

LEGEND

- 1 STREET TREE TO BE REMOVED
- 2-4 STREET TREES TO REMAIN. TREE PROTECTION ZONE AS PER ARBORIST CONSULTANT AND COUNCIL REQUIREMENTS
- 5 STREET TREE TO BE REMOVED
- 6-8 STREET TREES TO REMAIN. TPZ AS PER ARBORIST CONSULTANT AND COUNCIL REQUIREMENTS
- A-C EXISTING MATURE TREES TO REMAIN. TREE PROTECTION ZONE AS PER ARBORIST CONSULTANT AND COUNCIL REQUIREMENTS
- D EXISTING MATURE TREE TO BE REMOVED
- E-U EXISTING TREES/VEGETATION TO BE REMOVED
- 1a EXISTING SECTION OF CHAIN WIRE MESH FENCING TO BE DEMOLISHED

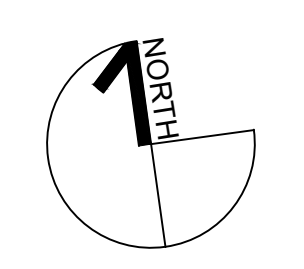


ISSUED FOR TOWN PLANNING

01 PROPOSED DEMOLITION PLAN  
SCALE: 1:500

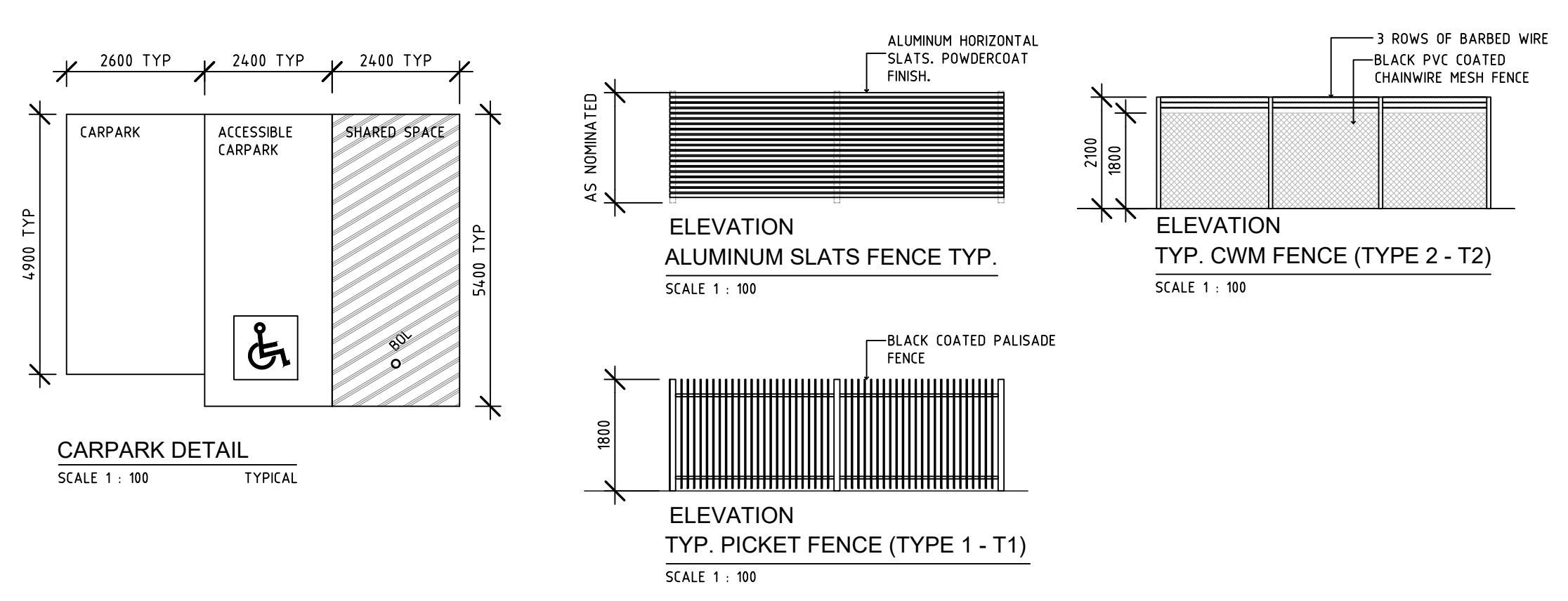
NOTE:  
-TITLE BOUNDARY AS PER TITLE PLAN TP846105E.

No.	DATE	DESCRIPTION
A	12.05.2020	ISSUED FOR TOWN PLANNING
REVISIONS		
DRAWN BY: DR		
DATE: JANUARY 2020		
SCALE: AS SHOWN @ B1		

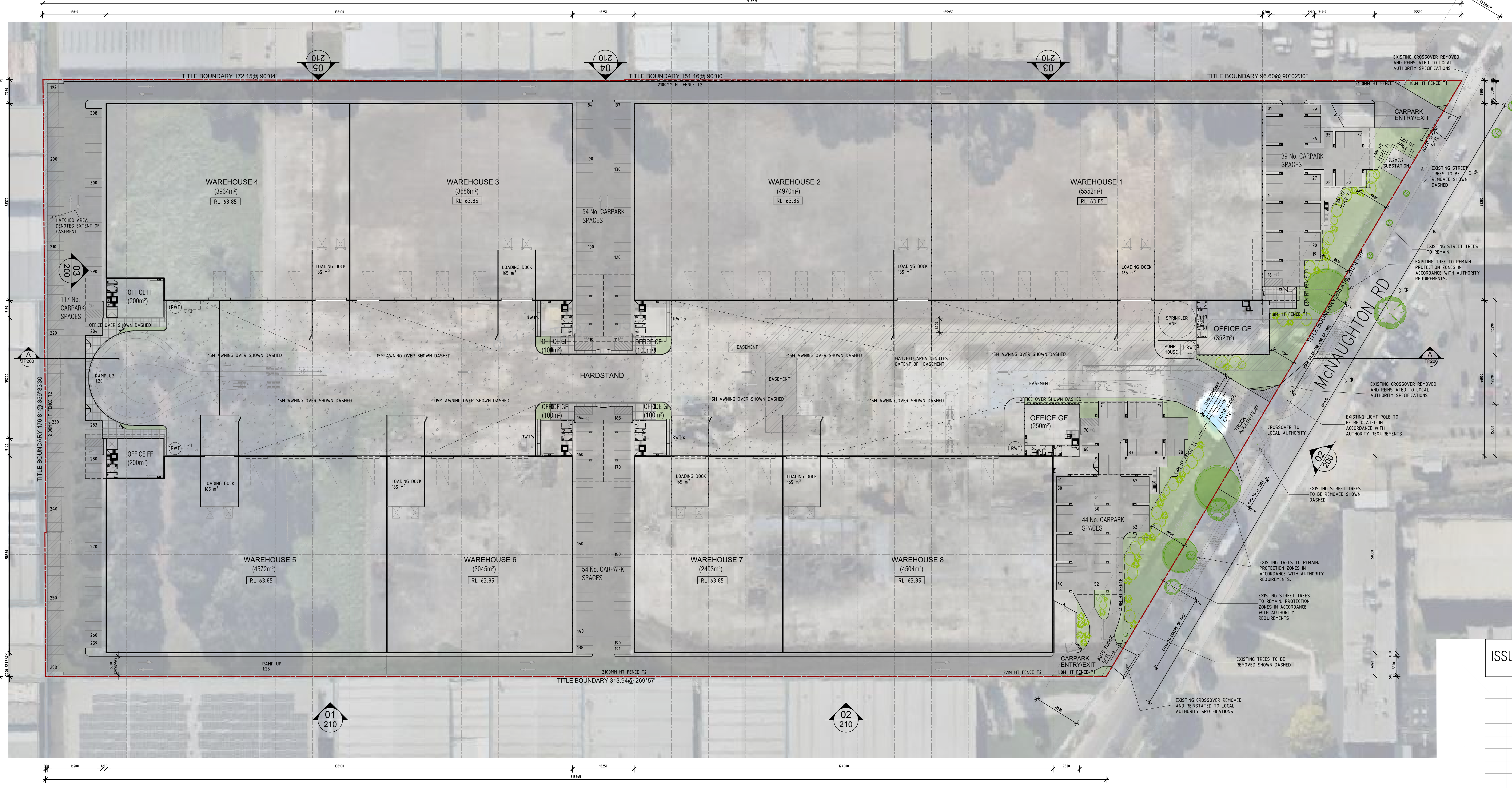


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- LEGEND**
- LIGHT DUTY BITUMEN CONCRETE PAVEMENT TO ENG'S DETAILS
  - HEAVY DUTY CONCRETE TO ENG'S DETAILS
  - LANDSCAPE TO LANDSCAPE ARCHITECT'S DETAILS
  - PEDESTRIAN PAVEMENT TO CIVIL ENGINEER'S DETAILS



01 OVERALL SITE PLAN  
SCALE: 1:500

DEVELOPMENT DATA	
SITE AREA	64,786 m <sup>2</sup>
TOTAL OFFICE AREA	4,503 m <sup>2</sup>
TOTAL WAREHOUSE AREA	32,666 m <sup>2</sup>
TOTAL ENCLOSED LOADING AREA	1,320 m <sup>2</sup>
TOTAL BUILDING AREA (O+W+L)	38,489 m <sup>2</sup>
EFFICIENCY	59.41%
WAREHOUSE	5,552 m <sup>2</sup>
ENCLOSED LOADING DOCKS	165 m <sup>2</sup>
OFFICE	352 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	6,669 m <sup>2</sup>
15m AWNING	825 m <sup>2</sup>
WAREHOUSE	4,970 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	370 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	5,505 m <sup>2</sup>
15m AWNING	987 m <sup>2</sup>
WAREHOUSE	3,686 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	370 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	4,221 m <sup>2</sup>
15m AWNING	660 m <sup>2</sup>
WAREHOUSE	3,934 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	500 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	4,599 m <sup>2</sup>
15m AWNING	495 m <sup>2</sup>
WAREHOUSE	4,572 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	500 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	5,237 m <sup>2</sup>
15m AWNING	660 m <sup>2</sup>
WAREHOUSE	3,045 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	370 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	3,580 m <sup>2</sup>
15m AWNING	495 m <sup>2</sup>
WAREHOUSE	2,403 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	370 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	2,938 m <sup>2</sup>
15m AWNING	330 m <sup>2</sup>
WAREHOUSE	4,504 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
OFFICE	1,071 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	5,740 m <sup>2</sup>
15m AWNING	825 m <sup>2</sup>
AWNINGS 15M	5,277 m <sup>2</sup>
LIGHT DUTY PAVEMENT	11,440 m <sup>2</sup>
HEAVY DUTY PAVEMENT	12,472 m <sup>2</sup>
PARKING L1	1,738 m <sup>2</sup>
CAR PARKING TOTAL	362 spots

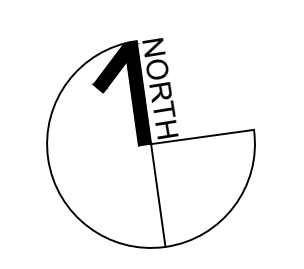
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
C	07.05.2020	ISSUED FOR TOWN PLANNING
B	03.04.2020	ISSUED FOR TOWN PLANNING
A	01.04.2020	ISSUED FOR TOWN PLANNING

NOTE:  
-TITLE BOUNDARY AS PER TITLE PLAN TP846105E.  
-LEVELS MAY VARY +/-200MM SUBJECT TO CIVIL ENGINEER'S FINAL DOCUMENTATION

REVISIONS

DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1







01 SURROUNDING BUILDING SETBACKS  
SCALE: 1:800

ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
A	07.05.2020	ISSUED FOR TOWN PLANNING

REVISIONS

DATE	DESCRIPTION

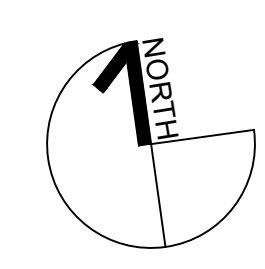
NOTE:  
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ENGINEER'S FINAL DOCUMENTATION

PROJECT:  
**PROPOSED WAREHOUSE & OFFICE DEVELOPMENT**  
45-49 McNAUGHTON Rd, CLAYTON, VIC



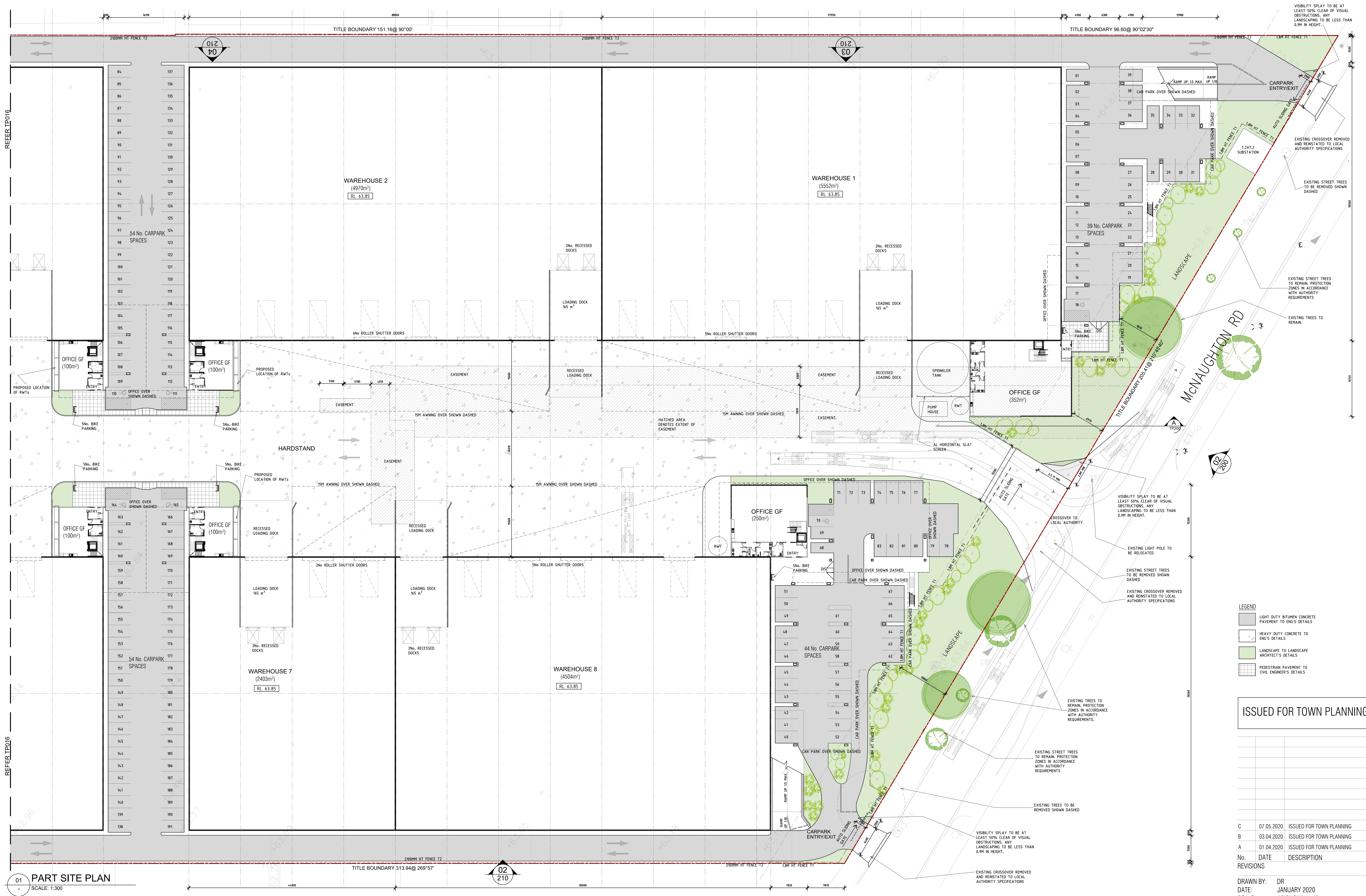
DRAWING TITLE:  
**SURROUNDING SETBACKS**

JOB No.: 19633  
DRAWING No.: TP011  
REVISION No.: A



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01 PART SITE PLAN  
SCALE: 1:300

- LEGEND**
- LIGHT DUTY BITUMEN CONCRETE PAVEMENT TO ENG'S DETAILS
  - HEAVY DUTY CONCRETE TO ENG'S DETAILS
  - LANDSCAPE TO LANDSCAPE ARCHITECT'S DETAILS
  - PEDESTRIAN PAVEMENT TO CIVL. ENGINEER'S DETAILS

ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
C	07.05.2020	ISSUED FOR TOWN PLANNING
B	03.04.2020	ISSUED FOR TOWN PLANNING
A	01.04.2020	ISSUED FOR TOWN PLANNING

DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1

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PROJECT: **PROPOSED WAREHOUSE & OFFICE DEVELOPMENT**  
45-49 McNAUGHTON Rd, CLAYTON, VIC

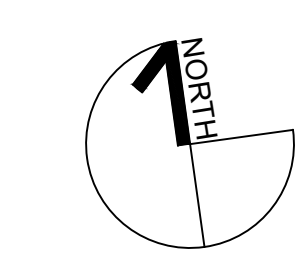


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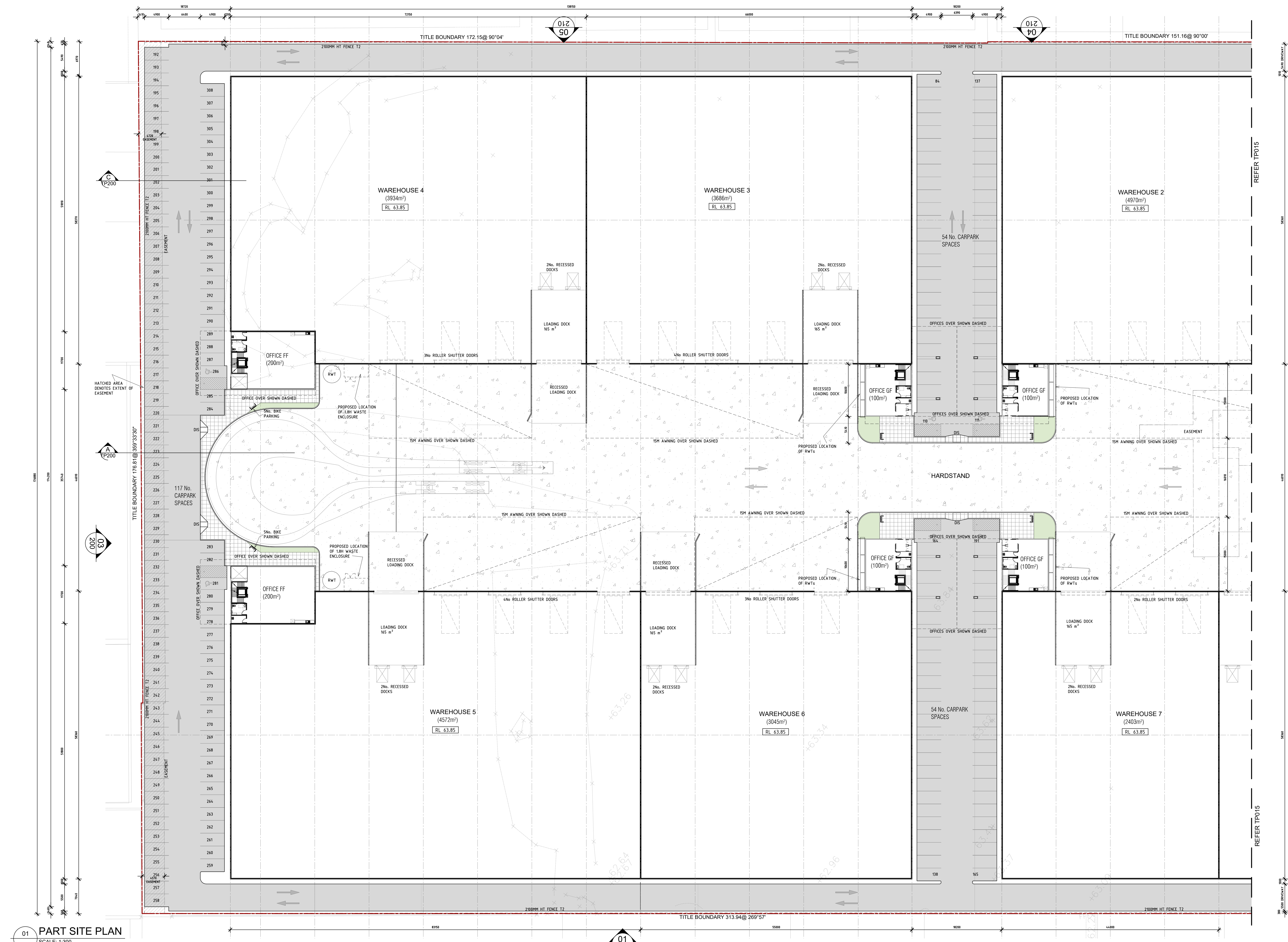
JOB No.: 19633

DRAWING No.: TP015

REVISION No.: C







**LEGEND**

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- HEAVY DUTY CONCRETE TO ENG'S DETAILS
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- PEDESTRIAN PAVEMENT TO CIVIL ENGINEER'S DETAILS

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No.	DATE	DESCRIPTION
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B	03.04.2020	ISSUED FOR TOWN PLANNING
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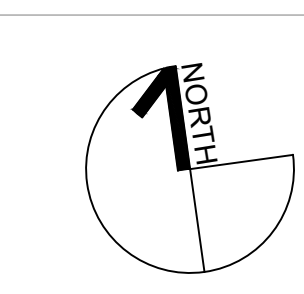
REVISIONS

DRAWN BY: DR  
 DATE: JANUARY 2020  
 SCALE: AS SHOWN @ B1

01 PART SITE PLAN  
 SCALE: 1:300

PROJECT: PROPOSED WAREHOUSE & OFFICE DEVELOPMENT  
 45-49 McNAUGHTON Rd, CLAYTON, VIC

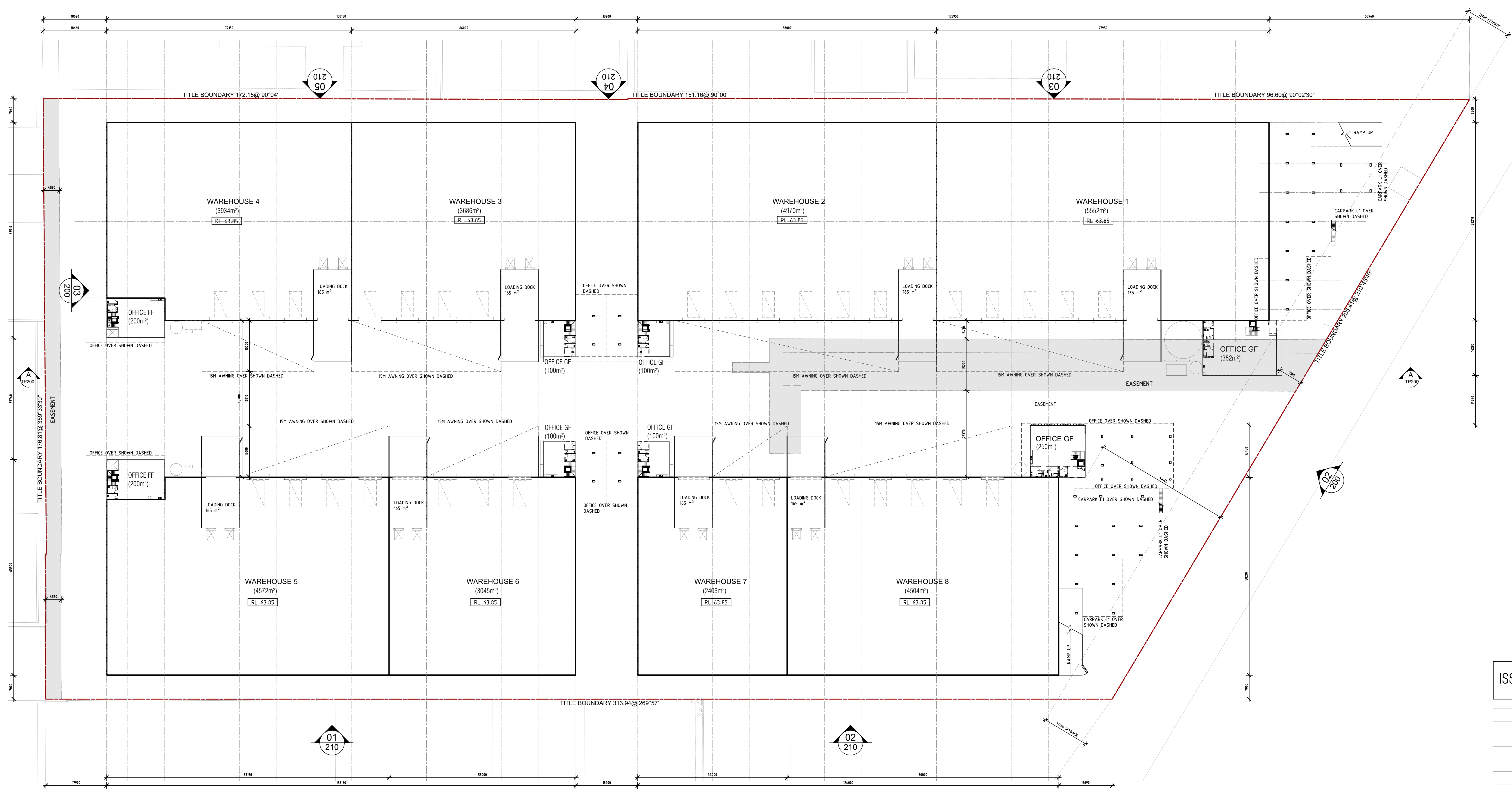
CLIENT: ESR  
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 JOB No.: 19633  
 DRAWING No.: TP016  
 REVISION No.: C



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<b>1</b>	
WAREHOUSE	5,552 m <sup>2</sup>
ENCLOSED LOADING DOCKS	165 m <sup>2</sup>
OFFICE	352 m <sup>2</sup>
SUBTOTAL (BUILDING AREA)	6,069 m <sup>2</sup>
15m AWNING	825 m <sup>2</sup>
<b>2</b>	
WAREHOUSE	4,970 m <sup>2</sup>
LOADING DOCKS	165 m <sup>2</sup>
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WAREHOUSE	3,686 m <sup>2</sup>
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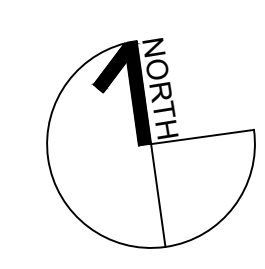
01 OVERALL GROUND FLOOR PLAN  
SCALE: 1:500

ISSUED FOR TOWN PLANNING

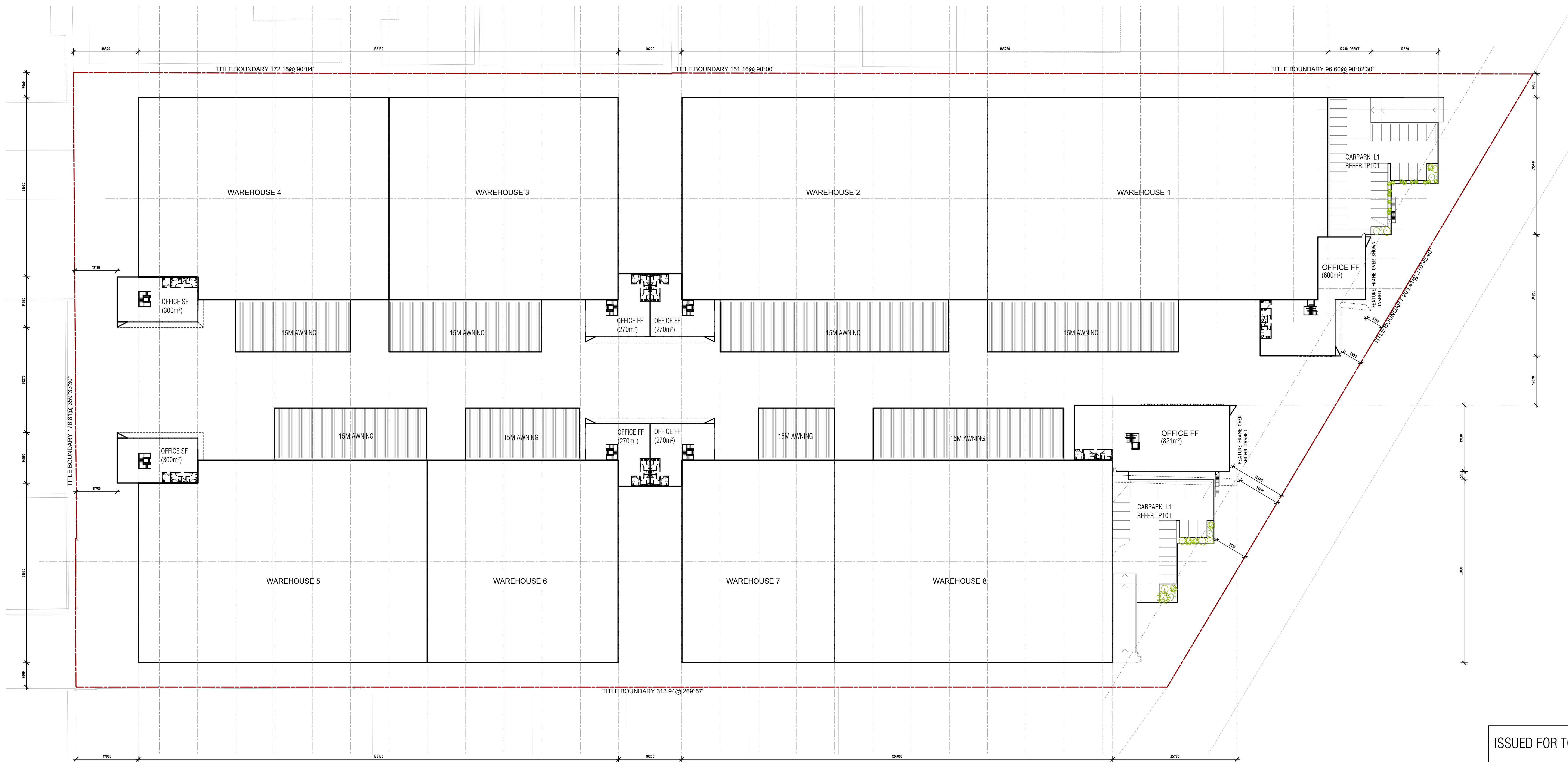
No.	DATE	DESCRIPTION
A	11.05.2020	ISSUED FOR TOWN PLANNING
REVISIONS		

NOTE:  
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DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1







01 OVERALL FIRST FLOOR PLAN  
SCALE: 1:500

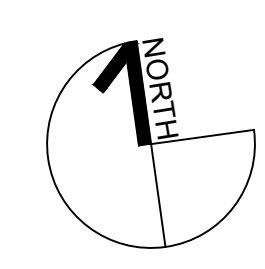
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION

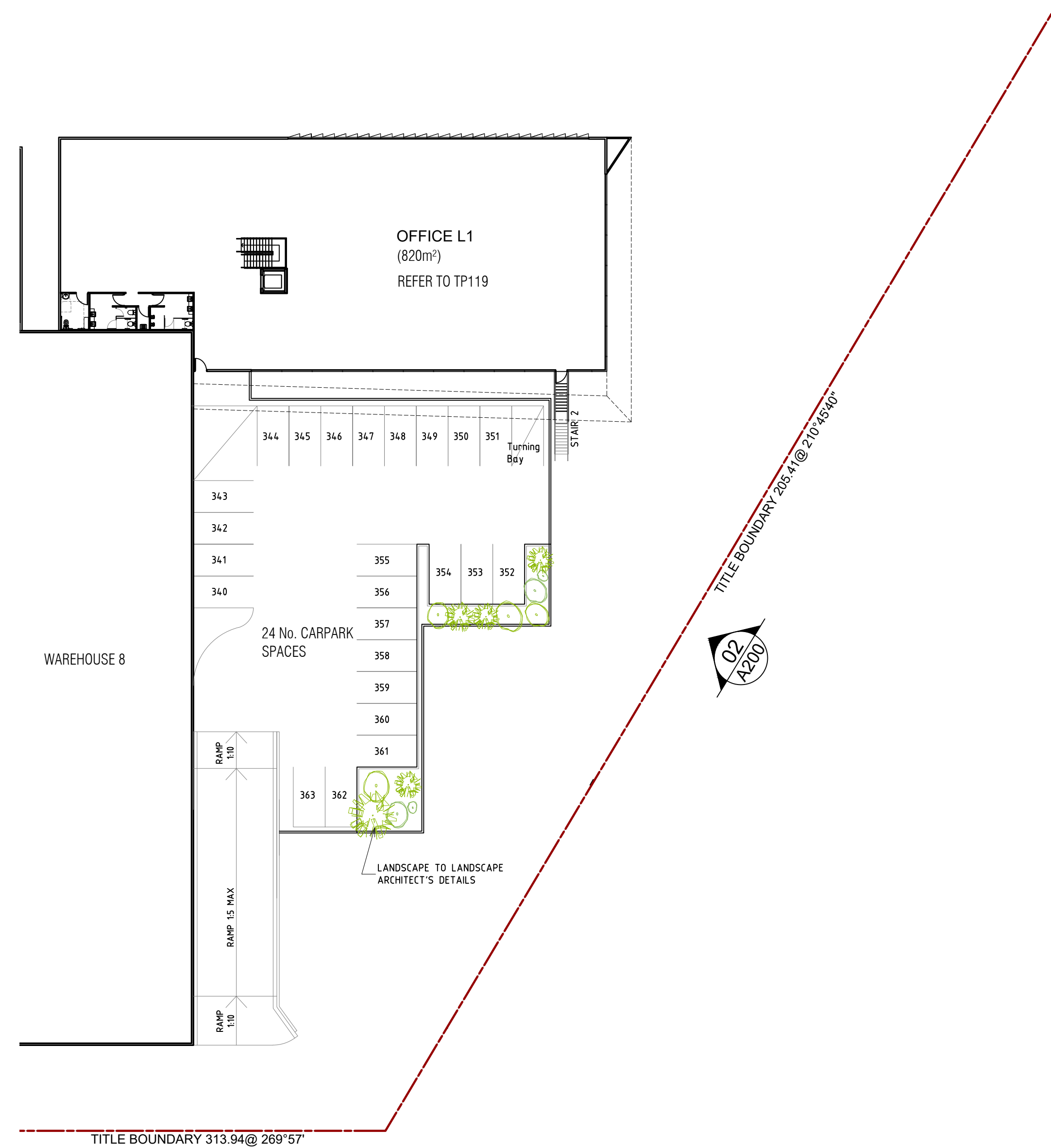
No.	DATE	DESCRIPTION
A	11.05.2020	ISSUED FOR TOWN PLANNING

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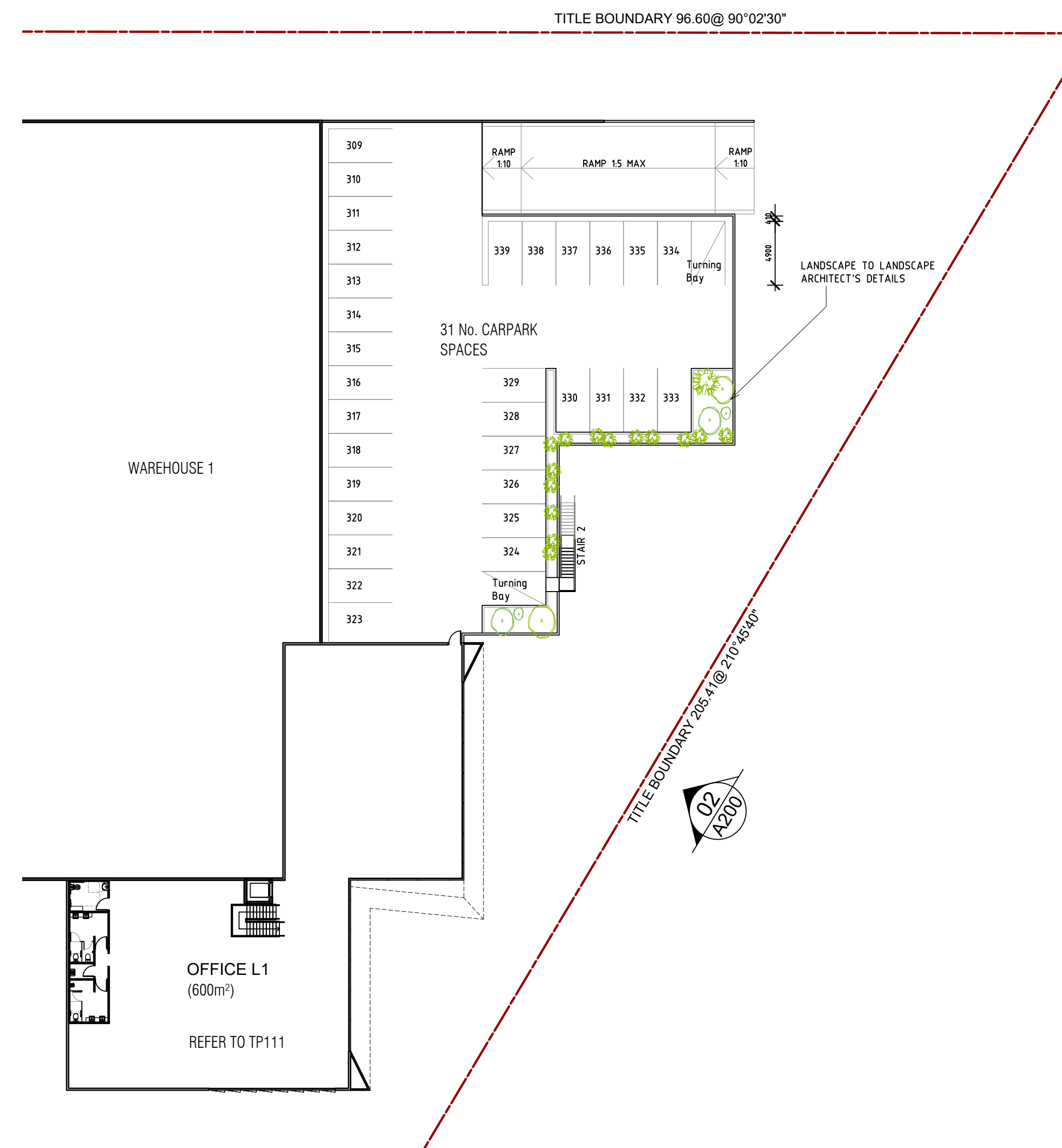
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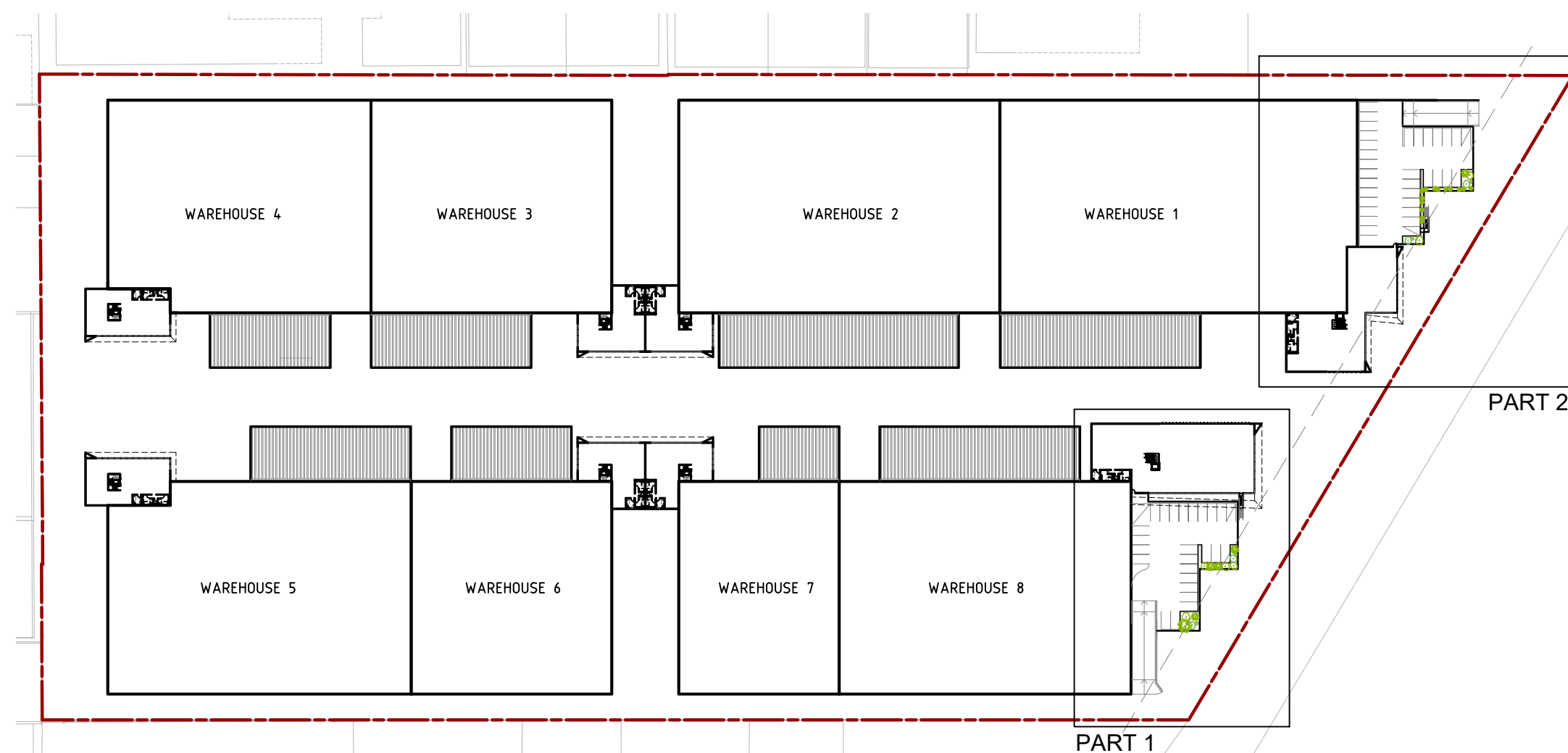




01 FIRST FLOOR PLAN - PART 1  
SCALE: 1:300



02 FIRST FLOOR PLAN - PART 2  
SCALE: 1:300



03 KEY PLAN  
SCALE: NTS

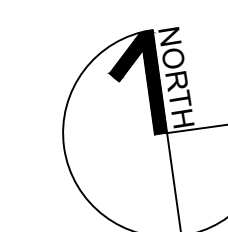
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
C	07.05.2020	ISSUED FOR TOWN PLANNING
B	03.04.2020	ISSUED FOR TOWN PLANNING
A	01.04.2020	ISSUED FOR TOWN PLANNING

REVISIONS

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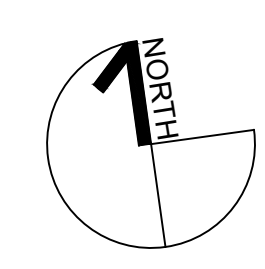


01 OVERALL ROOF PLAN  
SCALE: 1:500

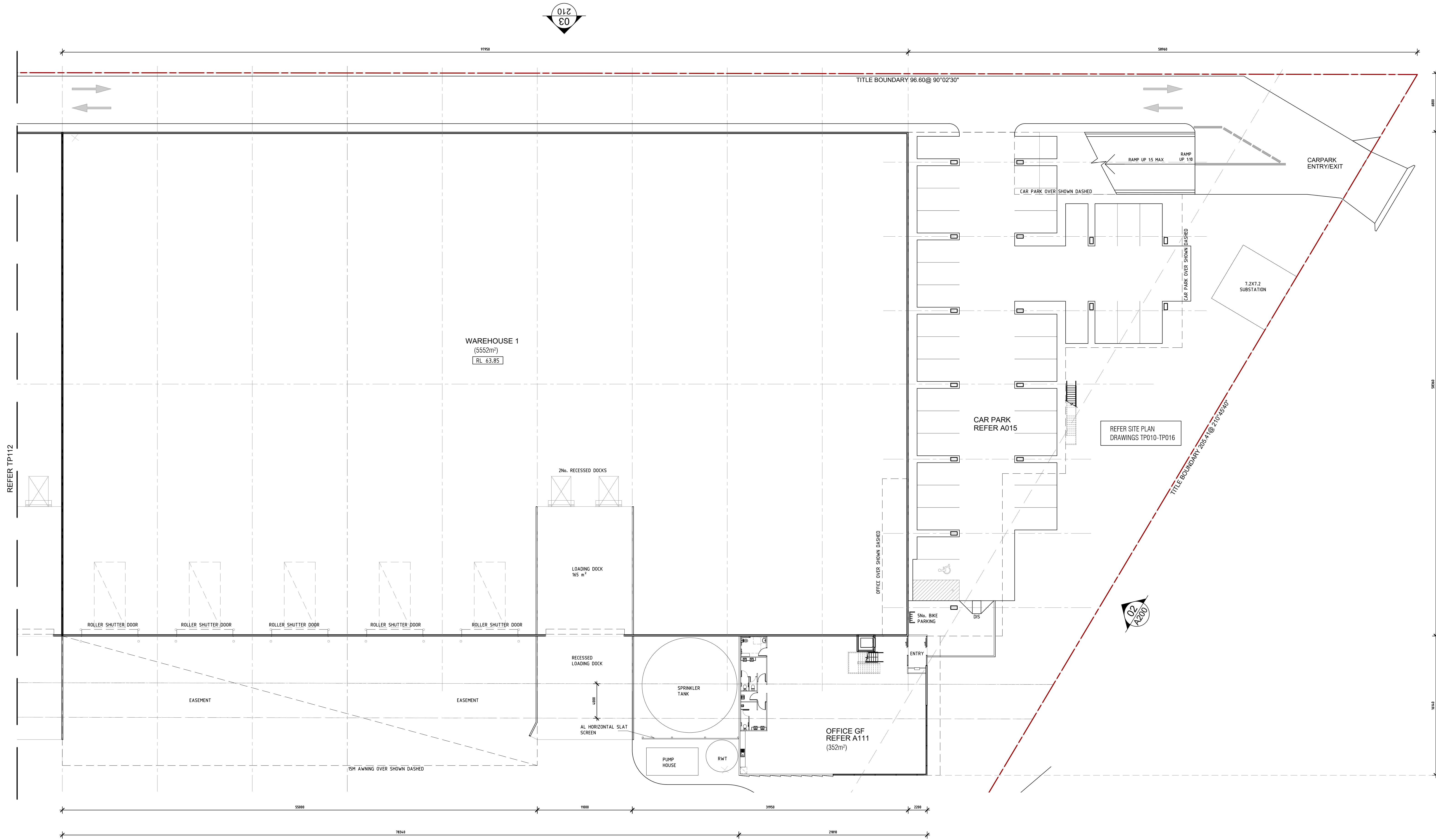
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C	07.05.2020	ISSUED FOR TOWN PLANNING
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REVISIONS		

DRAWN BY: DR  
 DATE: JANUARY 2020  
 SCALE: AS SHOWN @ B1







01 WAREHOUSE 1 - FLOOR PLAN  
SCALE: 1:200

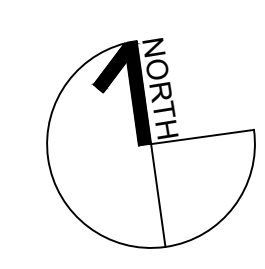
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
A	06.05.2020	ISSUED FOR TOWN PLANNING

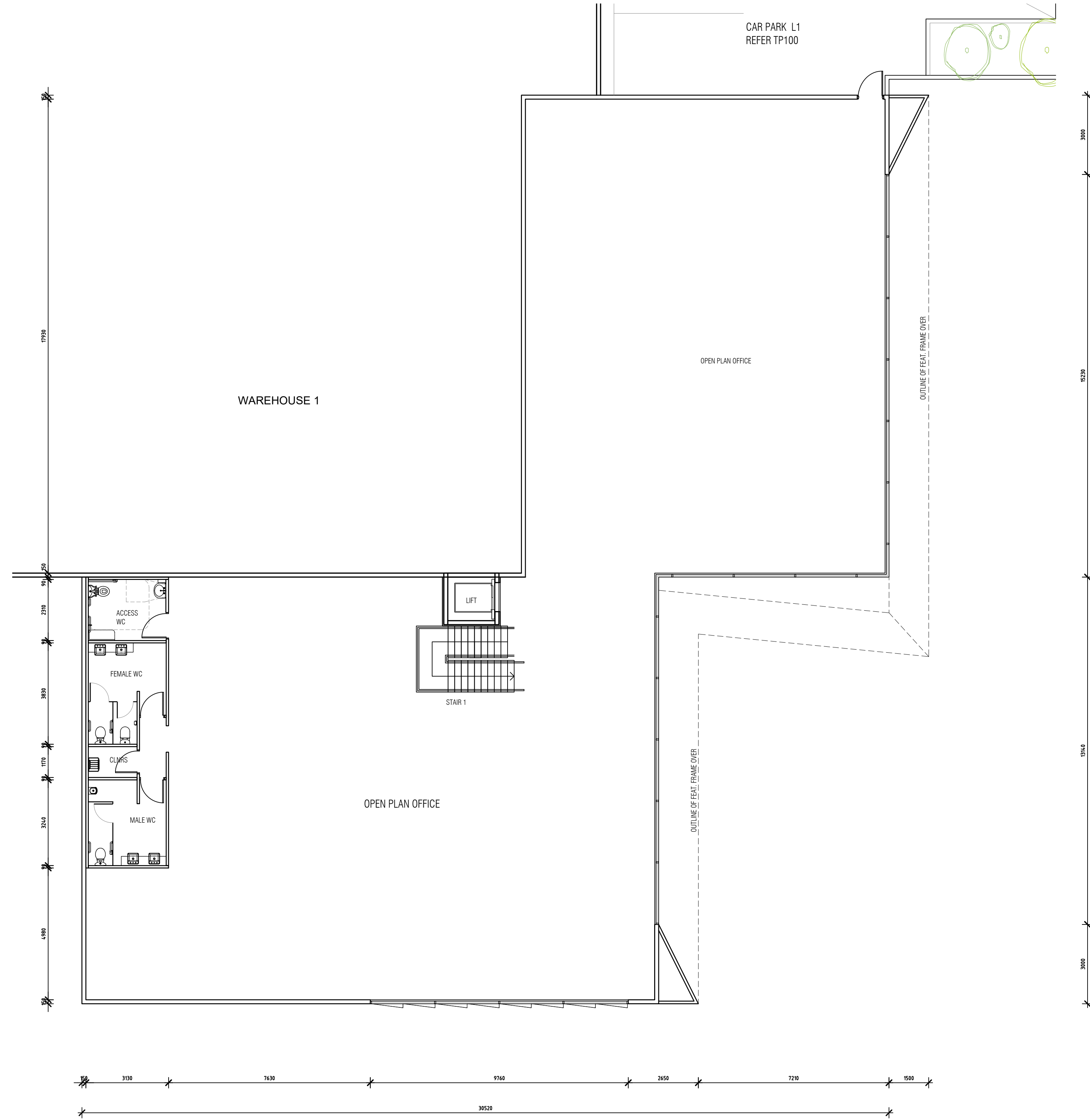
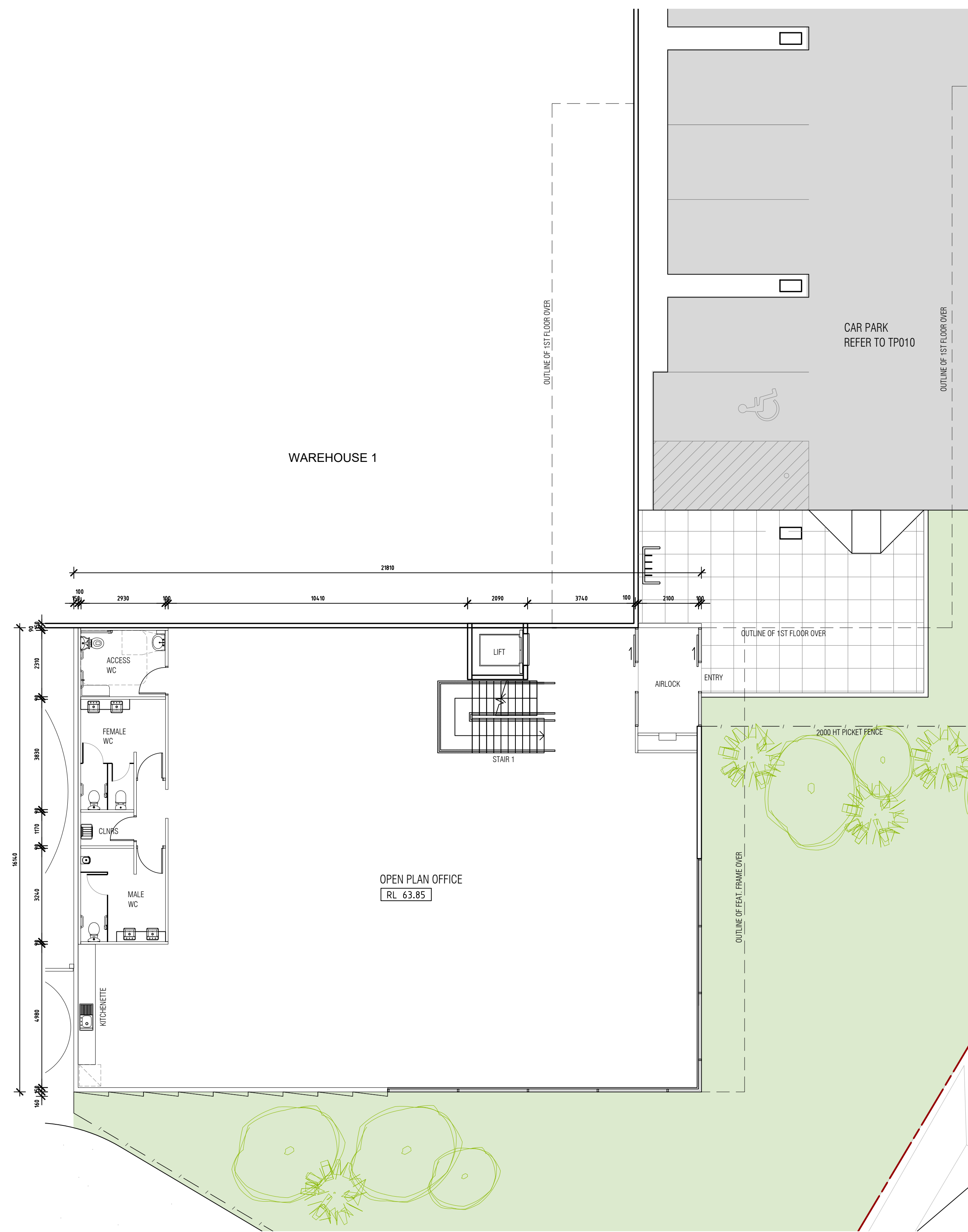
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DRAWN BY: DR  
DATE: JANUARY 2020  
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01 OFFICE 1 | GROUND FLOOR PLAN  
SCALE: 1:100

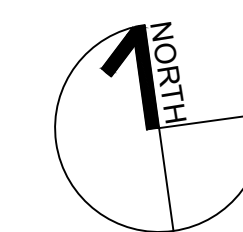
02 OFFICE 1 | FIRST FLOOR PLAN  
SCALE: 1:100

ISSUED FOR TOWN PLANNING

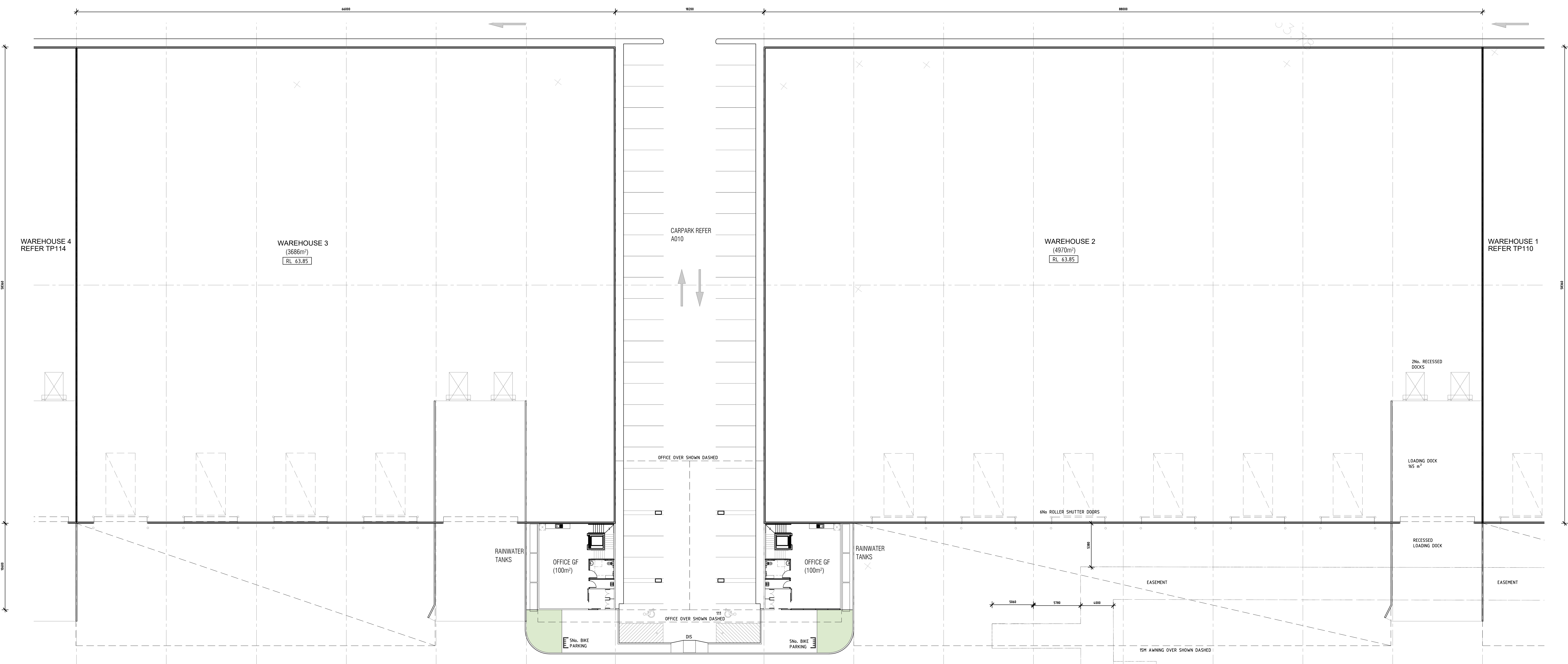
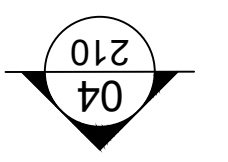
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DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1

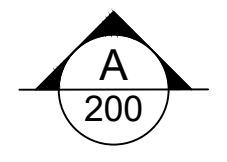
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01 WAREHOUSES 2&3 FLOOR PLANS  
SCALE: 1:200



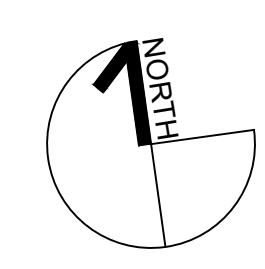
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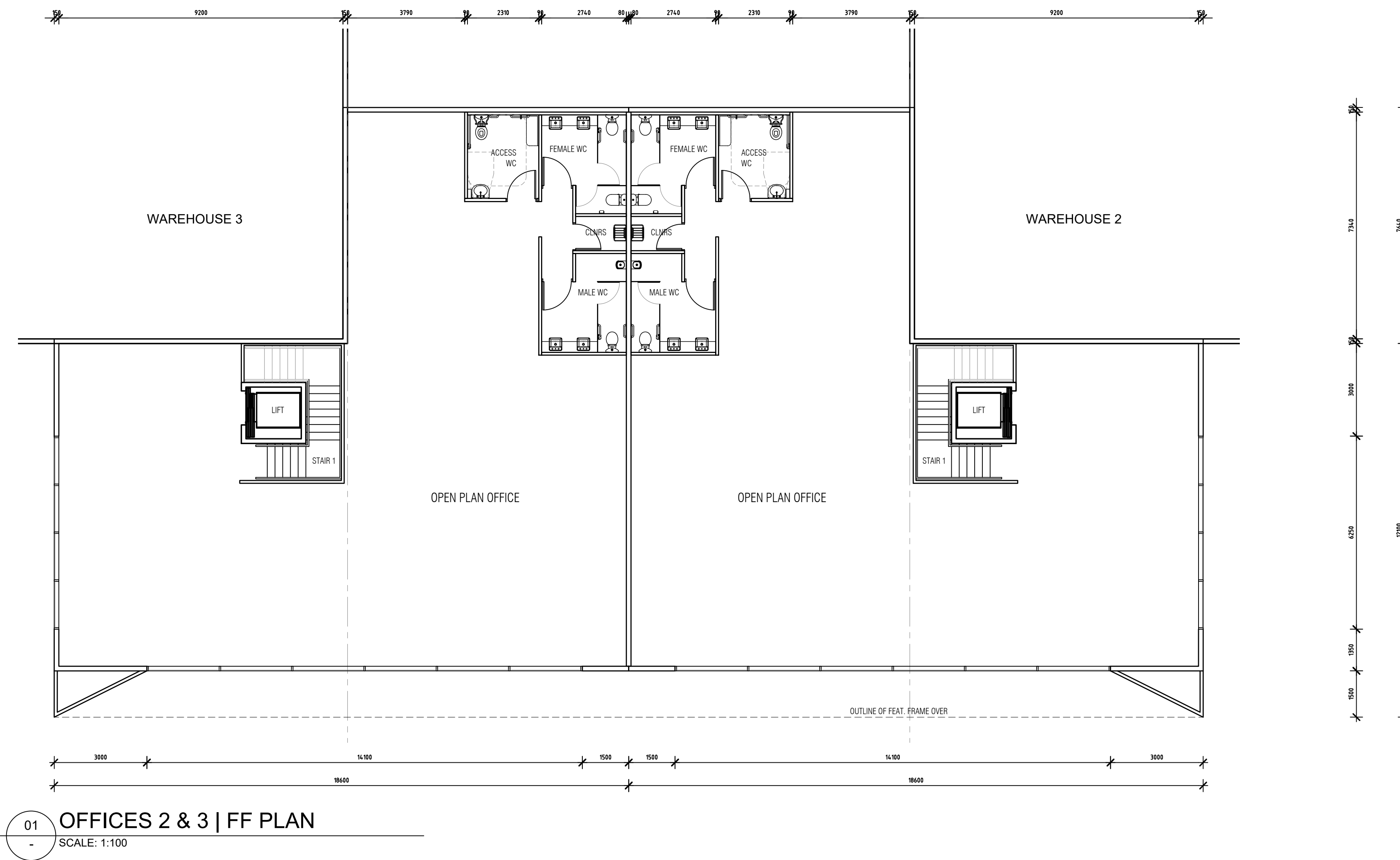
REVISIONS

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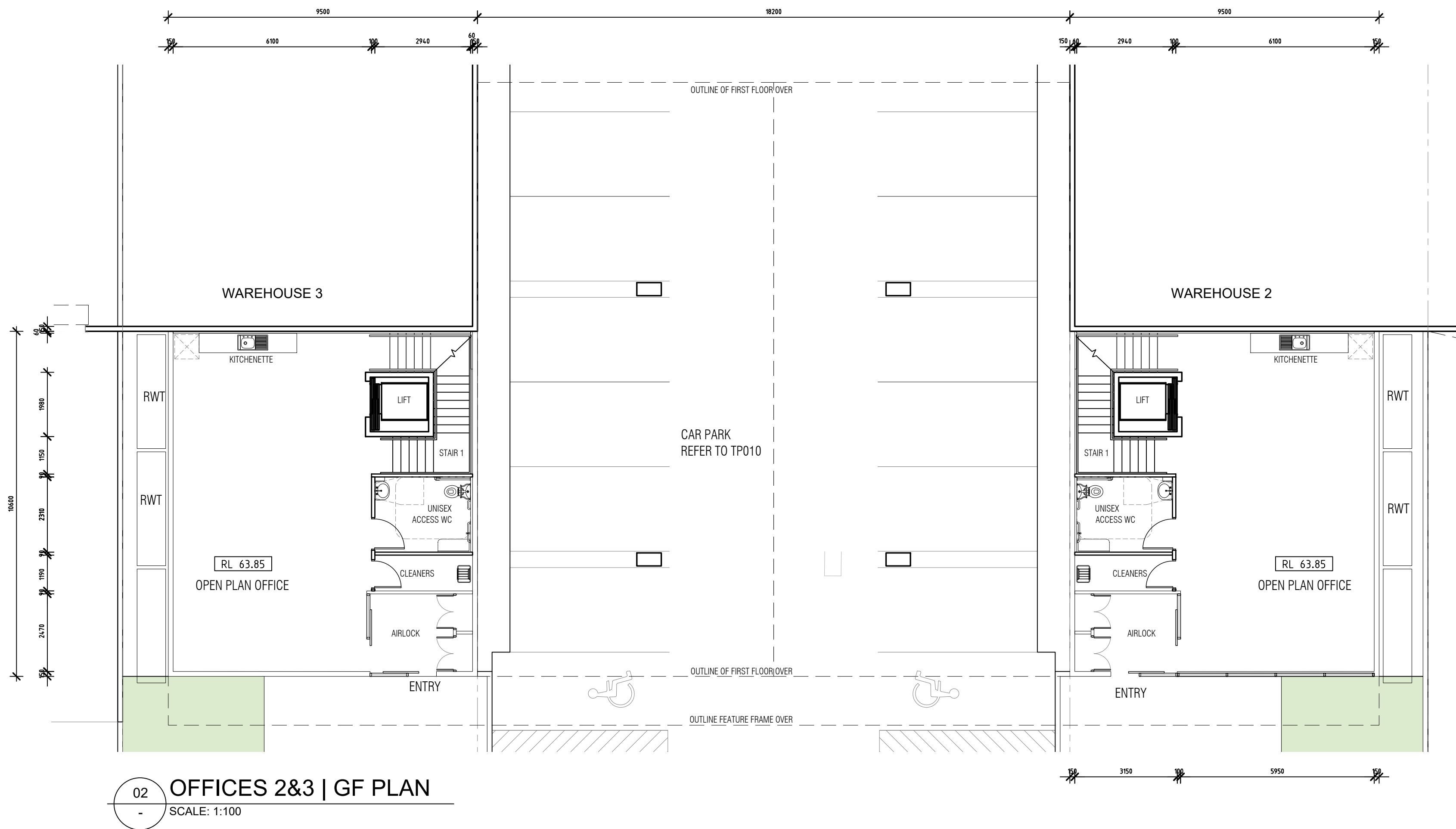
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01 OFFICES 2 & 3 | FF PLAN  
SCALE: 1:100



02 OFFICES 2&3 | GF PLAN  
SCALE: 1:100

ISSUED FOR TOWN PLANNING

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A	06.05.2020	ISSUED FOR TOWN PLANNING

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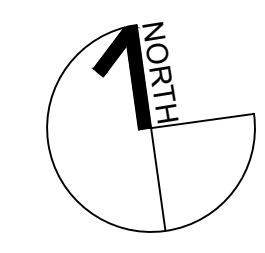
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PROJECT:  
**PROPOSED WAREHOUSE & OFFICE DEVELOPMENT**  
45-49 McNAUGHTON Rd, CLAYTON, VIC

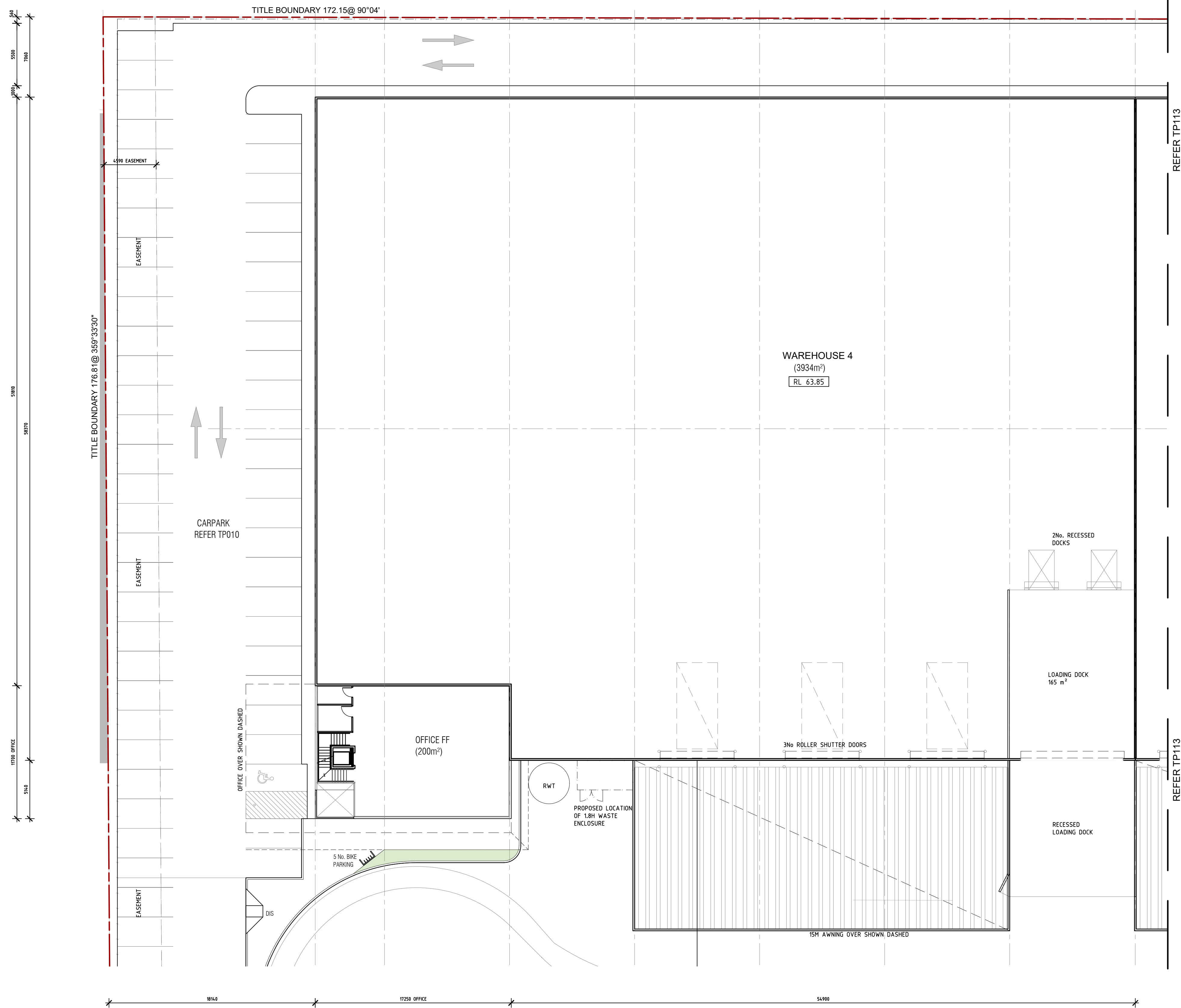
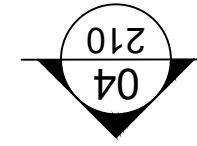
CLIENT:  
**ESR**

DRAWING TITLE:  
**WAREHOUSES 2&3 OFFICE PLANS**

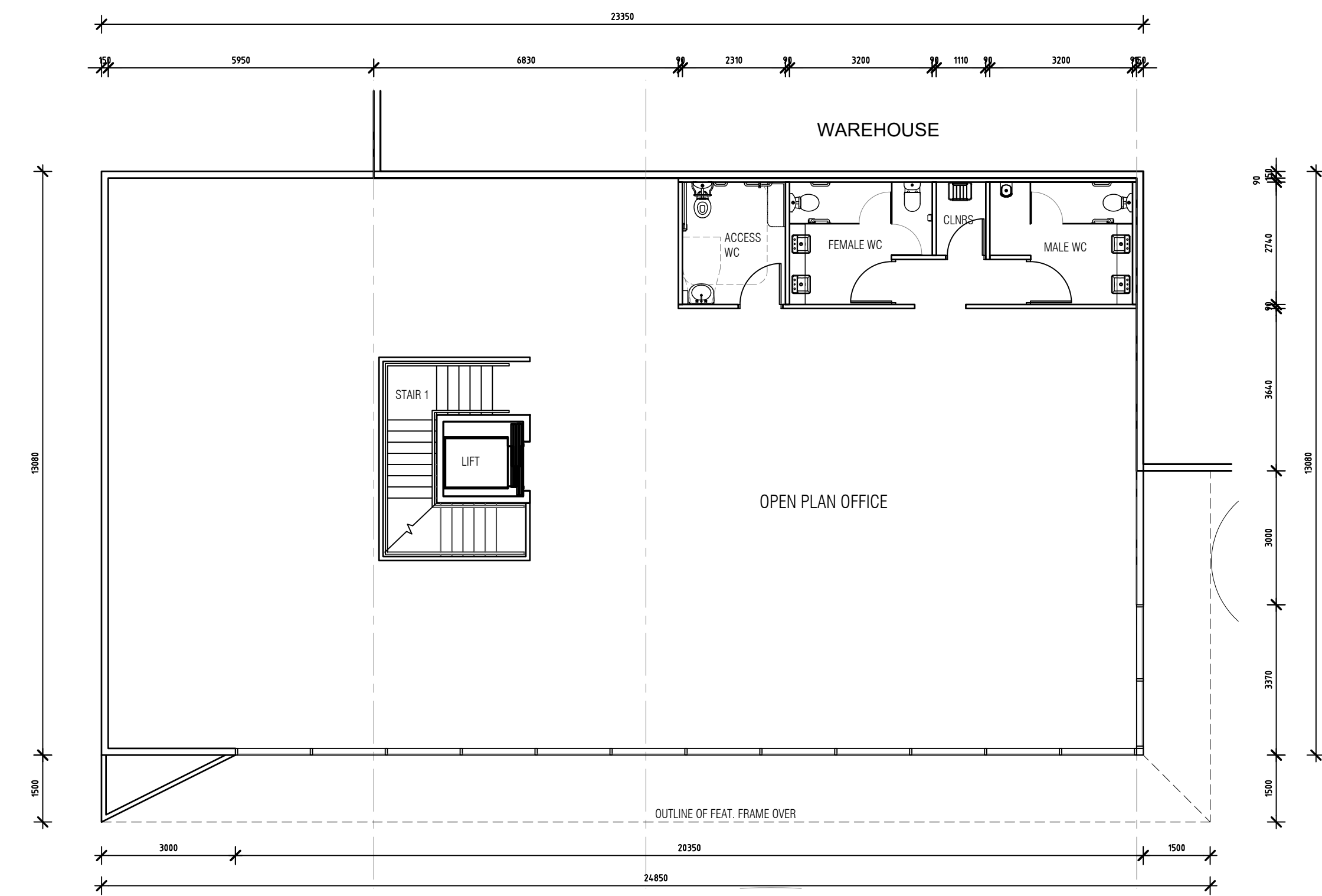
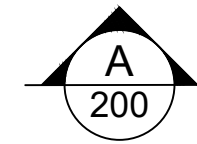
JOB No.: 19633  
DRAWING No.: TP113  
REVISION No.: A



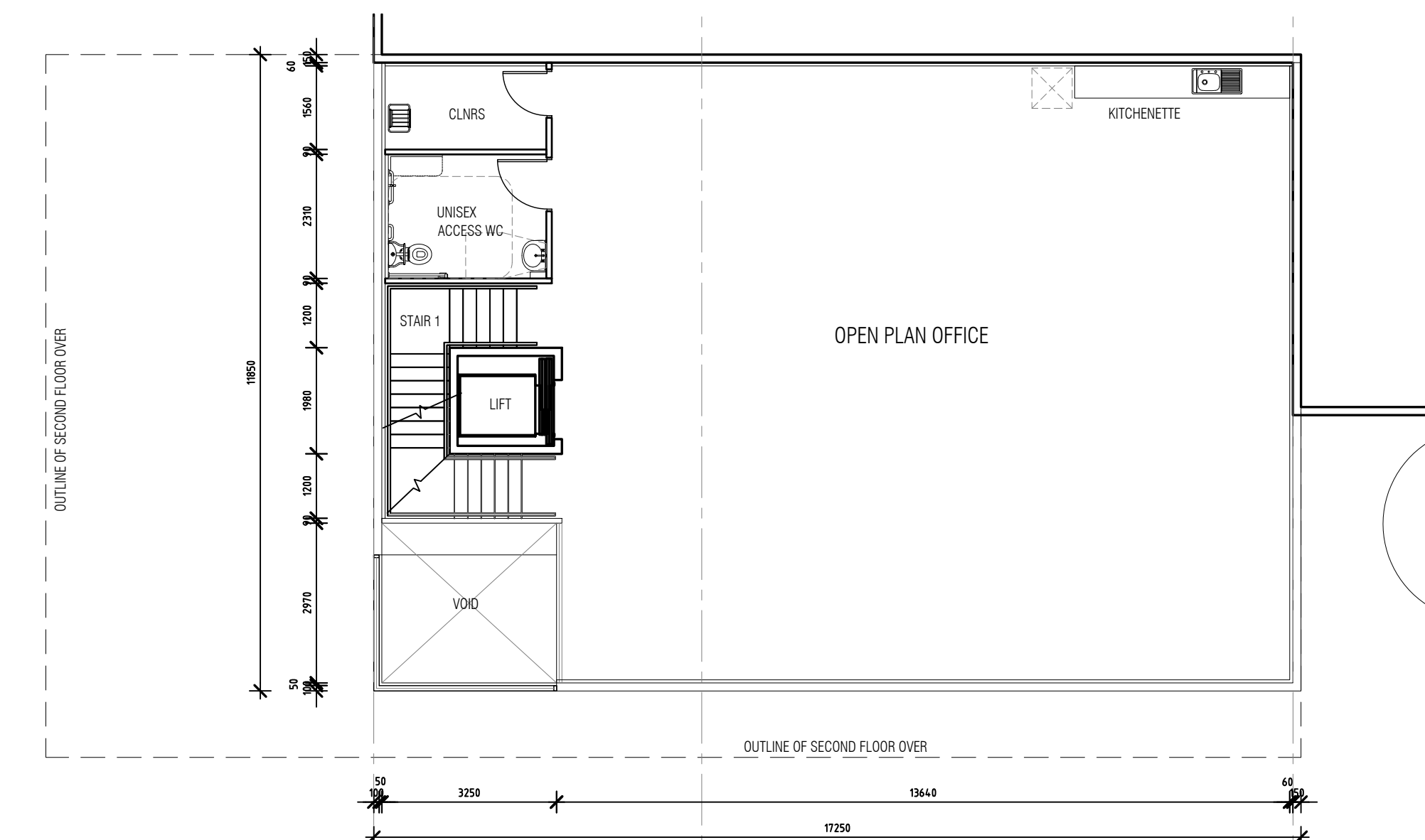




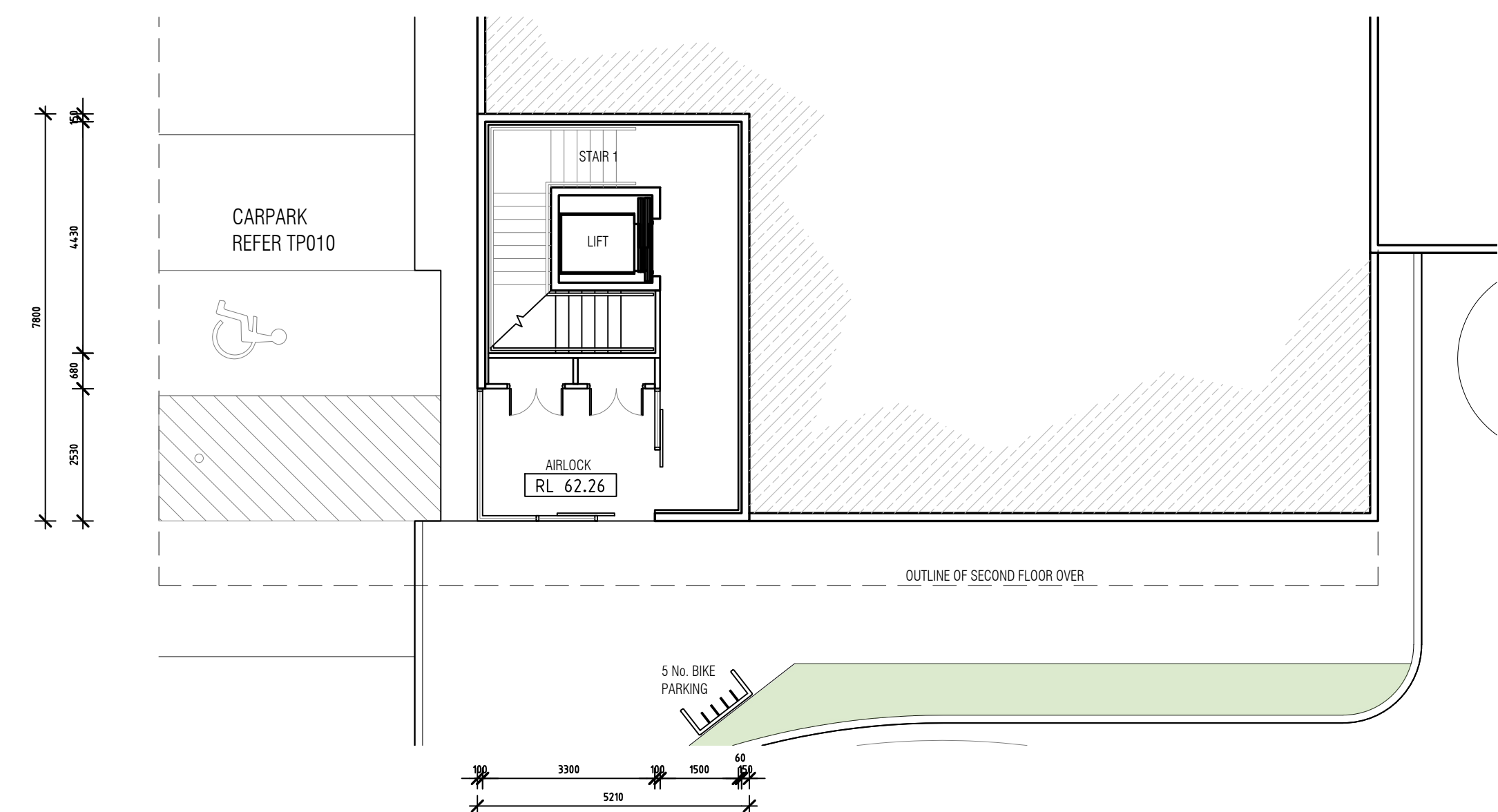
01 WAREHOUSE 4 | GROUND FLOOR PLAN  
SCALE: 1:200



02 OFFICE 4 | SECOND FLOOR PLAN  
SCALE: 1:100



03 OFFICE 4 | FIRST FLOOR PLAN  
SCALE: 1:100



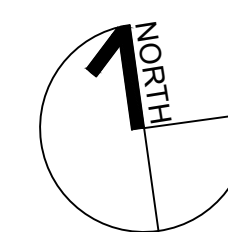
04 OFFICE 4 | GROUND FLOOR PLAN  
SCALE: 1:100

ISSUED FOR TOWN PLANNING

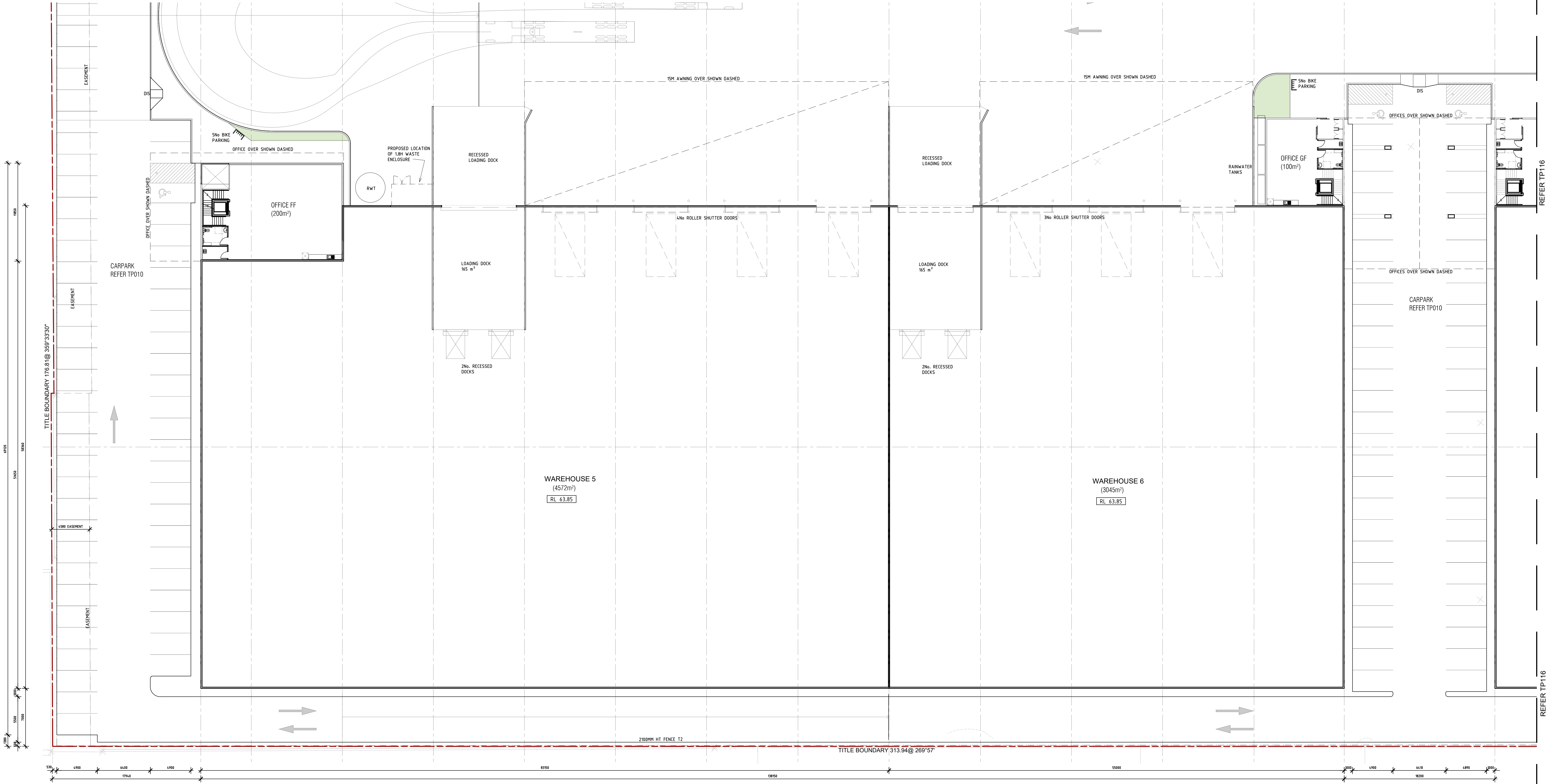
No.	DATE	DESCRIPTION
A	08.05.2020	ISSUED FOR TOWN PLANNING

DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1

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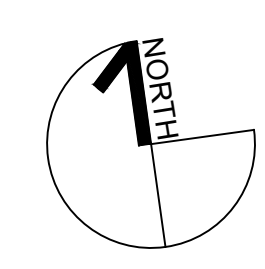


01 WAREHOUSES 5&6 | GROUND FLOOR PLAN  
SCALE: 1:200

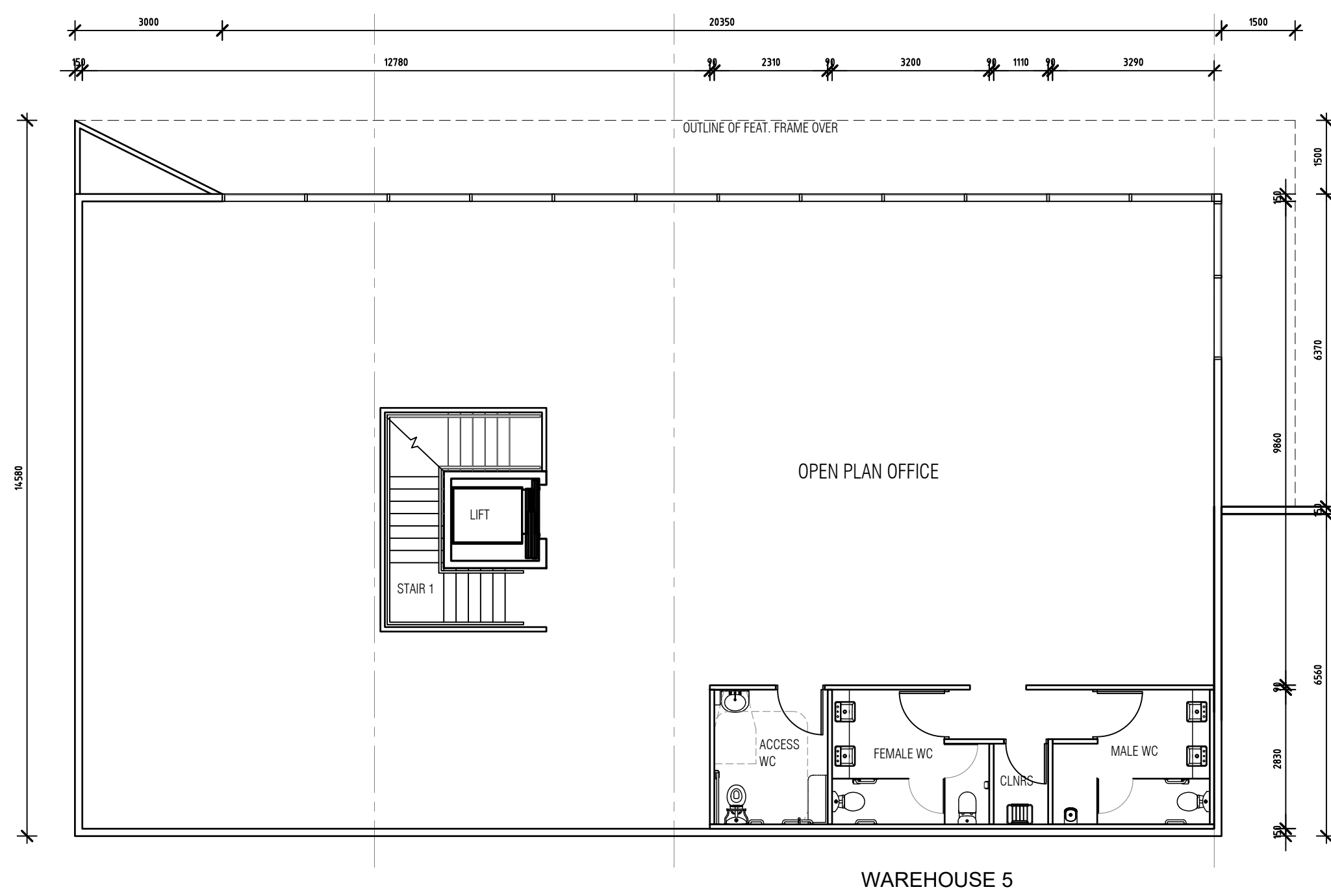
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION

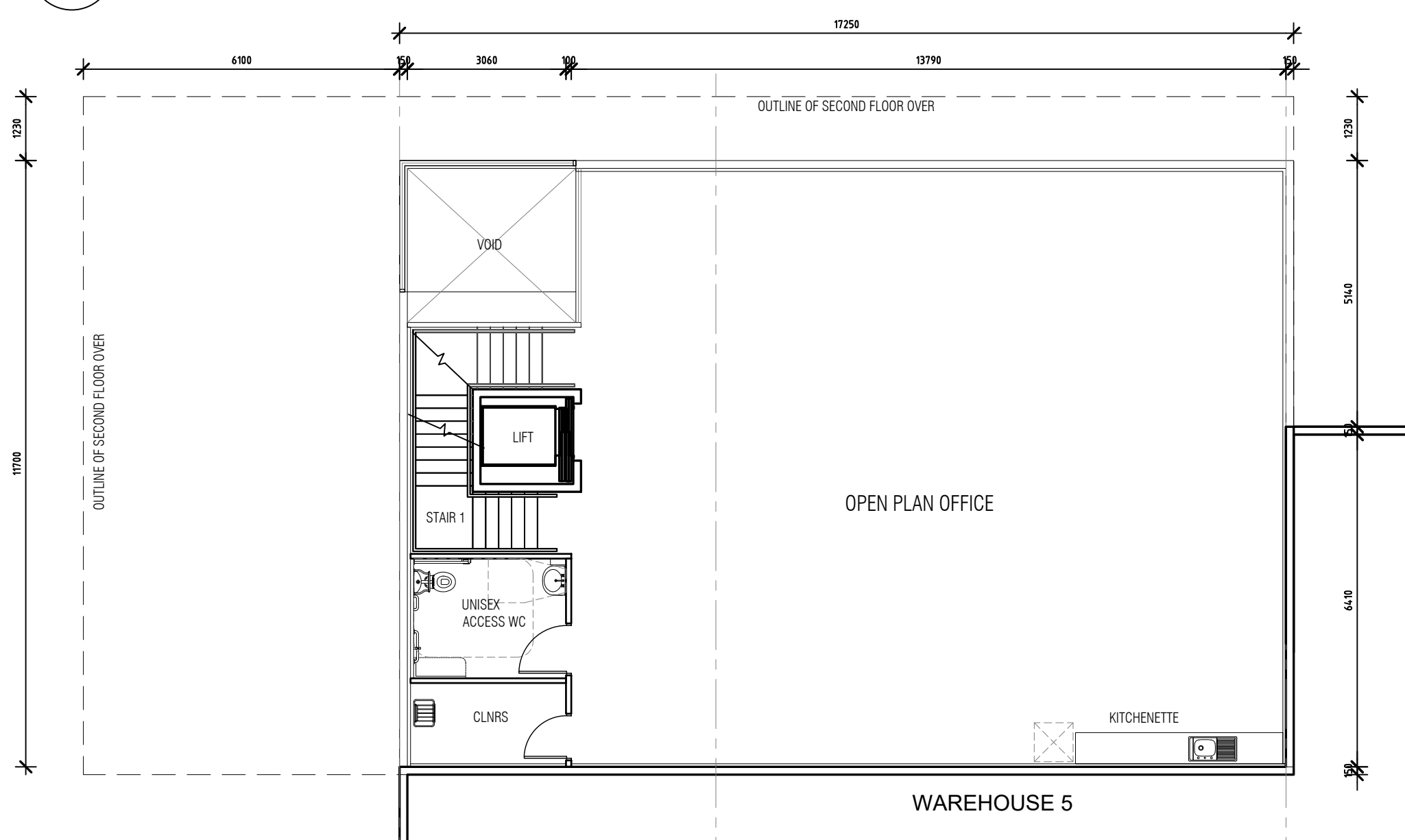
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 No. DATE DESCRIPTION  
 REVISIONS  
 DRAWN BY: DR  
 DATE: JANUARY 2020  
 SCALE: AS SHOWN @ B1



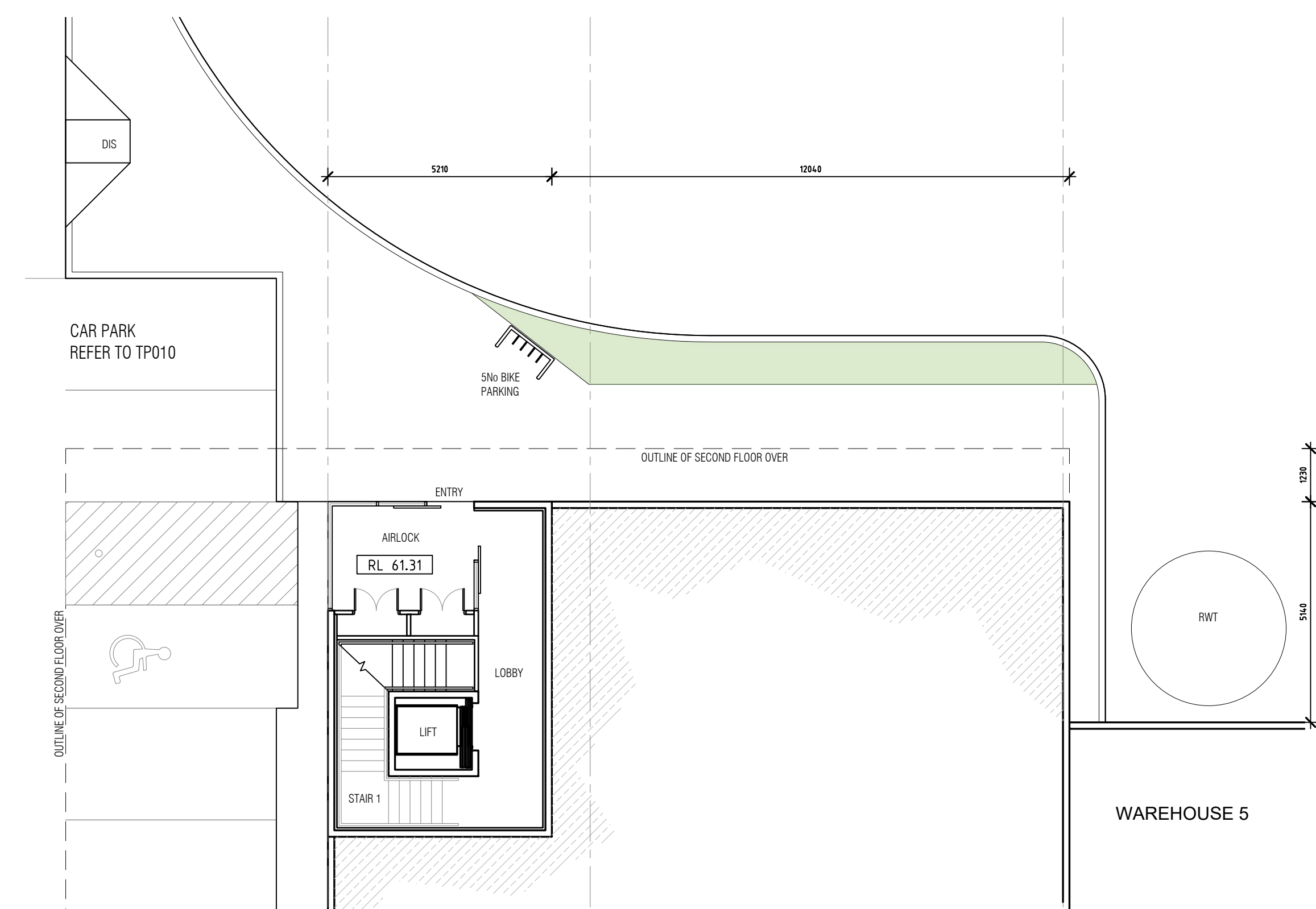




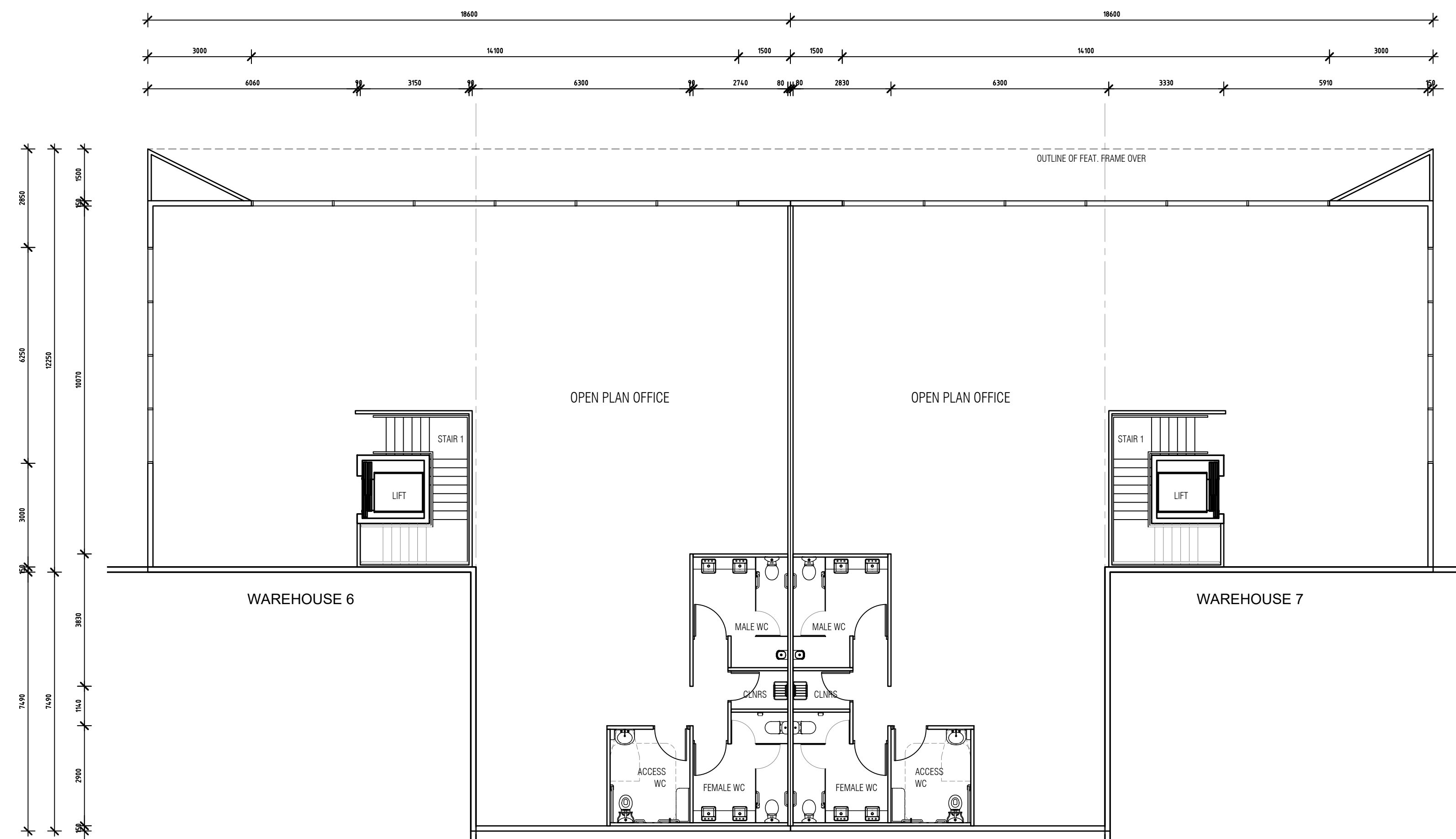
01 OFFICES 5 | SECOND FLOOR PLAN  
SCALE: 1:100



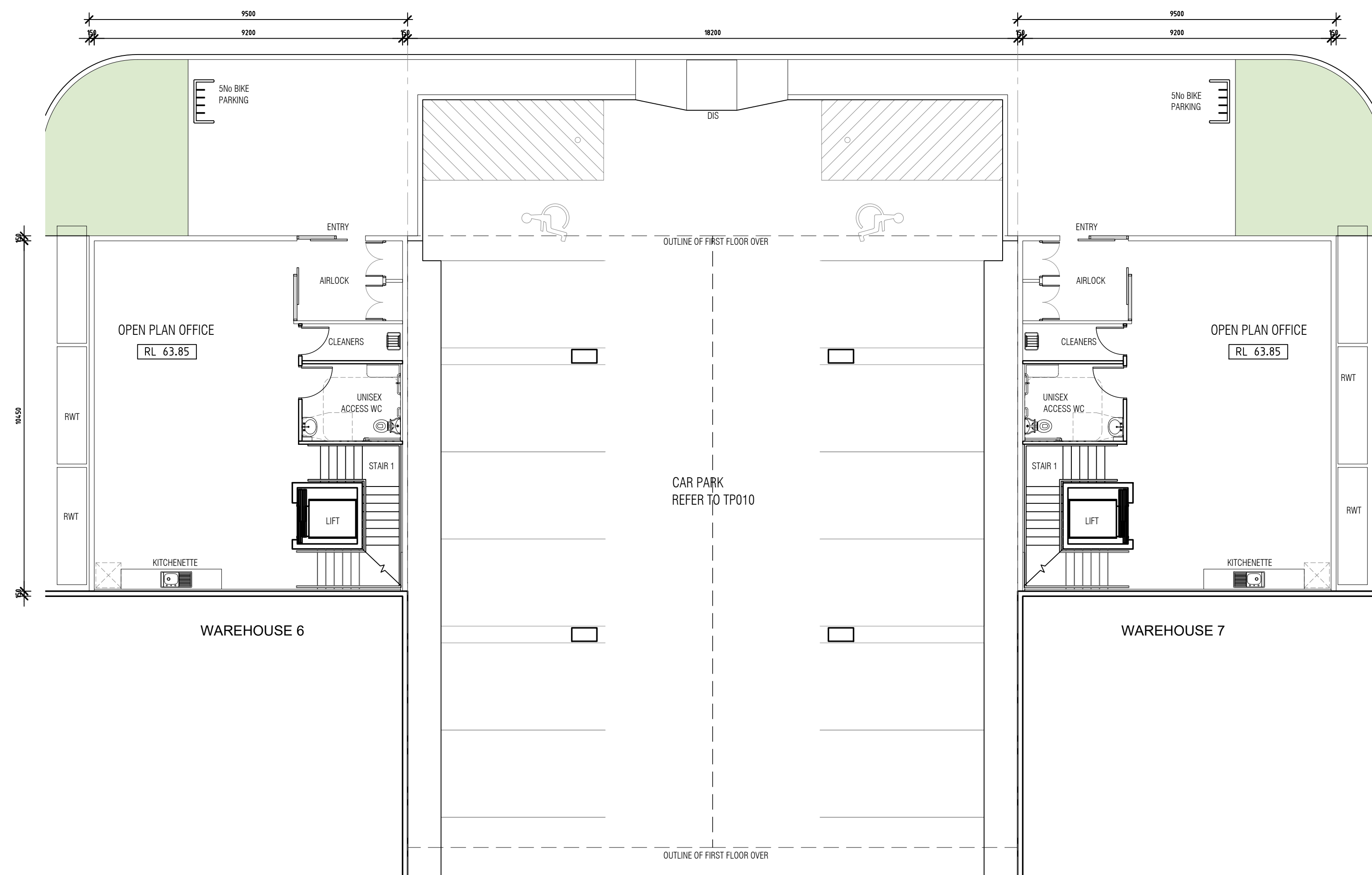
02 OFFICES 5 | FIRST FLOOR PLAN  
SCALE: 1:100



03 OFFICE 5 | GROUND FLOOR PLAN  
SCALE: 1:100



04 OFFICES 6&7 | FF PLAN  
SCALE: 1:100



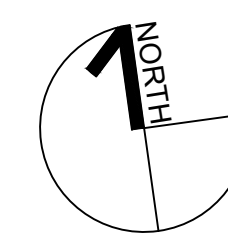
05 OFFICES 6&7 | GF PLAN  
SCALE: 1:100

ISSUED FOR TOWN PLANNING

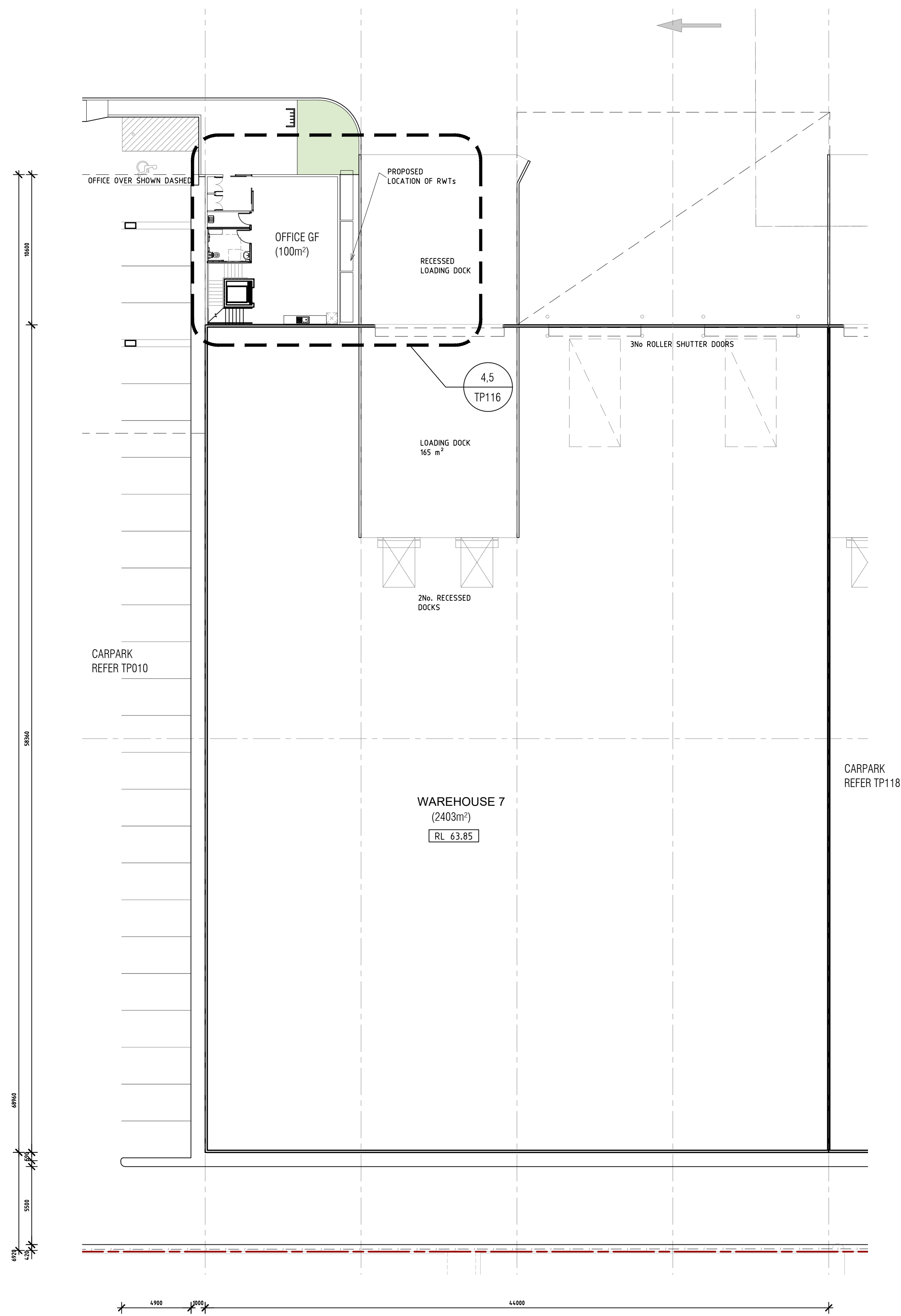
No.	DATE	DESCRIPTION
A	06.05.2020	ISSUED FOR TOWN PLANNING

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01 WAREHOUSE 7 | GROUND FLOOR PLAN  
SCALE: 1:200

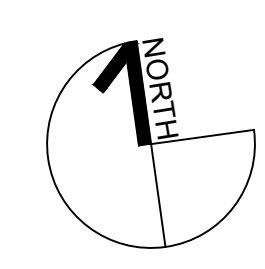
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
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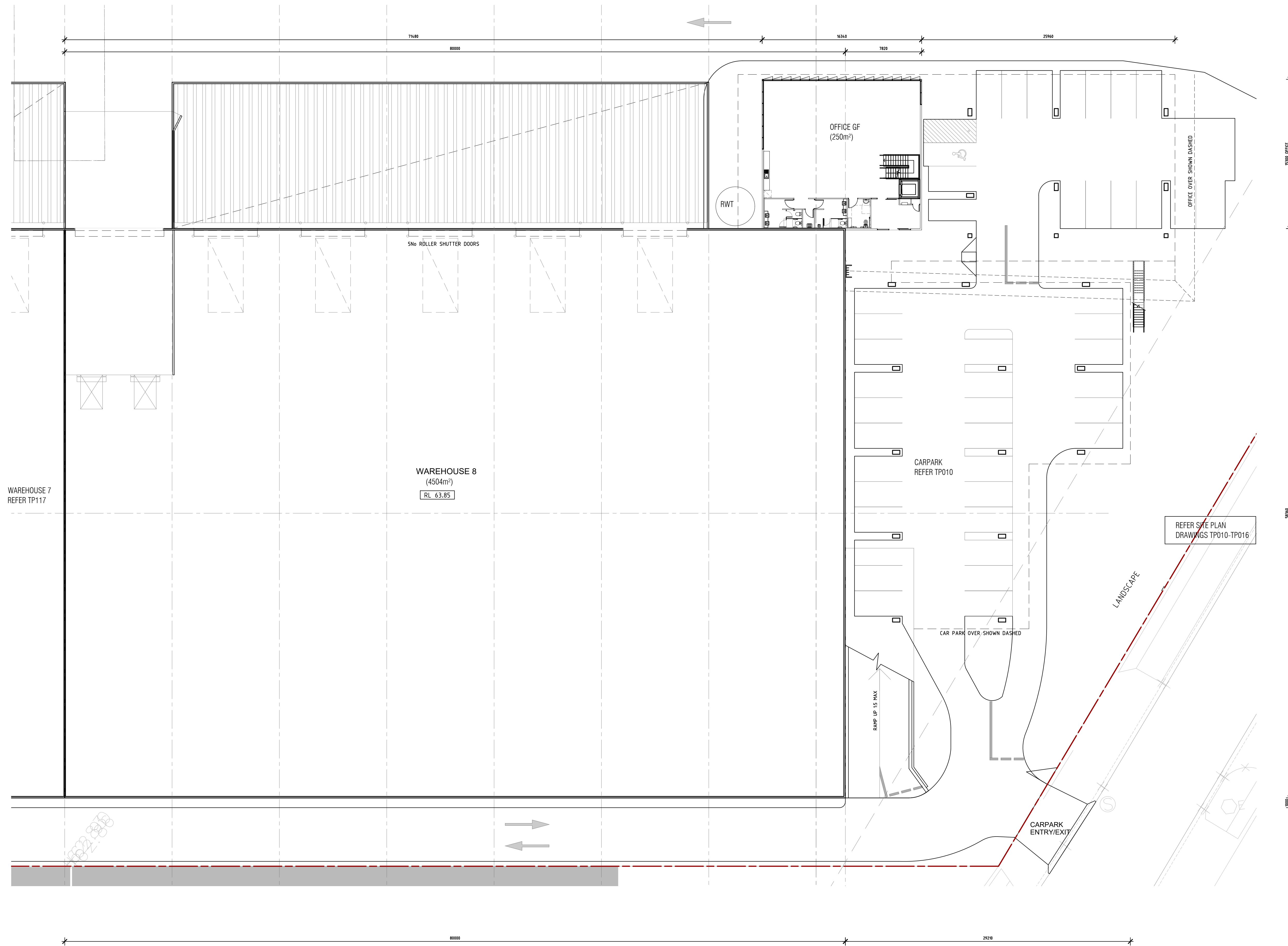
No.	DATE	DESCRIPTION

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DATE: JANUARY 2020  
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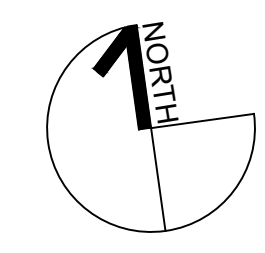
No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
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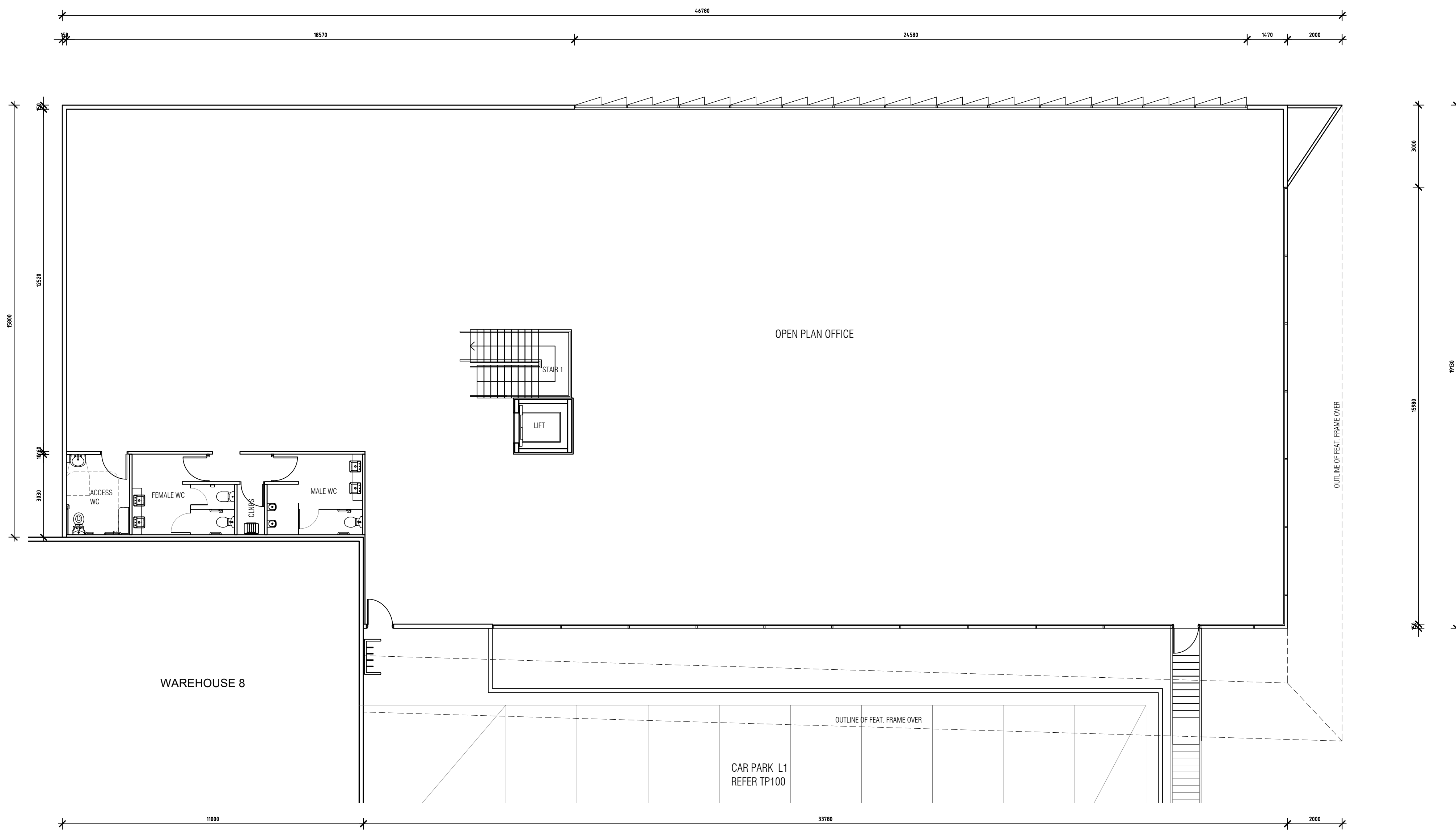
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 DATE: JANUARY 2020  
 SCALE: AS SHOWN @ B1

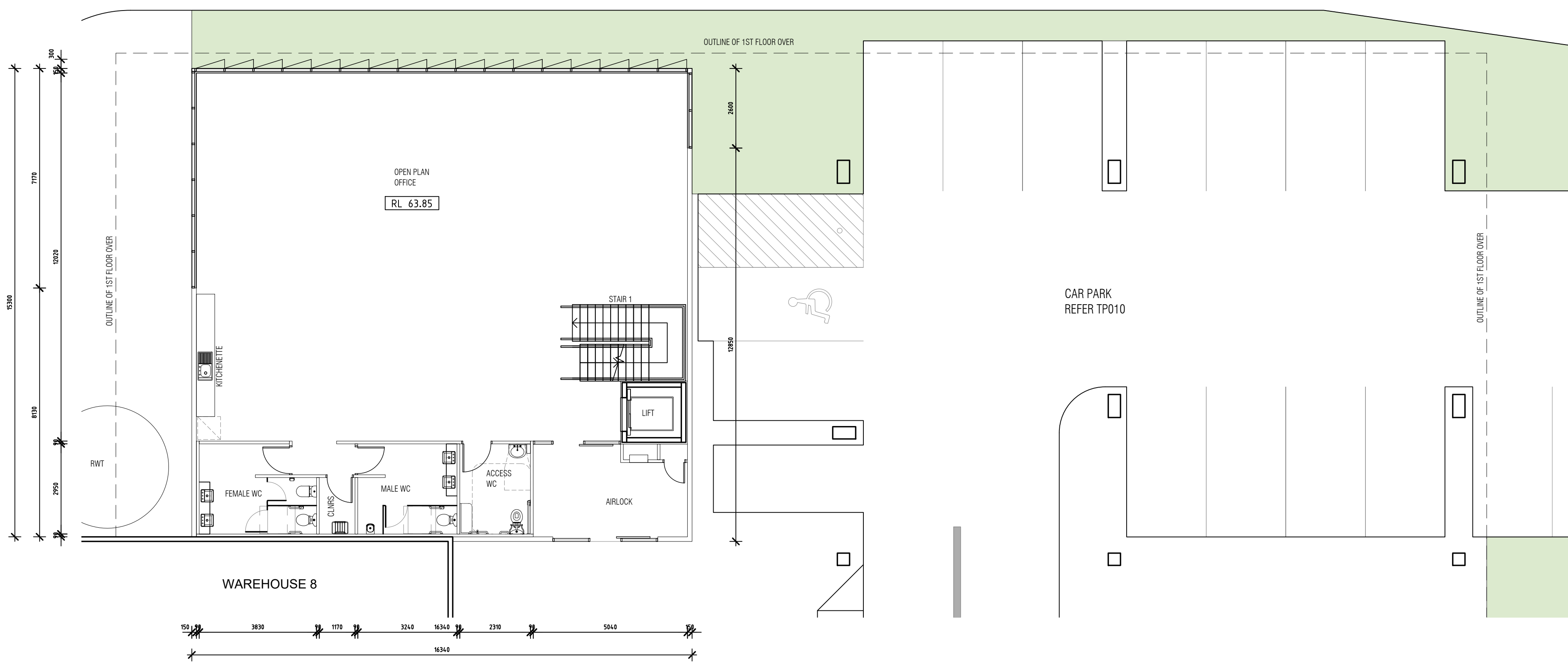
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02 OFFICE 8 | FIRST FLOOR PLAN  
SCALE: 1:100



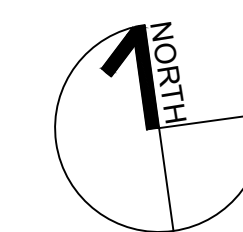
01 OFFICE 8 | GROUND FLOOR PLAN  
SCALE: 1:100

ISSUED FOR TOWN PLANNING

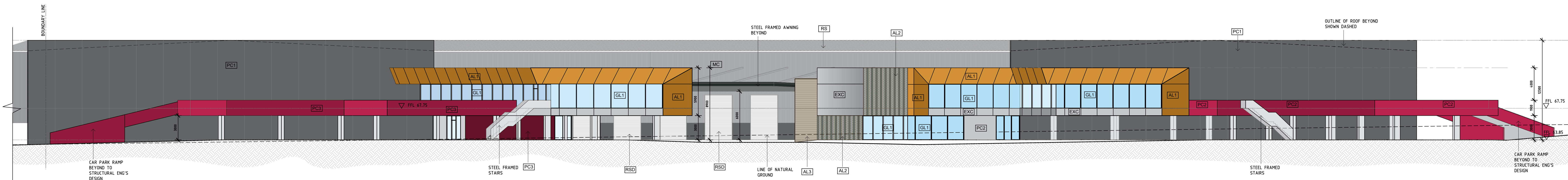
No.	DATE	DESCRIPTION
A	08.05.2020	ISSUED FOR TOWN PLANNING

DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1

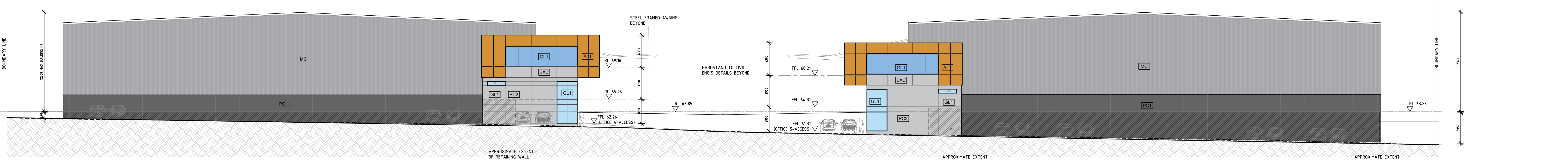
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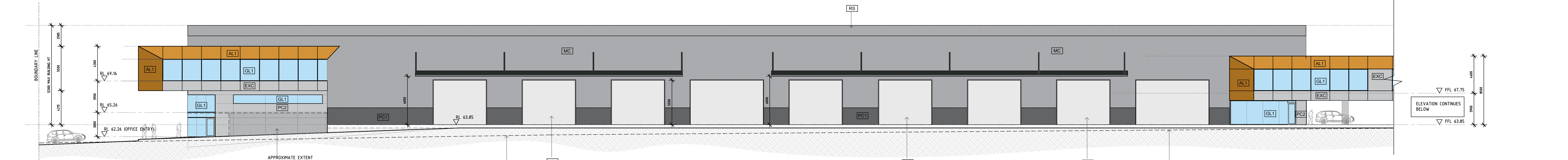




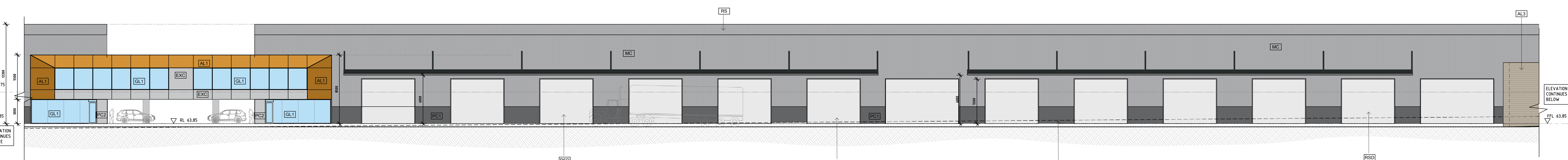
02 EAST ELEVATION (FRONTAGE VIEW)  
SCALE: 1:200



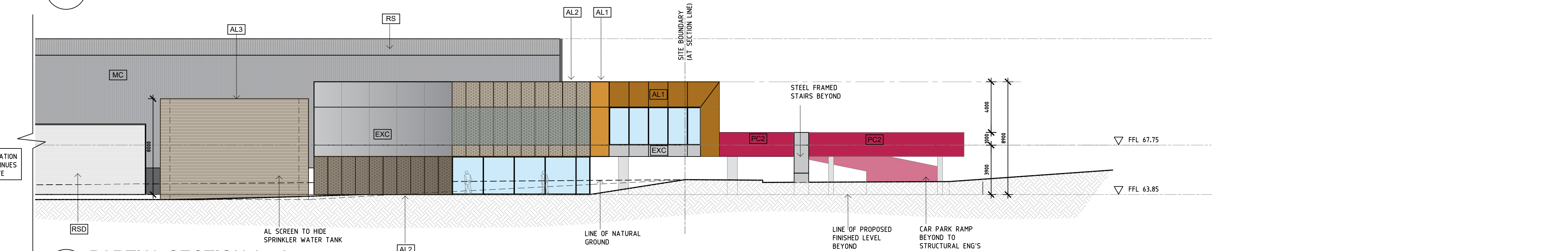
03 WEST ELEVATION  
SCALE: 1:200



01.1 PARTIAL SECTION A - A  
SCALE: 1:200



01.2 PARTIAL SECTION A - A  
SCALE: 1:200



01.3 PARTIAL SECTION A - A  
SCALE: 1:200

FINISHES LEGEND

PC1	PRECAST CONCRETE PANEL PAINT FINISH 'DARK GREY'	AL1	NCC COMPLIANT 'TIMBER LOOK' FACADE PANELS
PC2	PRECAST CONCRETE PANEL OFF FORM CONCRETE CLASS 2	AL2	SELECTED PERFORATED METAL DECORATIVE SCREEN. ANODIZED FINISH
PC3	PRECAST CONCRETE PANEL PAINT FINISH FEATURE COLOUR	AL3	AL HORIZONTAL SLAT SCREEN TO HIDE SPRINKLER WATER TANK POWDER COAT FINISH 'BROWN'
MC	METAL WALL CLADDING 'LIGHT GREY'	GL1	GLAZING AS PER SECTION J REQUIREMENTS
RS	METAL ROOF SHEETING 'ZINCALUME'	ES	EXPOSED STEEL FRAMING TO AWNINGS. PAINT FINISH 'DARK GREY'
RSD	RSD COLORBOND FINISH 'LIGHT GREY'		
EXC	PRE-FINISHED FIBRE CEMENT CLADDING 'CONCRETE LOOK'		

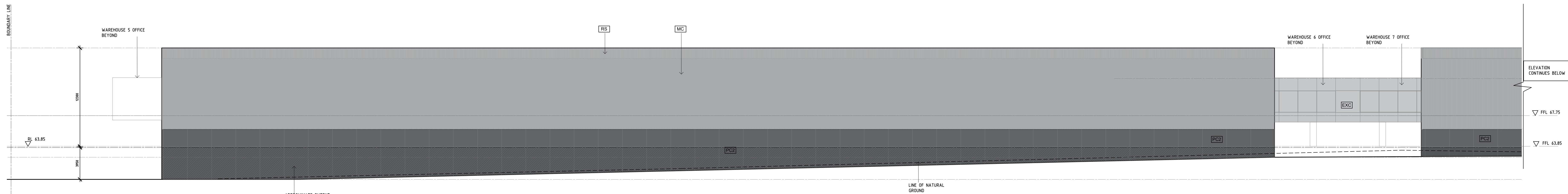
ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
C	06.05.2020	ISSUED FOR TOWN PLANNING
B	03.04.2020	ISSUED FOR TOWN PLANNING
A	01.04.2020	ISSUED FOR TOWN PLANNING

REVISIONS  
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DATE: JANUARY 2020  
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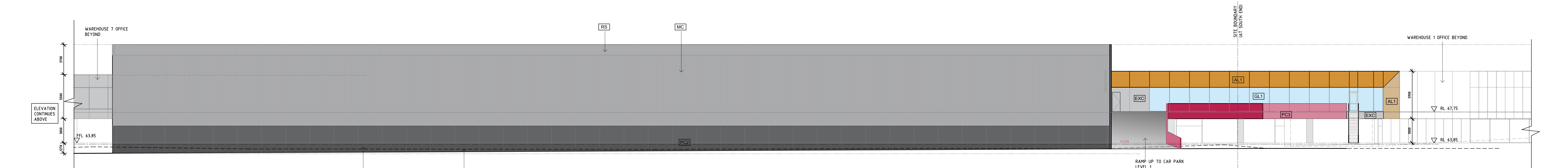


01 SOUTH ELEVATION PART I  
SCALE: 1:200

APPROXIMATE EXTENT OF RETAINING WALL SHOWN HATCHED

LINE OF NATURAL GROUND

ELEVATION CONTINUES BELOW  
▽ FFL 67.75  
▽ FFL 63.85



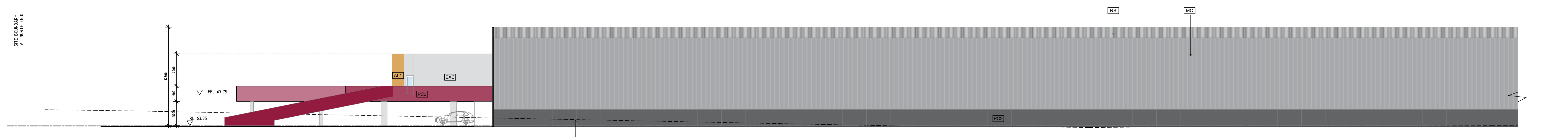
02 SOUTH ELEVATION PART II  
SCALE: 1:200

APPROXIMATE EXTENT OF RETAINING WALL SHOWN HATCHED

LINE OF NATURAL GROUND

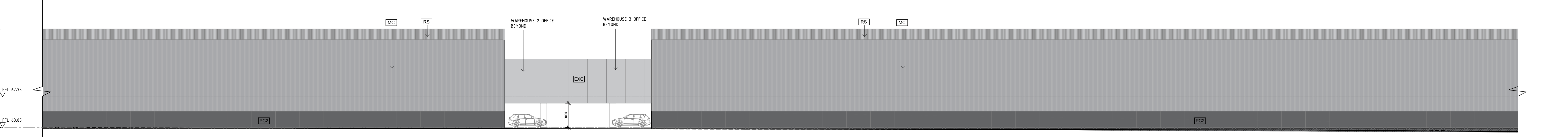
RAMP UP TO CAR PARK LEVEL 1

ELEVATION CONTINUES ABOVE  
▽ RL 67.75  
▽ RL 63.85



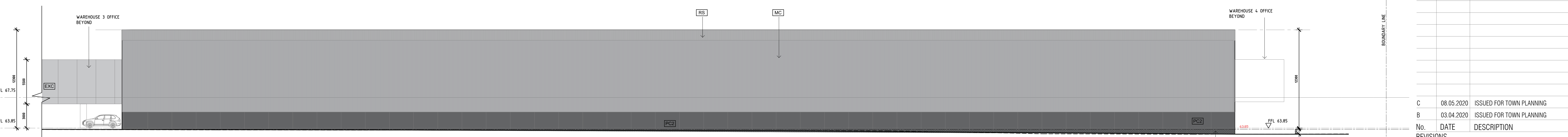
03 NORTH ELEVATION PART I  
SCALE: 1:200

LINE OF NATURAL GROUND



04 NORTH ELEVATION PART II  
SCALE: 1:200

APPROXIMATE EXTENT OF RETAINING WALL SHOWN HATCHED



05 NORTH ELEVATION PART III  
SCALE: 1:200

APPROXIMATE EXTENT OF RETAINING WALL SHOWN HATCHED

ISSUED FOR TOWN PLANNING

No.	DATE	DESCRIPTION
C	08.05.2020	ISSUED FOR TOWN PLANNING
B	03.04.2020	ISSUED FOR TOWN PLANNING

REVISIONS  
DRAWN BY: DR  
DATE: JANUARY 2020  
SCALE: AS SHOWN @ B1





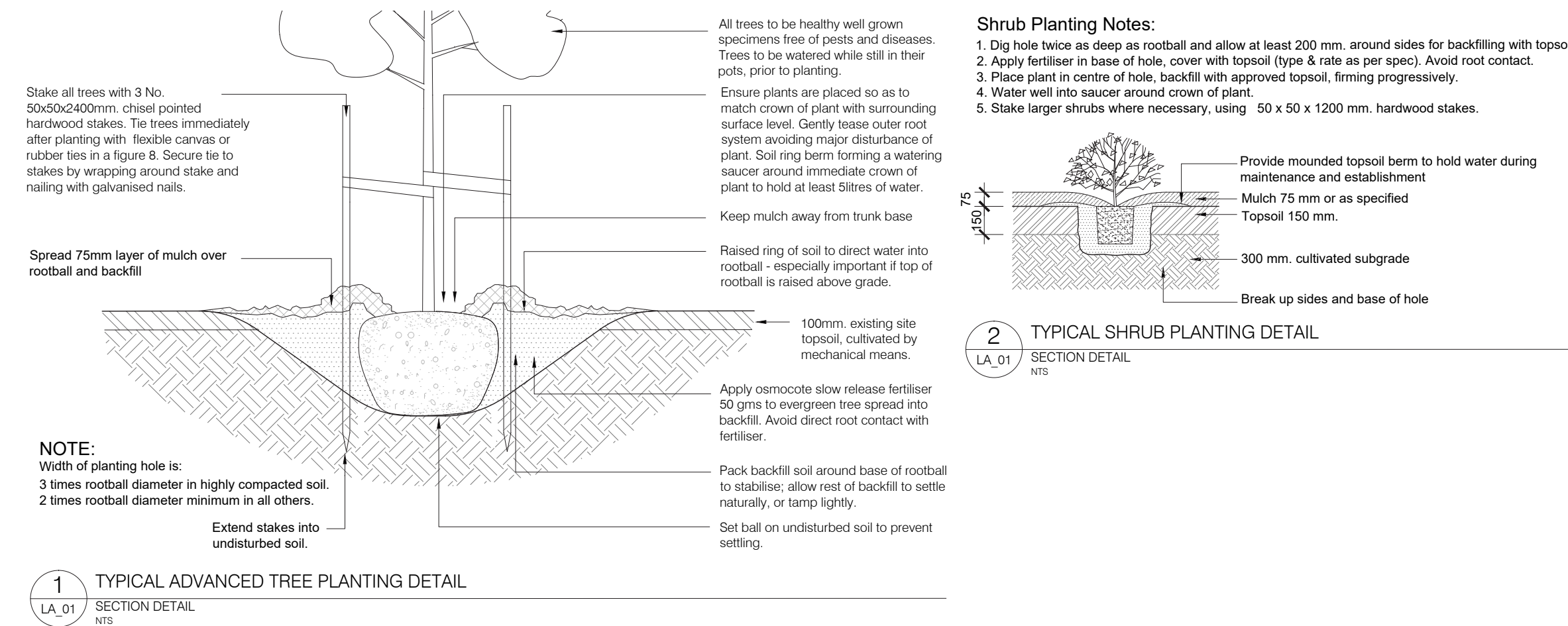
**LEGEND**

- EXISTING TREE TO BE PROTECTED AND RETAINED WITH MULCH
- PROPOSED TREE
- TREE REMOVED
- PLANTING - GROUND FLOOR
- PLANTING - FIRST FLOOR
- GREEN WALL
- PAVING
- ASPHALT TYPE 1
- ASPHALT TYPE 2
- EXISTING FOOTPATH
- EXISTING VERGE / TURF
- FENCE TYPE 1
- FENCE TYPE 2 / ACCESS GATES

**PLANTING SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	INSTALLATION SIZE	SPACING	MATURE SIZE (H x W)	QUANTITY
<b>PROPOSED TREES</b>						
EUC sid	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	45L pot, min 2.5m. high, 30mm caliper	as shown	15m x 6-10m	10
COR cit	<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon Scented Gum	45L pot, min 2.5m. high, 30mm caliper	as shown	7m x 5m	10
ELA ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	45L pot, min 2.5m. high, 30mm caliper	as shown	8m x 3m	9
<b>PLANTING MIX - GROUND FLOOR - GROUNDCOVERS (to be selected from)</b>						
CAR gla	<i>Carpobrotus glaucescens</i>	Pigface	140mm	4 per m <sup>2</sup>	30cm x 2m	
ERE gla	<i>Eremophila glabra</i> prostrate	Emu Bush	140mm	4 per m <sup>2</sup>	30cm x 3m	
HAR vio	<i>Hardenbergia violaceae</i> 'Sea of Purple'	Native Wisteria	140mm	4 per m <sup>2</sup>	30cm x 3m	
HIB sca	<i>Hibbertia scandens</i>	Snake Vine	140mm	4 per m <sup>2</sup>	30cm x 2m	
MYO par	<i>Myoporum parvifolium</i> alba	Creeping Boobialla	140mm	4 per m <sup>2</sup>	10cm x 2m	
VIO hed	<i>Viola hederacea</i>	Native Violet	140mm	4 per m <sup>2</sup>	20cm x 1m	
<b>PLANTING MIX - GROUND FLOOR - SHRUBS (to be selected from)</b>						
ACA cog	<i>Acacia cognata</i> 'LimeLight'	Bower of Beauty Wattle	200mm	2 per m <sup>2</sup>	1m x 1m	
ACA hon	<i>Acacia howittii</i> 'Honey Bun'	Sticky Wattle	200mm	2 per m <sup>2</sup>	1.5m x 1.5m	
CAL vim	<i>Callistemon viminalis</i> 'Green John'	Dwarf Bottlebrush	200mm	2 per m <sup>2</sup>	1m x 60cm	
DIA tas	<i>Dianella tasmanica</i> 'Tas Red'	Flax Lilly	200mm	2 per m <sup>2</sup>	45cm x 50cm	
GRE ros	<i>Grevillea rosmarinifolia</i> 'Crimson Villea'	Spider Flower	200mm	2 per m <sup>2</sup>	80cm x 80cm	
LEU bro	<i>Leucophyta brownii</i>	Silver Cushion Bush	200mm	2 per m <sup>2</sup>	1m x 1m	
LOM tan	<i>Lomandra longifolia</i> 'Tanika'	Spiny Headed Mat Rush	200mm	2 per m <sup>2</sup>	70cm x 60cm	
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	200mm	2 per m <sup>2</sup>	1.5m x 1.5m	
<b>PLANTING MIX - FIRST FLOOR / GREEN WALL</b>						
CAS gla	<i>Casuarina glauca</i>	Cousin it	200mm	3 per m <sup>2</sup>	10cm x 1m	
DIC arg	<i>Dichondra argentea</i>	Silver Falls	200mm	3 per m <sup>2</sup>	10cm x 2m	
SCA aem	<i>Scaevola aemula</i> 'Mauve Carpet'	Fan Flower	200mm	3 per m <sup>2</sup>	15cm x 1.5m	
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	3 per m <sup>2</sup>	40cm x 6m	

**DETAILS**





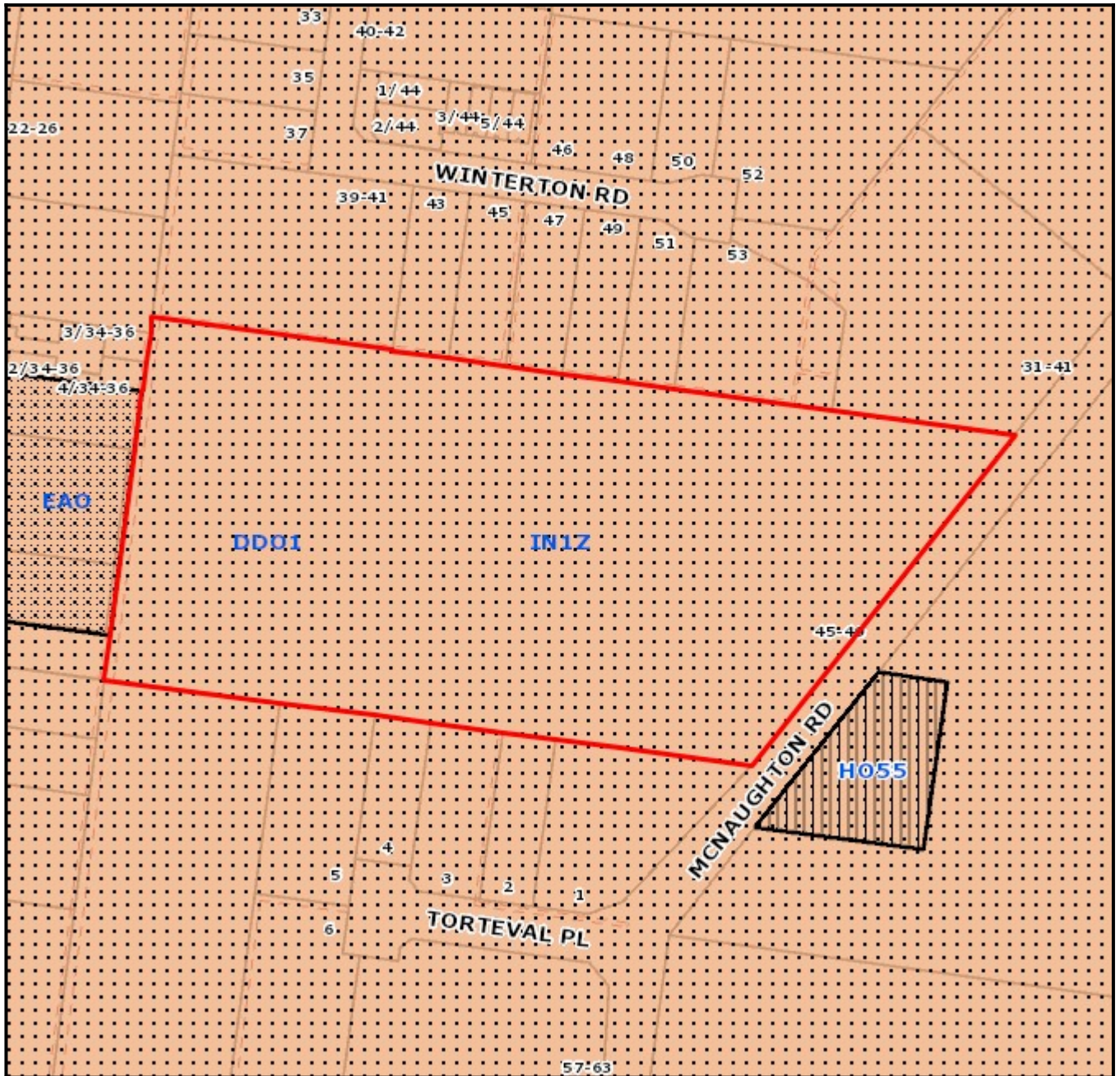
Attachment 2: 45-49 McNaughton Road, Clayton







# Planning Overlays and Zones



## Legend

### Planning Zones


### Planning Overlays


1:3000

**Address:** 45-49 McNaughton Road CLAYTON VIC 3168

**Area:** 64780 sqm

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