



**TOWN PLANNING SHEET INDEX**

NO.	SHEET NAME
TP001	COVER SHEET
TP002	NEIGHBOURHOOD & SITE DESCRIPTION
TP003	STREETScape ANALYSIS
TP004	DESIGN RESPONSE
TP005	PERSPECTIVE VIEWS
TP101	EXISTING CONDITIONS PLAN
TP102	DEMOLITION PLAN
TP103	BASEMENT LEVEL
TP104	GROUND LEVEL
TP105	LEVEL 1
TP106	LEVEL 2
TP107	ROOF LEVEL
TP201	ELEVATIONS - SHEET 01
TP202	ELEVATIONS - SHEET 02
TP203	SECTIONS - SHEET 01
TP204	SECTIONS - SHEET 02
TP501	EXTERNAL WORKS
TP601	SHADOW DIAGRAMS 01
TP602	SHADOW DIAGRAMS 02
TP603	SHADOW DIAGRAMS 03
TP604	SHADOW DIAGRAMS 04
TP605	SHADOW DIAGRAMS 05
TP606	SHADOW DIAGRAMS 06
TP607	SHADOW DIAGRAMS 07
TP701	SCREEN DETAILS
TP702	EXTERNAL FINISHES
TP801	URBAN CONTEXT PLAN

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	16.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

ISSUE	REASON FOR ISSUE	DATE

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PROJECT  
**CARINISH ROAD APARTMENTS**  
ADDRESS  
**179 CARINISH ROAD, CLAYTON VIC**  
DWG TITLE  
**COVER SHEET**  
DWG NO. TP001

REVISION  
TP04

DRAWN  
AZ/CB/JW

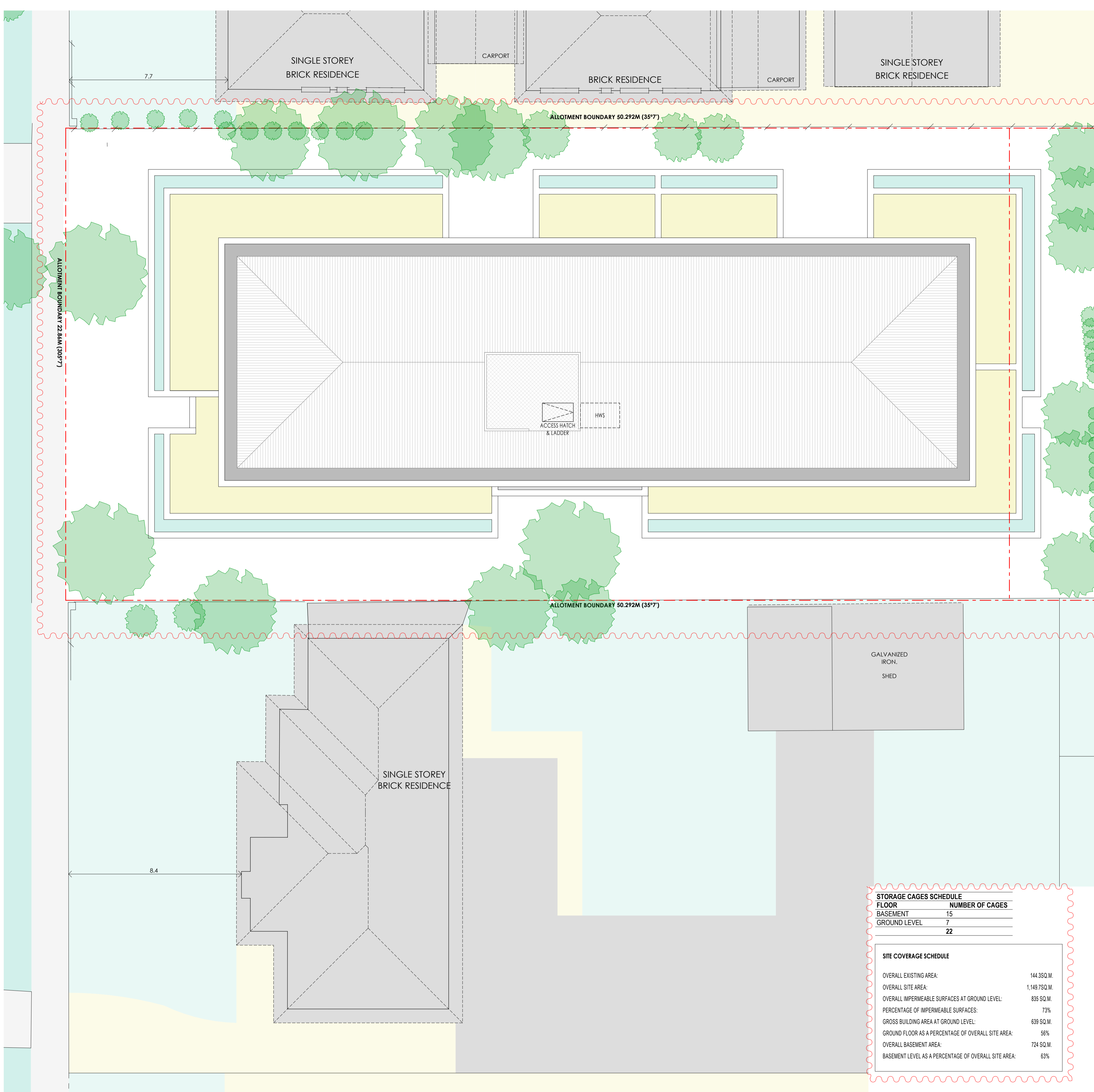
DATE  
10.03.2017

PROJECT NO.  
16018

SCALE

WITHOUT PREJUDICE





STORAGE CAGES SCHEDULE	
FLOOR	NUMBER OF CAGES
BASEMENT	15
GROUND LEVEL	7
	<b>22</b>

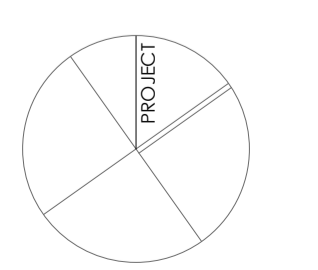
SITE COVERAGE SCHEDULE	
OVERALL EXISTING AREA:	144 350 M.
OVERALL SITE AREA:	1,149 750 M.
OVERALL IMPERMEABLE SURFACES AT GROUND LEVEL:	835 SQ.M.
PERCENTAGE OF IMPERMEABLE SURFACES:	73%
GROSS BUILDING AREA AT GROUND LEVEL:	639 SQ.M.
GROUND FLOOR AS A PERCENTAGE OF OVERALL SITE AREA:	56%
OVERALL BASEMENT AREA:	724 SQ.M.
BASEMENT LEVEL AS A PERCENTAGE OF OVERALL SITE AREA:	63%

## 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	687
GROUND LEVEL		GROSS BUILDING AREA	638
LEVEL 1		GROSS BUILDING AREA	643
LEVEL 2		GROSS BUILDING AREA	446
ROOF LEVEL		ROOF AREA	437
			<b>2,851 m<sup>2</sup></b>
APARTMENT SALEABLE AREA SUMMARY (EXCL. TERRACE)			
FLOOR	ZONE NAME	QTY	MEASURED AREA
GROUND LEVEL			
	1 BED	2	104
	2 BED + STUDY	6	443
LEVEL 1			
	2 BED	3	253
	2 BED + STUDY	4	310
LEVEL 2			
	1 BED	1	58
	2 BED	4	327
		<b>20</b>	<b>1,495 m<sup>2</sup></b>
COURTYARD & TERRACE SUMMARY			
FLOOR	ZONE NAME	MEASURED AREA	
GROUND LEVEL			
	P.O.S		362
	PERMEABLE AREA		315
	PLANTER		7
	TERRACE		95
LEVEL 1			
	BALCONY		91
	PLANTER		12
LEVEL 2			
	BALCONY		290
			<b>1,172 m<sup>2</sup></b>
BASEMENT LEVEL AREAS			
FLOOR	ZONE NAME	MEASURED AREA	
BASEMENT			
	BIKE		8
	GROSS BASEMENT AREA (INCL. RAMP)		724
	LIFT		4
	PERMEABLE AREA		426
	RESIDENT		289
	SITE AREA		1,150
	SRVCS		2
	STAIRS		11
GROUND LEVEL AREAS			
FLOOR	ZONE NAME	MEASURED AREA	
GROUND LEVEL			
	1 BED		104
	2 BED + STUDY		443
	CORRIDOR		64
	LIFT		4
	P.O.S		362
	PERMEABLE AREA		315
	PLANTER		7
	RISER		1
	SERVICES		11
	SHED		14
	SRVCS		1
	STAIRS		11
	TERRACE		95
LEVEL 1 AREAS			
FLOOR	ZONE NAME	MEASURED AREA	
LEVEL 1			
	2 BED		253
	2 BED + STUDY		310
	BALCONY		91
	CORRIDOR		52
	LIFT		8
	PLANTER		12
	SRVCS		1
	STAIRS		22
			<b>749 m<sup>2</sup></b>
LEVEL 2 AREAS			
FLOOR	ZONE NAME	MEASURED AREA	
LEVEL 2			
	1 BED		58
	2 BED		327
	BALCONY		290
	CORRIDOR		26
	LIFT		8
	SRVCS		2
	STAIRS		22
			<b>733 m<sup>2</sup></b>
CARPARKING SCHEDULE			
FLOOR	NO.	CATEGORY	
BASEMENT			
	4	CARSPACE VISITOR	
	5	CARSPACE RESIDENT	
	16	CARSPACE CAR STACKER	
	<b>25</b>		
BICYCLE STORAGE SCHEDULE			
FLOOR	NUMBER OF BIKES		
BASEMENT			
	8		
	<b>8</b>		

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016						
TP02	RESPONSE TO COUNCIL RFI	14.03.2017						
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018						
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018						



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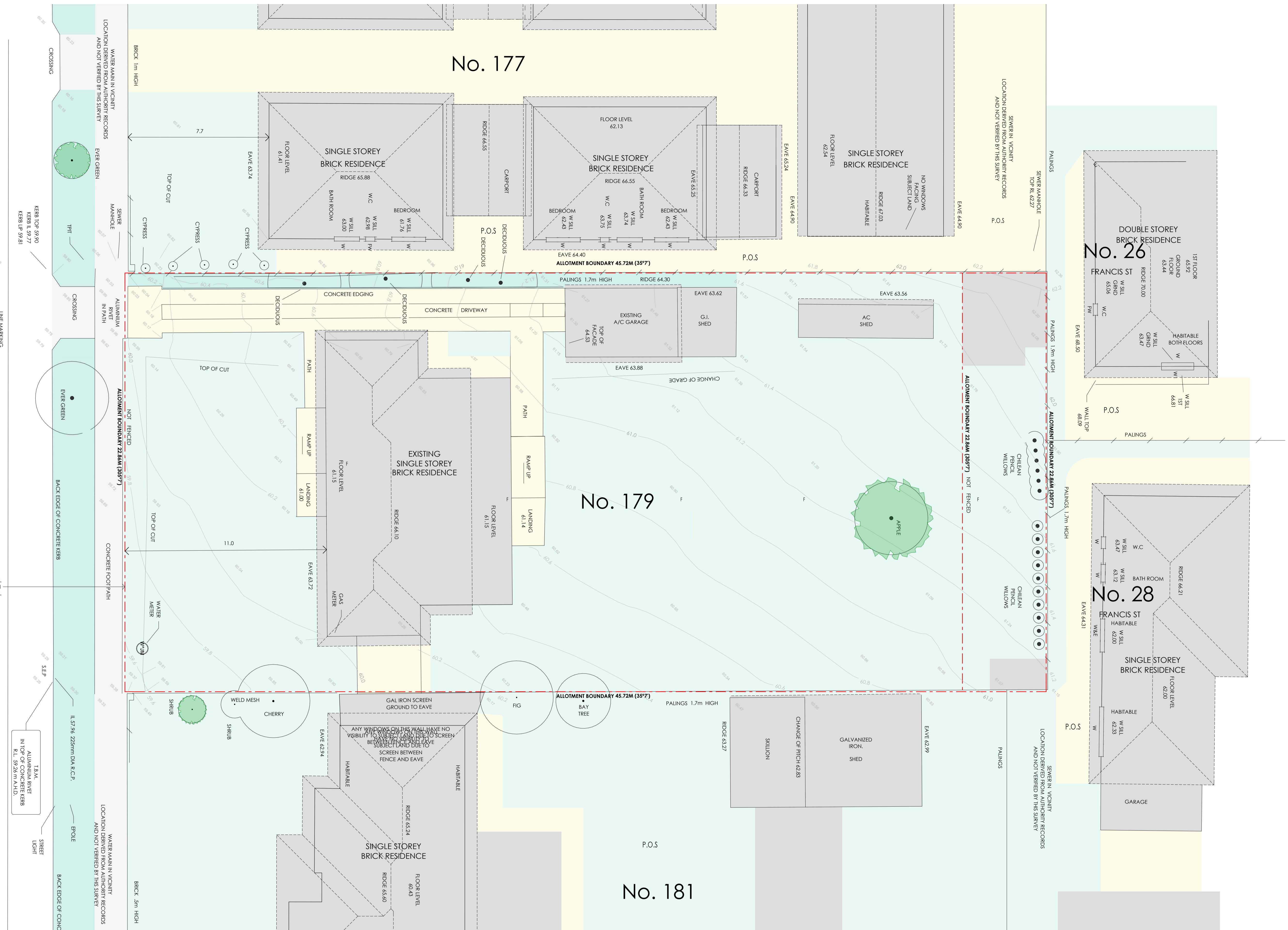
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PROJECT  
 CARINISH ROAD APARTMENTS  
 ADDRESS  
 179 CARINISH ROAD, CLAYTON VIC  
 DWG TITLE  
 DESIGN RESPONSE  
 DWG NO. TP004 REVISION TP04 DRAWN AZ/CB/JW DATE 10.05.2018 SCALE 1:100 @A1 PROJECT NO. 16018

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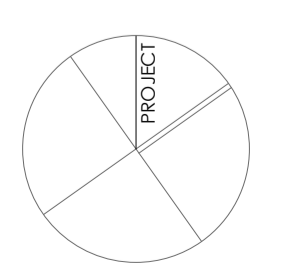
# CARINISH ROAD



ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	RESPONSE TO COUNCIL RFI	14.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
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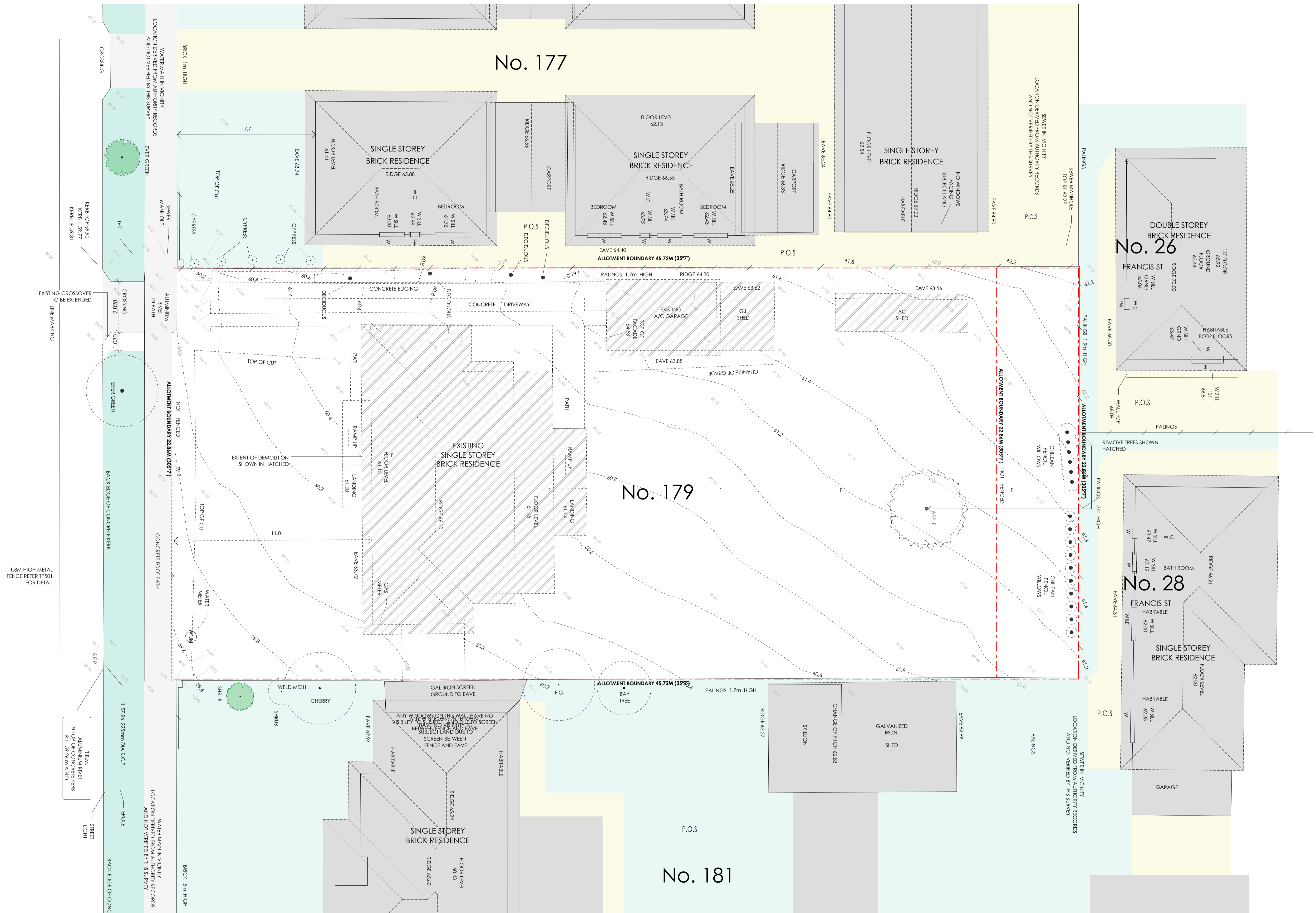
PROJECT  
CARINISH ROAD APARTMENTS  
ADDRESS  
179 CARINISH ROAD, CLAYTON VIC  
DWG TITLE  
EXISTING CONDITIONS PLAN  
DWG NO. TP101 REVISION TP04 DRAWN AZ/CB/JW DATE 10.05.2018 SCALE 1:100 @A1

PROJECT NO.  
16018

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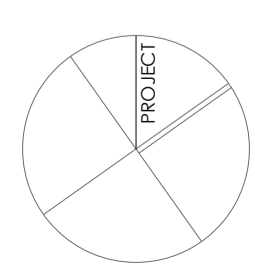
# CARINISH ROAD



ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	RESPONSE TO COUNCIL RFI	14.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

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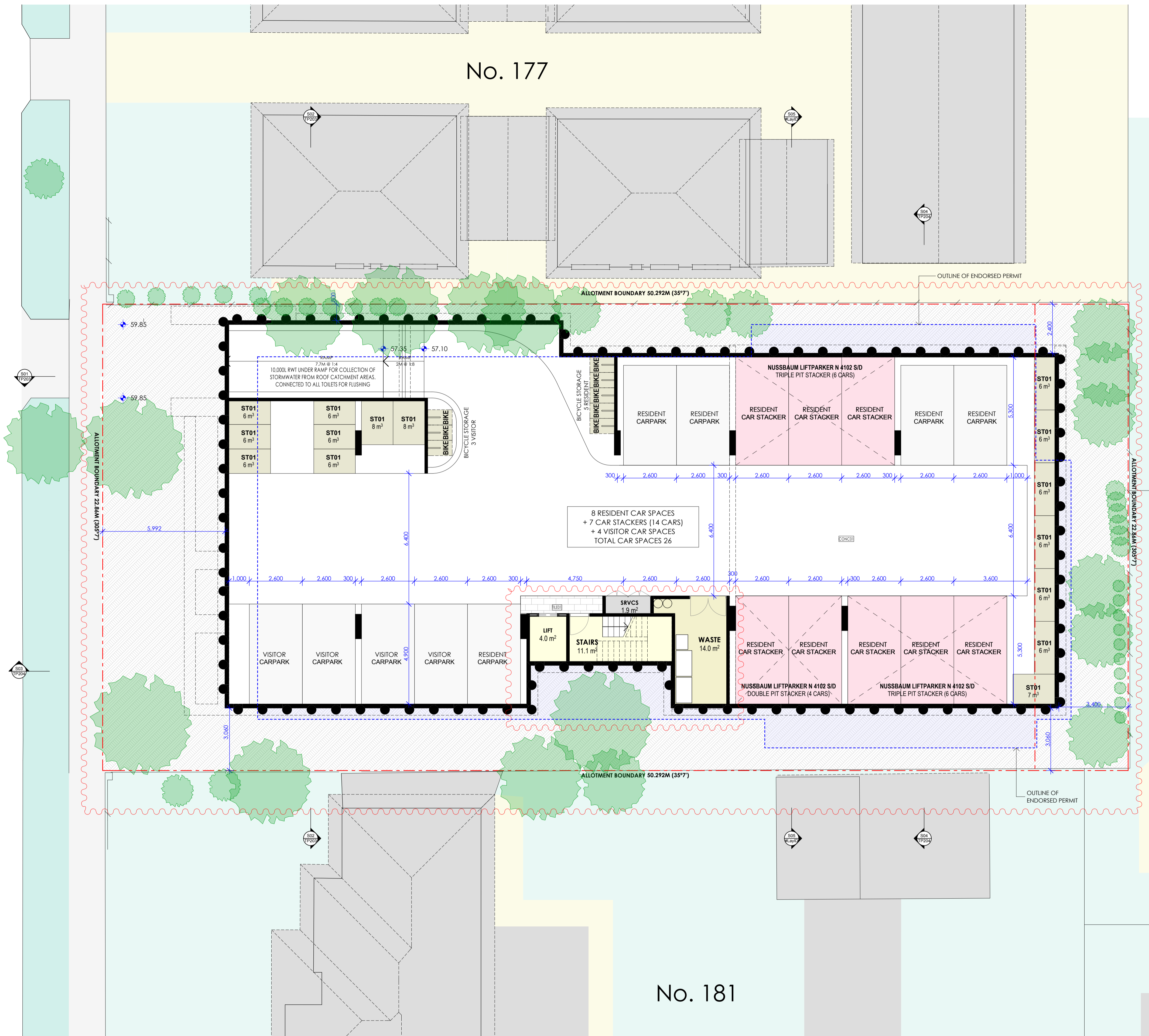
PROJECT  
 CARINISH ROAD APARTMENTS  
 ADDRESS  
 179 CARINISH ROAD, CLAYTON VIC  
 DWG TITLE  
**DEMOLITION PLAN**  
 DWG NO. TP102  
 REVISION TP04  
 DRAWN AZ/CB/JW  
 DATE 10.05.2018  
 SCALE 1:100 @A1

PROJECT NO.  
 16018

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# CARINISH ROAD



GROSS AREA SCHEDULE (EXCL. TERRACE)		
FLOOR	ZONE NAME	MEASURED AREA
<b>BASEMENT</b>		
	GROSS BASEMENT AREA	687
<b>GROUND LEVEL</b>		
	GROSS BUILDING AREA	638
<b>LEVEL 1</b>		
	GROSS BUILDING AREA	643
<b>LEVEL 2</b>		
	GROSS BUILDING AREA	446
<b>ROOF LEVEL</b>		
	ROOF AREA	437
		<b>2,851 m<sup>2</sup></b>

CARPARKING SCHEDULE		
FLOOR	NO.	CATEGORY
<b>BASEMENT</b>		
	4	CARSPACE VISITOR
	5	CARSPACE RESIDENT
	16	CARSPACE CAR STACKER
	25	

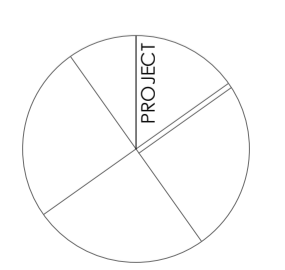
BICYCLE STORAGE SCHEDULE	
FLOOR	NUMBER OF BIKES
<b>BASEMENT</b>	
	8
	8

STORAGE CAGES SCHEDULE	
FLOOR	NUMBER OF CAGES
<b>BASEMENT</b>	
	15
<b>GROUND LEVEL</b>	
	7
	<b>22</b>

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	10.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

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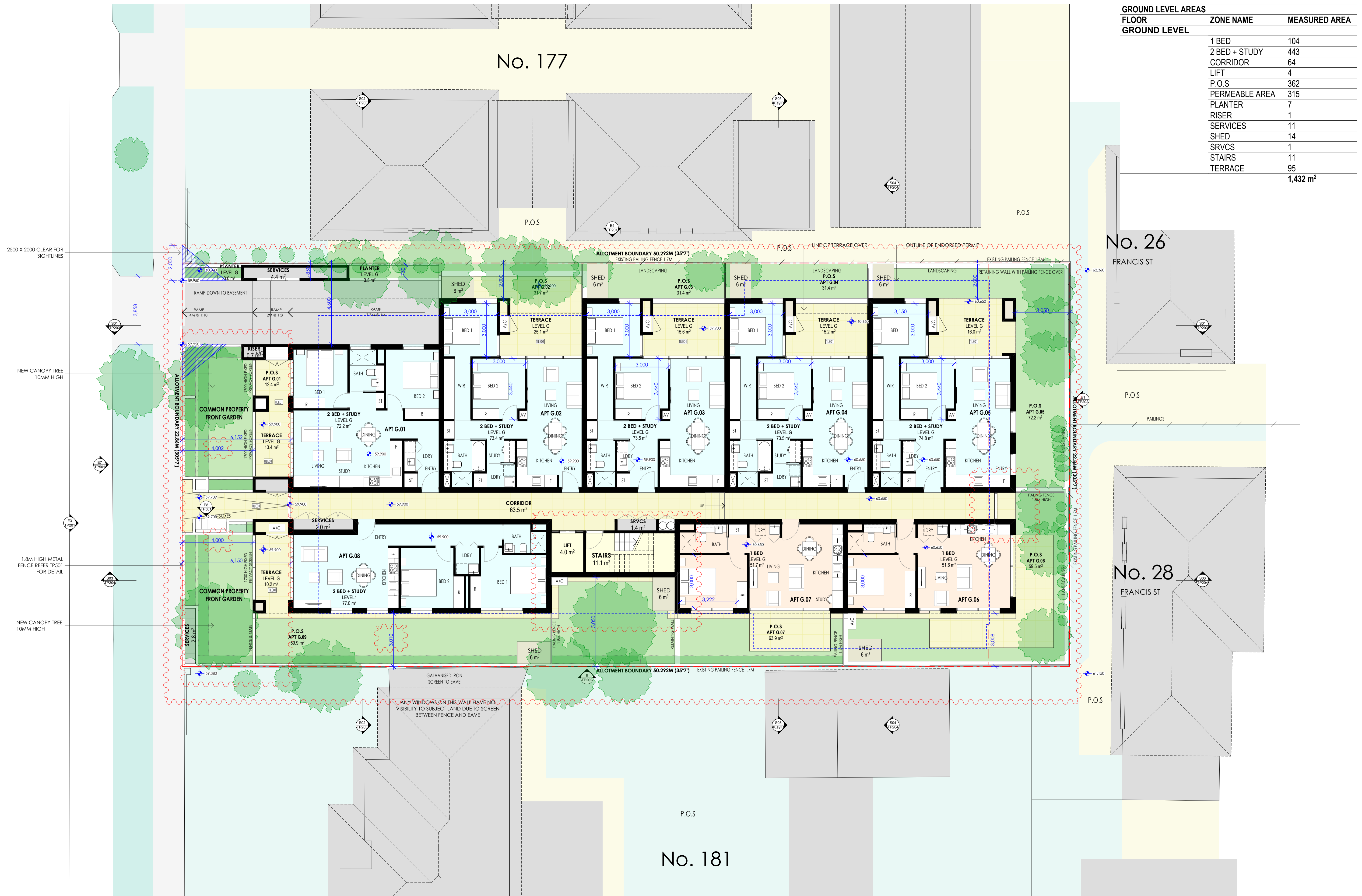
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PROJECT		PROJECT NO.	
CARINISH ROAD APARTMENTS		16018	
ADDRESS			
179 CARINISH ROAD, CLAYTON VIC			
DWG TITLE			
BASEMENT LEVEL			
DWG NO.	REVISION	DRAWN	DATE
TP103	TP04	AZ/CB/JW	10.05.2018
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# CARINISH ROAD

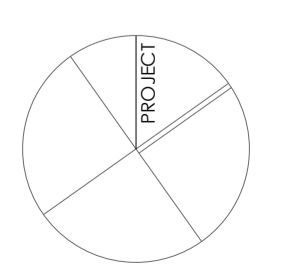


GROUND LEVEL AREAS		
FLOOR	ZONE NAME	MEASURED AREA
GROUND LEVEL	1 BED	104
	2 BED + STUDY	443
	CORRIDOR	64
	LIFT	4
	P.O.S	362
	PERMEABLE AREA	315
	PLANTER	7
	RISER	1
	SERVICES	11
	SHED	14
	SRVCS	1
	STAIRS	11
	TERRACE	95
		<b>1,432 m<sup>2</sup></b>

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	RESPONSE TO COUNCIL RFI	14.03.2017
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PROJECT  
CARINISH ROAD APARTMENTS  
ADDRESS  
179 CARINISH ROAD, CLAYTON VIC  
DWG TITLE  
GROUND LEVEL  
DWG NO.  
TP104

REVISION  
TP04

DRAWN  
AZ/CB/JW

DATE  
10.05.2018

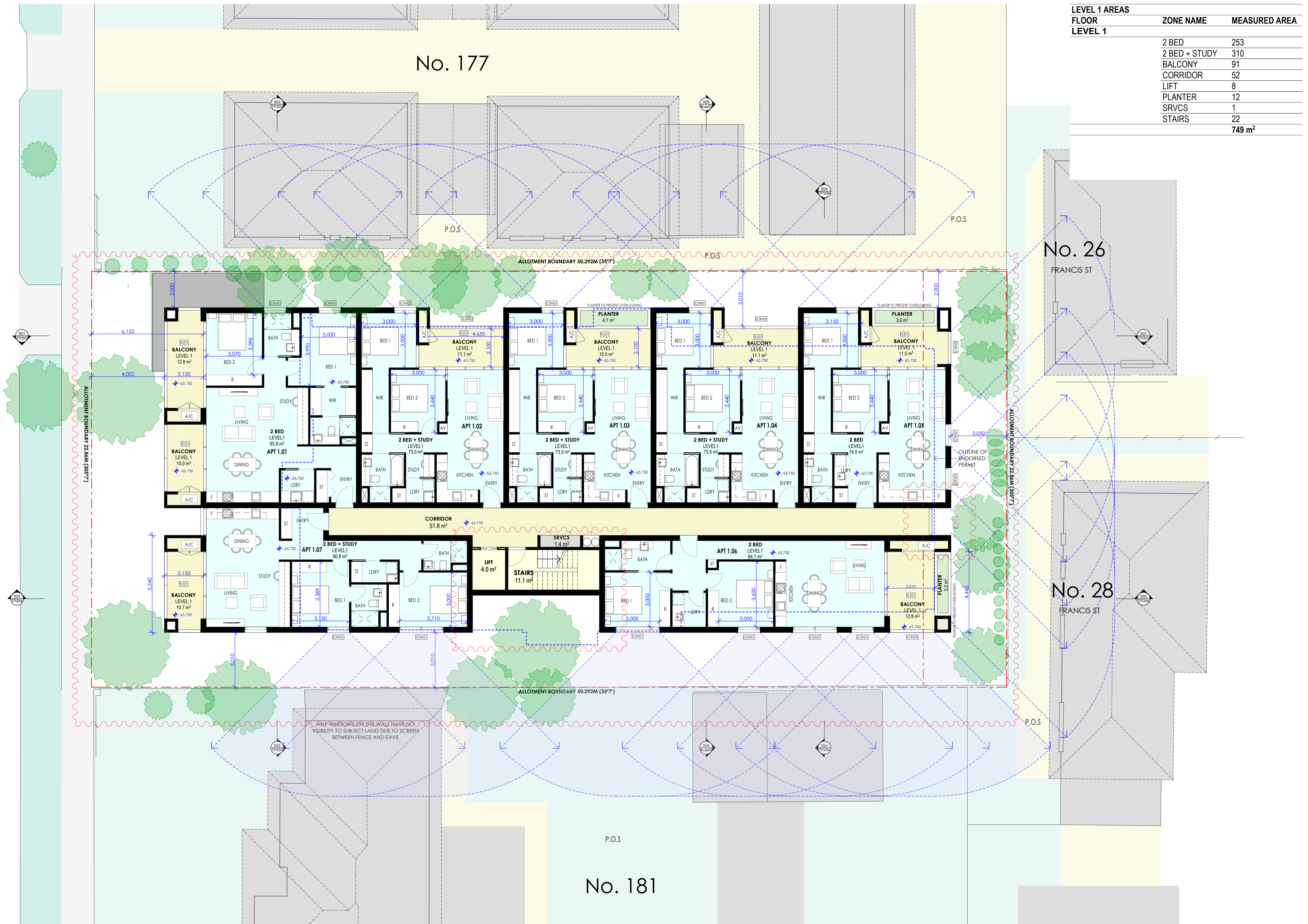
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CARINISH ROAD

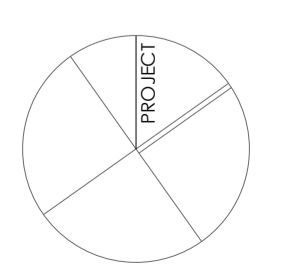


LEVEL 1 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 1	2 BED	253
	2 BED + STUDY	310
	BALCONY	91
	CORRIDOR	52
	LIFT	8
	PLANTER	12
	SRVCS	1
	STAIRS	22
		<b>749 m<sup>2</sup></b>

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  
 LEVEL 1  
 DWG NO.  
 TP105

REVISION  
 TP04  
 DRAWN  
 AZ/CB/JW

DATE  
 10.05.2018

PROJECT NO.  
 16018  
 SCALE  
 1:100 @A1

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No. 177

No. 26  
FRANCIS ST

No. 28  
FRANCIS ST

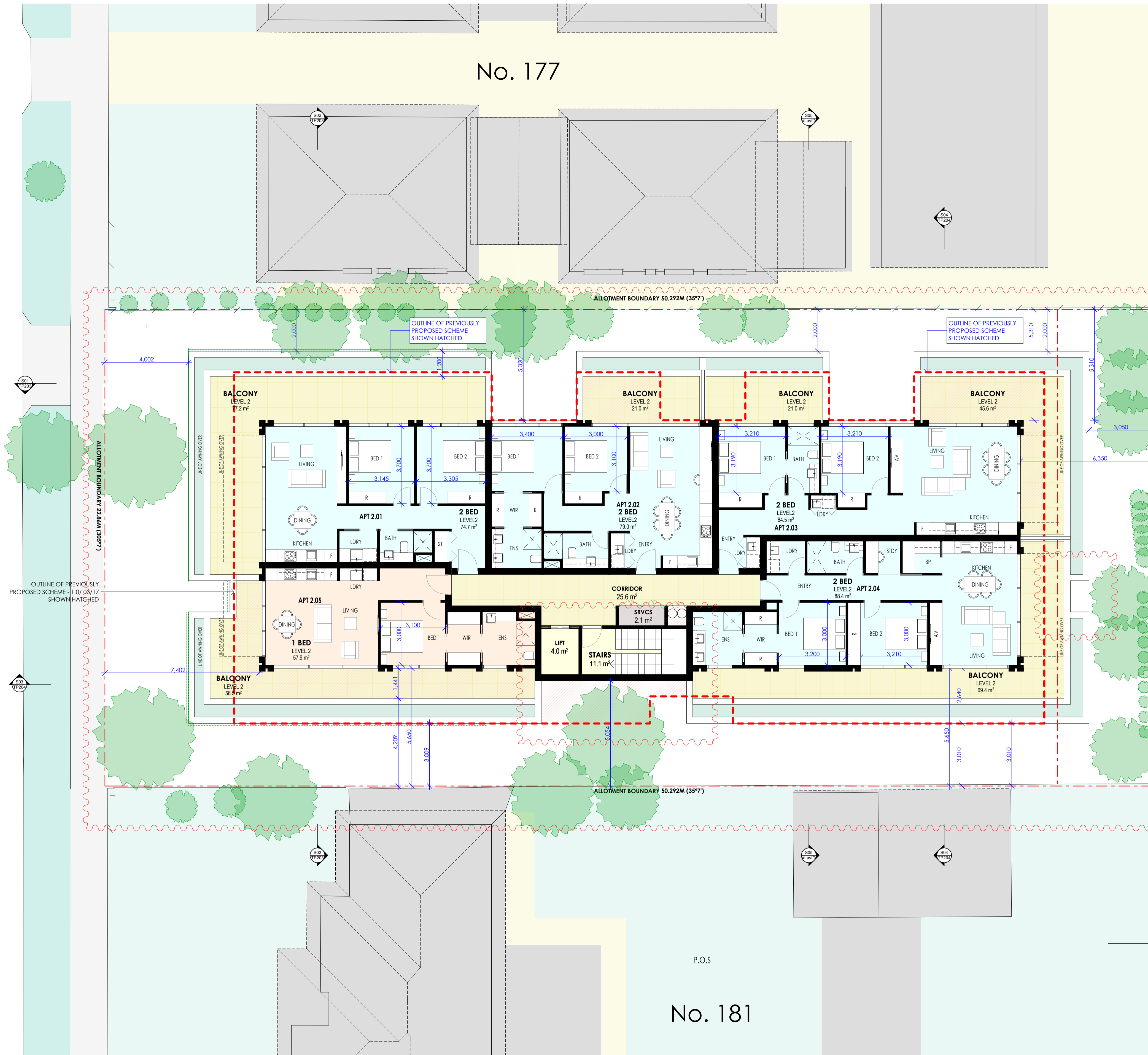
No. 181

LEVEL 2 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 2	1 BED	58
	2 BED	327
	BALCONY	290
	CORRIDOR	26
	LIFT	8
	SRVCS	2
	STAIRS	22
		<b>733 m<sup>2</sup></b>

ROSS BUILDING AREA  
LEVEL 2  
445.5 m<sup>2</sup>

BUILDING AREA (INCL. TERRACE)  
LEVEL 2  
726.3 m<sup>2</sup>

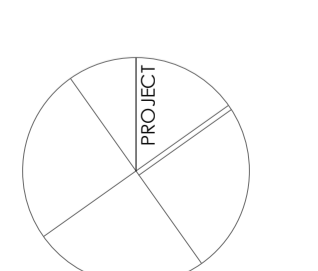
CARINISH ROAD



ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	16.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

ISSUE	REASON FOR ISSUE	DATE

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PROJECT  
CARINISH ROAD APARTMENTS  
ADDRESS  
179 CARINISH ROAD, CLAYTON VIC  
DWG TITLE  
LEVEL 2  
DWG NO.  
TP106

REVISION  
TP04

DRAWN  
AZ/CB/JW

DATE  
10.05.2018

PROJECT NO.  
16018

SCALE  
1:100 @A1

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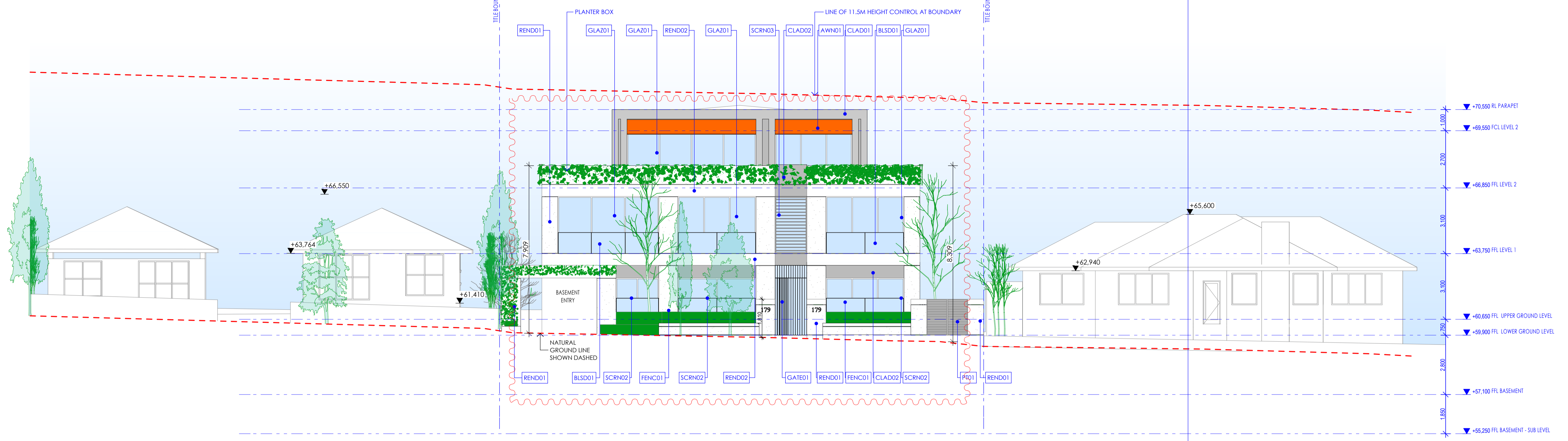




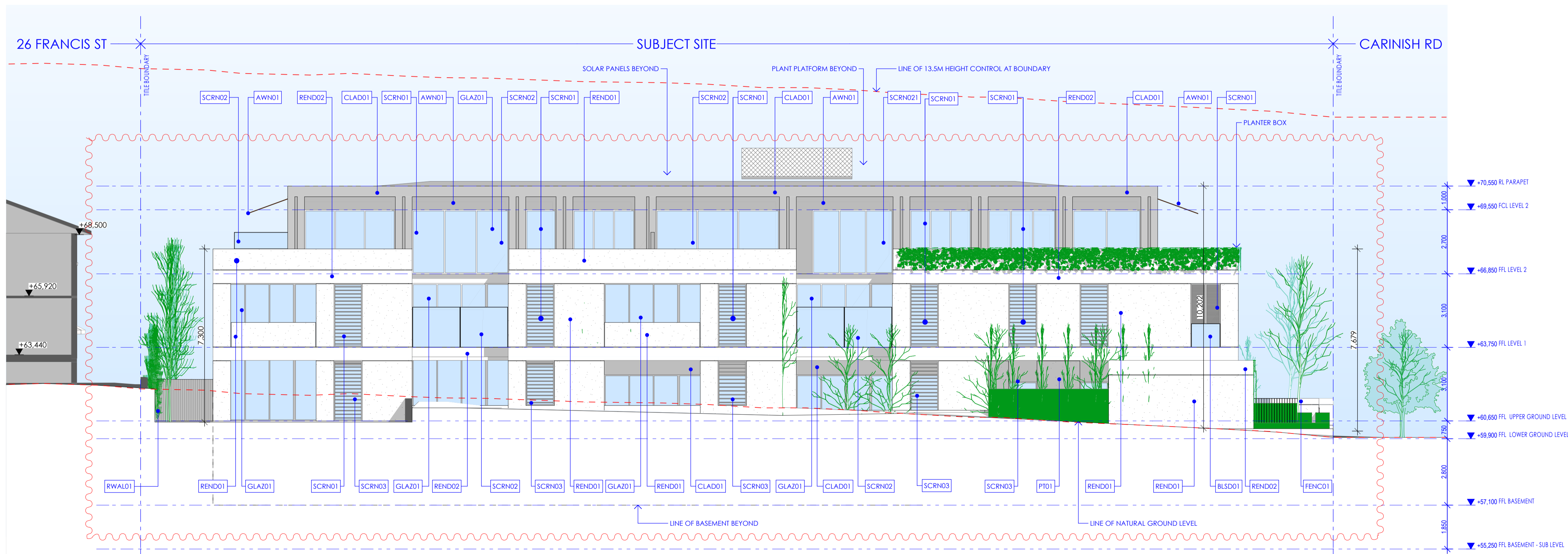
177 CARINISH RD

SUBJECT SITE

181 CARINISH RD



1 WEST (STREET) ELEVATION 1:100



2 NORTH ELEVATION 1:100

**EXTERNAL FINISHES LEGEND**

- AAWN01 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)
- 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	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	16.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

ISSUE	REASON FOR ISSUE	DATE

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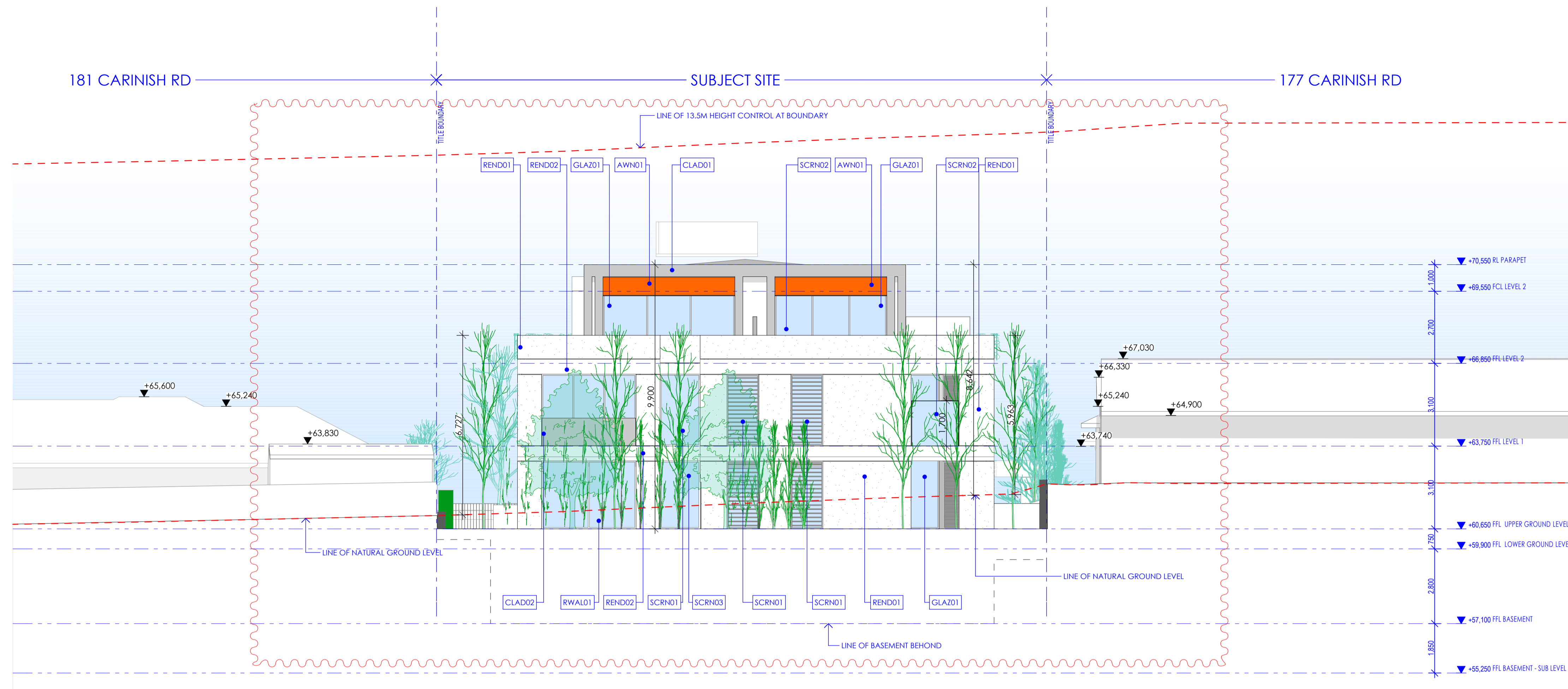
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PROJECT  
**CARINISH ROAD APARTMENTS**  
 ADDRESS  
**179 CARINISH ROAD, CLAYTON VIC**  
 DWG TITLE  
**ELEVATIONS - SHEET 01**  
 DWG NO. TP201  
 REVISION  
 TP04  
 DRAWN  
 AZ/CB/JW  
 DATE  
 10.05.2018  
 SCALE  
 1:100 @A1

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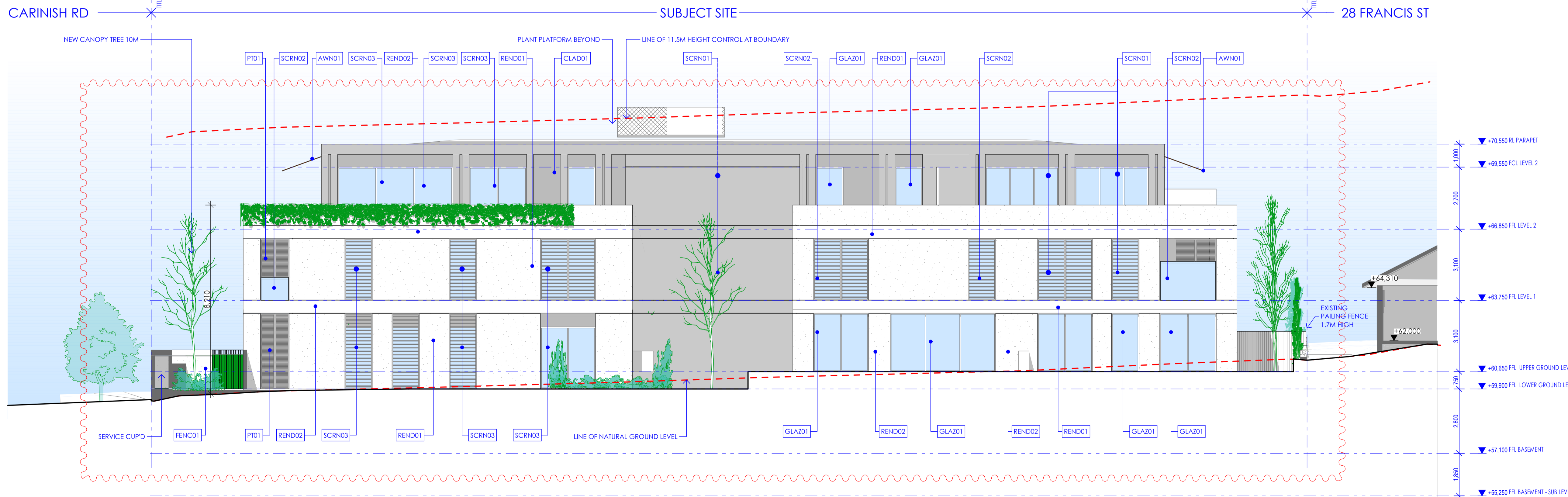
PROJECT NO.  
16018





EAST ELEVATION  
1:100

1



SOUTH ELEVATION  
1:100

2

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	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	RESPONSE TO COUNCIL RFI	14.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

ISSUE	REASON FOR ISSUE	DATE

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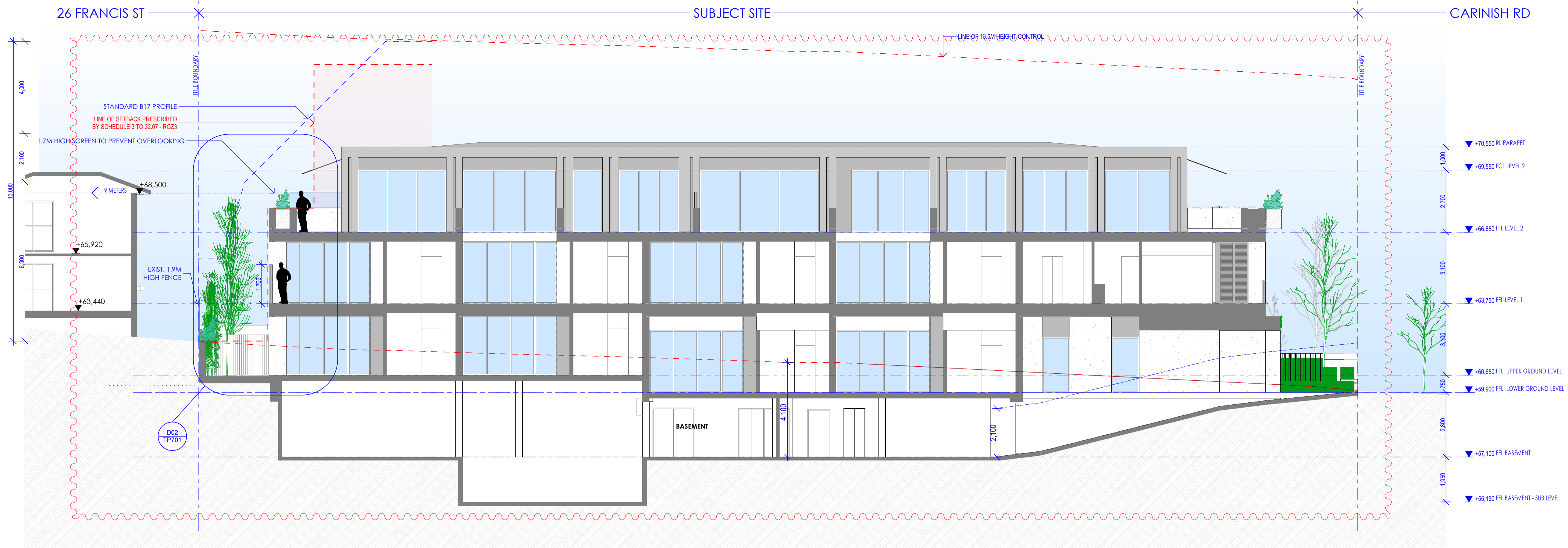
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PROJECT  
**CARINISH ROAD APARTMENTS**  
 ADDRESS  
**179 CARINISH ROAD, CLAYTON VIC**  
 DWG TITLE  
**ELEVATIONS - SHEET 02**  
 DWG NO. TP202  
 REVISION  
 TP04

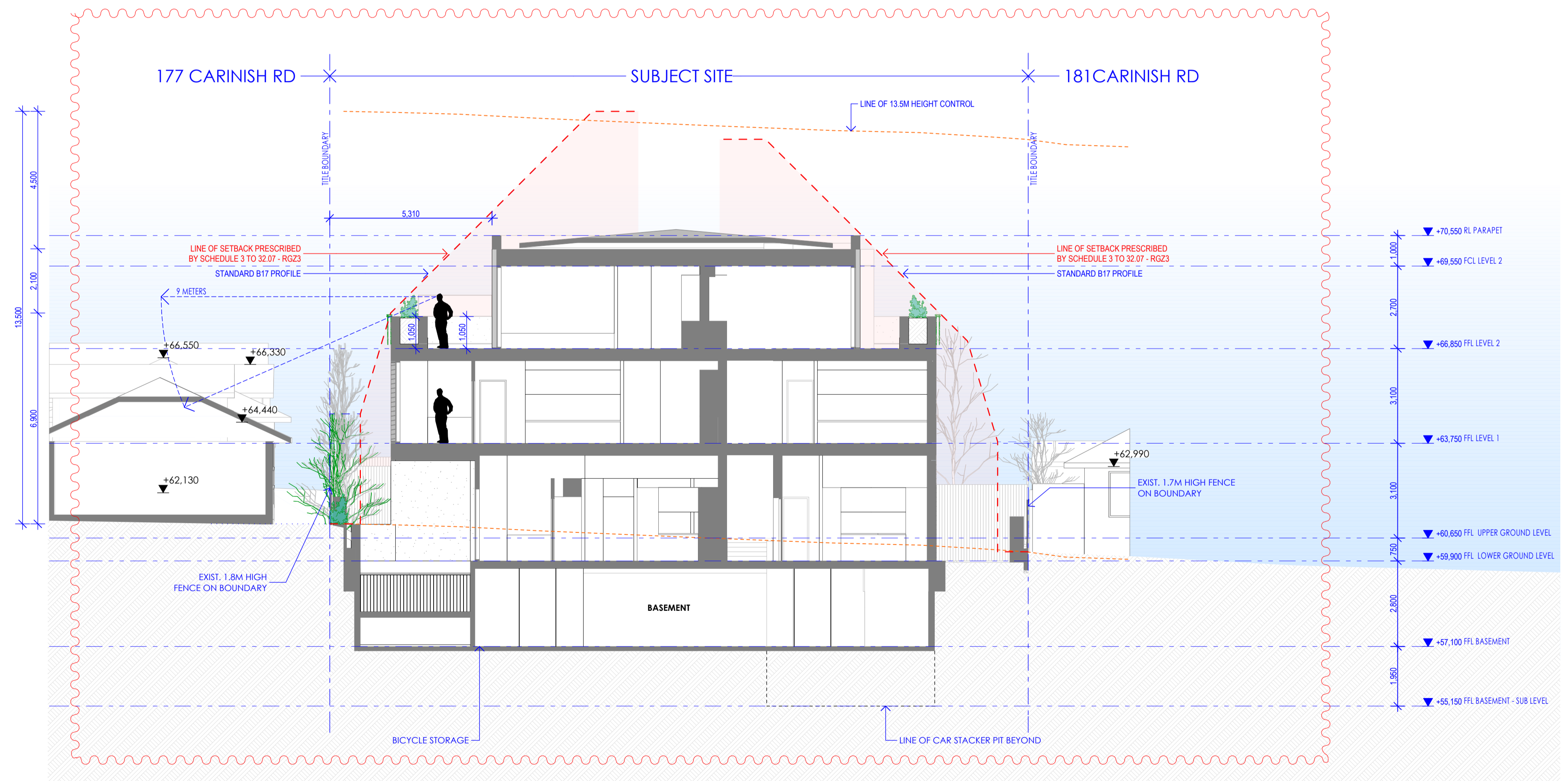
PROJECT NO.  
16018  
 DRAWN  
AZ/CB/JW  
 DATE  
10.05.2018  
 SCALE  
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SECTION A-A  
1:100



SECTION B-B  
1:100

1

2

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	16.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
TP04	CHANGES AGREED AT COMPULSORY CONFERENCE	10.05.2018

ISSUE	REASON FOR ISSUE	DATE

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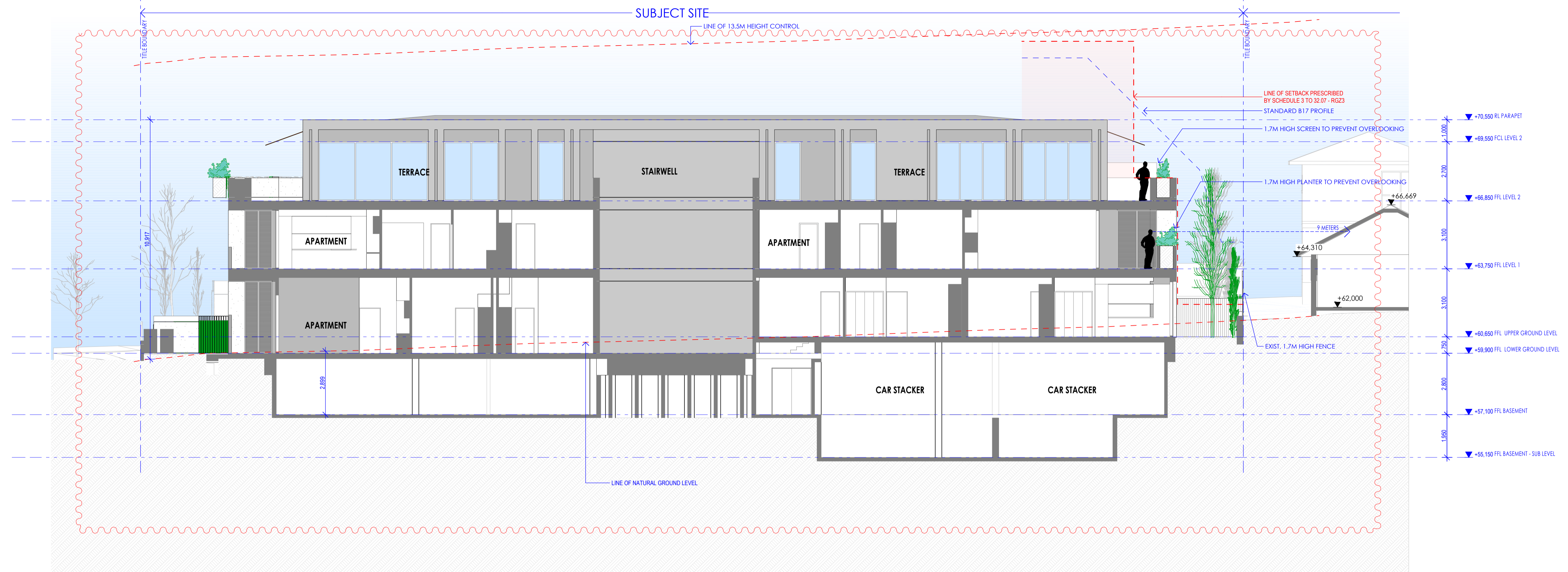
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PROJECT  
**CARINISH ROAD APARTMENTS**  
ADDRESS  
**179 CARINISH ROAD, CLAYTON VIC**  
DWG TITLE  
**SECTIONS - SHEET 01**  
DWG NO. TP203  
REVISION TP04  
DRAWN AZ/CB/JW  
DATE 10.05.2018

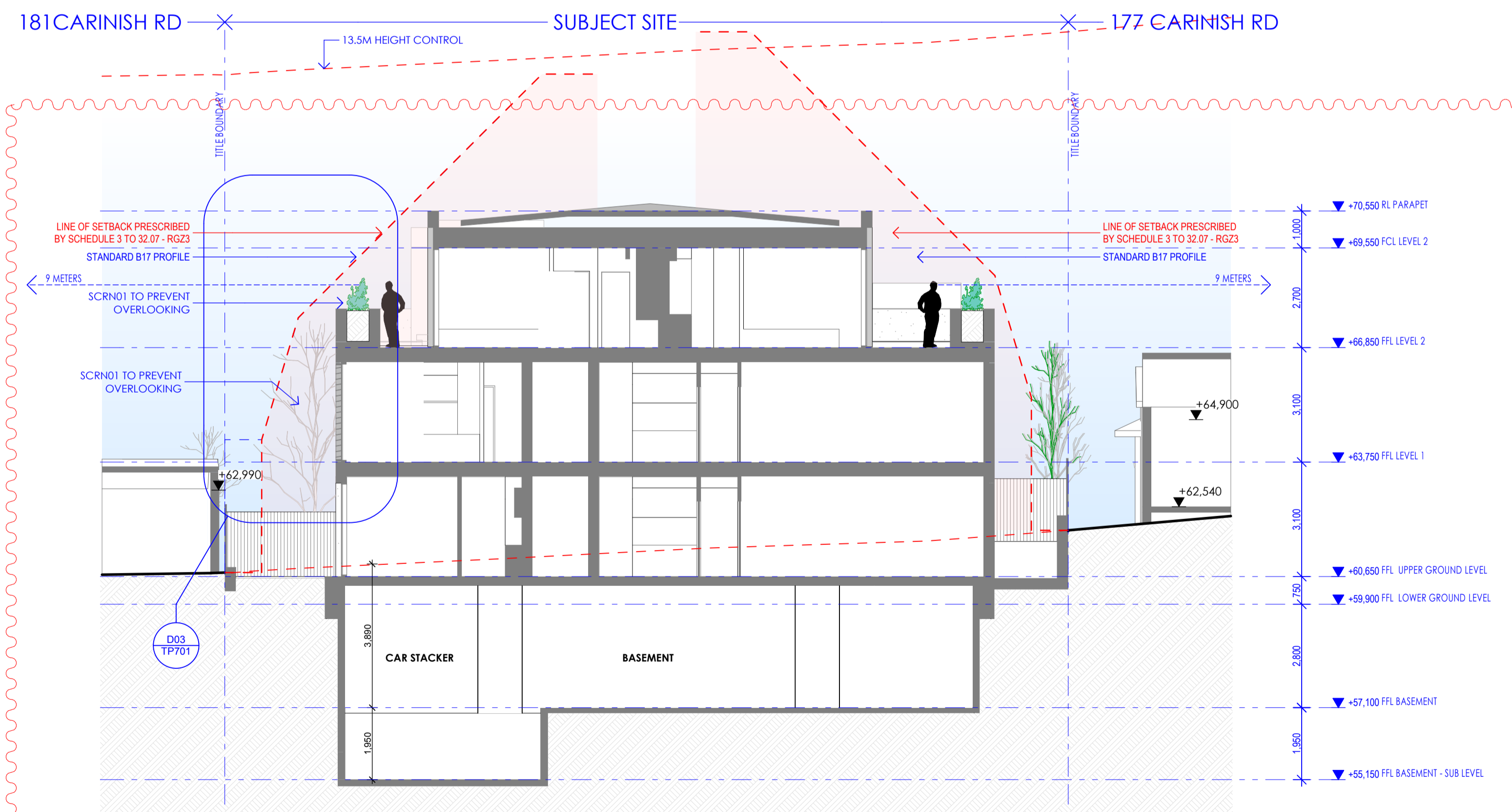
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SCALE 1:100 @A1





SECTION C-C  
1:100



SECTION D-D  
1:100

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR COMPULSORY APPROVAL	16.03.2017
TP03	ISSUE FOR COMPULSORY CONFERENCE	23.04.2018
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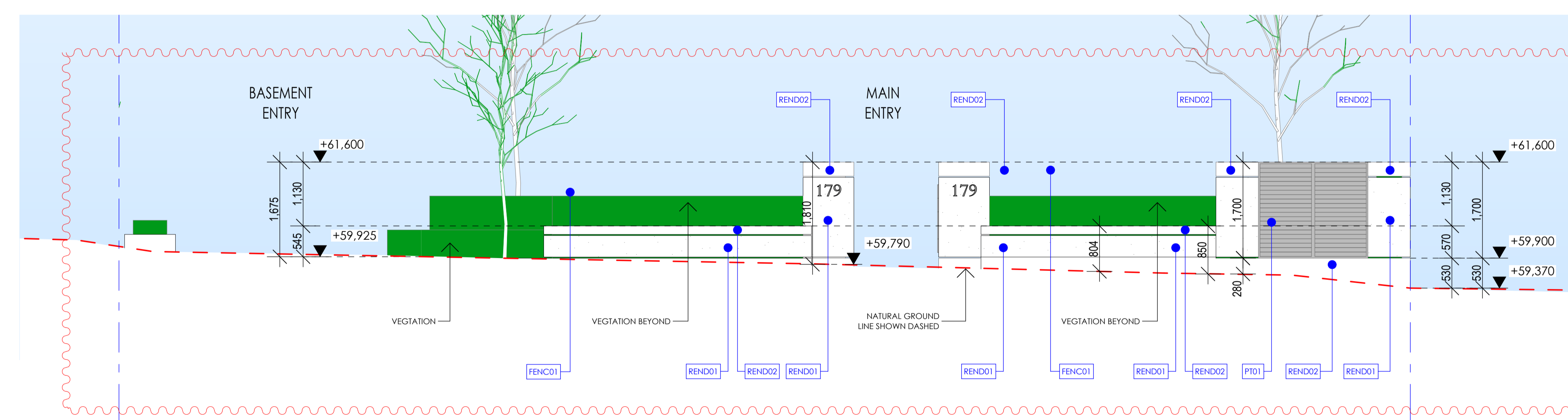
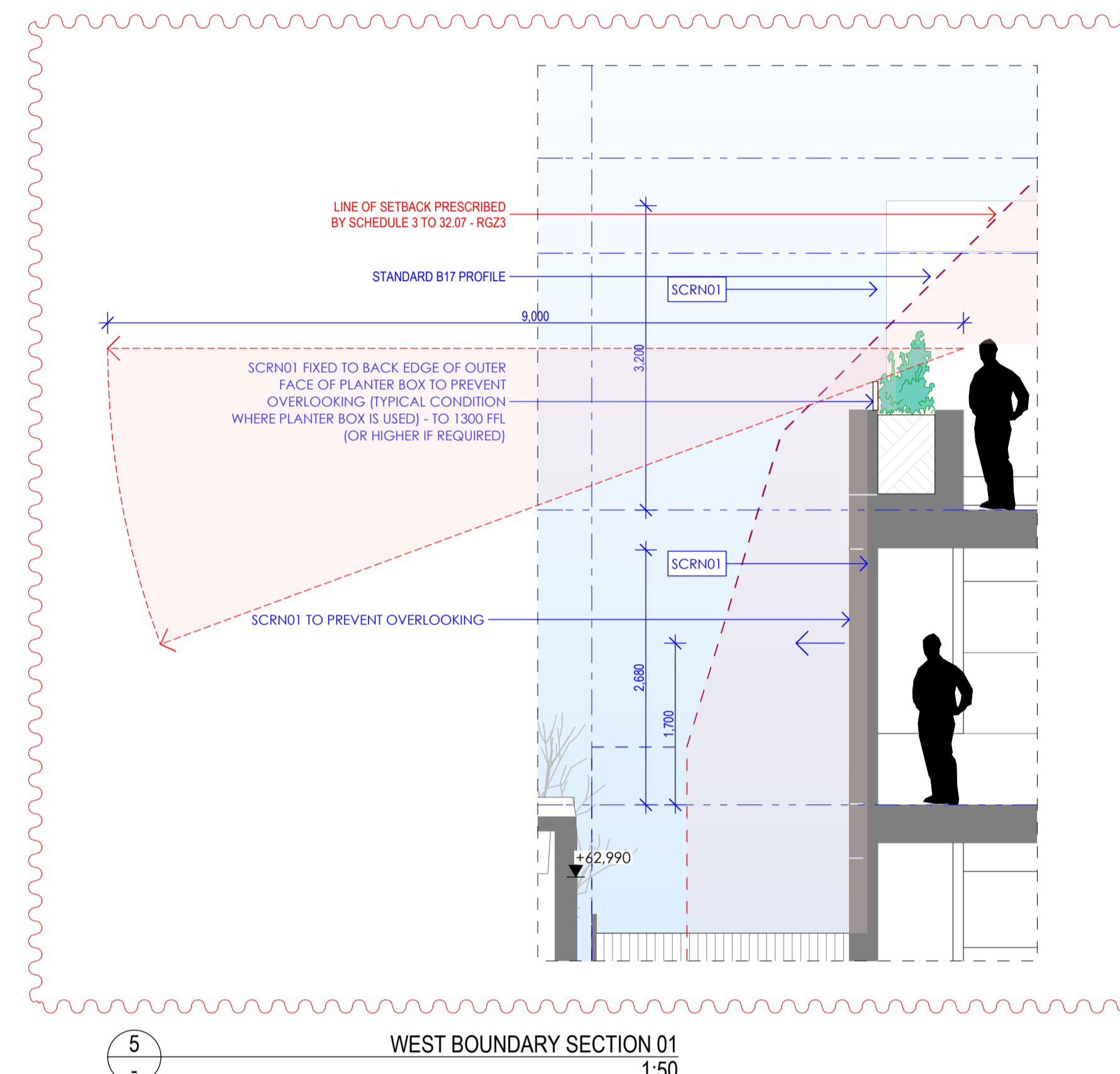
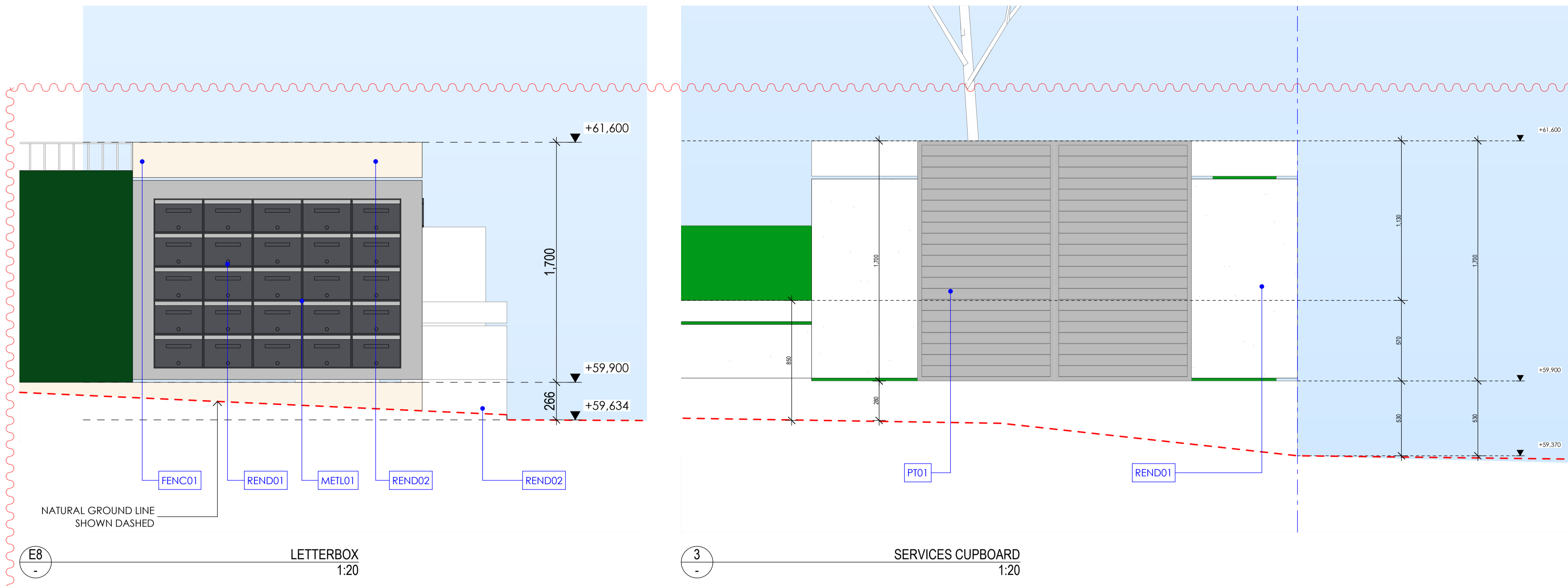
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PROJECT  
**CARINISH ROAD APARTMENTS**  
ADDRESS  
**179 CARINISH ROAD, CLAYTON VIC**  
DWG TITLE  
**SECTIONS - SHEET 02**  
DWG NO. TP204  
REVISION  
TP04  
DRAWN  
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DATE  
10.05.2018  
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PROJECT NO.  
16018





**EXTERNAL FINISHES LEGEND**

AWN01	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)
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

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TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
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PROJECT  
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ADDRESS  
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DWG TITLE  
**EXTERNAL WORKS**  
DWG NO. TP501  
REVISION TP04  
DRAWN AZ/CB/JW  
DATE 10.05.2018  
SCALE

PROJECT NO.  
16018