

PROPOSAL FOR FOUR-STOREY APARTMENT BUILDING COMPRISING 36 DWELLINGS WITH ASSOCIATED BASEMENT CAR PARKING AT 205-207 CLAYTON ROAD, CLAYTON



LIST OF PROJECT TEAM:

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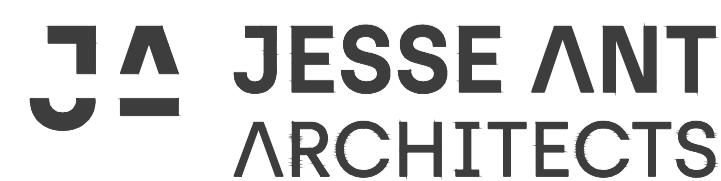
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TOWN PLANNING DRAWING LIST:

- TP00 - COVER SHEET
- TP01 - SITE LOCATION PLAN
- TP02 - NEIGHBORHOOD CHARACTER
- TP03 - DESIGN RESPONSE
- TP04 - EXISTING STREETScape
- TP05 - PROPOSED STREETScape
- TP06 - DEMOLITION PLAN
- TP07 - BASEMENT PLAN
- TP08 - GROUND FLOOR PLAN
- TP09 - FIRST FLOOR PLAN
- TP10 - SECOND FLOOR PLAN
- TP11 - THIRD FLOOR PLAN
- TP12 - ROOF FLOOR PLAN
- TP13 - ELEVATIONS
- TP14 - ELEVATIONS
- TP15 - SECTIONS
- TP16 - SHADOW DIAGRAMS
- TP17 - SHADOW DIAGRAMS

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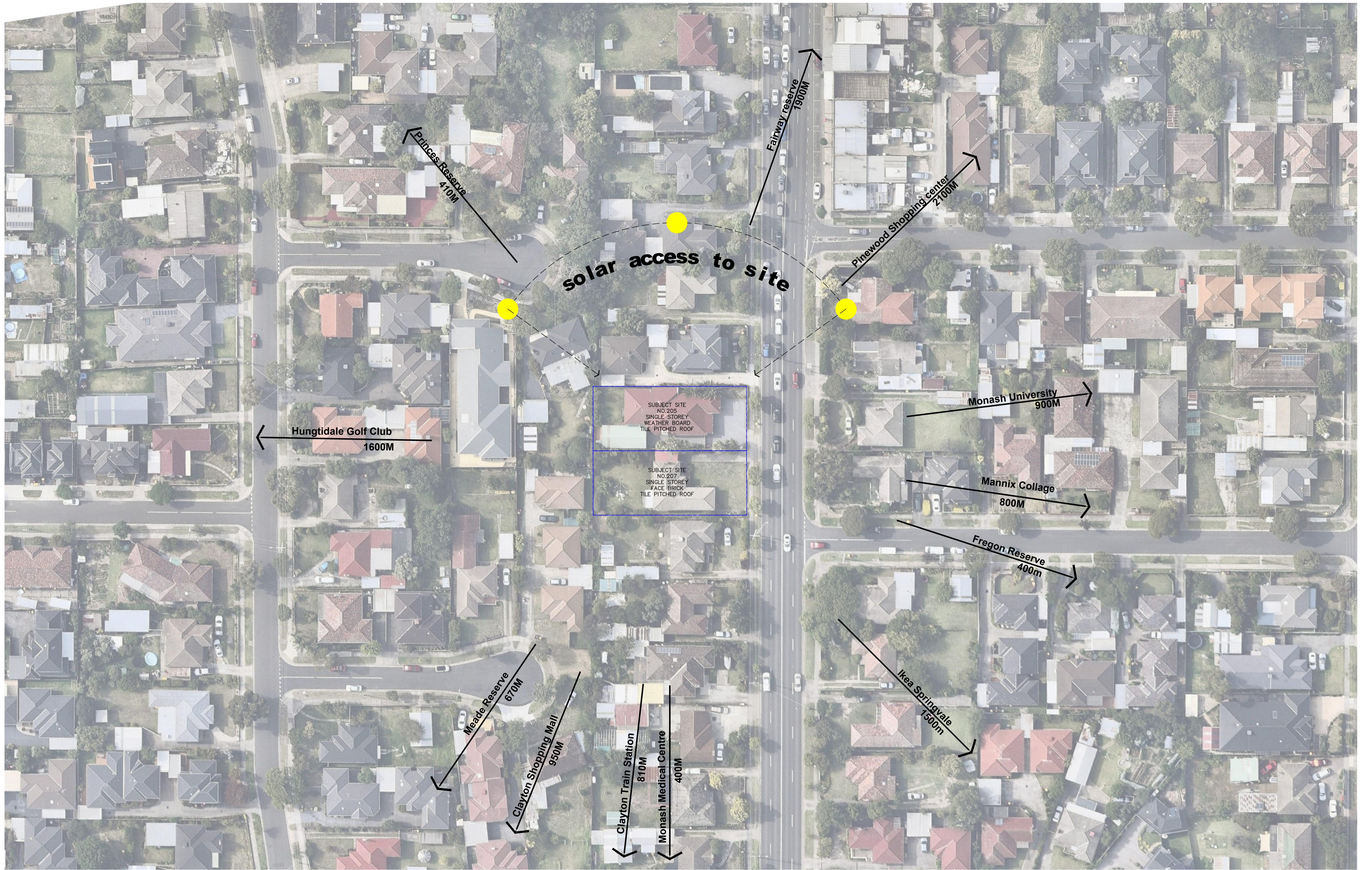
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Project
205-207 CLAYTON ROAD, CLAYTON

Drawing
COVER SHEET

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

	Project Number 18067		Drawing Number TP00
	Date 11-12-2018	Scale	Amendment
	Drawn ET	Checked AL / JW	B



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LOCATION PLAN

SCALE 1:500 @ A1

Notes

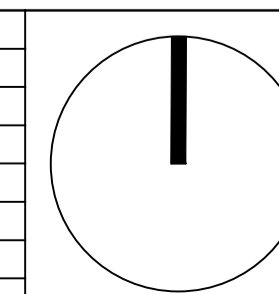
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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	LOCATION PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue



Project Number	18067		Drawing Number	TP01
Date	11-12-2018	Scale	1:500	Amendment
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NEIGHBORHOOD CHARACTER

SCALE 1:300 @ A1

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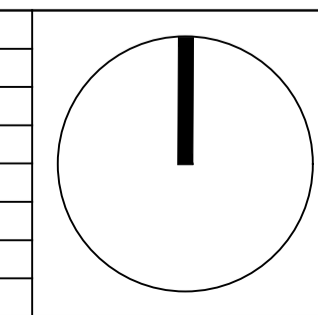
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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	NEIGHBORHOOD CHARACTER

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue



Project Number	18067		Drawing Number	TP02
Date	11-12-2018	Scale	1:300	Amendment
Drawn	ET	Checked	AL / JW	B



DESIGN RESPONSE

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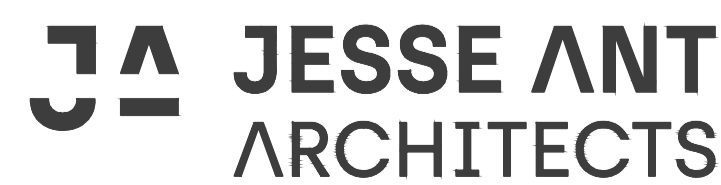
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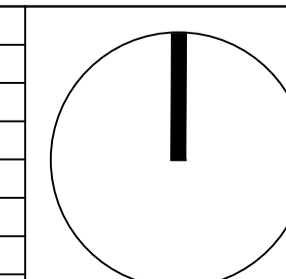


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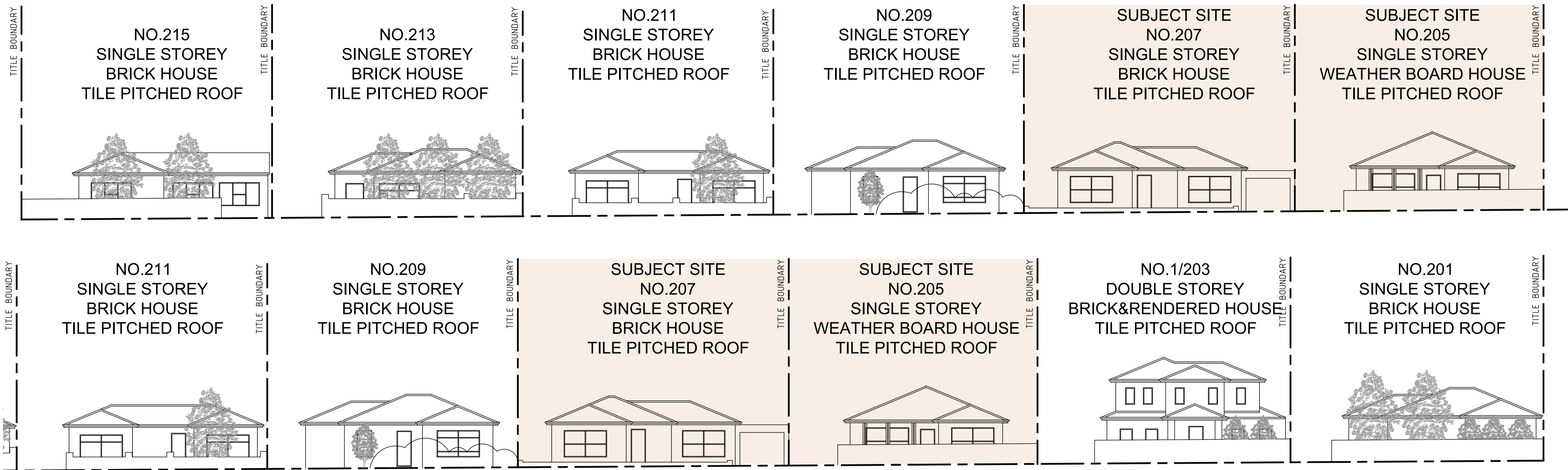
Project
 205-207 CLAYTON ROAD, CLAYTON

Drawing
 DESIGN RESPONSE

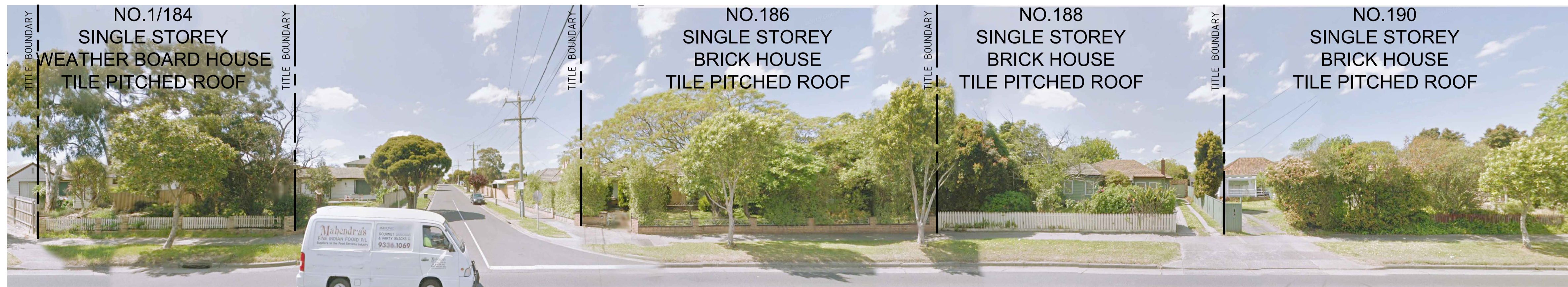
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Project Number 18067		Drawing Number TP03	
Date	11-12-2018	Scale	1:300
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Amendment B			

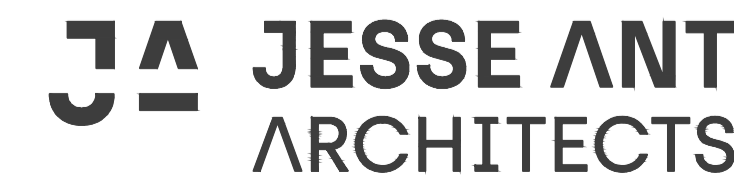


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EXISTING STREETScape
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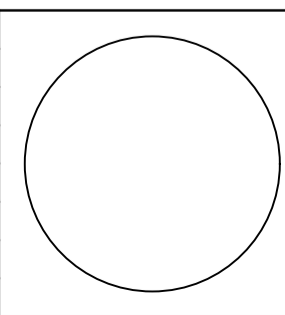
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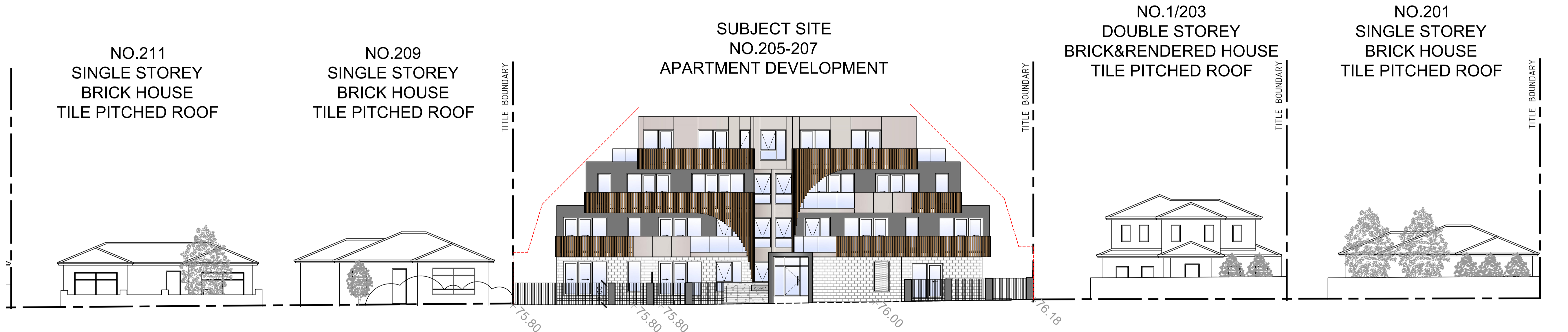
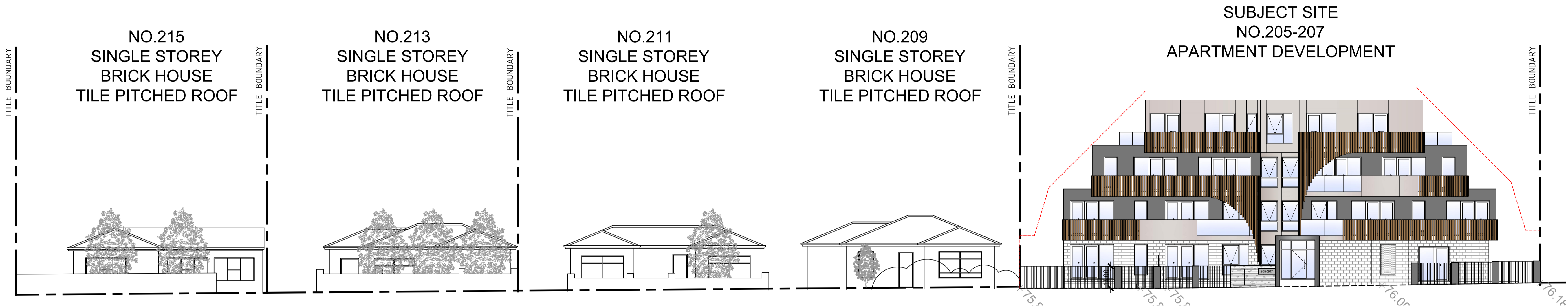
Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	EXISTING STREETScape

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue



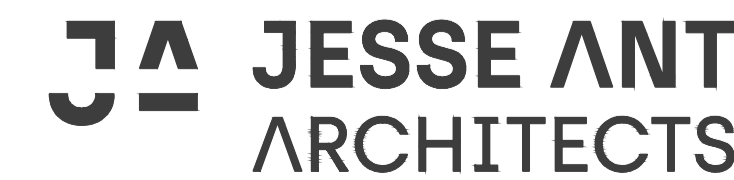
Project Number	18067		Drawing Number	TP04
Date	11-12-2018	Scale	1:150	Amendment
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PROPOSED STREETScape
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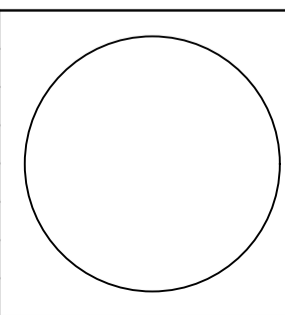
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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	PROPOSED STREETScape

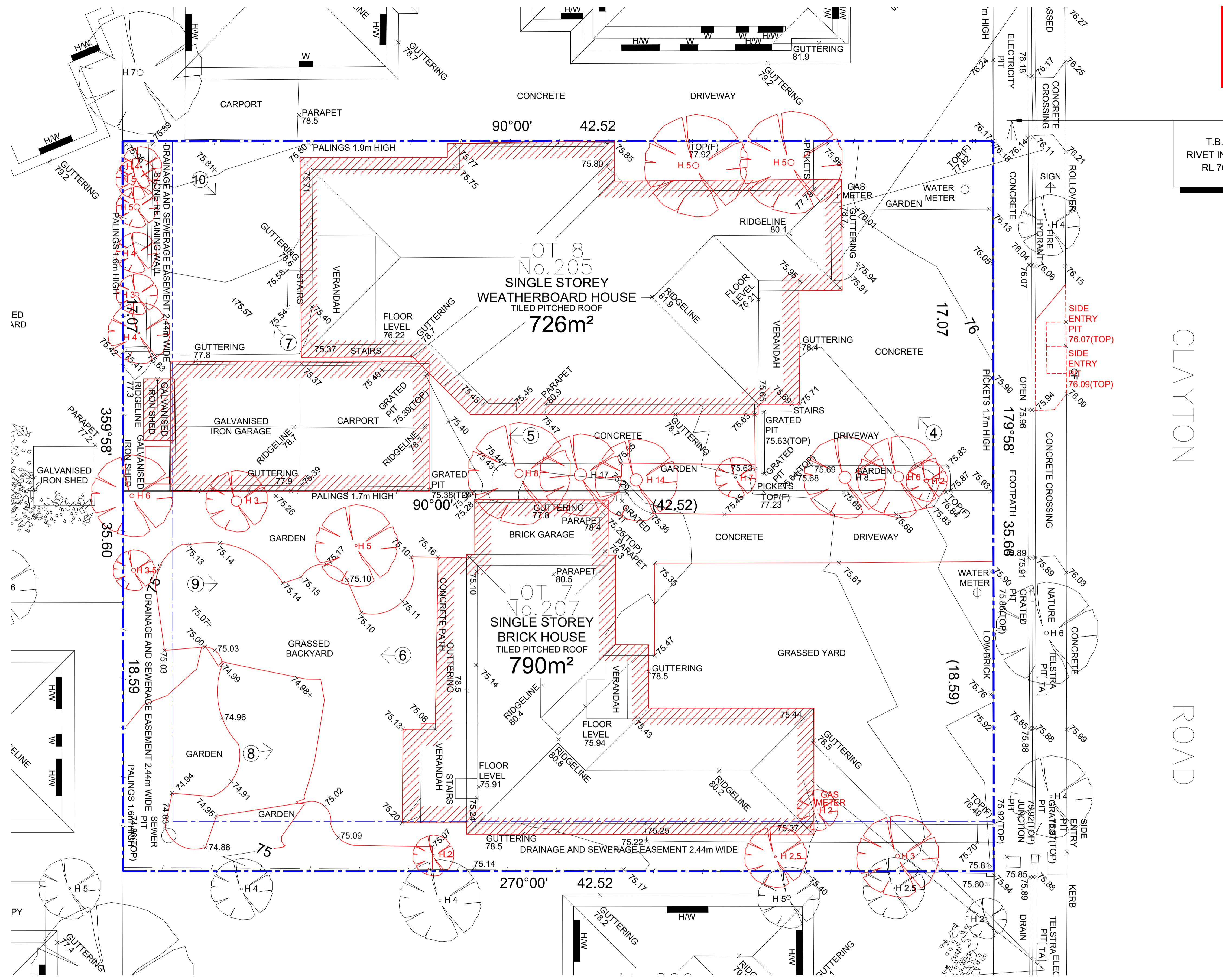
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01.03.19	B	RFI Issue



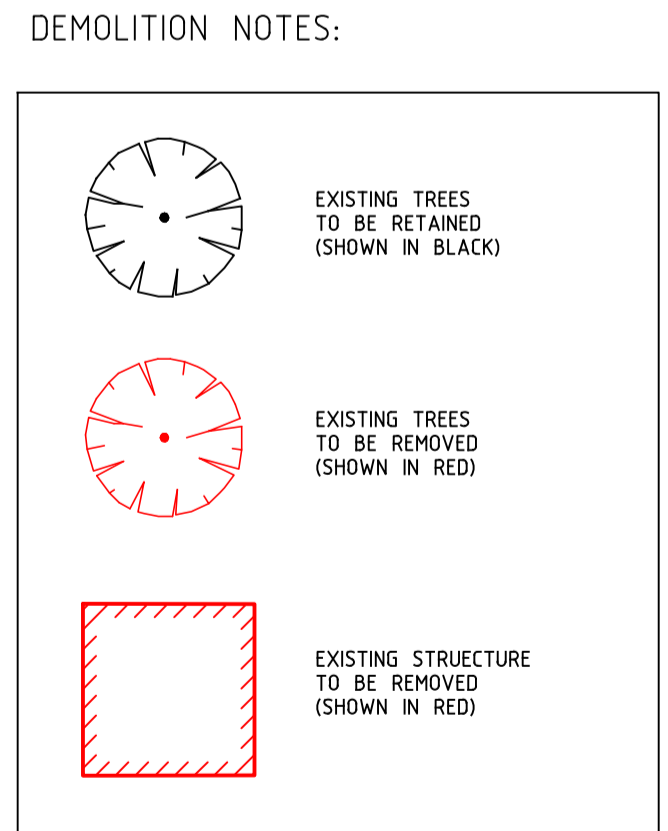
Project Number	18067
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Drawing Number	TP05
Amendment	B

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CLAYTON ROAD



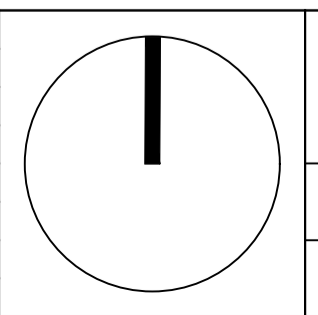
DEMOLISH PLAN
 SCALE 1:100 @ A1

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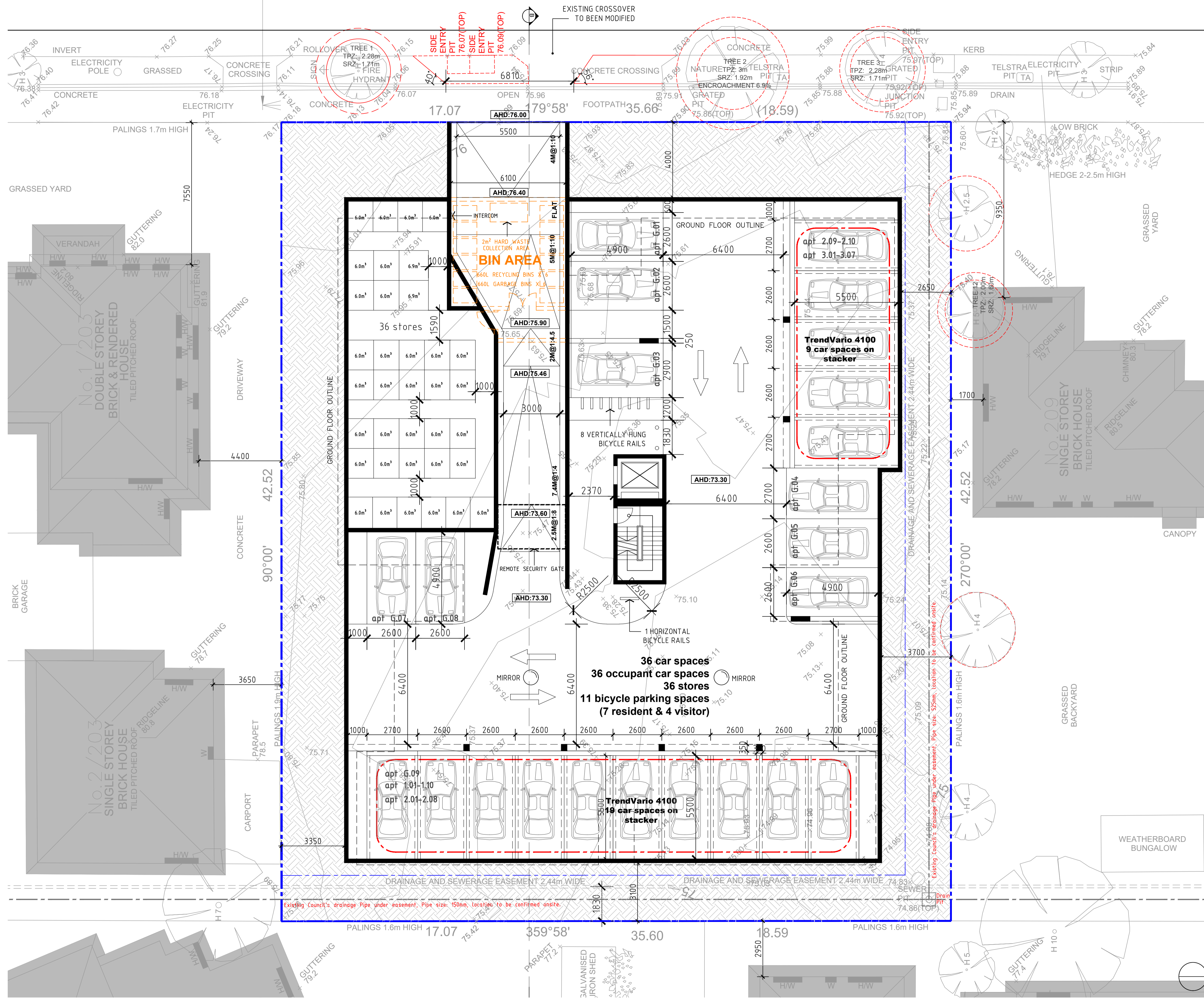
Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	DEMOLISH PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue



Project Number	18067
Date	11-12-2018
Scale	1:100
Drawn	ET
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Drawing Number	TP06
Amendment	B



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BASEMENT PLAN
SCALE 1:100 @ A1

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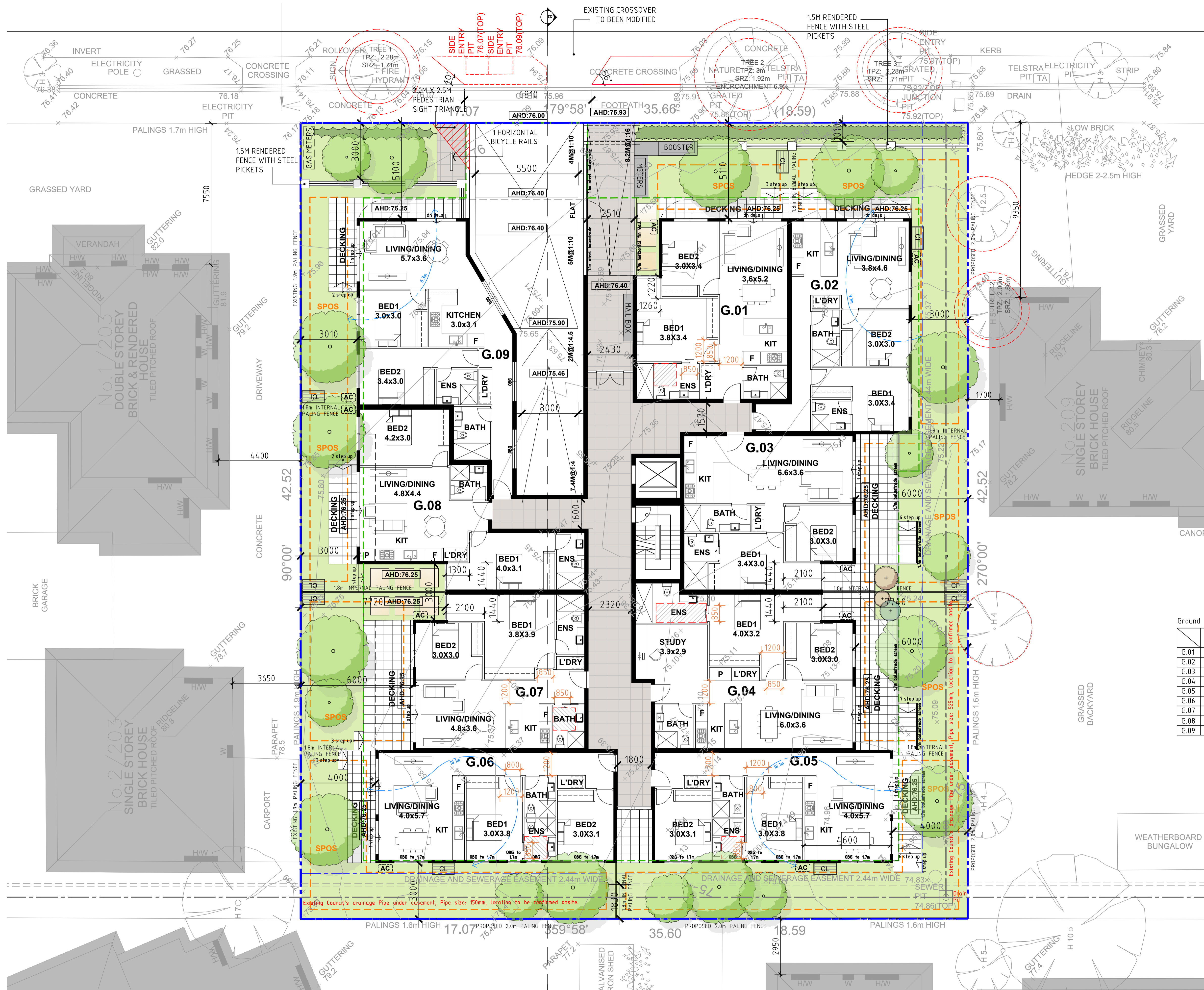


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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	BASEMENT PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

Project Number	18067	Drawing Number	TP07
Date	11-12-2018	Scale	1:100
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		Amendment	B



Area Schedule:

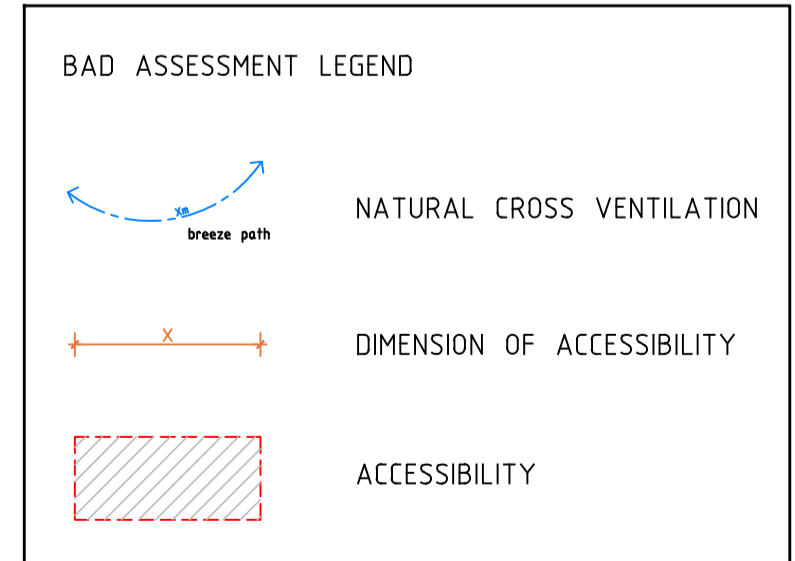
Site Area:	1515.4m ²
Site Coverage:	990.8m ² (65.4%)
Permeable Area:	435.0m ² (28.7%)
Deep Soil Area: (≥3m)	416.3m ² (27.5%)

	Floor Area (exclude balcony)
Basement	1054.7m ²
Ground Floor	933.5m ²
First Floor	832.4m ²
Second Floor	746.3m ²
Third Floor	507.0m ²

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Ground Floor

Building	Area	SPOS>3m	Total Storage Volume / Internal Storage Volume	NO. of Bed	NO. of Bath	NO. of Car Space
G.01	78.0m ²	25.4m ²	16.5m ³ /10.5m ³	2	2	1
G.02	78.6m ²	69.1m ²	17.2m ³ /11.2m ³	2	2	1
G.03	75.5m ²	50.5m ²	16.4m ³ /10.4m ³	2	2	1
G.04	96.2m ²	50.5m ²	21.1m ³ /15.1m ³	2	2	1
G.05	77.6m ²	79.9m ²	15.9m ³ /9.0m ³	2	2	1
G.06	77.6m ²	74.2m ²	15.9m ³ /9.0m ³	2	2	1
G.07	76.7m ²	50.5m ²	17.1m ³ /11.1m ³	2	2	1
G.08	74.9m ²	30.1m ²	16.3m ³ /10.3m ³	2	2	1
G.09	88.8m ²	34.5m ²	18.3m ³ /12.3m ³	2	2	1



GROUND FLOOR PLAN
SCALE 1:100 @ A1

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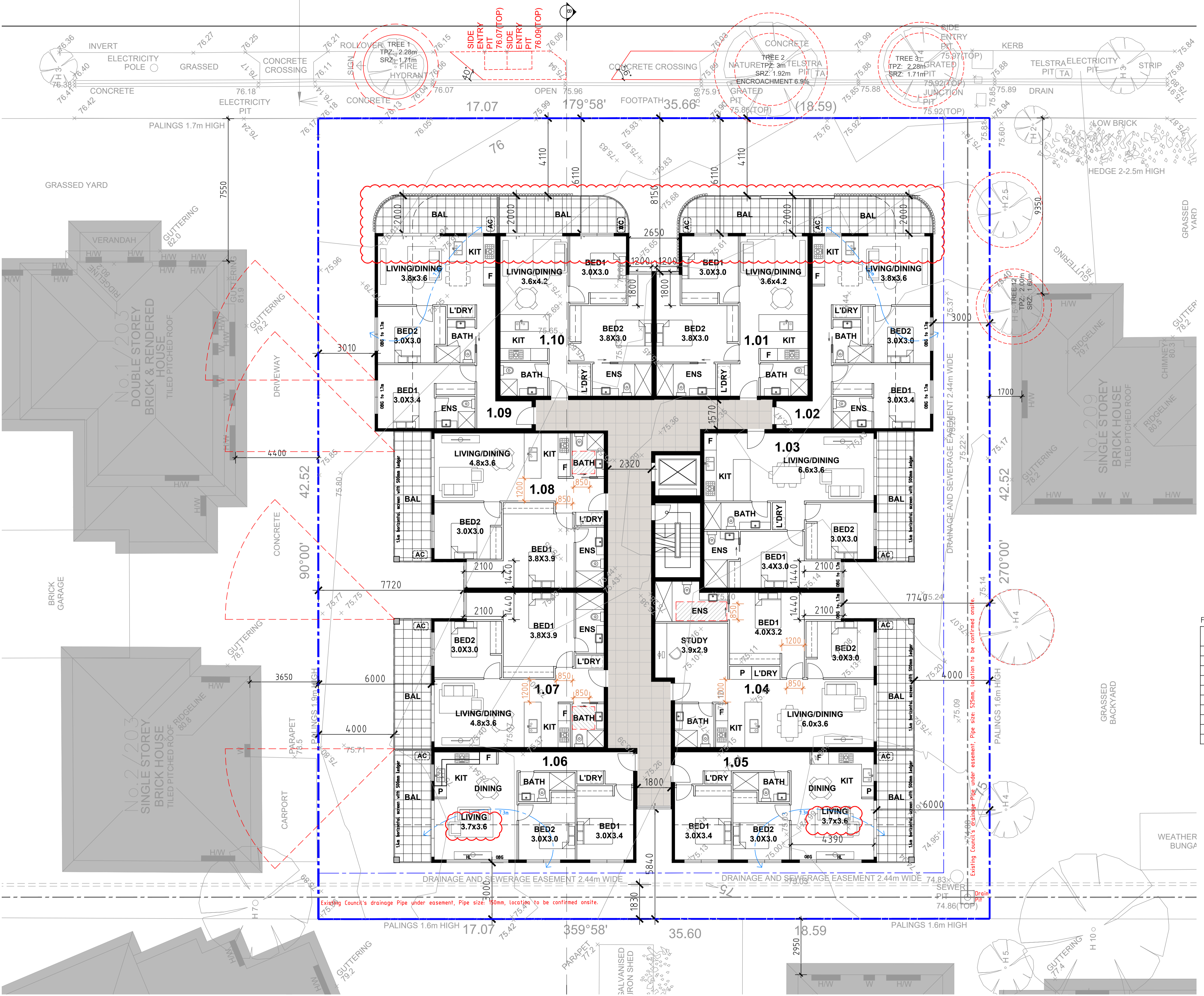
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Project
 205-207 CLAYTON ROAD, CLAYTON

Drawing
 GROUND FLOOR PLAN

Date	Rev	Description
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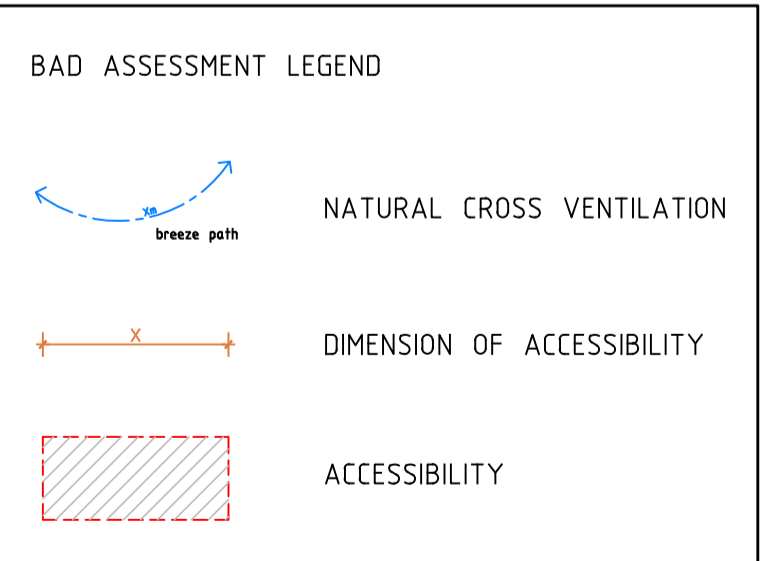
Project Number	18067	Drawing Number	TP08
Date	11-12-2018	Scale	1:100
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First Floor:

	Building Area	Total Balcony Area /min depth Area	Total Storage Volume /Internal Storage Volume	NO. of Bed	NO. of Bath	NO. of Car Space
1.01	70.6m ²	13.4m ² /10.9m ²	16.3m ³ /10.3m ³	2	2	1
1.02	72.0m ²	12.6m ² /10.1m ²	15.0m ³ /9.0m ³	2	2	1
1.03	75.5m ²	13.9m ²	16.4m ³ /10.4m ³	2	2	1
1.04	96.2m ²	13.9m ²	21.1m ³ /15.1m ³	2	2	1
1.05	65.7m ²	12.0m ²	15.0m ³ /9.0m ³	2	1	1
1.06	65.7m ²	12.0m ²	15.0m ³ /9.0m ³	2	1	1
1.07	76.7m ²	13.9m ²	17.1m ³ /11.1m ³	2	2	1
1.08	76.7m ²	13.9m ²	17.1m ³ /11.1m ³	2	2	1
1.09	72.0m ²	12.6m ² /10.1m ²	15.0m ³ /9.0m ³	2	2	1
1.10	70.6m ²	13.4m ² /10.9m ²	16.3m ³ /10.3m ³	2	2	1



FIRST FLOOR PLAN
SCALE 1:100 @ A1

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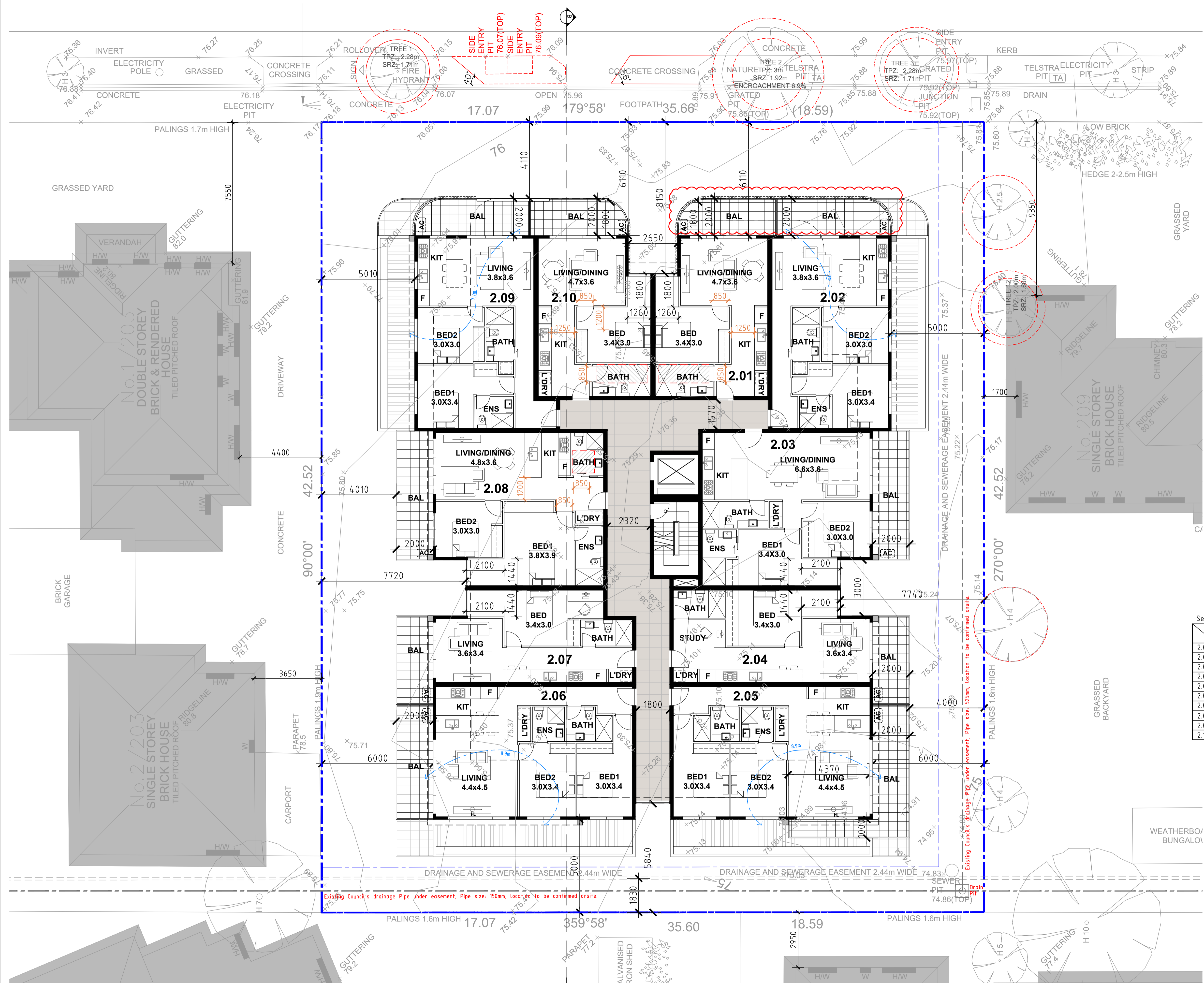
Project
205-207 CLAYTON ROAD, CLAYTON

Drawing
FIRST FLOOR PLAN

Date	Rev	Description
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01.03.19	B	RFI Issue

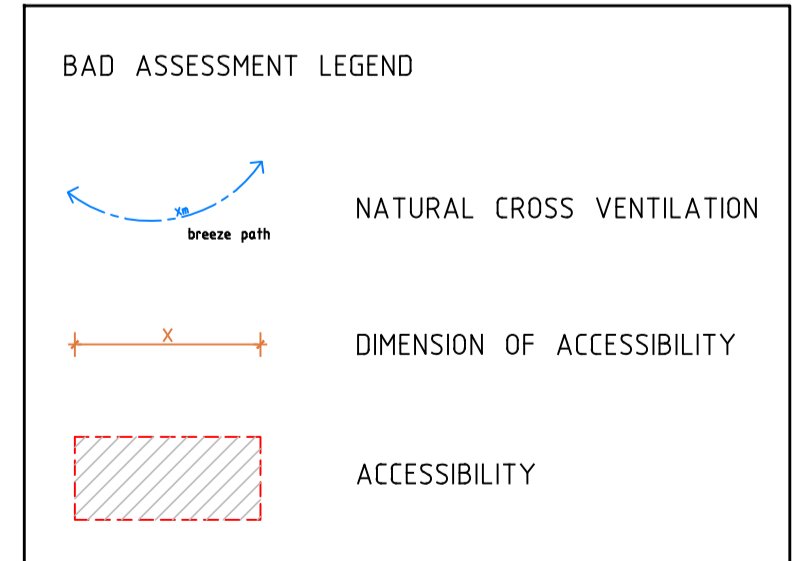
Project Number	18067		Drawing Number	TP09
Date	11-12-2018	Scale	1:100	Amendment
Drawn	ET	Checked	AL/JW	B

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Second Floor:

Unit	Building Area	Total Balcony Area /min depth Area	Total Storage Volume /Internal Storage Volume	NO. of Bed	NO. of Bath	NO. of Car Space
2.01	52.9m ²	10.1m ² /9.1m ²	12.5m ³ /6.5m ³	1	1	1
2.02	68.7m ²	11.9m ² /9.5m ²	15.5m ³ /9.5m ³	2	2	1
2.03	75.5m ²	13.9m ²	16.4m ³ /10.4m ³	2	2	1
2.04	54.1m ²	9.5m ²	15.0m ³ /9.0m ³	1	1	1
2.05	79.3m ²	18.9m ²	15.3m ³ /9.3m ³	2	2	1
2.06	79.3m ²	12.4m ²	15.3m ³ /9.3m ³	2	2	1
2.07	54.1m ²	9.5m ²	12.4m ³ /6.4m ³	1	1	1
2.08	76.7m ²	13.9m ²	17.1m ³ /11.1m ³	2	2	1
2.09	68.7m ²	11.9m ² /9.5m ²	15.5m ³ /9.5m ³	2	2	1
2.10	52.9m ²	10.1m ² /9.1m ²	12.5m ³ /6.5m ³	1	1	1



SECOND FLOOR PLAN
 SCALE 1:100 @ A1

Notes

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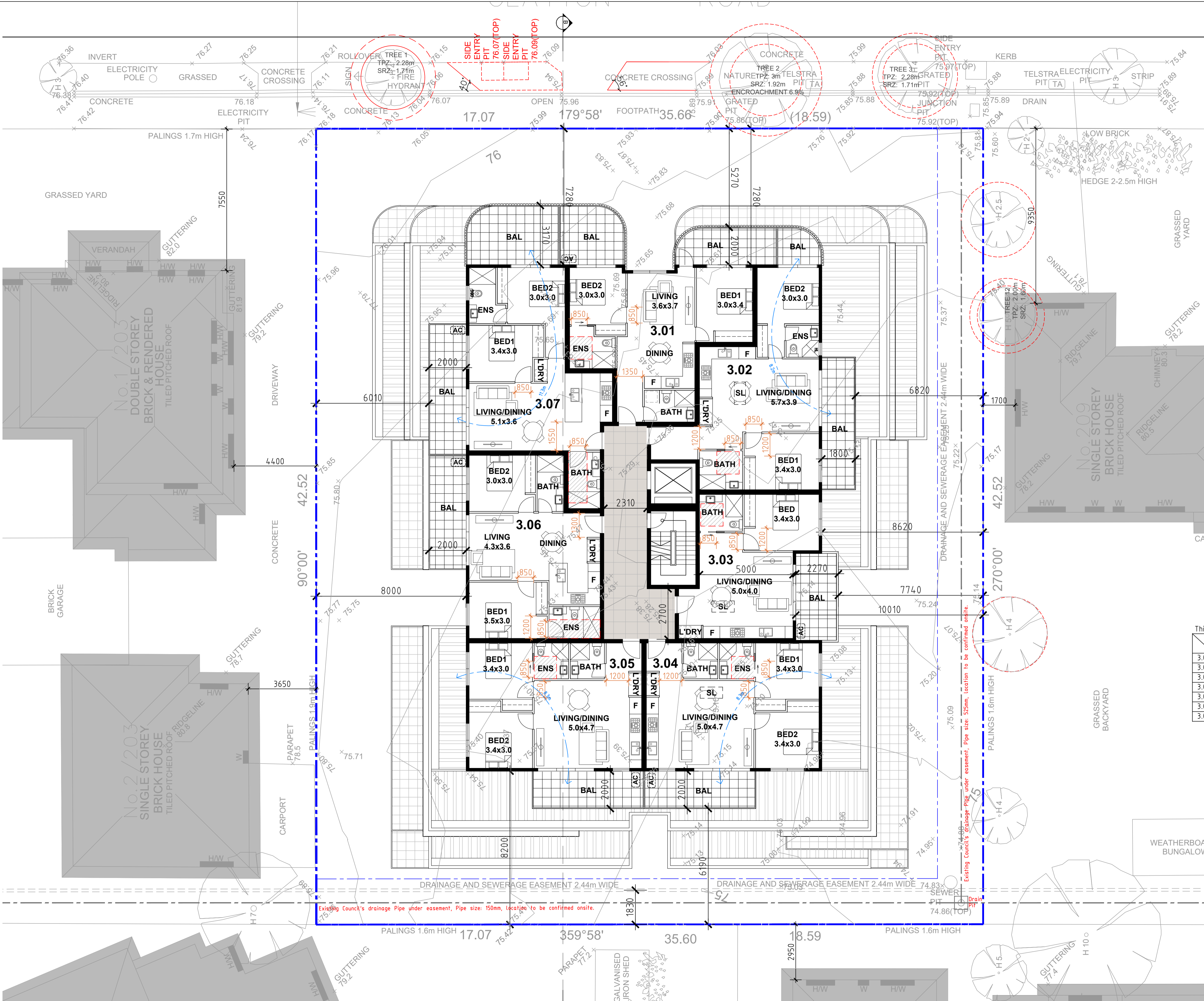
Project
 205-207 CLAYTON ROAD, CLAYTON

Drawing
 SECOND FLOOR PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

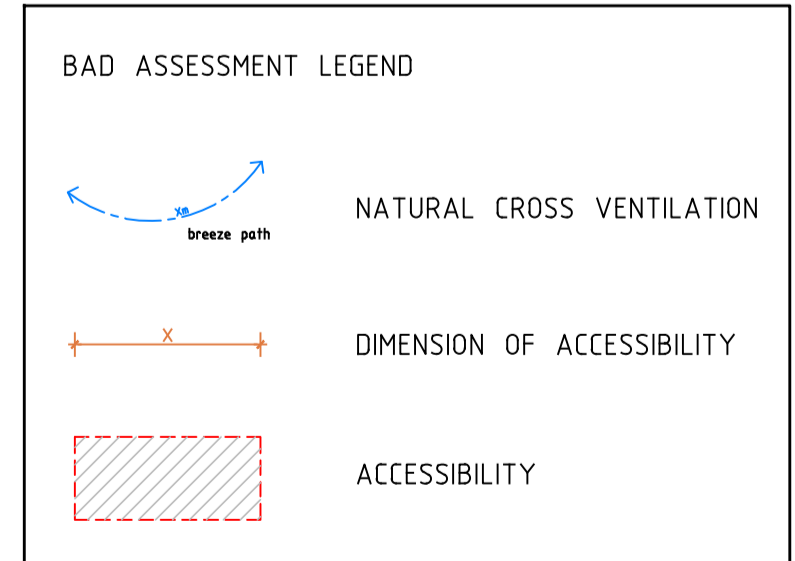
Project Number	Date	Scale	Drawing Number
18067	11-12-2018	1:100	TP10
Drawn	ET	Checked	AL/JW
			Amendment B

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Third Floor:

Building Area	Total Balcony Area /min depth Area	Total Storage Volume /Internal Storage Volume	NO. of Bed	NO. of Bath	NO. of Car Space	
3.01	64.4m ²	21.2m ² /8.0m ²	16.2m ³ /10.2m ³	2	2	1
3.02	72.6m ²	17.5m ² /12.8m ²	16.1m ³ /10.1m ³	2	2	1
3.03	50.1m ²	10.3m ²	14.0m ³ /8.0m ³	1	1	1
3.04	66.4m ²	11.9m ²	15.5m ³ /9.5m ³	2	2	1
3.05	66.4m ²	11.9m ²	15.5m ³ /9.5m ³	2	2	1
3.06	67.8m ²	12.2m ²	17.5m ³ /11.5m ³	2	2	1
3.07	70.9m ²	29.2m ² /14.0m ²	16.0m ³ /10.0m ³	2	2	1



THIRD FLOOR PLAN
 SCALE 1:100 @ A1

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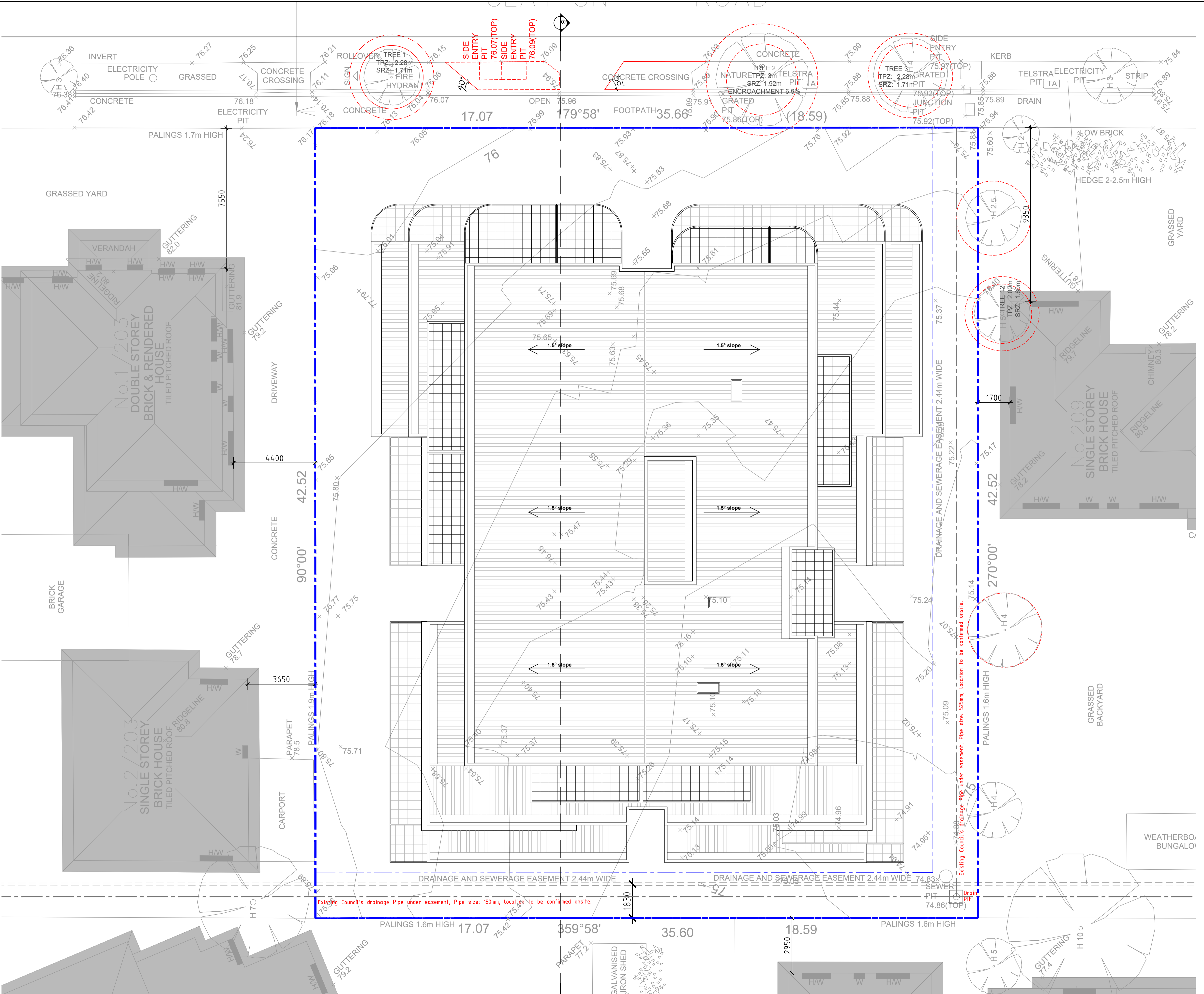
Project
 205-207 CLAYTON ROAD, CLAYTON

Drawing
 THIRD FLOOR PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

Project Number	Date	Scale	Drawing Number
18067	11-12-2018	1:100	TP11
Drawn	ET	Checked	AL/JW
Amendment			B

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ROOF PLAN
 SCALE 1:100 @ A1

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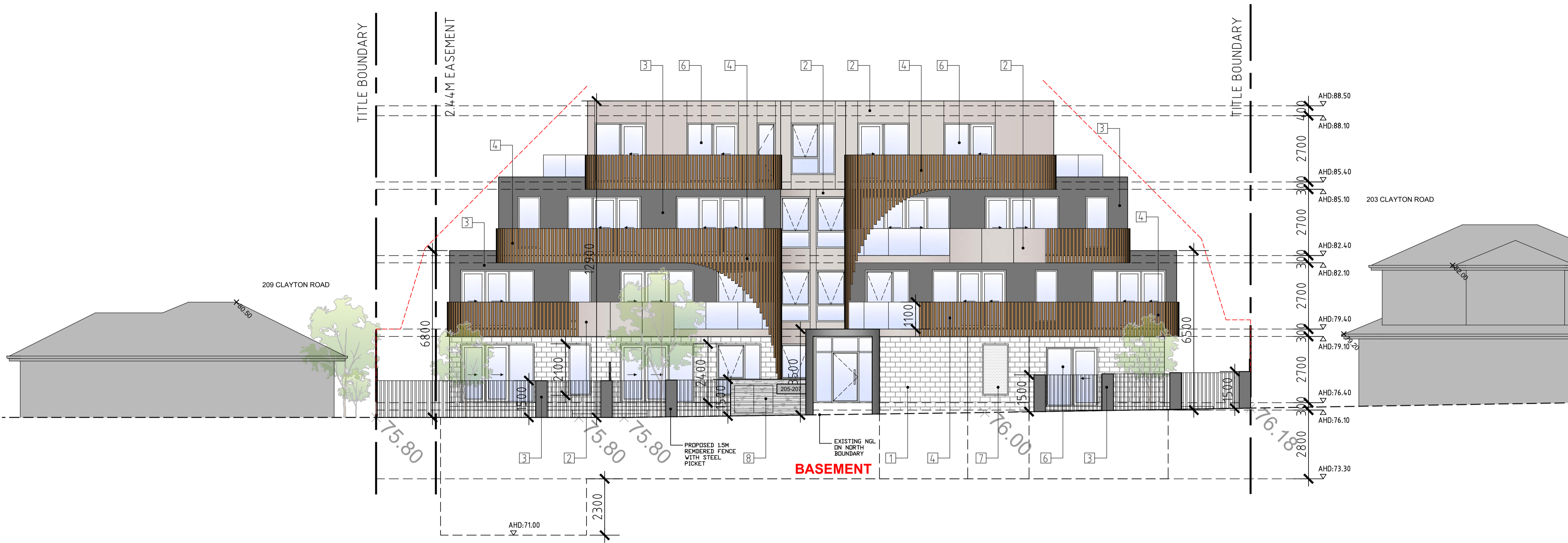
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Project
 205-207 CLAYTON ROAD, CLAYTON

Drawing
 ROOF PLAN

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

Project Number	18067	Drawing Number	TP12
Date	11-12-2018	Scale	1:100
Drawn	ET	Checked	AL/JW
Amendment			B



EAST ELEVATION
SCALE 1:100 @ A1

MATERIAL SCHEDULE:

	1 SELECTED BRICK
	2 LIGHT GREY ALUCOBOND
	3 SELECTED CHARCOAL RENDER
	4 SELECTED TIMBER LOOK BATTEN
	5 SELECTED TIMBER LOOK CLADDING
	6 CLEAR GLAZING
	7 OBSCURE GLAZING
	8 SELECTED BLUESTONE



SOUTH ELEVATION
SCALE 1:100 @ A1

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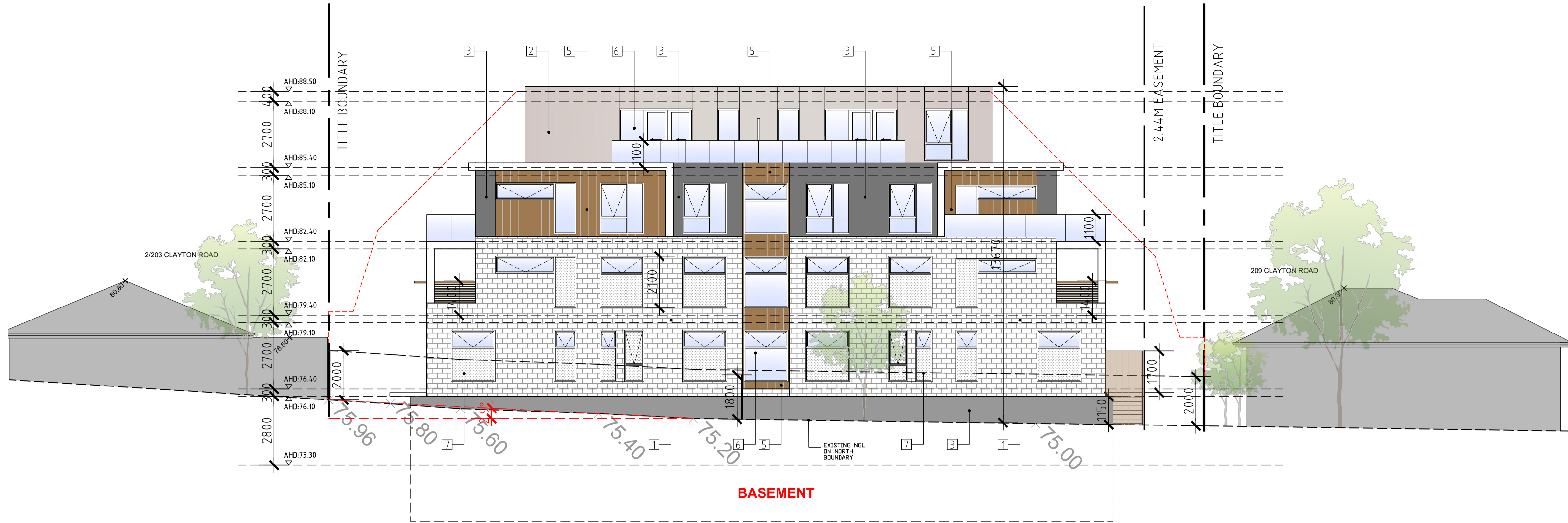
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Project
205-207 CLAYTON ROAD, CLAYTON

Drawing
ELEVATION

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

Project Number 18067	Date	11-12-2018	Scale	1:100	Drawing Number TP13 Amendment B
	Drawn	ET	Checked	AL/JW	



WEST ELEVATION
SCALE 1:100 @ A1

MATERIAL SCHEDULE:

	1 SELECTED BRICK
	2 LIGHT GREY ALUCOBOND
	3 SELECTED CHARCOAL RENDER
	4 SELECTED TIMBER LOOK BATTEN
	5 SELECTED TIMBER LOOK CLADDING
	6 CLEAR GLAZING
	7 OBSCURE GLAZING
	8 SELECTED BLUESTONE



NORTH ELEVATION
SCALE 1:100 @ A1

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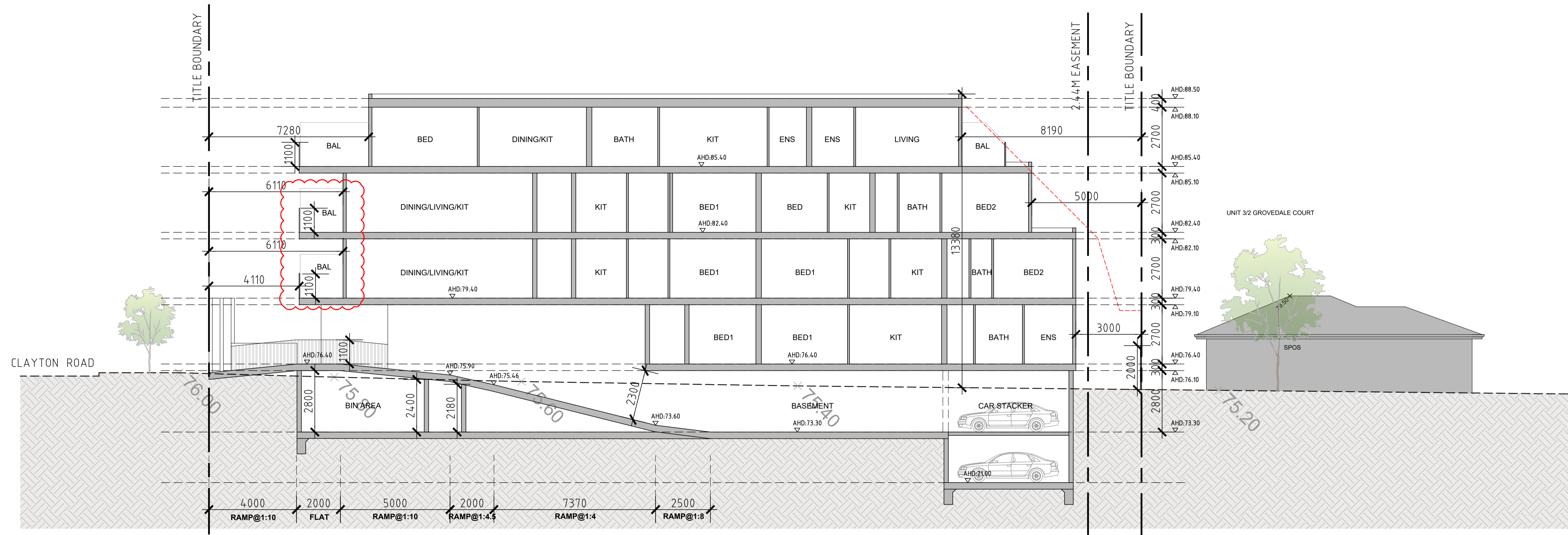


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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	ELEVATION
Date	11.12.18
Rev	A
Description	TP submission
Date	01.03.19
Rev	B
Description	RFI Issue

Project Number	18067	Drawing Number	TP14
Date	11-12-2018	Scale	1:100
Drawn	ET	Checked	AL/JW
Amendment			B

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SECTION A-A
 SCALE 1:100 @ A1

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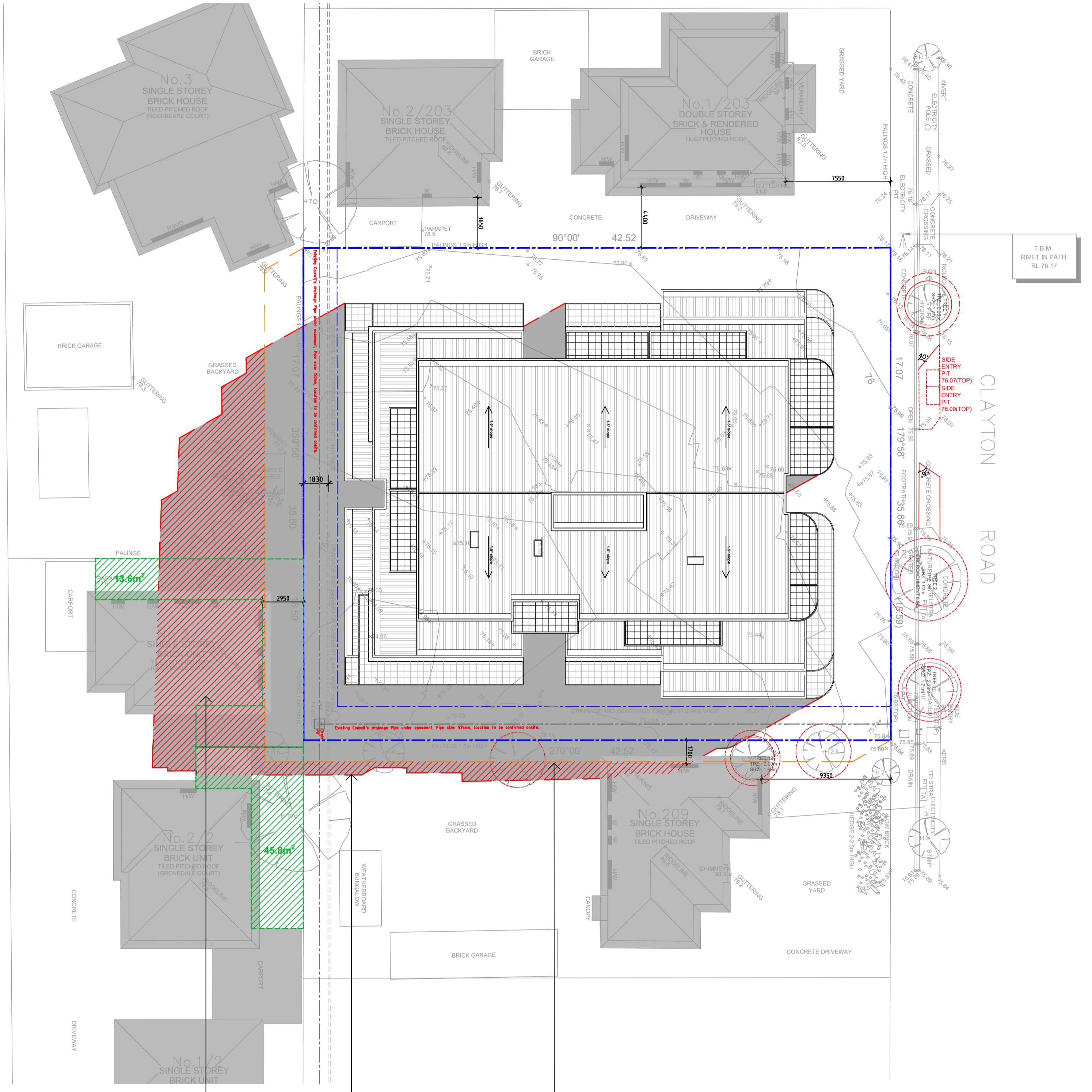
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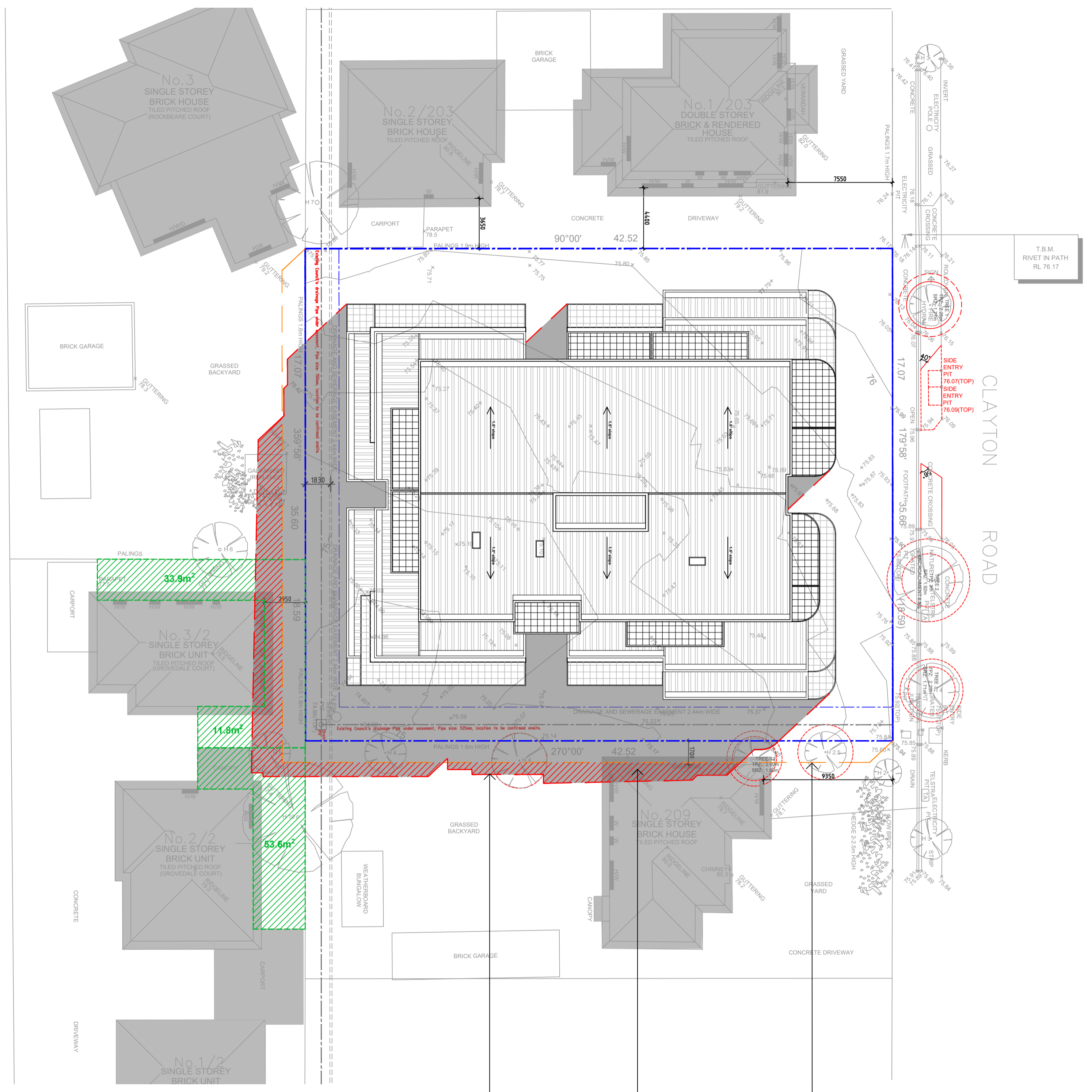
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Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

Project Number 18067		Drawing Number TP15	
Date	11-12-2018	Scale	1:100
Drawn	ET	Checked	AL/JW
Amendment			B



SHADOW DIAGRAM SEP 22 9AM
SCALE 1:200 @ A1



SHADOW DIAGRAM SEP 22 10AM
SCALE 1:200 @ A1

additional shadow imposed by proposed dwelling indicated as red hatch

shadow cast by proposed dwelling

shadow cast by boundary fence

shadow cast by proposed dwelling

additional shadow imposed by proposed dwelling indicated as red hatch

shadow cast by boundary fence

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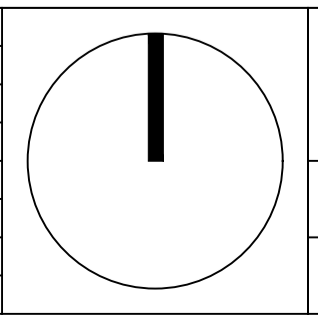


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Project
205-207 CLAYTON ROAD, CLAYTON

Drawing
SHADOW DIAGRAM

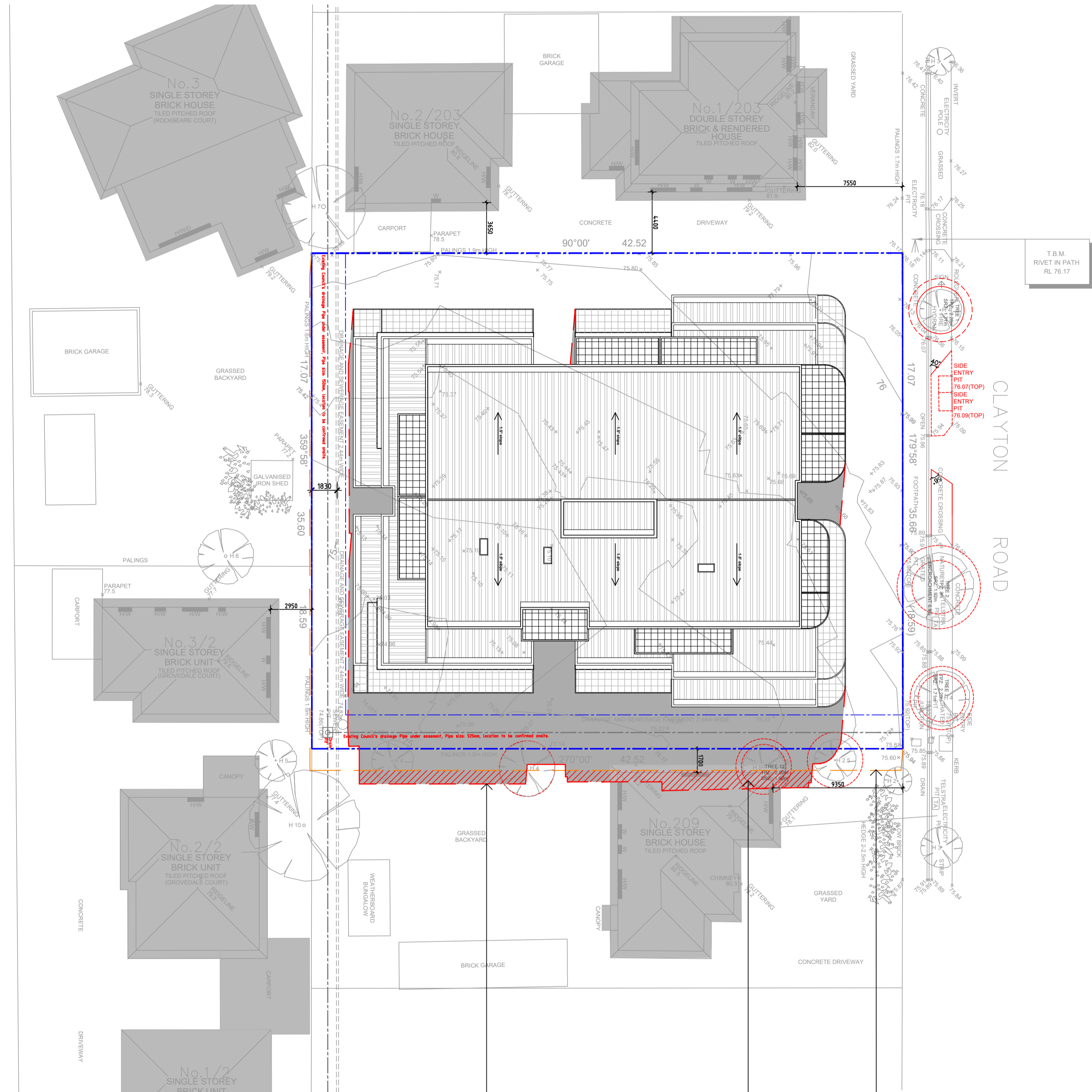
Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue



Project Number 18067		Drawing Number TP16	
Date	11-12-2018	Scale	1:200
Drawn	ET	Checked	AL/JW
Amendment B			

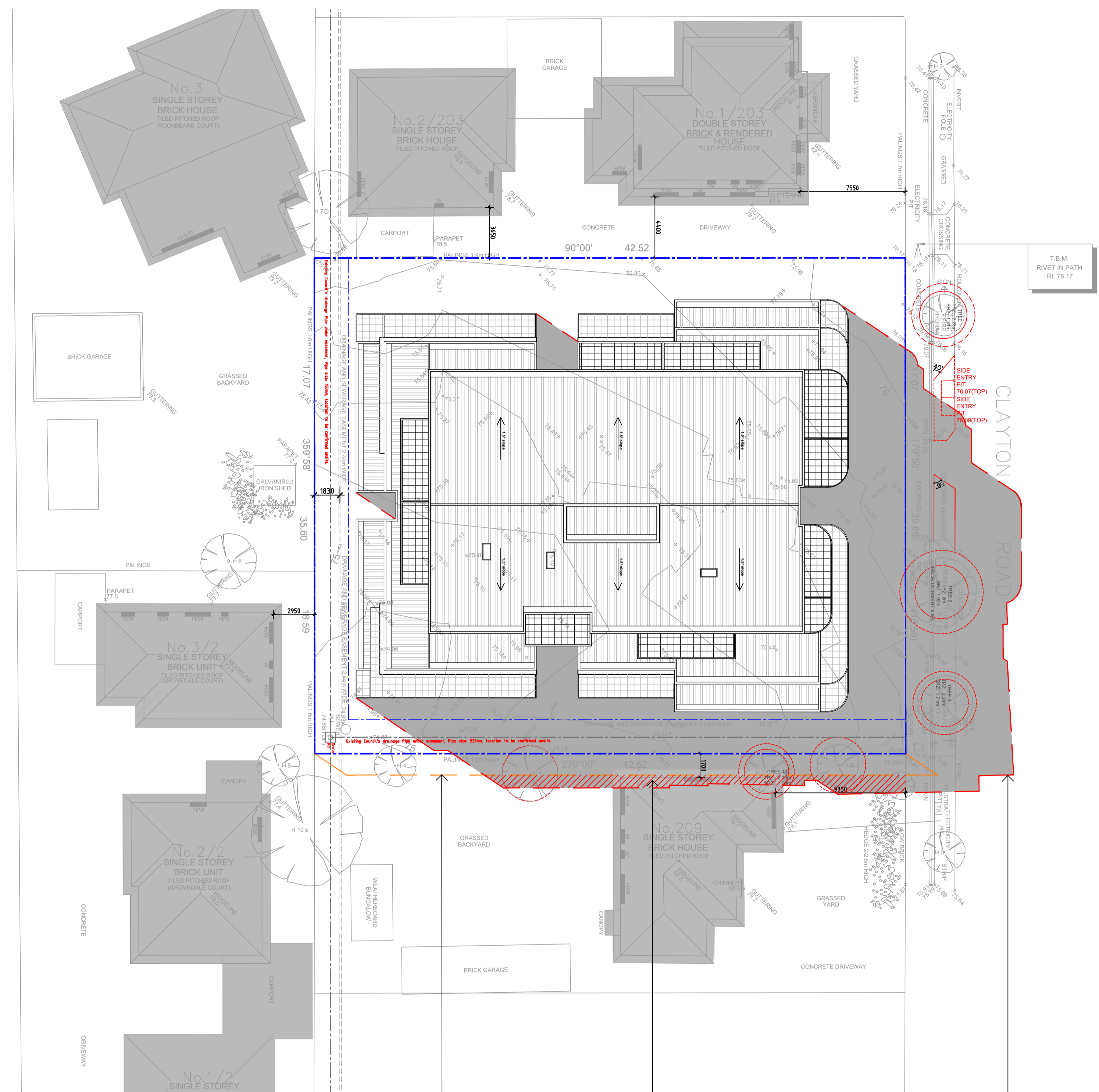
Drawing Number
TP16

Amendment
B



SHADOW DIAGRAM SEP 22 12PM
SCALE 1:200 @ A1

shadow cast by proposed dwelling
 additional shadow imposed by proposed dwelling indicated as red hatch
 shadow cast by boundary fence



SHADOW DIAGRAM SEP 22 3PM
SCALE 1:200 @ A1

shadow cast by boundary fence
 additional shadow imposed by proposed dwelling indicated as red hatch
 shadow cast by proposed dwelling

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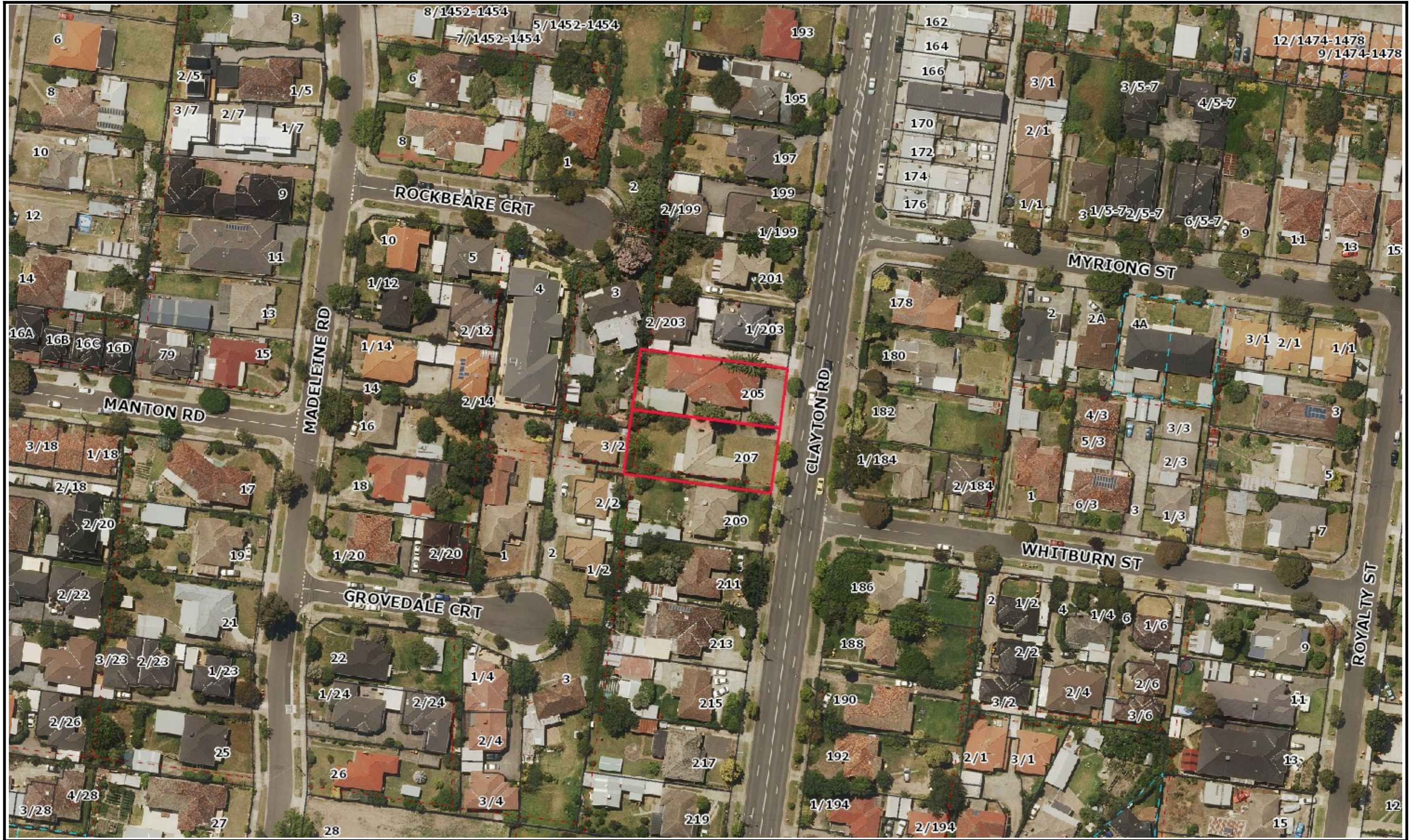
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Project	205-207 CLAYTON ROAD, CLAYTON
Drawing	SHADOW DIAGRAM

Date	Rev	Description
11.12.18	A	TP submission
01.03.19	B	RFI Issue

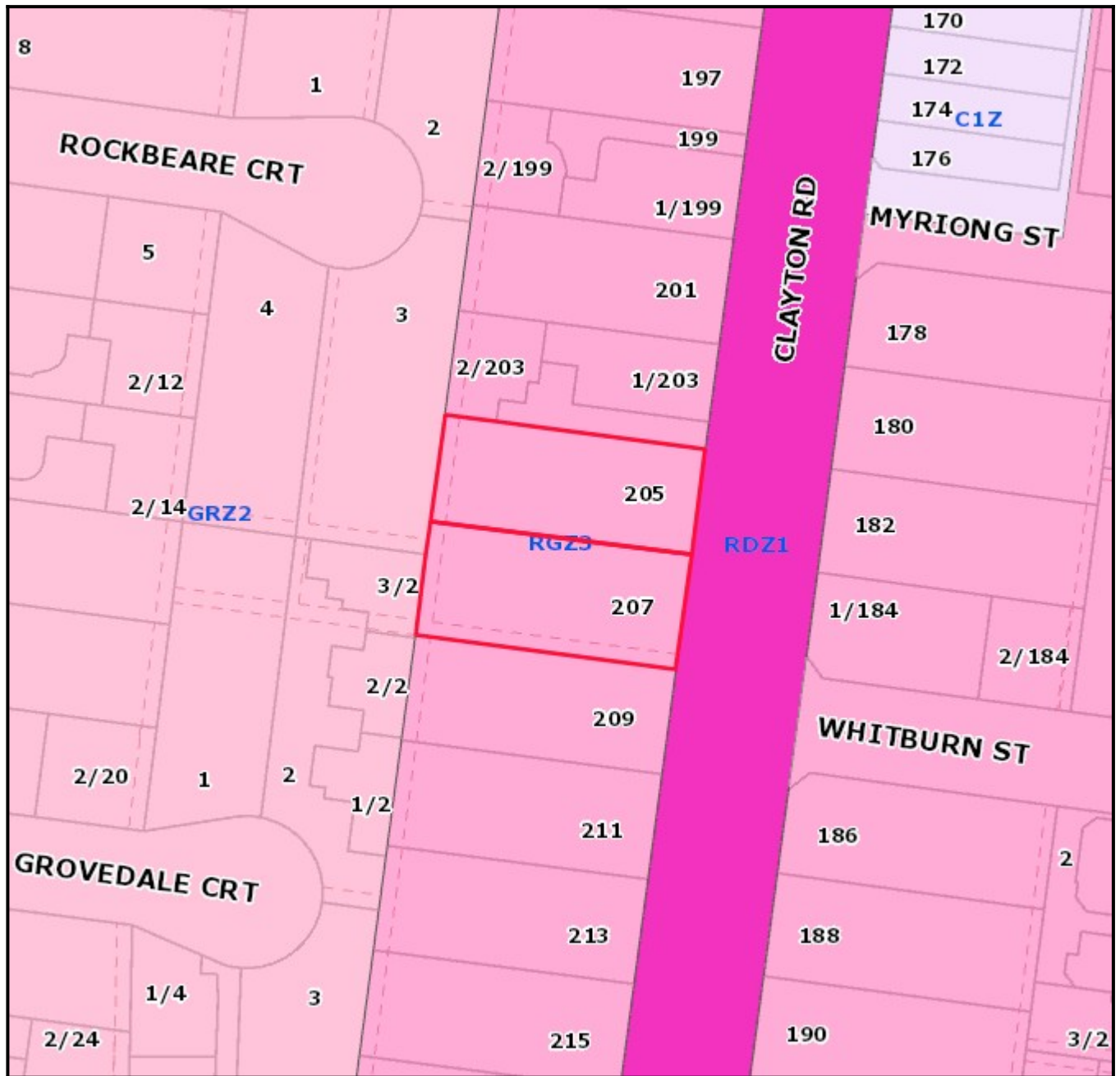
Project Number	18067	Drawing Number	TP17
Date	11-12-2018	Scale	1:200
Drawn	ET	Checked	AL/JW
		Amendment	B

Attachment 2: 205 & 207 Clayton Road, Clayton





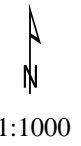
Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

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