



TOWN PLANNING SHEET INDEX

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| ISSUE | REASON FOR ISSUE | DATE |
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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
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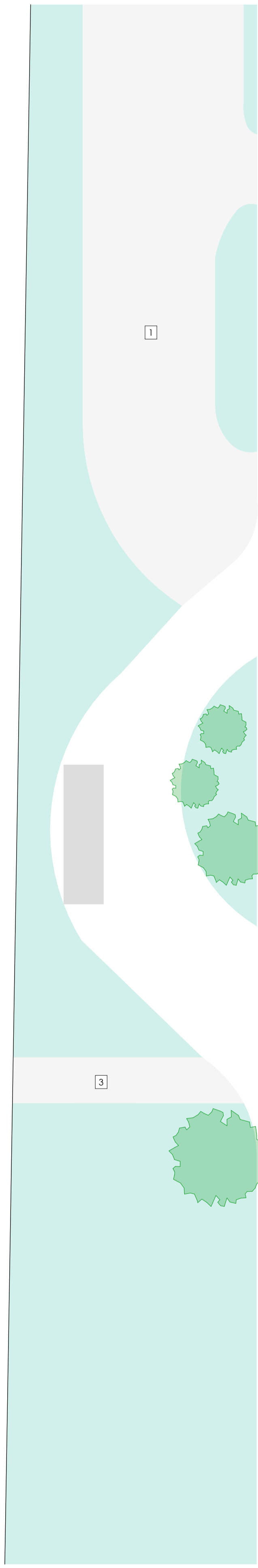
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
COVER SHEET
DWG NO. TP001

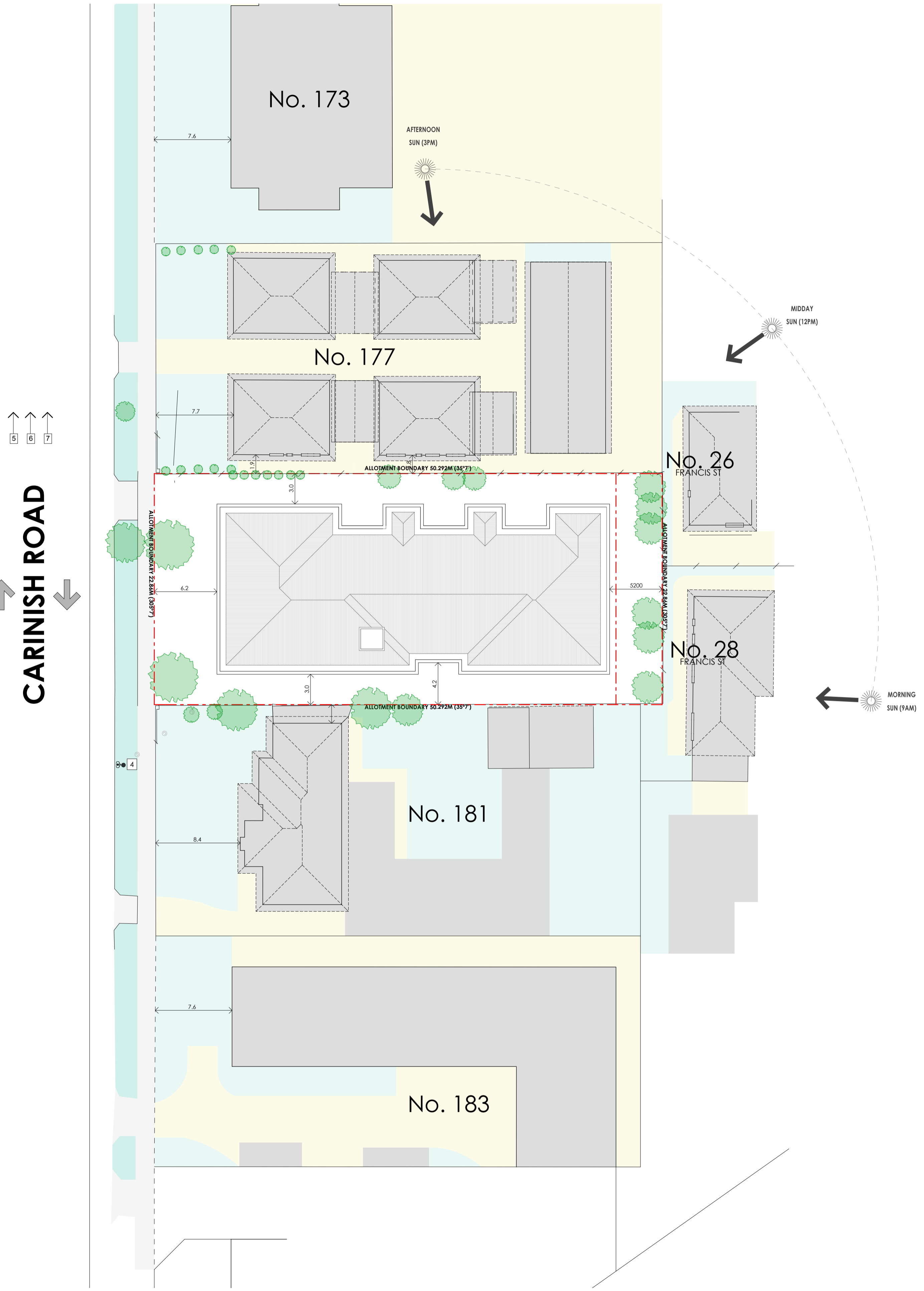
REVISION TP02
DRAWN DATE AZ/CB/MD/JW 10.03.2017

PROJECT NO.
16018

SCALE



SITE PLAN
1:250



- ROAD VEHICLE DIRECTION
- EXISTING TREES
- SUN DIRECTIONS
- EXISTING BUILDINGS ON SUBJECT SITE
- 1** GRAVEL CARPARK
- 2** RAILWAY LINE
- 3** PEDESTRIAN RAIL CROSSING
- 4** POWER POLE
- 5** CLAYTON ROAD SHOPS - 300 METERS
- 6** CLAYTON TRAIN STATION - 350 METERS
- 7** CLAYTON RSL - 100 METERS

SITE ANALYSIS NOTES

PATTERN OF DEVELOPMENT IN THE NEIGHBOURHOOD
Carinish Road is a residential and well-developed commercial street in Clayton that generally comprises of new luxury apartment buildings, community spaces and older single storey dwellings.

The building immediately to the west of the subject site is a single storey unit development with six dwellings and four carparks. The carport roofing is raised higher than the dwelling roofs, which provides an illusion of a double storey dwelling from the street frontage. The building is 1960s in style with cream brick walls and pitched tiled roofs.

The next building heading in this westerly direction is a single storey Women's Health Clinic with a carpark that encases the site. The building to the west of this is Clayton RSL, which is quite tall from the street frontage. This building has 2 levels of commercial scale with carparks to the underside of the building and a large carparking space to either side.

The building immediately to the east of the subject site is a small single storey single dwelling, with multiple sheds that occupy the private open space and a hip style roof that presents to the street. The building immediately east of this is 4 single storey units with courtyards and a shared driveway space.

On the south side of Carinish Road opposite the site is a railway track which services Cranbourne and Pakenham lines, with Clayton Station being a brisk 6 minute walk. To the rear north end of the subject site at both 26 and 28 Francis Street lies 3 single storey unit complexes with garage spaces for each dwelling.

SITE TOPOGRAPHY
Carinish Road slopes down from Francis Street at its Northern end, and also inclines in another direction heading towards Clayton Road. This means the lowest point is the South-Eastern corner of the site. The road levels out as it approaches the railway line.

The subject site falls significantly (over 2 metres) north to south. The properties immediately to the north that face on to Francis Street typically provide a retaining structure to accommodate the significant change in level from Francis St down to Carinish Road.

STREETScape
The streetscape provides quite a variety of scale and typology. There is also a rough consistency in the setback of buildings from the street however, no similarities in their front fence arrangements. Arguably the majority of the streetscape consists of small, private scale buildings with low or no fencing. Being a residential growth zone, there is a majority of multi-unit developments surrounding the context site.

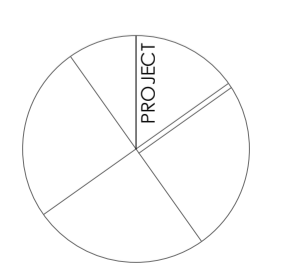
ARCHITECTURAL & ROOF STYLES
The architectural styles adopted in this street are very diverse, ranging from brick Triple front 1960s single storey dwellings and warehouse style commercial buildings to contemporary buildings further up the street. There is such a variety that no one style, scale or period of building clearly dominates. Generally the buildings in the street are of masonry construction, either face brick or rendered.

The roof styles are as variegated as the building styles. Predictably, the contemporary styled buildings typically have a parapet concealing a flat roof, whereas the traditional-styled single storey dwellings typically have moderately pitched roofs. The Triple front 1960s single storey houses generally have pitched terracotta tiled roofs with gable or hip ends.

| ISSUE | REASON FOR ISSUE | DATE |
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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
NEIGHBOURHOOD & SITE DESCRIPTION

| | | | | |
|---------|----------|-------------|------------|-----------|
| DWG NO. | REVISION | DRAWN | DATE | SCALE |
| TP002 | TP01 | AZ/CB/MD/JW | 08.12.2016 | 1:250 @A1 |

PROJECT NO.
16018

ISSUE FOR PLANNING APPROVAL

165 - 171 CARINISH RD

173 - 175 CARINISH RD

177 CARINISH RD

SUBJECT SITE
179 CARINISH RD

181 CARINISH RD

183 CARINISH RD

185 CARINISH RD



165 - 171 CARINISH RD



CARINISH RD VIEW



RAILWAY WORKS OPPOSITE No 179 CARINISH RD



165 - 171 CARINISH RD



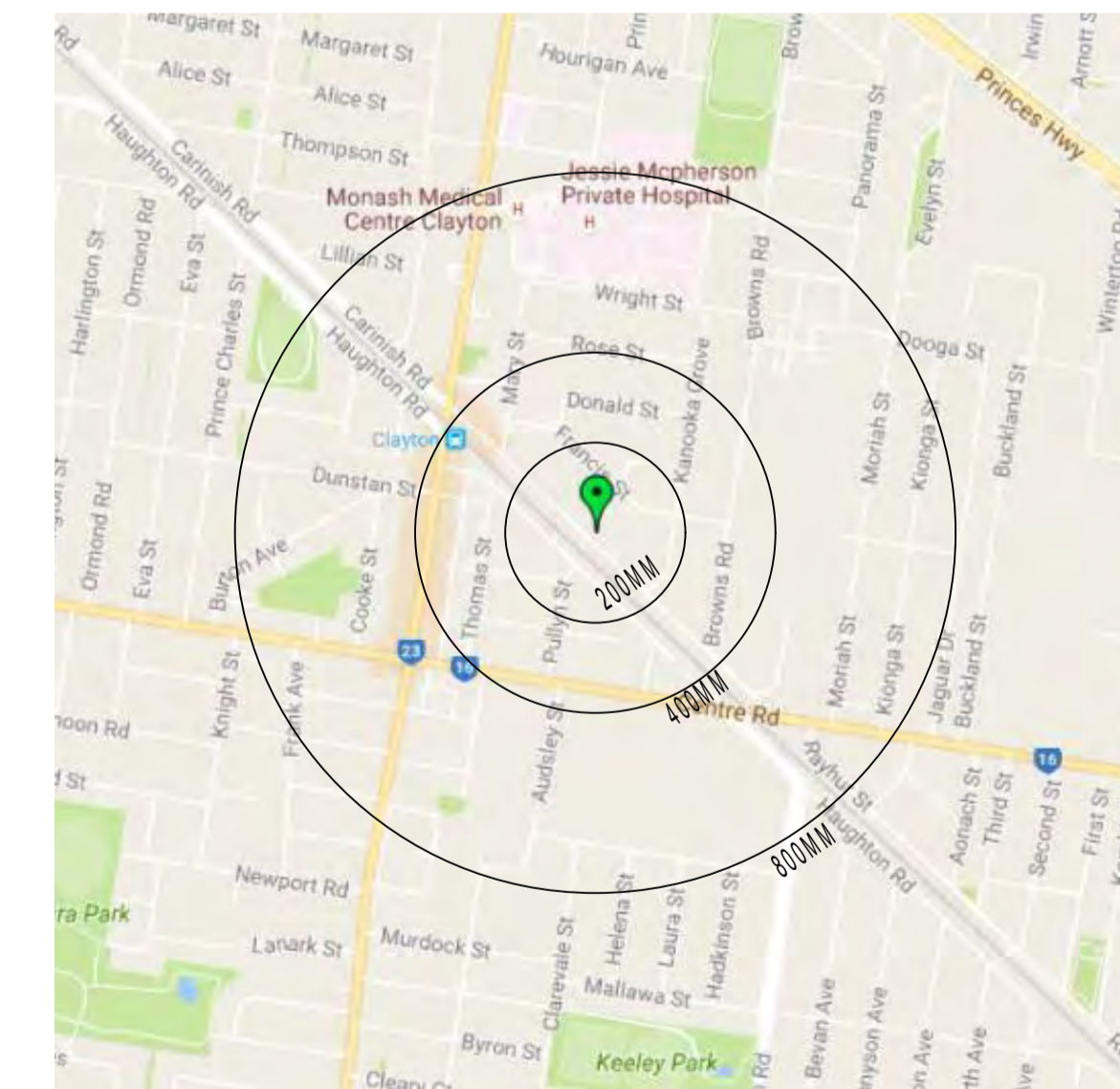
RAIL PEDESTRIAN PASS



SUBJECT SITE
179 CARINISH RD



AERIAL VIEW



LOCALITY MAP

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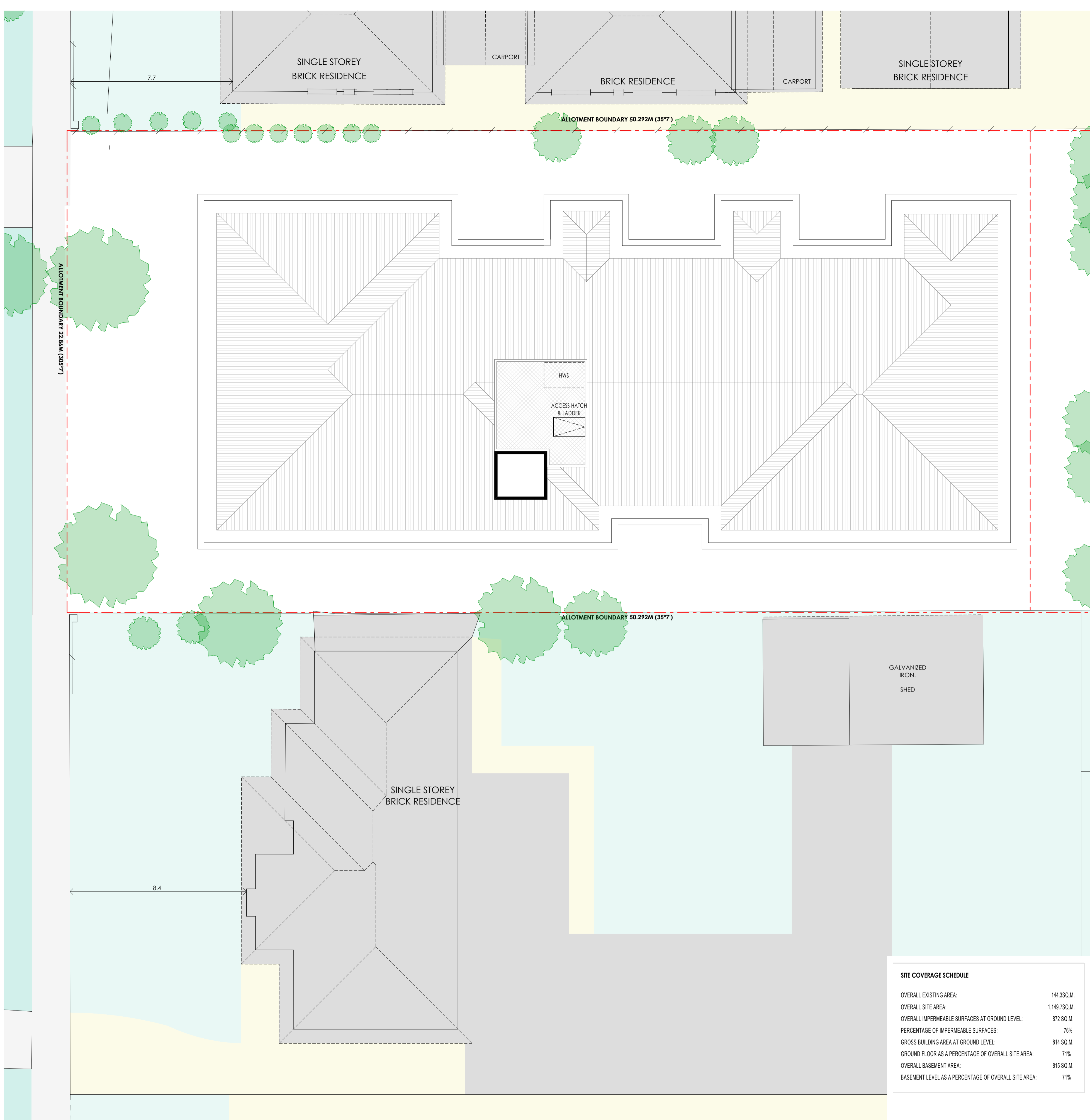


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PROJECT
CARINISH ROAD APARTMENTS
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179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
STREETSCAPE ANALYSIS
 DWG NO. TP003 REVISION TP01 DRAWN DATE AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018
 SCALE



| SITE COVERAGE SCHEDULE | |
|--|--------------|
| OVERALL EXISTING AREA: | 144.350 M. |
| OVERALL SITE AREA: | 1,149.750 M. |
| OVERALL IMPERMEABLE SURFACES AT GROUND LEVEL: | 872 SQ.M. |
| PERCENTAGE OF IMPERMEABLE SURFACES: | 76% |
| GROSS BUILDING AREA AT GROUND LEVEL: | 814 SQ.M. |
| GROUND FLOOR AS A PERCENTAGE OF OVERALL SITE AREA: | 71% |
| OVERALL BASEMENT AREA: | 815 SQ.M. |
| BASEMENT LEVEL AS A PERCENTAGE OF OVERALL SITE AREA: | 71% |

DESIGN RESPONSE NOTES

- A. BUILDING USE**
 A1. The development of the subject site for apartments forms part of the urban regeneration taking place on Carinish Road, Clayton Road and Centre Road in the past few years. The apartments between 151-161 Carinish Road, 163 Carinish Road and also 333 Clayton Road are recent examples of the continuous evolution towards housing more medium and high density residential development within 200m of the subject site. Also the fact that the subject site is categorised under a residential growth zone supports the nature of the design response.
- B. CARINISH ROAD FRONTAGE**
 B1. The proposed building is set back from the street approximately halfway between the set back of its immediate neighbours to the East and West.
 B2. The proposed fencing to the street frontage consists of rendered masonry pillars and hedging in attempt to reflect a combination of the existing fence styles surrounding the site, as there was an absence of a fence on the existing lot. The fence allows the garden behind to be enjoyed as Private Open Space for the street facing apartments. This front fence is articulated by an entry pathway which provides an easily accessible location for delivery of the post and exaggerates the entry point for the building.
 B3. The proposed facade is strongly articulated with a 'giant order' colonnade to the ground and first floors with deep terraces behind. The second floor is substantially set back but provides weather protection to its terrace by way of delicate retractable shading structures, which also add colour and variety to the design. The facade is further articulated by the use of varied materials, including cladding types and various render colours to provide patina to the building. Additional detail is provided in the mouldings, metal balustrades and shutters. The building is also softened by extensive use of planters to the perimeter of the top level. The design aims to achieve a facade design of high quality materials with strong articulation so as to be in keeping with the characteristics of the better buildings in the neighbourhood and a preferred neighbourhood character. Refer also to elevation drawings.
- C. BUILDING MASSING AND FORM**
 C1. Because the uppermost level is set back, the building form presents to the street as essentially a two storey building. This provides a transition in scale between the larger scale buildings to the west and the single storey houses immediately to the east of the site. The building seeks to match the consistency that is developing in the streets as the suburb is beginning to welcome remaining single dwellings or vacant sites to advance into small luxury apartment buildings.
 C2. The building arrangement carefully seeks to encourage more greenery as the current state lacks foliage compared to the surrounding context. The side setbacks allow for substantial soil volumes around the building and therefore good capacity for landscaping and plant screening.
 C3. The existing trees on the adjacent property to the East of the site are considered and preserved and the existing street tree is maintained by this proposal.
 C4. The uppermost level is set back on all sides to reduce the visual impact of the proposal to the adjoining properties to the South, East and West of the subject site.
- D. VEHICLE ACCESS**
 D1. The existing vehicular access location and crossover at the Western end of the street boundary is maintained in this proposal and also extended slightly. This will provide access to the proposed basement car park.
- E. PEDESTRIAN ACCESS AND INTEGRATION WITH EXISTING STREETScape**
 E1. Pedestrian entry from Carinish Road is proposed at the centre of the front street boundary. The entry is clearly visible on Carinish Road.
 E2. The absence of a front fence will be fulfilled as a new fence will be constructed to protect and allow definition between the proposal and the street. This fence curves into the building to allow sightlines for the vehicles exiting the basement.
 E3. The introduction of hedging and a walkway at the street frontage offers a clear definition of the entry and variation of the fence line, see also note B2.
- F. METHOD OF SCREENING TO PROTECT AMENITY OF ADJOINING PROPERTIES**
 F1. Overlooking to private open space within 9 metres is avoided generally by metal screens or frosted glazing to 1.7 metres above floor level that prevent overlooking.
 F2. Extensive landscaping (Refer to Landscape Architect's Drawings) along each boundary will create a visual buffer to limit views to the facade of the proposed building from adjoining properties. Setting back the penthouse level also limits the impact of building scale.
- G. BUILDING STYLE (REFER TO ELEVATIONS)**
 G1. The building footprint is derived from consideration of the existing adjoining properties to the South, East and West of subject site as well as consideration of the impact on the amenity these properties.
 G2. The style of the building is generally contemporary - however with a somewhat classical arrangement of elements and a richness of materials and detailing. The style seeks to be harmonious with the older buildings in the area but yet also to respond to the trend towards more contemporary buildings being developed in the local area.
 G3. The facades of the proposal are further articulated through the use of varied building materials, colours and textures to break up the building surfaces.
 G4. The Penthouse is ringed by planter boxes to create a 'green edge' to this level and generally soften the building to blend with the extensive greenery that borders the opposing rail track.
- H. BUILDING DETAIL**
 H1. The detailing seeks to achieve a high quality appearance with clear junctions between materials, and simple high quality treatments to windows and balustrades.
- I. BUILDING MATERIALS (REFER ELEVATIONS)**
 I1. A number of related, high quality facade materials are proposed, from clear plate glass, linear cladding, metal detailing and textured renders in contrasting tonings. Rendered finishes are selected for the ground and mid levels while upper levels have linear cladding.
 I2. The roof will be concealed behind parapets.
 I3. Window frames will be a charcoal aluminium.
 I4. The Ground Level and Level 1 facade will be rendered masonry.
 I5. Rendered details in render with patina colouring.
 I6. Metalwork (fencing, gates and screens) with micaceous paint finish in dark charcoal colour.
 I7. The pedestrian entry point features a setback wrought iron fencing line with high quality detailing to letterboxes and building identification signage.
 I8. Quality stone paving is proposed to entrance path and steps.

| GROSS AREA SCHEDULE (EXCL. TERRACE) | | |
|-------------------------------------|---------------------|----------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| BASEMENT | GROSS BASEMENT AREA | 815 |
| | | |
| GROUND LEVEL | GROSS BUILDING AREA | 706 |
| | | |
| LEVEL 1 | GROSS BUILDING AREA | 706 |
| | | |
| LEVEL 2 | GROSS BUILDING AREA | 615 |
| | | |
| ROOF LEVEL | ROOF AREA | 624 |
| | | 3,466 m ² |

| APARTMENT SALEABLE AREA SUMMARY (EXCL. TERRACE) | | | |
|---|---------------|-----|----------------------|
| FLOOR | ZONE NAME | QTY | MEASURED AREA |
| GROUND LEVEL | 1 BED | 3 | 155 |
| | 2 BED + STUDY | 6 | 442 |
| LEVEL 1 | 1 BED | 1 | 51 |
| | 2 BED | 4 | 276 |
| LEVEL 2 | 1 BED | 1 | 48 |
| | 2 BED | 4 | 278 |
| | 2 BED + STUDY | 3 | 210 |
| | | 26 | 1,750 m ² |

| COURTYARD & TERRACE SUMMARY | | |
|-----------------------------|----------------|--------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| GROUND LEVEL | P.O.S | 339 |
| | PERMEABLE AREA | 251 |
| | PLANTER | 8 |
| | TERRACE | 102 |
| LEVEL 1 | BALCONY | 104 |
| | PLANTER | 10 |
| LEVEL 2 | BALCONY | 139 |
| | PLANTER | 16 |
| | | 969 m ² |

| BASEMENT LEVEL AREAS | | |
|----------------------|----------------------------------|---------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| BASEMENT | GROSS BASEMENT AREA (INCL. RAMP) | 882 |
| | LIFT | 4 |
| | LOBBY | 4 |
| | PERMEABLE AREA | 266 |
| | RESIDENT | 354 |
| | SITE AREA | 1,150 |
| | STAIRS | 10 |
| | WASTE | 16 |

| GROUND LEVEL AREAS | | |
|--------------------|----------------|---------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| GROUND LEVEL | 1 BED | 155 |
| | 2 BED + STUDY | 442 |
| | CORRIDOR | 64 |
| | ENTRY | 4 |
| | EXHAUST RISER | 1 |
| | LIFT | 4 |
| | LOBBY | 9 |
| | P.O.S | 339 |
| | PERMEABLE AREA | 251 |
| | PLANTER | 8 |
| | SERVICES | 15 |
| | STAIRS | 13 |
| | TERRACE | 102 |
| | | |

| LEVEL 1 AREAS | | |
|---------------|---------------|--------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| LEVEL 1 | 1 BED | 51 |
| | 2 BED | 276 |
| | 2 BED + STUDY | 290 |
| | BALCONY | 104 |
| | CORRIDOR | 48 |
| | LIFT | 4 |
| | LOBBY | 9 |
| | PLANTER | 10 |
| | SERVICES | 3 |
| | STAIRS | 13 |
| | | 812 m ² |

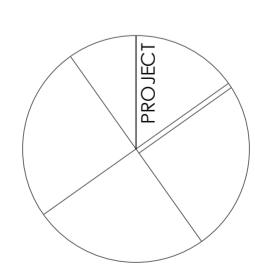
| LEVEL 2 AREAS | | |
|---------------|---------------|--------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| LEVEL 2 | 1 BED | 48 |
| | 2 BED | 278 |
| | 2 BED + STUDY | 210 |
| | BALCONY | 139 |
| | CORRIDOR | 41 |
| | LIFT | 4 |
| | LOBBY | 9 |
| | PLANTER | 16 |
| | SERVICES | 3 |
| | STAIRS | 13 |
| | | 765 m ² |

| CARPARKING SCHEDULE | | |
|---------------------|-----|----------------------|
| FLOOR | NO. | CATEGORY |
| BASEMENT | 10 | CARSPACE CAR STACKER |
| | 16 | CARSPACE RESIDENT |
| | 26 | |

| BICYCLE STORAGE SCHEDULE | |
|--------------------------|-----------------|
| FLOOR | NUMBER OF BIKES |
| BASEMENT | 8 |
| | 8 |

ISSUE FOR PLANNING APPROVAL

| ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE |
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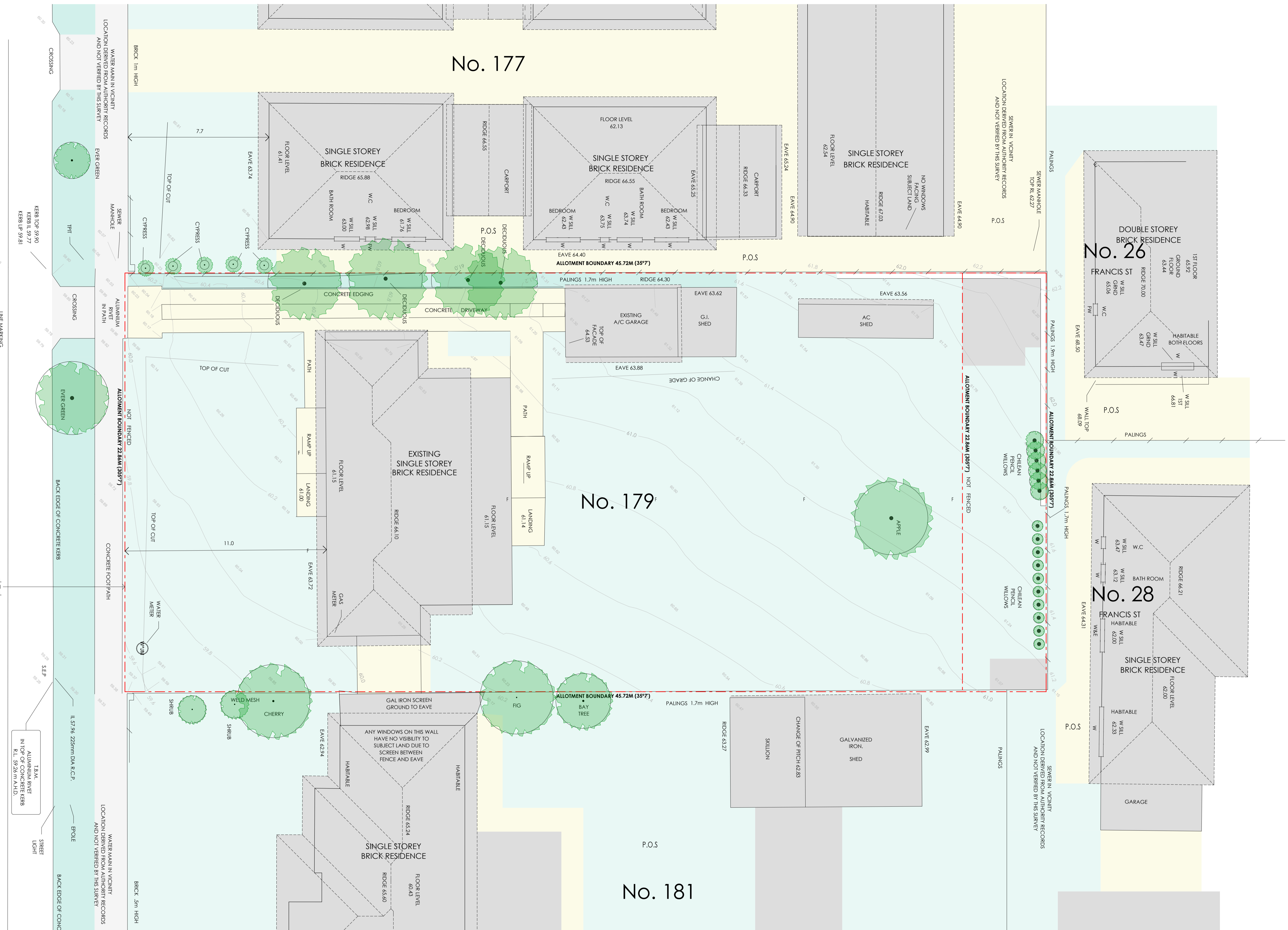


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PROJECT
 CARINISH ROAD APARTMENTS
 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 DESIGN RESPONSE
 DWG NO. TP004
 REVISION TP01
 DRAWN AZ/CB/MD/JW
 DATE 08.12.2016
 SCALE 1:100 @A1

CARINISH ROAD

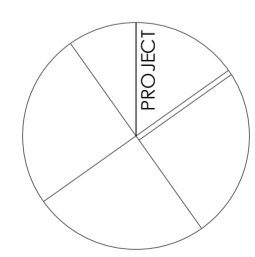


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PROJECT
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 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 EXISTING CONDITIONS PLAN
 DWG NO. TP101 REVISION TP01

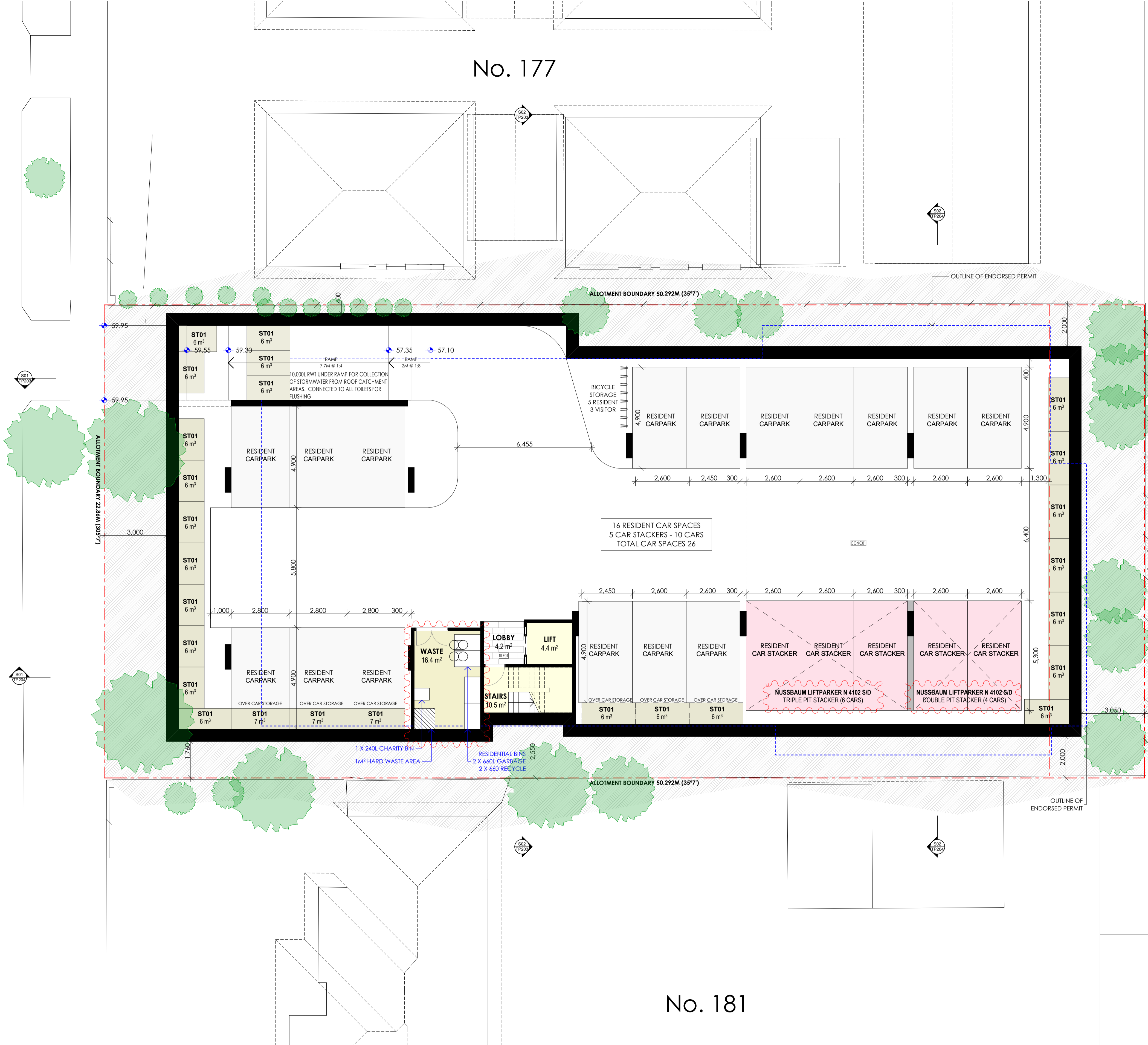
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PROJECT NO. 16018
 SCALE 1:100 @A1

No. 177

No. 181

CARINISH ROAD



| GROSS AREA SCHEDULE (EXCL. TERRACE) | | |
|-------------------------------------|---------------------|----------------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| BASEMENT | | |
| | GROSS BASEMENT AREA | 815 |
| GROUND LEVEL | | |
| | GROSS BUILDING AREA | 706 |
| LEVEL 1 | | |
| | GROSS BUILDING AREA | 706 |
| LEVEL 2 | | |
| | GROSS BUILDING AREA | 615 |
| ROOF LEVEL | | |
| | ROOF AREA | 624 |
| | | 3,466 m² |

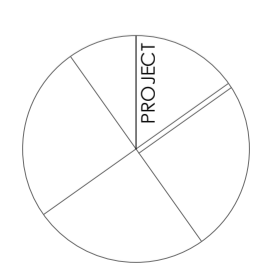
| CARPARKING SCHEDULE | | |
|---------------------|-----|----------------------|
| FLOOR | NO. | CATEGORY |
| BASEMENT | | |
| | 10 | CARSPACE CAR STACKER |
| | 16 | CARSPACE RESIDENT |
| | 26 | |

| BICYCLE STORAGE SCHEDULE | |
|--------------------------|-----------------|
| FLOOR | NUMBER OF BIKES |
| BASEMENT | |
| | 8 |
| | 8 |

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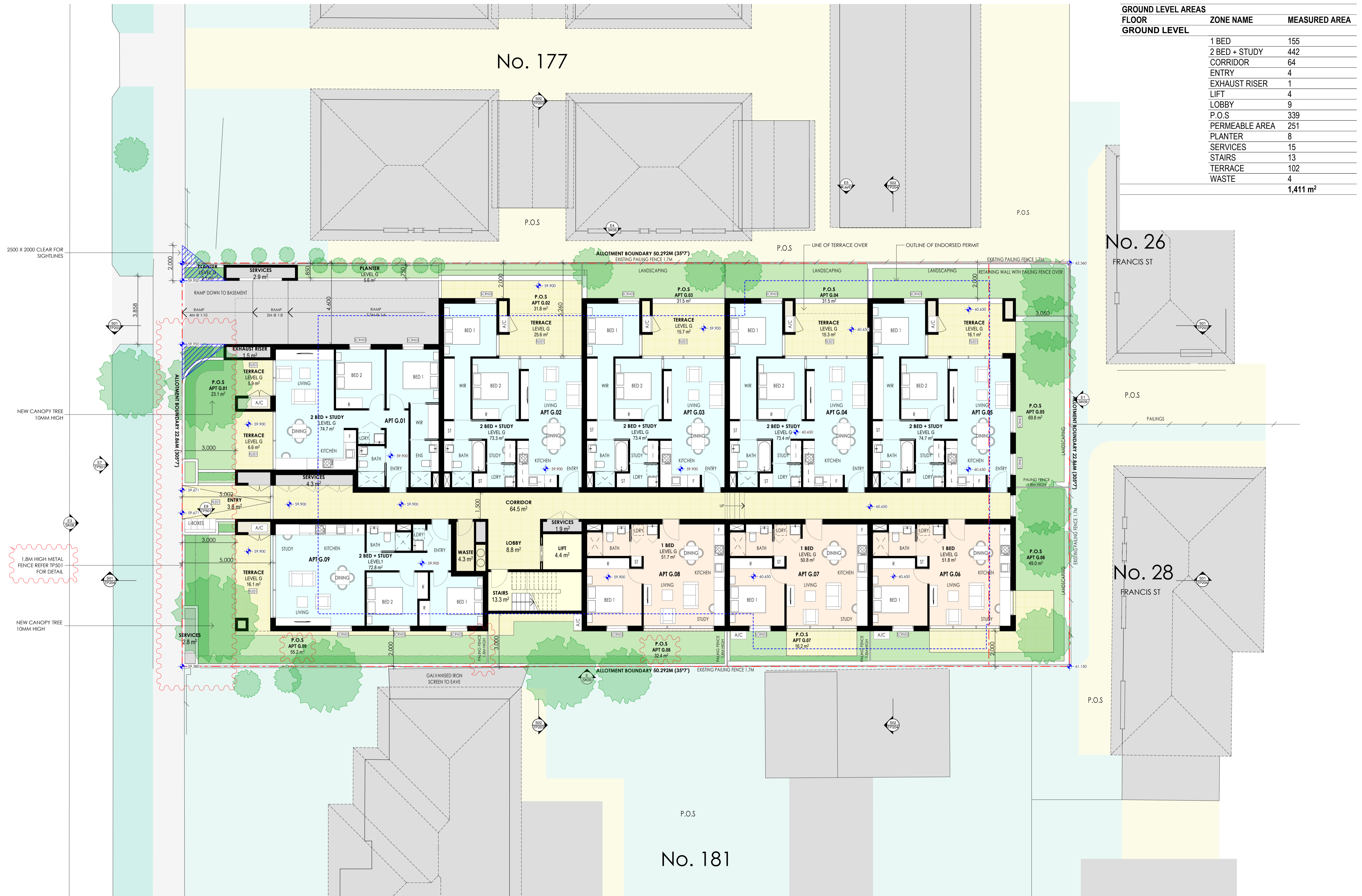


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SCALE 1:100 @A1
PROJECT NO. 16018

ISSUE FOR PLANNING APPROVAL

CARINISH ROAD



| GROUND LEVEL AREAS | | |
|--------------------|----------------|----------------------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| GROUND LEVEL | 1 BED | 155 |
| | 2 BED + STUDY | 442 |
| | CORRIDOR | 64 |
| | ENTRY | 4 |
| | EXHAUST RISER | 1 |
| | LIFT | 4 |
| | LOBBY | 9 |
| | P.O.S | 339 |
| | PERMEABLE AREA | 251 |
| | PLANTER | 8 |
| | SERVICES | 15 |
| | STAIRS | 13 |
| | TERRACE | 102 |
| | WASTE | 4 |
| | TOTAL | 1,411 m² |

| ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|-------|------------------|------|-------|------------------|------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 | | | | | | |
| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |

PROJECT

CARINISH ROAD APARTMENTS

ADDRESS

179 CARINISH ROAD, CLAYTON VIC

DWG TITLE

GROUND LEVEL

DWG NO.

TP104



**ARCHITECTURE
CAISSON**

SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA

ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919

WWW.CAISSON.COM.AU

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TRADING AS
ARCHITECTURE CAISSON

REVISION

TP02

DRAWN

AZ/CB/MD/JW

DATE

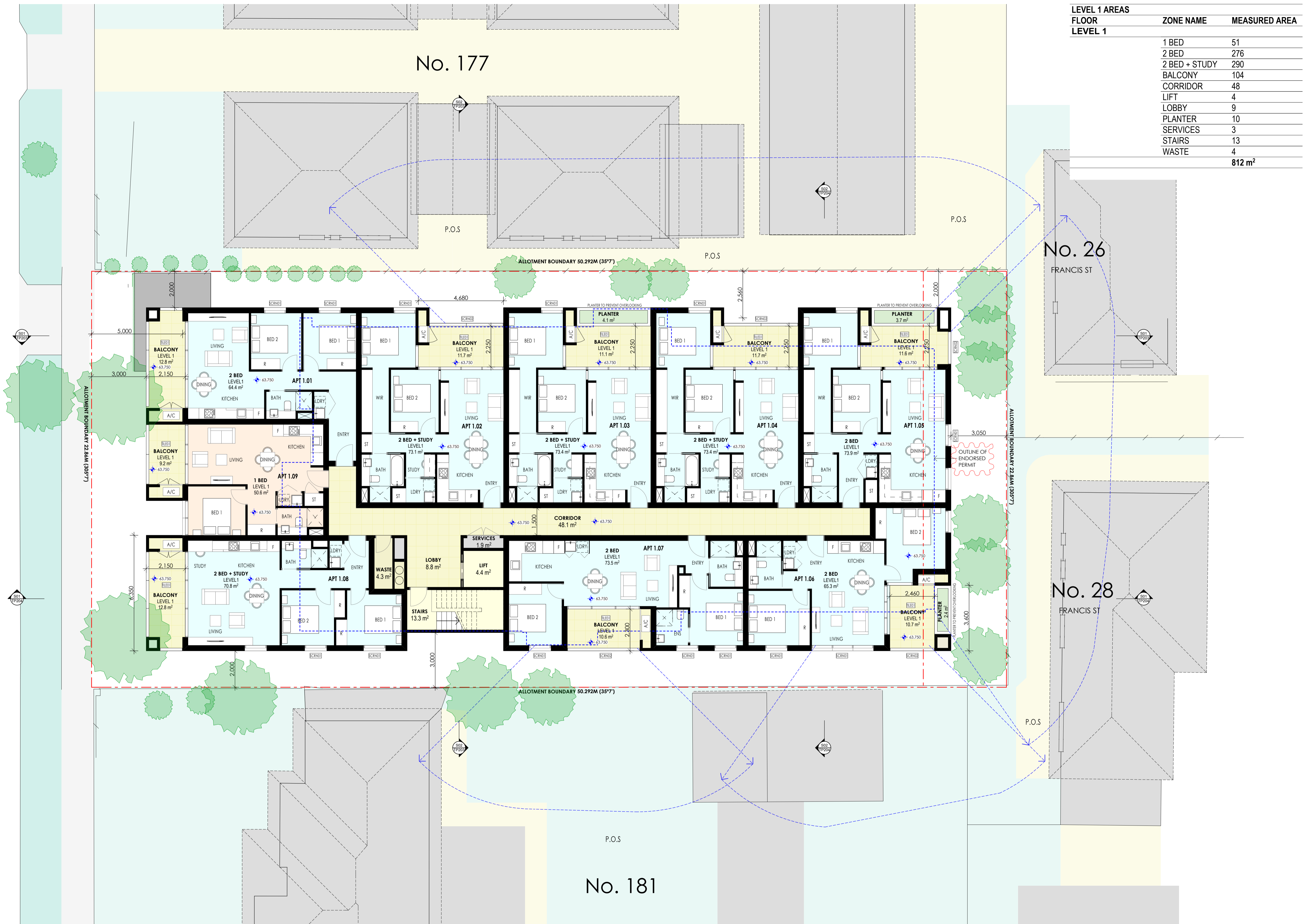
10.03.2017

SCALE

1:100 @A1

ISSUE FOR PLANNING APPROVAL

CARINISH ROAD

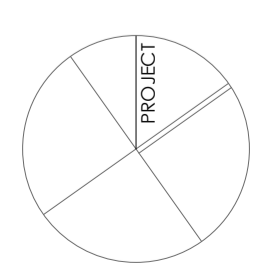


| LEVEL 1 AREAS | | |
|---------------|---------------|---------------|
| FLOOR | ZONE NAME | MEASURED AREA |
| LEVEL 1 | 1 BED | 51 |
| | 2 BED | 276 |
| | 2 BED + STUDY | 290 |
| | BALCONY | 104 |
| | CORRIDOR | 48 |
| | LIFT | 4 |
| | LOBBY | 9 |
| | PLANTER | 10 |
| | SERVICES | 3 |
| | STAIRS | 13 |
| | WASTE | 4 |
| | | 812 m² |

| ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
LEVEL 1
DWG NO.
TP105

REVISION
TP02

DRAWN
AZ/CB/MD/JW

DATE
10.03.2017

PROJECT NO.
16018

SCALE
1:100 @A1

ISSUE FOR PLANNING APPROVAL

CARINISH ROAD

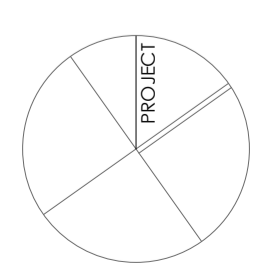


ISSUE FOR PLANNING APPROVAL

| ISSUE | REASON FOR ISSUE | DATE |
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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

| ISSUE | REASON FOR ISSUE | DATE |
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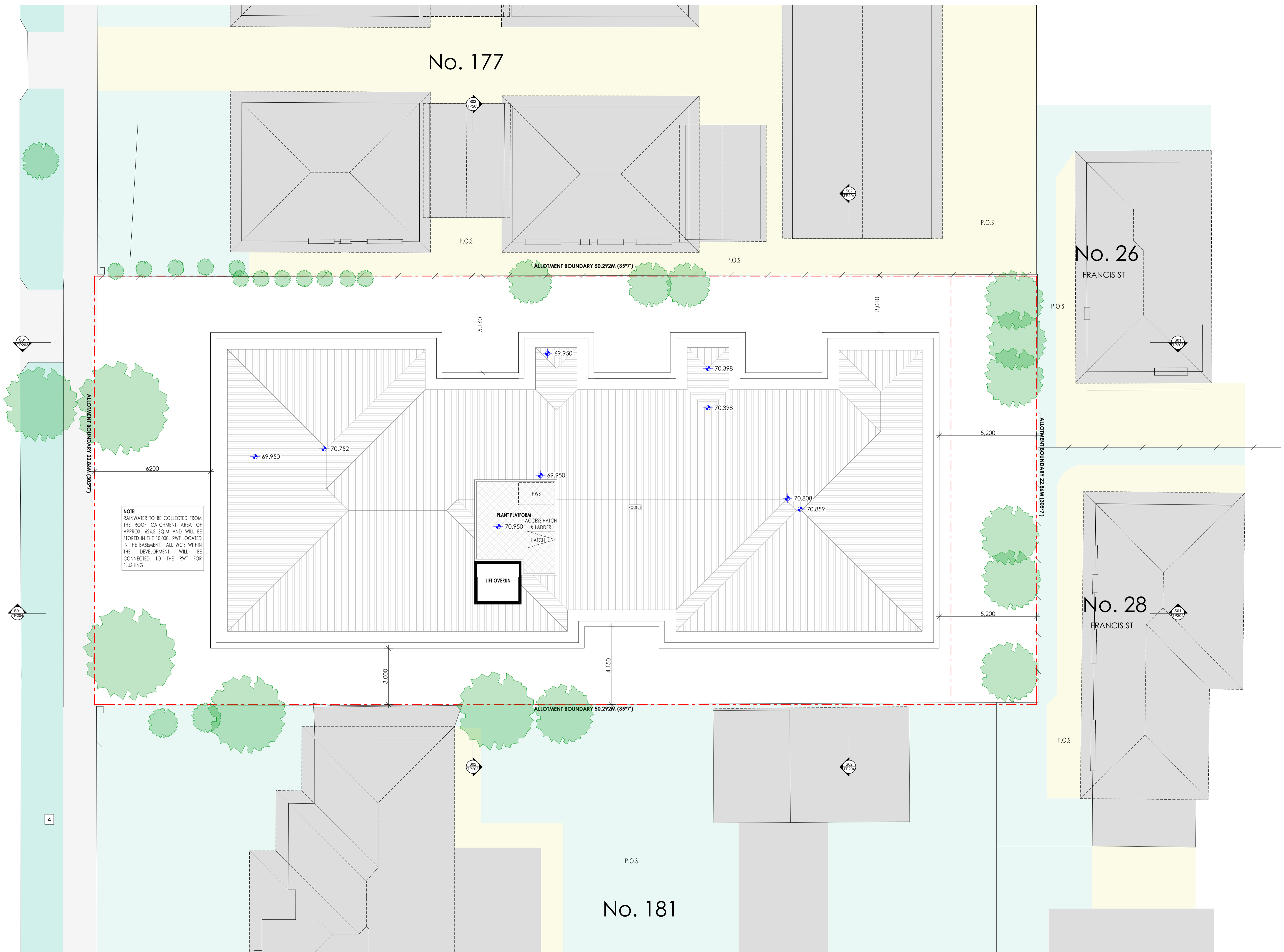
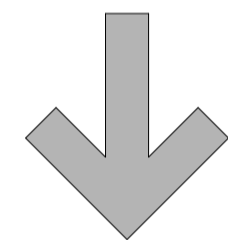
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| PROJECT | | PROJECT NO. | |
|--------------------------|--------------------------------|-------------|--|
| CARINISH ROAD APARTMENTS | 179 CARINISH ROAD, CLAYTON VIC | 16018 | |
| DWG TITLE | | SCALE | |
| LEVEL 2 | TP106 | 1:100 @A1 | |
| REVISION | | DATE | |
| TP02 | AZ/CB/MD/JW | 10.03.2017 | |
| DRAWN | | DATE | |
| TP106 | AZ/CB/MD/JW | 10.03.2017 | |

6 7

ROOF AREA
ROOF
624.4 m²

CARINISH ROAD

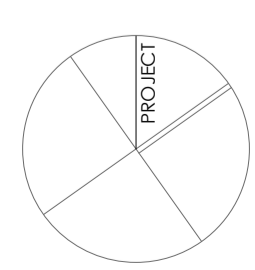


NOTE:
RAINWATER TO BE COLLECTED FROM
THE ROOF CATCHMENT AREA OF
APPROX. 624.5 SQ.M AND WILL BE
STORED IN THE 10,000L RWT LOCATED
IN THE BASEMENT. ALL WCs WITHIN
THE DEVELOPMENT WILL BE
CONNECTED TO THE RWT FOR
FLUSHING.

| ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |

| ISSUE | REASON FOR ISSUE | DATE |
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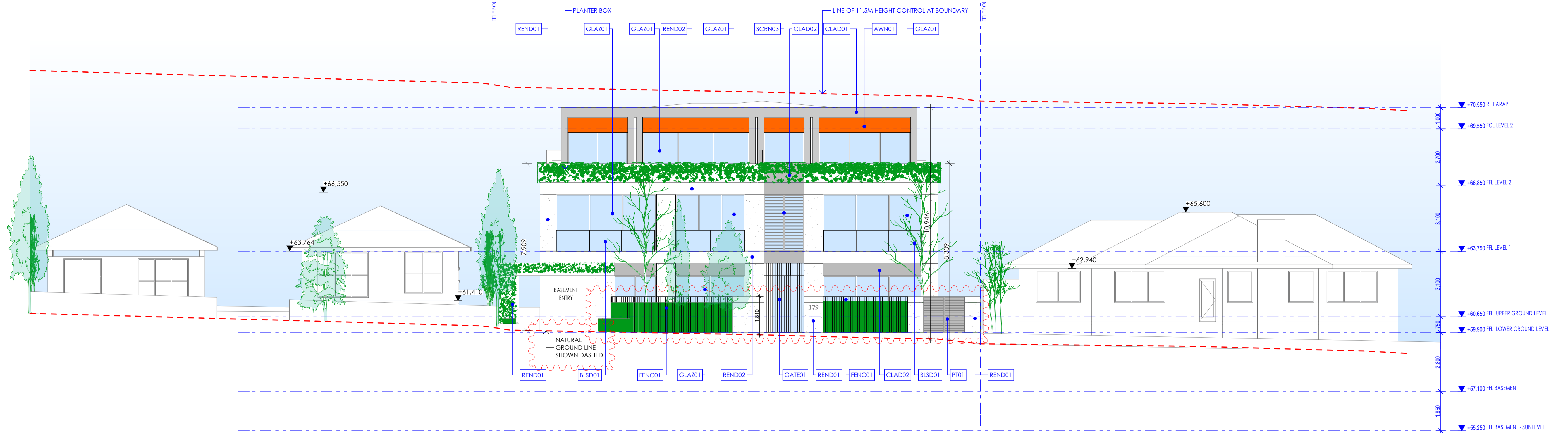
| PROJECT | | REVISION | | DRAWN | | DATE | | SCALE | |
|--------------------------------|--|------------|--|----------|--------------|-------|-----|-------------|-------|
| CARINISH ROAD APARTMENTS | | TP01 | | AZ/CB/MD | JW08.12.2016 | 1:100 | @A1 | PROJECT NO. | 16018 |
| ADDRESS | | DWG TITLE | | DATE | | SCALE | | | |
| 179 CARINISH ROAD, CLAYTON VIC | | ROOF LEVEL | | | | | | | |
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ISSUE FOR PLANNING APPROVAL

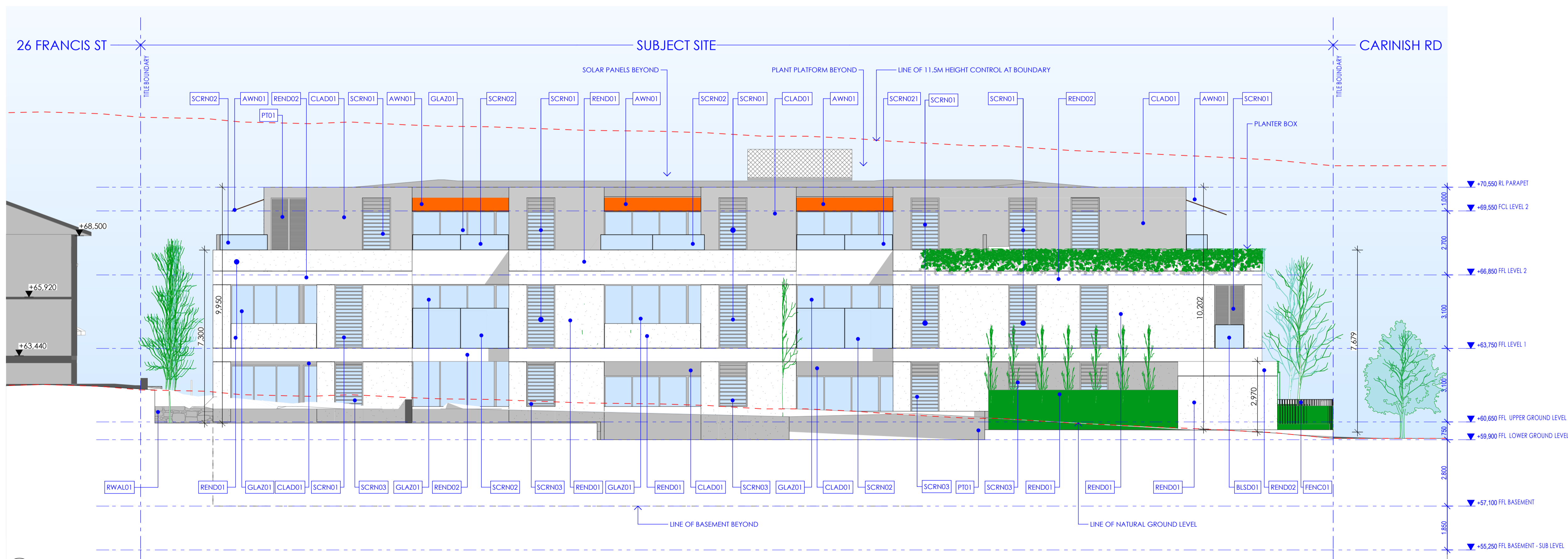
177 CARINISH RD

SUBJECT SITE

181 CARINISH RD



1 WEST (STREET) ELEVATION 1:100



2 SOUTH ELEVATION 1:100

| EXTERNAL FINISHES LEGEND | |
|--------------------------|---|
| AAWN01 | MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL) |
| BLS001 | BALUSTRADE TYPE 01 - CLEAR GLAZING |
| CONC01 | CONCRETE FLOOR FINISH |
| CLAD01 | CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR) |
| CLAD02 | CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR) |
| FENCE01 | METAL FENCING - DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY) |
| GLAZ01 | GLAZING TYPE 01 - CLEAR GLAZING |
| GATE01 | METAL GATE - DARK COLOUR |
| PT01 | PAINT FINISH - DARK COLOUR TO MATCH CLAD02 |
| REND01 | RENDER TYPE 01 (LIGHT COLOUR) |
| REND02 | RENDER TYPE 01 (MEDIUM COLOUR) |
| ROOF01 | KLIP LOK ROOFING (NIGHT SKY) |
| SCRNO1 | FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING |
| SCRNO2 | OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING) |
| SCRNO3 | OPERABLE LOUVRED SCREEN FOR SUNSHADING |
| TILE01 | FEATURE FLOOR TILING (DARK COLOUR) |
| METL01 | METAL LETTERBOX - DARK COLOUR |

ISSUE FOR PLANNING APPROVAL

| ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

| ISSUE | REASON FOR ISSUE | DATE |
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| ISSUE | REASON FOR ISSUE | DATE |
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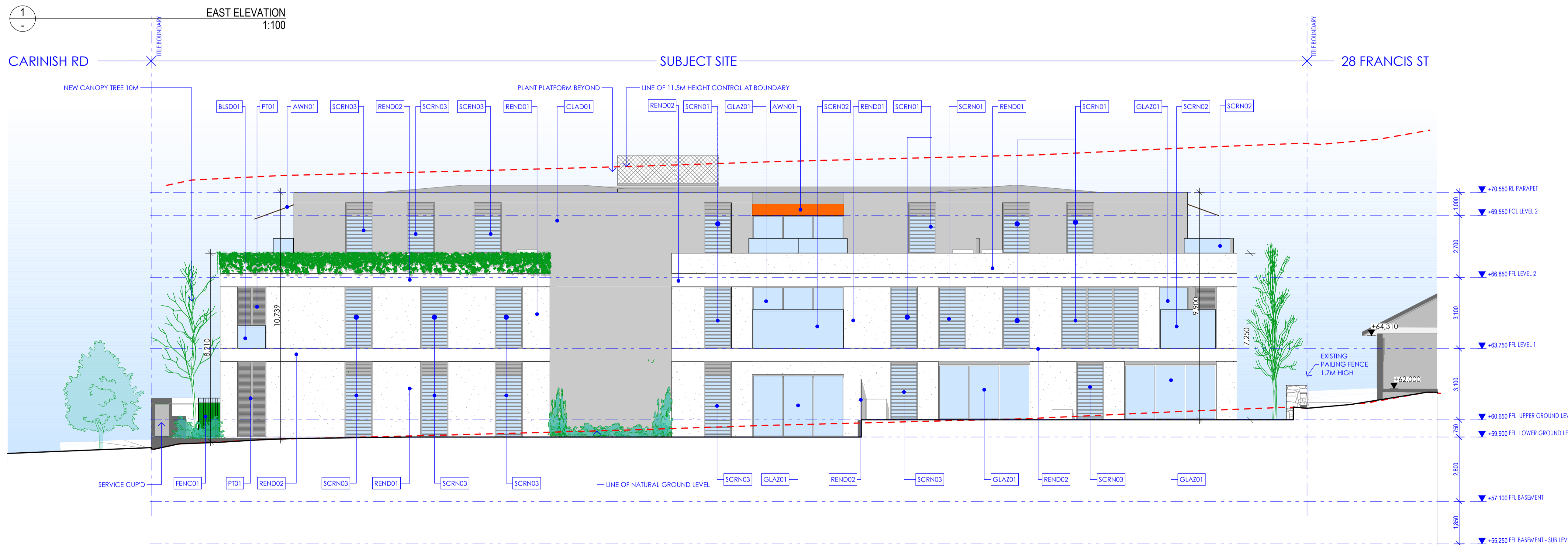
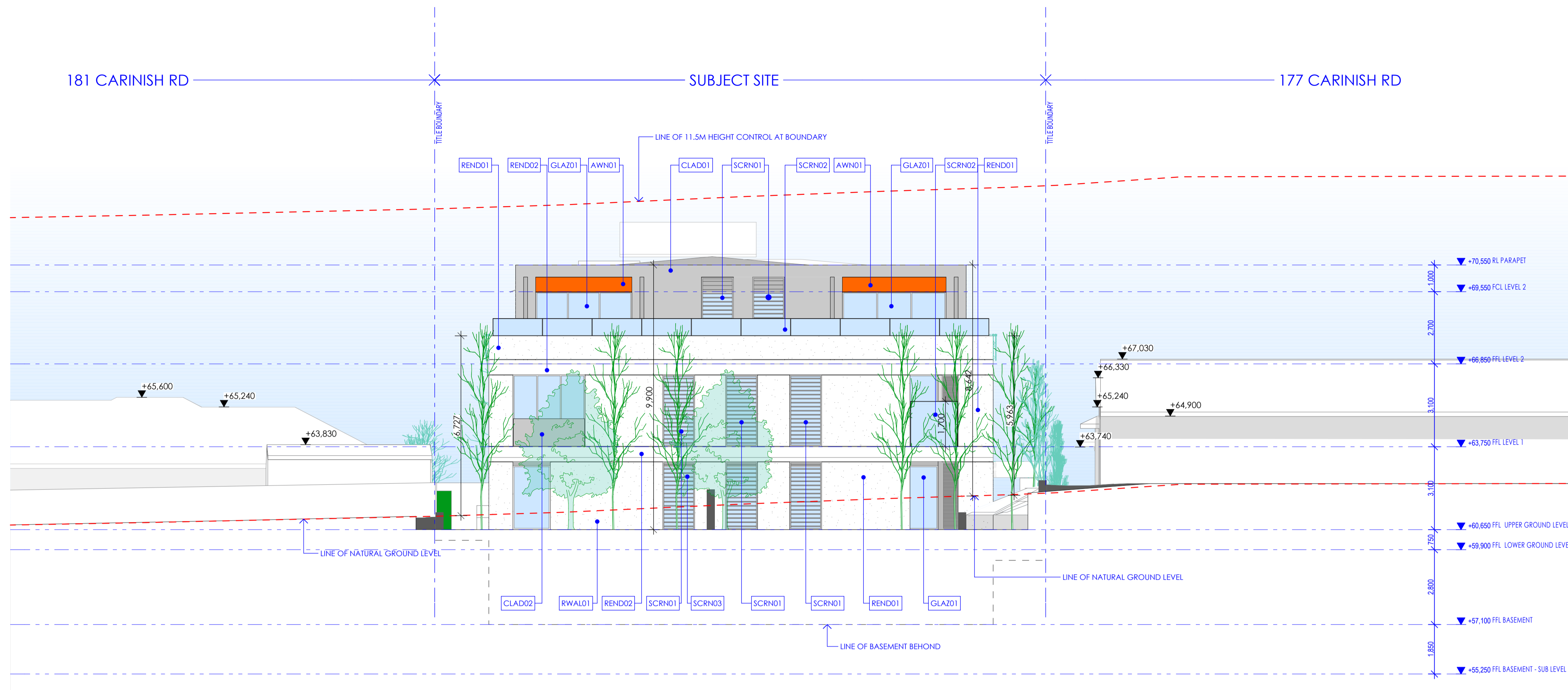
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
ELEVATIONS - SHEET 01
DWG NO. TP201
REVISION
TP02
DRAWN
AZ/CB/MD/JW
DATE
10.03.2017
SCALE
1:100 @A1

PROJECT NO.
16018



EXTERNAL FINISHES LEGEND


| | |
|---------|---|
| AWN01 | MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL) |
| BLS01 | BALUSTRADE TYPE 01- CLEAR GLAZING |
| CONC01 | CONCRETE FLOOR FINISH |
| CLAD01 | CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR) |
| CLAD02 | CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR) |
| FENCE01 | METAL FENCING -DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY) |
| GLAZ01 | GLAZING TYPE 01 - CLEAR GLAZING |
| GATE01 | METAL GATE - DARK COLOUR |
| PT01 | PAINT FINISH - DARK COLOUR TO MATCH CLAD02 |
| REND01 | RENDER TYPE 01 (LIGHT COLOUR) |
| REND02 | RENDER TYPE 01 (MEDIUM COLOUR) |
| ROOF01 | KLIP LOK ROOFING (NIGHT SKY) |
| SCRN01 | FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING |
| SCRN02 | OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING) |
| SCRN03 | OPERABLE LOUVRED SCREEN FOR SUNSHADING |
| TILE01 | FEATURE FLOOR TILING (DARK COLOUR) |
| METL01 | METAL LETTERBOX - DARK COLOUR |

ISSUE FOR PLANNING APPROVAL

| ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE | ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|-------|------------------|------|-------|------------------|------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 | | | | | | |
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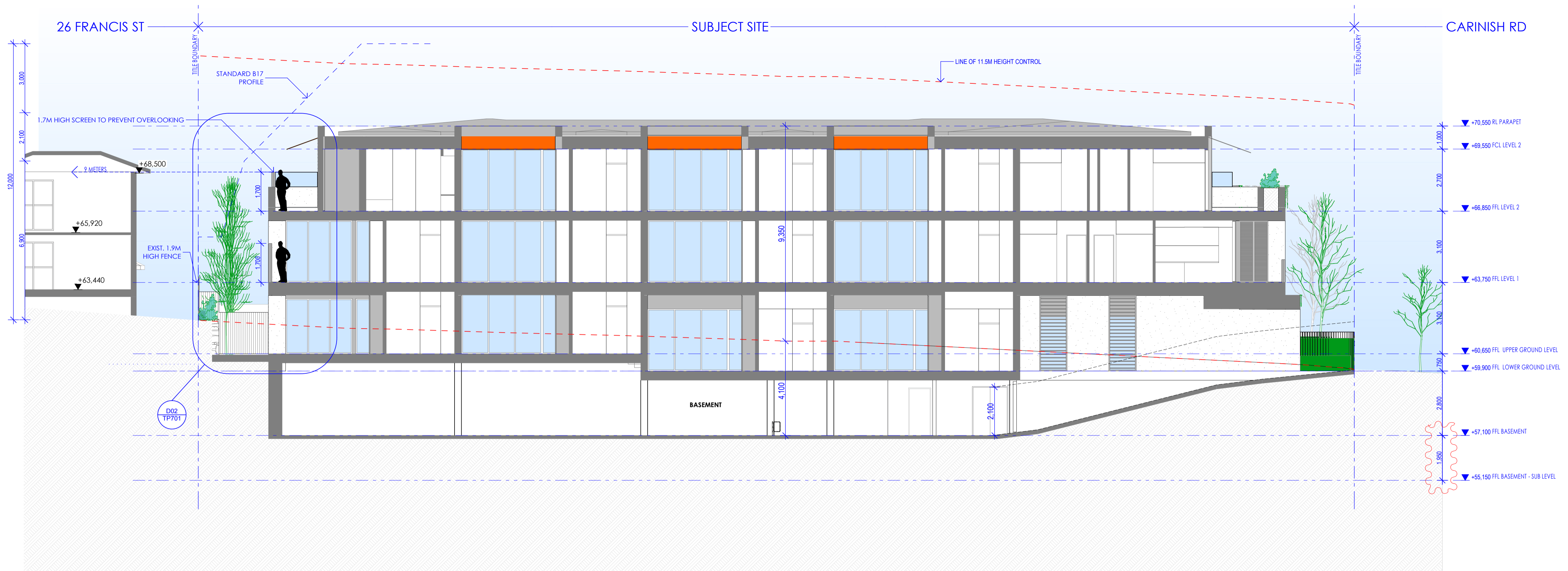


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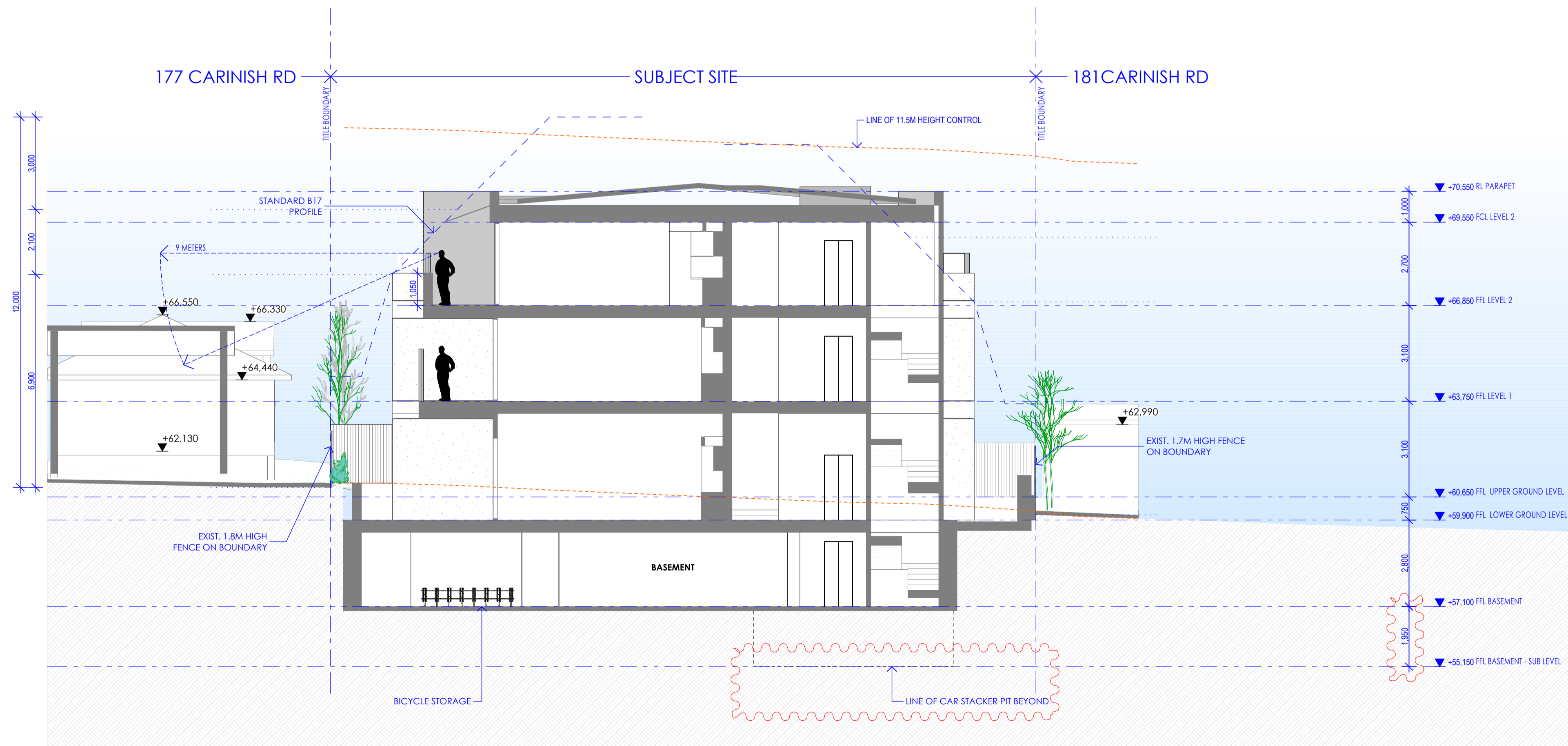
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PROJECT: CARINISH ROAD APARTMENTS
 ADDRESS: 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE: ELEVATIONS - SHEET 02
 DWG NO.: TP202
 REVISION: TP01
 DRAWN: AZ/CB/MD/JW
 DATE: 08.12.2016
 SCALE: 1:100 @A1

PROJECT NO.: 16018



1 SECTION A-A
1:100



2 SECTION B-B
1:100

| ISSUE | REASON FOR ISSUE | DATE |
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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

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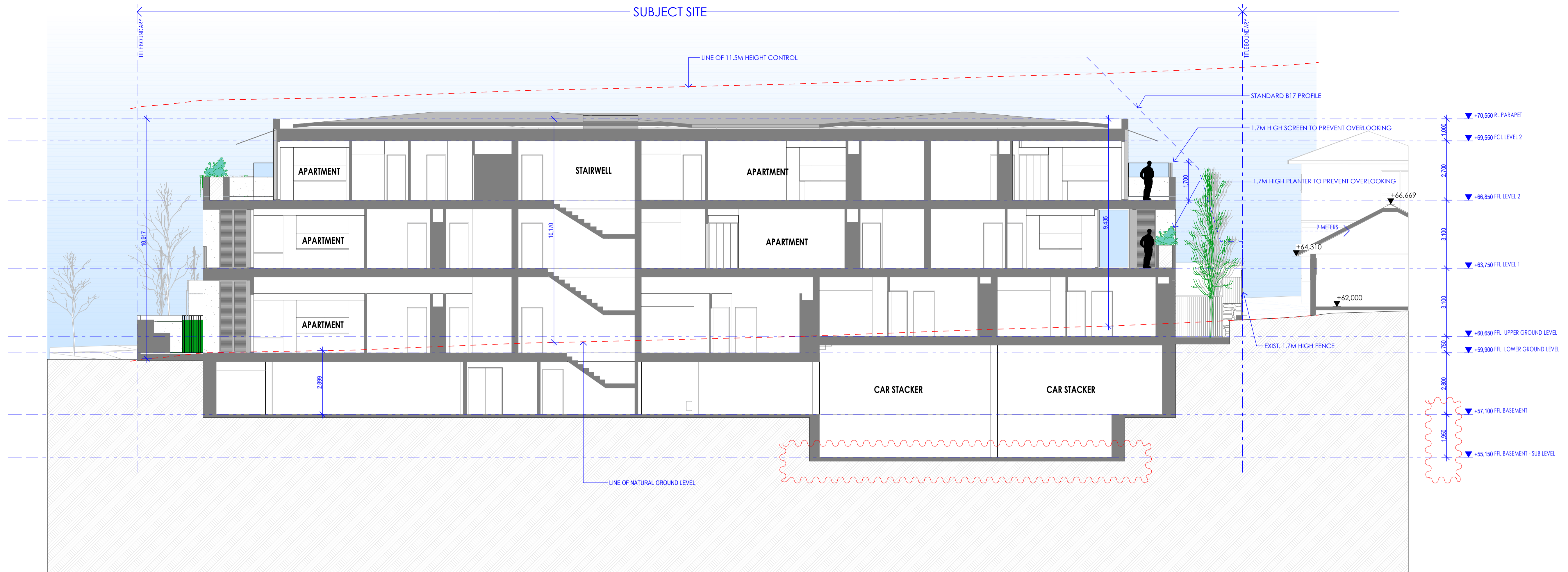
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SECTIONS - SHEET 01
DWG NO. TP203
REVISION TP02
DRAWN DATE
AZ/CB/MD/JW 10.03.2017

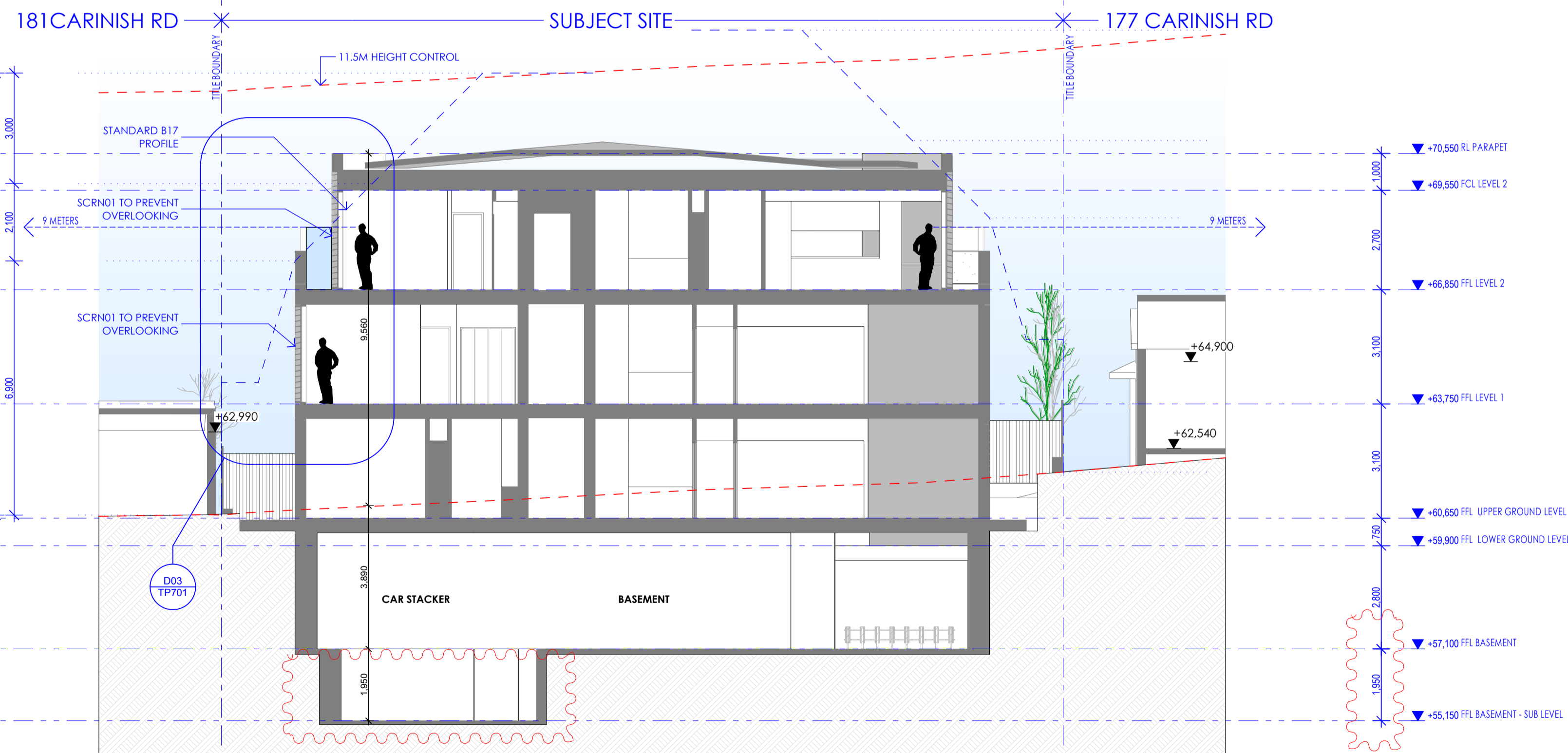
PROJECT NO.
16018
SCALE
1:100 @A1

ISSUE FOR PLANNING APPROVAL

SUBJECT SITE



SECTION C-C
1:100



SECTION D-D
1:100

| ISSUE | REASON FOR ISSUE | DATE |
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| TP02 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

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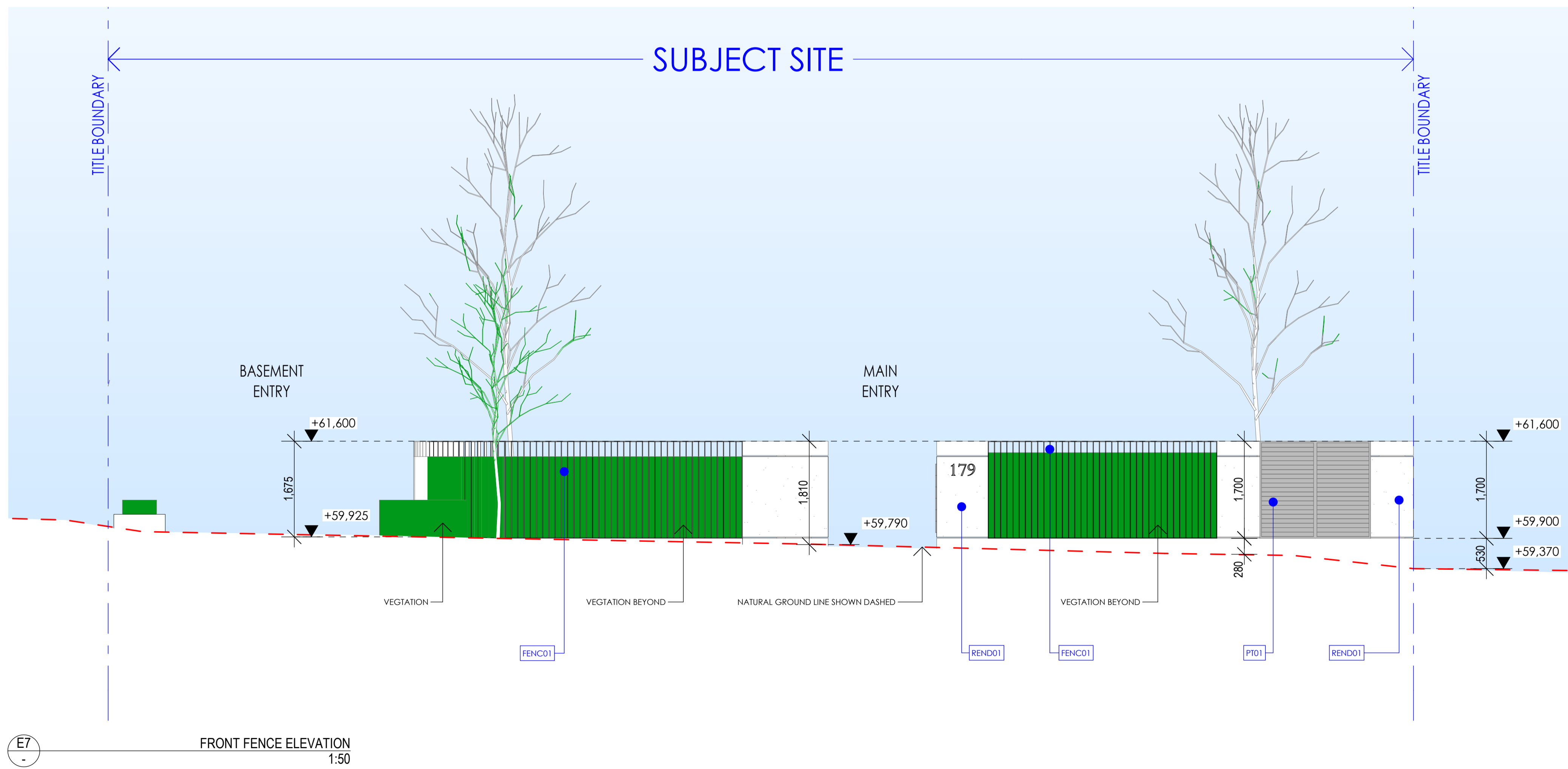
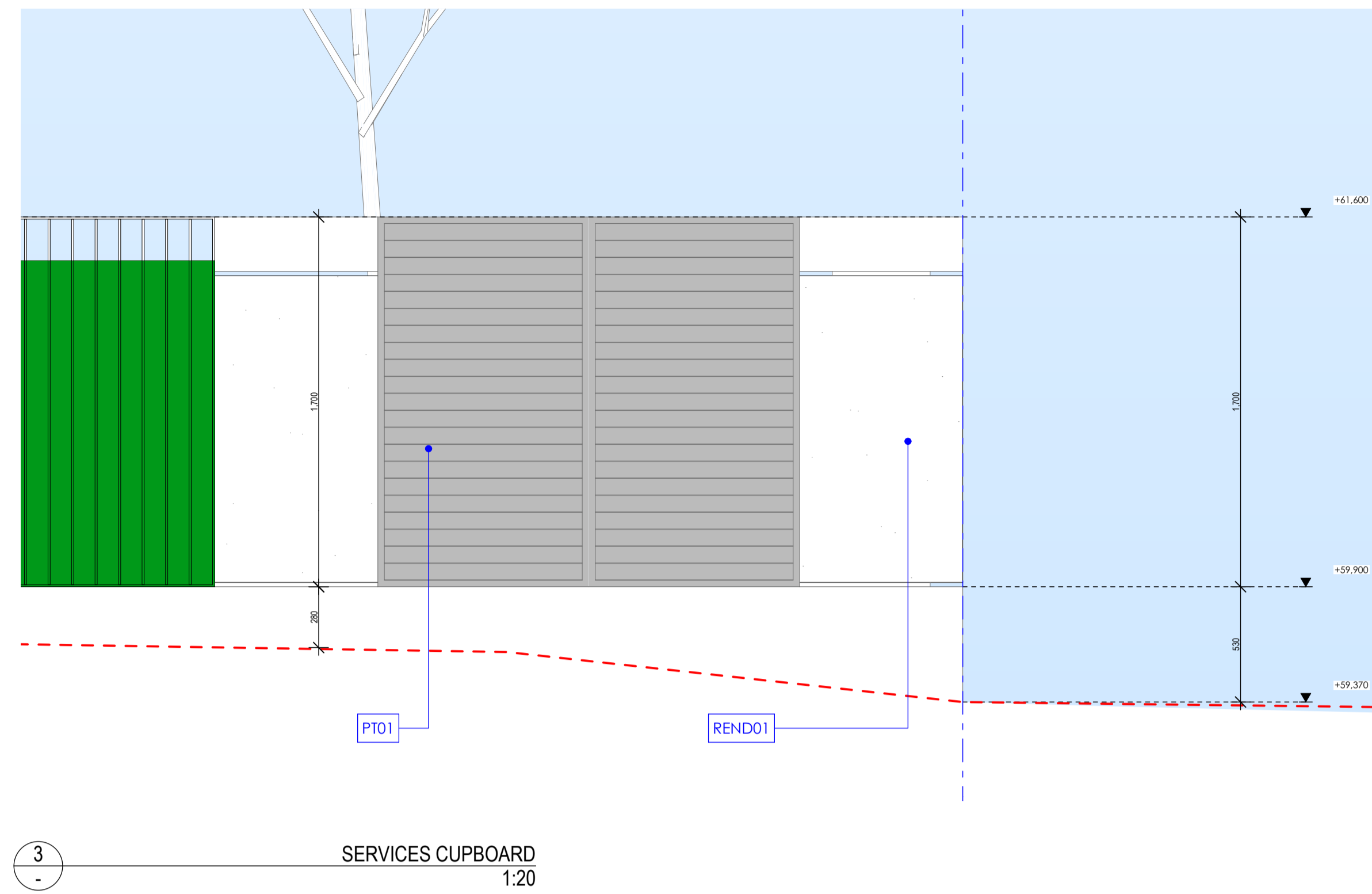
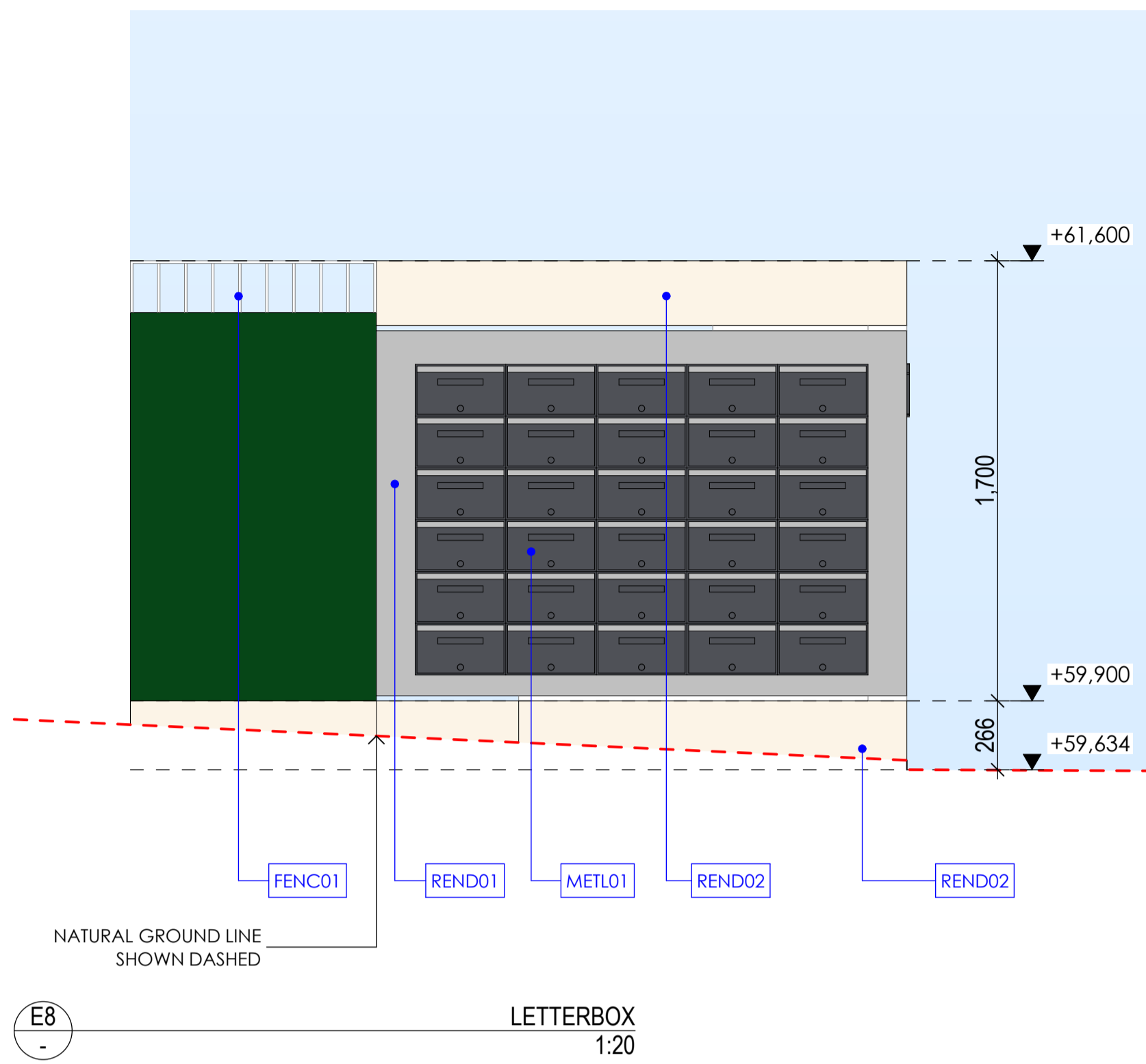
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SECTIONS - SHEET 02
DWG NO. TP204
REVISION
TP02
DRAWN
AZ/CB/MD/JW
DATE
10.03.2017
SCALE
1:100 @A1

PROJECT NO.
16018



| EXTERNAL FINISHES LEGEND | |
|--------------------------|---|
| AWN01 | MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL) |
| BLS01 | BALUSTRADE TYPE 01- CLEAR GLAZING |
| CONC01 | CONCRETE FLOOR FINISH |
| CLAD01 | CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR) |
| CLAD02 | CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR) |
| FENCE01 | METAL FENCING -DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY) |
| GLAZ01 | GLAZING TYPE 01 - CLEAR GLAZING |
| GATE01 | METAL GATE - DARK COLOUR |
| PT01 | PAINT FINISH - DARK COLOUR TO MATCH CLAD02 |
| REND01 | RENDER TYPE 01 (LIGHT COLOUR) |
| REND02 | RENDER TYPE 01 (MEDIUM COLOUR) |
| ROOF01 | KLIP LOK ROOFING (NIGHT SKY) |
| SCRN01 | FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING |
| SCRN02 | OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING) |
| SCRN03 | OPERABLE LOUVRED SCREEN FOR SUNSHADING |
| TILE01 | FEATURE FLOOR TILING (DARK COLOUR) |
| METL01 | METAL LETTERBOX - DARK COLOUR |

ISSUE FOR PLANNING APPROVAL

| ISSUE | REASON FOR ISSUE | DATE |
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| PROJECT | | PROJECT NO. | |
|--------------------------------|----------|---------------|------------|
| CARINISH ROAD APARTMENTS | | 16018 | |
| ADDRESS | | | |
| 179 CARINISH ROAD, CLAYTON VIC | | | |
| DWG TITLE | | | |
| EXTERNAL WORKS | | | |
| DWG NO. | REVISION | DRAWN | DATE |
| TP501 | TP01 | JW/MF | 10.03.2017 |
| SCALE | | AS SHOWN @ A1 | |

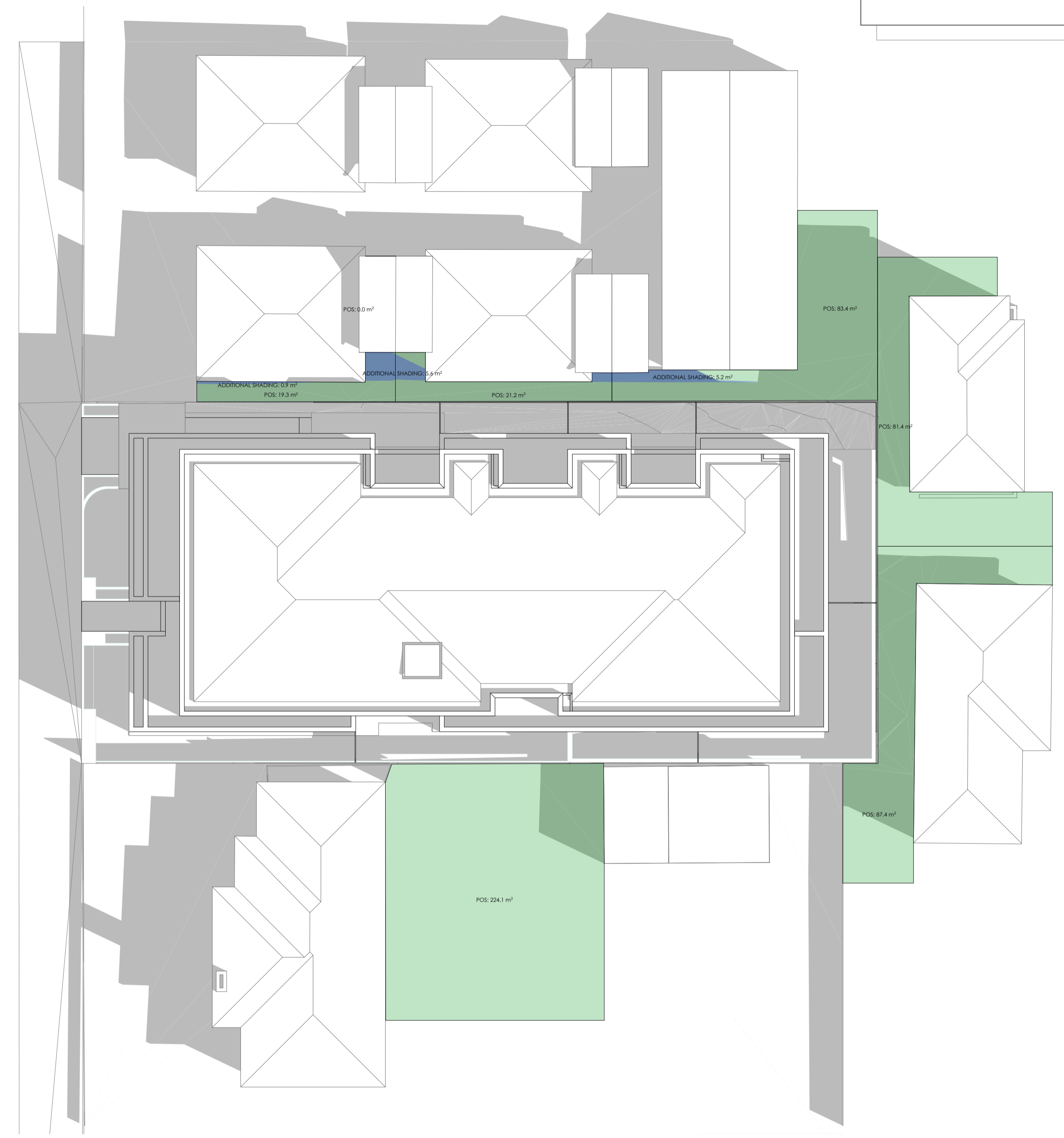
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 9AM
1:200

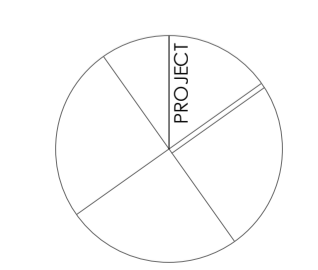


22 SEPTEMBER SHADOWS PROPOSED - 9AM
1:200

| ISSUE | REASON FOR ISSUE | DATE |
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 01
DWG NO.
TP601

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

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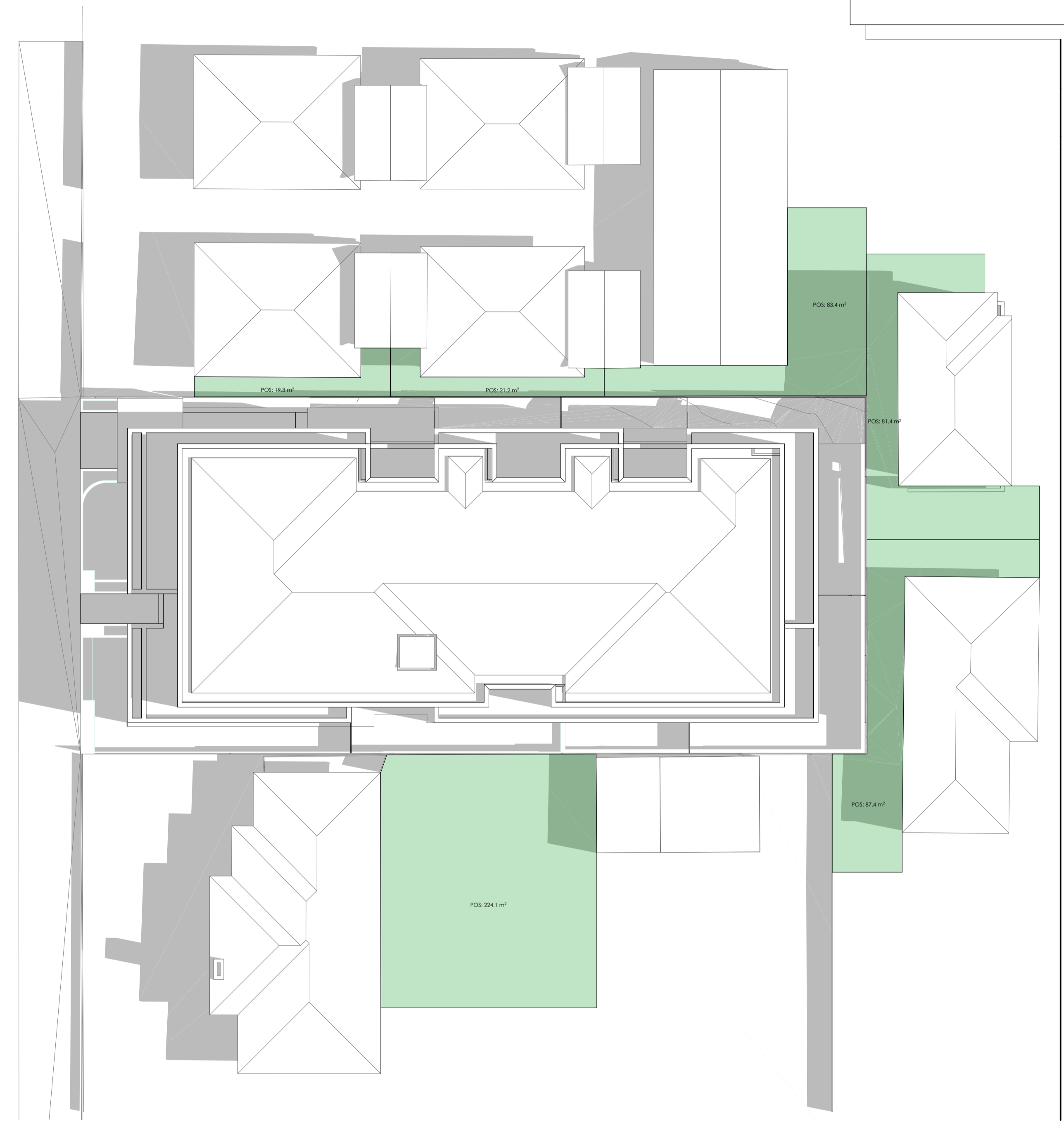
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 10AM
1:200

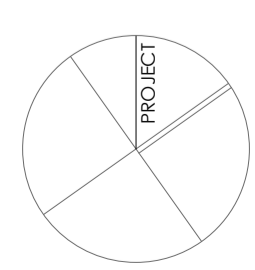


22 SEPTEMBER SHADOWS PROPOSED - 10AM
1:200

| ISSUE | REASON FOR ISSUE | DATE |
|-------|-----------------------------|------------|
| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 02
DWG NO. TP602

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

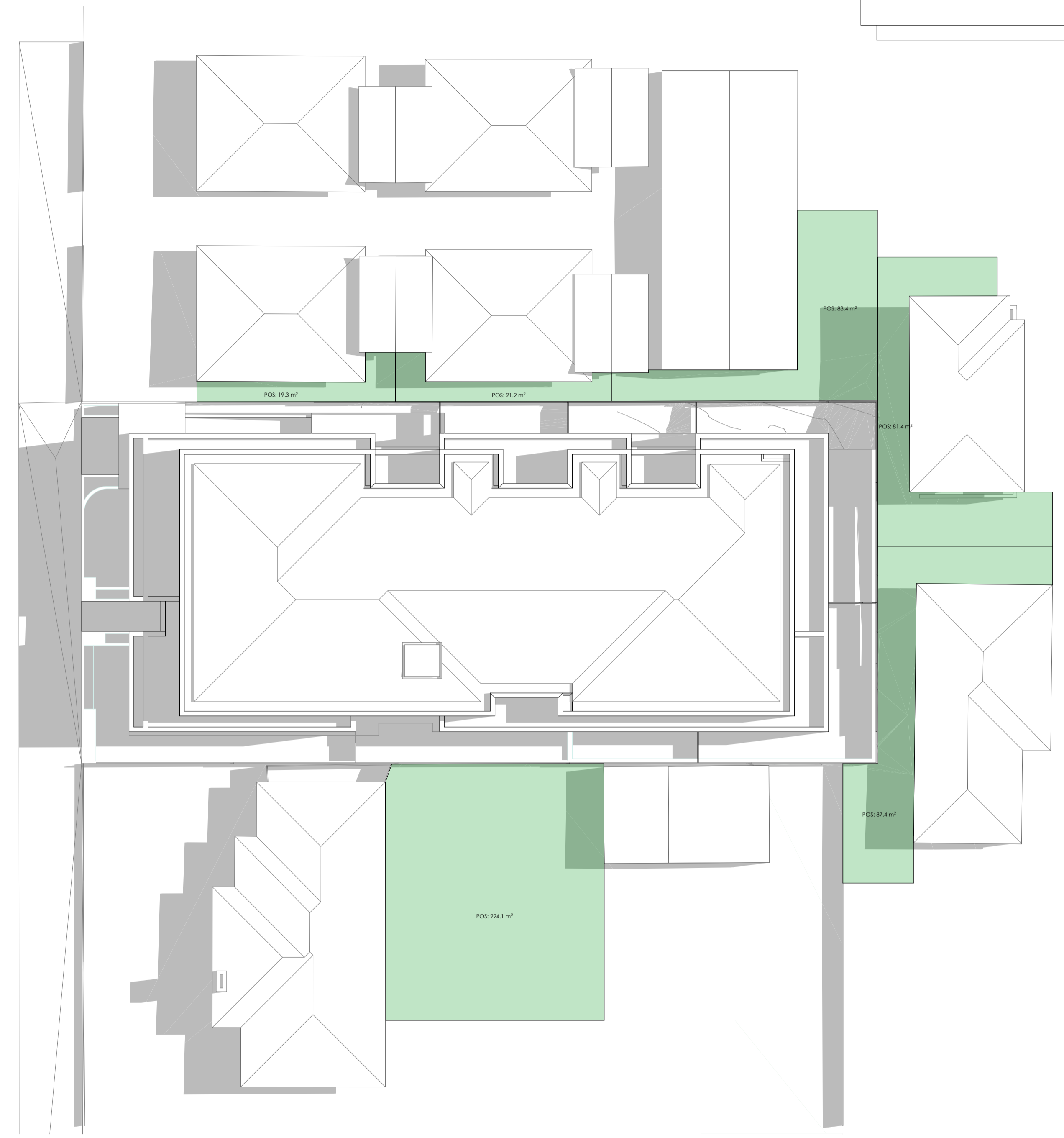
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 11AM
1:200

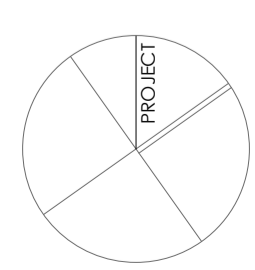


22 SEPTEMBER SHADOWS PROPOSED - 11AM
1:200

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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |
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| ISSUE | REASON FOR ISSUE | DATE |
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 03
DWG NO.
TP603

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

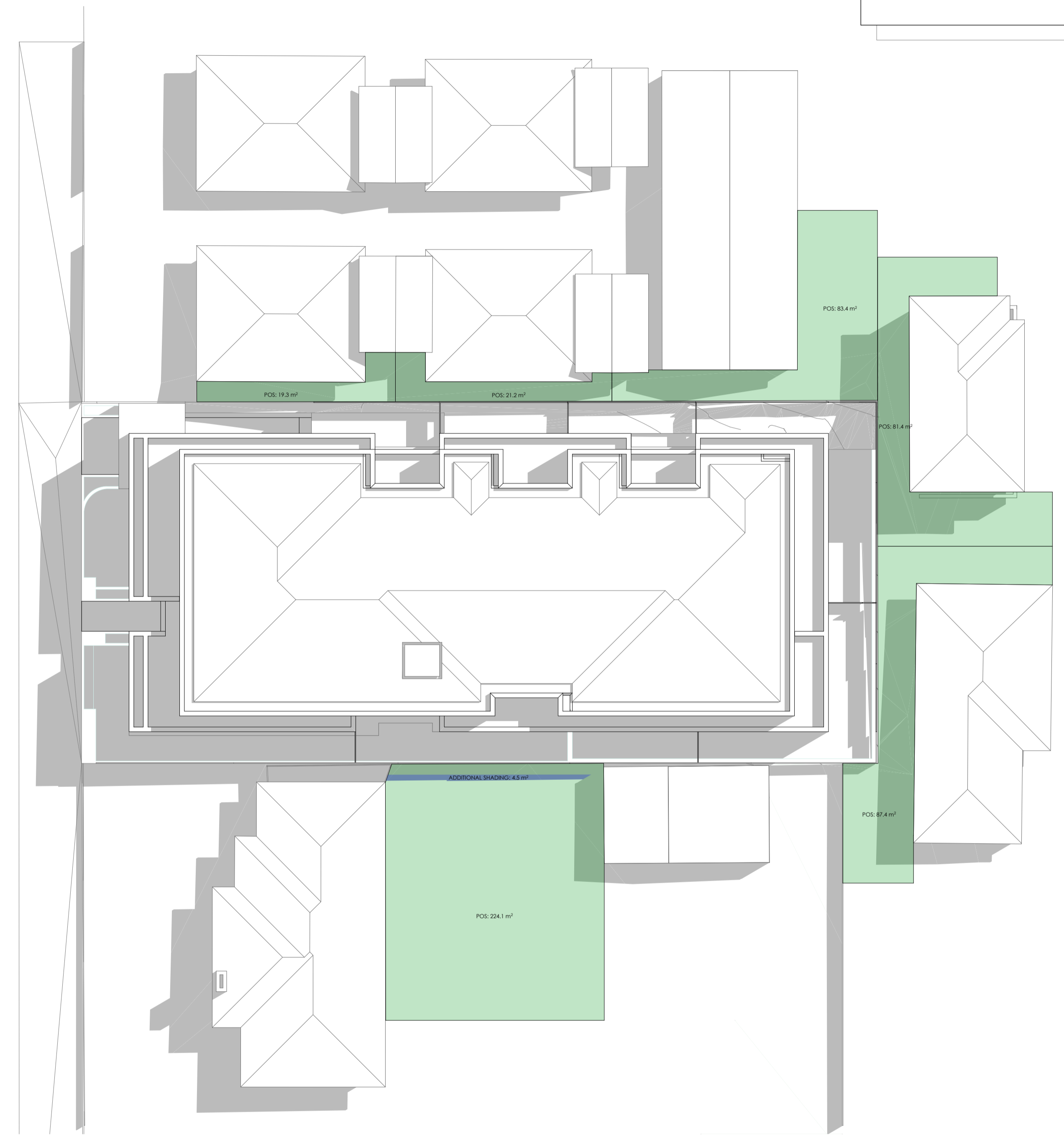
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 12PM
1:200

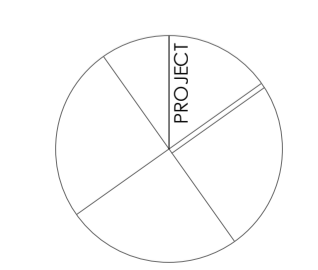


22 SEPTEMBER SHADOWS PROPOSED - 12PM
1:200

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 04
DWG NO.
TP604

REVISION
TP01


DRAWN
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

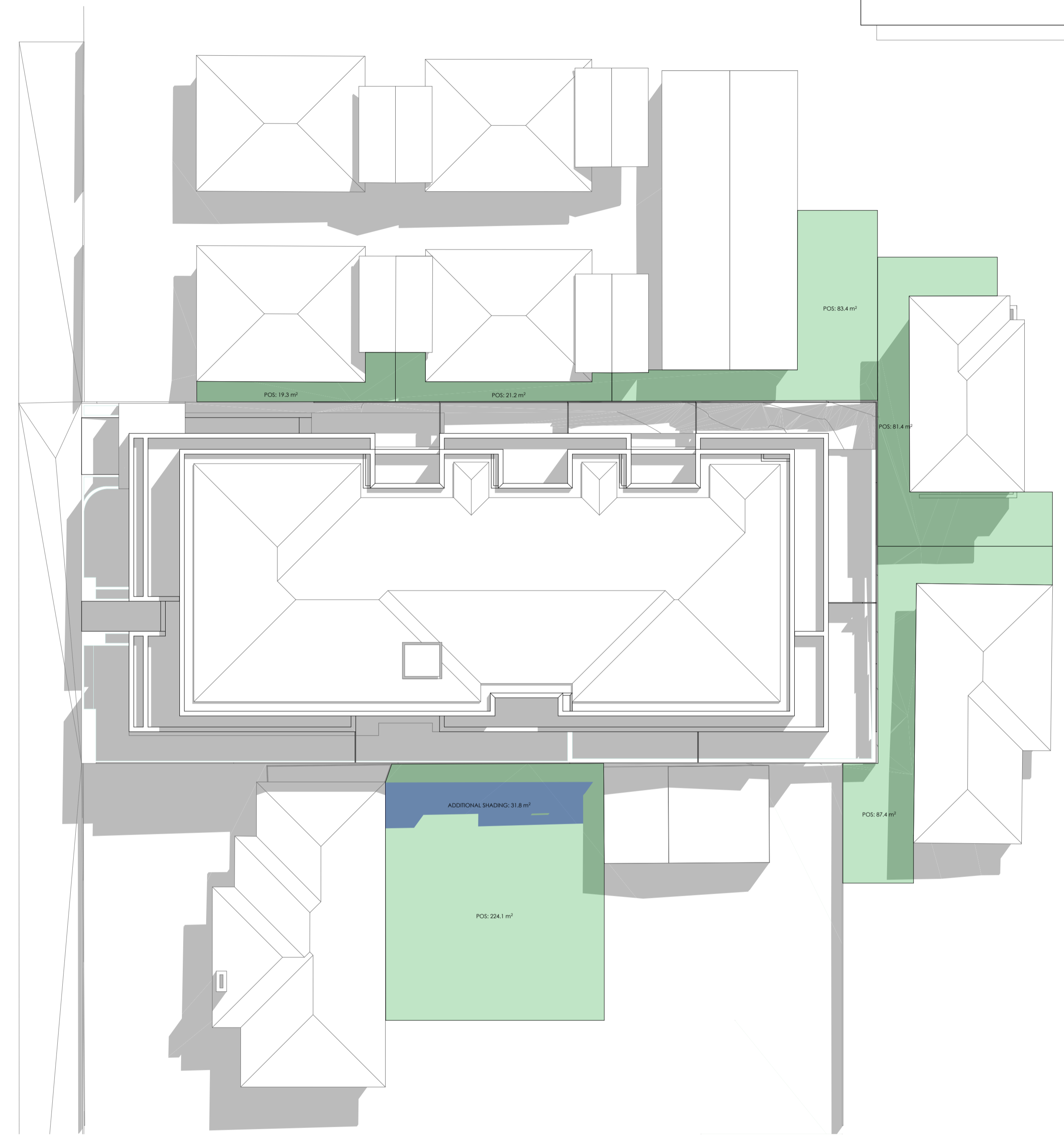
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 1PM
1:200

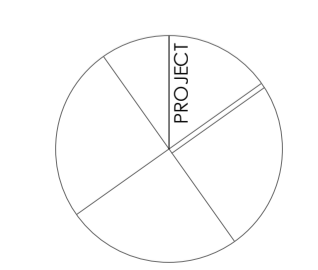


22 SEPTEMBER SHADOWS PROPOSED - 1PM
1:200

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 05
DWG NO.
TP605

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

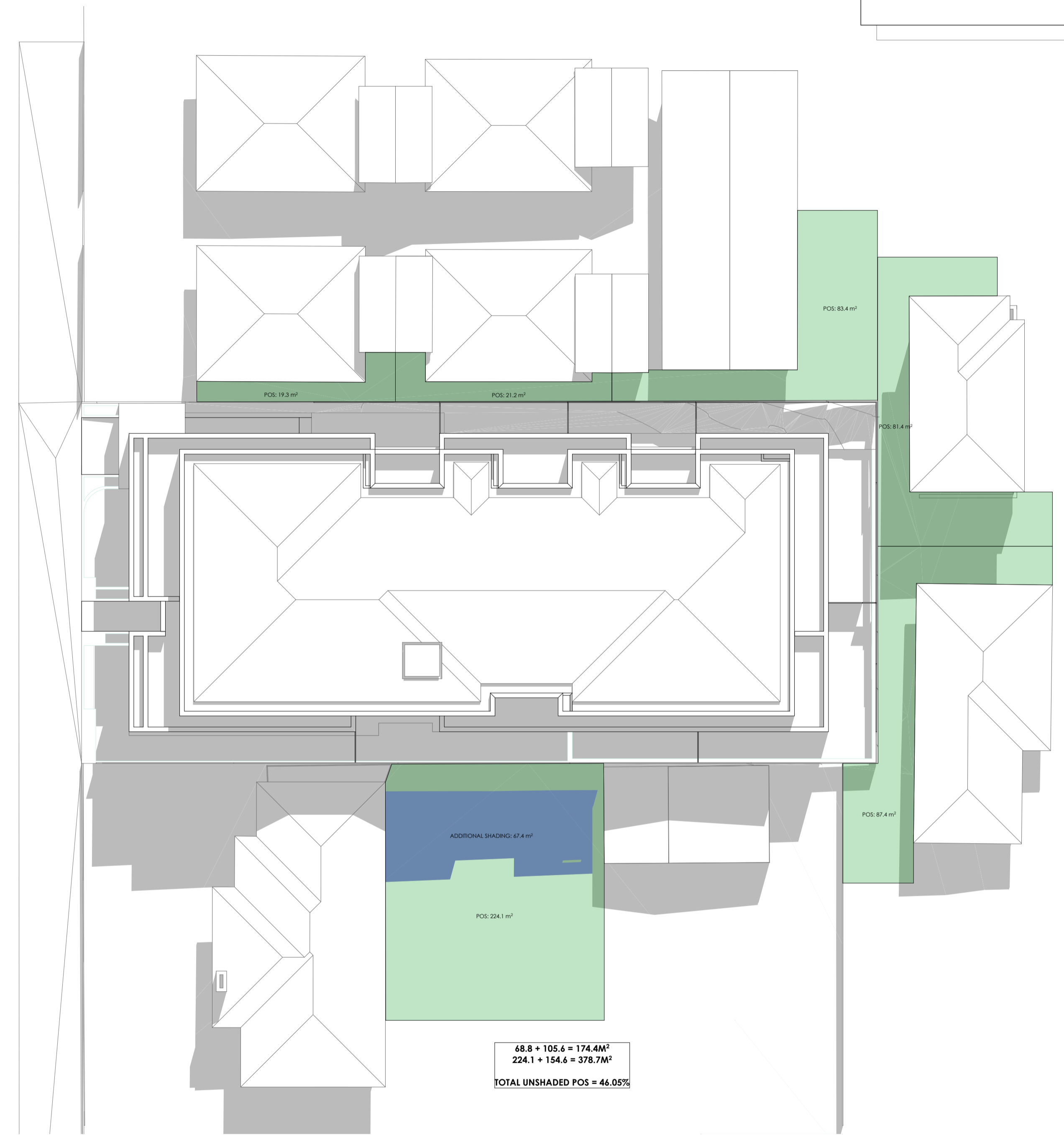
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 2PM
1:200

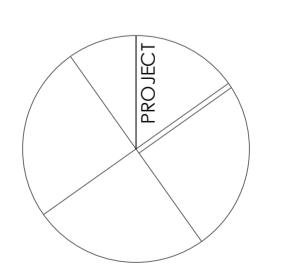


22 SEPTEMBER SHADOWS PROPOSED - 2PM
1:200

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 06
DWG NO.
TP606

REVISION
TP01

DRAWN
AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018

SCALE
1:200 @A1

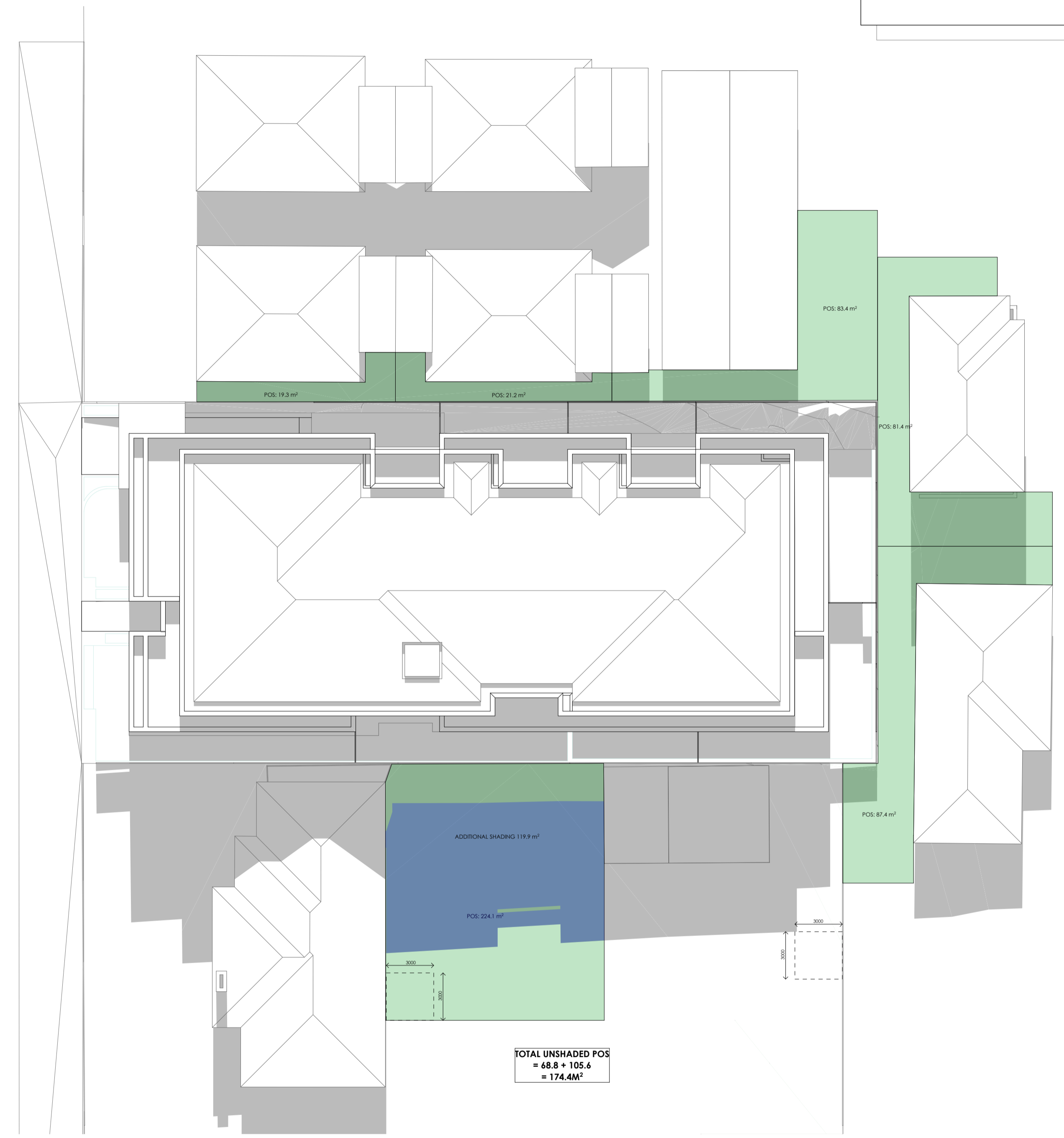
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SHADOW DIAGRAMS LEGEND

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 3PM
1:200

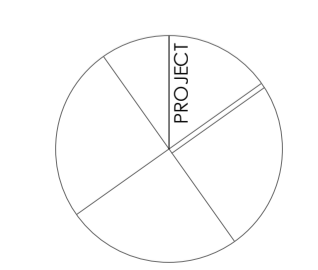


22 SEPTEMBER SHADOWS PROPOSED - 3PM
1:200

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 07
DWG NO.
TP607

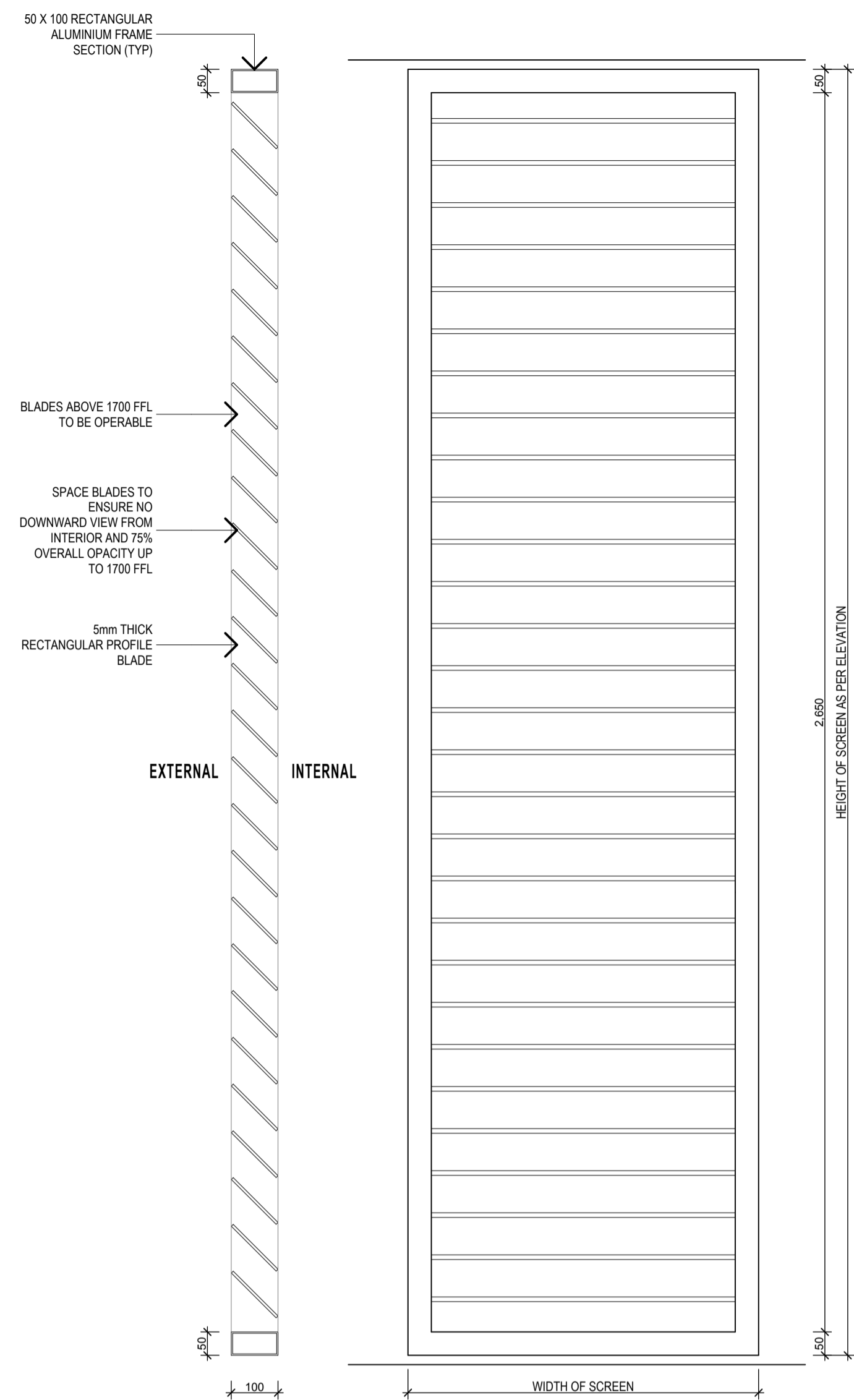
REVISION
TP01

DRAWN
AZ/CB/MD/JW08.12.2016

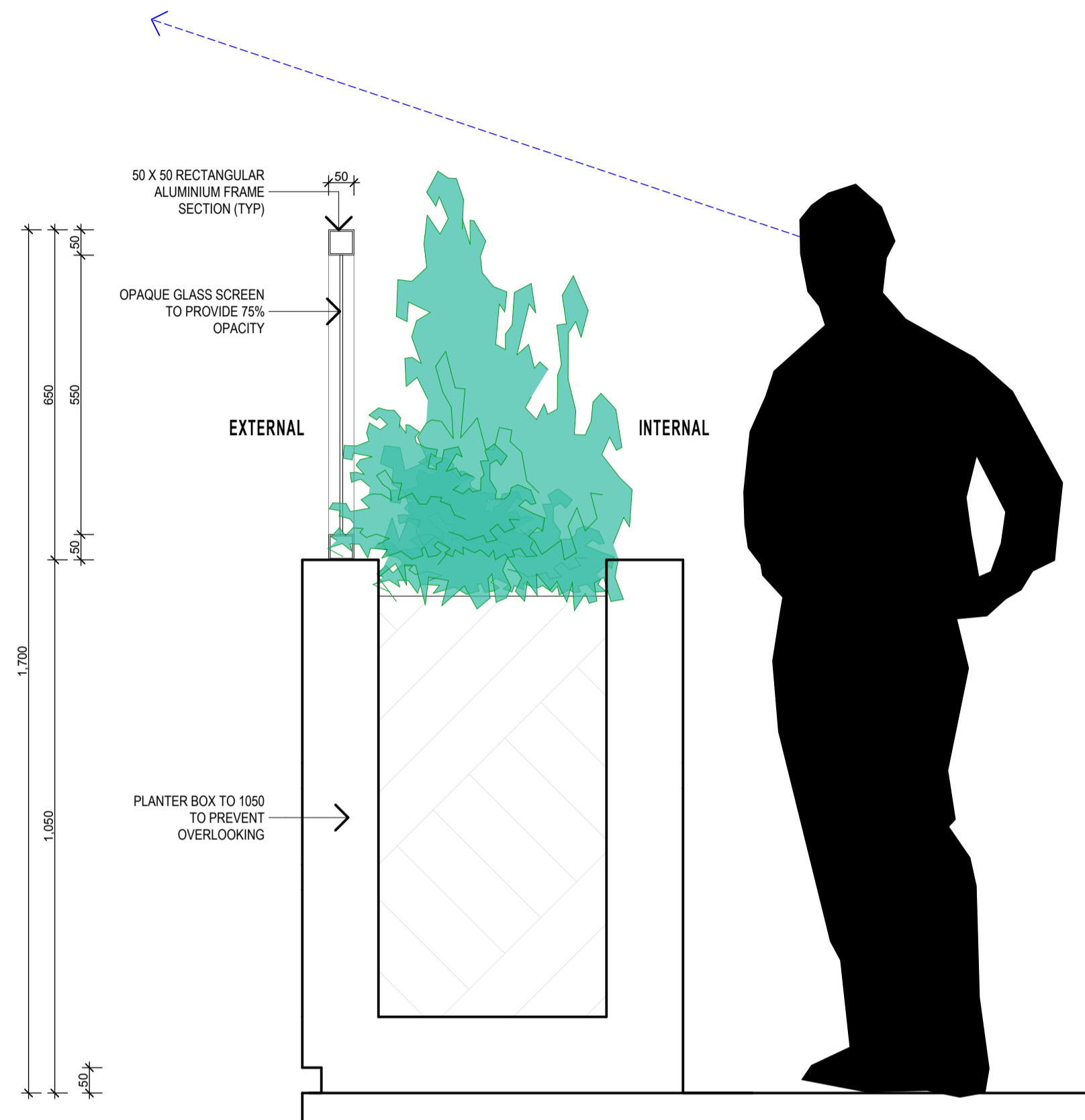
PROJECT NO.
16018

SCALE
1:200 @A1

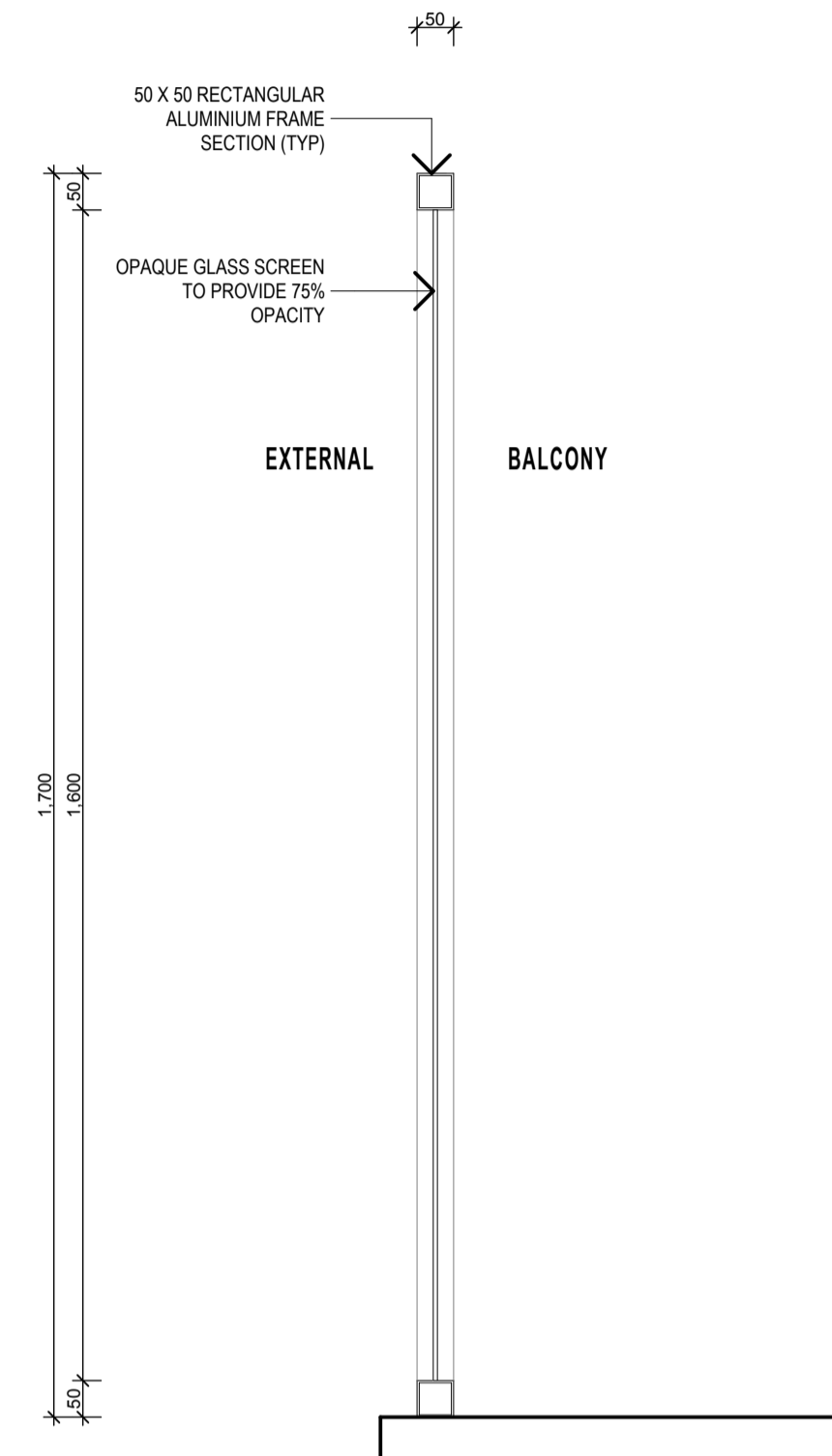
ISSUE FOR PLANNING APPROVAL



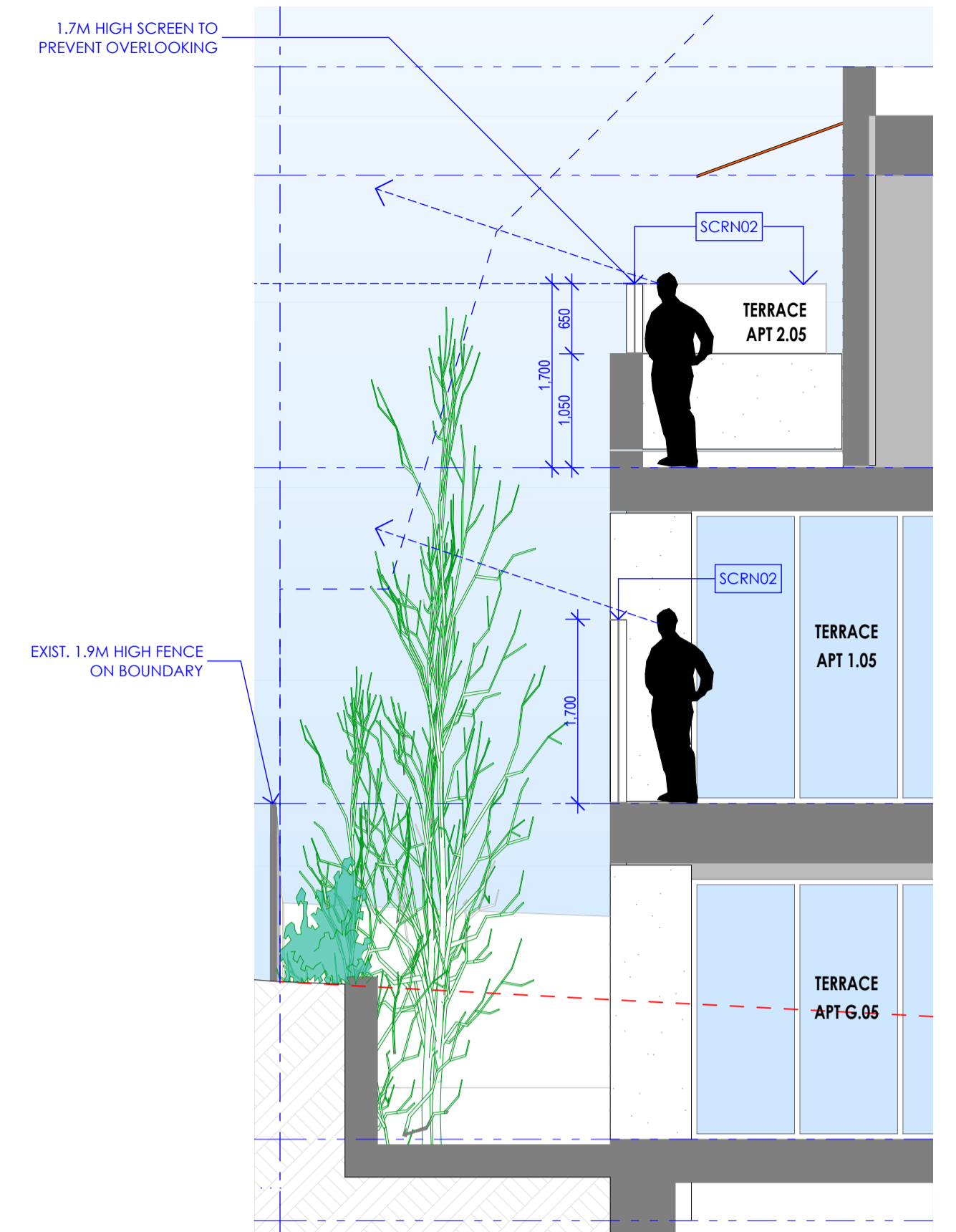
SCR N01 - FIXED WINDOW SCREEN TO PREVENT OVERLOOKING
1 : 10



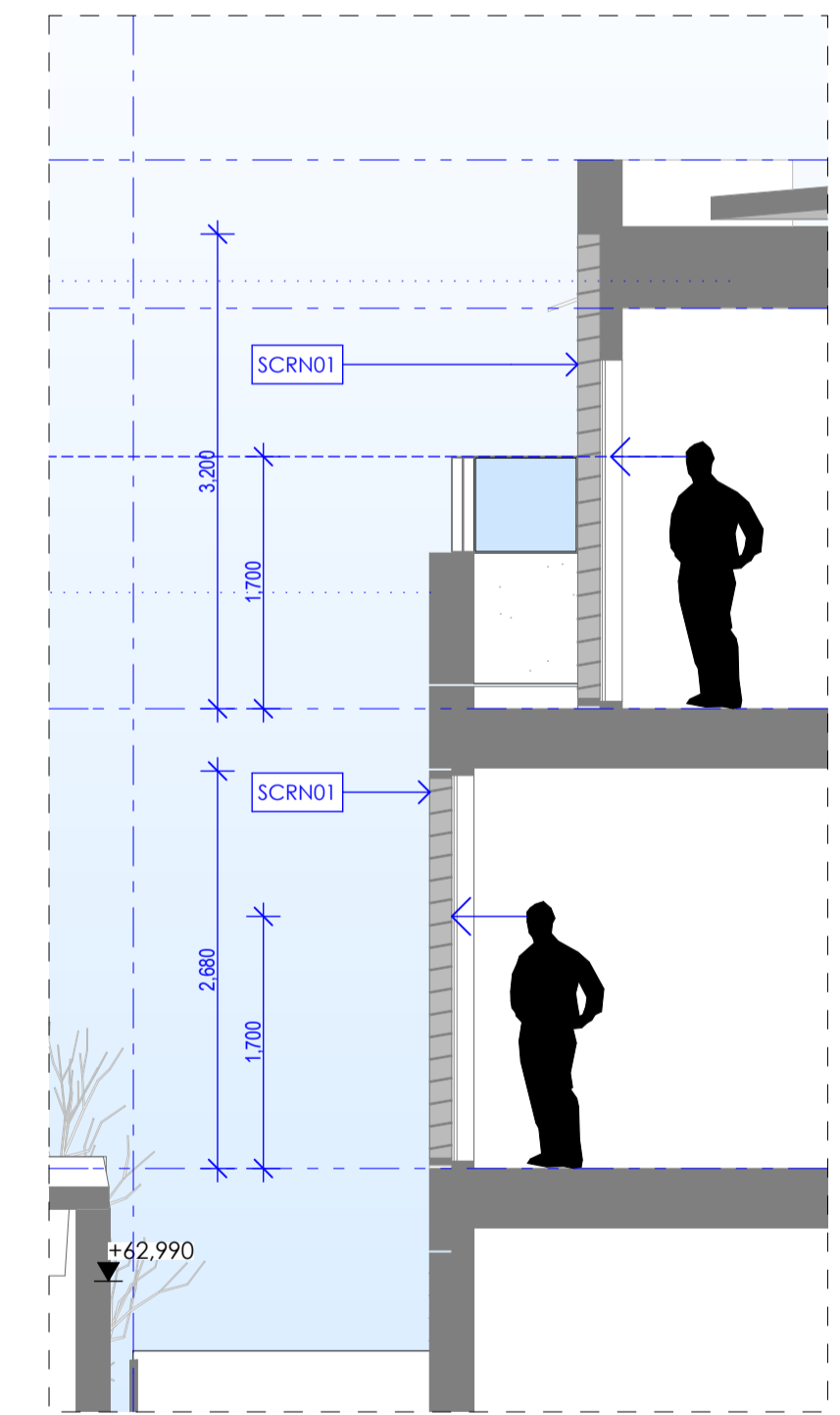
SCR N02 - FIXED SCREEN UP TO 1700 FFL TO PREVENT OVERLOOKING VIA 75% OPACITY
1 : 10



SCR N02 - FIXED SCREEN UP TO 1700 FFL TO PREVENT OVERLOOKING VIA 75% OPACITY
1 : 10



2 NORTH BOUNDARY SECTION 01
1:50



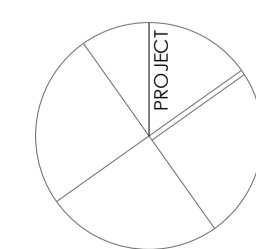
3 WEST BOUNDARY SECTION 01
1:50

1 TYPICAL SCREEN DETAILS
1:10

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| TP01 | ISSUE FOR PLANNING APPROVAL | 08.12.2016 |

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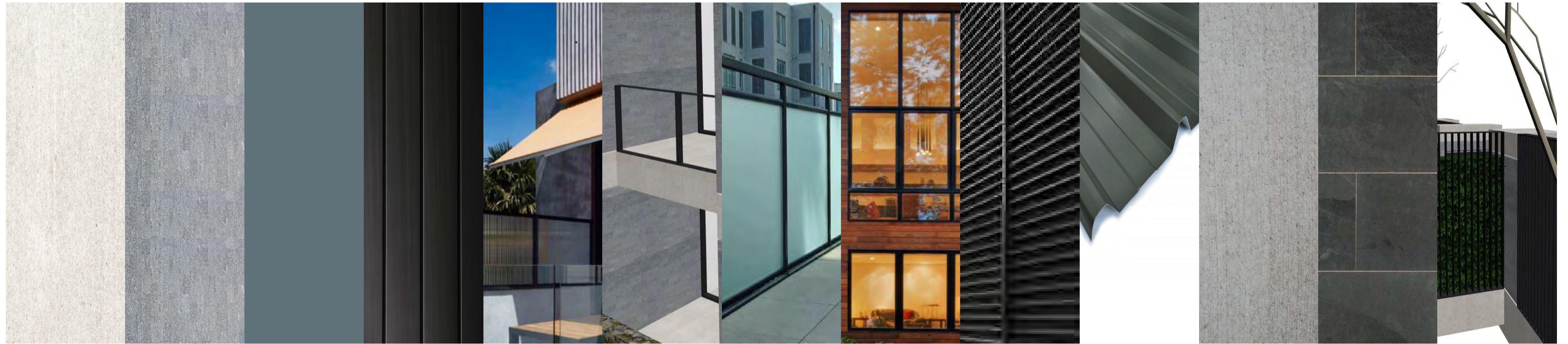


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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SCREEN DETAILS
DWG NO. TP01
REVISION TP01
DRAWN AZ/CB/MD/JW08.12.2016
DATE
SCALE VARIOUS

PROJECT NO.
16018

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REND01 REND02 CLAD01 CLAD02 AWN01 BLSD01 BLSD02 GLAZ01 SCRNO1 ROOF01 CONC01 TILE01 FENC01

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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
EXTERNAL FINISHES
DWG NO. TP702
REVISION TP01
DRAWN DATE
AZ/CB/MD/JW08.12.2016
SCALE

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PROJECT NO.
16018



EXISTING URBAN CONTEXT PLAN



PROPOSED URBAN CONTEXT PLAN

LEGEND

- SINGLE DWELLING
- MULTI-UNIT DEVELOPMENT
- COMMERCIAL USE
- PUBLIC SERVICES
- ON STREET PARKING

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| TP01 | ISSUE FOR PLANNING APPROVAL | 10.03.2017 |

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 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 URBAN CONTEXT PLAN
 DWG NO.
 TP801

REVISION
 TP01

DRAWN
 JW/MF

DATE
 10.03.2017

SCALE
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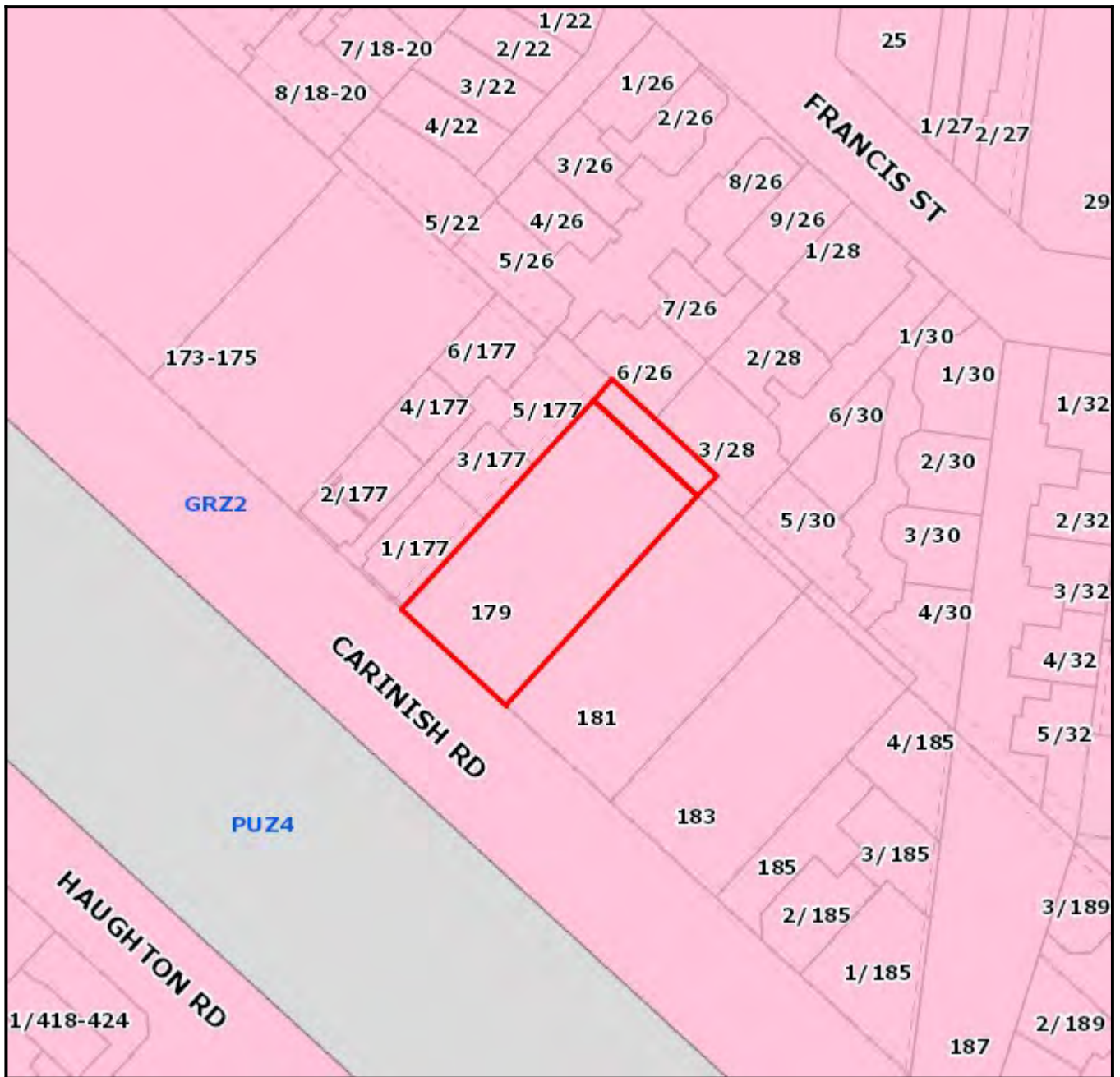
ISSUE FOR PLANNING APPROVAL

PROJECT NO.
 16018





Planning Overlays and Zones



Legend

| Planning Zones | | | | Planning Overlay | | | |
|----------------|------|------|------|------------------|-----|--|--|
| C1Z | IN1Z | PUZ1 | PUZ7 | LSIO / SBO | HO | | |
| C2Z | MUZ | PUZ2 | RDZ1 | NCO | IPO | | |
| CA | NRZ1 | PUZ3 | RGZ1 | PAO | DPO | | |
| CDZ1 | PCRZ | PUZ4 | RGZ2 | EAO | PO | | |
| GRZ1 | PPRZ | PUZ5 | SUZ1 | DDO | | | |
| | | PUZ6 | SUZ2 | VPO | | | |
| | | | SUZ3 | | | | |
| | | | SUZ4 | | | | |
| | | | SUZ5 | | | | |
| | | | SUZ6 | | | | |
| | | | UFZ | | | | |

1:1000

Address

179 Carinish Road CLAYTON VIC 3168