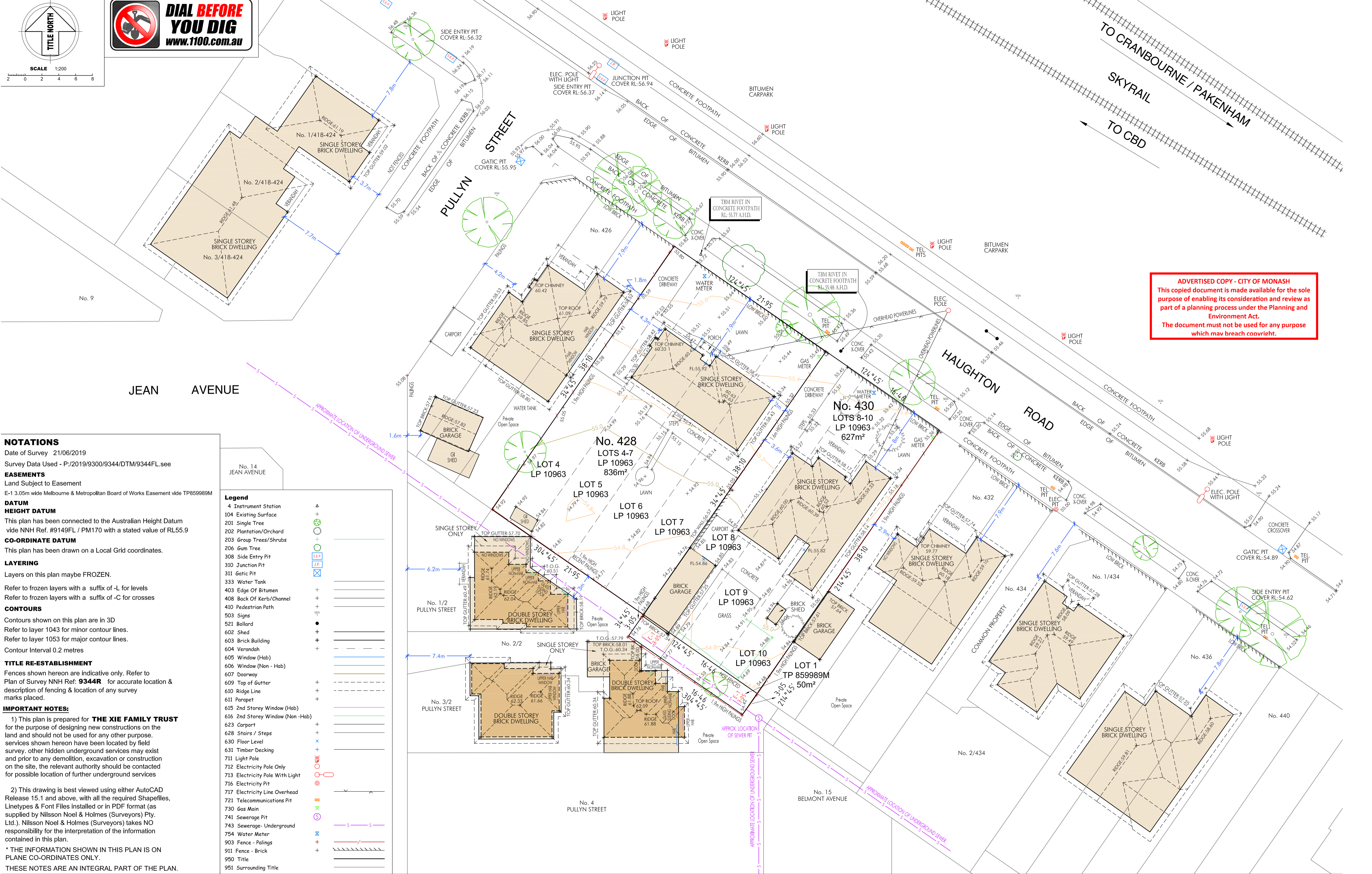
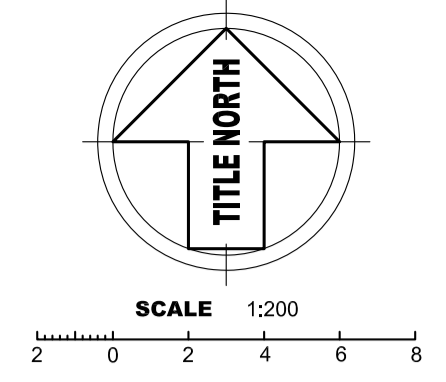


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DRAWING REGISTER	
No-Rev.	Name
	COVER SHEET
110U	FEATURE SURVEY PLAN
111U	SITE CONTEXT
200U	BASEMENT-2 FLOOR PLAN
201U	BASEMENT-1 FLOOR PLAN
202U	GROUND FLOOR PLAN
203U	LEVEL 1 FLOOR PLAN
204U	LEVEL 2 FLOOR PLAN
205U	LEVEL 3 FLOOR PLAN
206U	ROOF PLAN
301U	DESIGN RESPONSE
302U	DESIGN RESPONSE-GROUND FLOOR PLAN
303U	DESIGN RESPONSE-LEVEL 1
304U	DESIGN RESPONSE-LEVEL 2
305U	DESIGN RESPONSE-LEVEL 3
501U	ELEVATIONS SHEET 1
502U	ELEVATIONS SHEET 2
503U	SECTION DIAGRAMS
801U	SHADOW DIAGRAMS SHEET 1
802U	SHADOW DIAGRAMS SHEET 2
803U	SHADOW IMPACT STUDY
901U	MASSING



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NOTATIONS
 Date of Survey 21/06/2019
 Survey Data Used - P/2019/9300/9344/DTM/9344FL.see

EASEMENTS
 Land Subject to Easement
 E-1 3.05m wide Melbourne & Metropolitan Board of Works Easement vide TP859898M

DATUM
HEIGHT DATUM
 This plan has been connected to the Australian Height Datum vide NNN Ref. #9149FL / PM170 with a stated value of RL55.9

CO-ORDINATE DATUM
 This plan has been drawn on a Local Grid coordinates.

LAYERING
 Layers on this plan maybe FROZEN.
 Refer to frozen layers with a suffix of -L for levels
 Refer to frozen layers with a suffix of -C for crosses

CONTOURS
 Contours shown on this plan are in 3D
 Refer to layer 1043 for minor contour lines.
 Refer to layer 1053 for major contour lines.
 Contour Interval 0.2 metres

TITLE RE-ESTABLISHMENT
 Fences shown hereon are indicative only. Refer to Plan of Survey NNN Ref: **9344R** for accurate location & description of fencing & location of any survey marks placed.

IMPORTANT NOTES:
 1) This plan is prepared for **THE XIE FAMILY TRUST** for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services

2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.

* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
 THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

Legend

4 Instrument Station	▲
104 Existing Surface	+
201 Single Tree	○
202 Plantation/Orchard	○
203 Group Trees/Shrubs	○
206 Gum Tree	○
308 Side Entry Pit	○
310 Junction Pit	○
311 Gatic Pit	○
333 Water Tank	○
403 Edge Of Bitumen	+
408 Back Of Kerb/Channel	+
410 Pedestrian Path	+
503 Signs	+
521 Ballard	+
602 Shed	+
603 Brick Building	+
604 Verandah	+
605 Window (Hab)	+
606 Window (Non - Hab)	+
607 Doorway	+
609 Top of Gutter	+
610 Ridge Line	+
611 Parapet	+
615 2nd Storey Window (Hab)	+
616 2nd Storey Window (Non - Hab)	+
623 Carport	+
628 Stairs / Steps	+
630 Floor Level	+
631 Timber Decking	+
711 Light Pole	○
712 Electricity Pole Only	○
713 Electricity Pole With Light	○
716 Electricity Pit	○
717 Electricity Line Overhead	—
721 Telecommunications Pit	○
730 Gas Main	—
741 Sewerage Pit	○
743 Sewerage- Underground	—
754 Water Meter	○
903 Fence - Palings	+
911 Fence - Brick	+
950 Title	—
951 Surrounding Title	—

Date:	Rev.	Amendments:

SURVEYED BY:	J.N. / J.S.	DATUM:	AHD
DRAWN:	C.F.	DATE:	01/07/2019
CHECKED:	D.J.N.	SCALE:	1:200

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
 Surveyors, Engineers & Town Planners
 A.C.N. 067 949 615
 8A Codrington Street, Cranbourne 3977
 Phone (03) 5996 4133 Fax (03) 5996 6119

THE XIE FAMILY TRUST
 428-430 HAUGHTON ROAD, CLAYTON

N.N.H. REF. NO.	9344
SHEET	1 of 1
REV	-
P/2019/9300/9344/LC	

428-430 Haughton Rd Clayton

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 FEATURE SURVEY PLAN

2018061TP110U

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C



D



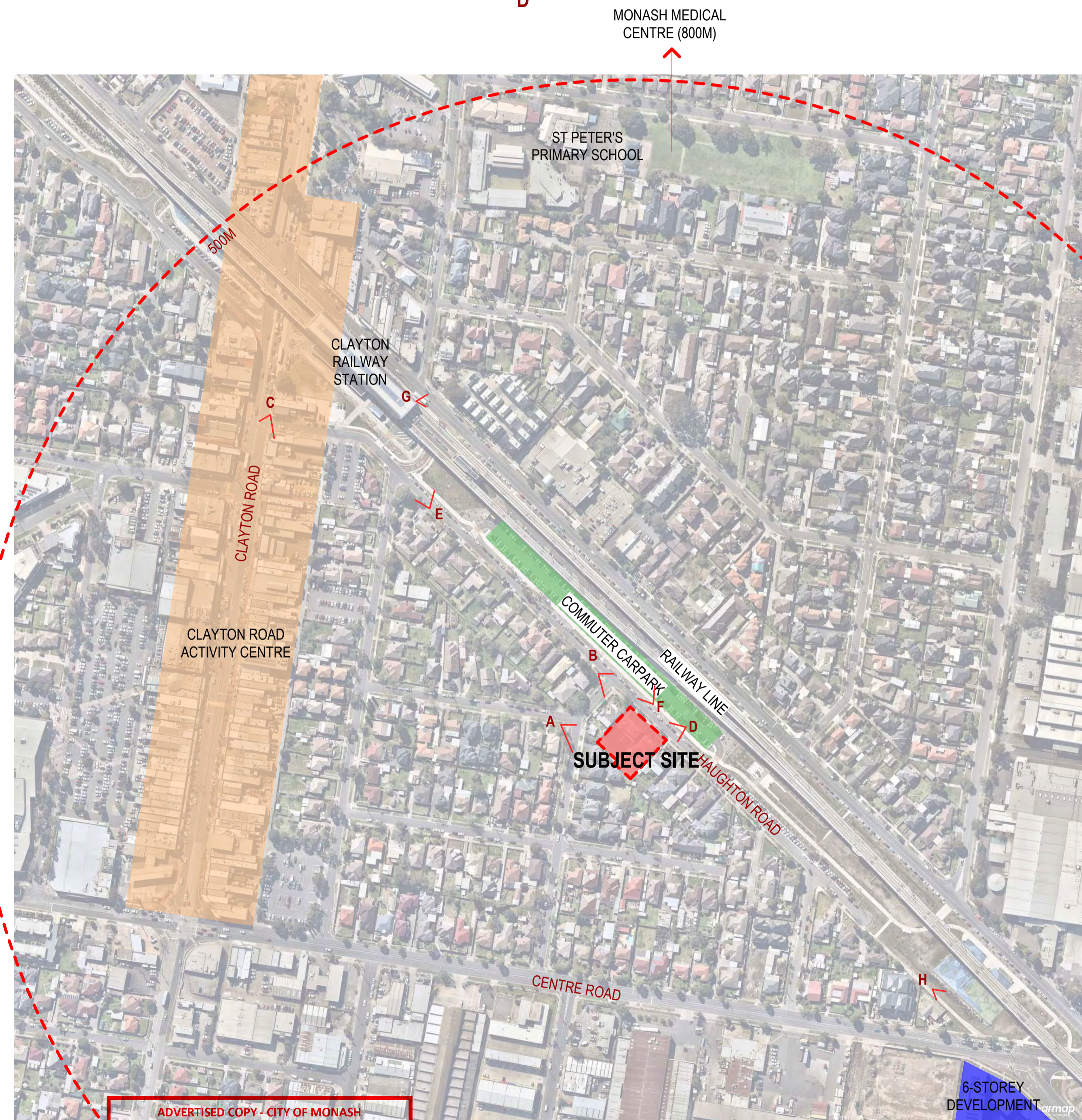
E



F



B



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G



A



H

428-430 Haughton Rd Clayton

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SITE CONTEXT

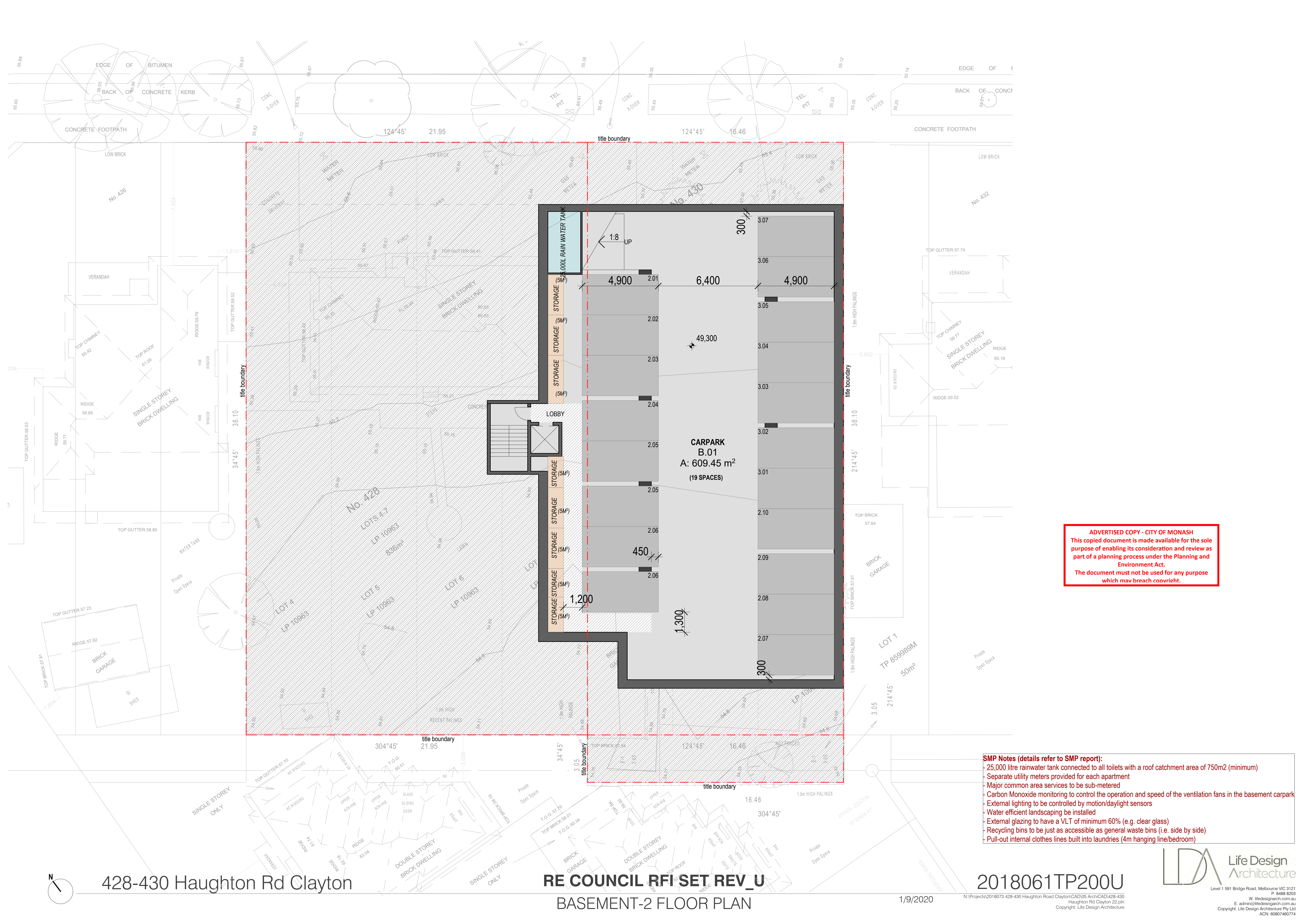
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2018061TP111U



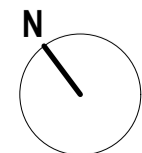
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 - Recycling bins to be just as accessible as general waste bins (i.e. side by side)
 - Pull-out internal clothes lines built into laundries (4m hanging line/bedroom)



428-430 Houghton Rd Clayton

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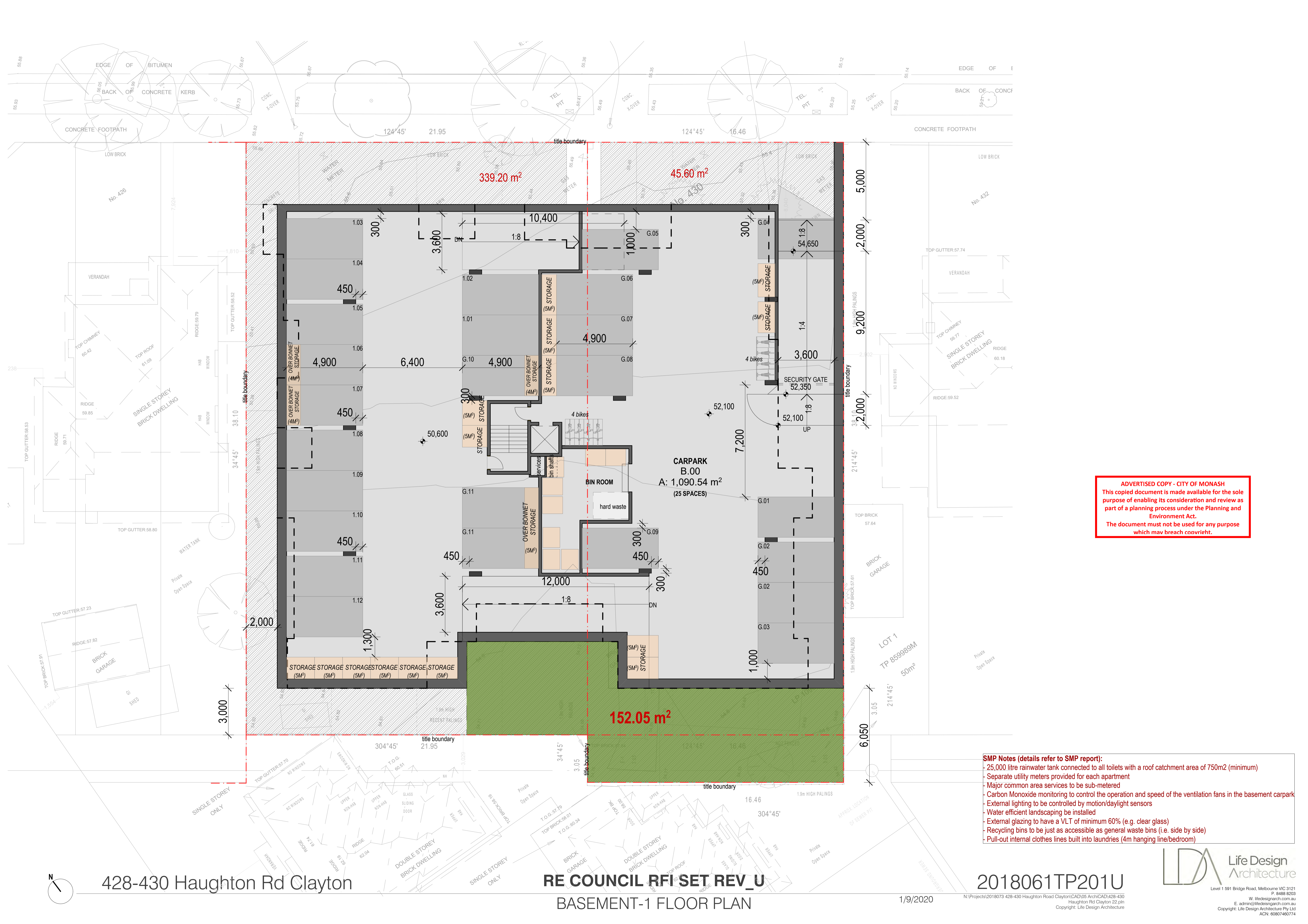
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BASEMENT-2 FLOOR PLAN

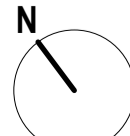
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428-430 Haughton Rd Clayton

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2018061TP201U



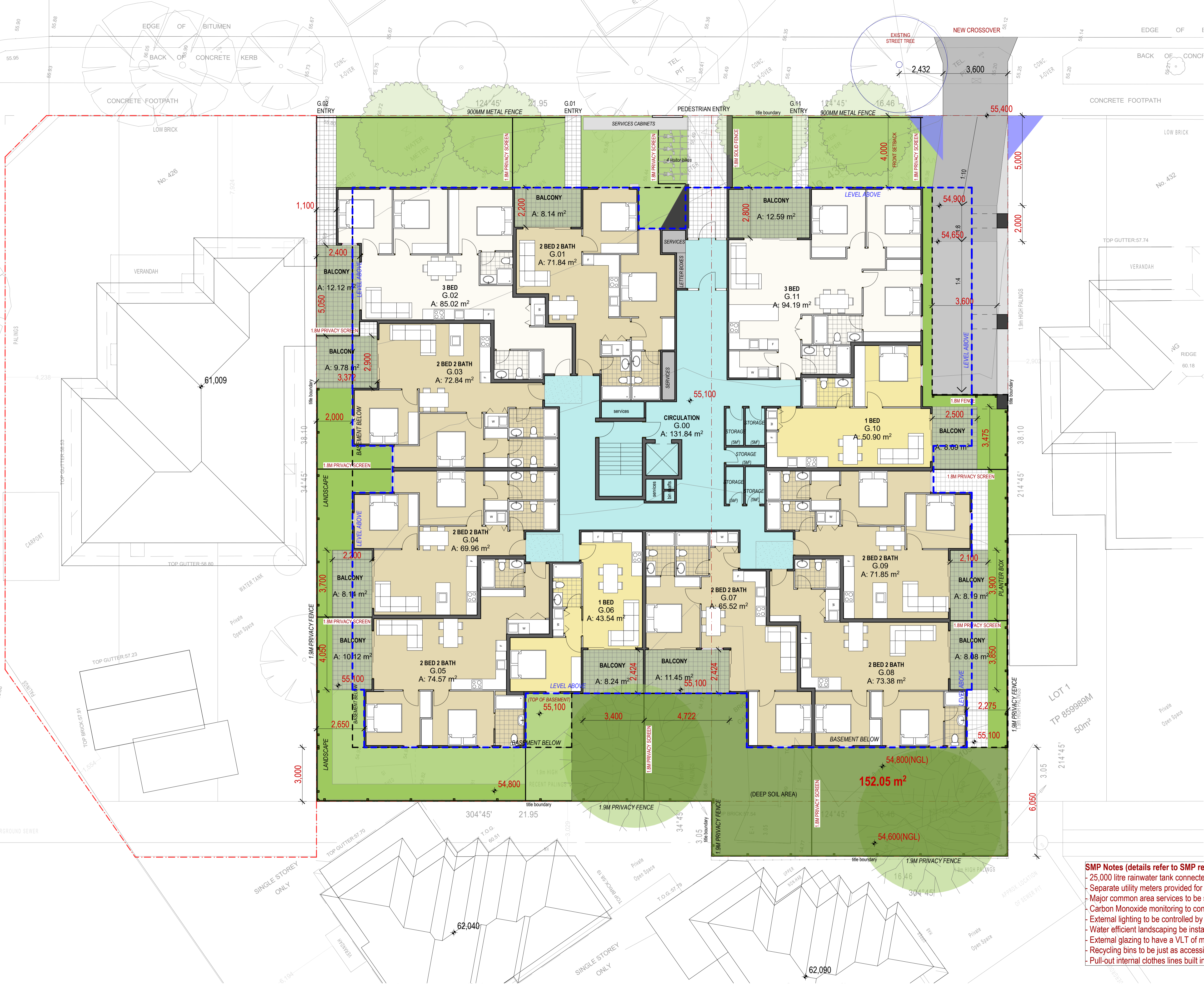
BASEMENT-1 FLOOR PLAN

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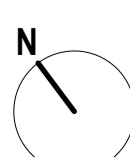
APART TYPE SUMMARY

Type	Quantity
1 BED	4
2 BED	32
3 BED	4
TOTAL	40

AREA SUMMARY

Floor	Zone Name	Area
Basement-2	CARPARK	609.45
		609.45 m²
Basement-1	CARPARK	1,090.54
		1,090.54 m²
Ground	1 BED	94.44
	2 BED 2 BATH	499.96
	3 BED	179.21
	BALCONY	105.54
	CIRCULATION	131.84
		1,010.99 m²
Level 1	1 BED	95.35
	2 BED 2 BATH	721.12
	BALCONY	99.36
	CIRCULATION	97.00
		1,012.83 m²
Level 2	2 BED 1 BATH	376.20
	2 BED 2 BATH	135.09
	3 BED	185.83
	BALCONY	88.55
	CIRCULATION	80.92
		866.59 m²
Level 3	2 BED 1 BATH	127.88
	2 BED 2 BATH	329.99
	BALCONY	58.81
	CIRCULATION	51.74
		568.42 m²
	5,158.82 m²	

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428-430 Houghton Rd Clayton

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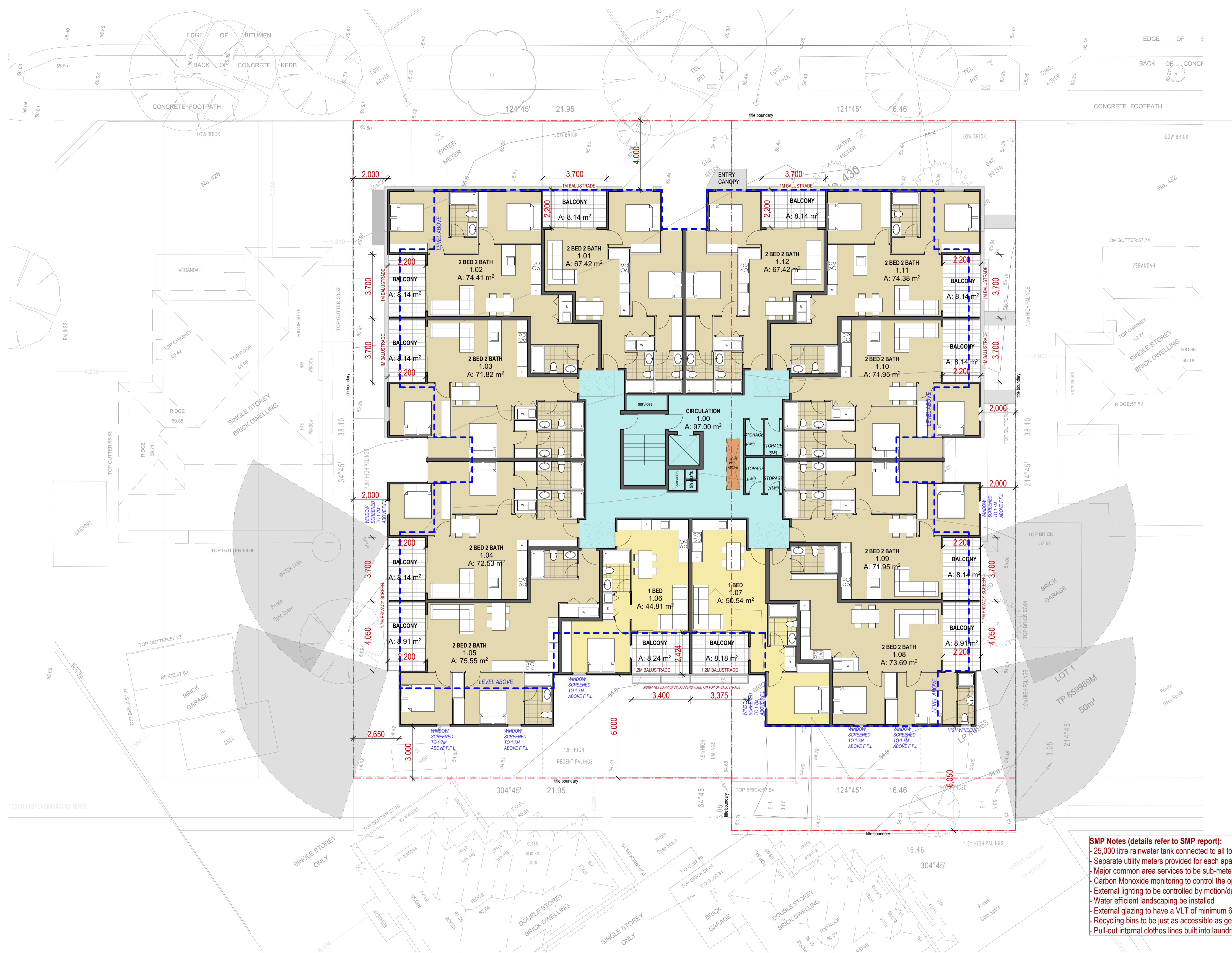
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GROUND FLOOR PLAN

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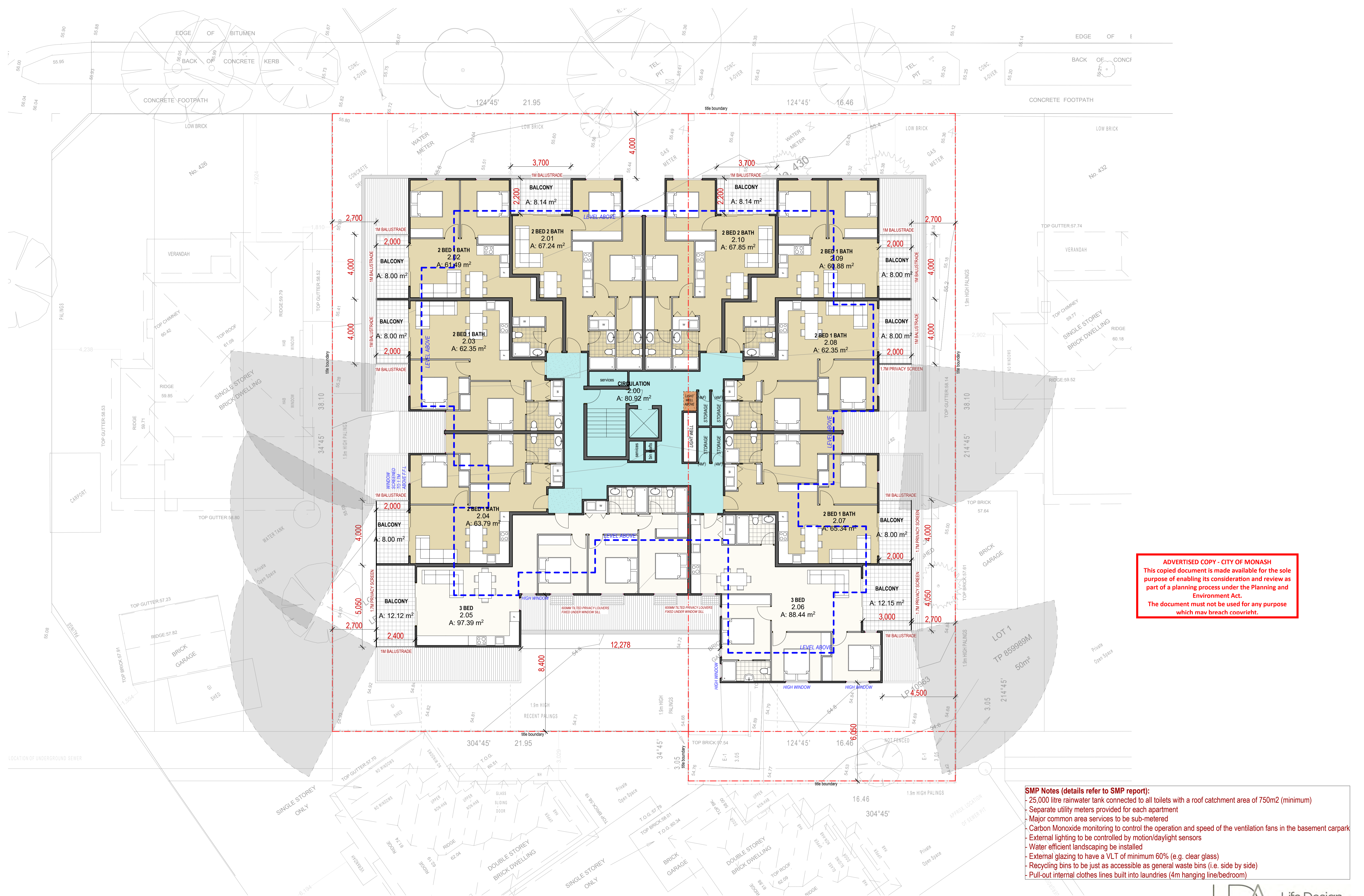
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LEVEL 1 FLOOR PLAN

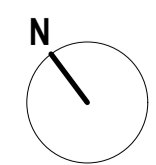
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428-430 Houghton Rd Clayton

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LEVEL 2 FLOOR PLAN

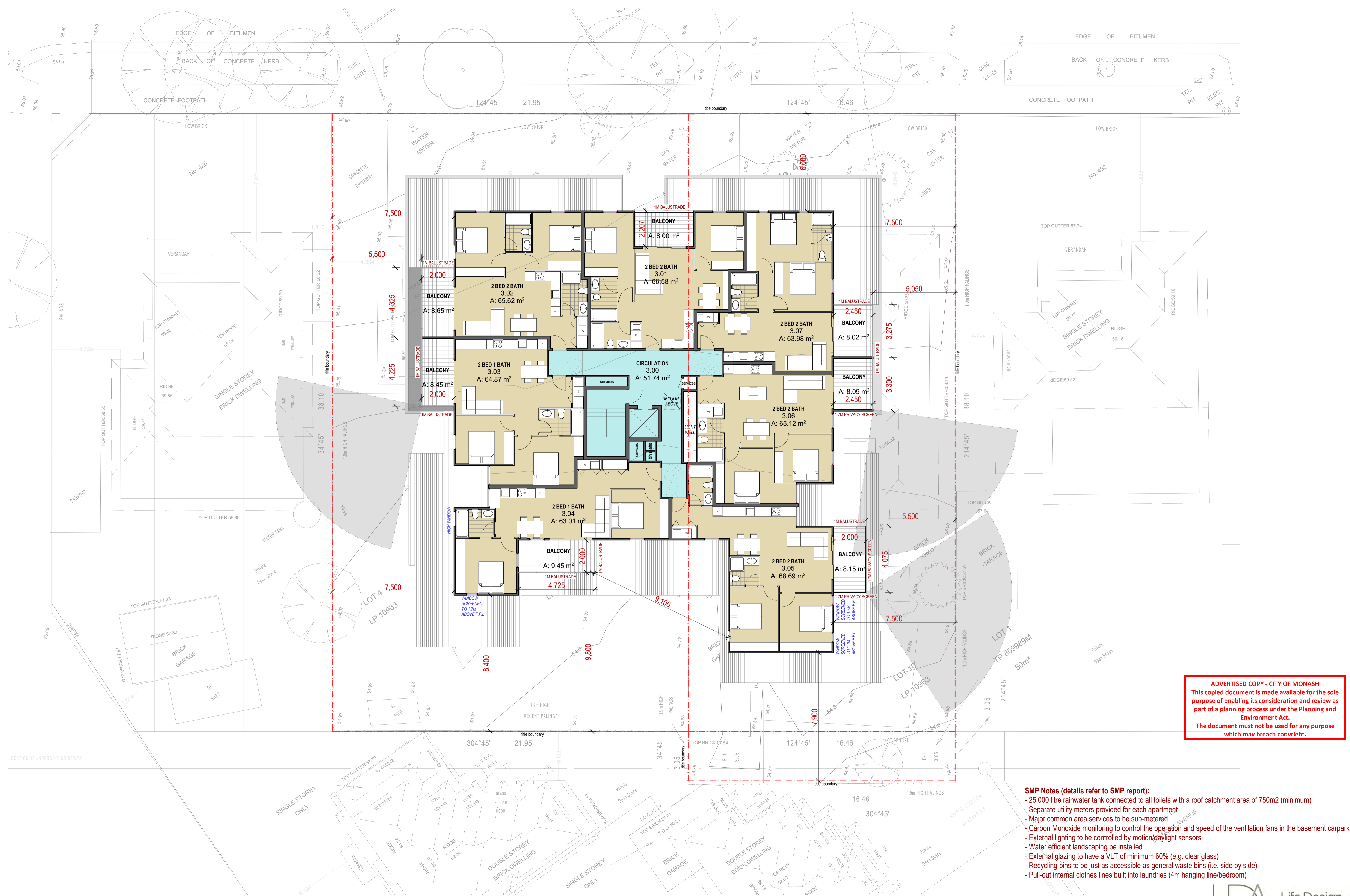
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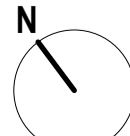
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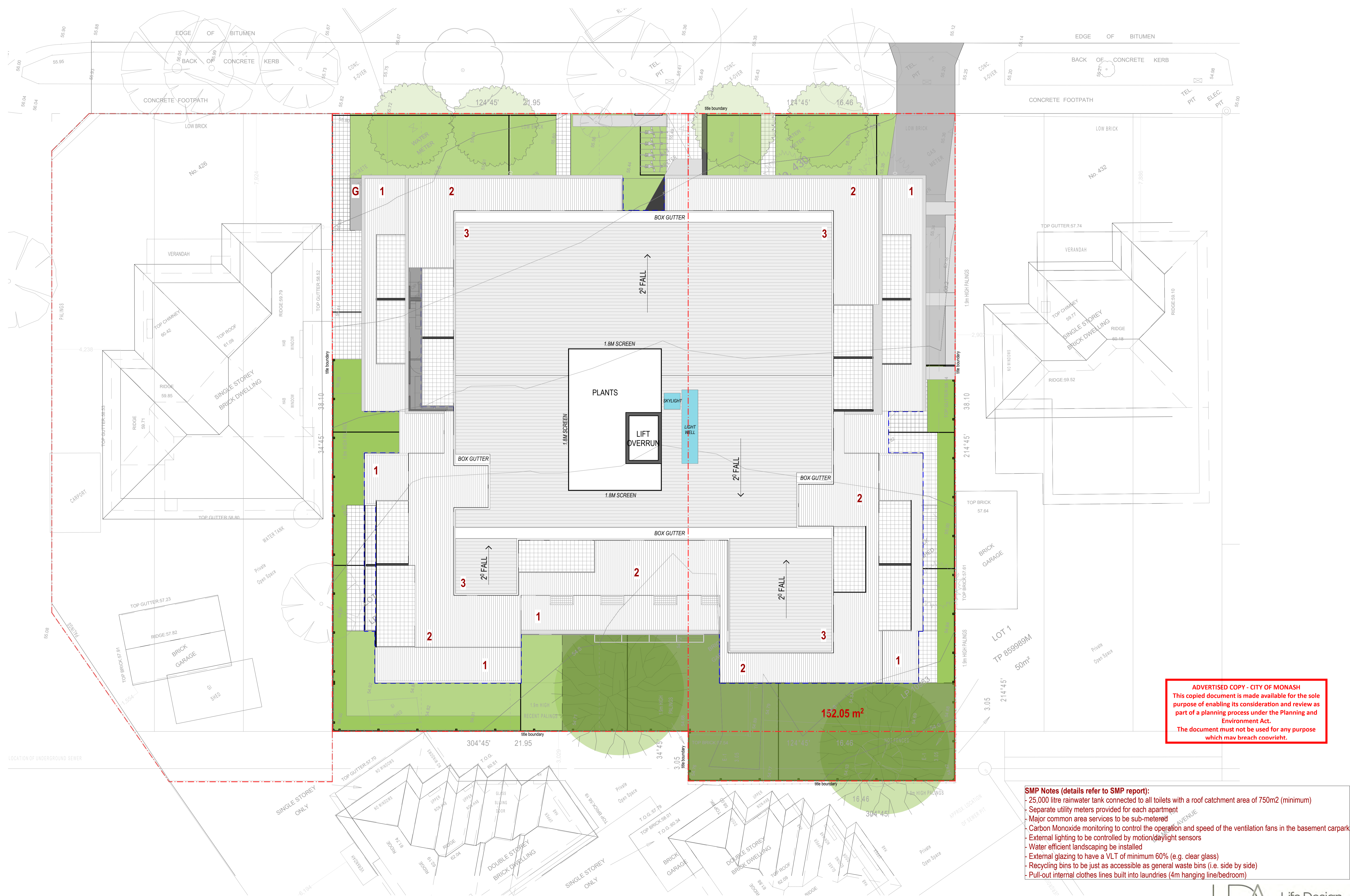
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LEVEL 3 FLOOR PLAN

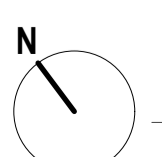
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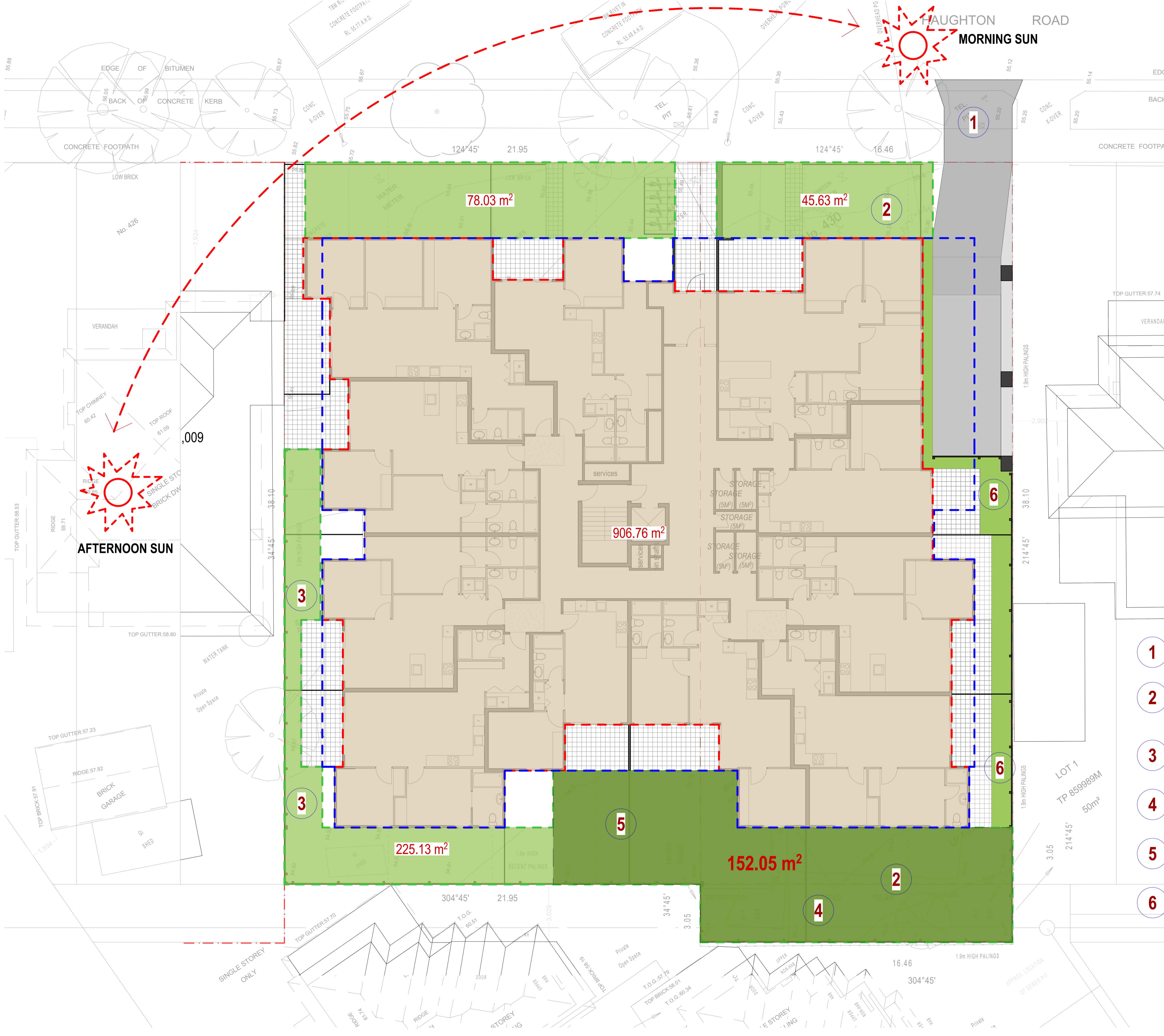
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ROOF PLAN





1/9/2020

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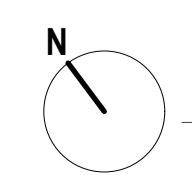


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DEVELOPMENT SUMMARY

	SITE AREA:	1513.47M ²
	SITE COVERAGE:	60%
	PERMEABILITY:	24%
	DEEP SOIL AREA:	10%
APARTMENT:		
	1XBED UNIT	4
	2XBED UNIT	32
	3XBED UNIT	4
	TOTAL	40

- 1** Basement entry locates at the lowest point of site to allow easy access
- 2** Deep soil areas located on the back of the site to provide best amenities for landscaping and large canopy trees.
- 3** Basement setback 2m from boundary to allow proper landscaping along the side fence
- 4** Great rear setback (6m) to minimize impact to next door properties
- 5** Deliberately setback to avoid shadowing to next door property
- 6** Planter boxes along Eastern side to soften the edge of the site



428-430 Haughton Rd Clayton

RE COUNCIL RFI SET REV_U
 DESIGN RESPONSE

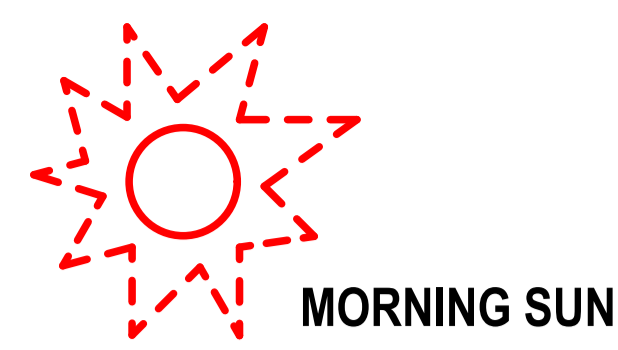
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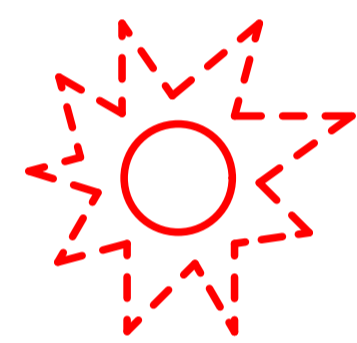
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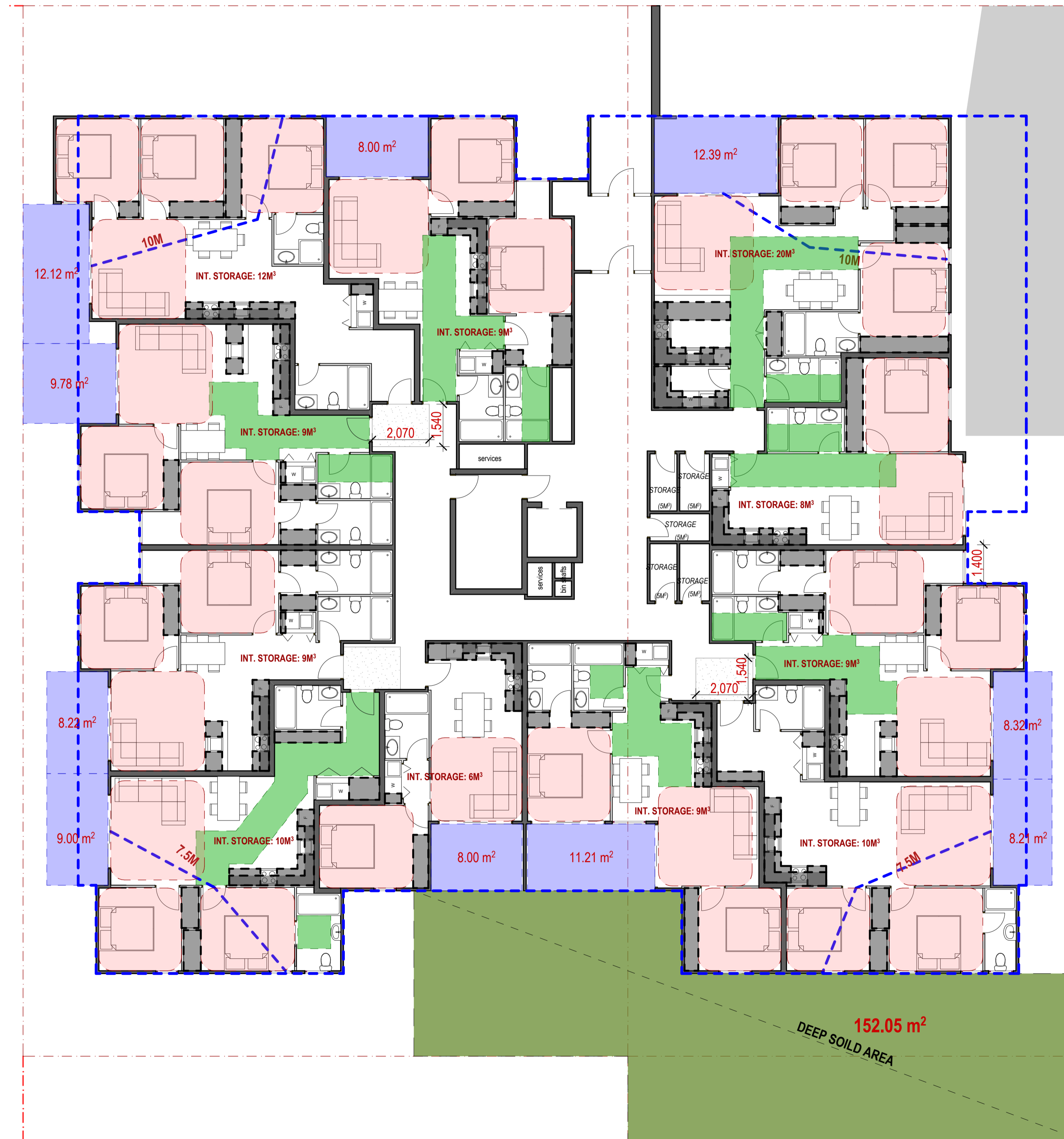
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MORNING SUN



AFTERNOON SUN



DEVELOPMENT SUMMARY

SITE AREA:	1513.47M ²
SITE COVERAGE:	60%
PERMEABILITY:	20%

APARTMENT:	
1XBED UNIT	7
2XBED UNIT	36
3XBED UNIT	1
TOTAL	44

CARPARK REQUIREMENT: 45
 CARPARK PROVISION: 45

MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

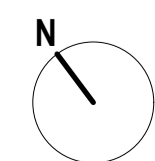
3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE

BREEZE PATH DISTANCE
 MIN. 5M AND MAX. 18M

INTERNAL STORAGE

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 DESIGN RESPONSE-GROUND FLOOR PLAN

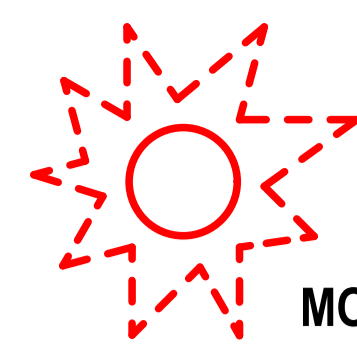
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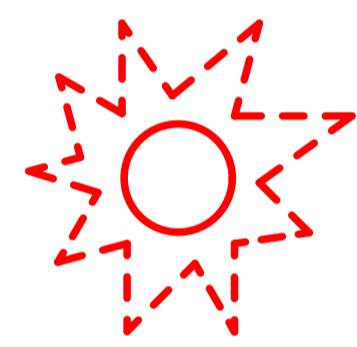


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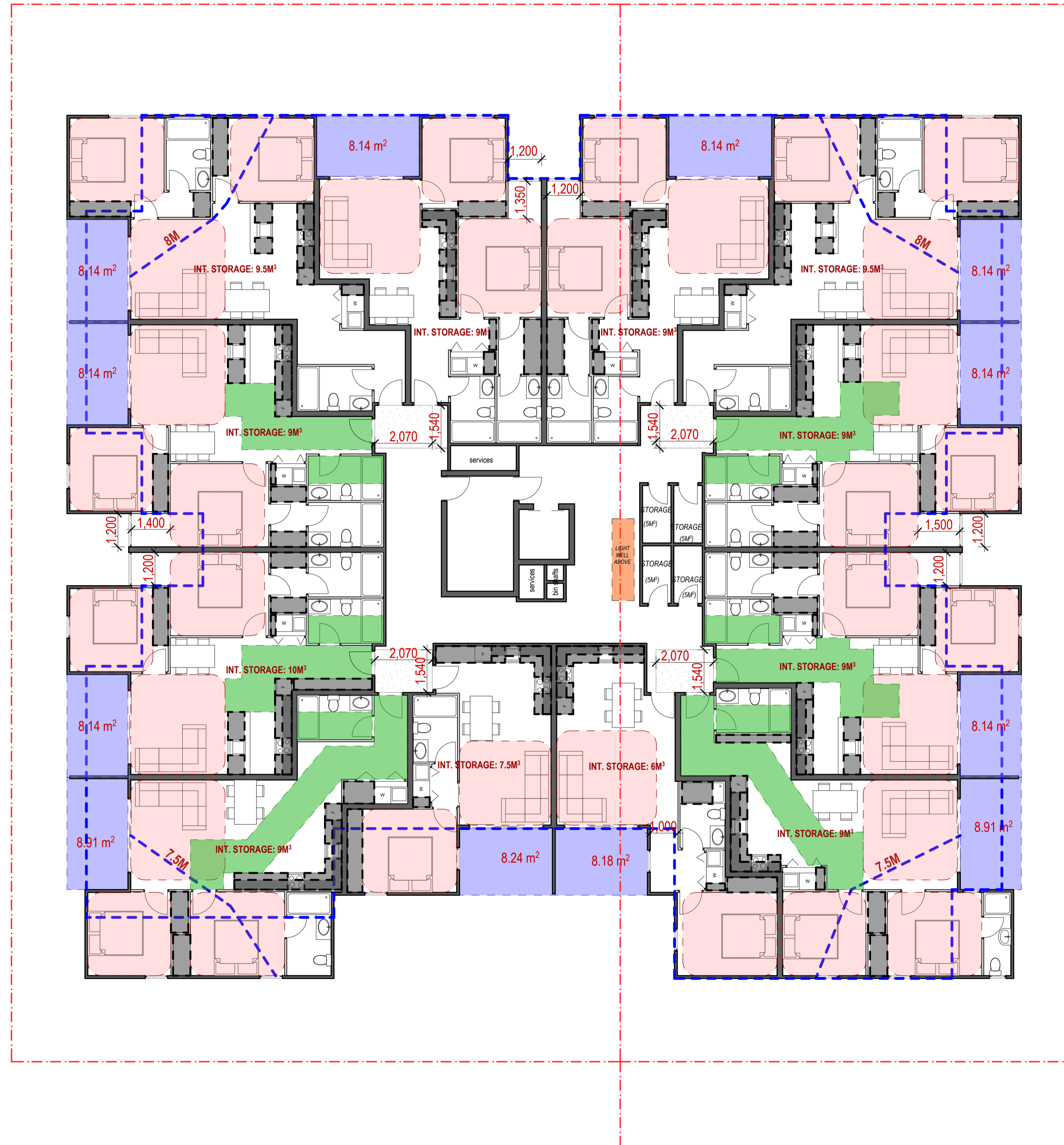
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MORNING SUN



AFTERNOON SUN



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BEDROOM: 3.4X3M
BALCONY: 1.8M WIDE, 8M2 AREA

2XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2M WIDE, 10M2 AREA

3XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2.4M WIDE, 12M2 AREA



ACCESSIBILITY SPACE

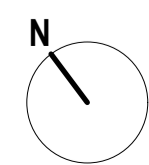


BREEZE PATH DISTANCE
MIN. 5M AND MAX. 18M



INTERNAL STORAGE

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428-430 Haughton Rd Clayton

RE COUNCIL RFI SET REV_U
DESIGN RESPONSE-LEVEL 1

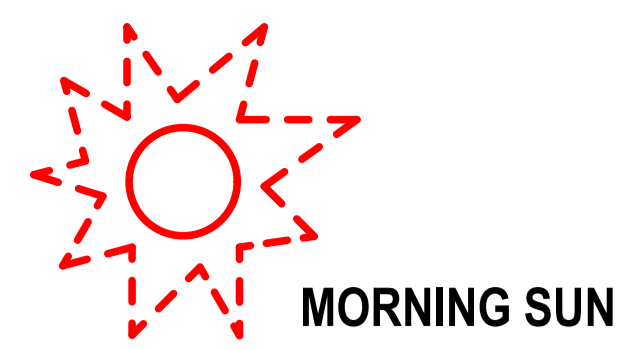
1/9/2020

2018061TP303U



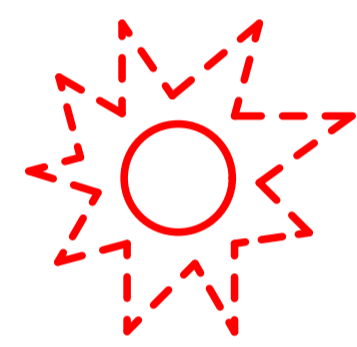
Level 1 591 Bridge Road, Melbourne VIC 3121
P. 8488 8203
W. lifedesignarch.com.au
E. admin@lifedesignarch.com.au
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ACN: 60807460774

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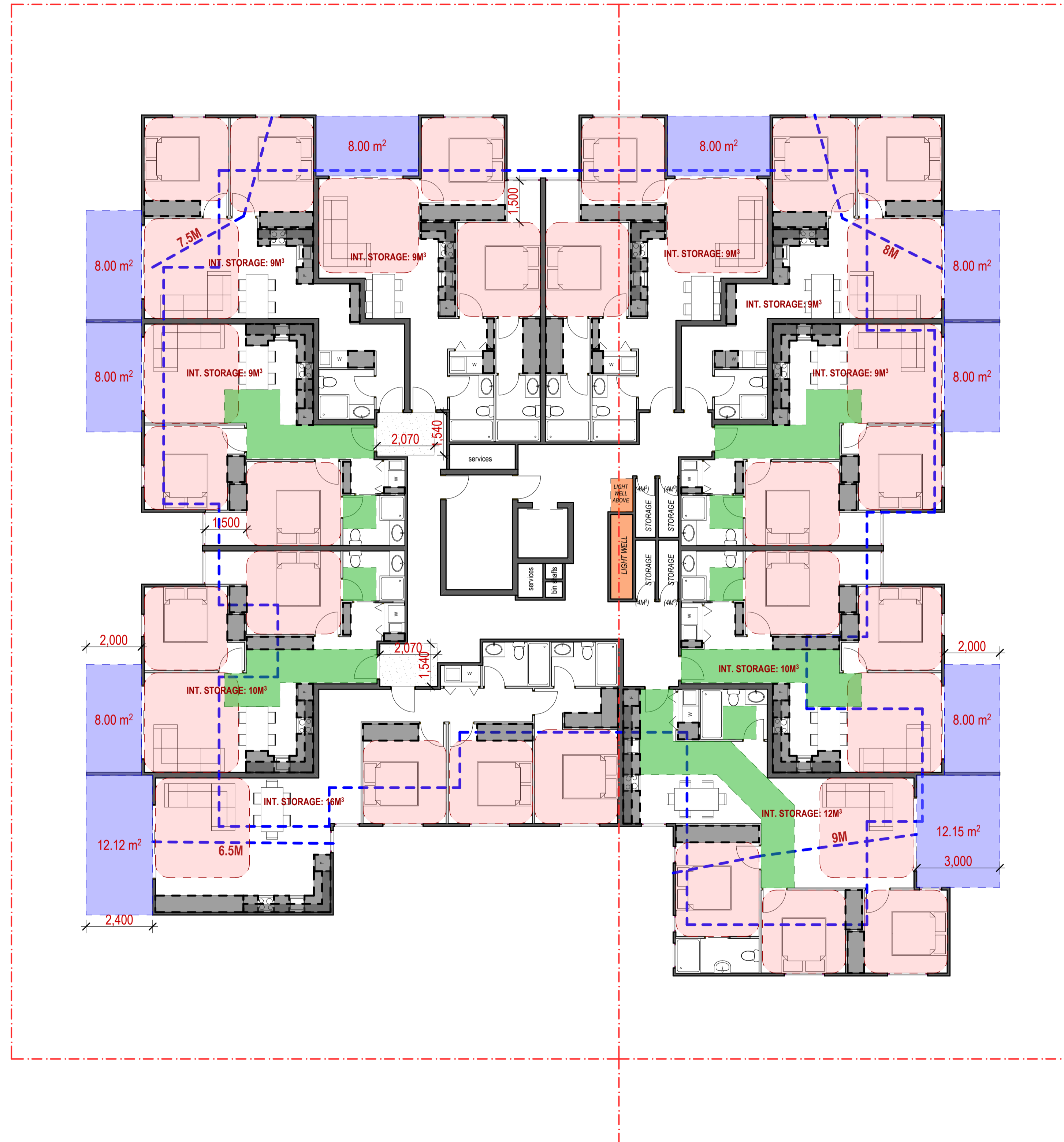


MORNING SUN

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AFTERNOON SUN



MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

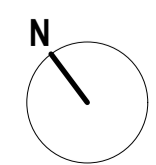
2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE

BREEZE PATH DISTANCE
 MIN. 5M AND MAX. 18M

INTERNAL STORAGE



428-430 Haughton Rd Clayton

RE COUNCIL RFI SET REV_U
 DESIGN RESPONSE-LEVEL 2

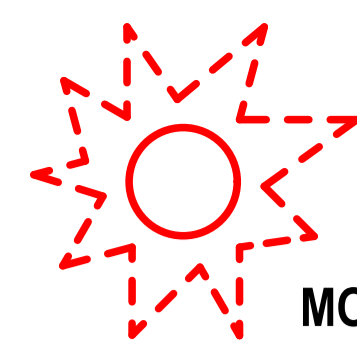
1/9/2020

2018061TP304U



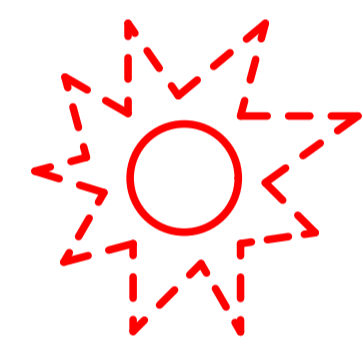
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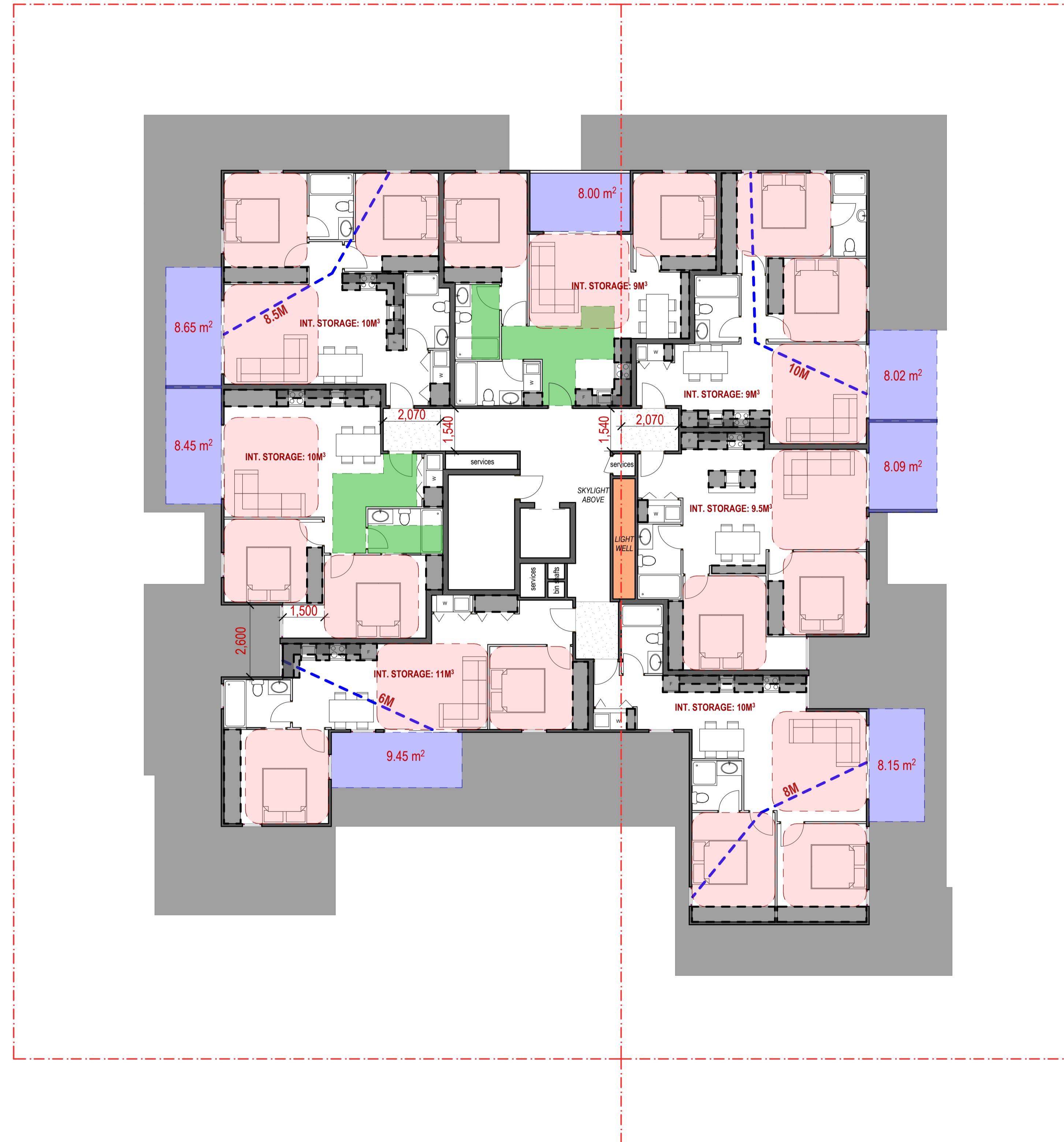


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AFTERNOON SUN



MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
LIVING: 3.3M WIDE, 10M2 AREA
BEDROOM: 3.4X3M
BALCONY: 1.8M WIDE, 8M2 AREA

2XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2M WIDE, 10M2 AREA

3XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2.4M WIDE, 12M2 AREA



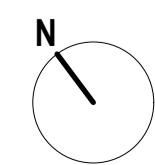
ACCESSIBILITY SPACE



BREEZE PATH DISTANCE
MIN. 5M AND MAX. 18M



INTERNAL STORAGE



428-430 Haughton Rd Clayton


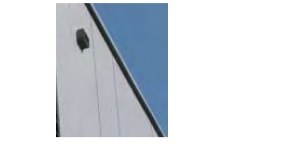
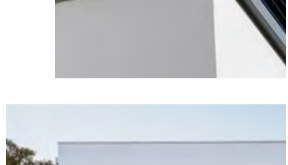
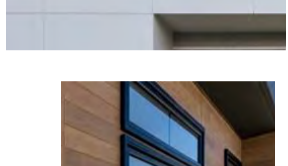
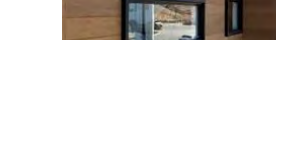
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DESIGN RESPONSE-LEVEL 3

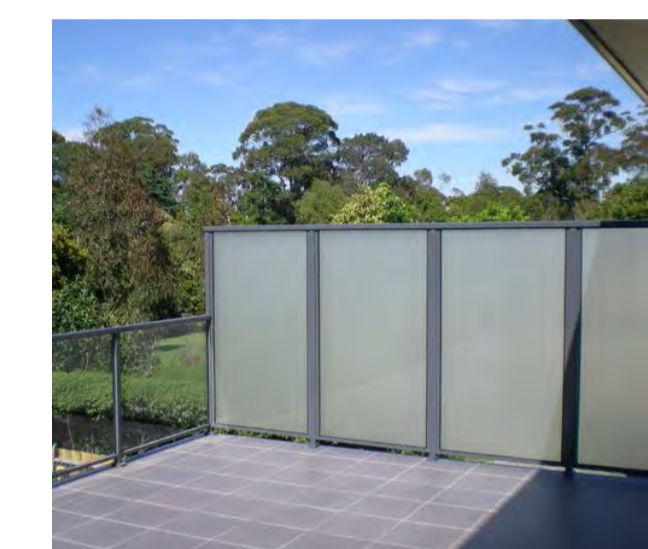
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EXTERNAL FINISHES SCHEDULE

-  **A** MULTILINE PROFILE METAL CLADDING
COLOR - CHARCOAL
-  **B** FC SHEET PAINTED FINISH
COLOR - GRAY
-  **C** FC SHEET PAINTED FINISH
COLOR - OFF WHITE
-  **D** FC SHEET PAINTED FINISH
COLOR - WHITE
-  **E** RPROFILE FC SHEET PAINTED FINISH
COLOR - TIMER COLOR



BALCONY 1.7M PRIVACY SCREEN

NOTE:
SCREENING TO WINDOWS IS ACHIEVED BY USING
OBSCURE GLASS (NOT FILM)



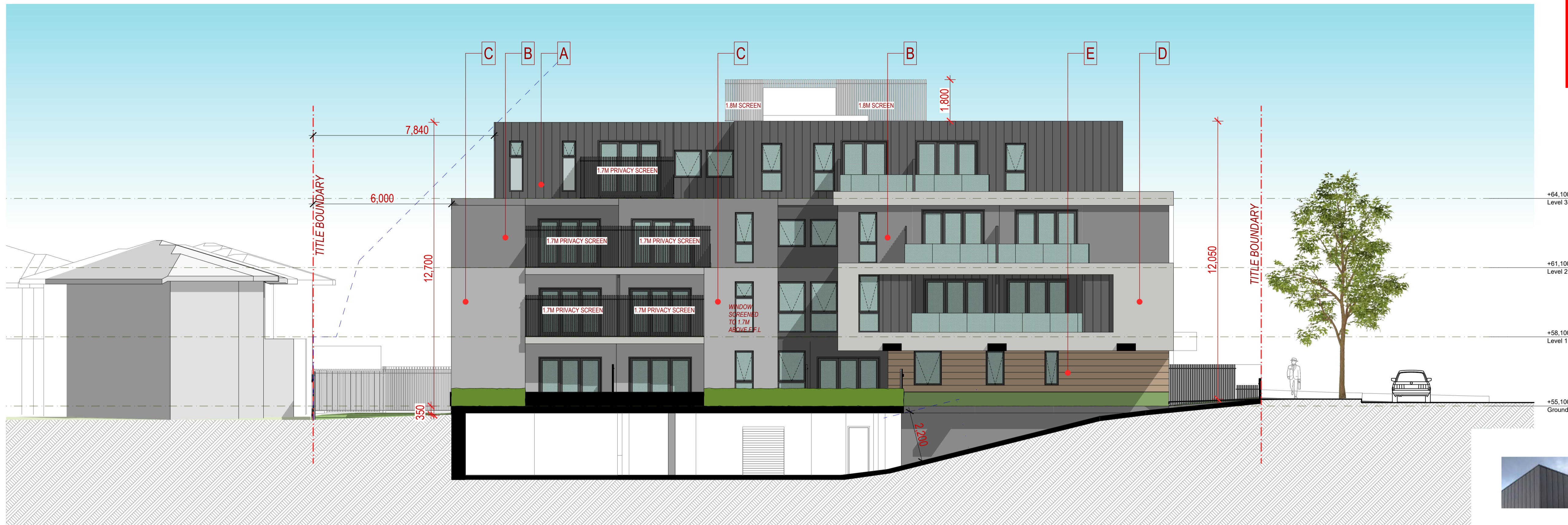
SOUTH ELEVATION



NORTH ELEVATION (STREETSCAPE)

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EAST ELEVATION

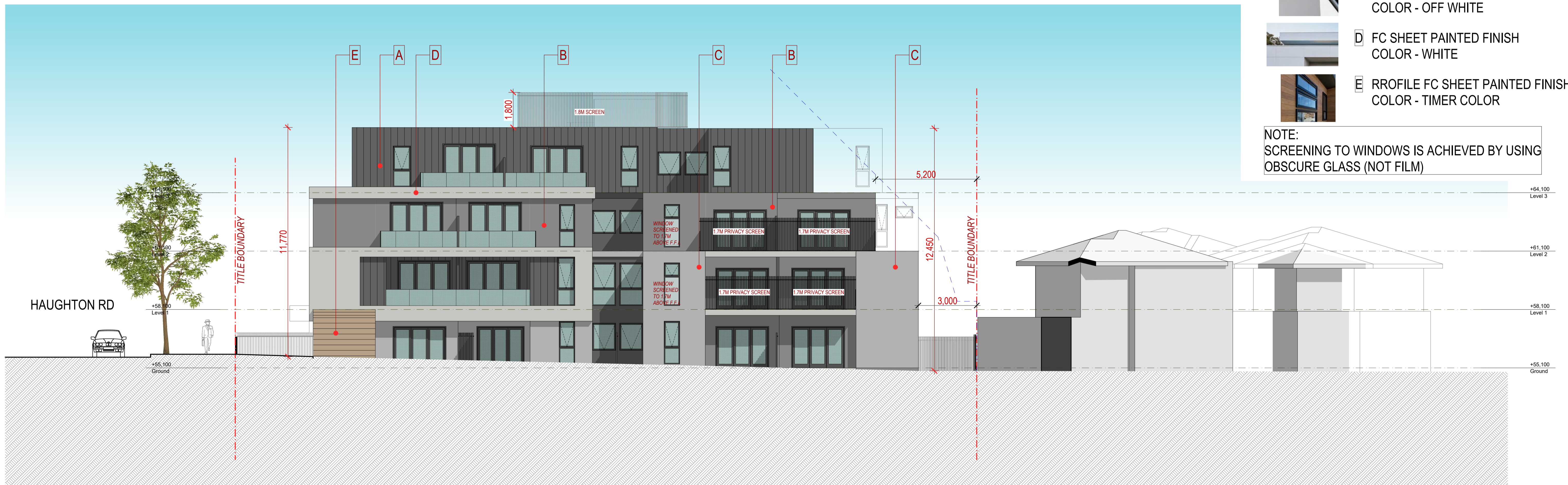


BALCONY 1.7M PRIVACY SCREEN

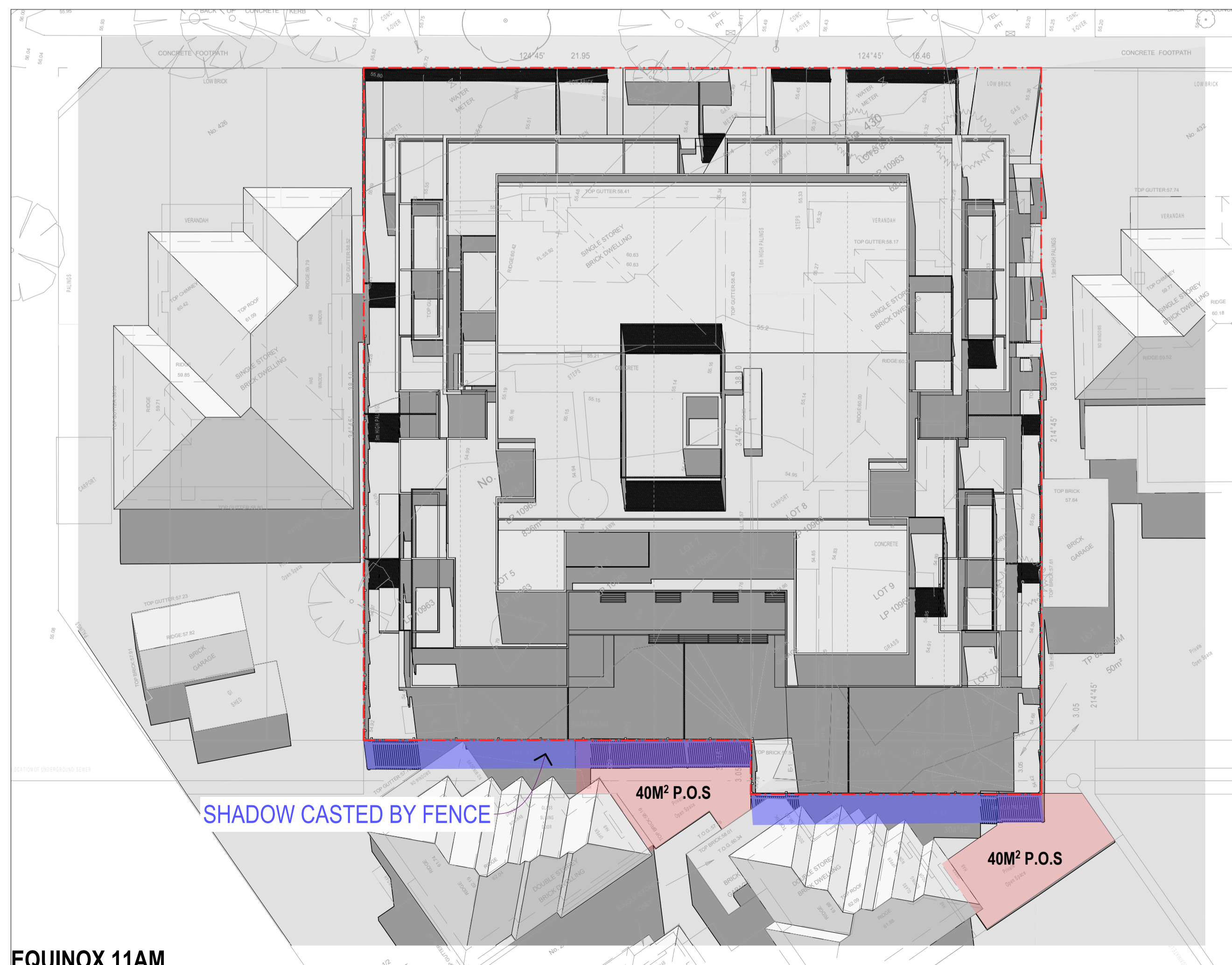
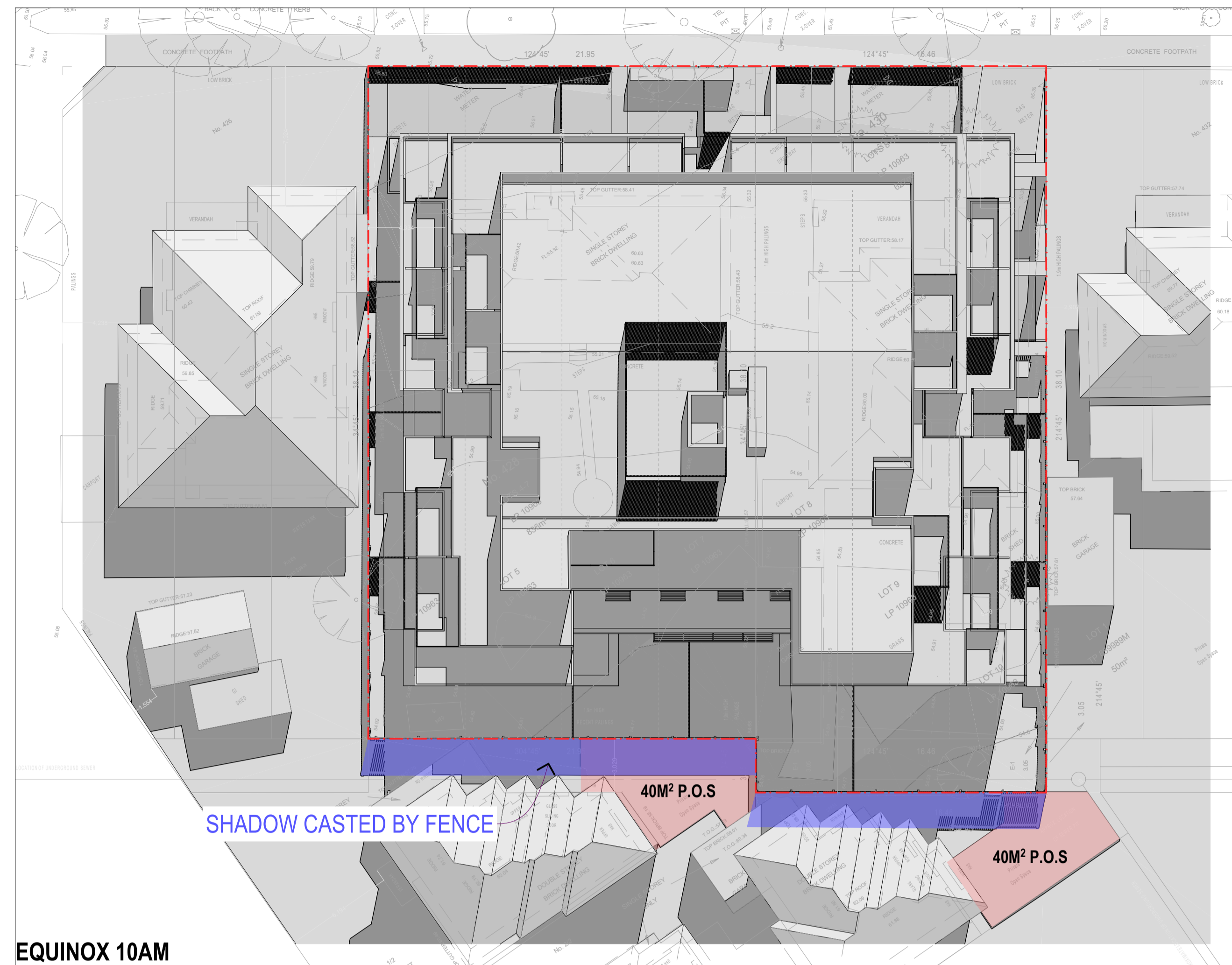
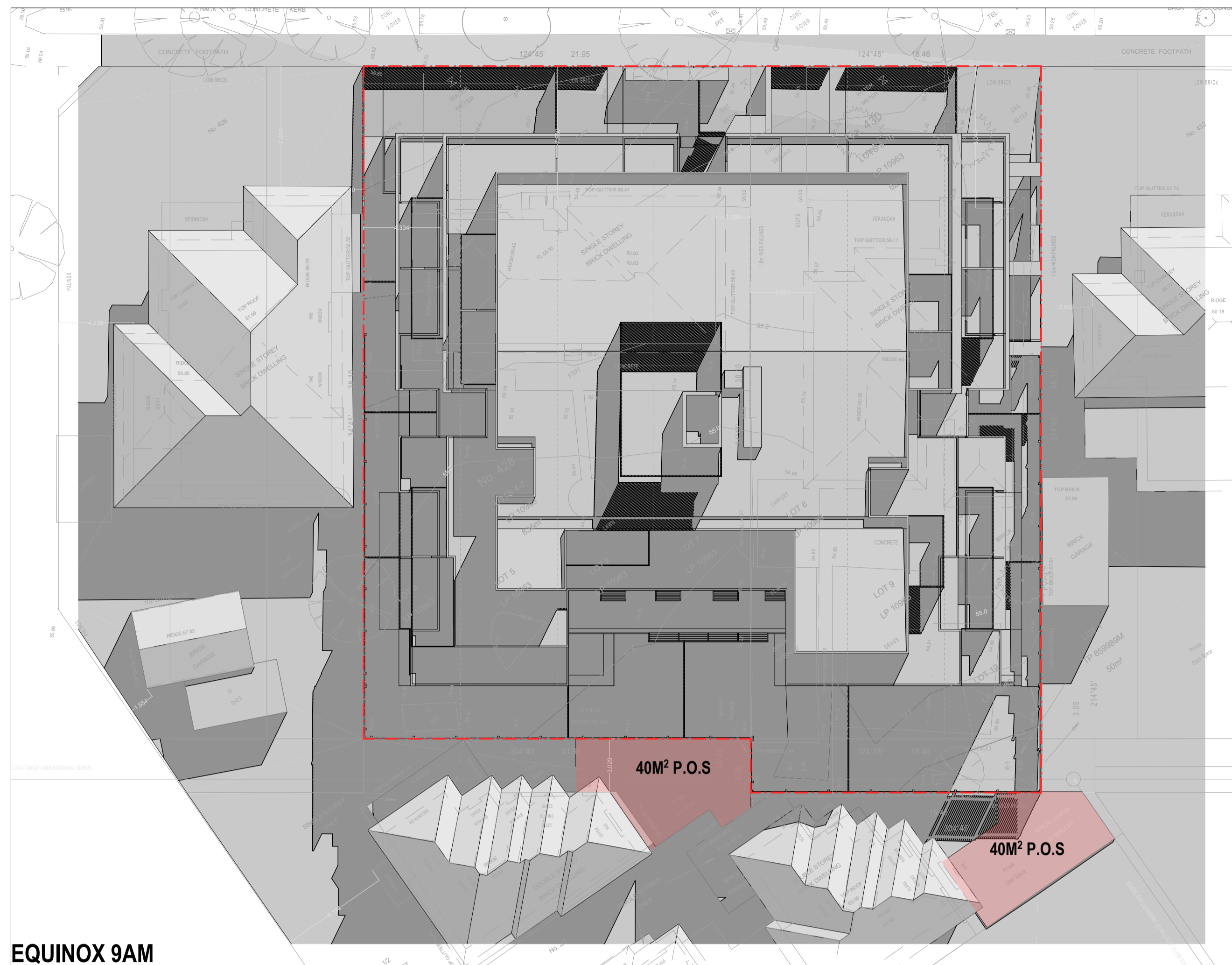
EXTERNAL FINISHES SCHEDULE

-  A MULTILINE PROFILE METAL CLADDING
COLOR - CHARCOAL
-  B FC SHEET PAINTED FINISH
COLOR - GRAY
-  C FC SHEET PAINTED FINISH
COLOR - OFF WHITE
-  D FC SHEET PAINTED FINISH
COLOR - WHITE
-  E RPROFILE FC SHEET PAINTED FINISH
COLOR - TIMER COLOR

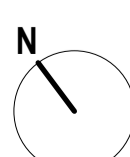
NOTE:
 SCREENING TO WINDOWS IS ACHIEVED BY USING
 OBSCURE GLASS (NOT FILM)



WEST ELEVATION



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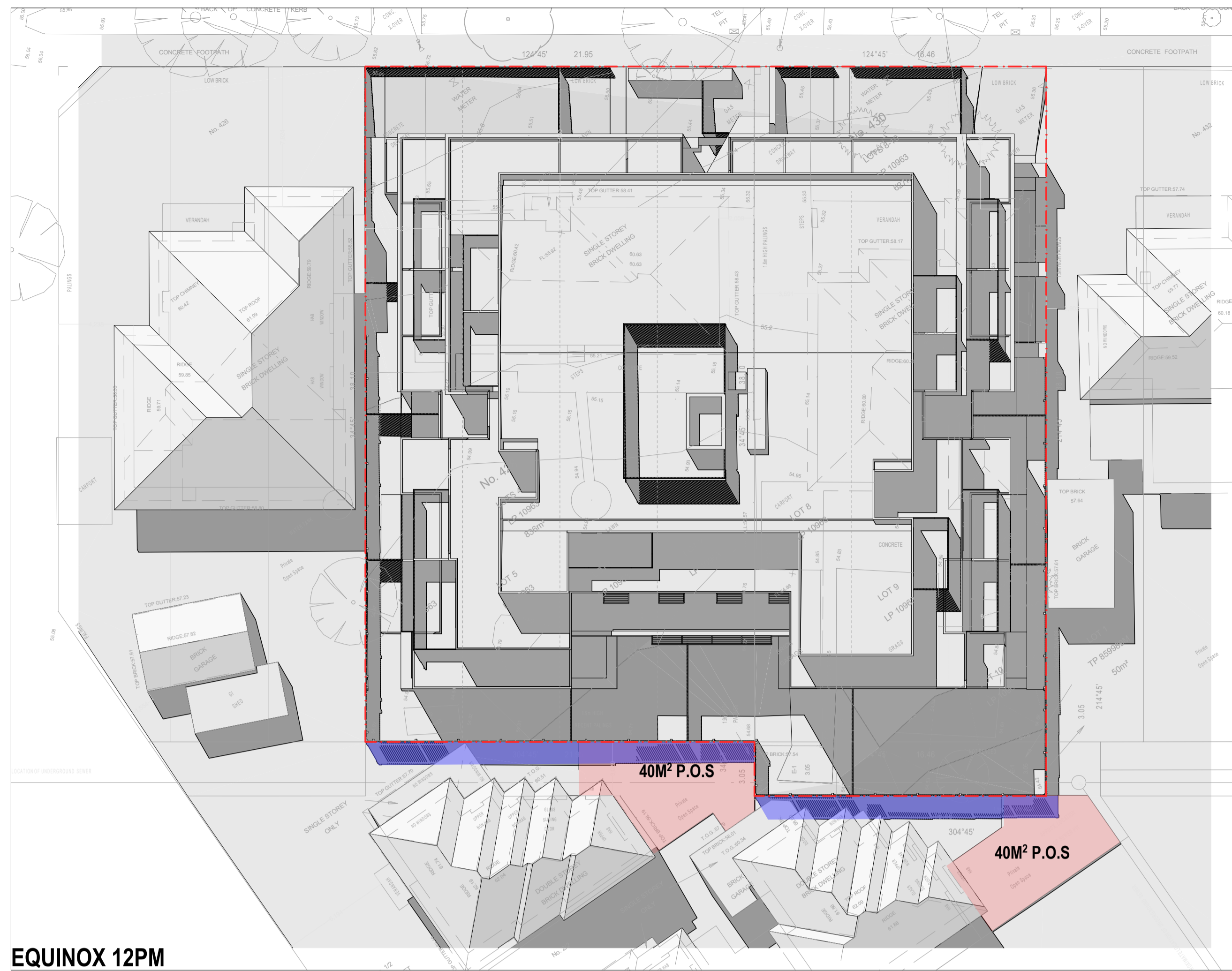
428-430 Haughton Rd Clayton

RE COUNCIL RFI SET REV_U
 SHADOW DIAGRAMS SHEET 1

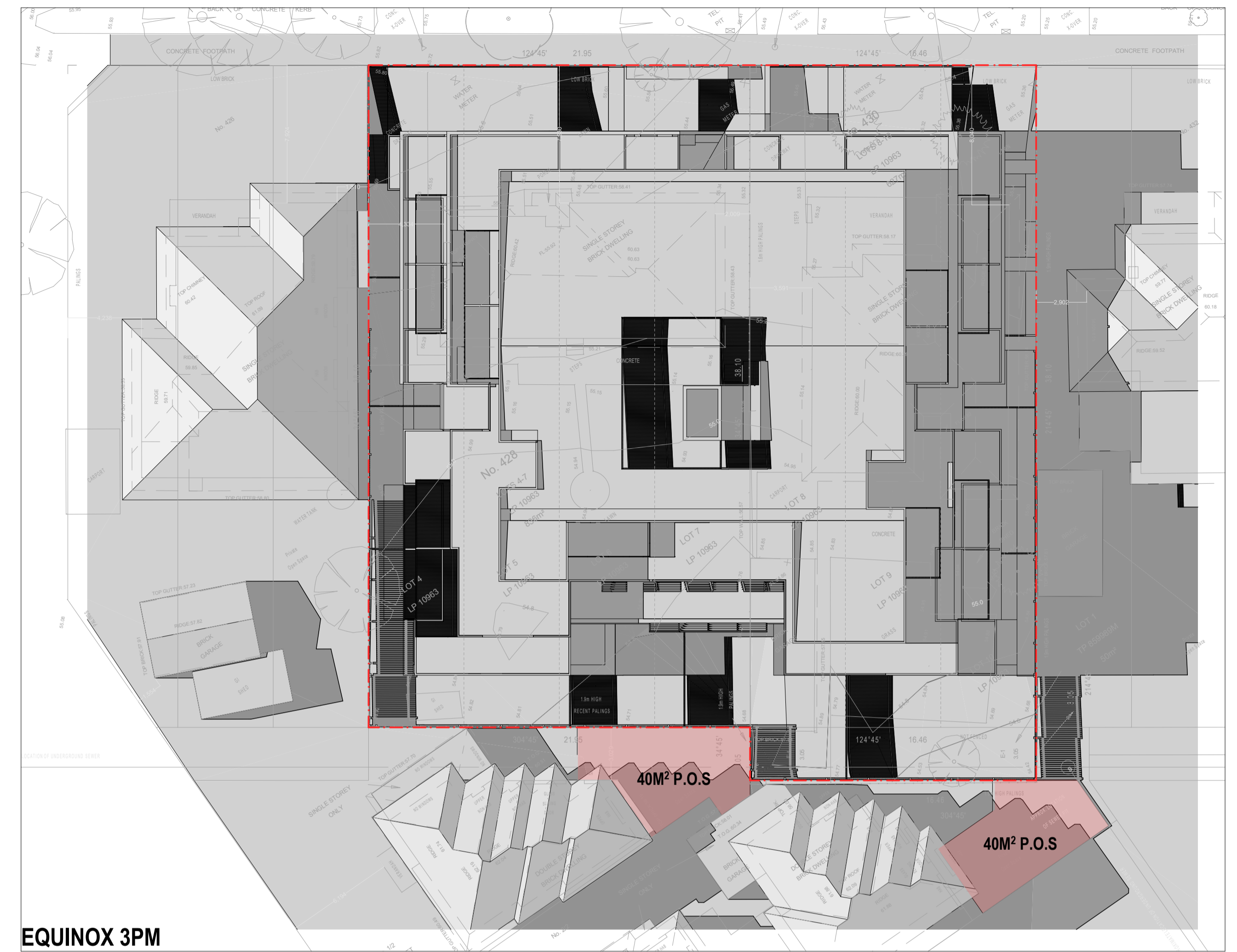
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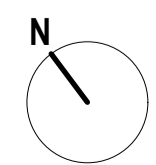


EQUINOX 12PM



EQUINOX 3PM

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10AM 22 SEP



12PM 22 SEP



11AM 22 SEP



3PM 22 SEP

EQUINOX 12PM

428-430 Haughton Rd Clayton

EQUINOX 3PM

RE COUNCIL RFI SET REV_U

SHADOW IMPACT STUDY

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2018061TP803U

1/9/2020

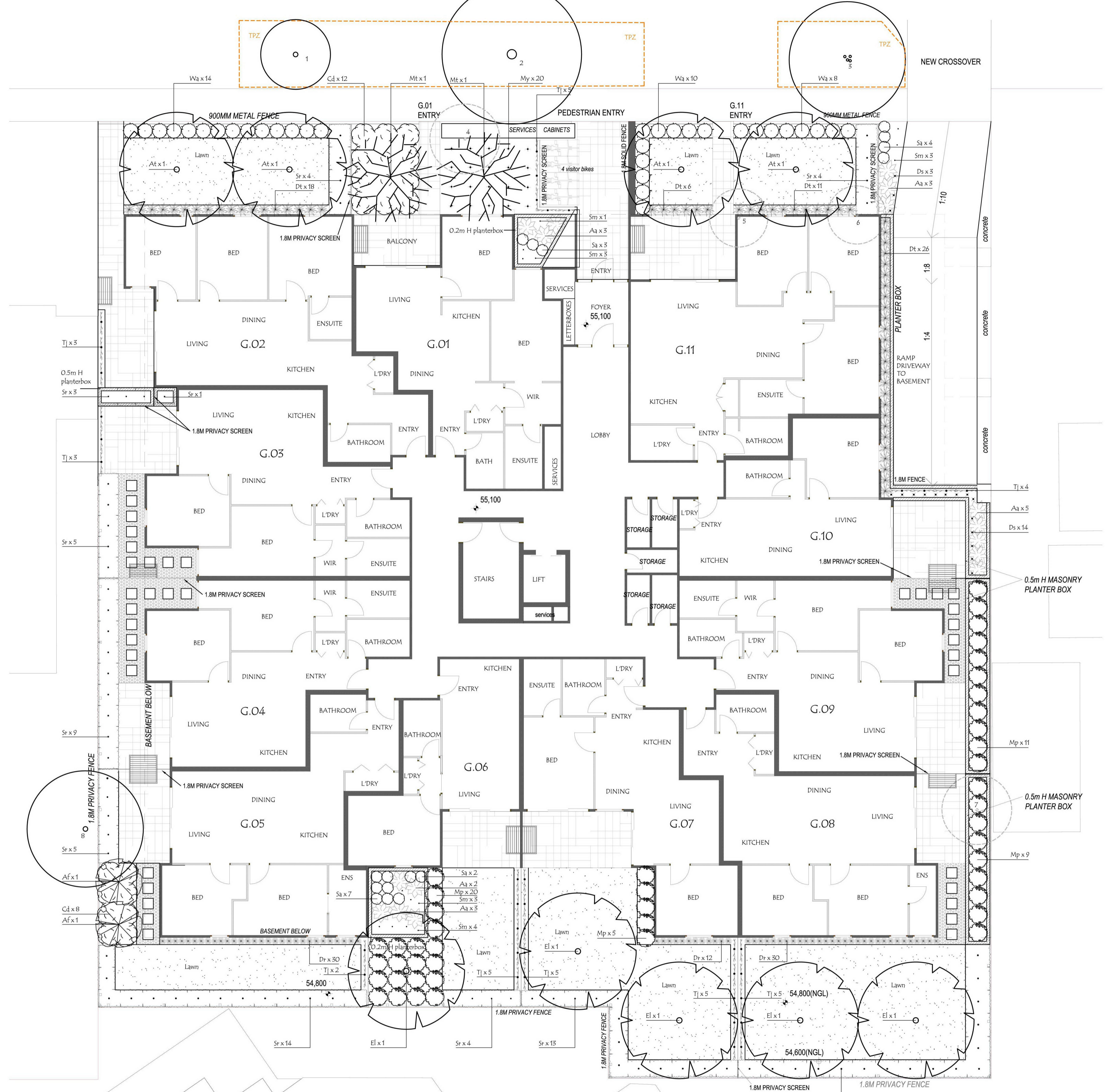
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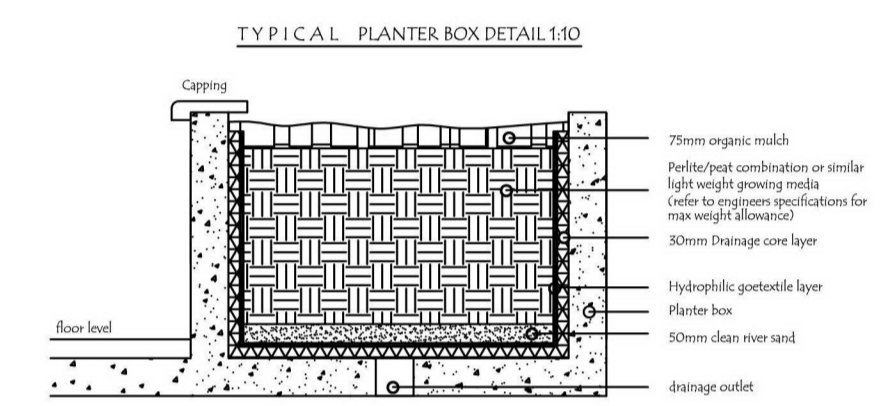
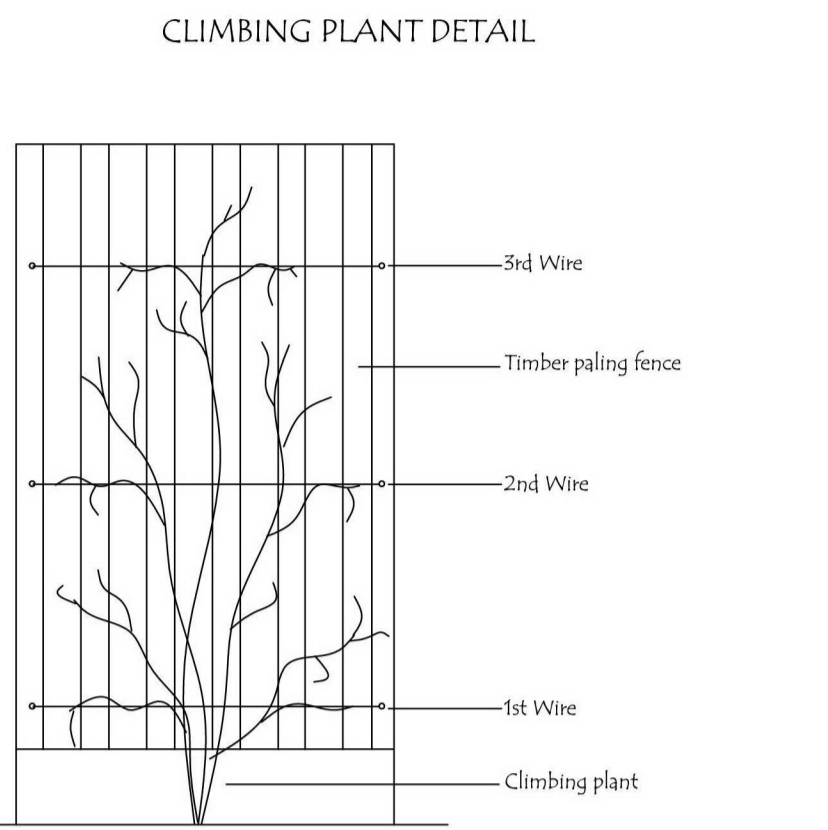


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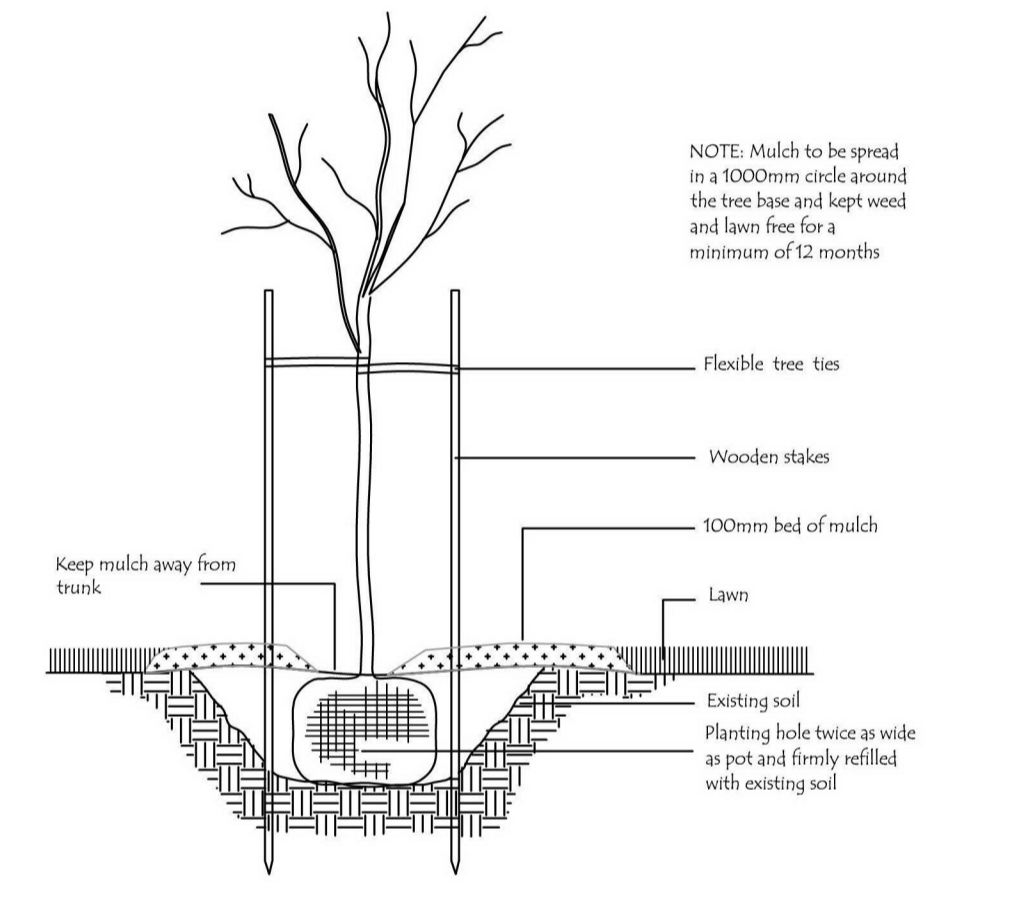
HAUGHTON ROAD



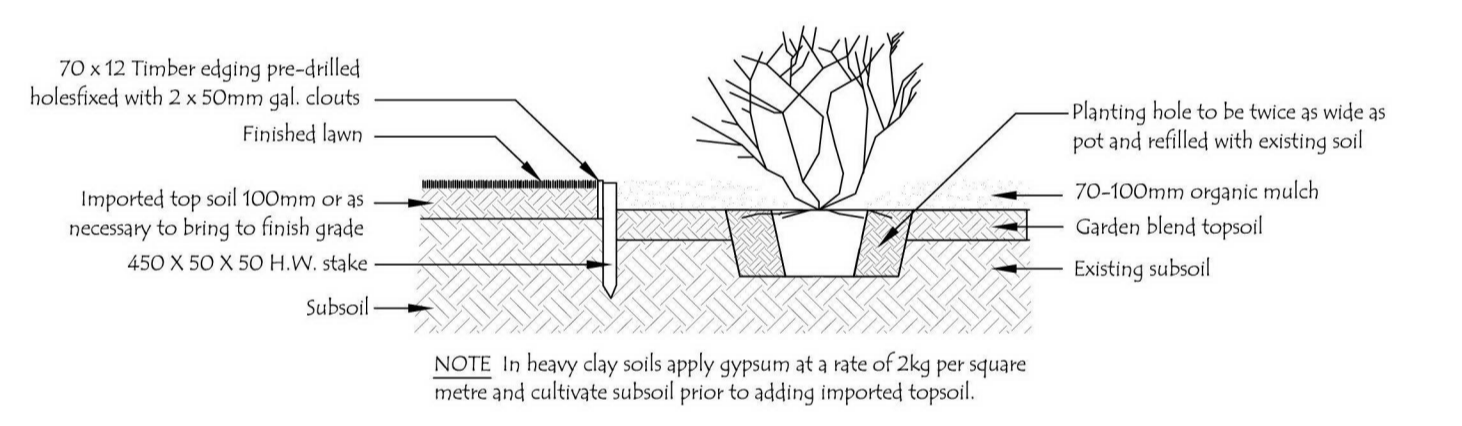
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TREE PLANTING IN LAWN



GARDEN EDGE & PLANTING DETAIL



EXISTING PLANTS

Code	Botanical Name	Height (mm)	Width (mm)	Comment	Recommendation
1	<i>Eucalyptus sp.</i>	6000	3000	Street tree	Retain
2	<i>Melia azadirach</i>	8000	6000	Street tree	Retain
3	<i>Nerium oleander</i>	4000	5000	Street tree	Retain
4	<i>Callistemon citrinus</i>	2500	3000	Proposed services	Remove
5	<i>Citrus sp.</i>	2500	2500	Proposed dwelling	Remove
6	<i>Citrus sp.</i>	2500	2500	Proposed dwelling	Remove
7	<i>Citrus sp.</i>	3000	3000	Proposed basement	Remove
8	<i>Prunus domestica</i>	4000	5000	Adjacent property	Retain

TREE PROTECTION ZONE (TPZ)
 The TPZ as indicated by the dashed orange line and initials TPZ on the plan is shown on the plan and is described below in accordance with the Australian Standard AS4573:2009 Protection of Trees on Development Sites.
 The TPZ must be constructed prior to any materials or machinery being brought onto the site, including for demolition. Protective fencing 1.8m high must be erected in the locations indicated by the dashed lines. Fencing must be signed as 'Tree Protection Zone' on all sides, and include the name and phone number of the site manager. The site supervisor must instruct all contractors working at the site of the reasons for the TPZ and the associated conditions.
 No storage is to occur within the TPZ, including materials or machinery or equipment. No materials or equipment should be allowed to enter the TPZ, including cement products, fuels, and scaffolding. In the event that scaffolding can not be avoided in the TPZ, it must be specified by an arborist. No excavation works are permitted within the TPZ, including trenching. In the event that underground service installation within the TPZ cannot be avoided, the section within the TPZ should be installed by directional drilling or manually excavated. These works must be approved and supervised by an arborist. Any pruning required to protected vegetation must be undertaken by or specified by an arborist. Wash down and cleaning of equipment must not occur within the TPZ, and runoff must not be allowed to enter the TPZ. No dumping of waste, placement of fill, lighting of fires, soil level changes, temporary or permanent installation of utilities or signs is to occur within the TPZ.

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Maintained Size (mm)			Quantity
			Height	Width	Pot (mm)	
Aa	<i>Agave attenuata</i>	Agave	800	800	200	16
Af	<i>Agonis flexuosa</i> 'After Dark'	Purple Willow Myrtle	6000	5000	300	2
At	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Taggerdy Sunset'	Taggerdy Sunset	12000	5000	400	4
Cd	<i>Cornus</i> 'Dusky Bell'	Native fuchsia	500	1000	140	20
Dr	<i>Dianella revoluta</i> 'Little Rev'	Spreading Flax Lily	400	300	140	72
Ds	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	100	1000	140	17
Dt	<i>Dianella tasmanica</i> 'Taseli'	Tasman Flax Lily	400	400	140	61
El	<i>Eucalyptus leucosylon</i>	Yellow Gum	10000	5000	400	5
Mp	<i>Mumaya paniculata</i>	Mock Orange	1200	800	140	45
Mt	<i>Malus tchonoskii</i>	Upright Crab-Apple	7000	4000	400	2
My	<i>Myoporum parvifolium</i> 'Aarens'	Creeper Boobialla	1000	1000	140	20
Sa	<i>Sedum</i> 'Autumn Joy'	Sedum	600	500	140	16
Sm	<i>Senecio mandralisae</i>	Blue Chalk Sticks	200	800	140	14
Sr	<i>Syrizium australis</i> 'Resilience'	Dwarf Lily Pilly	3000	1500	200	78
Tj	<i>Tacholopappum jarmonioides</i>	Chinese Star Jasmine	climbing	climbing	200	57
Wa	<i>Westringia</i> 'Aussie Box'	Aussie Box	600	600	140	52

Outward Design
 ph: 9776 6003
 scapes@outwarddesign.com.au
 PO Box 815, Somerville VIC 3912
 outwarddesign.com.au

project: 428 - 430 Haughton Road, Clayton South

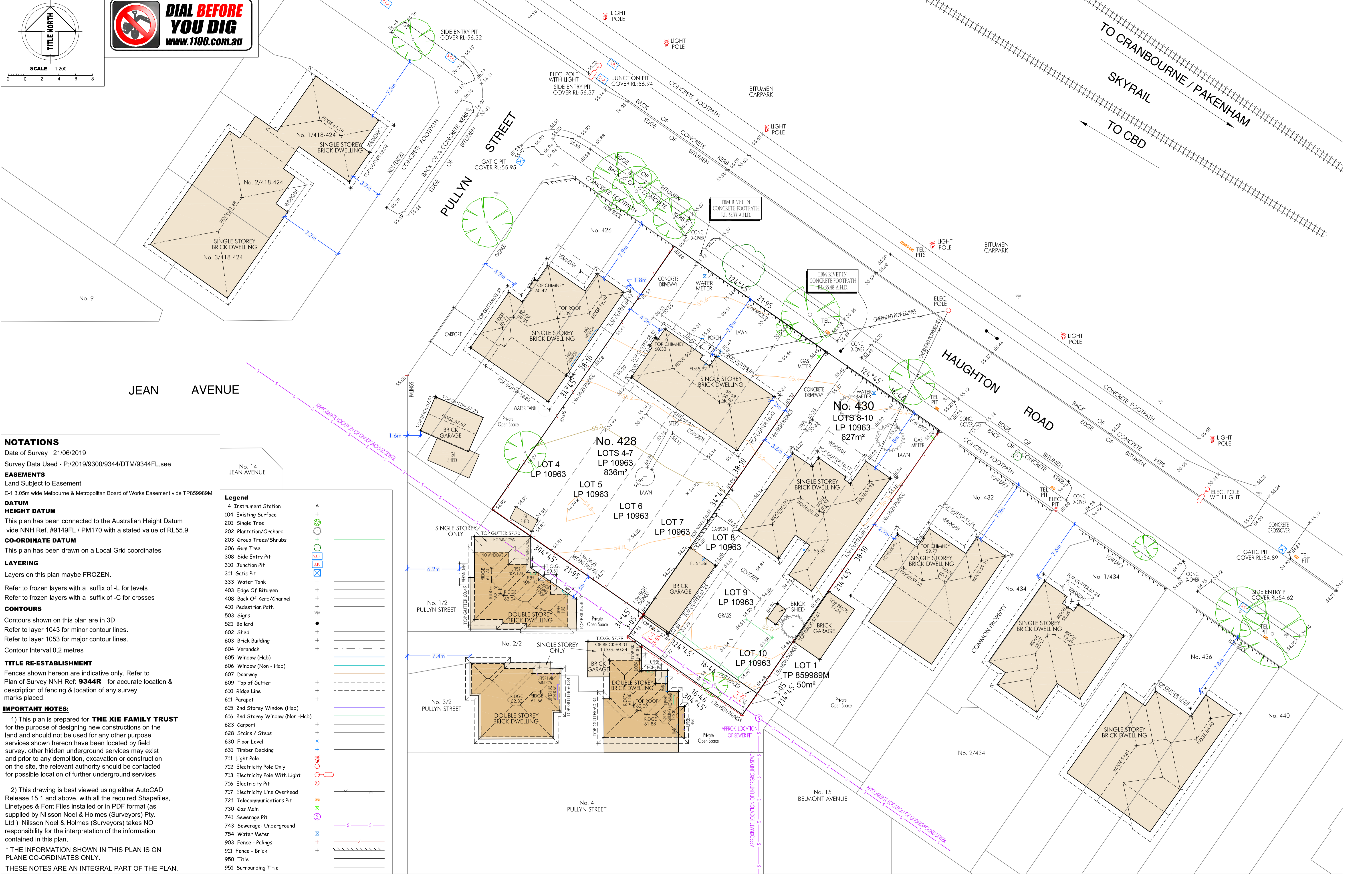
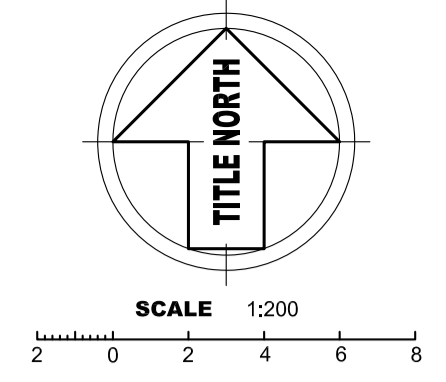


scale: 1:100 @ A1
 date: 25th November 2019
 amend: 12th December 2019
 drawing no: CO19052

OUTWARD DESIGN
 LANDSCAPE DESIGNERS



DRAWING REGISTER	
No-Rev.	Name
	COVER SHEET
110ZH	FEATURE SURVEY PLAN
111ZH	SITE CONTEXT
200ZH	BASEMENT-2 FLOOR PLAN
201ZH	BASEMENT-1 FLOOR PLAN
202ZH	GROUND FLOOR PLAN
203ZH	LEVEL 1 FLOOR PLAN
204ZH	LEVEL 2 FLOOR PLAN
205ZH	LEVEL 3 FLOOR PLAN
206ZH	ROOF PLAN
301ZH	DESIGN RESPONSE
302ZH	DESIGN RESPONSE-GROUND FLOOR PLAN
303ZH	DESIGN RESPONSE-LEVEL 1
304ZH	DESIGN RESPONSE-LEVEL 2
305ZH	DESIGN RESPONSE-LEVEL 3
501ZH	ELEVATIONS SHEET 1
502ZH	ELEVATIONS SHEET 2
503ZH	FINISHES SCHEDULE
504ZH	SECTION DIAGRAMS SHEET 1
505ZH	OVERLOOKING DIAGRAMS
801ZH	SHADOW DIAGRAMS SHEET 1
802ZH	SHADOW DIAGRAMS SHEET 2
803ZH	SHADOW IMPACT STUDY
901ZH	MASSING



NOTATIONS
Date of Survey 21/06/2019
Survey Data Used - P/2019/9300/9344/DTM/9344FL.see

EASEMENTS
Land Subject to Easement
E-1 3.05m wide Melbourne & Metropolitan Board of Works Easement vide TP859989M

DATUM
HEIGHT DATUM
This plan has been connected to the Australian Height Datum vide NNN Ref. #9149FL / PM170 with a stated value of RL55.9

CO-ORDINATE DATUM
This plan has been drawn on a Local Grid coordinates.

LAYERING
Layers on this plan maybe FROZEN.
Refer to frozen layers with a suffix of -L for levels
Refer to frozen layers with a suffix of -C for crosses

CONTOURS
Contours shown on this plan are in 3D
Refer to layer 1043 for minor contour lines.
Refer to layer 1053 for major contour lines.
Contour Interval 0.2 metres

TITLE RE-ESTABLISHMENT
Fences shown hereon are indicative only. Refer to Plan of Survey NNN Ref: **9344R** for accurate location & description of fencing & location of any survey marks placed.

IMPORTANT NOTES:
1) This plan is prepared for **THE XIE FAMILY TRUST** for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

Legend

- 4 Instrument Station
- 104 Existing Surface
- 201 Single Tree
- 202 Plantation/Orchard
- 203 Group Trees/Shrubs
- 206 Gum Tree
- 308 Side Entry Pit
- 310 Junction Pit
- 311 Gatic Pit
- 333 Water Tank
- 403 Edge Of Bitumen
- 408 Back Of Kerb/Channel
- 410 Pedestrian Path
- 503 Signs
- 521 Ballard
- 602 Shed
- 603 Brick Building
- 604 Verandah
- 605 Window (Hab)
- 606 Window (Non - Hab)
- 607 Doorway
- 609 Top of Gutter
- 610 Ridge Line
- 611 Parapet
- 615 2nd Storey Window (Hab)
- 616 2nd Storey Window (Non -Hab)
- 623 Carport
- 628 Stairs / Steps
- 630 Floor Level
- 631 Timber Decking
- 711 Light Pole
- 712 Electricity Pole Only
- 713 Electricity Pole With Light
- 716 Electricity Pit
- 717 Electricity Line Overhead
- 721 Telecommunications Pit
- 730 Gas Main
- 741 Sewerage Pit
- 743 Sewerage- Underground
- 754 Water Meter
- 903 Fence - Palings
- 911 Fence - Brick
- 950 Title
- 951 Surrounding Title

Date:	Rev.	Amendments:

SURVEYED BY:	J.N. / J.S.	DATUM:	AHD
DRAWN:	C.F.	DATE:	01/07/2019
CHECKED:	D.J.N.	SCALE:	1:200

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
A.C.N. 067 949 615
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119

THE XIE FAMILY TRUST
428-430 HAUGHTON ROAD, CLAYTON

N.N.H. REF. NO.	9344
SHEET	1 of 1
REV	-
P/2019/9300/9344/LC	

428-430 Haughton Rd Clayton

VCAT HEARING ISSUE
FEATURE SURVEY PLAN

2018061TP110ZH



9/17/2020

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C



D



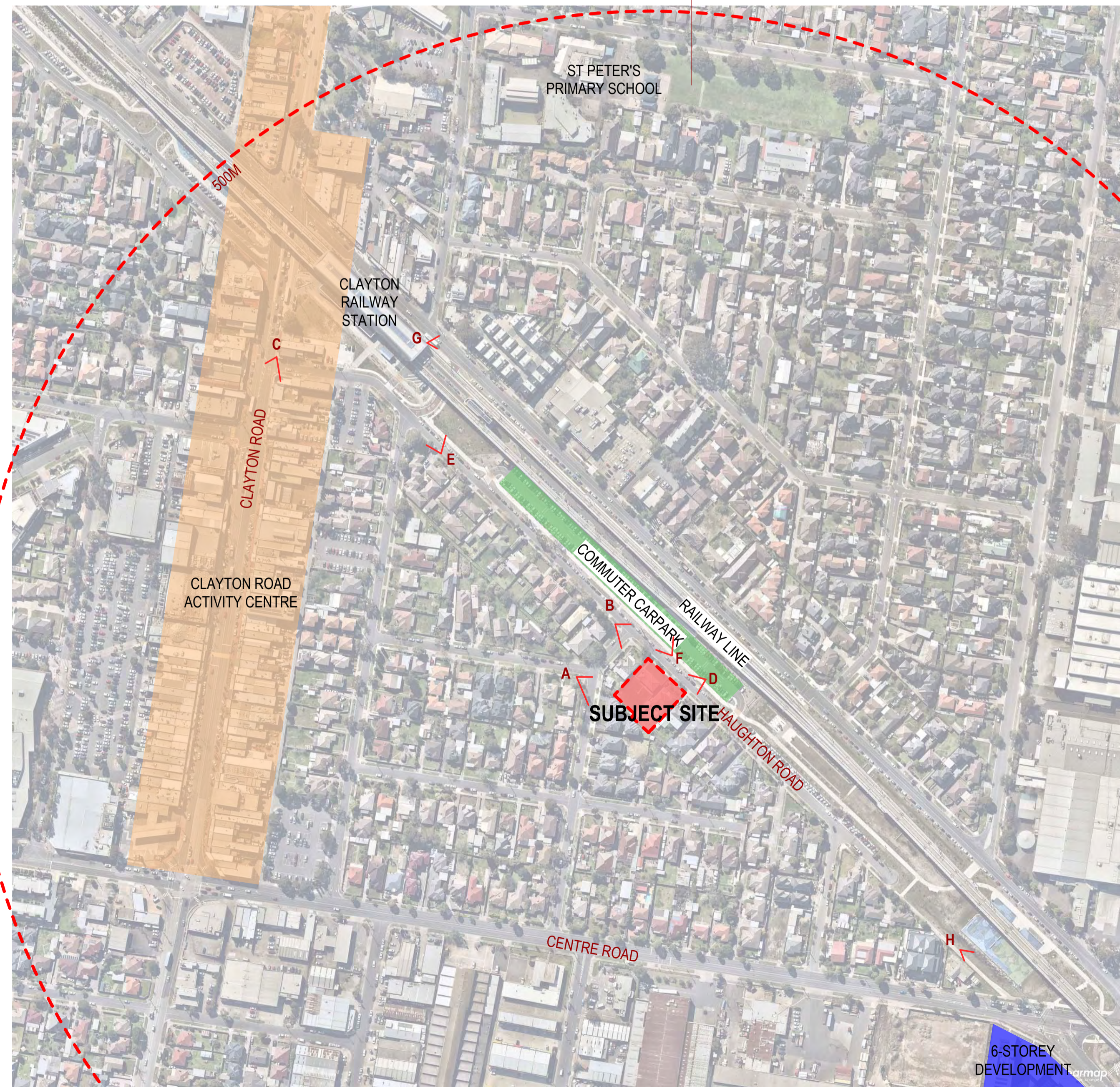
E



F



B



G



A



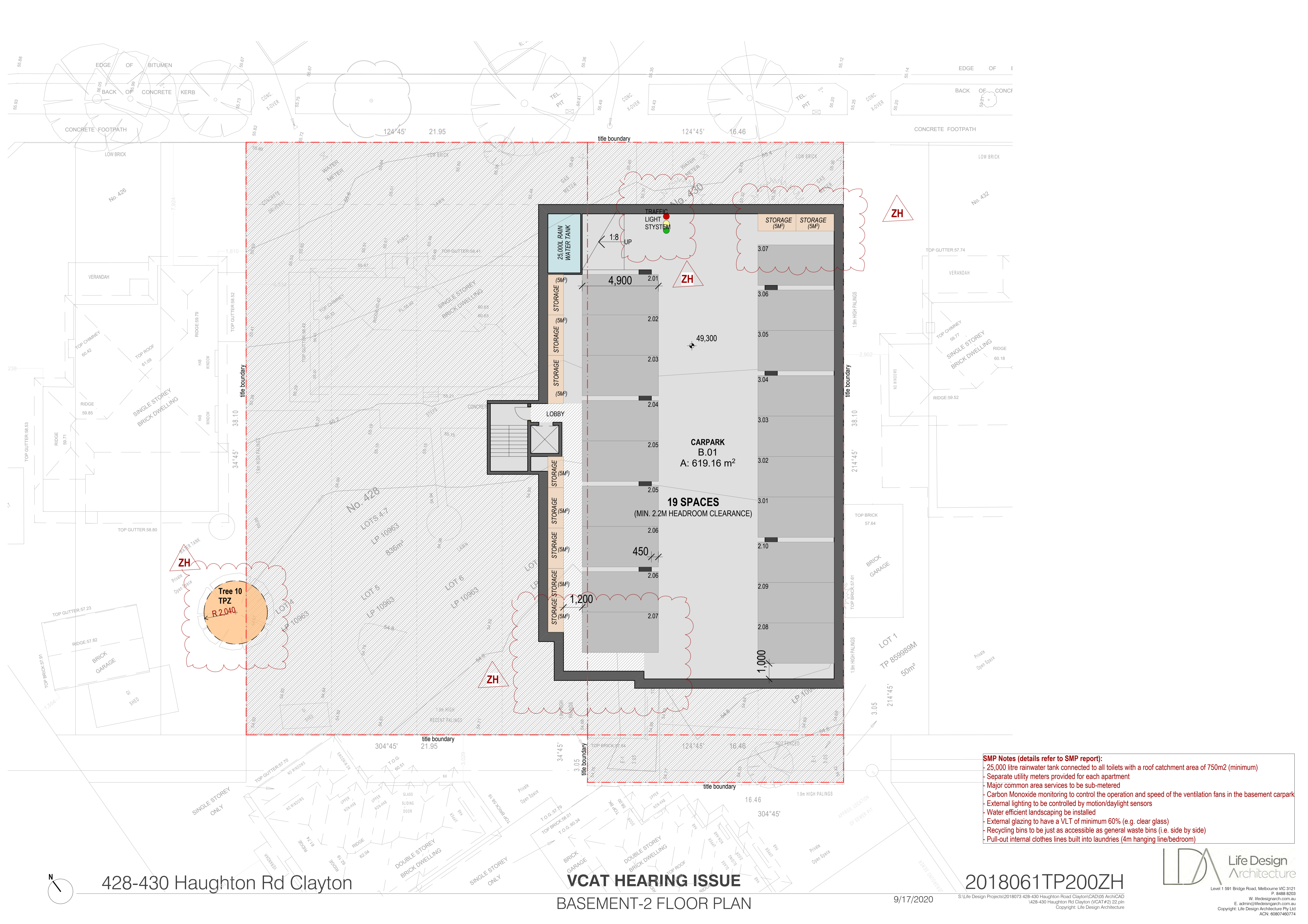
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428-430 Haughton Rd Clayton

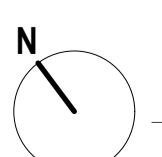
VCAT HEARING ISSUE
SITE CONTEXT

9/17/2020

2018061TP111ZH



- SMP Notes (details refer to SMP report):**
- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m2 (minimum)
 - Separate utility meters provided for each apartment
 - Major common area services to be sub-metered
 - Carbon Monoxide monitoring to control the operation and speed of the ventilation fans in the basement carpark
 - External lighting to be controlled by motion/daylight sensors
 - Water efficient landscaping to be installed
 - External glazing to have a VLT of minimum 60% (e.g. clear glass)
 - Recycling bins to be just as accessible as general waste bins (i.e. side by side)
 - Pull-out internal clothes lines built into laundries (4m hanging line/bedroom)



428-430 Houghton Rd Clayton

VCAT HEARING ISSUE

2018061TP200ZH

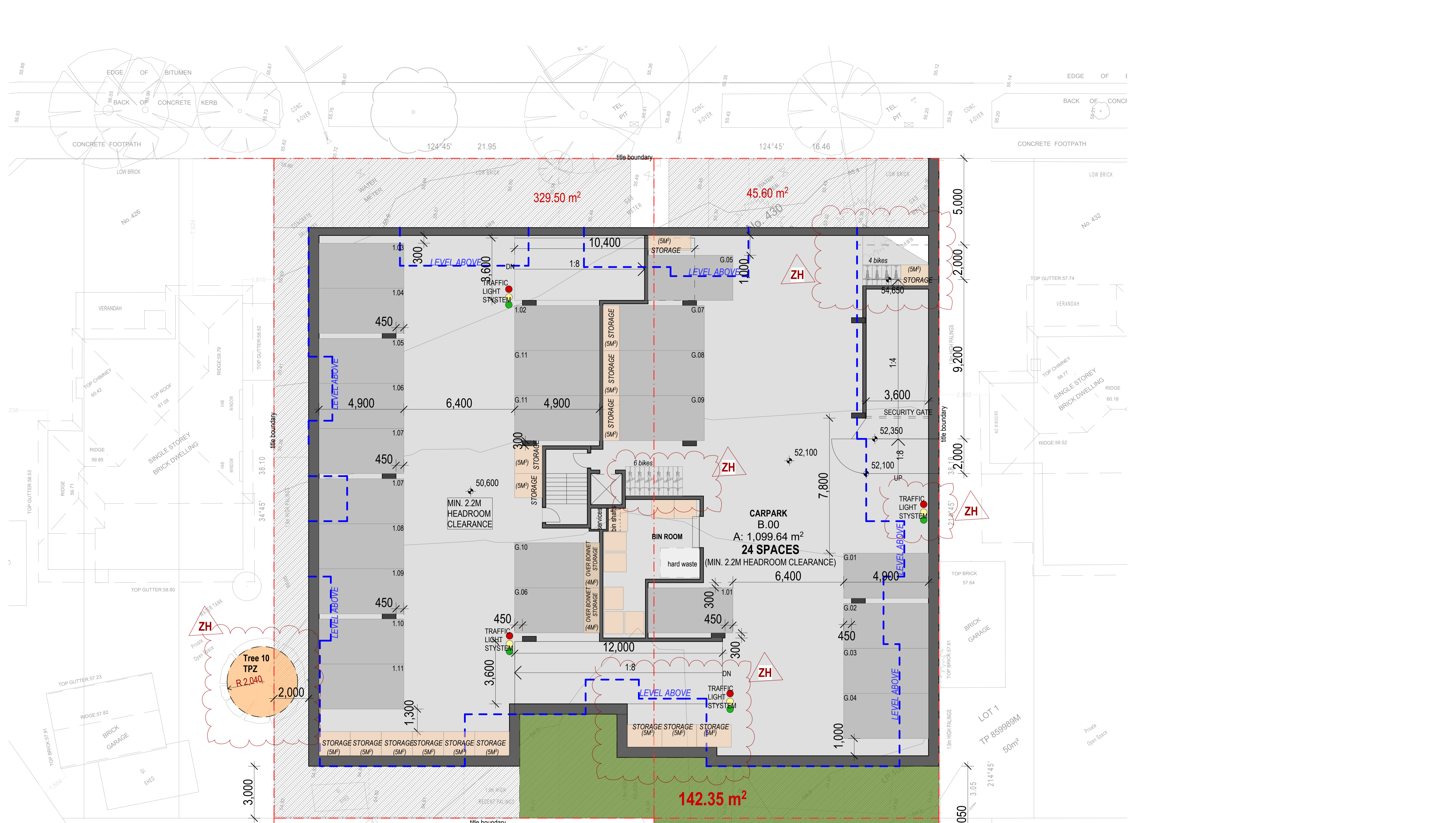


BASEMENT-2 FLOOR PLAN

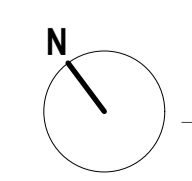
9/17/2020

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- SMP Notes (details refer to SMP report):**
- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m2 (minimum)
 - Separate utility meters provided for each apartment
 - Major common area services to be sub-metered
 - Carbon Monoxide monitoring to control the operation and speed of the ventilation fans in the basement carpark
 - External lighting to be controlled by motion/daylight sensors
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 - Pull-out internal clothes lines built into laundries (4m hanging line/bedroom)



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BASEMENT-1 FLOOR PLAN

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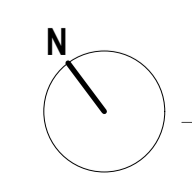
APART TYPE SUMMARY

Type	Quantity
1 BED	2
2 BED	33
3 BED	4
TOTAL	39

AREA SUMMARY

Floor	Zone Name	Area
Basement-2	CARPARK	619.16
		619.16 m²
Basement-1	CARPARK	1,099.64
		1,099.64 m²
Ground	1 BED	99.51
	2 BED 1 BATH	138.63
	2 BED 2 BATH	434.17
	3 BED	94.19
	CIRCULATION	140.60
	P.O.S	321.60
		1,228.70 m²
Level 1	2 BED 2 BATH	799.51
	BALCONY	94.85
	CIRCULATION	114.42
	1,008.78 m²	
Level 2	2 BED 1 BATH	376.83
	2 BED 2 BATH	132.38
	3 BED	182.54
	BALCONY	89.49
	CIRCULATION	80.92
	862.16 m²	
Level 3	2 BED 1 BATH	315.25
	2 BED 2 BATH	139.51
	BALCONY	88.46
	CIRCULATION	49.63
	592.85 m²	
	5,411.29 m²	

- SMP Notes (details refer to SMP report):**
- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m² (minimum)
 - Separate utility meters provided for each apartment
 - Major common area services to be sub-metered
 - Carbon Monoxide monitoring to control the operation and speed of the ventilation fans in the basement carpark
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 - Recycling bins to be just as accessible as general waste bins (i.e. side by side)
 - Pull-out internal clothes lines built into laundries (4m hanging line/bedroom)



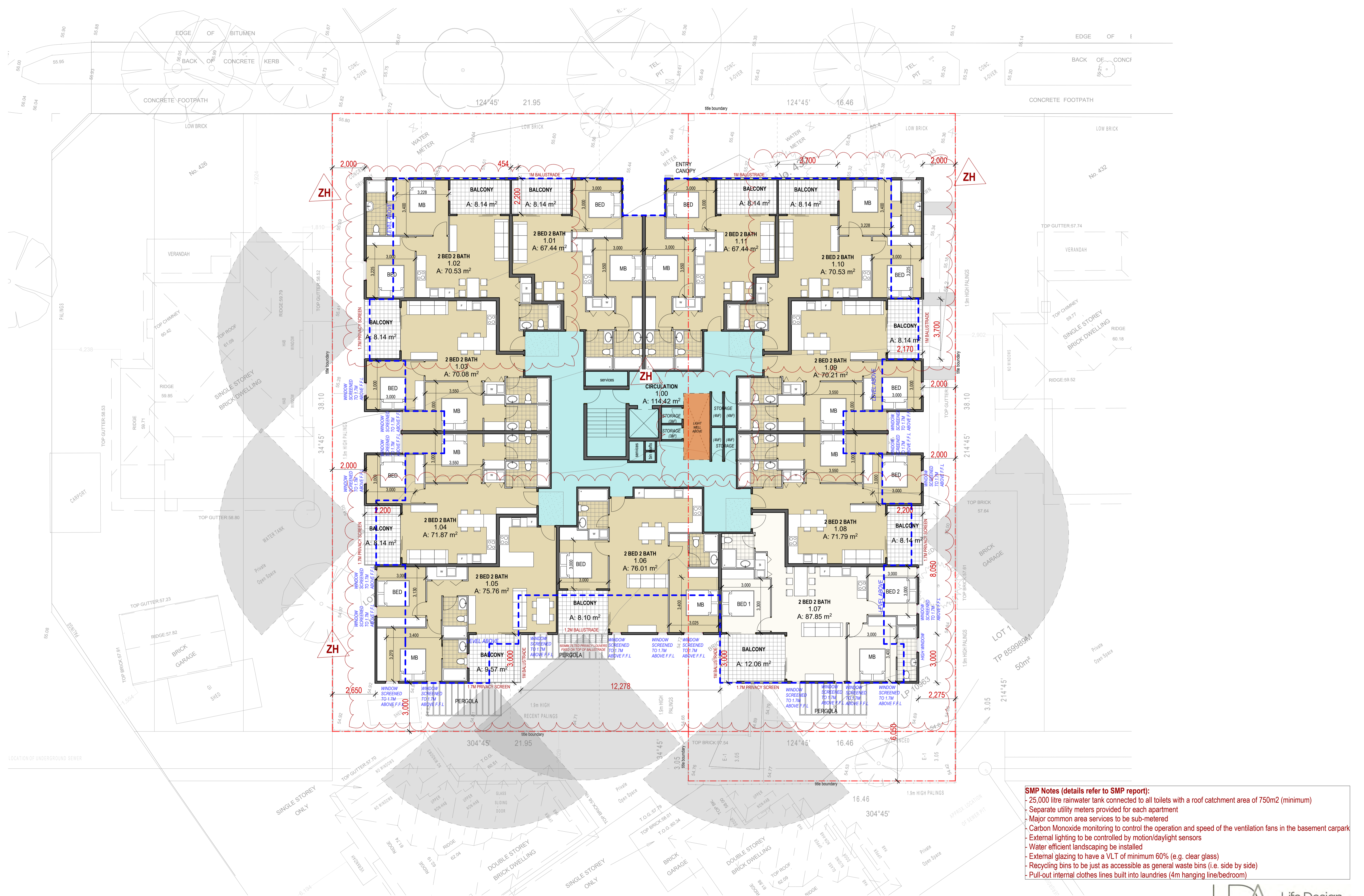
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VCAT HEARING ISSUE
GROUND FLOOR PLAN

2018061TP202ZH

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- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m2 (minimum)
 - Separate utility meters provided for each apartment
 - Major common area services to be sub-metered
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 - Recycling bins to be just as accessible as general waste bins (i.e. side by side)
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428-430 Houghton Rd Clayton

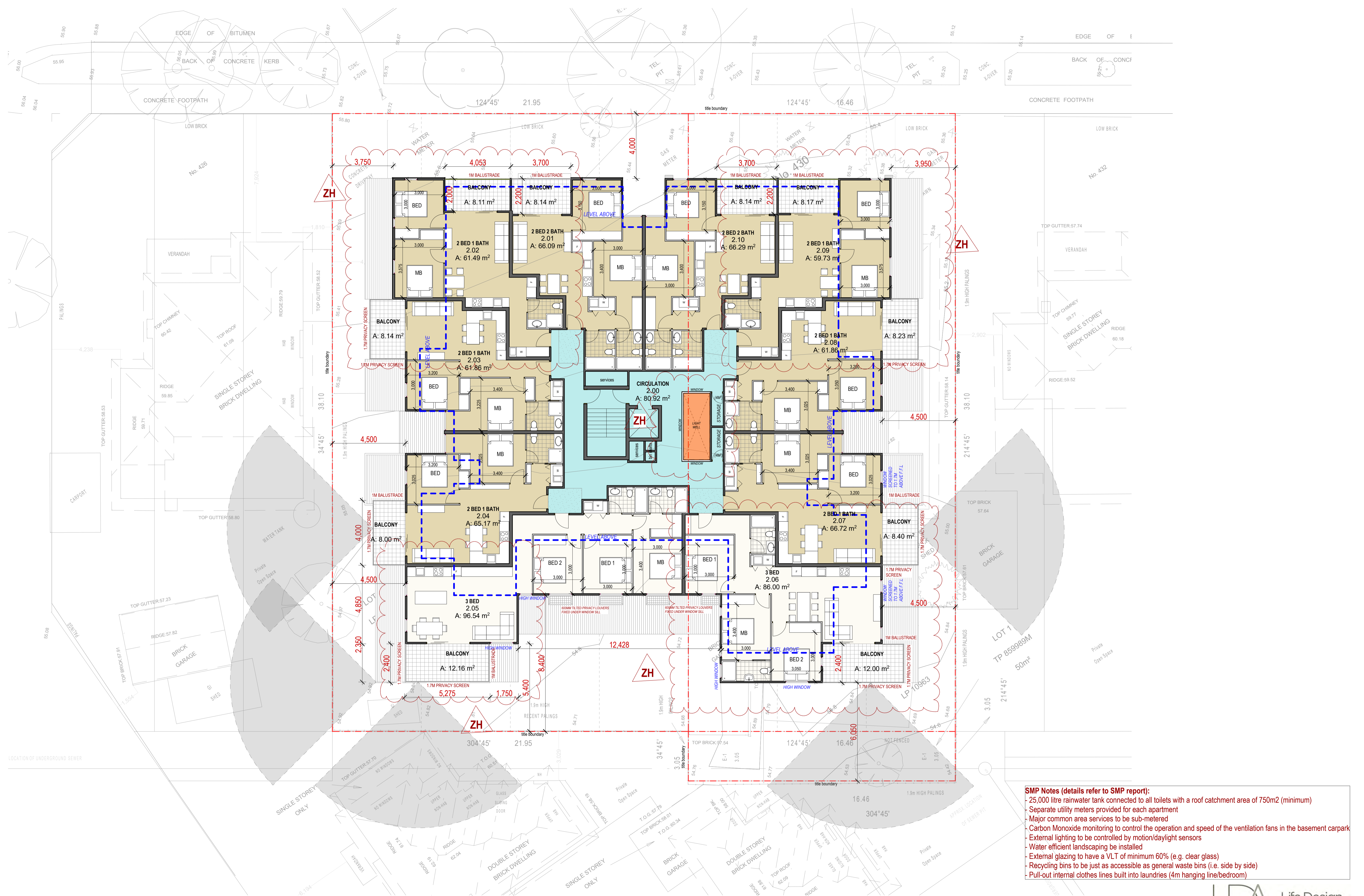
VCAT HEARING ISSUE
LEVEL 1 FLOOR PLAN

2018061TP203ZH

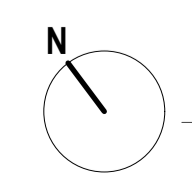


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- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m2 (minimum)
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 - Major common area services to be sub-metered
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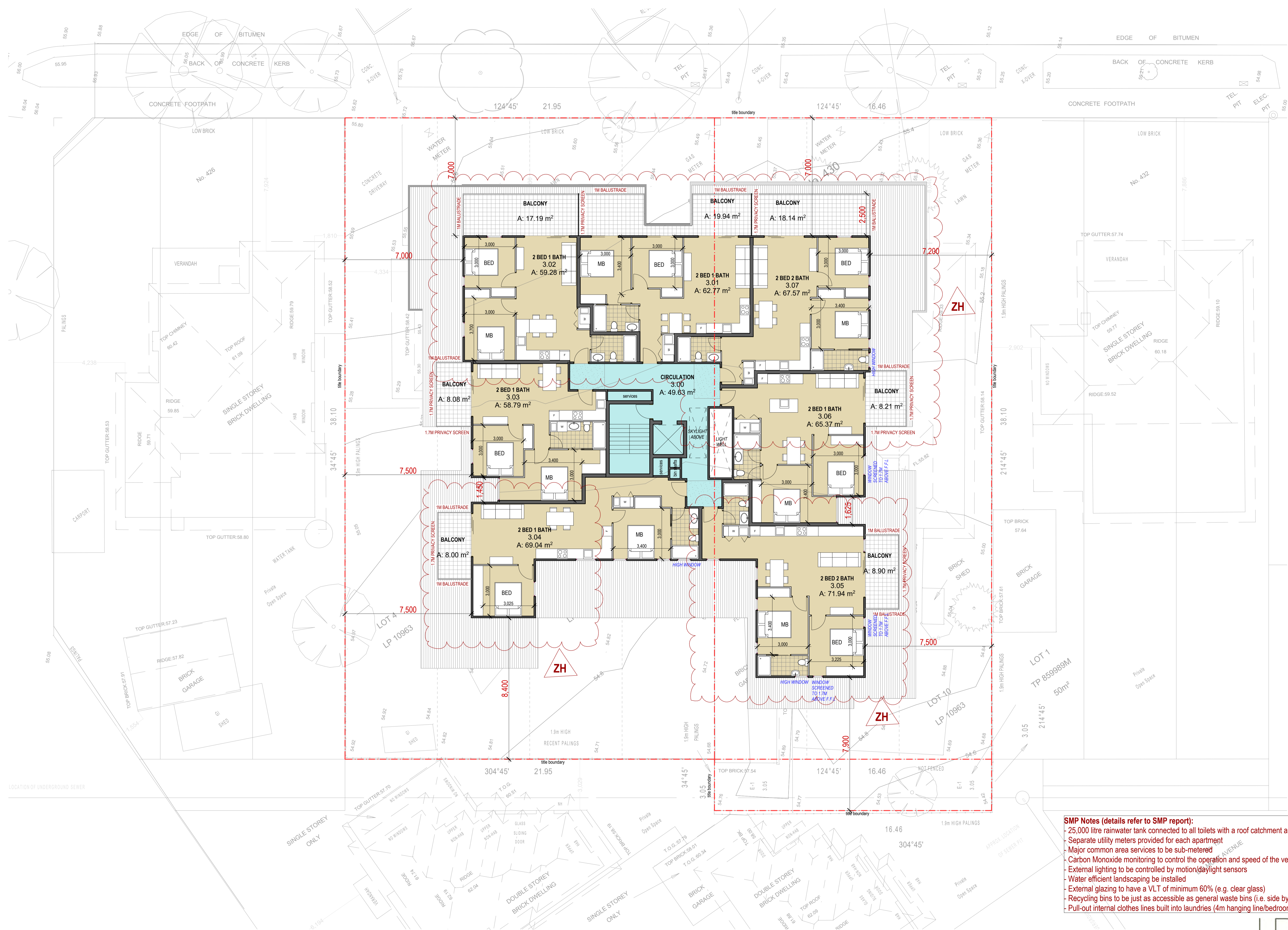
VCAT HEARING ISSUE
LEVEL 2 FLOOR PLAN

2018061TP204ZH

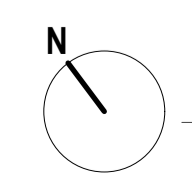


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- 25,000 litre rainwater tank connected to all toilets with a roof catchment area of 750m2 (minimum)
 - Separate utility meters provided for each apartment
 - Major common area services to be sub-metered
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428-430 Houghton Rd Clayton

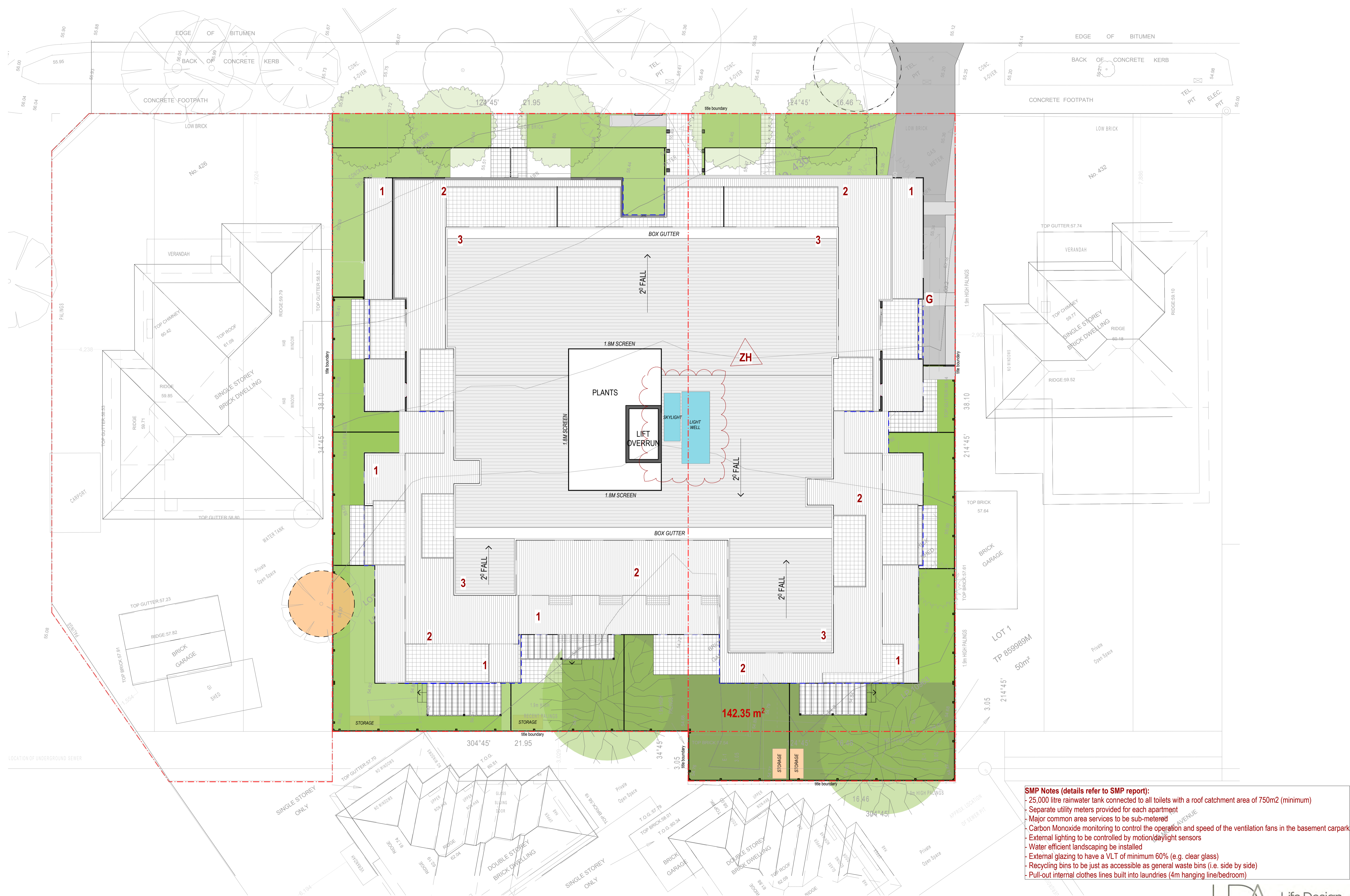
VCAT HEARING ISSUE
LEVEL 3 FLOOR PLAN

9/17/2020

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428-430 Houghton Rd Clayton

VCAT HEARING ISSUE

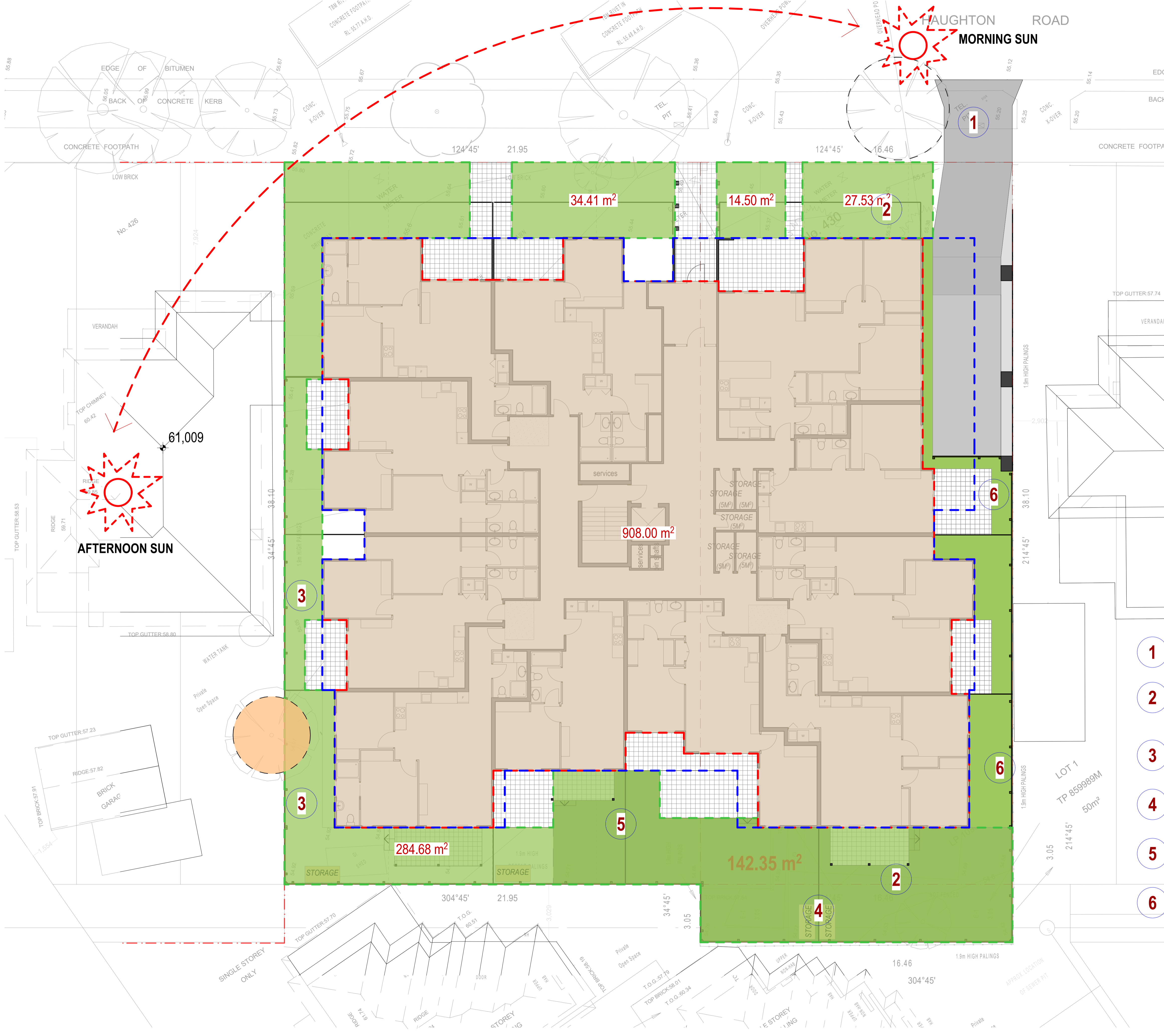
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ROOF PLAN

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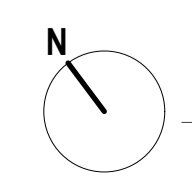




DEVELOPMENT SUMMARY

	SITE AREA:	1513.47M ²
	SITE COVERAGE:	60%
	PERMEABILITY:	23.9%
	DEEP SOIL AREA:	9.4%
APARTMENT:		
	1XBED UNIT	2
	2XBED UNIT	33
	3XBED UNIT	4
	TOTAL	39
CARPARK PROVISION:		
	1XBED UNIT(1/APT)	2
	2XBED UNIT(1/APT)	33
	3XBED UNIT(2/APT)	8
	TOTAL	43

- 1** Basement entry locates at the lowest point of site to allow easy access
- 2** Deep soil areas located on the back of the site to provide best amenities for landscaping and large canopy trees.
- 3** Basement setback 2m from boundary to allow proper landscaping along the side fence
- 4** Great rear setback (6m) to minimize impact to next door properties
- 5** Deliberately setback to avoid shadowing to next door property
- 6** Planter boxes along Eastern side to soften the edge of the site



428-430 Haughton Rd Clayton

VCAT HEARING ISSUE
DESIGN RESPONSE

2018061TP301ZH



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AFTERNOON SUN

MORNING SUN

DEVELOPMENT SUMMARY

SITE AREA:	1513.47M ²
SITE COVERAGE:	60%
PERMEABILITY:	23.9%
DEEP SOIL AREA:	9.4%
APARTMENT:	
1XBED UNIT	2
2XBED UNIT	33
3XBED UNIT	4
TOTAL	39
CARPARK PROVISION:	
1XBED UNIT(1/APT)	2
2XBED UNIT(1/APT)	33
3XBED UNIT(2/APT)	8
TOTAL	43

ZH

MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

- 1XBED
LIVING: 3.3M WIDE, 10M2 AREA
BEDROOM: 3.4X3M
BALCONY: 1.8M WIDE, 8M2 AREA
- 2XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2M WIDE, 10M2 AREA
- 3XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2.4M WIDE, 12M2 AREA

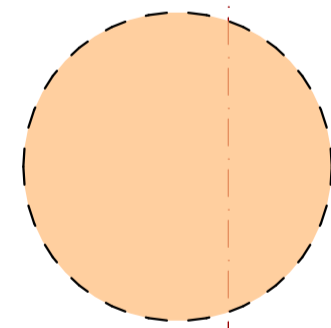
ACCESSIBILITY SPACE

20 apartments comply (50%)

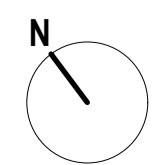
BREEZE PATH DISTANCE

MIN. 5M AND MAX. 18M

INTERNAL STORAGE



142.35 m² DEEP SOILD AREA



428-430 Haughton Rd Clayton

VCAT HEARING ISSUE

DESIGN RESPONSE-GROUND FLOOR PLAN

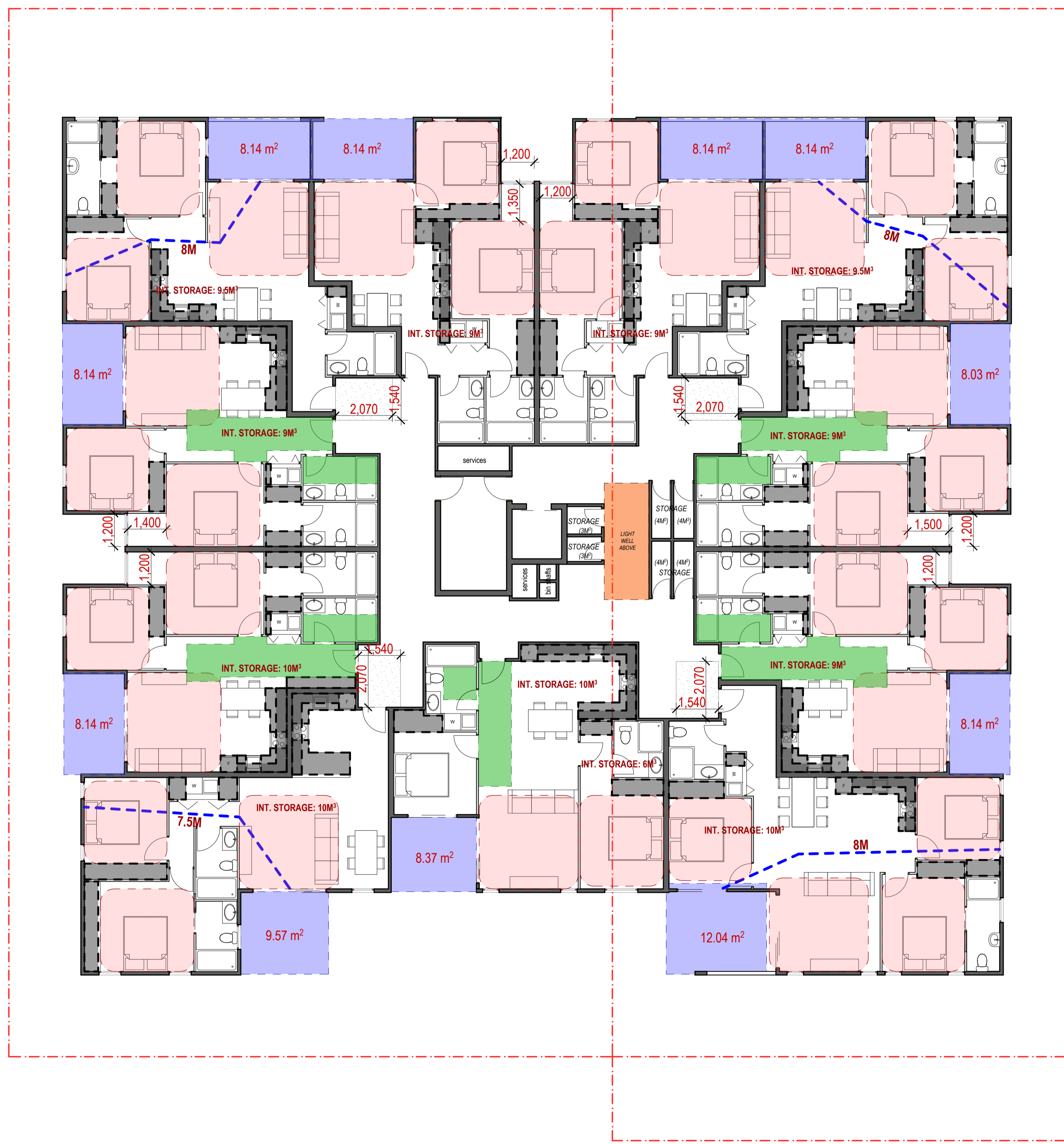
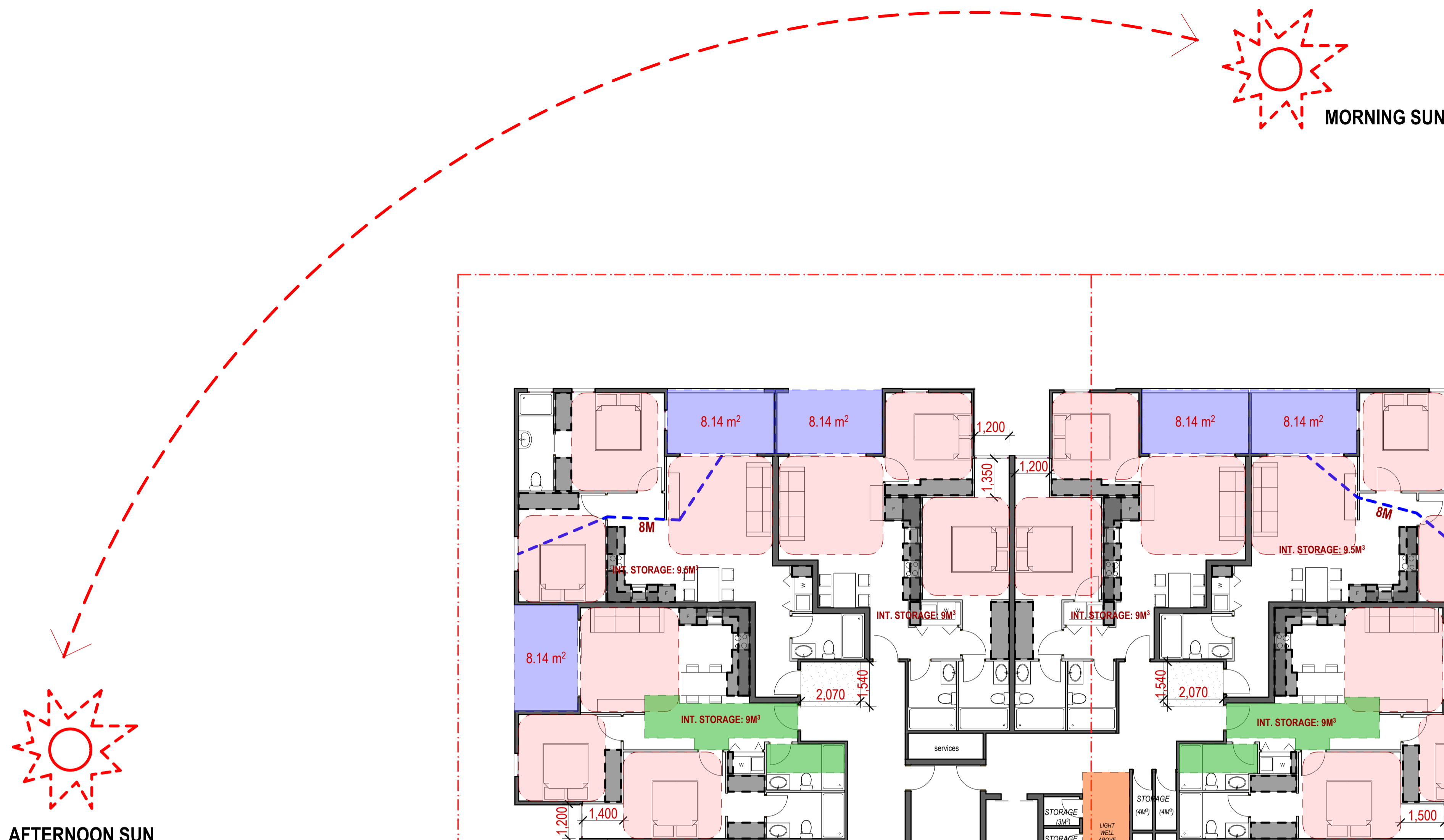
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MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

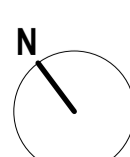
2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE
 20 apartments comply (50%)

BREEZE PATH DISTANCE
 MIN. 5M AND MAX. 18M

INTERNAL STORAGE



428-430 Haughton Rd Clayton

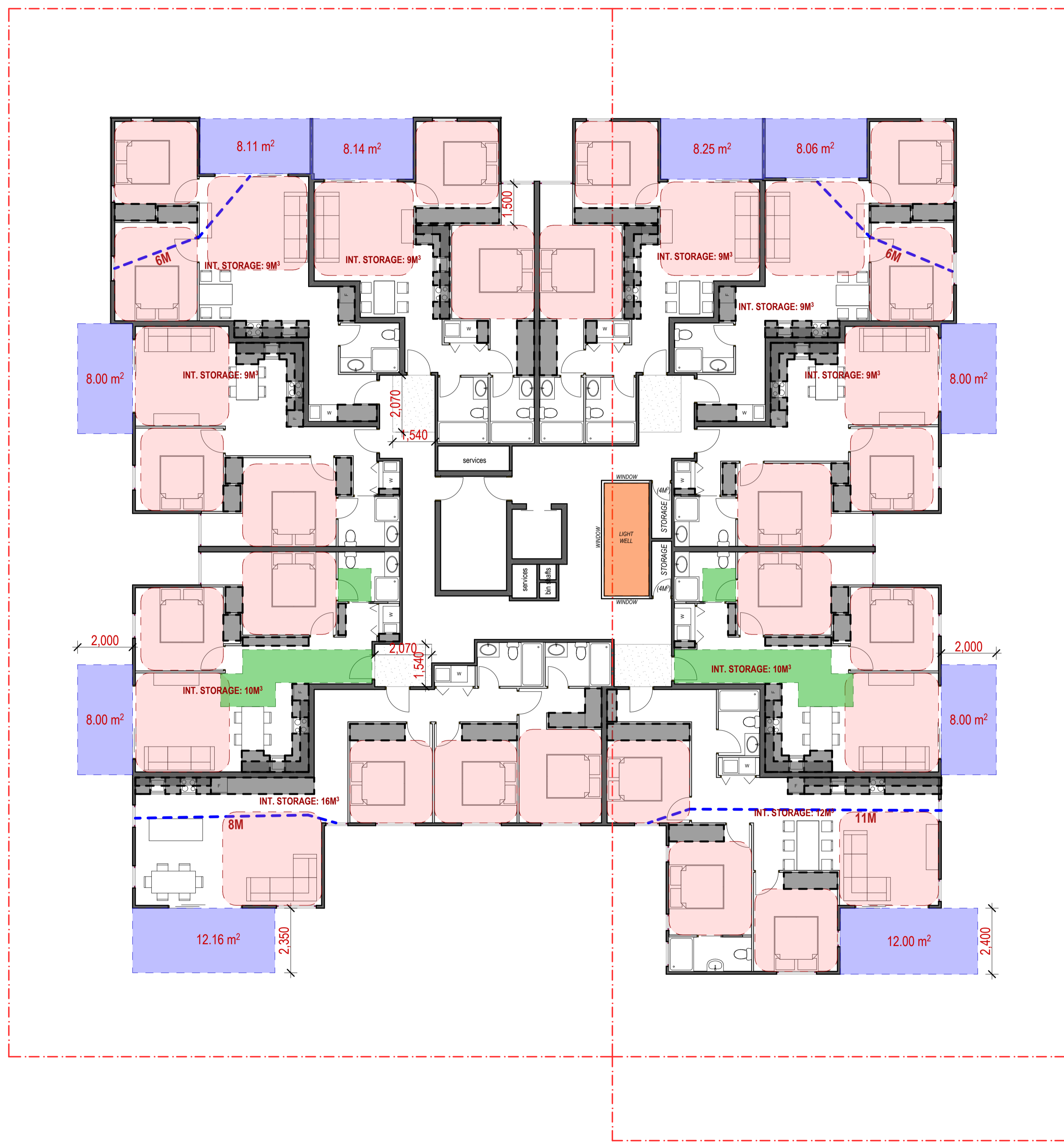
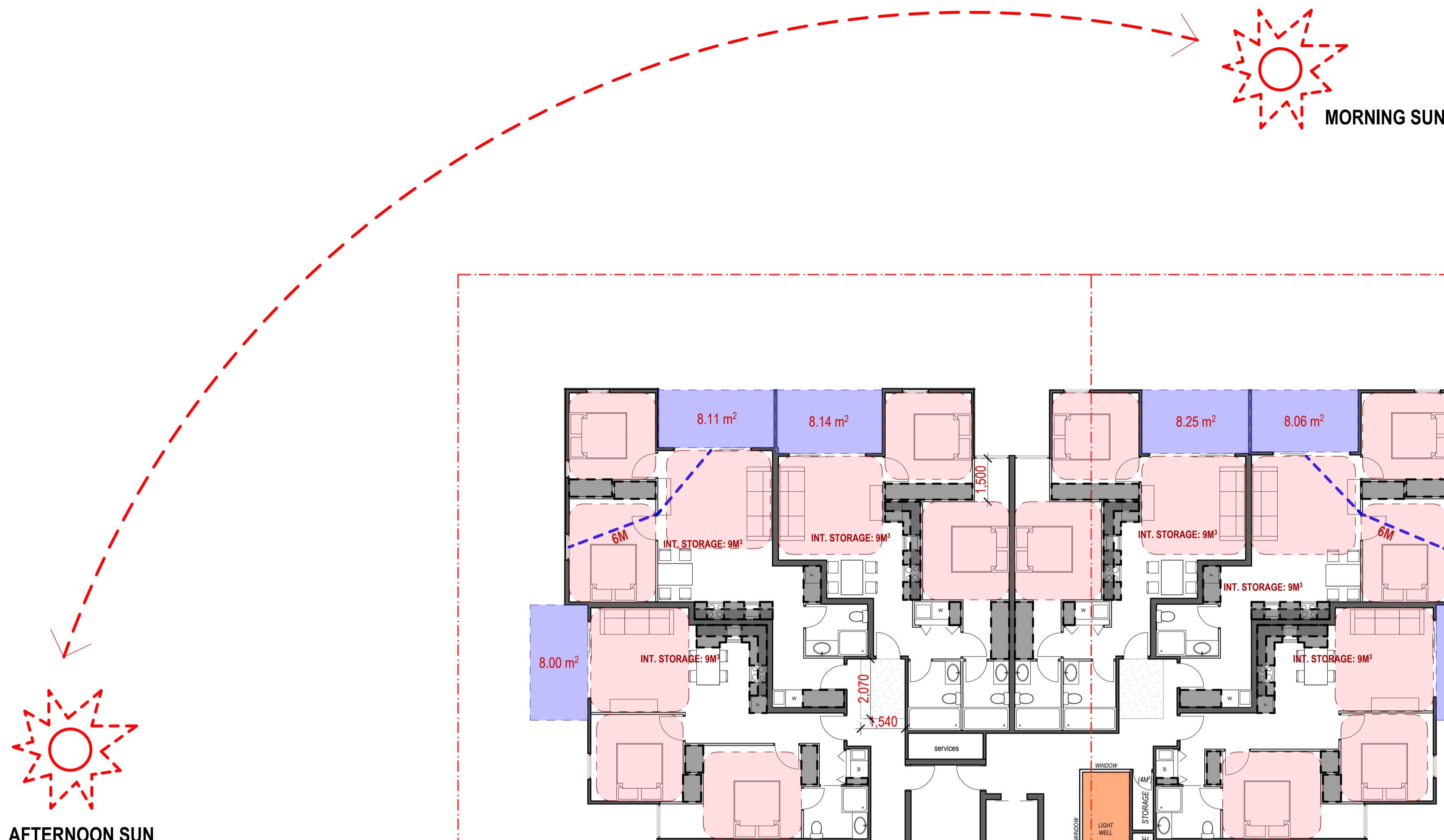
VCAT HEARING ISSUE
 DESIGN RESPONSE-LEVEL 1

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MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

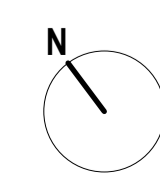
2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

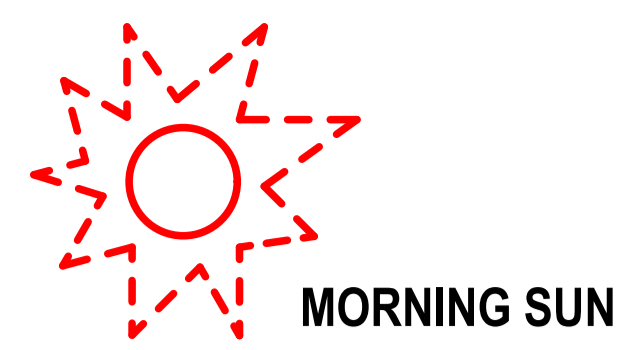
3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE
 20 apartments comply (50%)

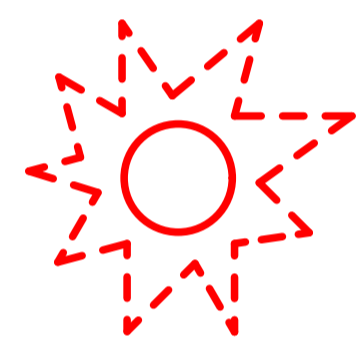
BREEZE PATH DISTANCE
 MIN. 5M AND MAX. 18M

INTERNAL STORAGE

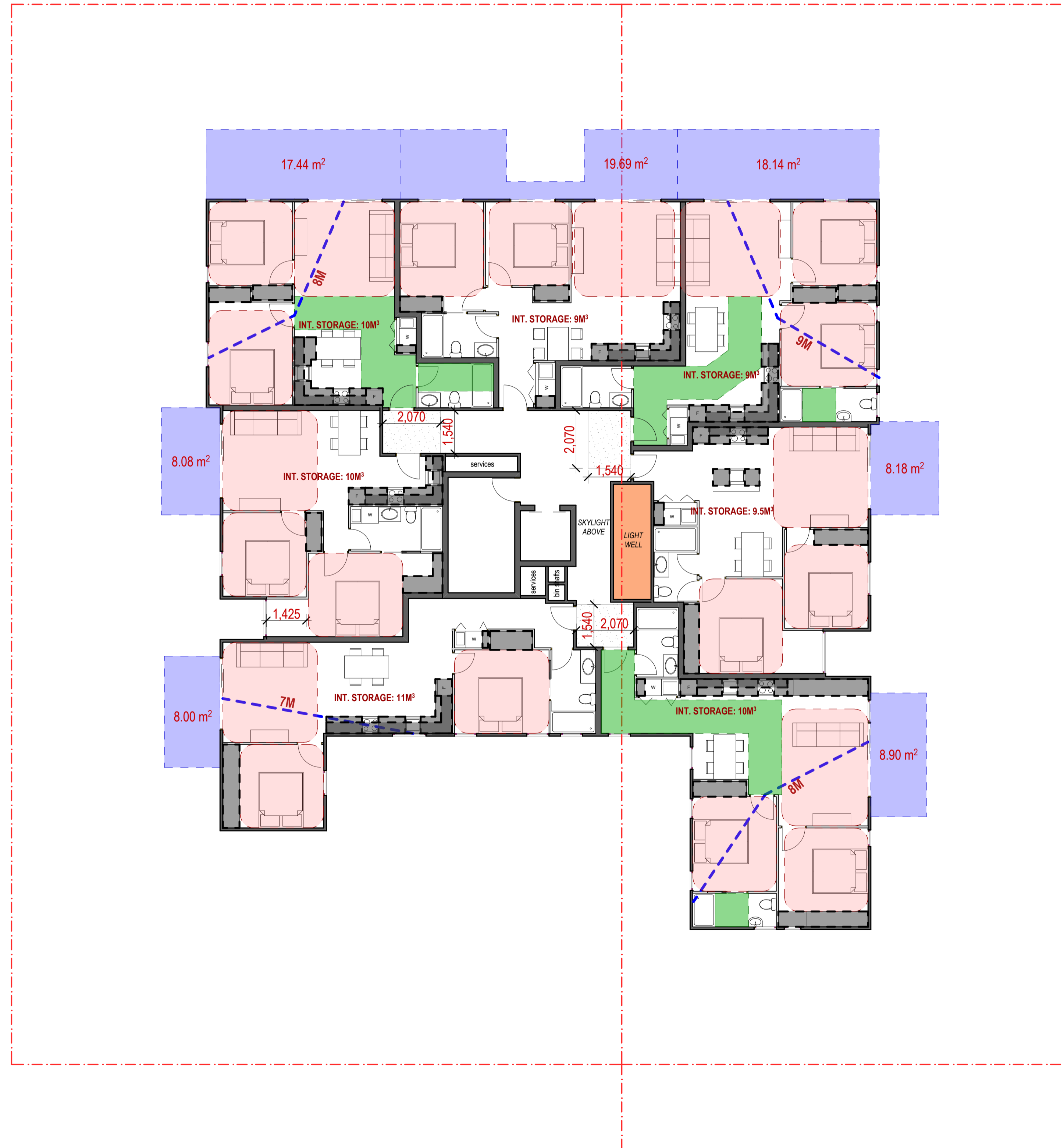




MORNING SUN



AFTERNOON SUN



MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
LIVING: 3.3M WIDE, 10M2 AREA
BEDROOM: 3.4X3M
BALCONY: 1.8M WIDE, 8M2 AREA

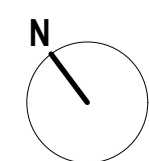
2XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2M WIDE, 10M2 AREA

3XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE
20 apartments comply (50%)

BREEZE PATH DISTANCE
MIN. 5M AND MAX. 18M

INTERNAL STORAGE



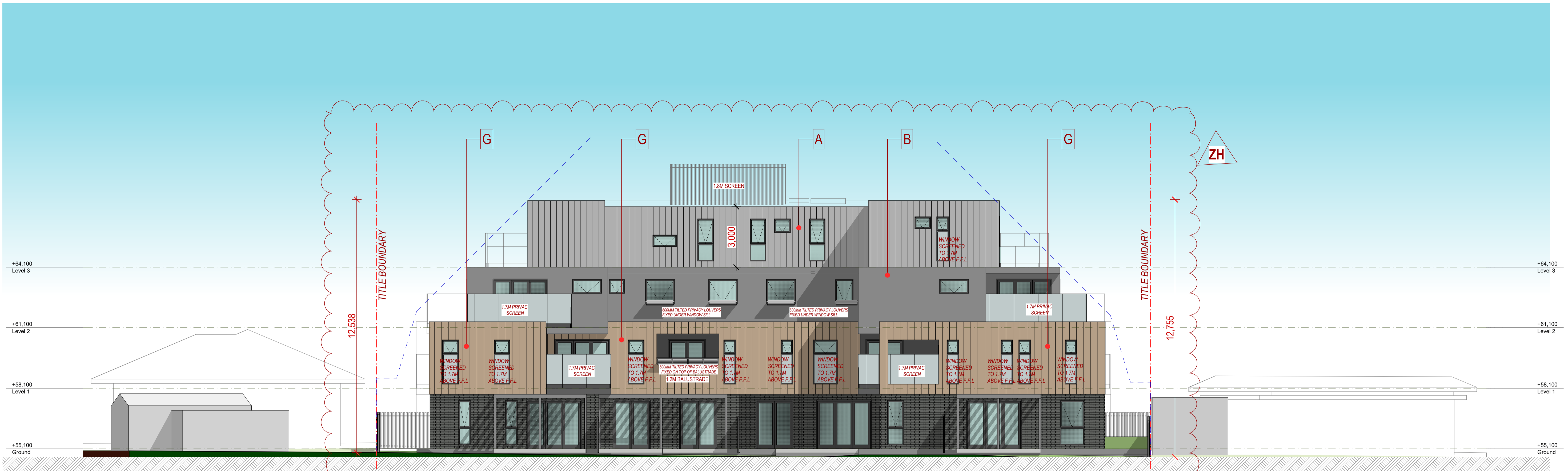
428-430 Haughton Rd Clayton

VCAT HEARING ISSUE
DESIGN RESPONSE-LEVEL 3

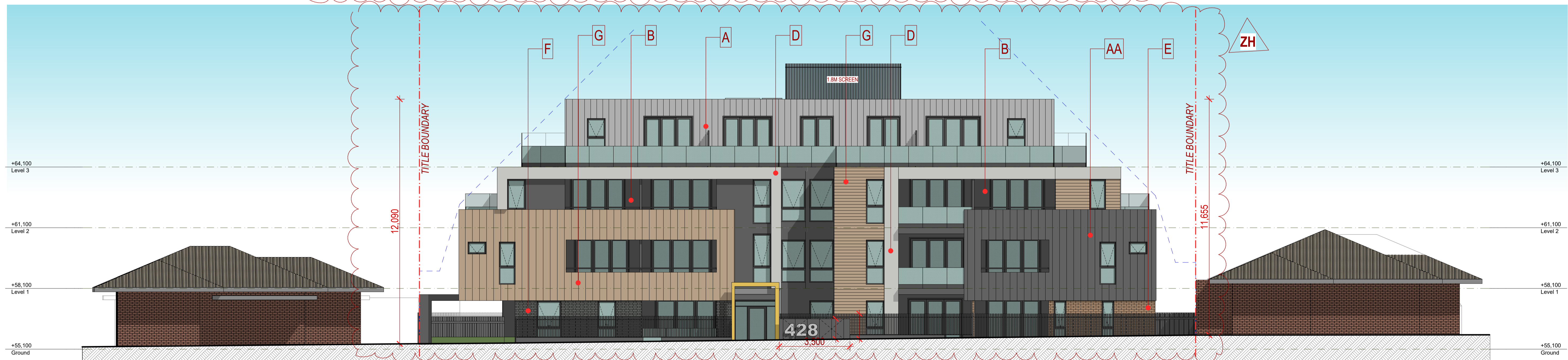
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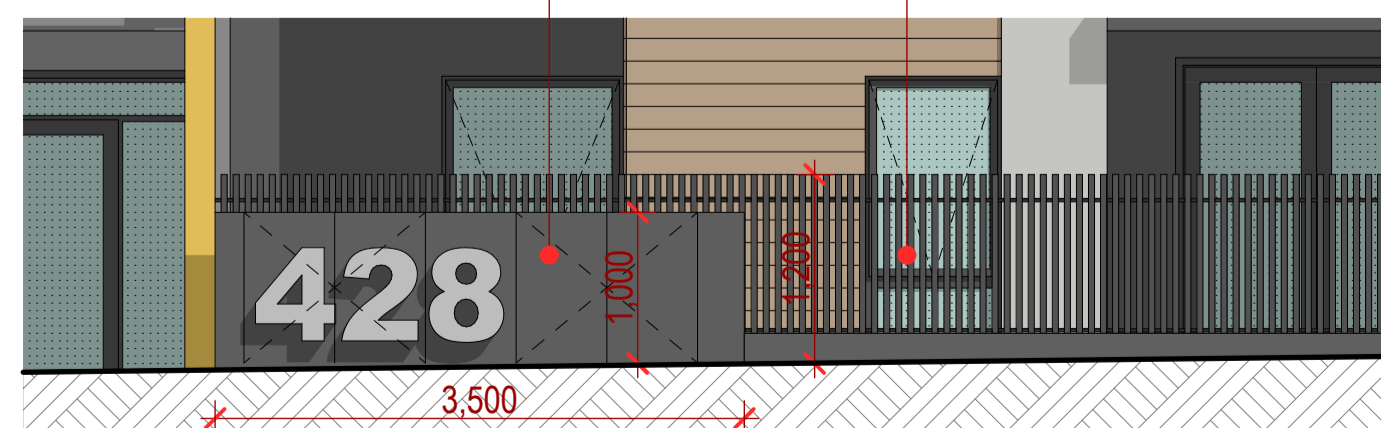
SOUTH ELEVATION



NORTH ELEVATION (STREETSCAPE)

POWDERCOATED METAL PANEL DOORS
COLOR TO MATCH CLADDING B

POWDERCOATED ALUMINIUM FENCE
COLOR TO MATCH CLADDING B



FRONT FENCE DETAILS

NOTE:
SERVICES CABINET DIMENSIONS AND DETAILS
TO BE FINAL APPROVED BY RELEVANT AUTHORITIES



EAST ELEVATION



WEST ELEVATION

EXTERNAL FINISHES SCHEDULE



A COLORBOND PROFILE METAL CLADDING
COLOR - SILVER



AA JAMES HARDIE HardieTex RENDERED FINISH
COLOR - CHARCOAL



B JAMES HARDIE HardieTex RENDERED FINISH
COLOR - CHARCOAL



C JAMES HARDIE HardieTex RENDERED FINISH
COLOR - GRAY



D JAMES HARDIE HardieTex RENDERED FINISH
COLOR - OFF WHITE



E BRICKVENEER
BORAL BROWNEARTH OR SIMILAR



F BRICK VENEER
BORAL BLACKHEATH OR SIMILAR



G AXON TEXTURE BOARD WALNUT FINISH



BALCONY 1.7M PRIVACY SCREEN

NOTE:
PARTITION/SCREENING BETWEEN BALCONIES TO BE FULL HEIGHT SOLID WALL
WHERE IT IS FULLY COVERED,
AND TO BE 1.7M OBSCURE GLASS SCREEN WHERE IT IS NOT FULLY COVERED



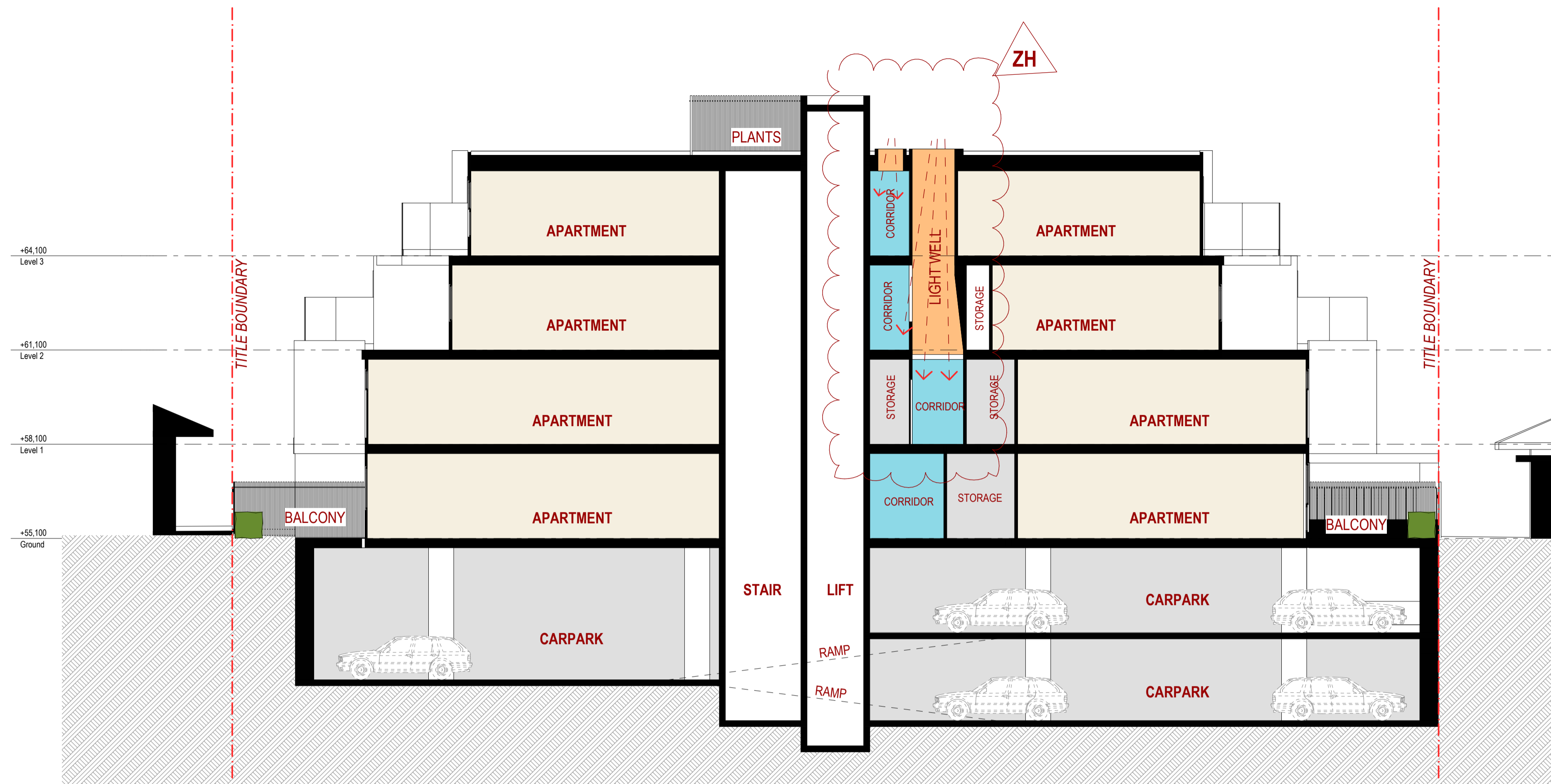
PLANT SCREEN: ALUMINIUM SLAT SCREEN



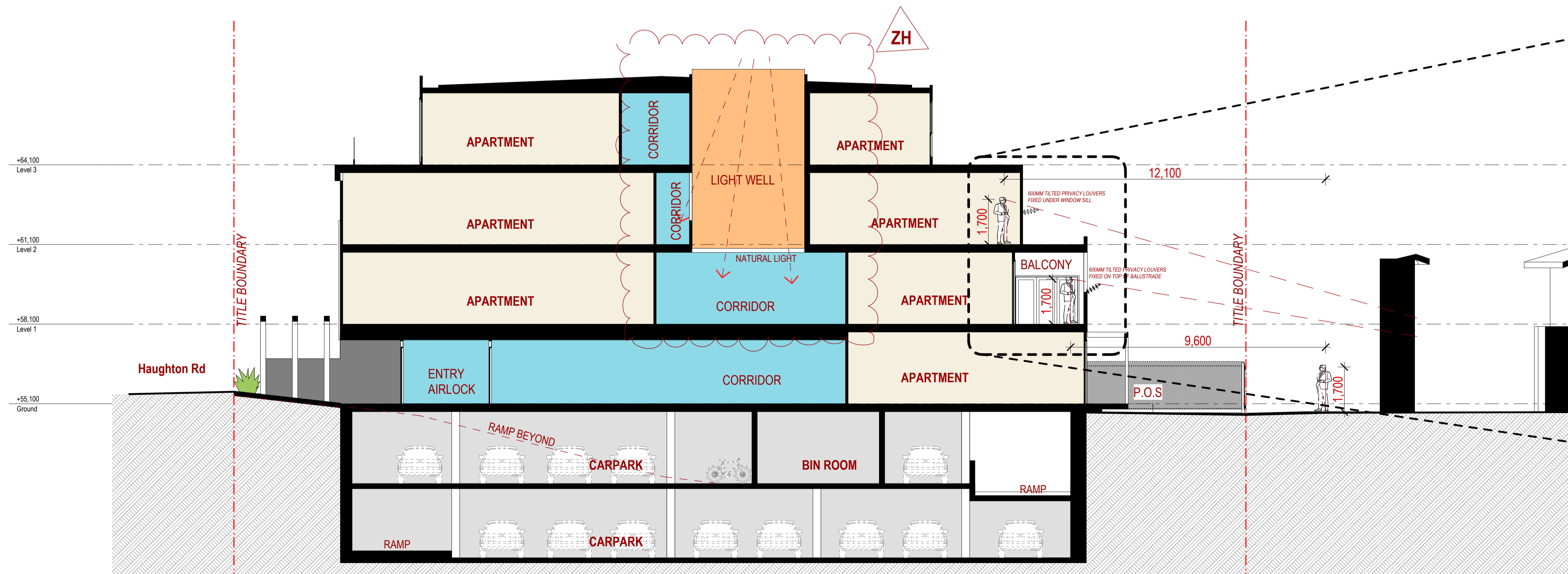
ALUMINIUM TILTED PRIVACY LOUVRES ABOVE 1.2M BALUSTRADE

NOTE:
SCREENING TO WINDOWS IS ACHIEVED BY USING
OBSCURE GLASS (NOT FILM)

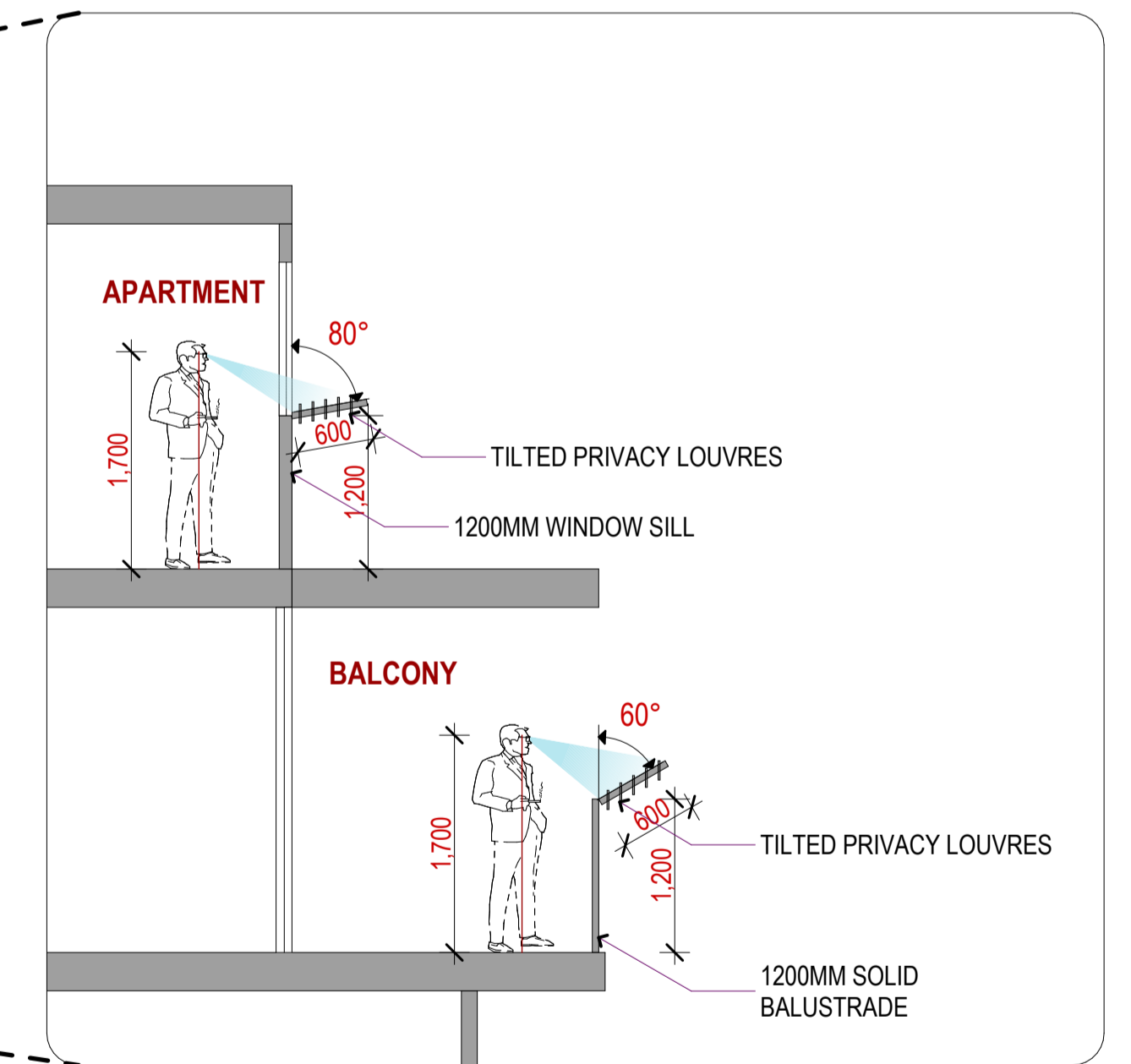
ZH

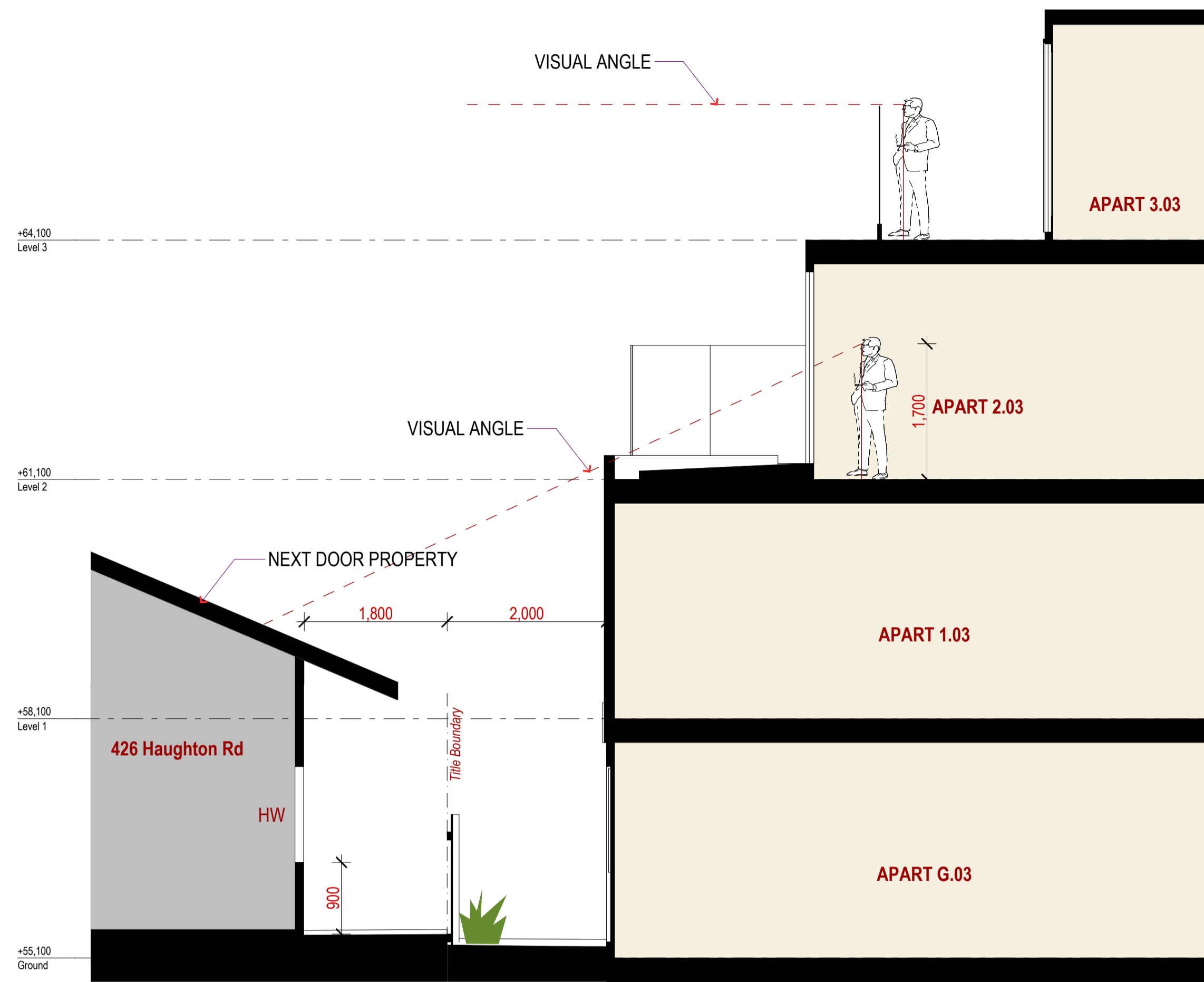


A-A SECTION (EAST-WEST)

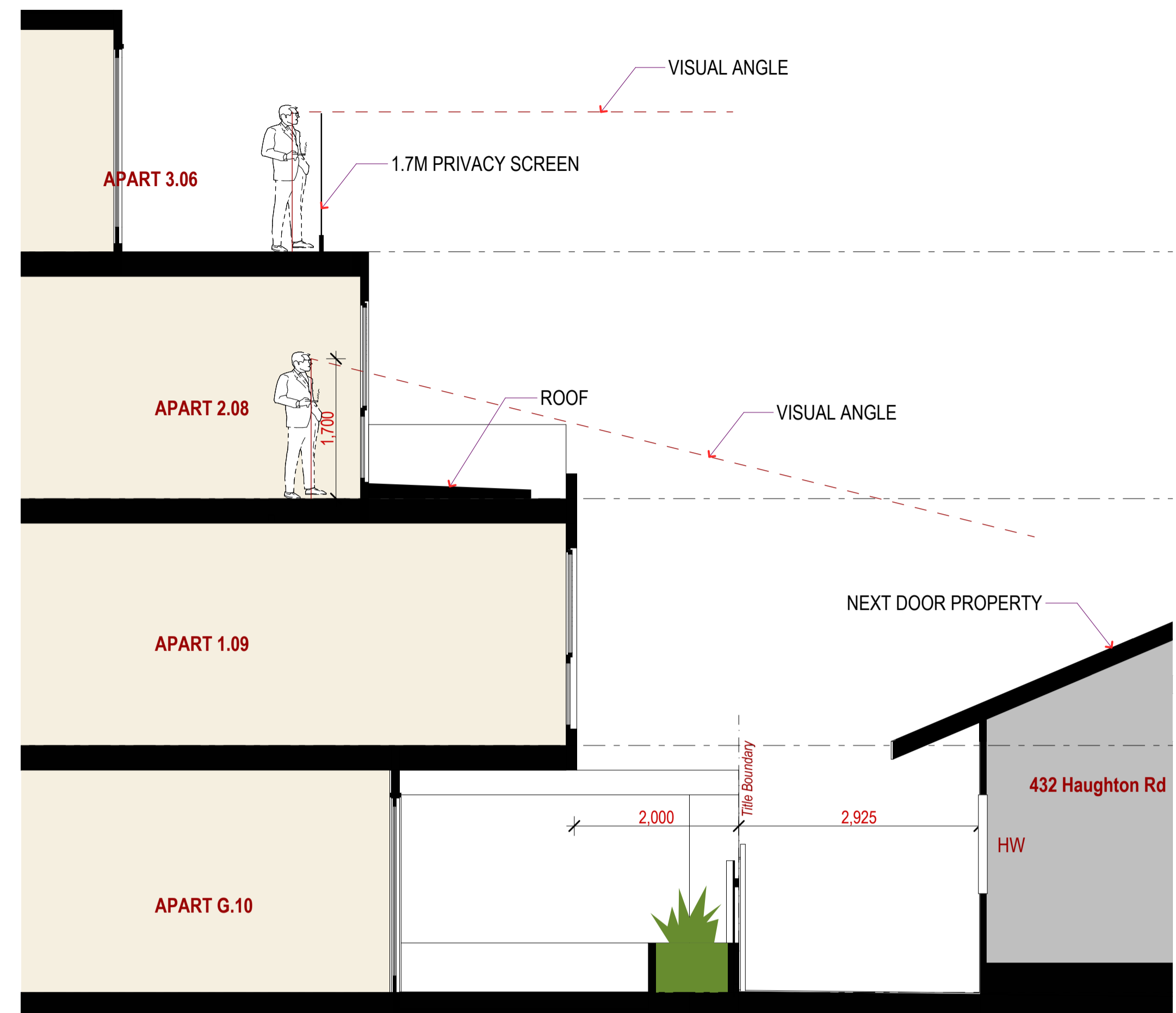


A-A SECTION (SOUTH-NORTH)

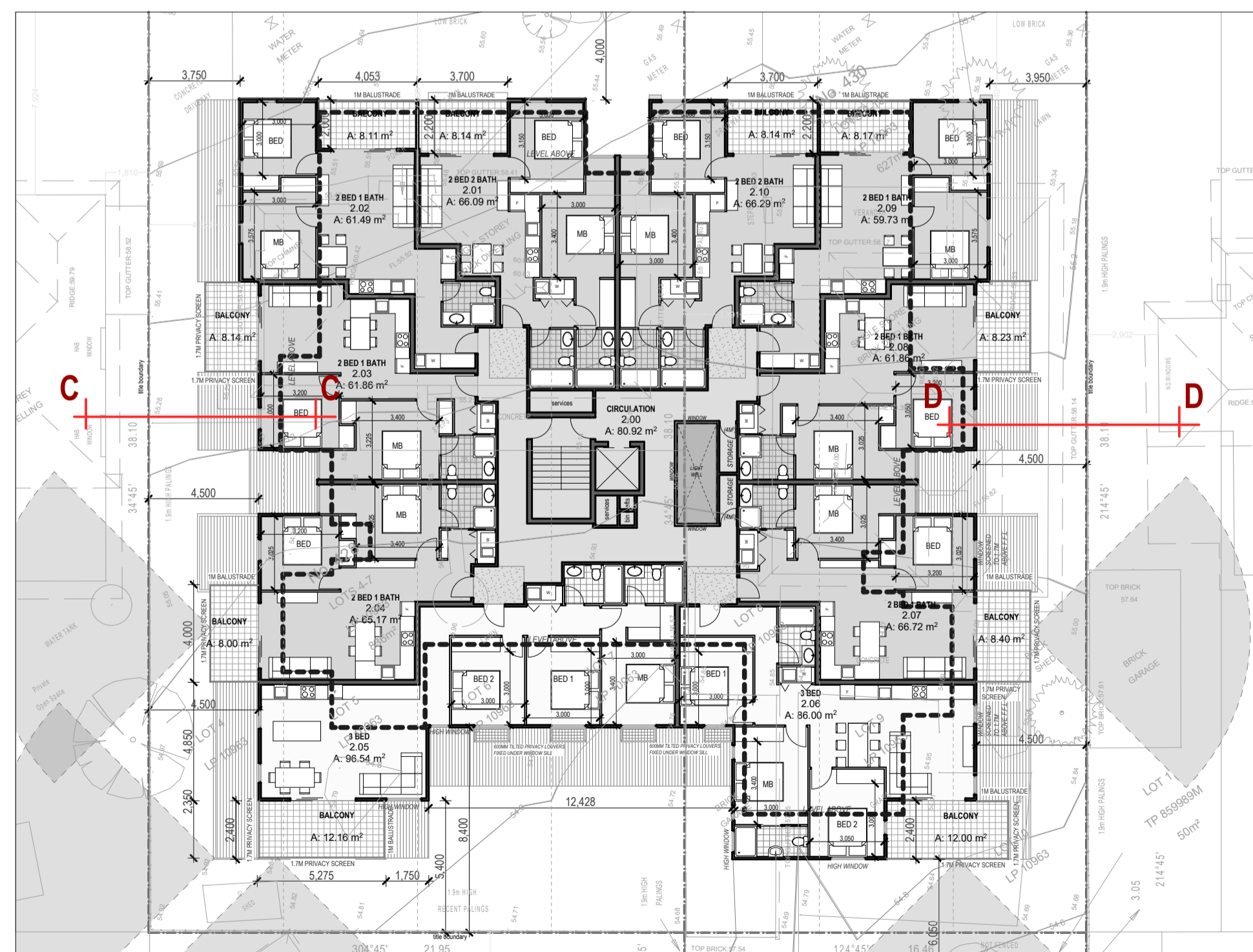




OVERLOOKING SECTION DIAGRAM
(SECTION C-C)

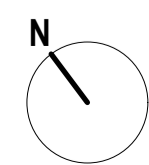
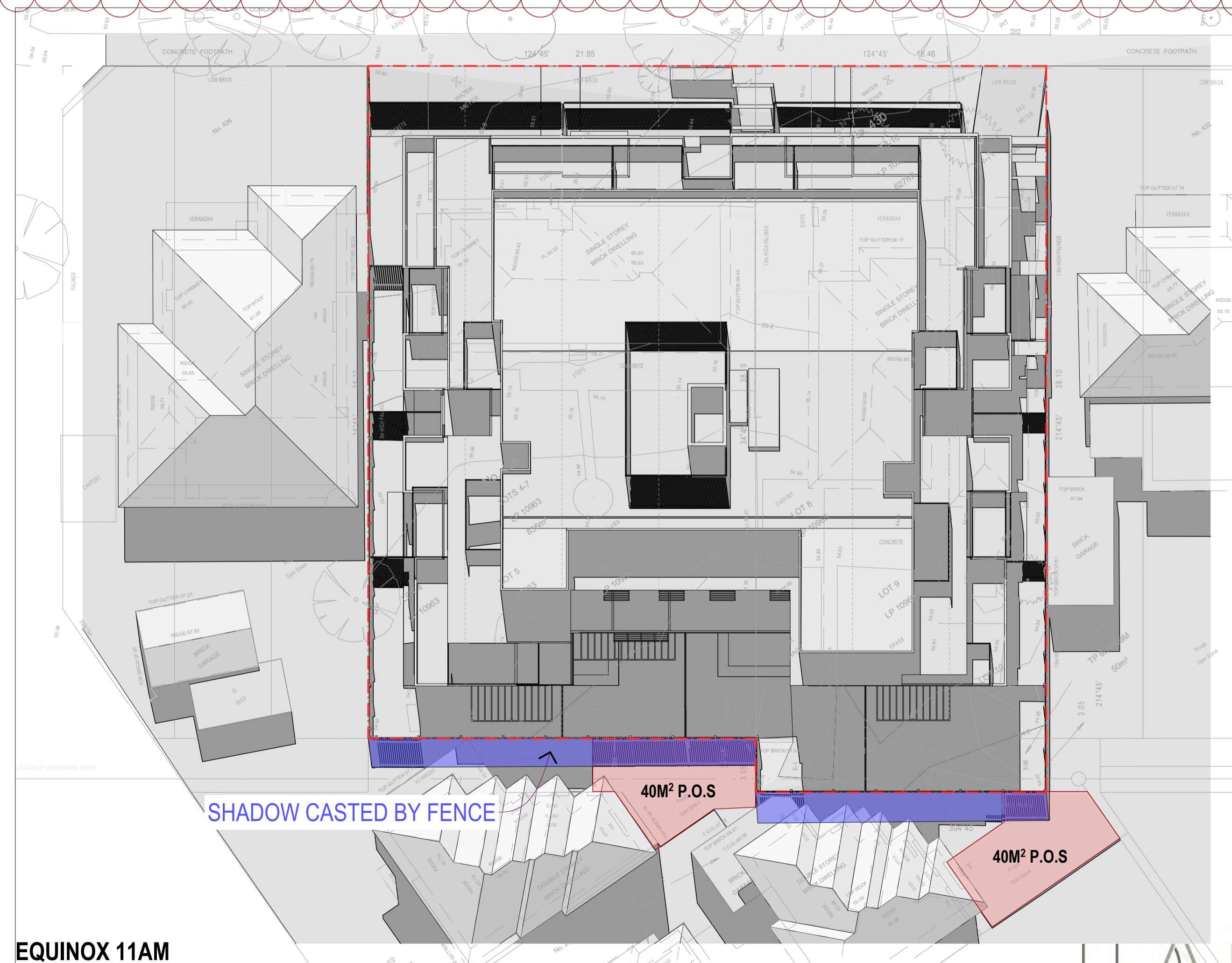
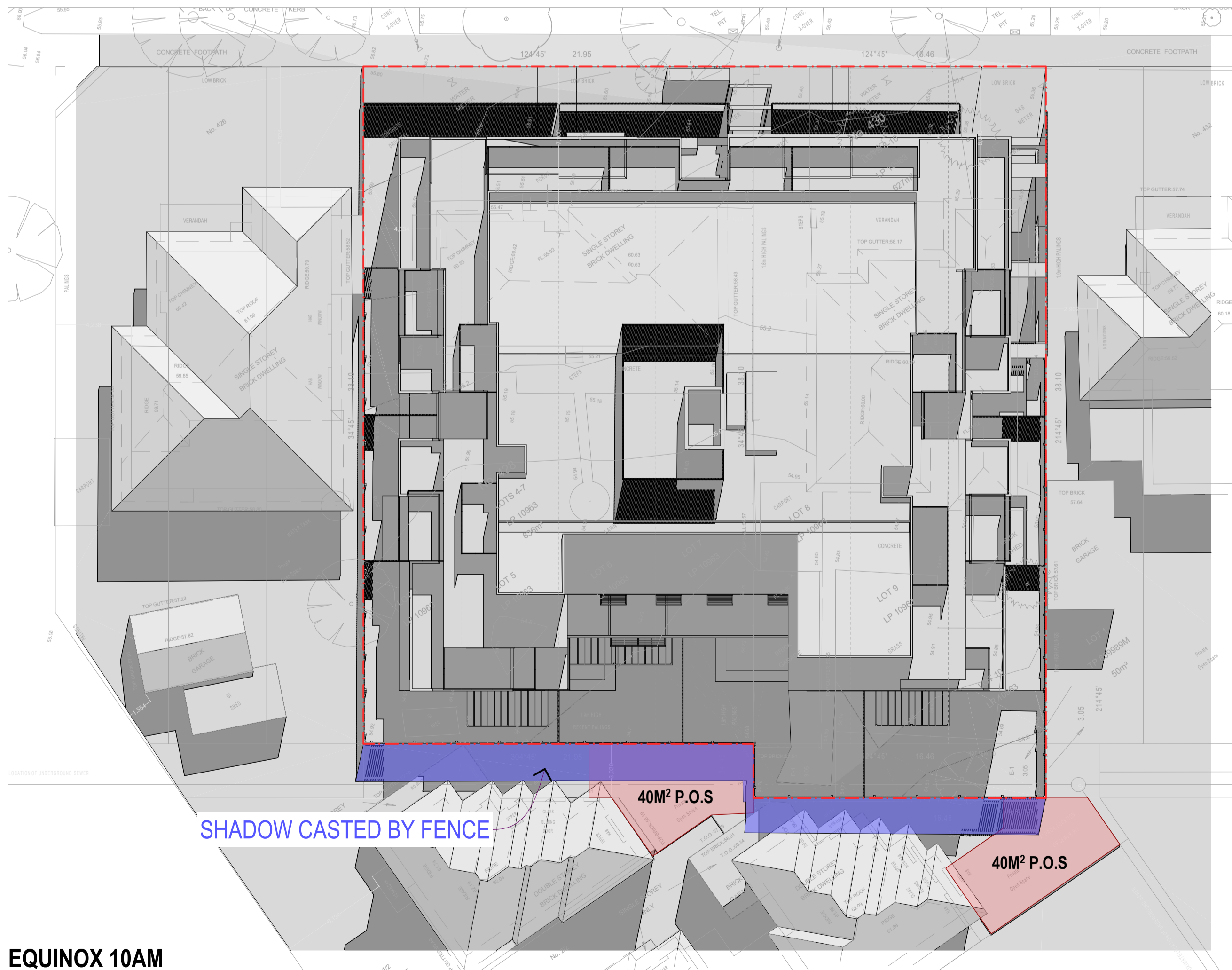
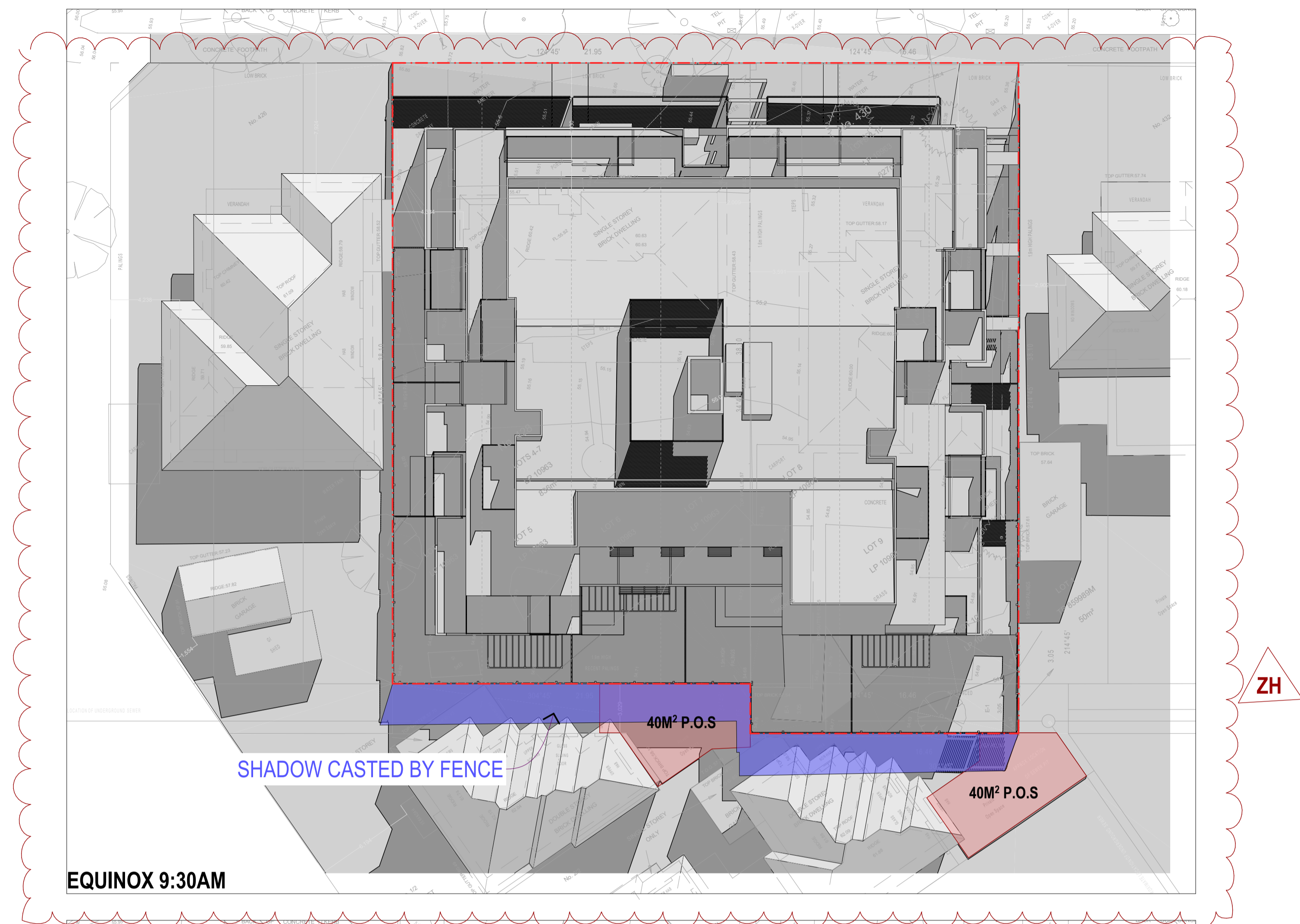
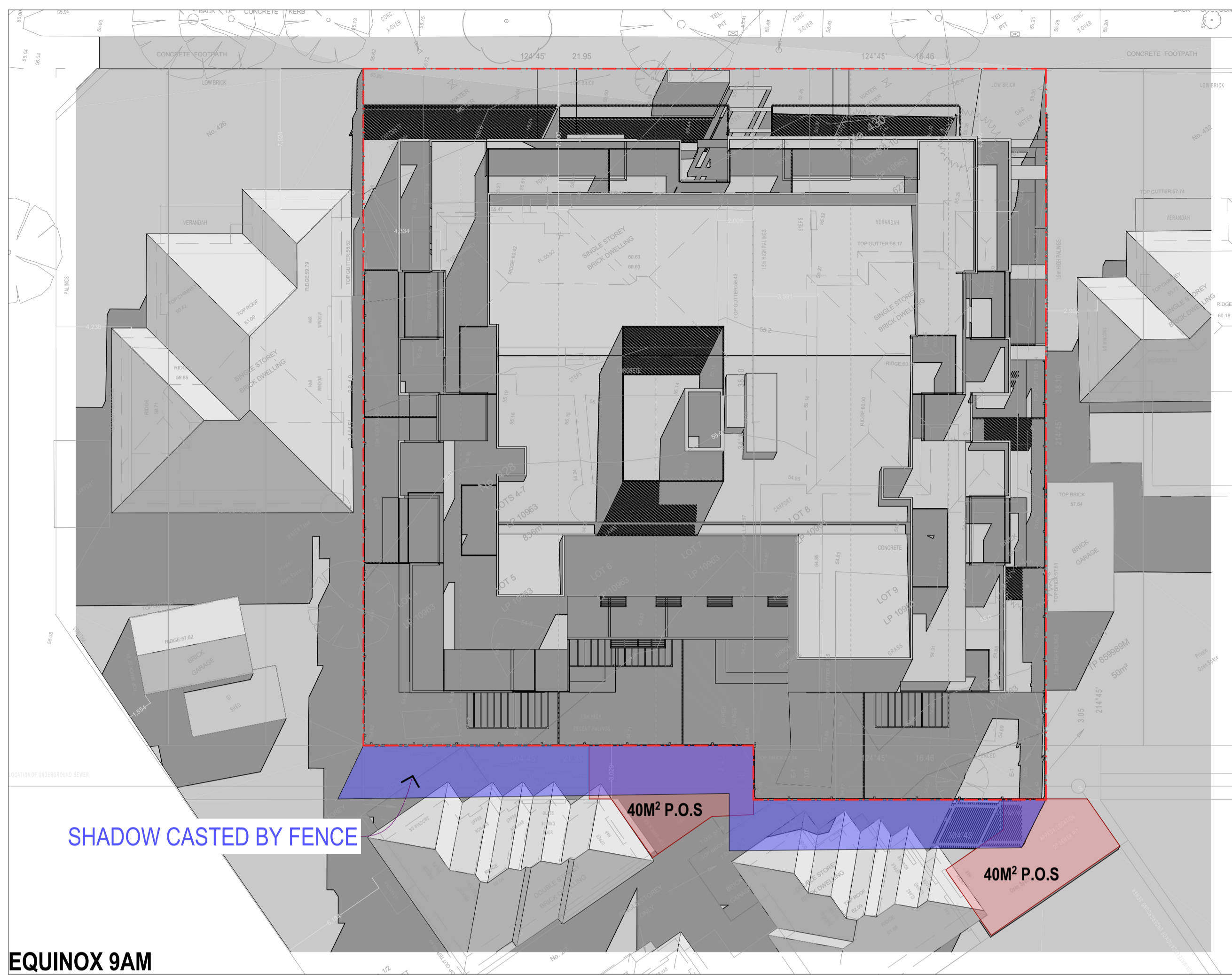


OVERLOOKING SECTION DIAGRAM
(SECTION D-D)



KEY PLAN

ZH



428-430 Haughton Rd Clayton

VCAT HEARING ISSUE
SHADOW DIAGRAMS SHEET 1

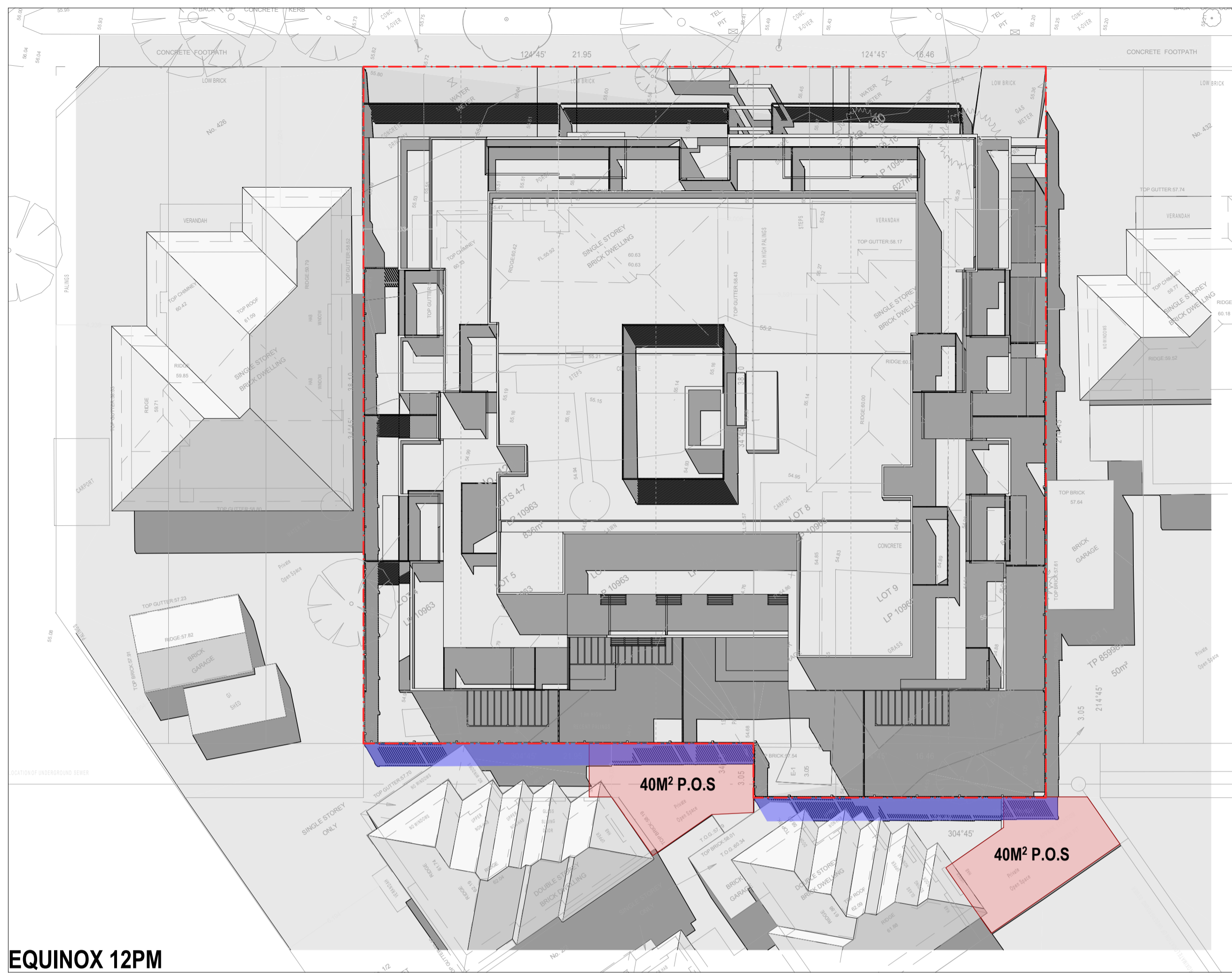
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9/17/2020

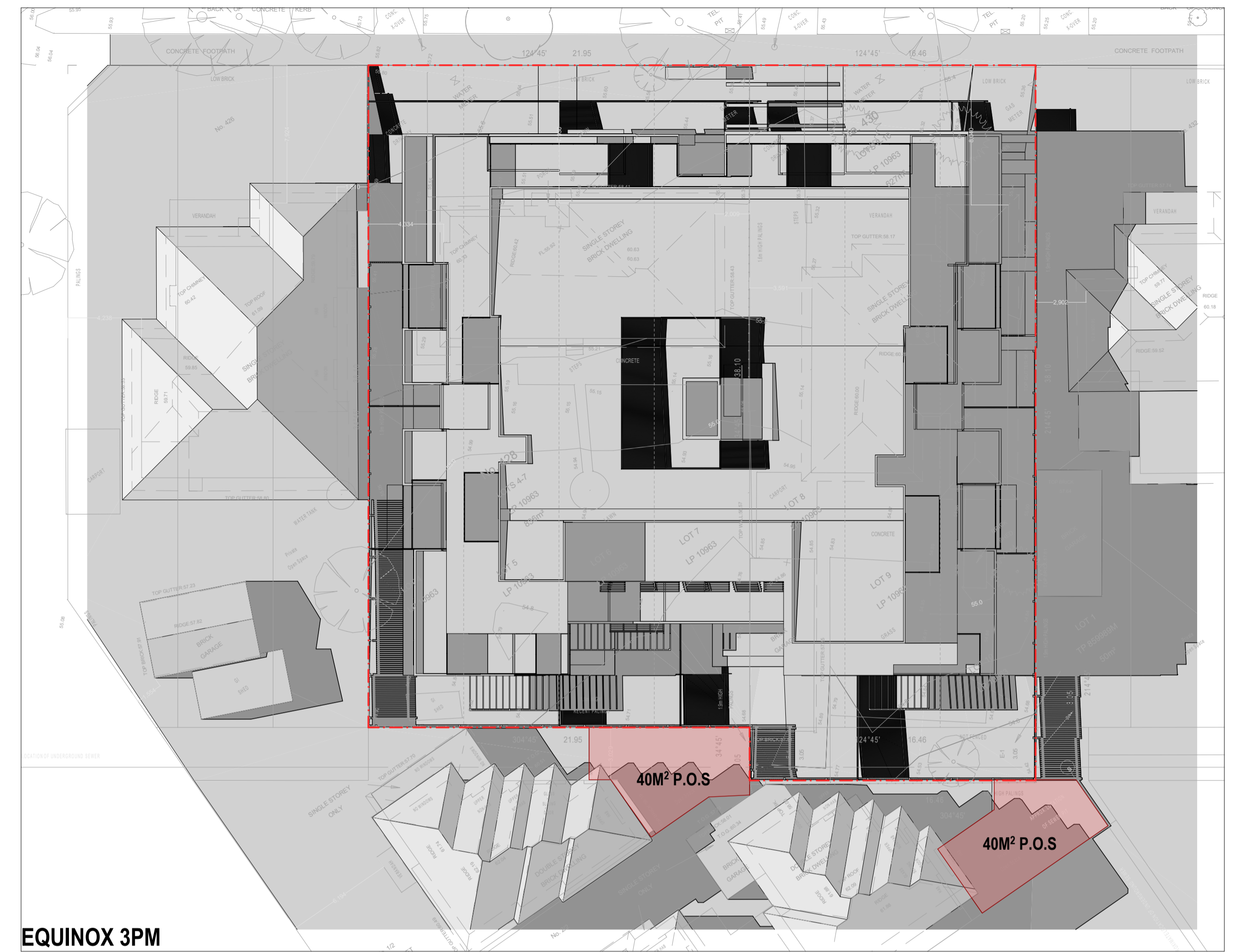
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1428-430 Haughton Rd Clayton (VCAT #2) 22.ppt
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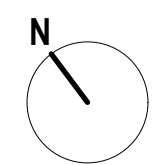
Level 1 591 Bridge Road, Melbourne VIC 3121
P. 8488 8203
W. lifedesignarch.com.au
E. admin@lifedesignarch.com.au
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ACN: 60807460774

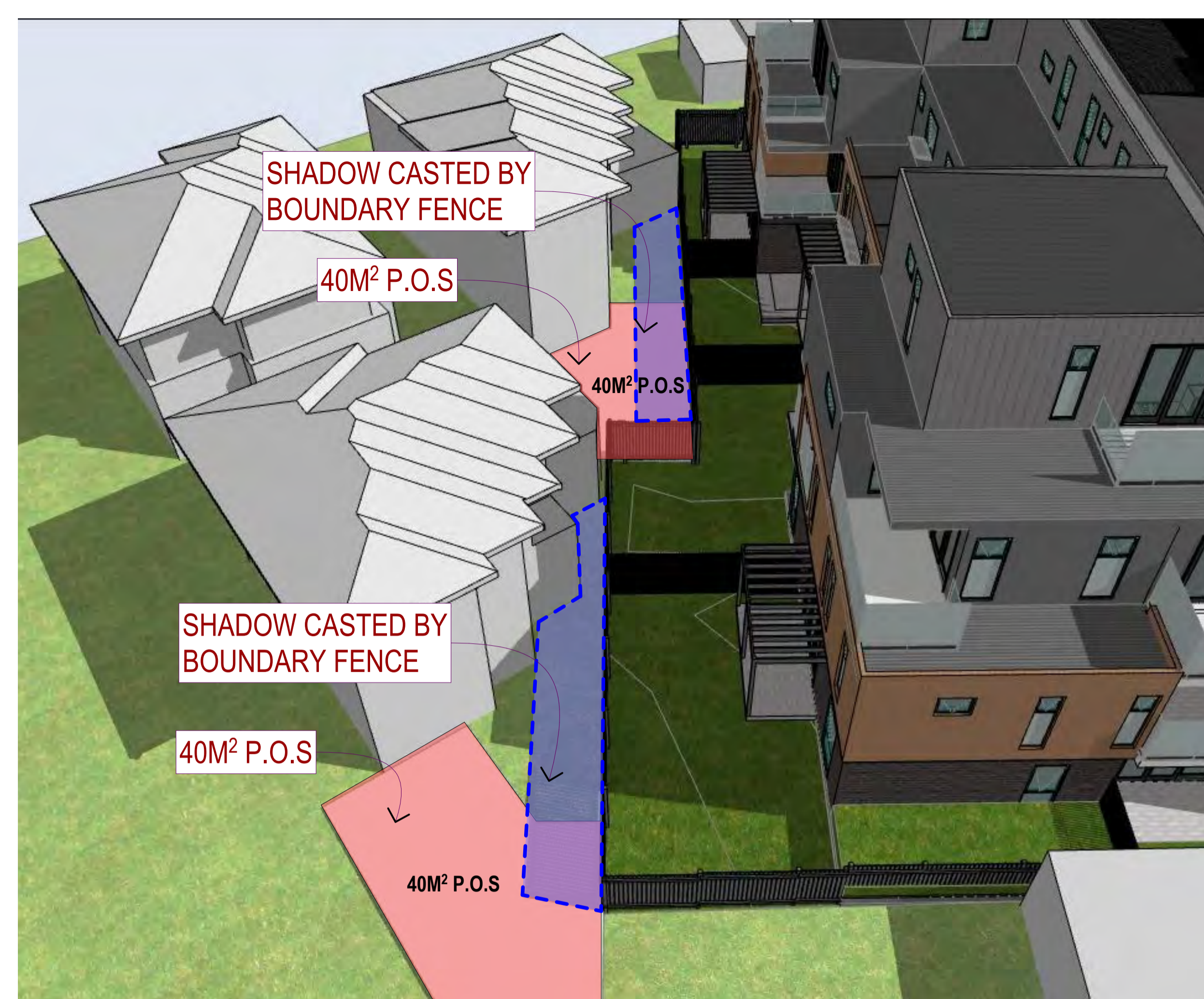


EQUINOX 12PM

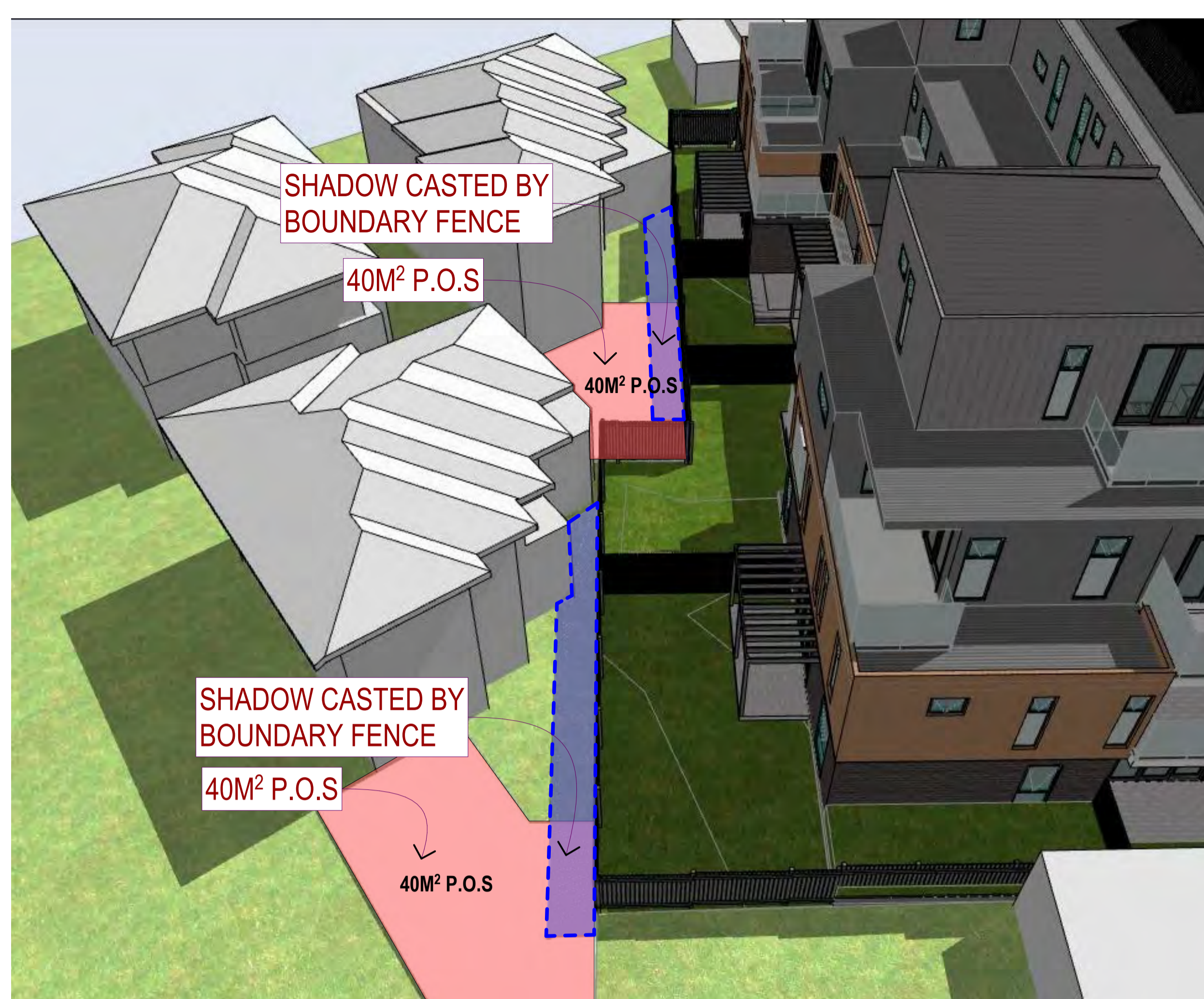


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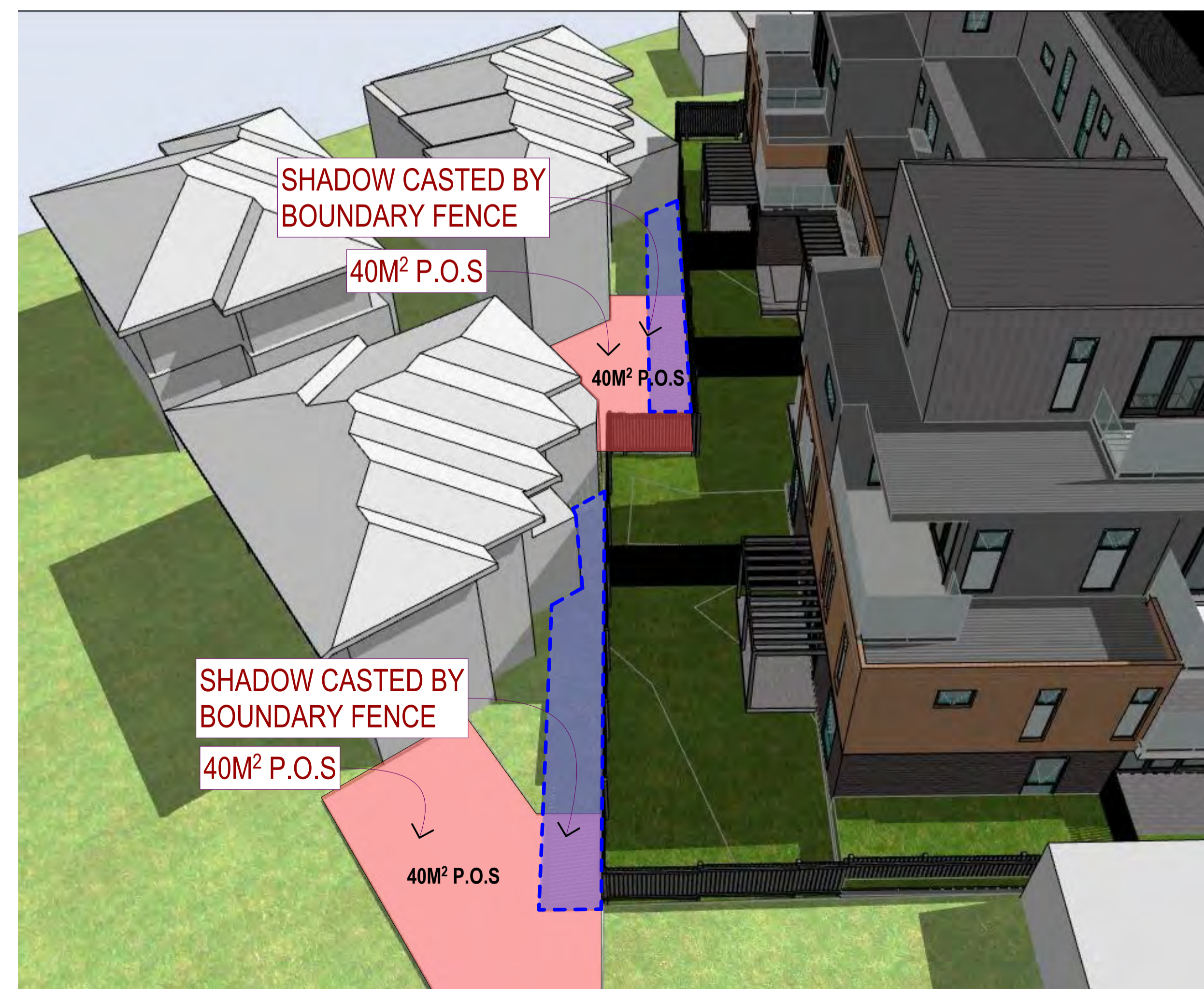




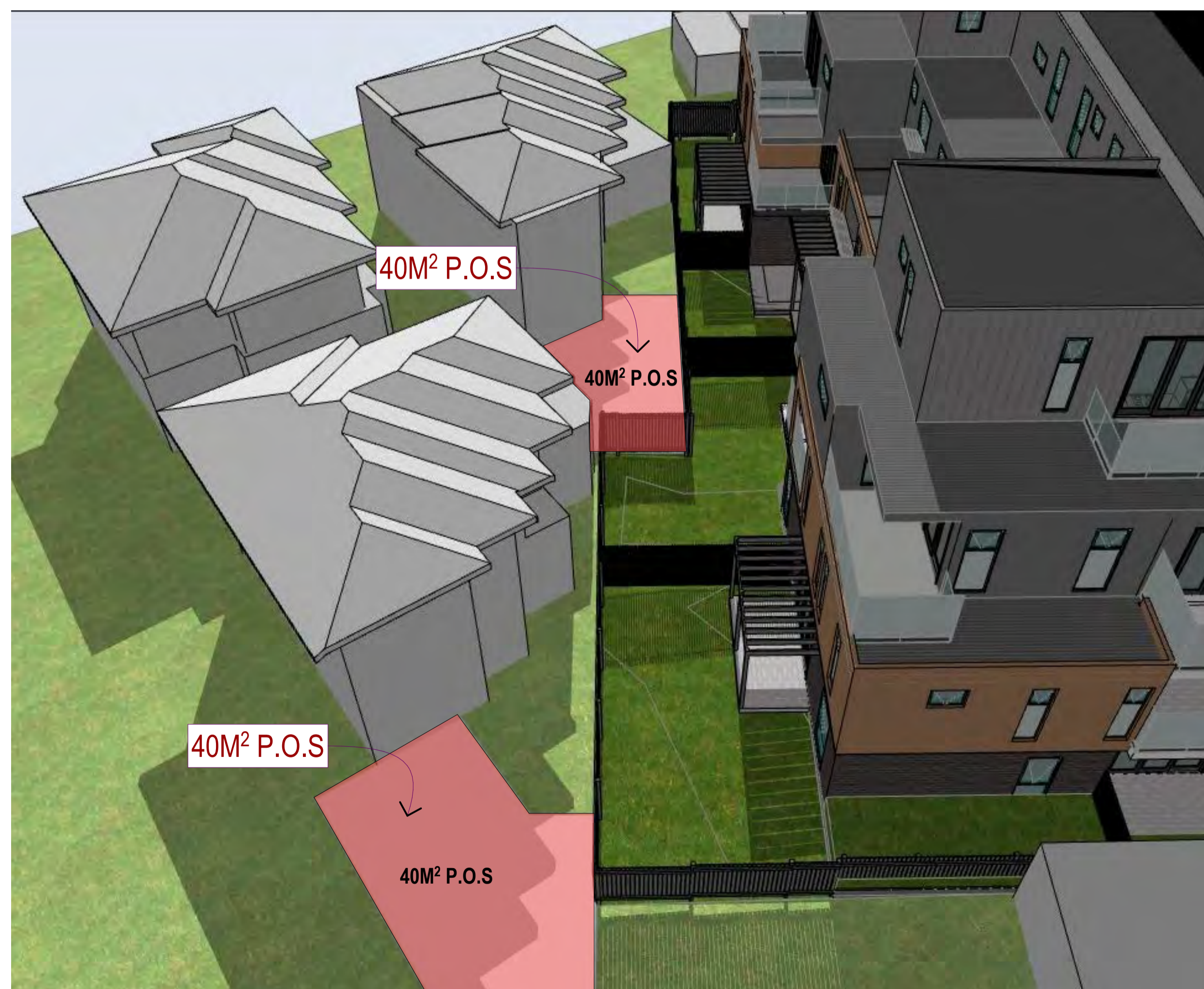
10AM 22 SEP



12PM 22 SEP



11AM 22 SEP



3PM 22 SEP

428-430 Haughton Rd Clayton

VCAT HEARING ISSUE
SHADOW IMPACT STUDY

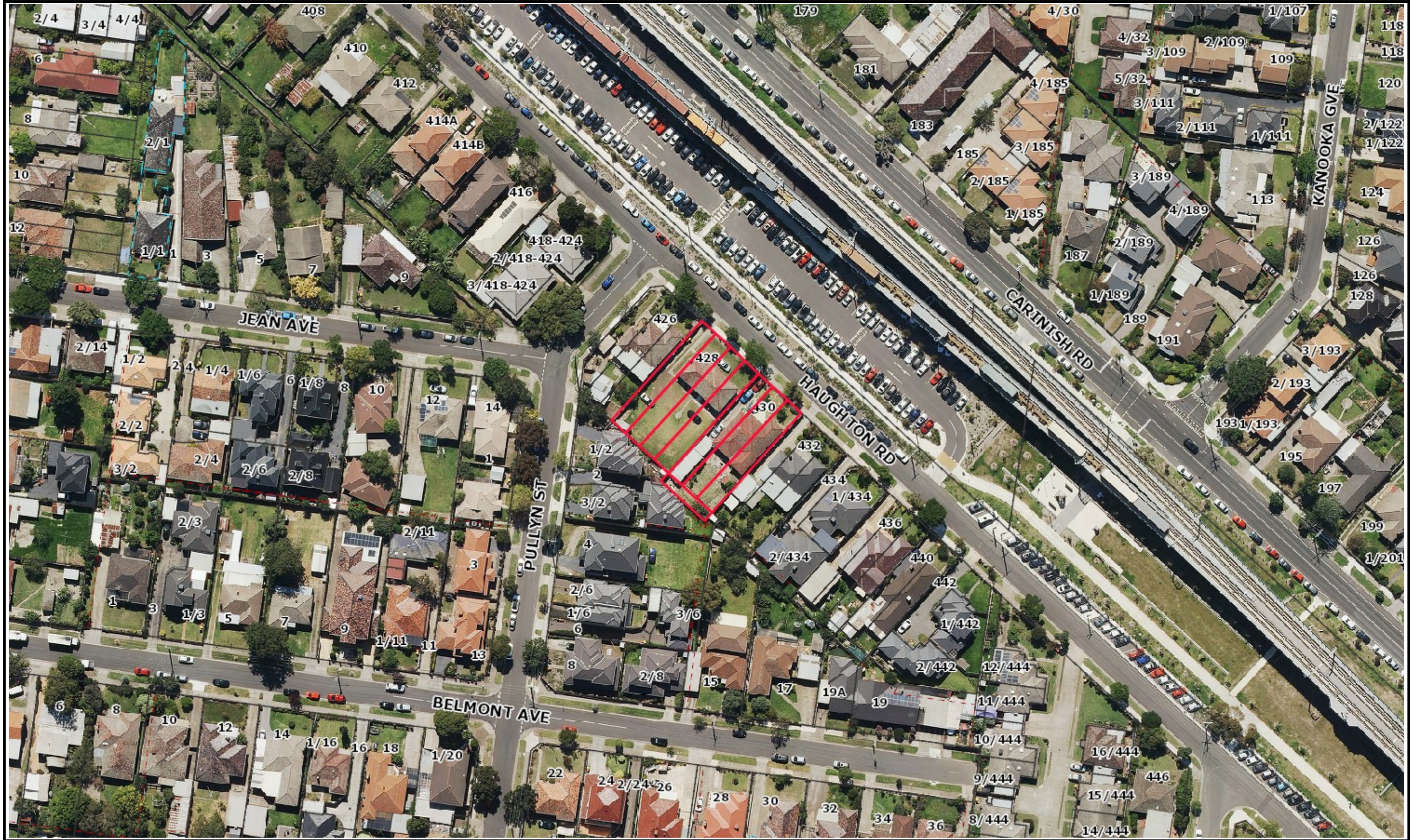
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1428-430 Haughton Rd Clayton (VCAT #2) 22.pln
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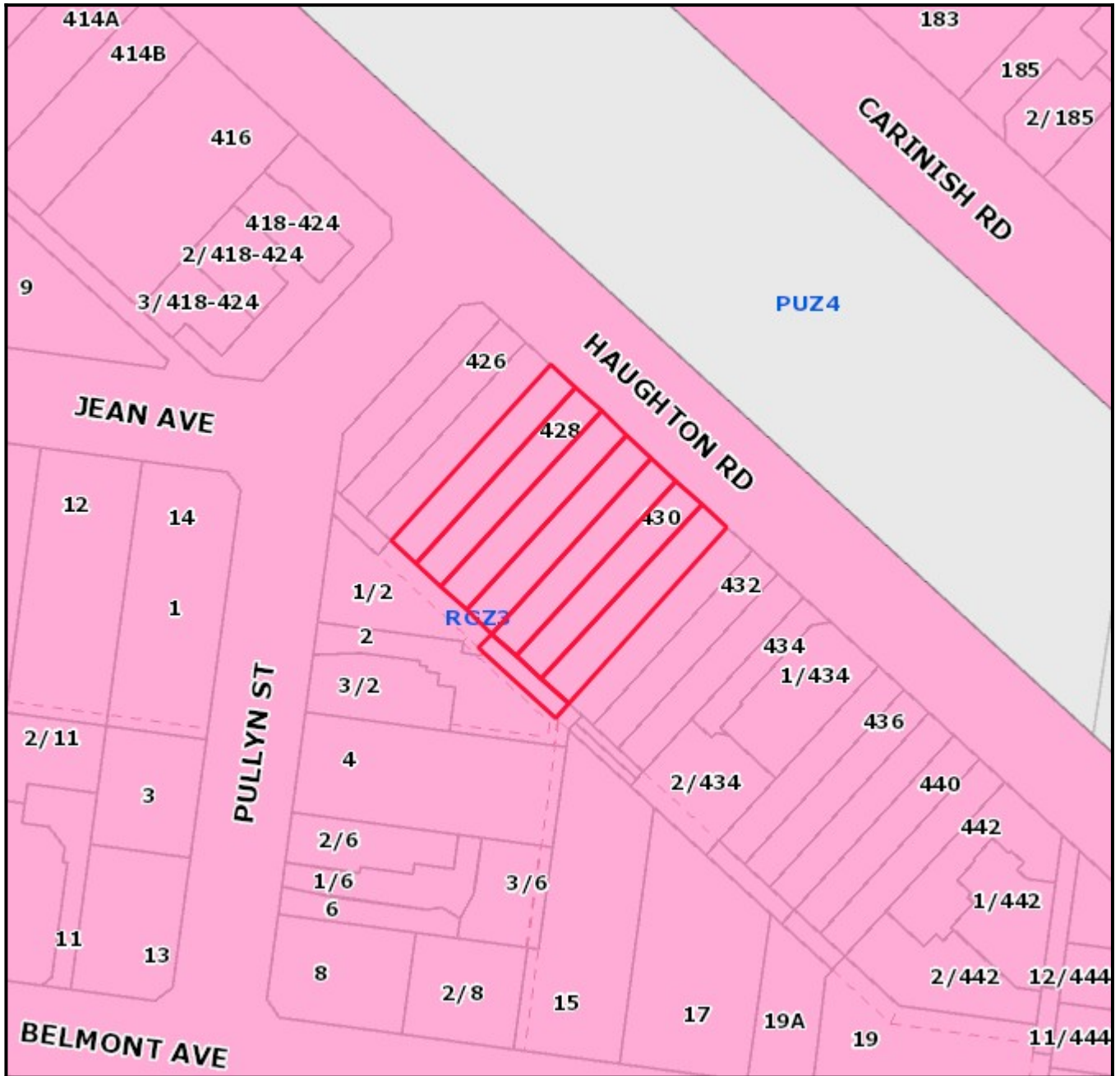


Attachment 2: 428-430 Haughton Road, Clayton





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

428-430 Houghton Road CLAYTON VIC 3168



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown).



1:1500



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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