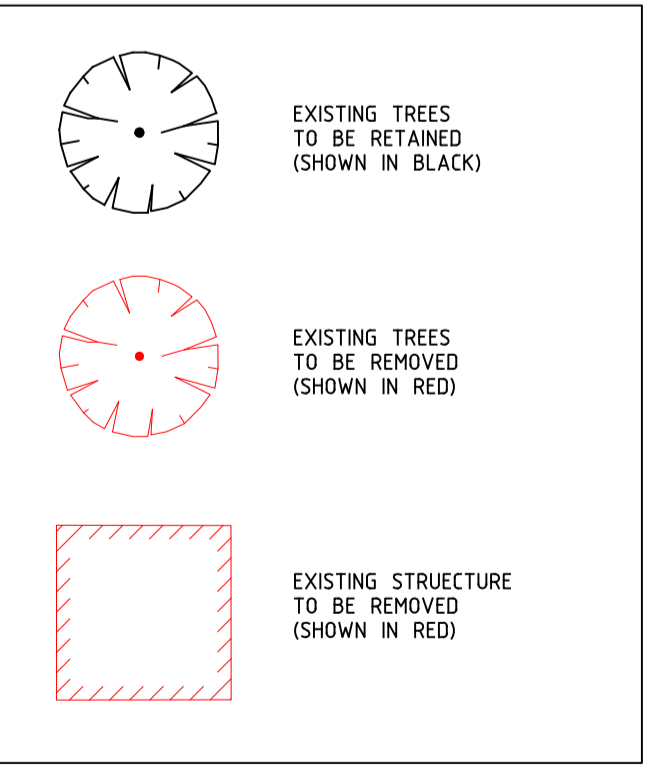


Project Number <b>16036</b>		Drawing Number <b>TP04</b>	
Date	26-10-2017	Scale	1:100
Drawn	SJ	Checked	AL/JW
Amendment		-	





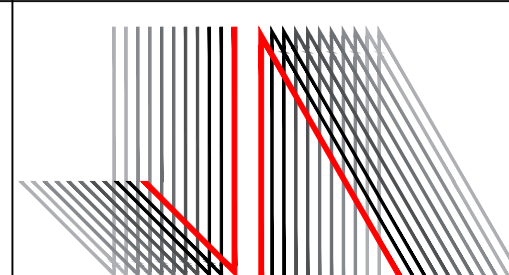
DEMOLITION NOTES:



DEMOLITION PLAN

SCALE 1:100 @ A1

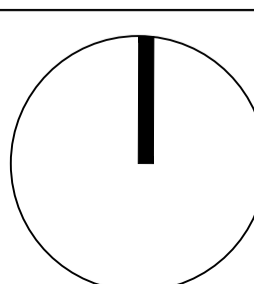
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Project  
 193-195 Clayton Road, Clayton  
 Drawing  
 PROPOSED STREETSCAPE

Date	Rev	Description



Project Number <b>16036</b>		Drawing Number <b>TP05</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW	-	





**Development Summary:**

Total Site Area: 1555.4m<sup>2</sup>  
 Site coverage: 992.8m<sup>2</sup> (63.8%)  
 Permeability: 386.0m<sup>2</sup> (24.8%)

TYPE A (Terrace 1&2)	
Site Area:	104.3m <sup>2</sup>
Ground Floor:	75.3m <sup>2</sup>
First Floor:	66.7m <sup>2</sup>
Second Floor:	35.3m <sup>2</sup>
Total Living:	177.3m <sup>2</sup>
Balcony:	10.0m <sup>2</sup>
NO. of Bed:	3
NO. of Car Space:	2

TYPE B (Terrace 3-8)	
Site Area:	65.6m <sup>2</sup>
Ground Floor:	60.2m <sup>2</sup>
First Floor:	51.3m <sup>2</sup>
Second Floor:	48.7m <sup>2</sup>
Total Living:	160.2m <sup>2</sup>
Balcony:	10.5m <sup>2</sup>
NO. of Bed:	3
NO. of Car Space:	2

TYPE C (Terrace 9-12)	
Site Area:	53.0m <sup>2</sup>
Ground Floor:	31.0m <sup>2</sup>
First Floor:	48.7m <sup>2</sup>
Second Floor:	47.0m <sup>2</sup>
Total Living:	126.7m <sup>2</sup>
Balcony:	10.1m <sup>2</sup>
NO. of Bed:	2
NO. of Car Space:	1

TYPE D (Terrace 13&14)	
Site Area:	134.9m <sup>2</sup>
Ground Floor:	76.9m <sup>2</sup>
First Floor:	66.8m <sup>2</sup>
Second Floor:	43.1m <sup>2</sup>
Total Living:	186.8m <sup>2</sup>
Balcony:	11.6m <sup>2</sup>
NO. of Bed:	4
NO. of Car Space:	2

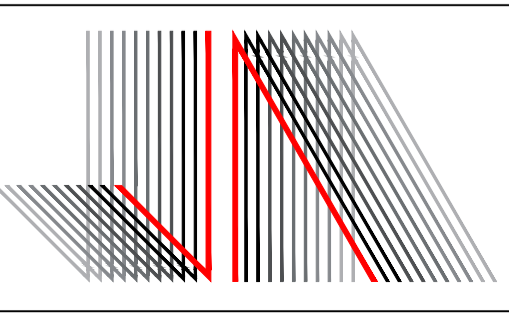
**LEGEND**

- DENOTES EXISTING TREES OR SHRUBS TO BE REMOVED
- DENOTES PROPOSED INDIGENOUS CANOPY TREE
- DENOTES PROPOSED SHRUBS & SMALL SCALE PLANTS
- DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUSLY SIFTSCAPED AREAS.
- DENOTES SELECTED CONCRETE DRIVEWAY
- DENOTES SELECTED EXPOSED AGGREGATE CONCRETE DRIVEWAY
- DENOTES SELECTED PAVED AREA TO BE LAYED ON POROUS COMPACTED SAND BASE
- DENOTES WEATHERPROOFED TILED AREA
- DENOTES SELECTED DECKING AREA
- DENOTES SELECTED STEPPING STONES

**GROUND FLOOR PLAN**  
 SCALE 1:100 @ A1

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Project  
 193-195 CLAYTON ROAD, CLAYTON

Drawing  
 GROUND FLOOR PLAN

Date	Rev	Description

Project Number <b>17033</b>		Drawing Number <b>TP06</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		

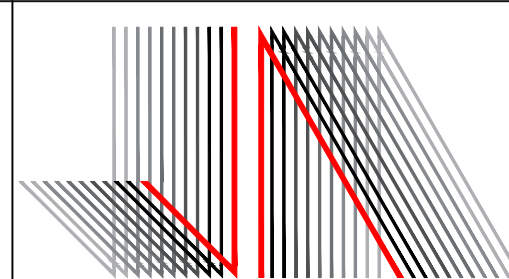




**FIRST FLOOR PLAN**  
SCALE 1:100 @ A1

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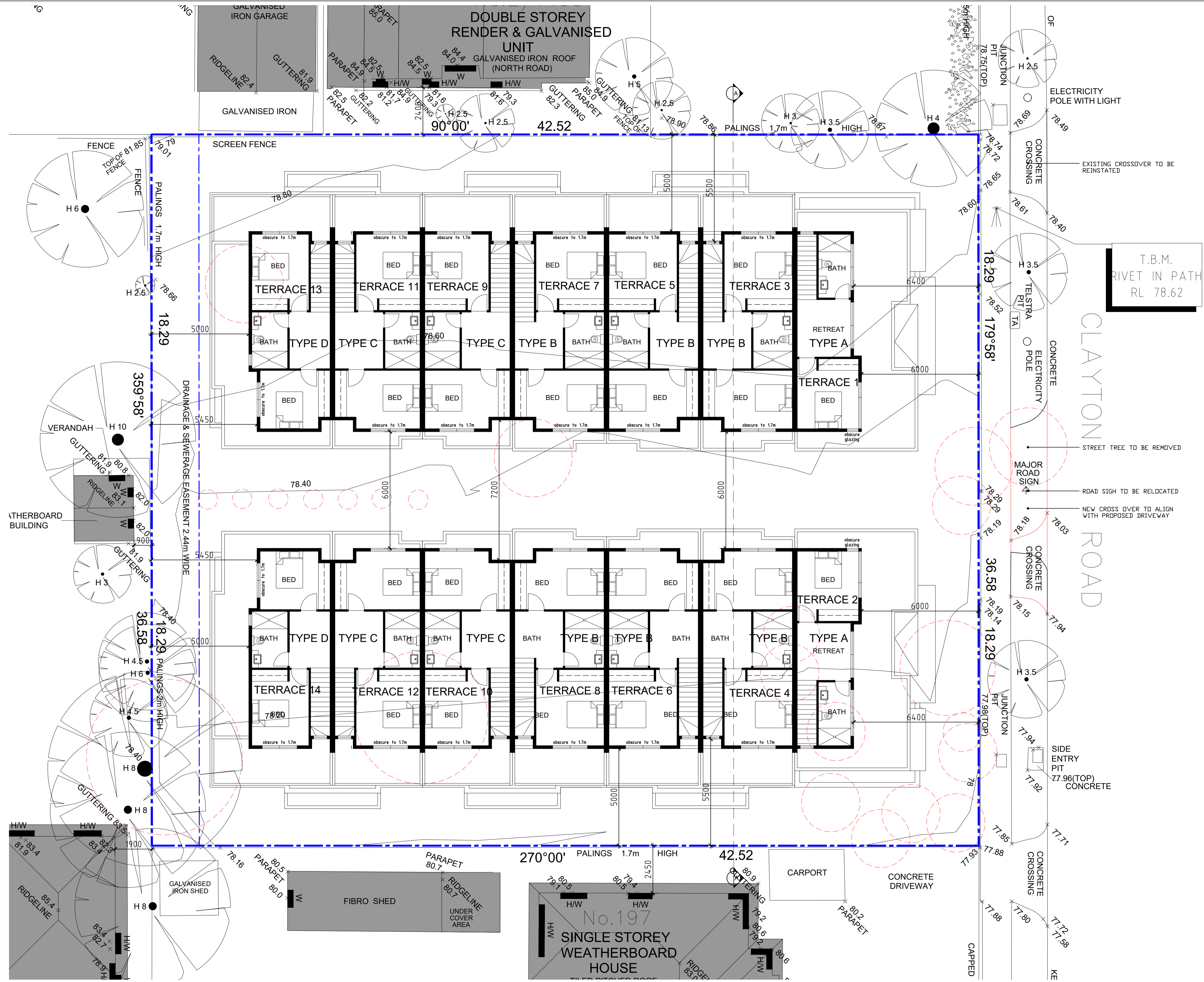
Project  
193-195 CLAYTON ROAD, CLAYTON

Drawing  
FIRST FLOOR PLAN

Date	Rev	Description

Project Number <b>17033</b>		Drawing Number <b>TP07</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		

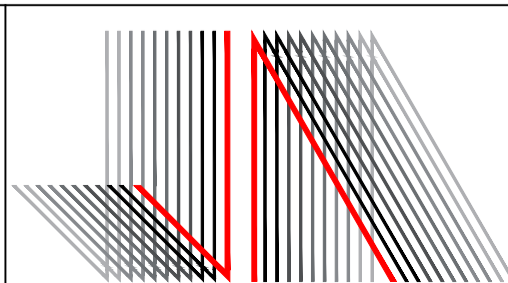




**SECOND FLOOR PLAN**  
SCALE 1:100 @ A1

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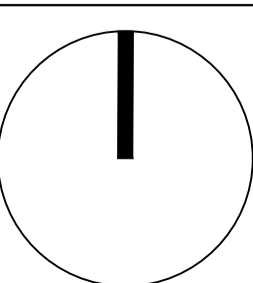


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Project  
193-195 CLAYTON ROAD, CLAYTON

Drawing  
SECOND FLOOR PLAN

Date	Rev	Description



Project Number <b>17033</b>		Drawing Number <b>TP08</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		

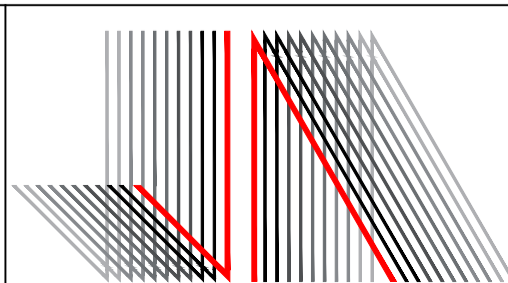




**ROOF PLAN**  
SCALE 1:100 @ A1

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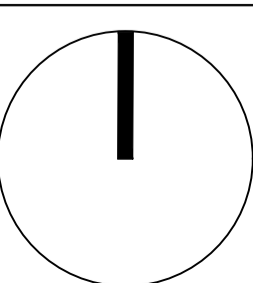


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193-195 CLAYTON ROAD, CLAYTON

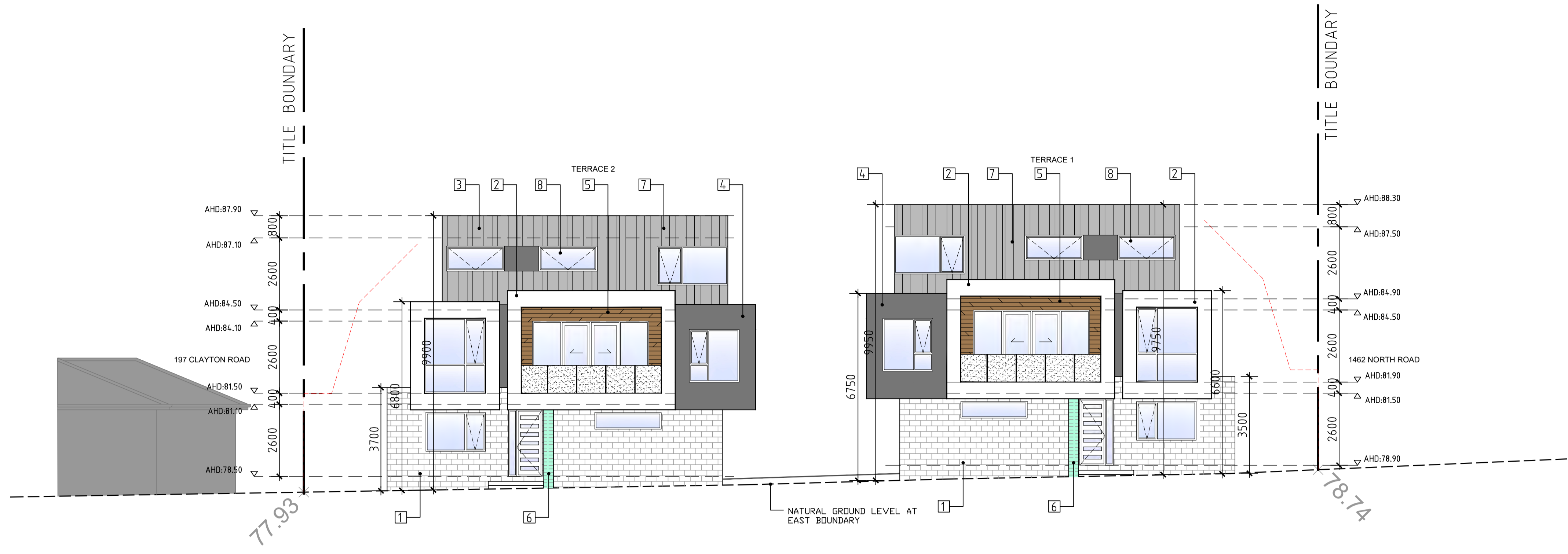
Drawing  
ROOF PLAN

Date	Rev	Description



Project Number <b>17033</b>		Drawing Number <b>TP09</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		



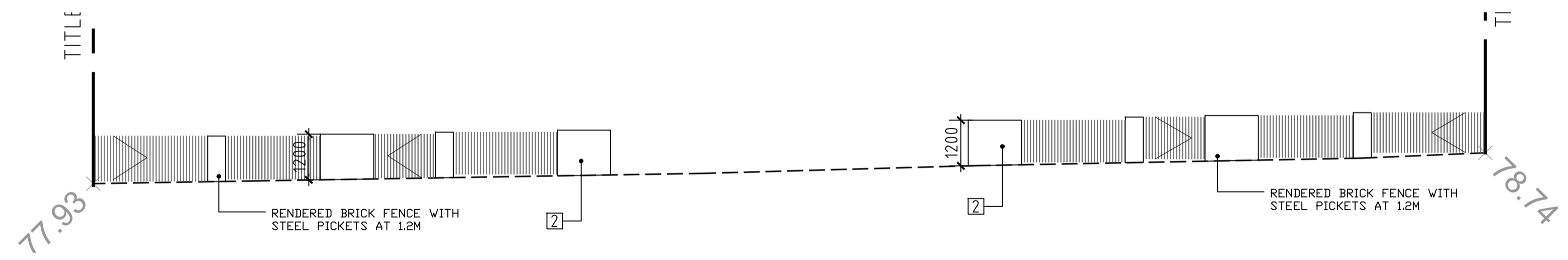


**EAST ELEVATION**

SCALE 1:100 @ A1

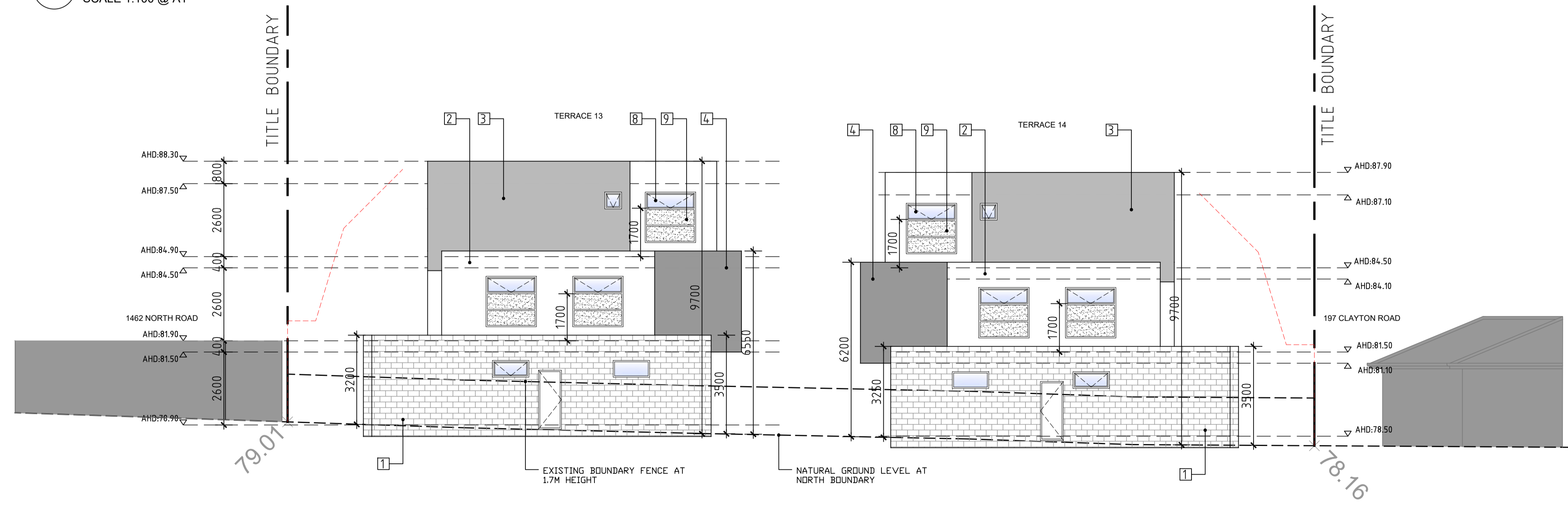
**MATERIAL SCHEDULE:**

	1 SELECTED FACE BRICK
	2 SELECTED WHITE RENDER
	3 SELECTED MID GREY RENDER
	4 SELECTED DARK GREY RENDER
	5 SELECTED TIMBER LOOK CLADDING
	6 SELECTED FEATURE TILE CLADDING
	7 SELECTED CEMENT SHEET CLADDING
	8 CLEAR WINDOW GLAZING
	9 OBSCURE GLAZING WITH NO MORE THAN 25% TRANSPARENCY



**FRONT FENCE ELEVATION**

SCALE 1:100 @ A1

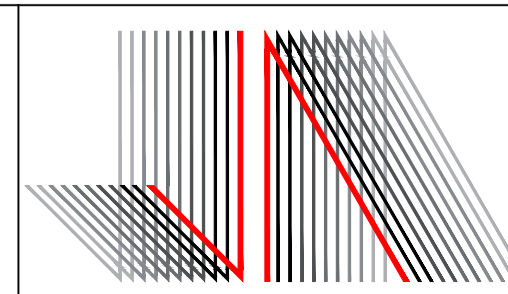


**WEST ELEVATION**

SCALE 1:100 @ A1

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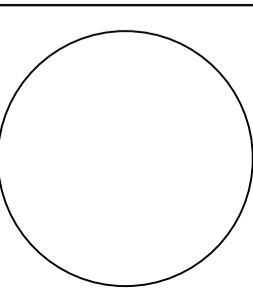


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 Ph: (03) 9817 6788  
 Email: info@jesseantarchitects.com.au; www.jesseantarchitects.com.au  
 ABN: 29 469 352 797

Project  
 193-195 CLAYTON ROAD, CLAYTON

Drawing  
 ELEVATIONS

Date	Rev	Description

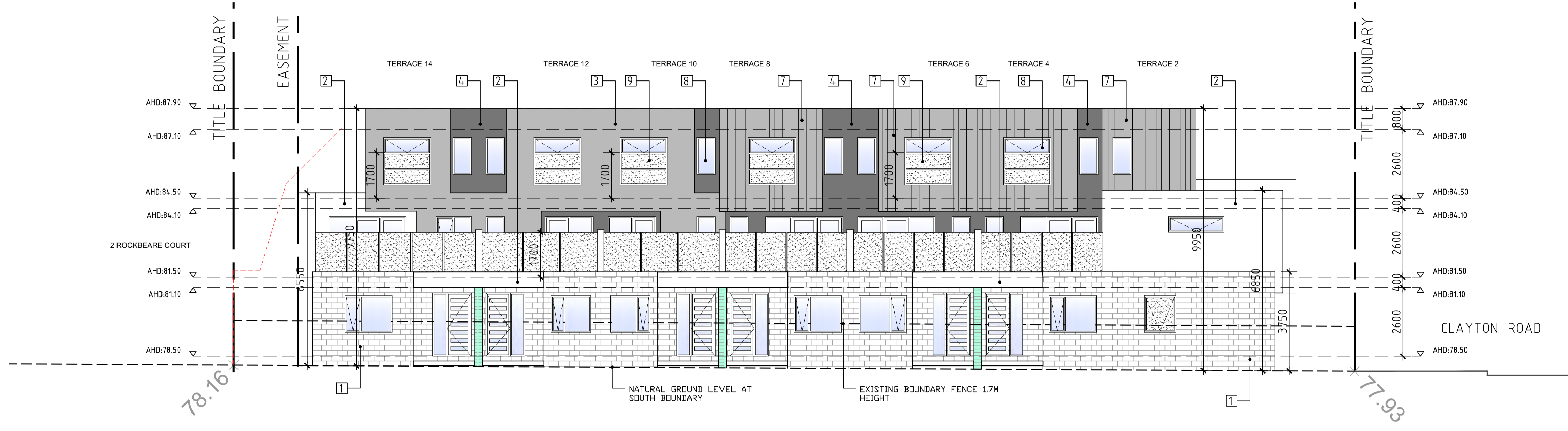


Project Number <b>17033</b>		Drawing Number <b>TP10</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		

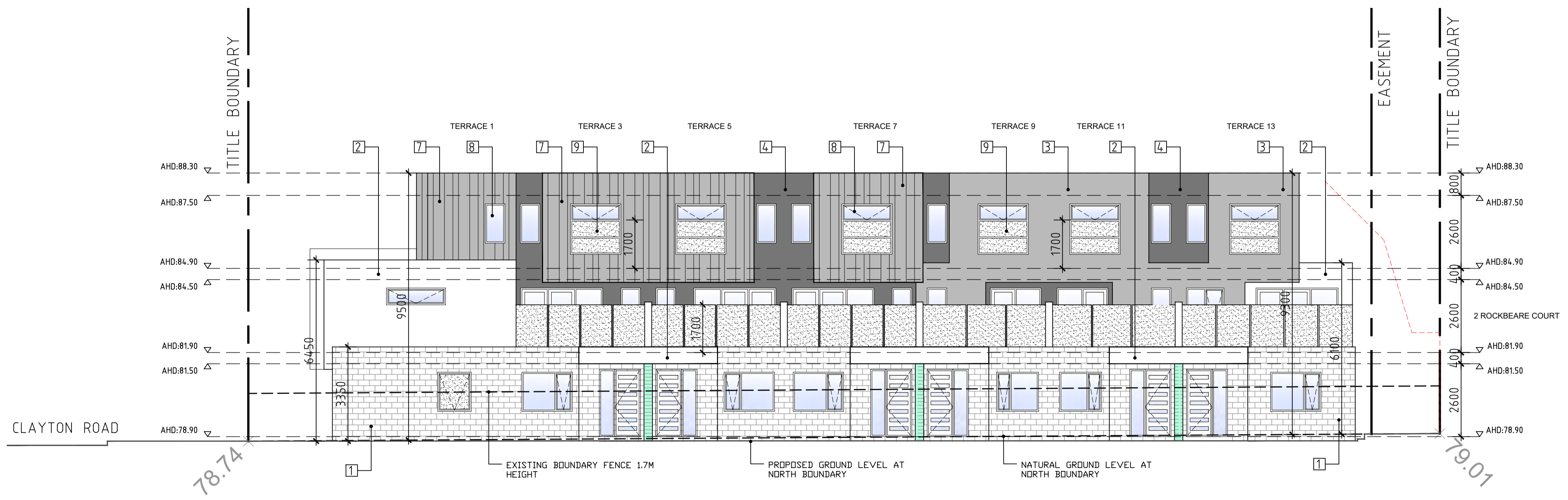


**MATERIAL SCHEDULE:**

	1 SELECTED FACE BRICK
	2 SELECTED WHITE RENDER
	3 SELECTED MID GREY RENDER
	4 SELECTED DARK GREY RENDER
	5 SELECTED TIMBER LOOK CLADDING
	6 SELECTED FEATURE TILE CLADDING
	7 SELECTED CEMENT SHEET CLADDING
	8 CLEAR WINDOW GLAZING
	9 OBSCURE GLAZING WITH NO MORE THAN 25% TRANSPARENCY



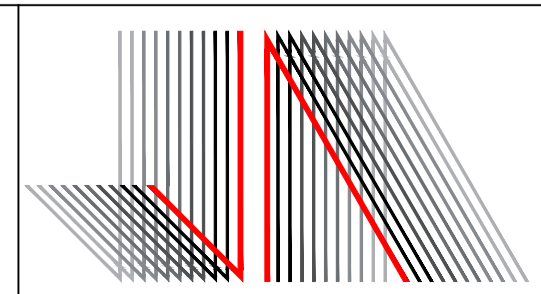
**SOUTH ELEVATION**  
SCALE 1:100 @ A1



**NORTH ELEVATION**  
SCALE 1:100 @ A1

**Notes**

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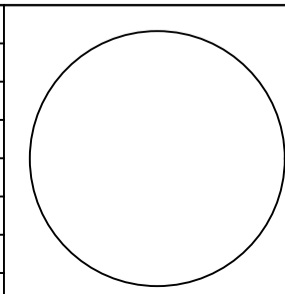


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Project  
**193-195 CLAYTON ROAD, CLAYTON**

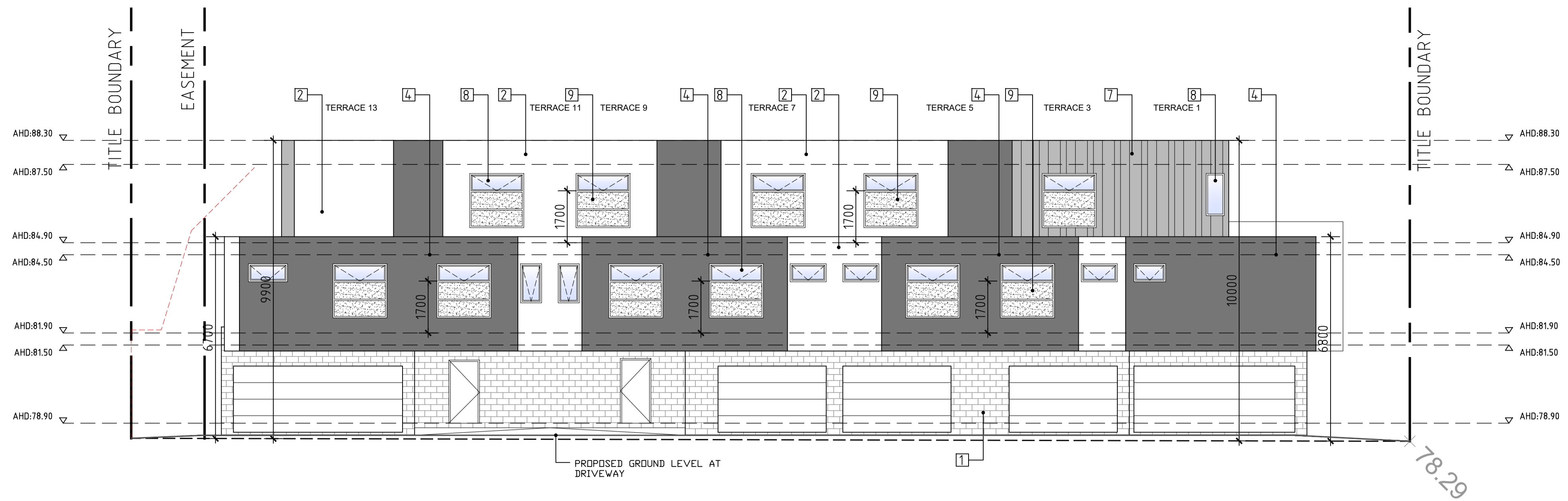
Drawing  
**ELEVATIONS**

Date	Rev	Description



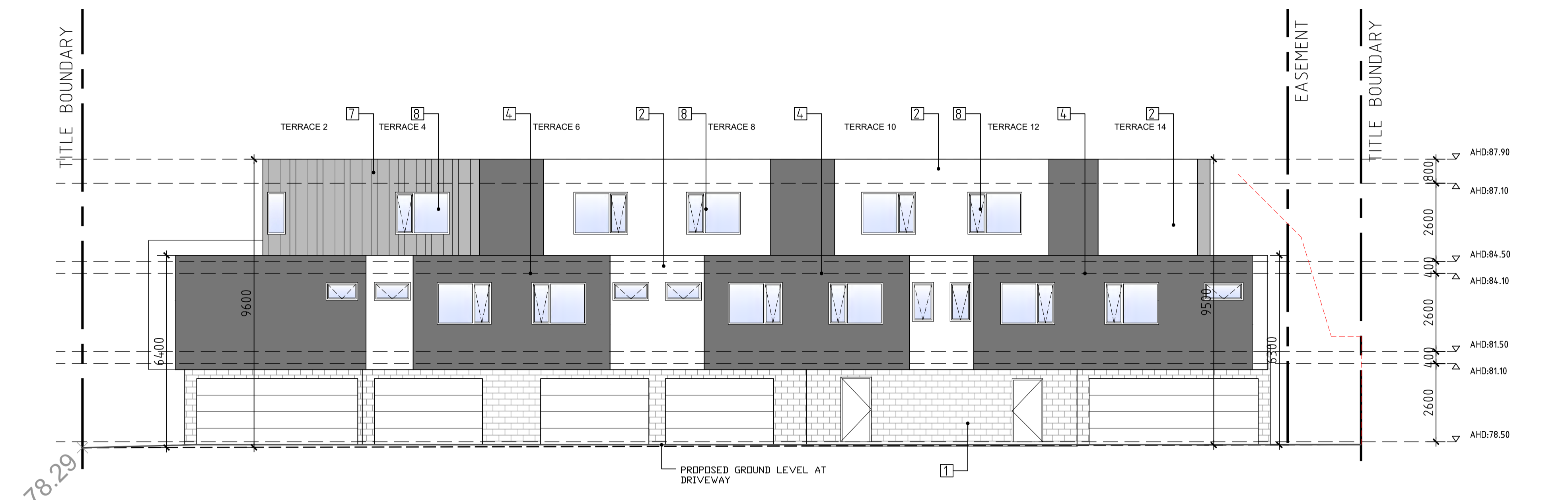
Project Number <b>17033</b>		Drawing Number <b>TP11</b>	
Date 26-10-2017	Scale 1:100	Amendment -	
Drawn SJ	Checked AL/JW		





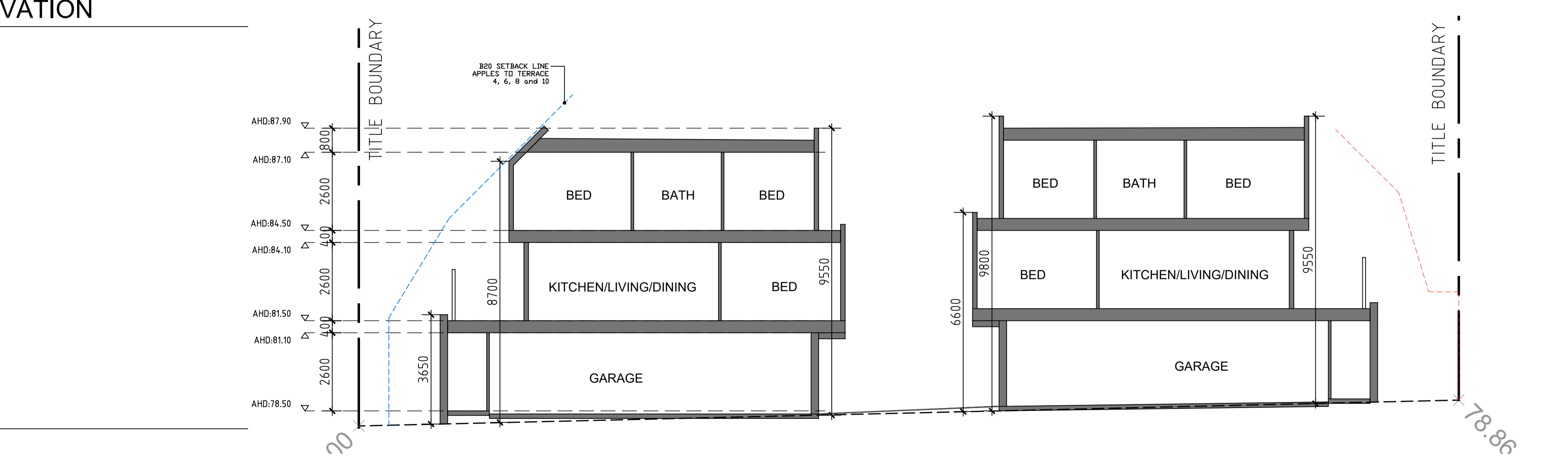
**INTERNAL SOUTH ELEVATION**

SCALE 1:100 @ A1



**INTERNAL NORTH ELEVATION**

SCALE 1:100 @ A1



**SECTION AA**

SCALE 1:100 @ A1

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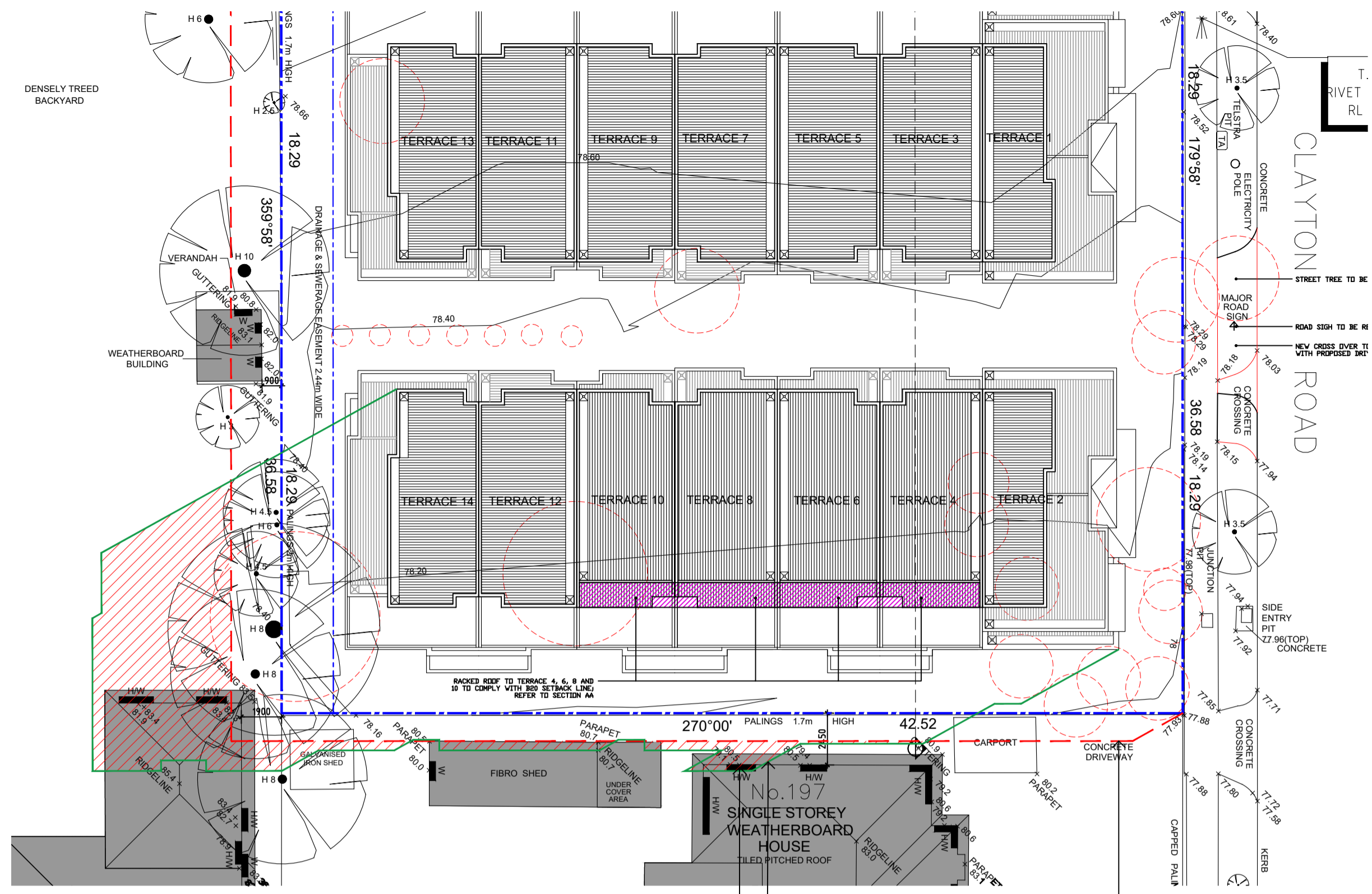
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Project	193-195 CLAYTON ROAD, CLAYTON
Drawing	ELEVATIONS

Date	Rev	Description

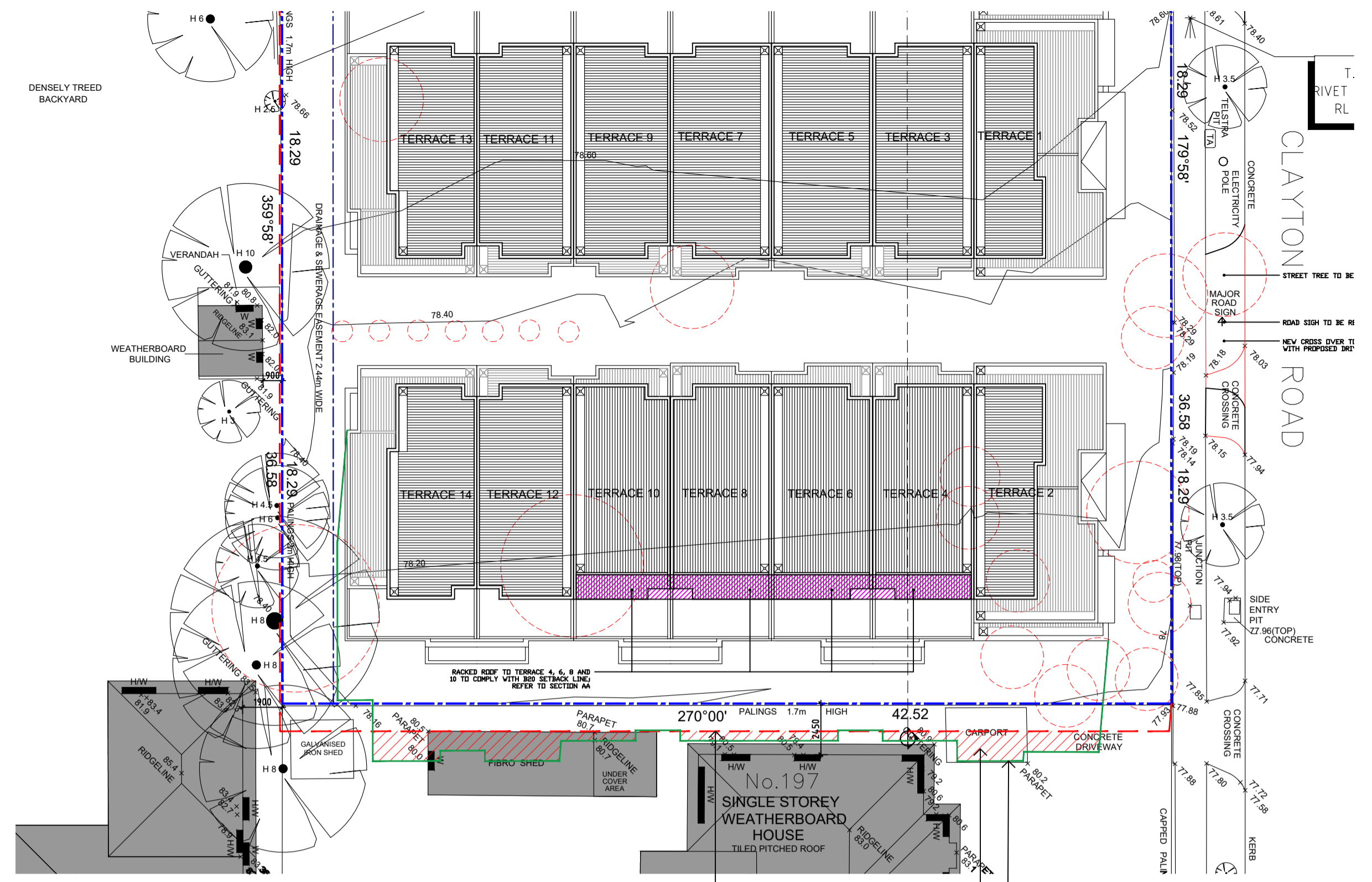
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Date	26-10-2017	Scale	1:100	Amendment		-	
Drawn	SJ	Checked	AL/JW				





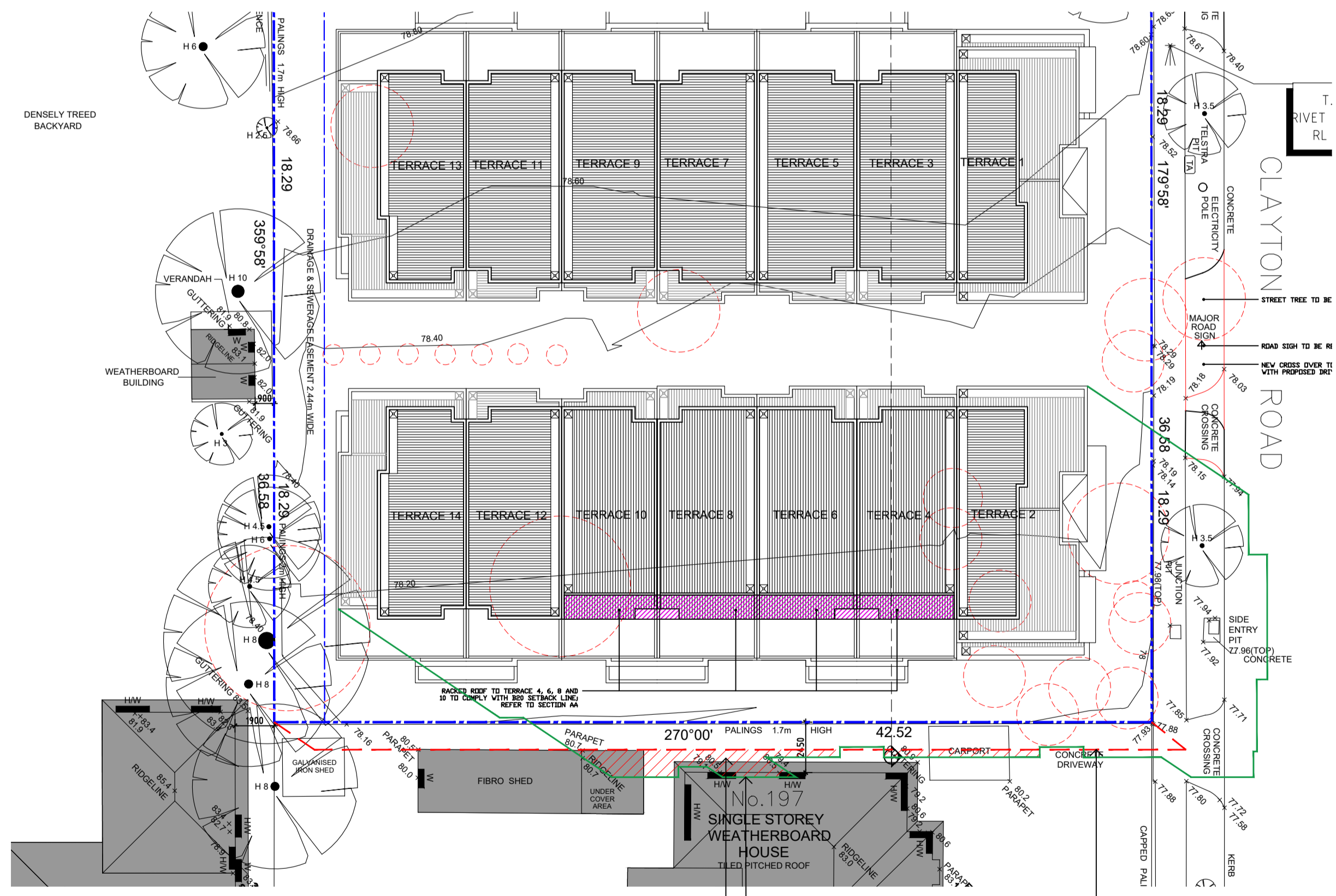
**SHADOW DIAGRAM SEP 22 9AM**  
SCALE 1:100 @ A1

shadow cast by proposed dwelling  
additional shadow imposed by proposed dwelling indicated as red hatch  
existing shadows (red dash line)



**SHADOW DIAGRAM SEP 22 12PM**  
SCALE 1:100 @ A1

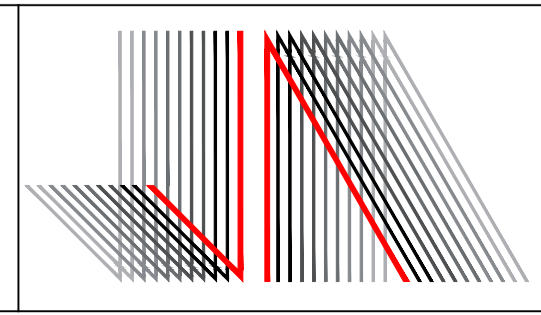
existing shadows (red dash line)  
shadow cast by proposed dwelling  
additional shadow imposed by proposed dwelling indicated as red hatch



**SHADOW DIAGRAM SEP 22 3PM**  
SCALE 1:100 @ A1

shadow cast by proposed dwelling  
additional shadow imposed by proposed dwelling indicated as red hatch  
existing shadows (red dash line)

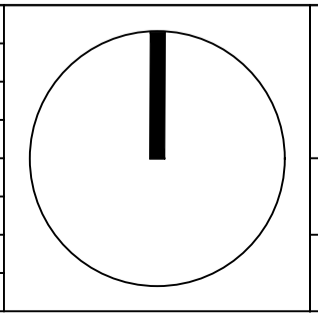
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Project  
193-195 CLAYTON ROAD, CLAYTON  
Drawing  
SHADOW DIAGRAM

Date	Rev	Description



Project Number  
**17033**  
Date 26-10-2017 Scale 1:100  
Drawn SJ Checked AL/JW

Drawing Number  
**TP13**  
Amendment  
-

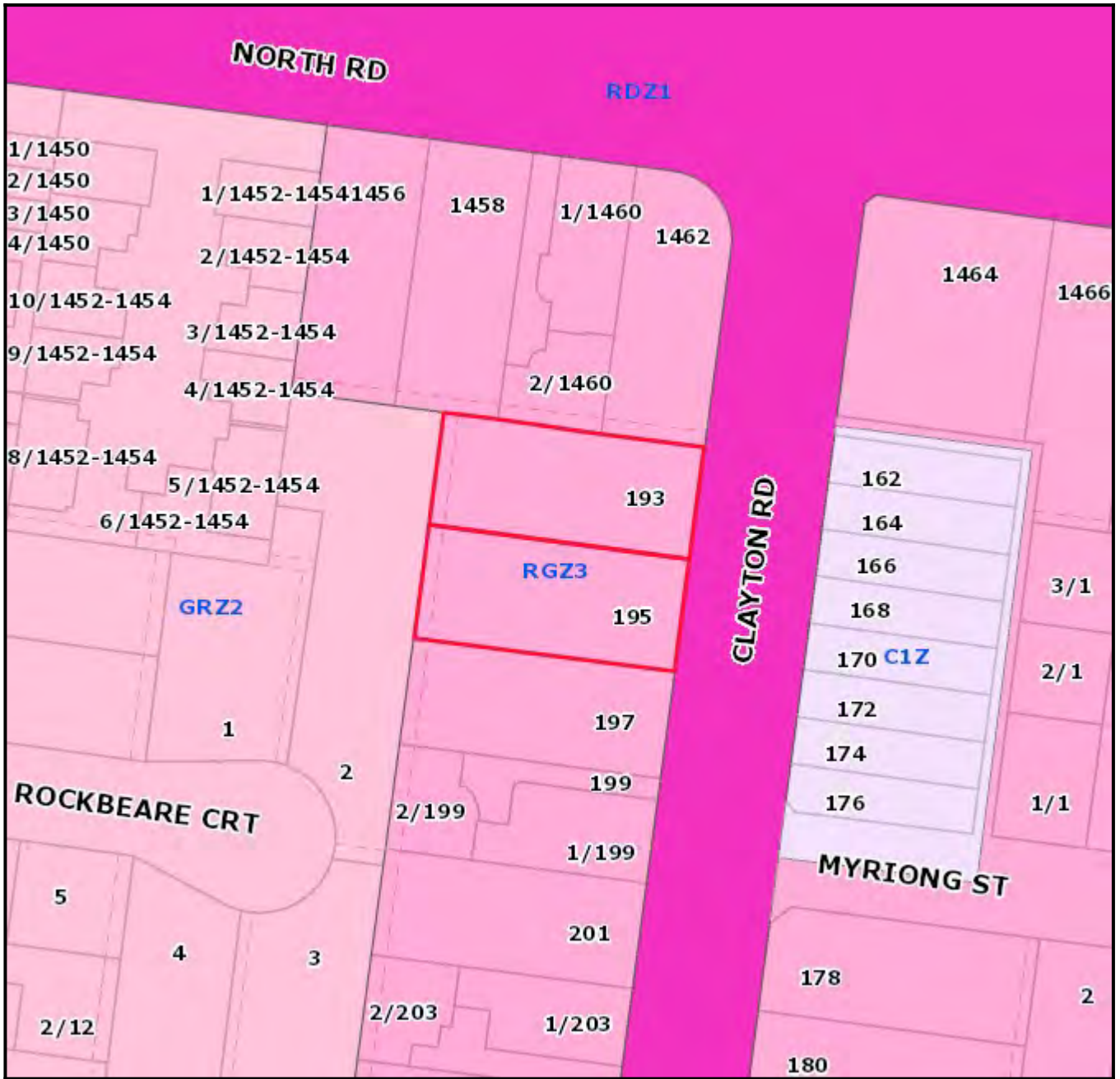








# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**




1:1000

**Address**

193-195 Clayton Road CLAYTON VIC 3168





# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.

- Railway lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Preserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Lease Free Atrial
- Property & Address No.
- Common Property



1:1500



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