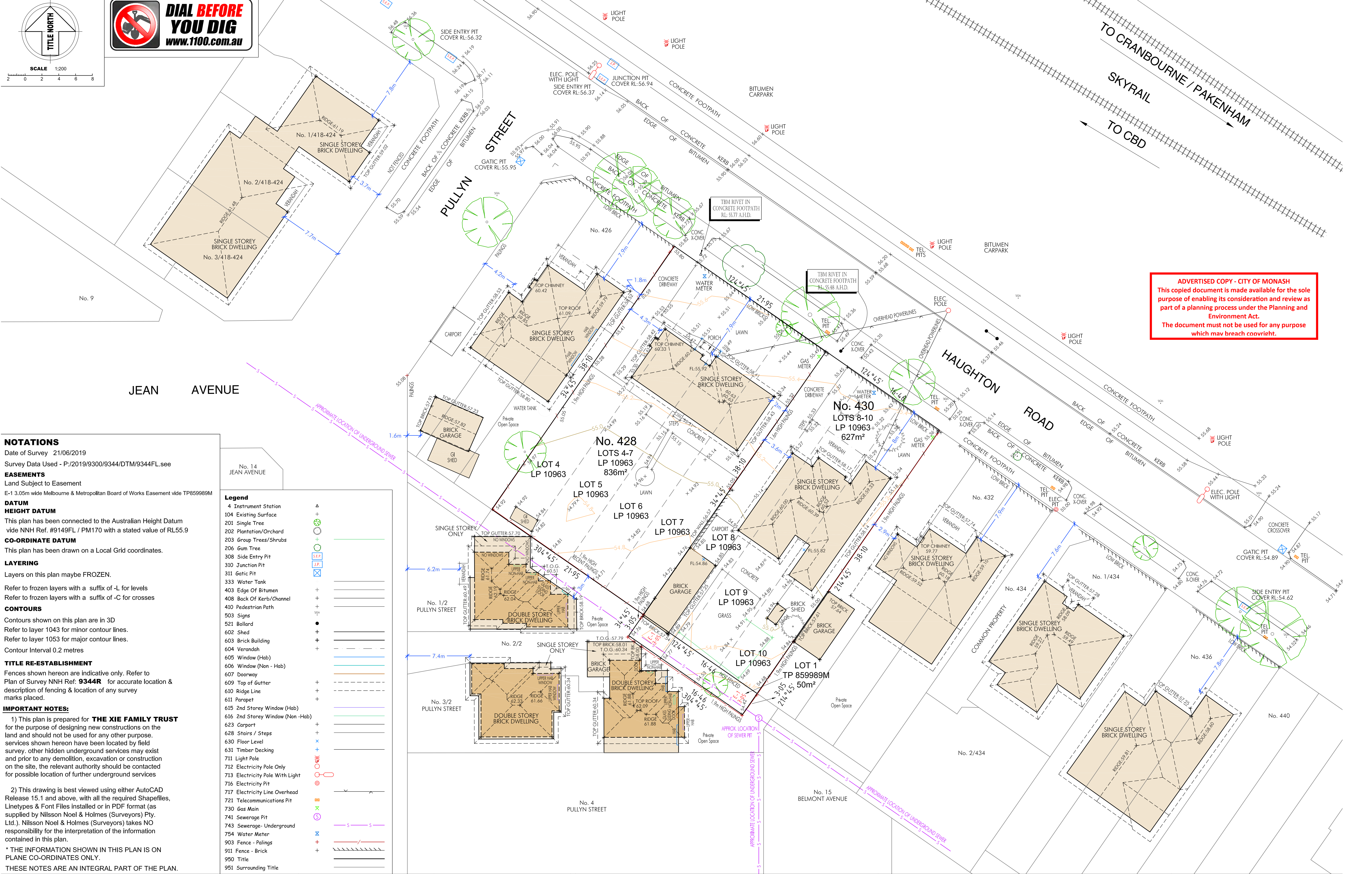
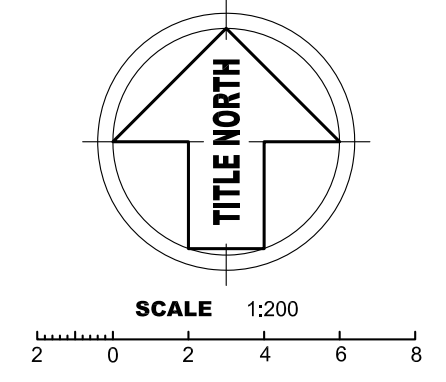


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DRAWING REGISTER	
No-Rev.	Name
	COVER SHEET
110U	FEATURE SURVEY PLAN
111U	SITE CONTEXT
200U	BASEMENT-2 FLOOR PLAN
201U	BASEMENT-1 FLOOR PLAN
202U	GROUND FLOOR PLAN
203U	LEVEL 1 FLOOR PLAN
204U	LEVEL 2 FLOOR PLAN
205U	LEVEL 3 FLOOR PLAN
206U	ROOF PLAN
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 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.	<b>9344</b>
SHEET	1 of 1
REV	-
P/2019/9300/9344/LC	

428-430 Haughton Rd Clayton

**RE COUNCIL RFI SET REV\_U**  
 FEATURE SURVEY PLAN

**2018061TP110U**

1/9/2020

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C



D



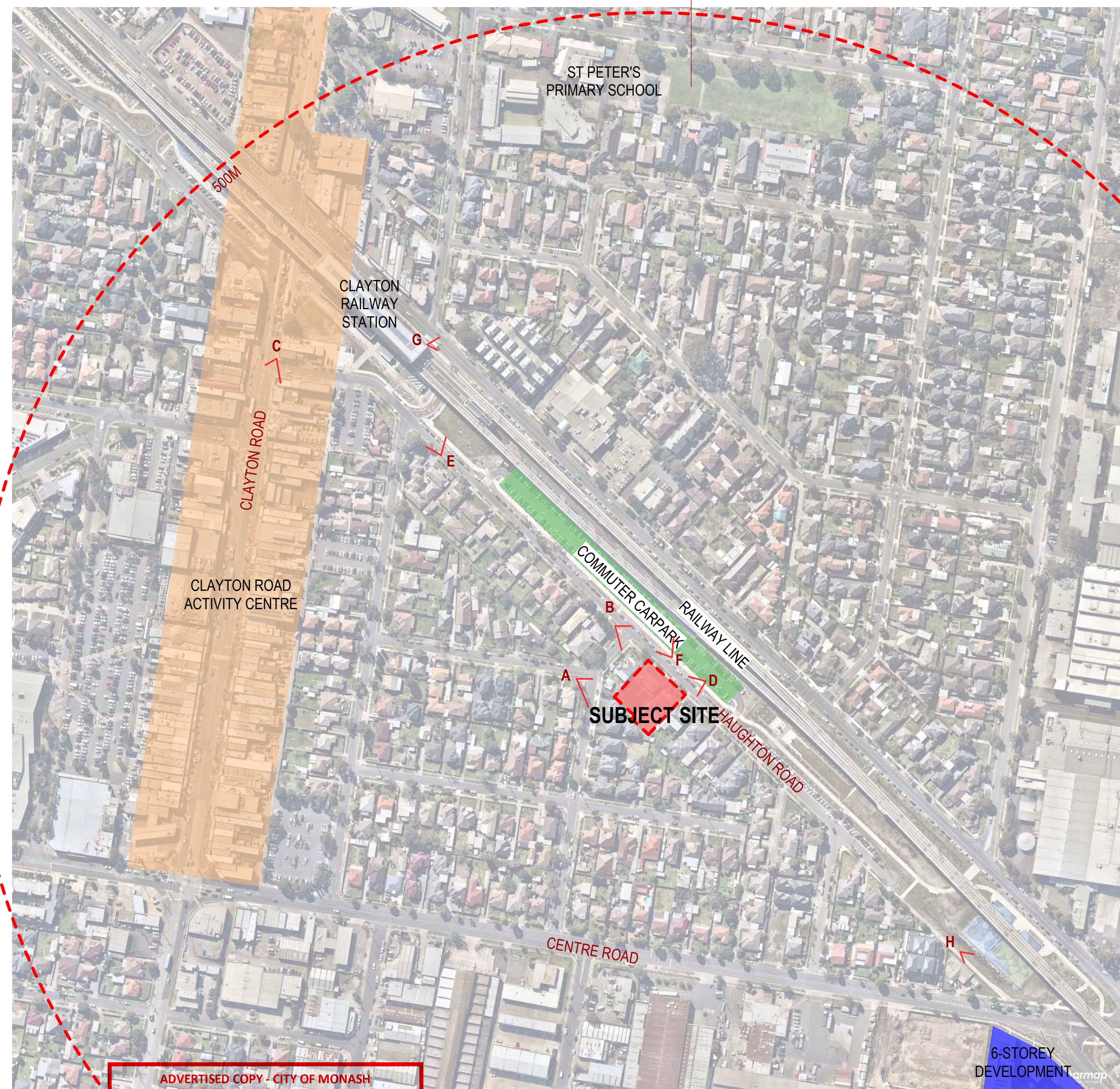
E



F



B



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G



A



H

428-430 Haughton Rd Clayton

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SITE CONTEXT

1/9/2020

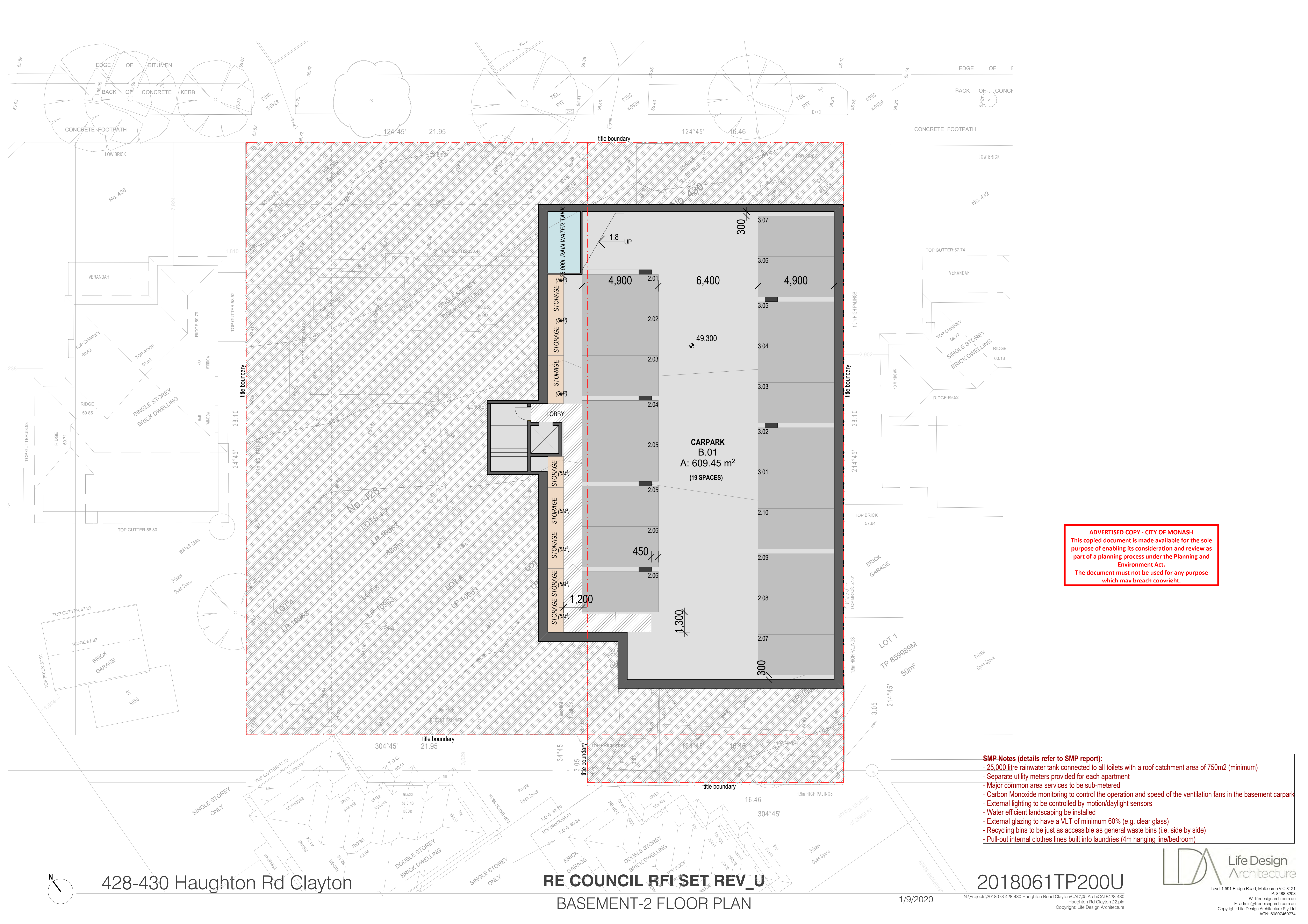
2018061TP111U



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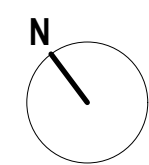
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  - Pull-out internal clothes lines built into laundries (4m hanging line/bedroom)



428-430 Houghton Rd Clayton

**RE COUNCIL RFI SET REV\_U**

**2018061TP200U**

**BASEMENT-2 FLOOR PLAN**

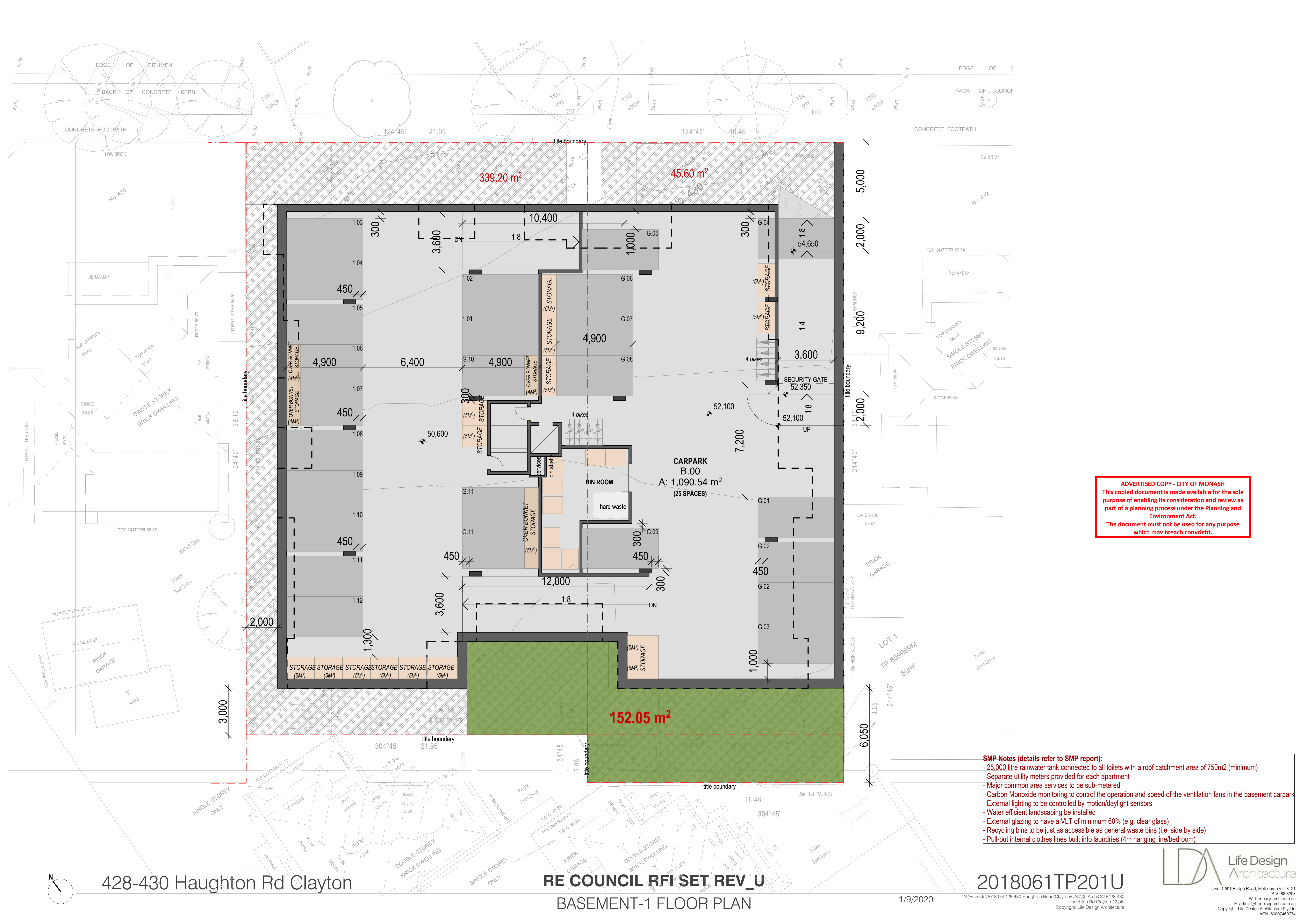
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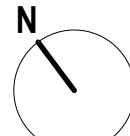
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428-430 Haughton Rd Clayton

**RE COUNCIL RFI SET REV\_U**

2018061TP201U



BASEMENT-1 FLOOR PLAN

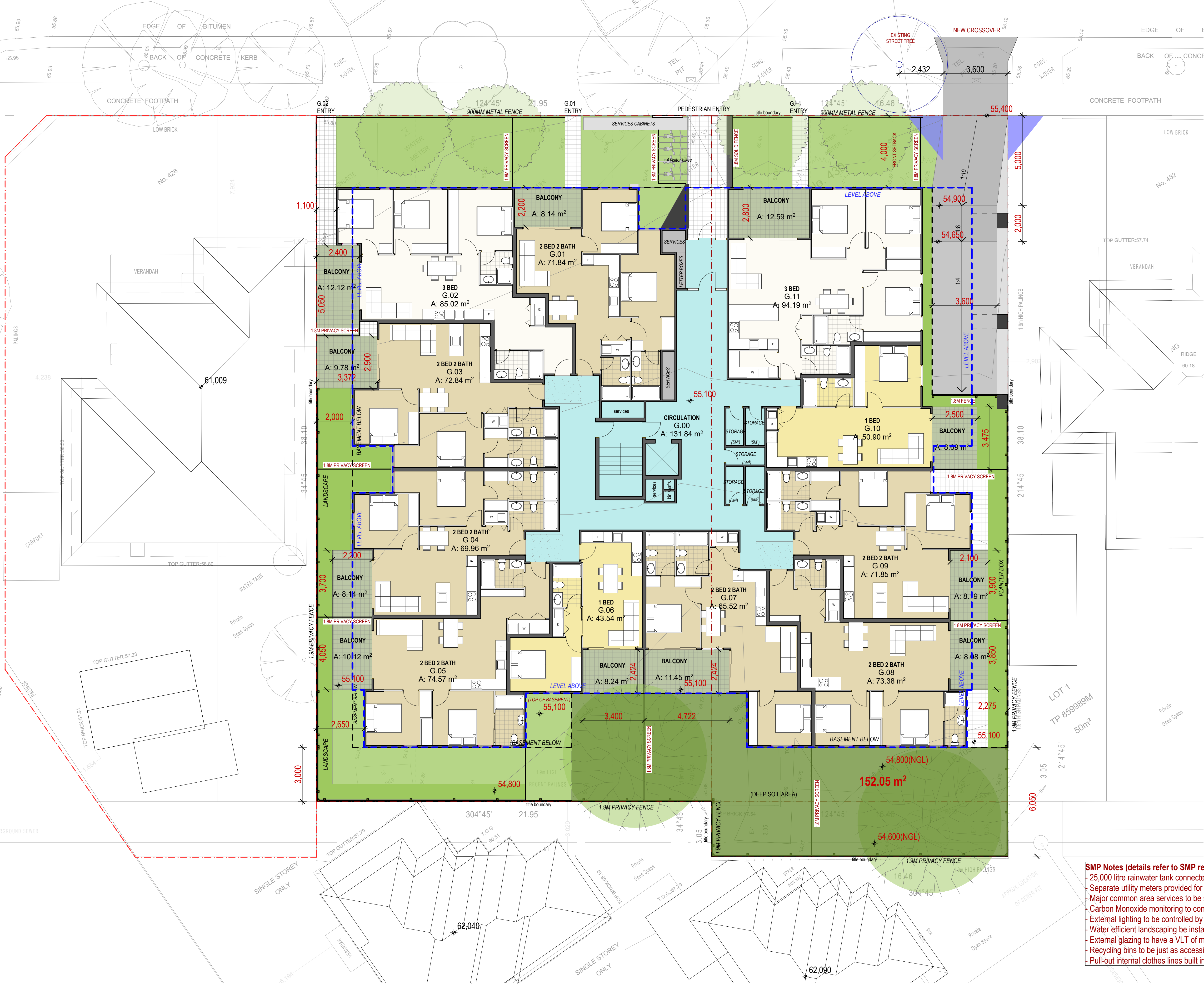
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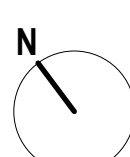
**APART TYPE SUMMARY**

Type	Quantity
<b>1 BED</b>	4
<b>2 BED</b>	32
<b>3 BED</b>	4
<b>TOTAL</b>	<b>40</b>

**AREA SUMMARY**

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

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428-430 Houghton Rd Clayton

**RE COUNCIL RFI SET REV\_U**

**2018061TP202U**

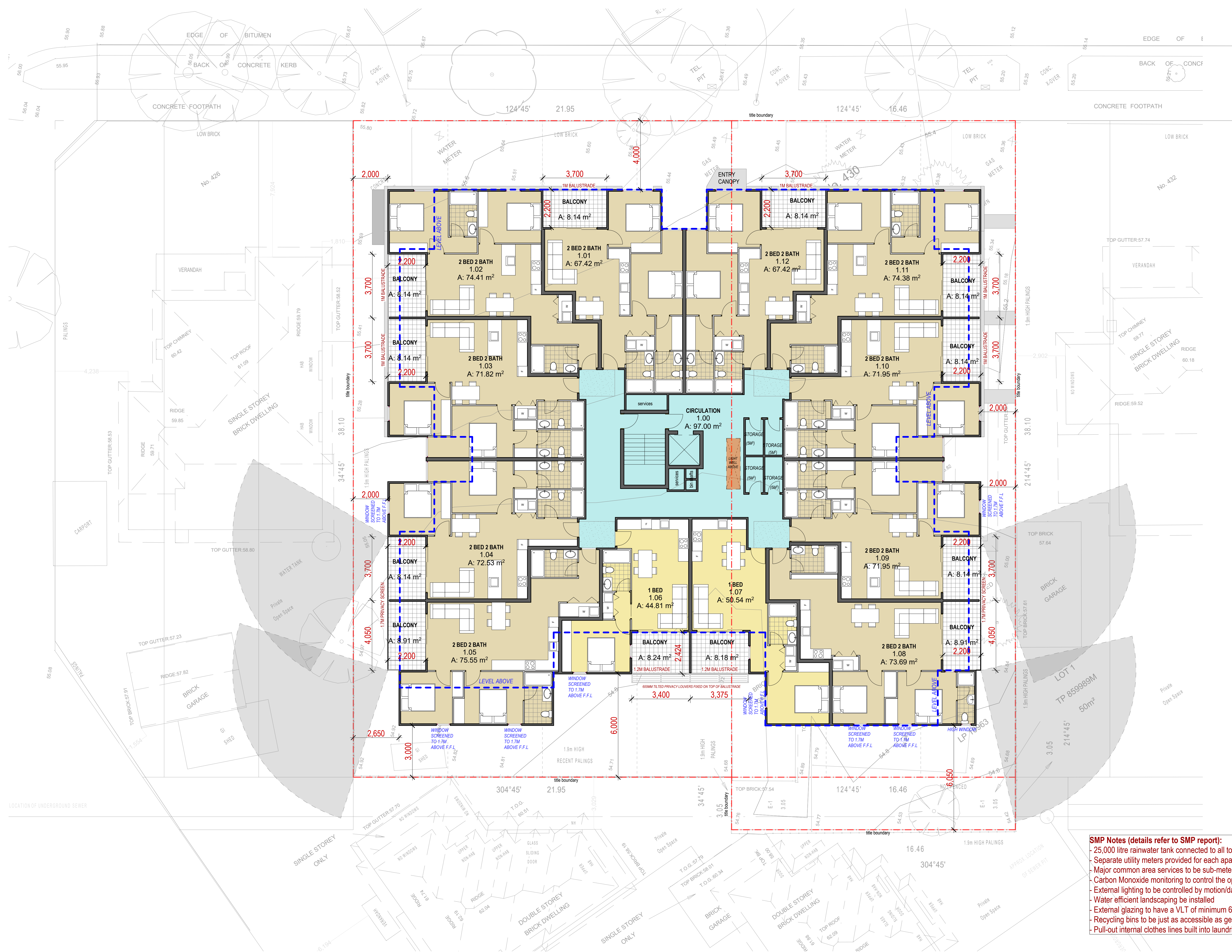
GROUND FLOOR PLAN

1/9/2020

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428-430 Houghton Rd Clayton

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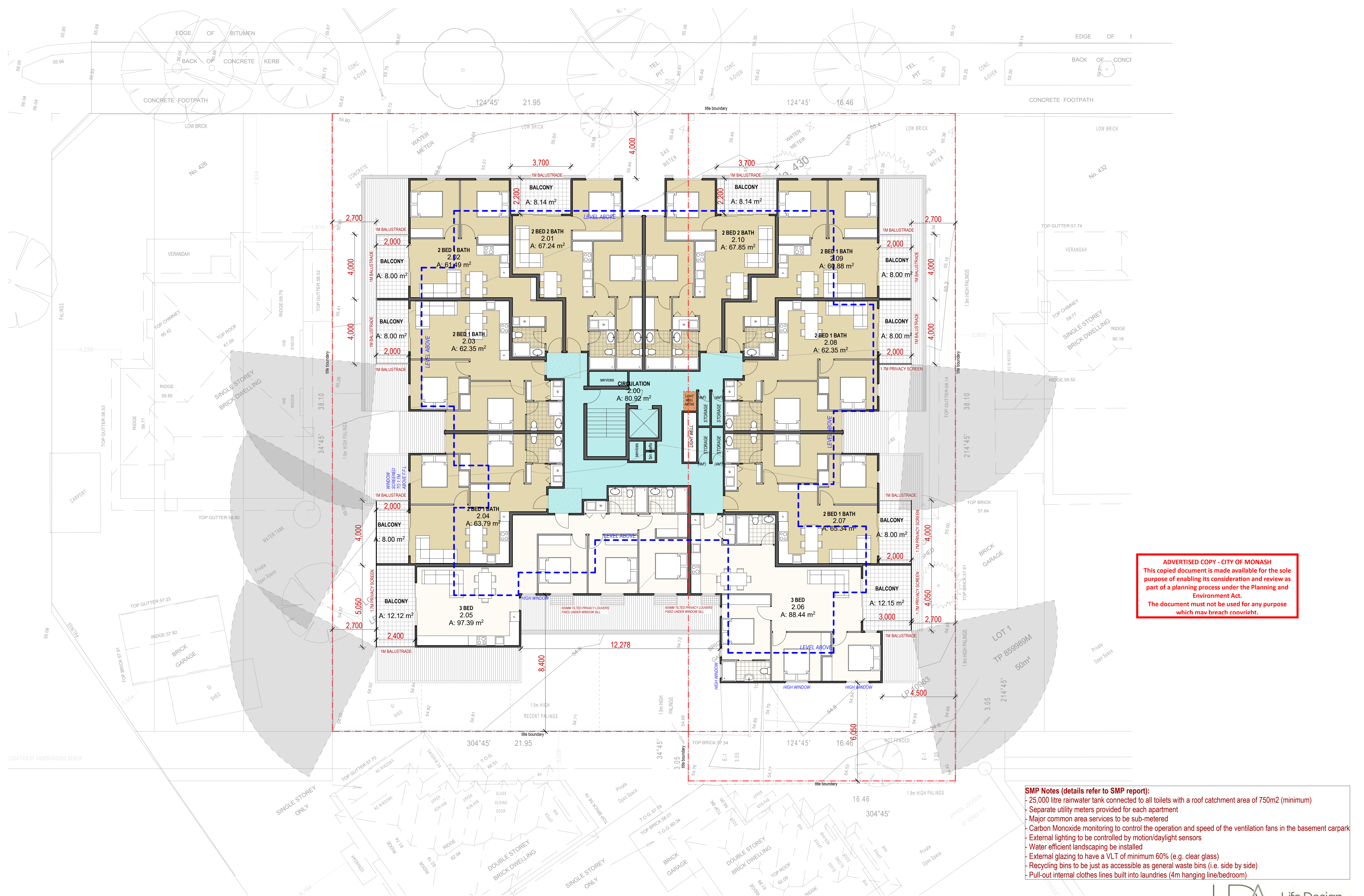
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LEVEL 1 FLOOR PLAN

1/9/2020

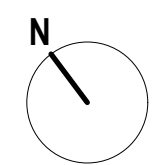






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428-430 Houghton Rd Clayton

**RE COUNCIL RFI SET REV\_U**

LEVEL 2 FLOOR PLAN

1/9/2020

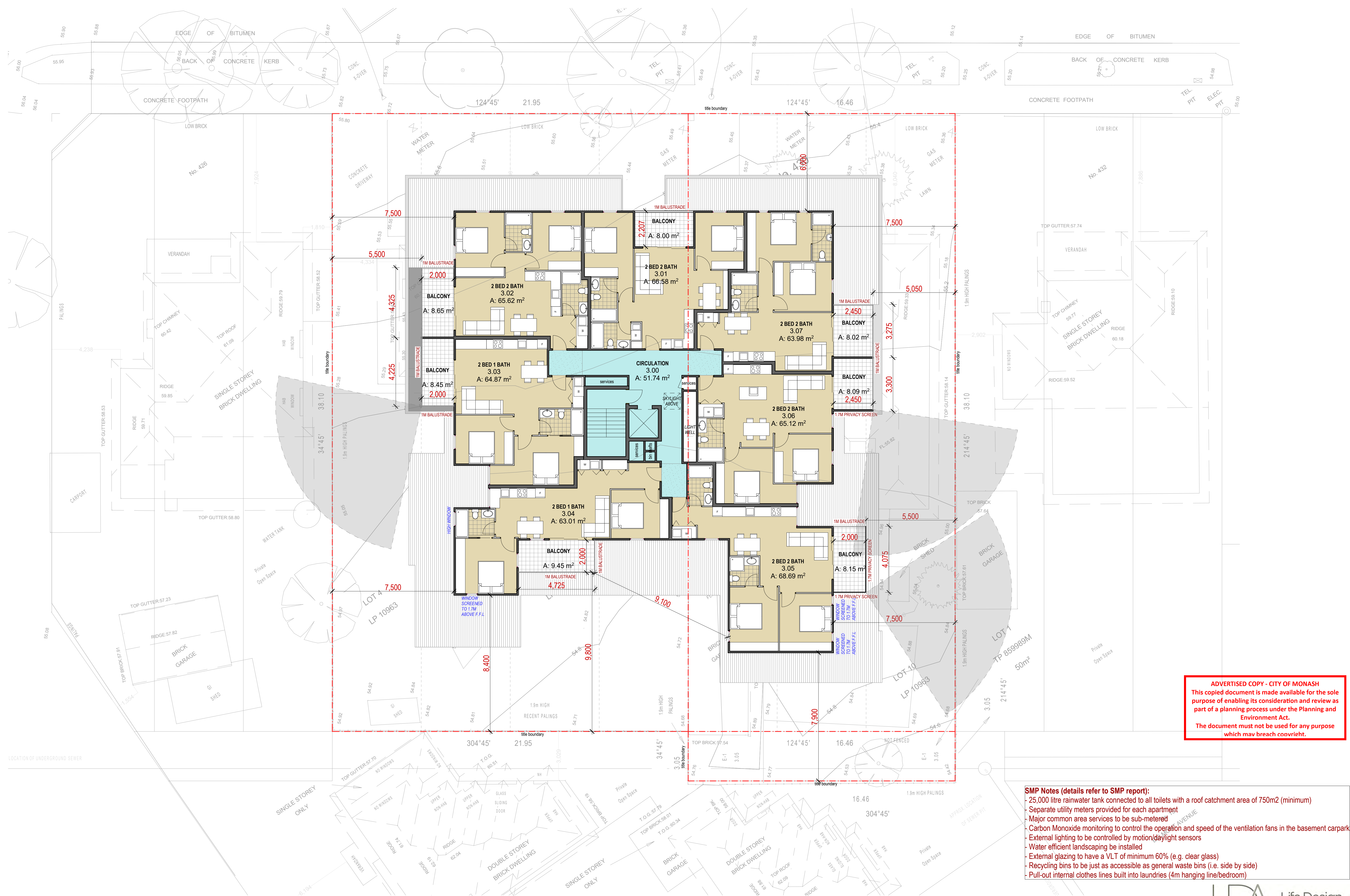
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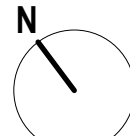
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428-430 Haughton Rd Clayton

**RE COUNCIL RFI SET REV\_U**

**2018061TP205U**

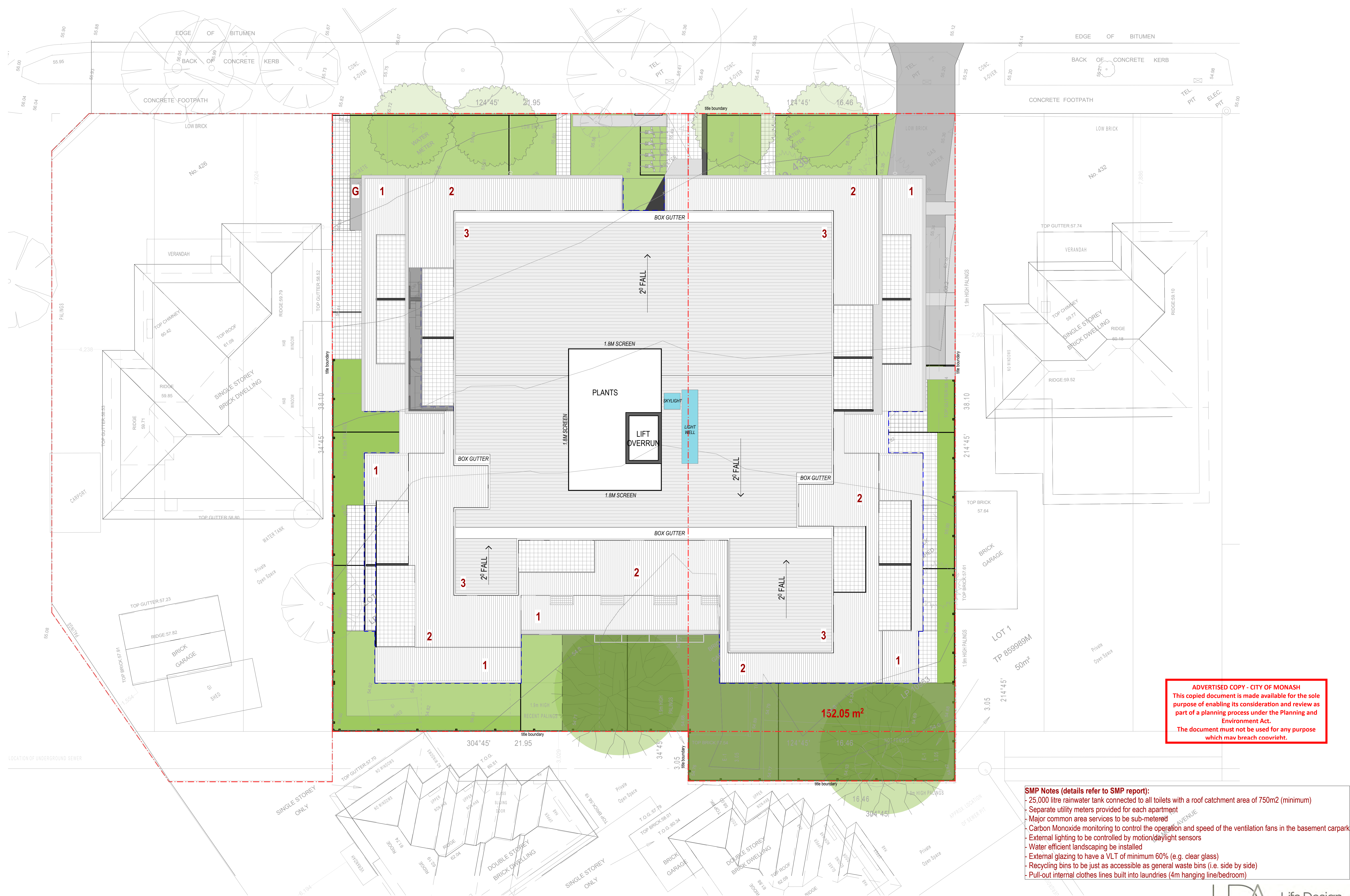


LEVEL 3 FLOOR PLAN

1/9/2020

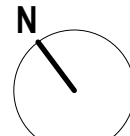
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428-430 Haughton Rd Clayton

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**2018061TP206U**

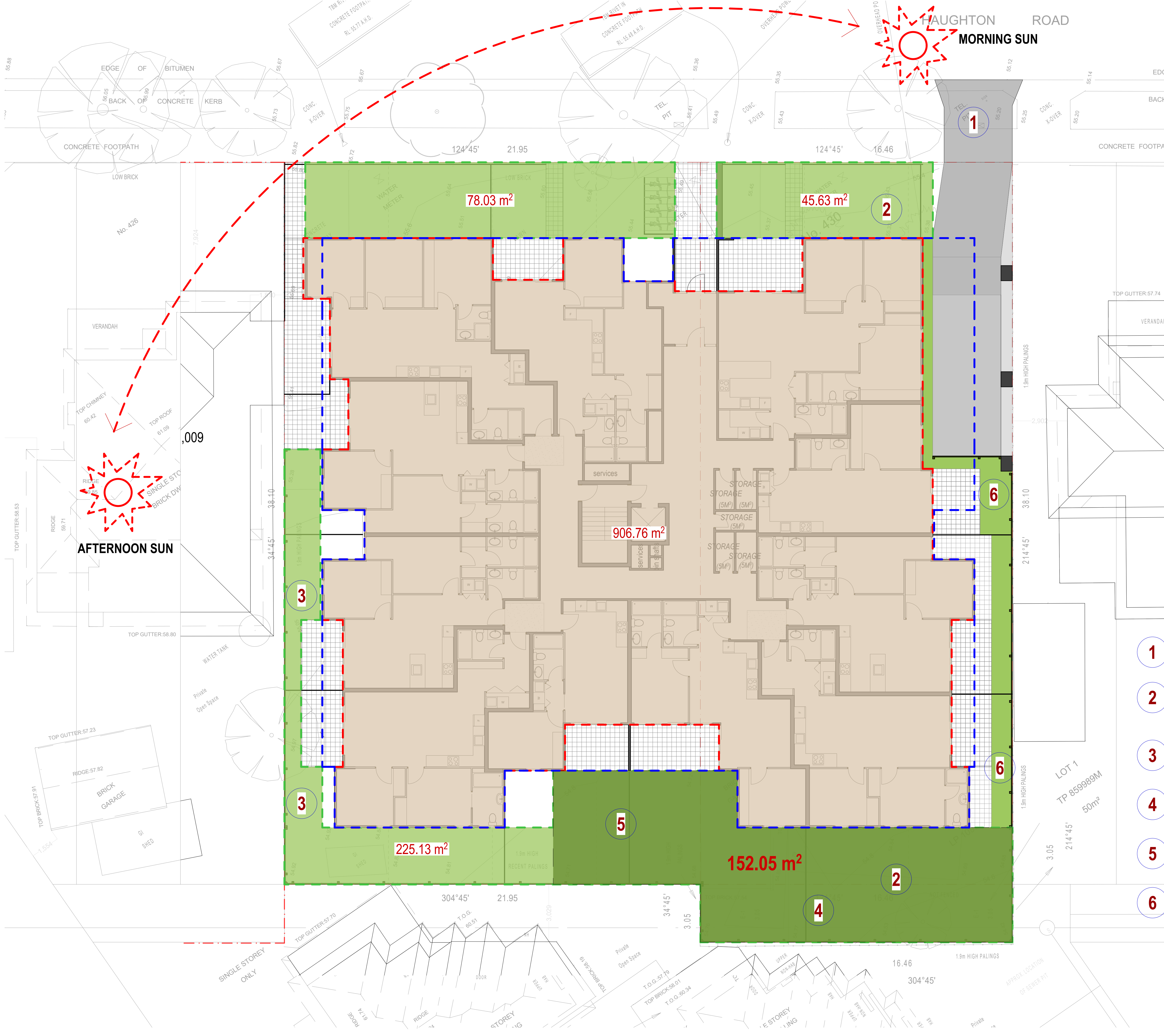


ROOF PLAN

1/9/2020





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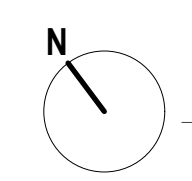


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**DEVELOPMENT SUMMARY**

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

- 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

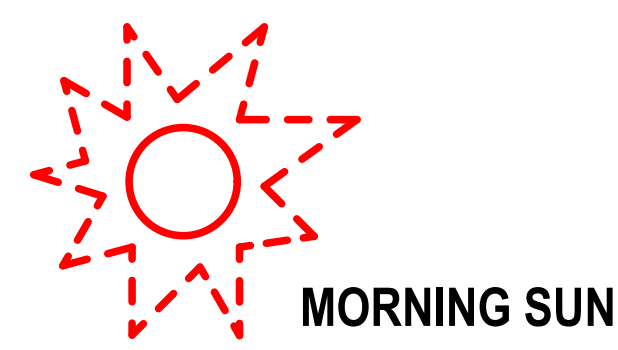
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1/9/2020

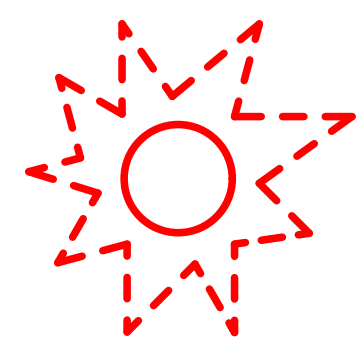
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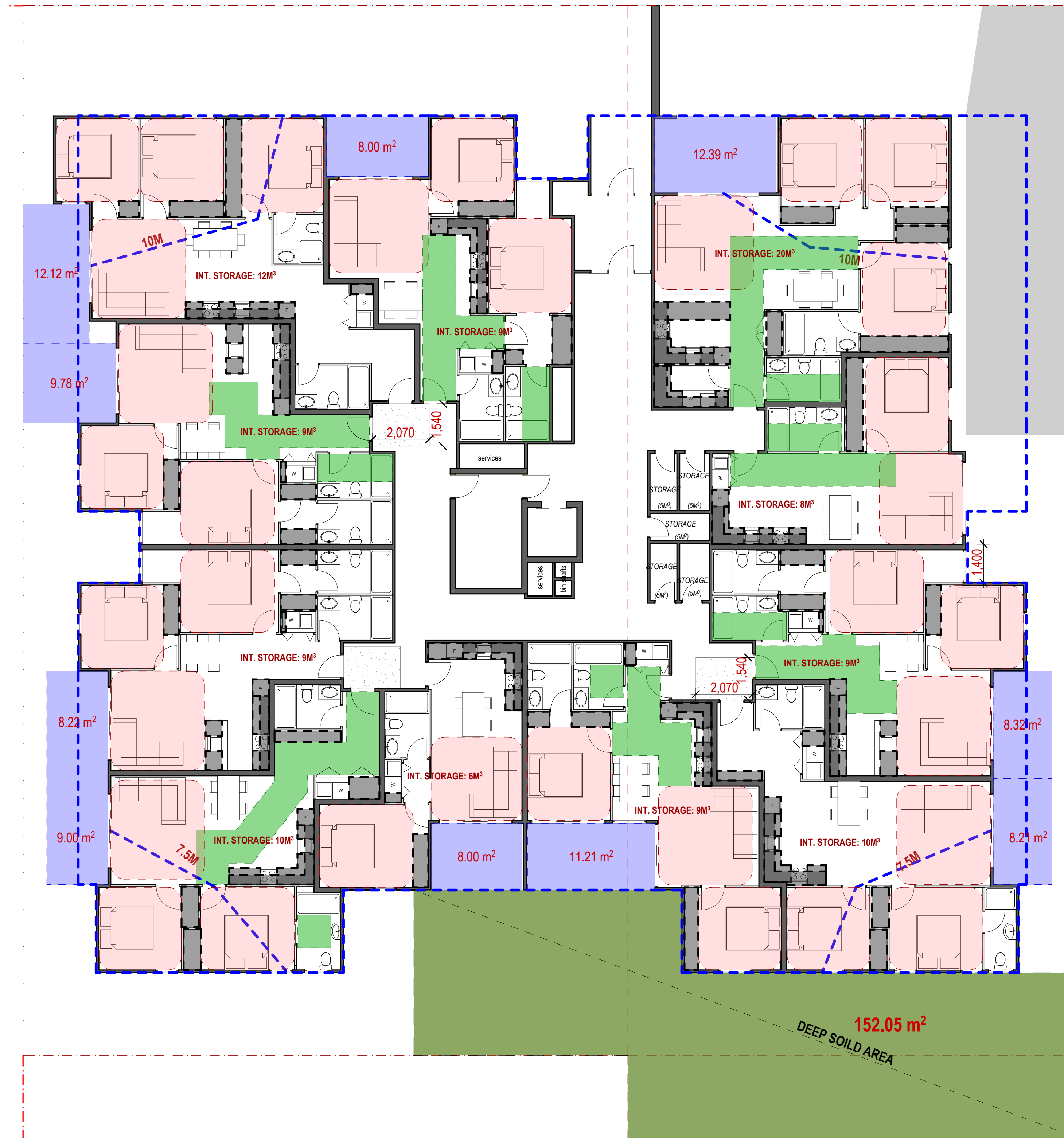




MORNING SUN



AFTERNOON SUN



**DEVELOPMENT SUMMARY**

SITE AREA:	1513.47M <sup>2</sup>
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

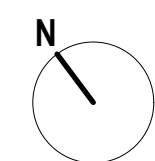
3XBED  
 LIVING: 3.6M WIDE, 12M2 AREA  
 MASTER BEDROOM: 3.4X3M  
 BEDROOM: 3X3M  
 BALCONY: 2.4M WIDE, 12M2 AREA

**ACCESSIBILITY SPACE**

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

**INTERNAL STORAGE**

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**RE COUNCIL RFI SET REV\_U**  
 DESIGN RESPONSE-GROUND FLOOR PLAN

1/9/2020

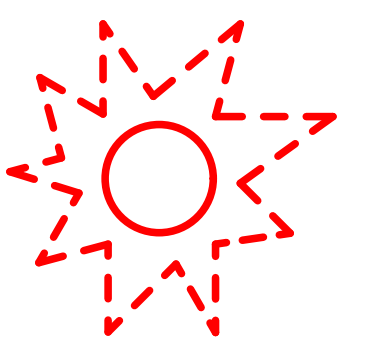
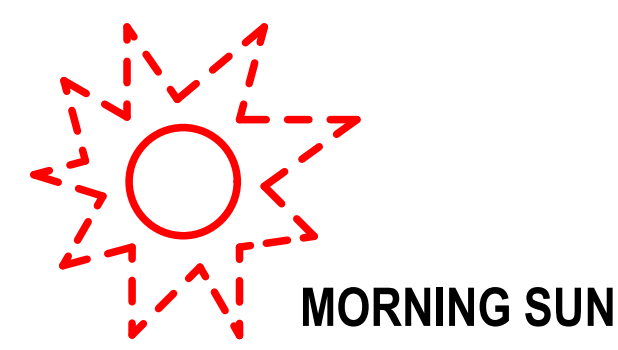
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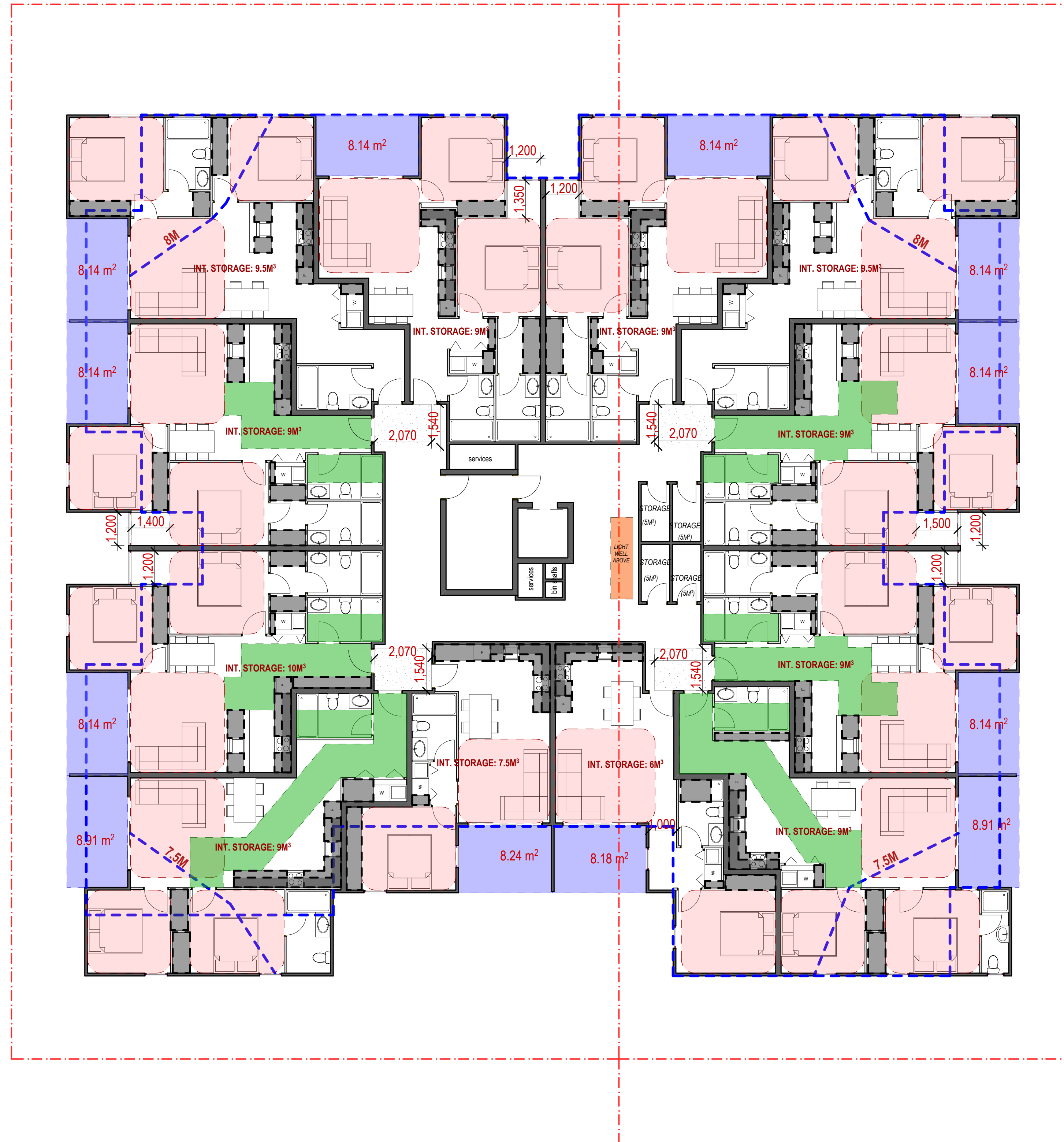
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AFTERNOON SUN



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

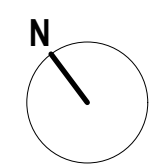
3XBED
LIVING: 3.6M WIDE, 12M2 AREA
MASTER BEDROOM: 3.4X3M
BEDROOM: 3X3M
BALCONY: 2.4M WIDE, 12M2 AREA

ACCESSIBILITY SPACE

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

INTERNAL STORAGE

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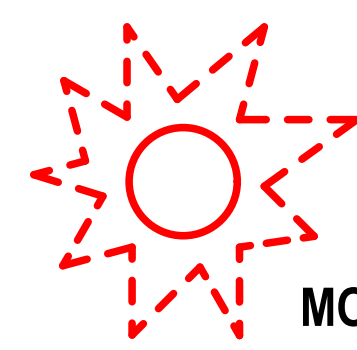
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DESIGN RESPONSE-LEVEL 1

1/9/2020

2018061TP303U

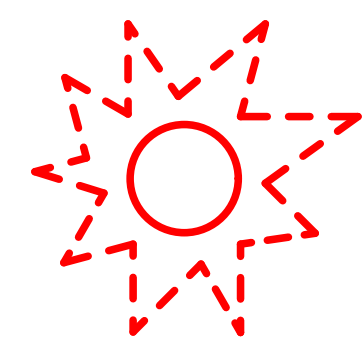
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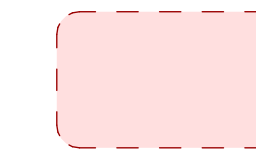
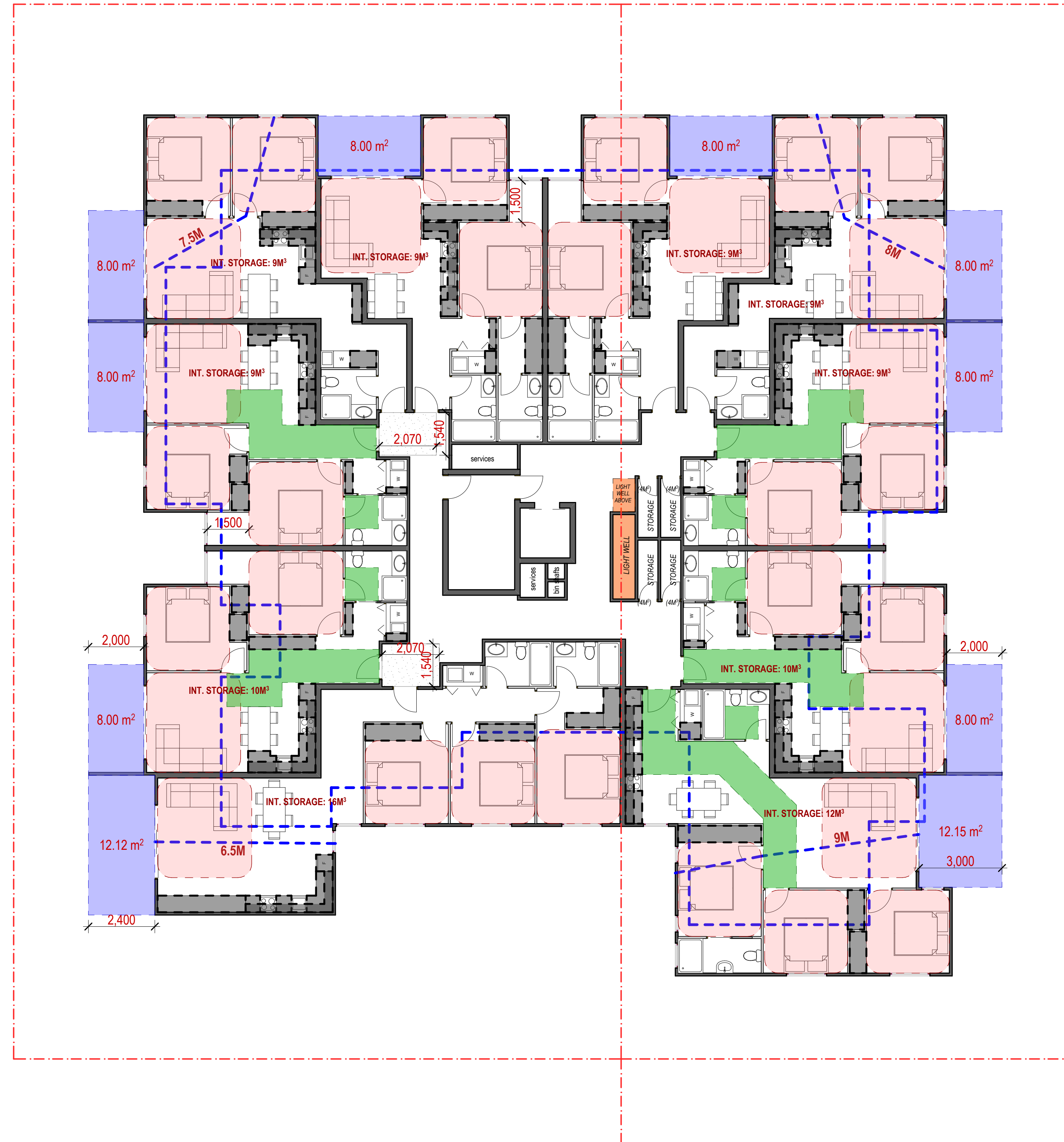


MORNING SUN

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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



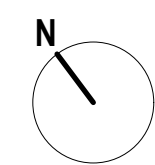
ACCESSIBILITY SPACE



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

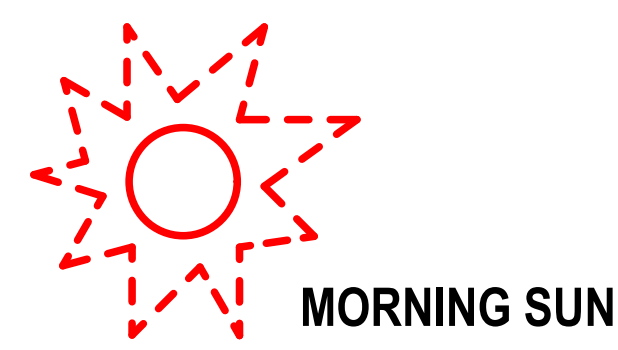
1/9/2020

2018061TP304U



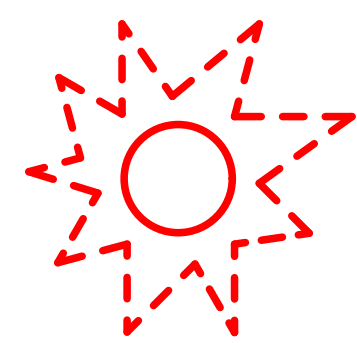
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P. 8488 8203  
W. lifedesignarch.com.au  
E. admin@lifedesignarch.com.au  
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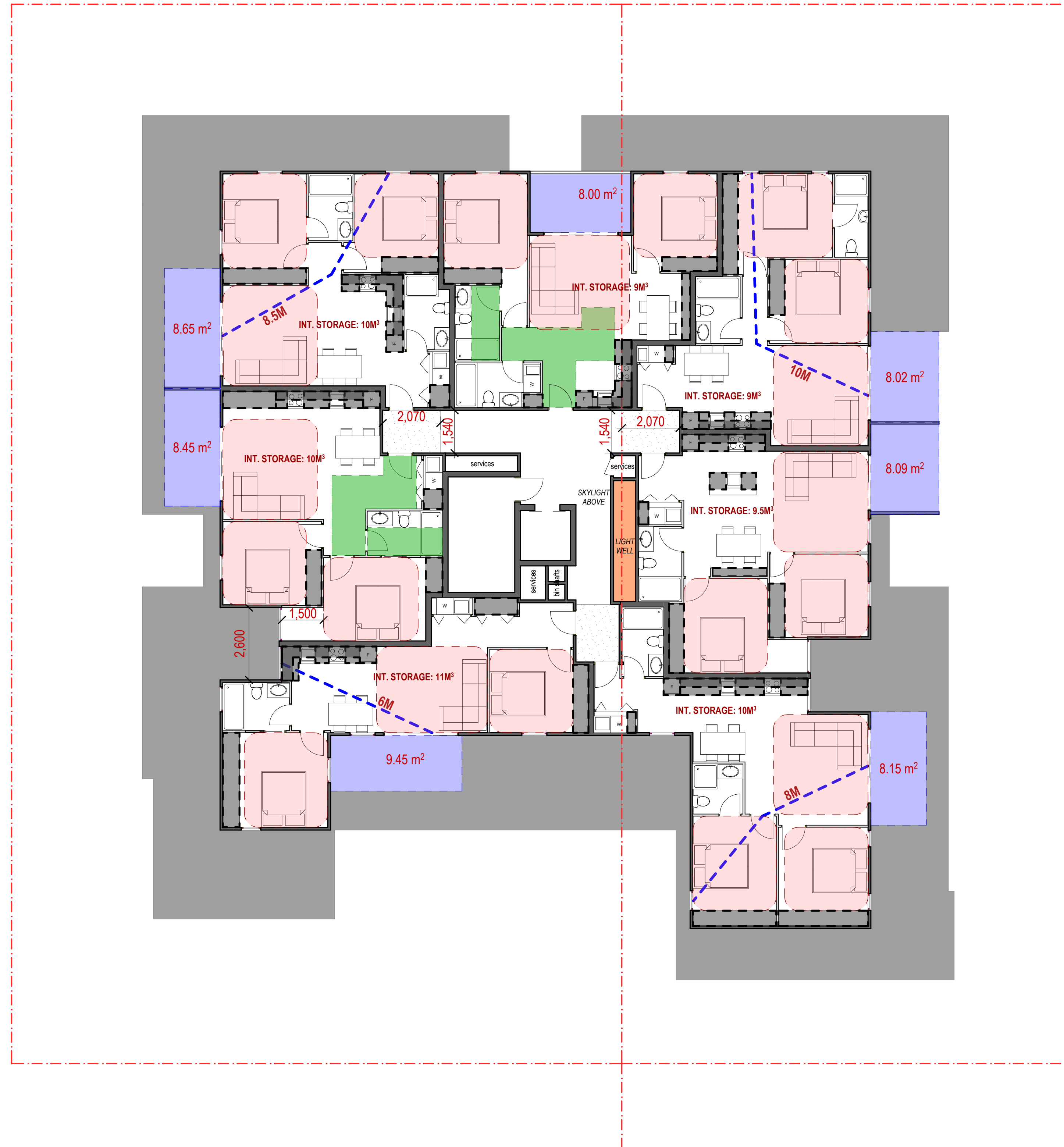


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AFTERNOON SUN



MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

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

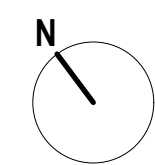
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MASTER BEDROOM: 3.4X3M  
BEDROOM: 3X3M  
BALCONY: 2M WIDE, 10M2 AREA

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 3

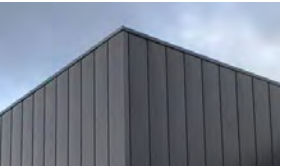
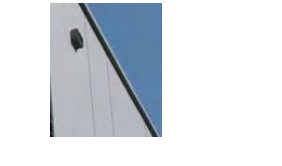



1/9/2020

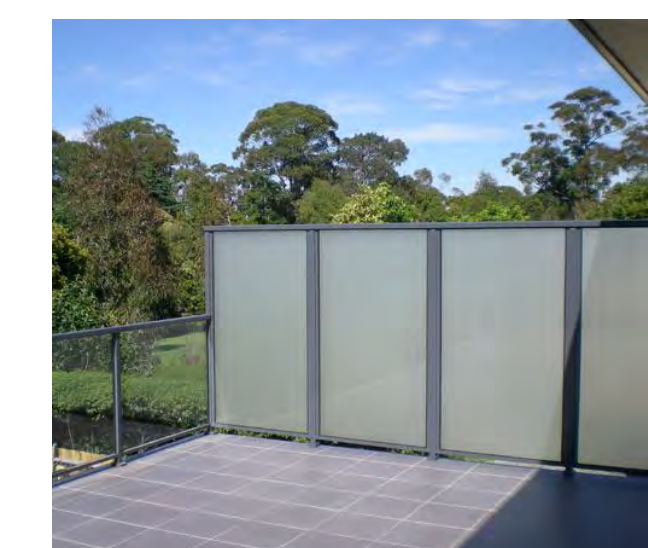
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**EXTERNAL FINISHES SCHEDULE**

-  **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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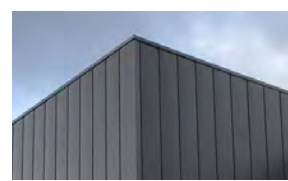






EAST ELEVATION



BALCONY 1.7M PRIVACY SCREEN

EXTERNAL FINISHES SCHEDULE

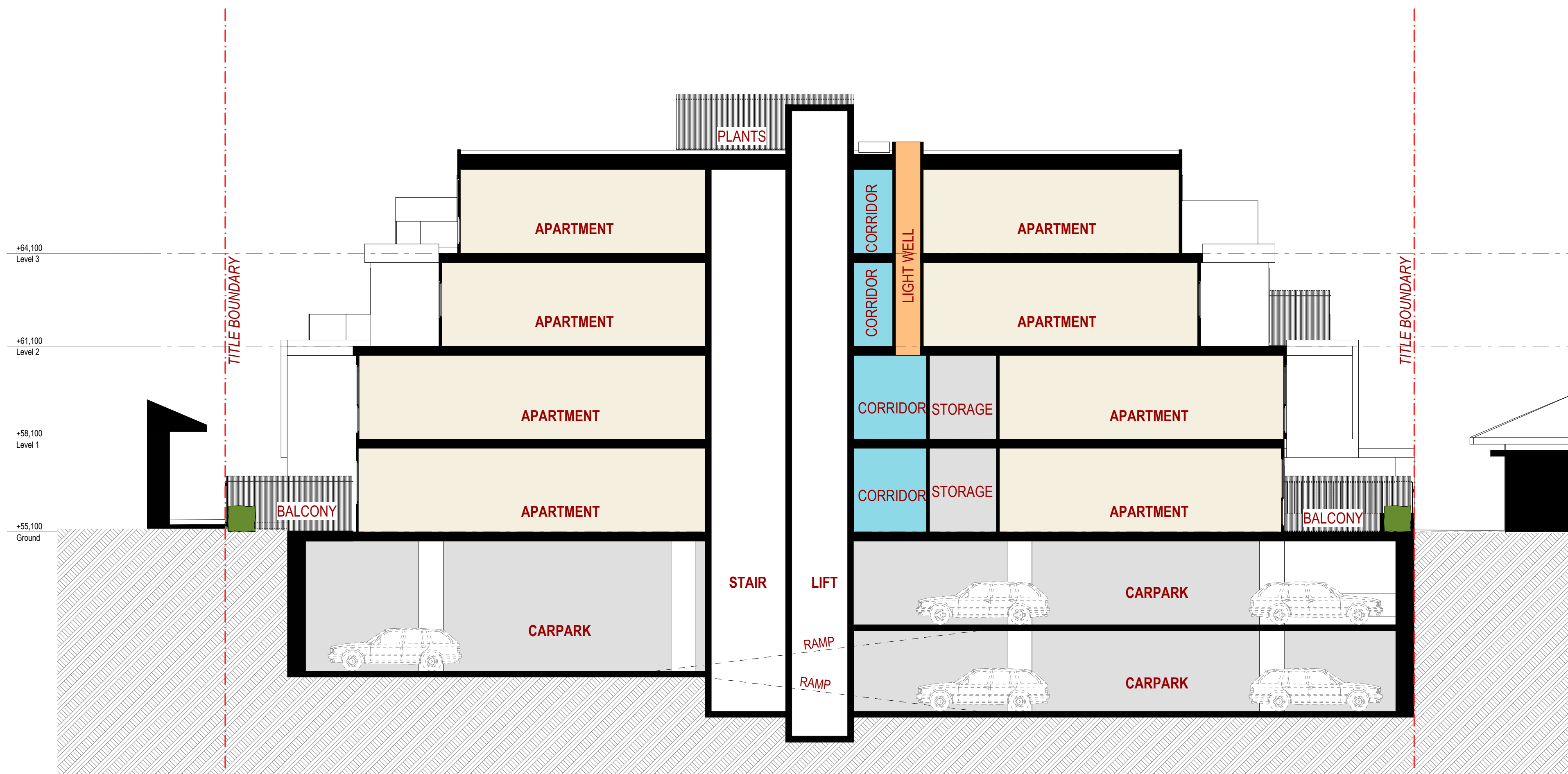
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-  B FC SHEET PAINTED FINISH  
COLOR - GRAY
-  C FC SHEET PAINTED FINISH  
COLOR - OFF WHITE
-  D FC SHEET PAINTED FINISH  
COLOR - WHITE
-  E RPROFILE FC SHEET PAINTED FINISH  
COLOR - TIMER COLOR

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



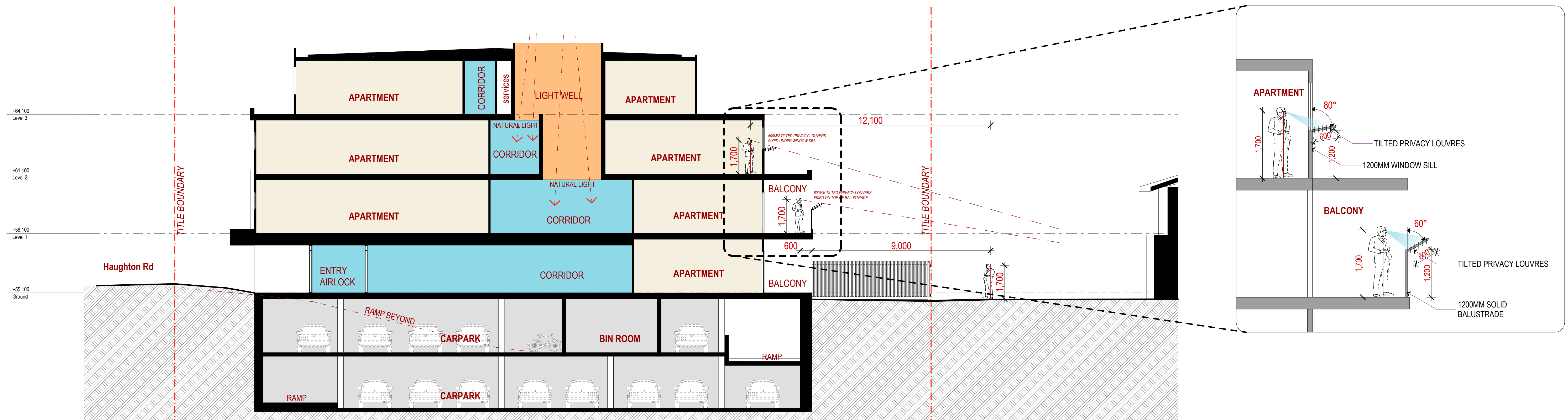
WEST ELEVATION





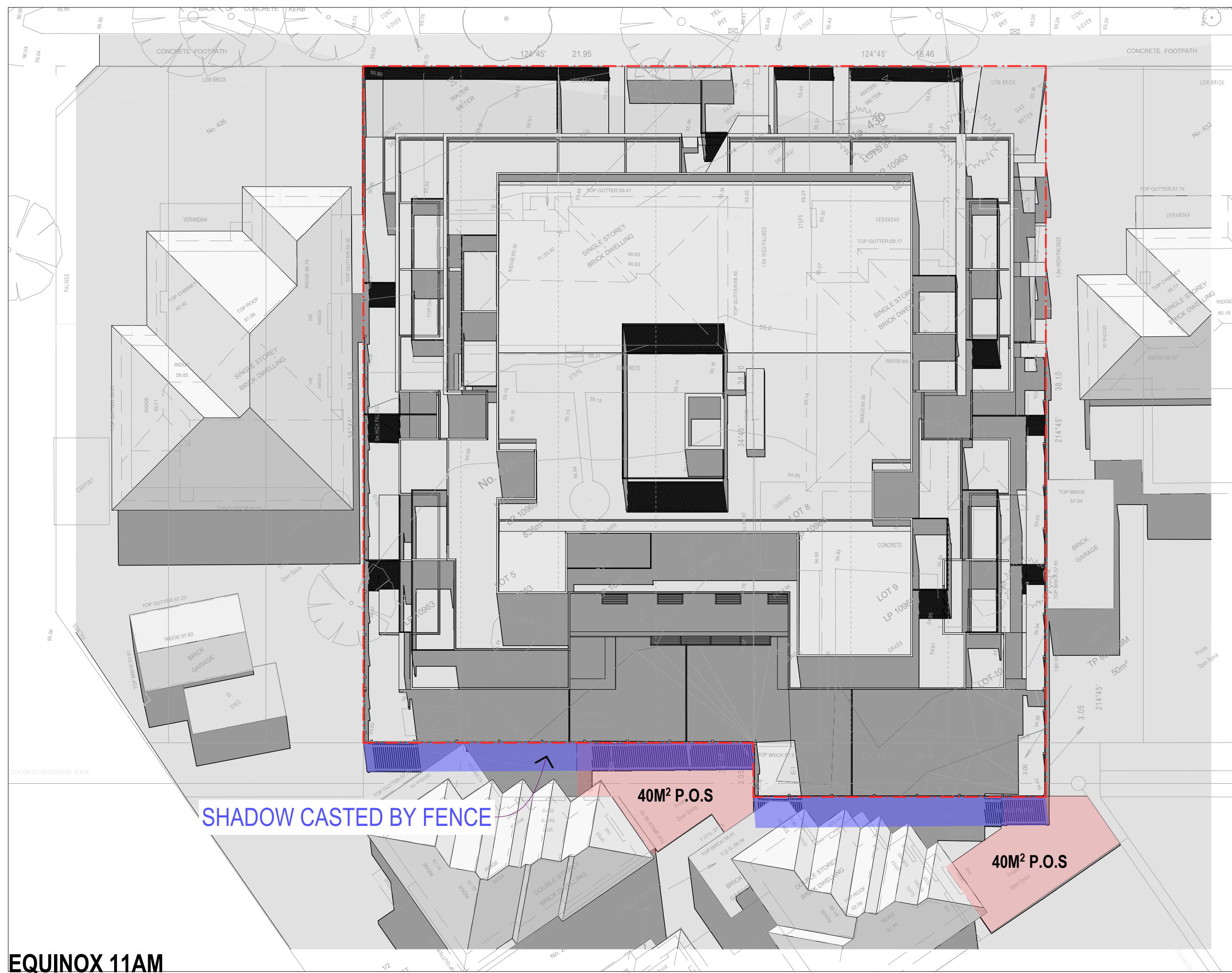
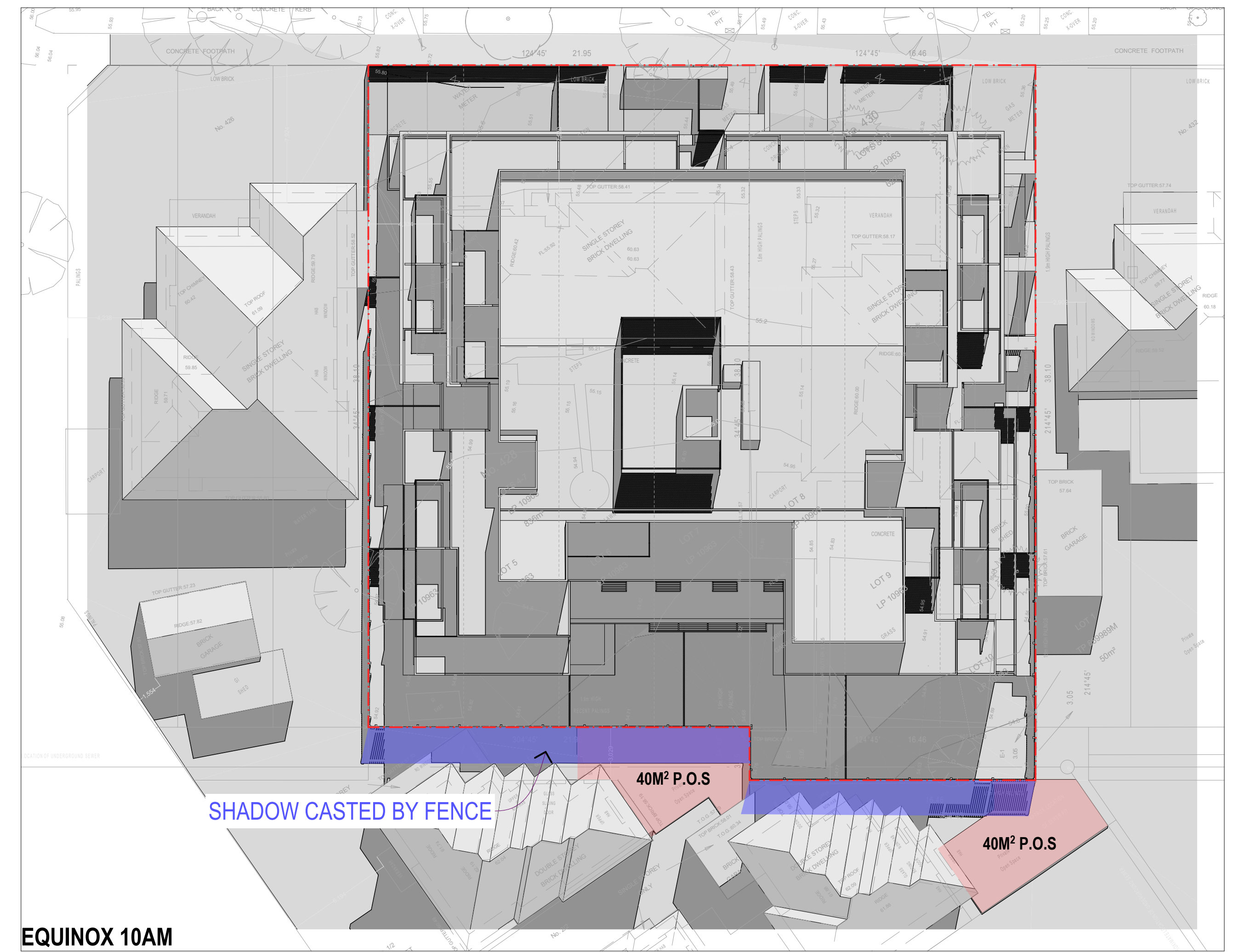
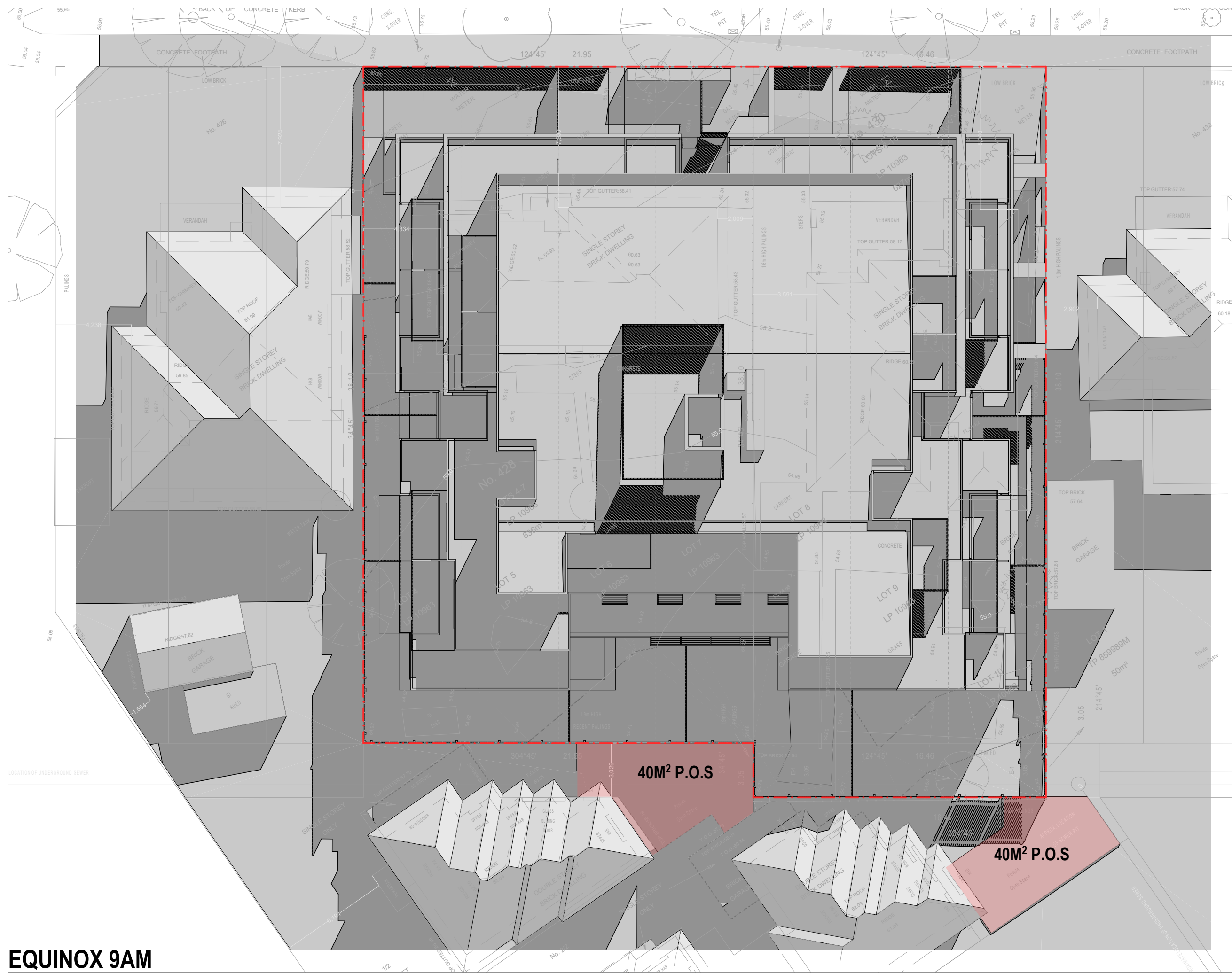
A-A SECTION (EAST-WEST)

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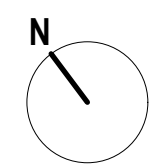


A-A SECTION (SOUTH-NORTH)





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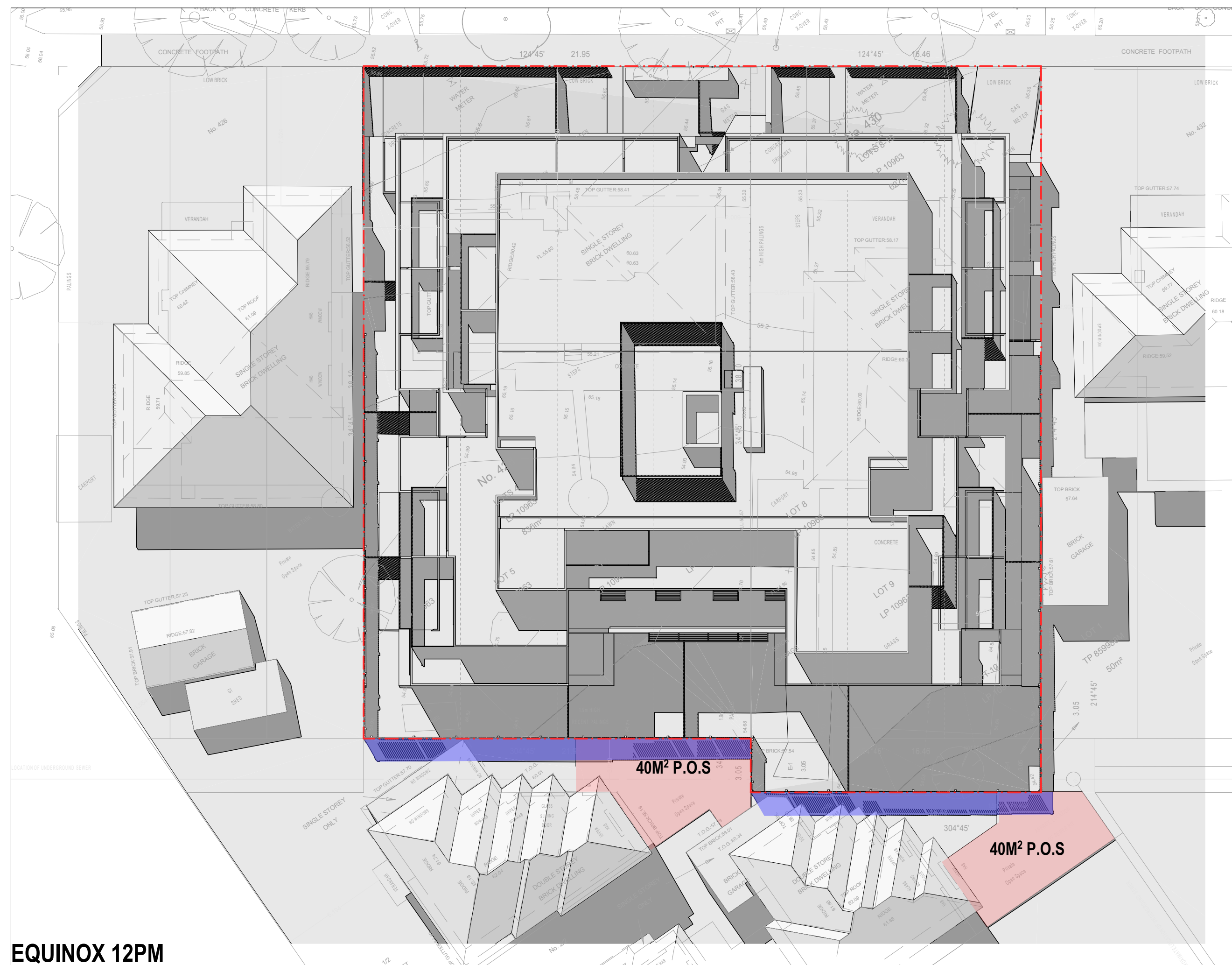
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 SHADOW DIAGRAMS SHEET 1

2018061TP801U

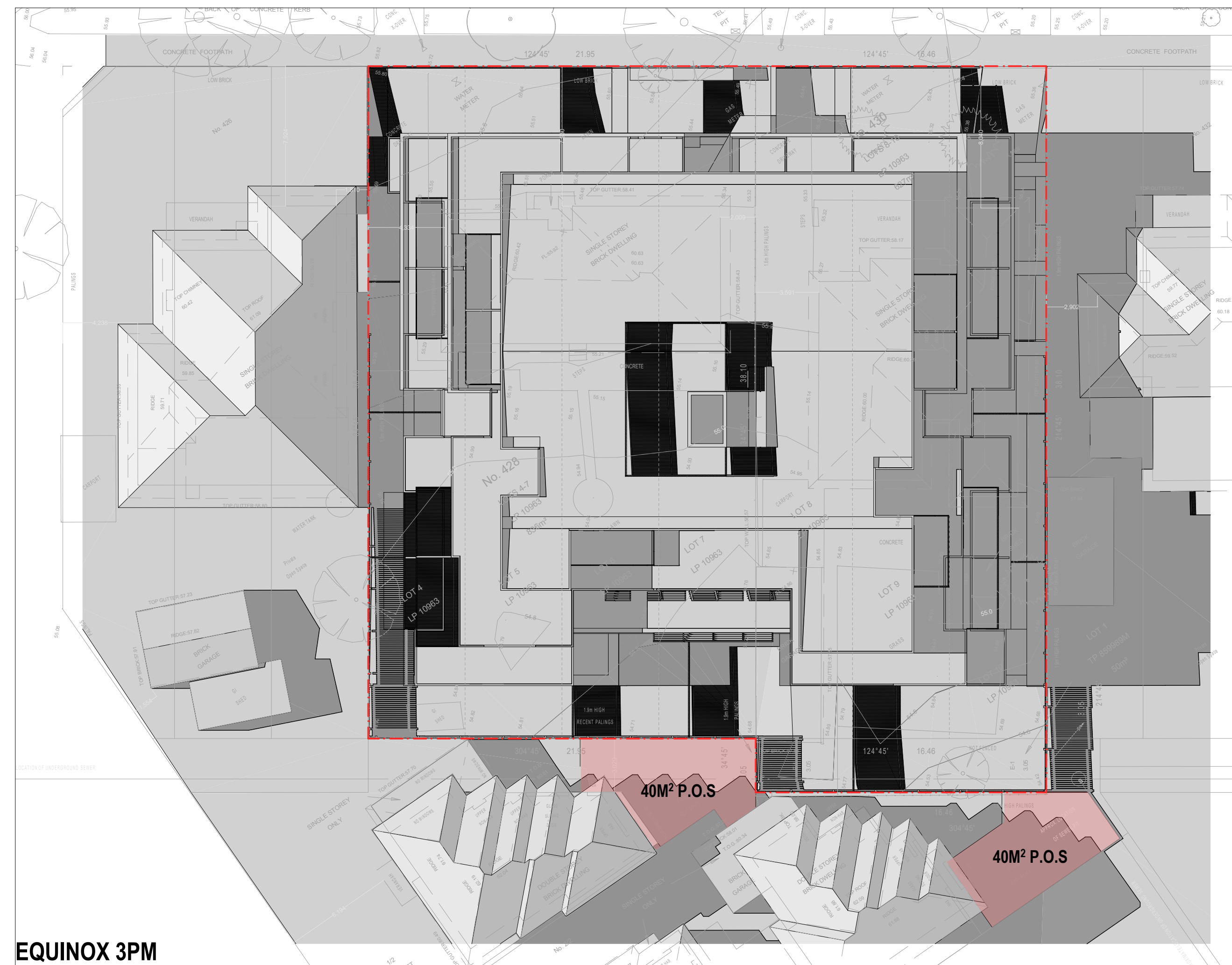
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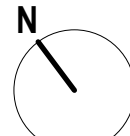


EQUINOX 12PM



EQUINOX 3PM

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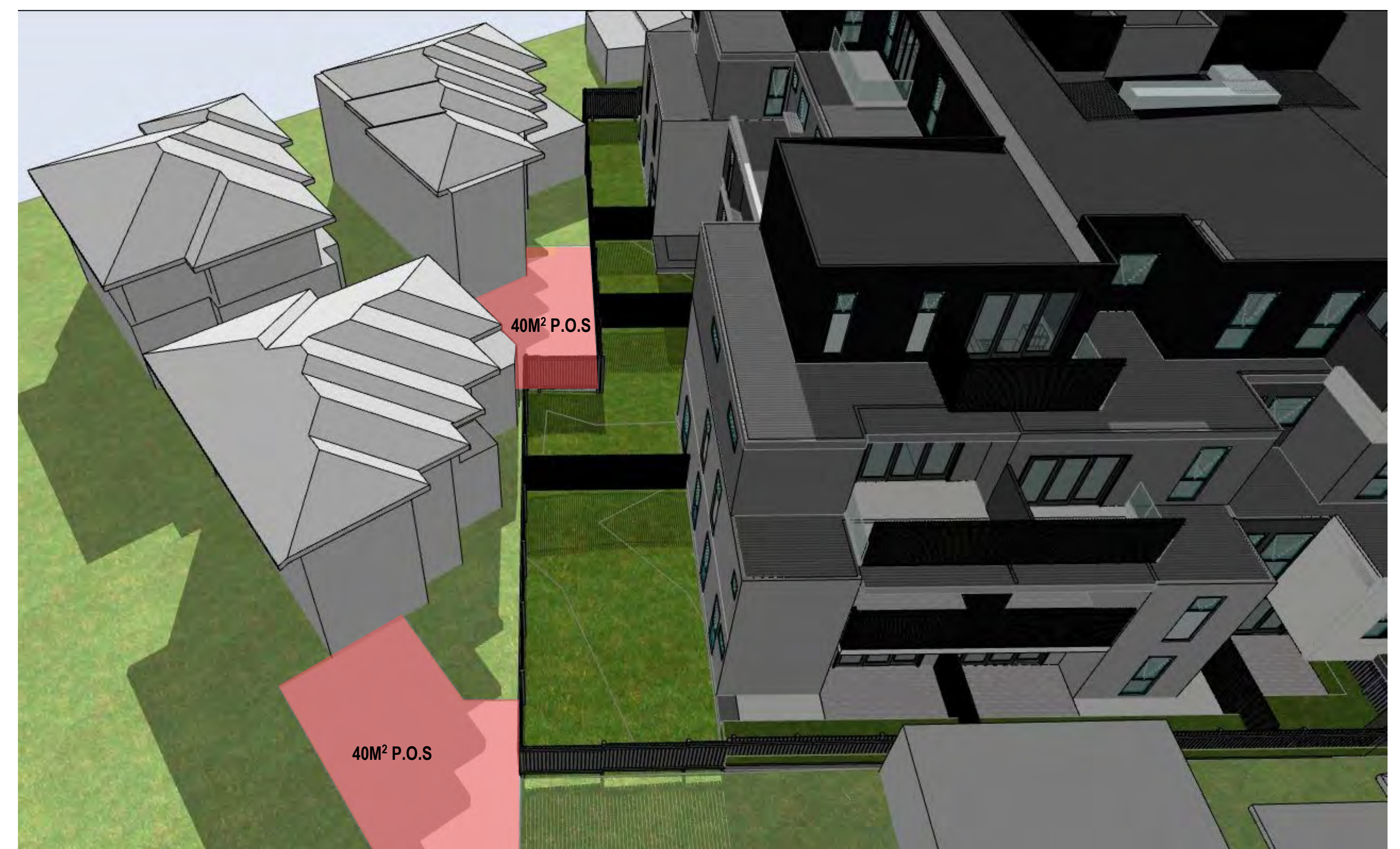
10AM 22 SEP



12PM 22 SEP



11AM 22 SEP



3PM 22 SEP

EQUINOX 12PM

428-430 Haughton Rd Clayton

EQUINOX 3PM

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SHADOW IMPACT STUDY

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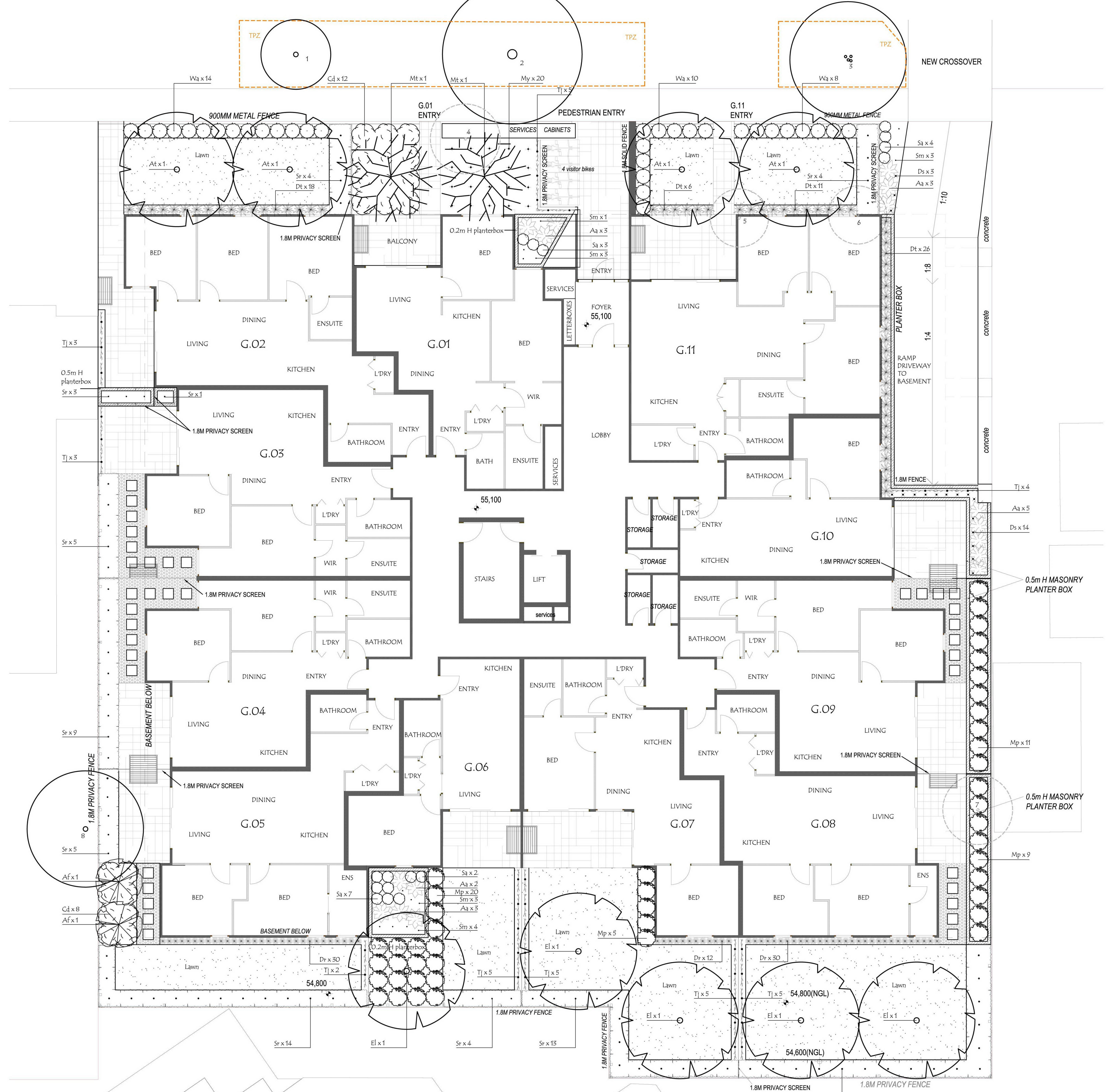




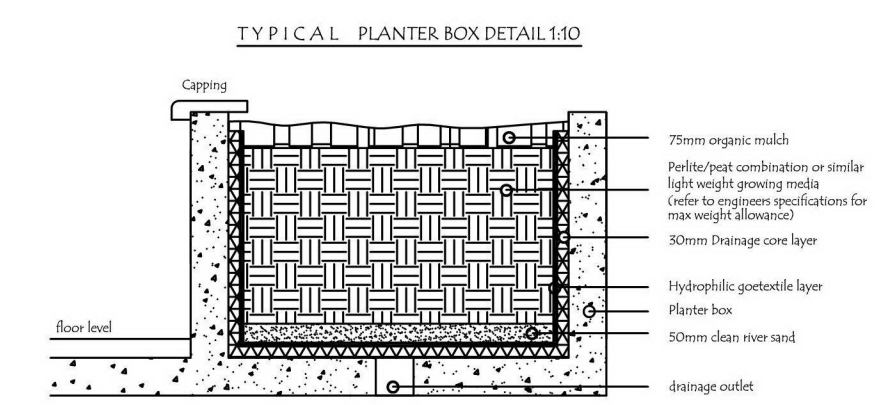
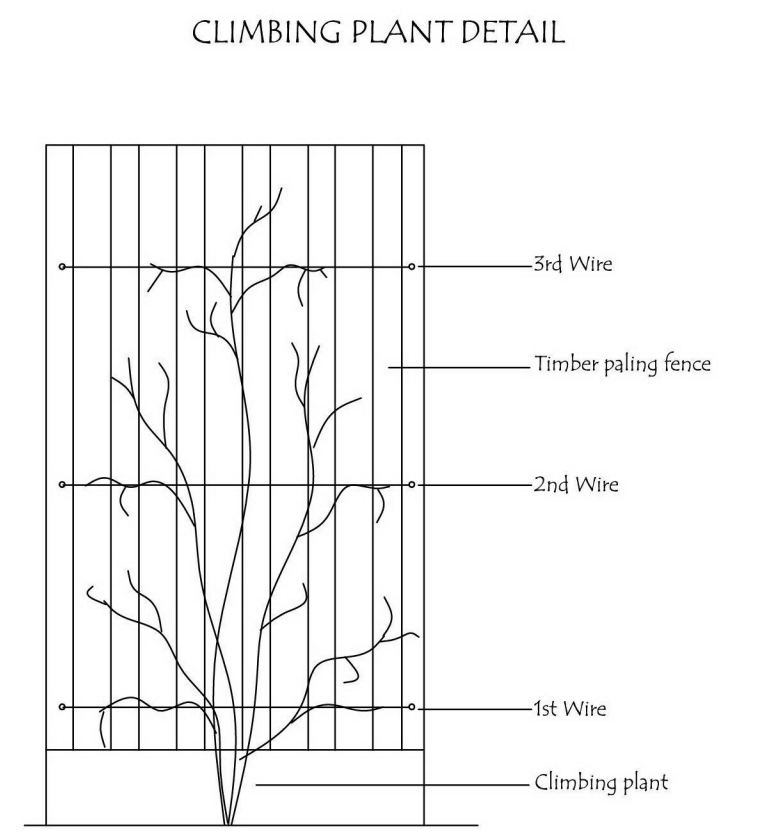
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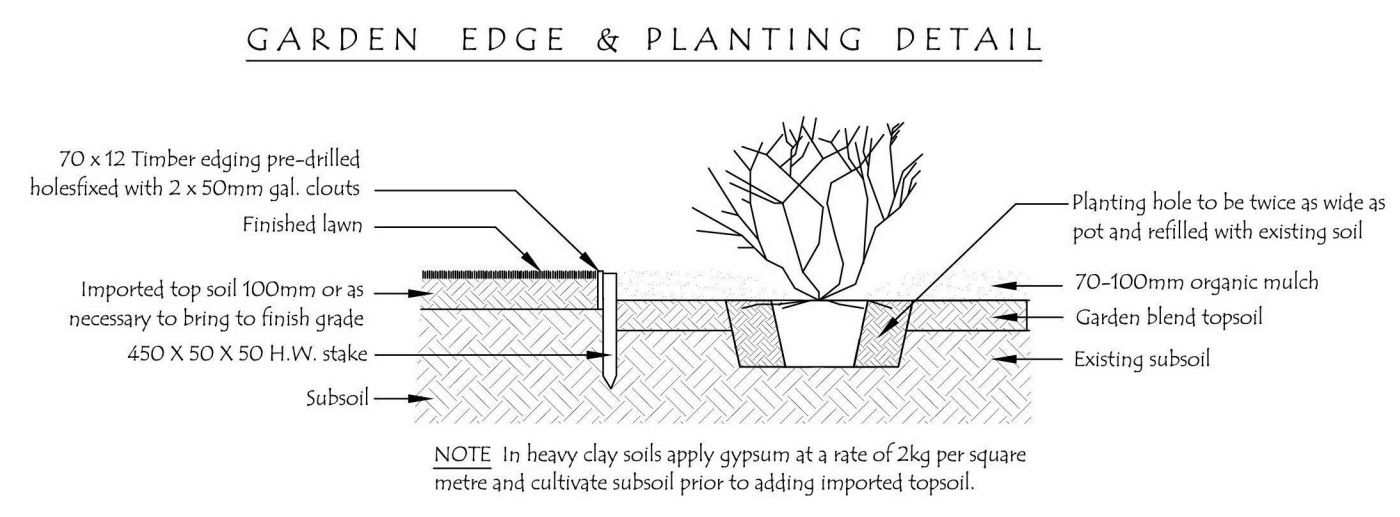
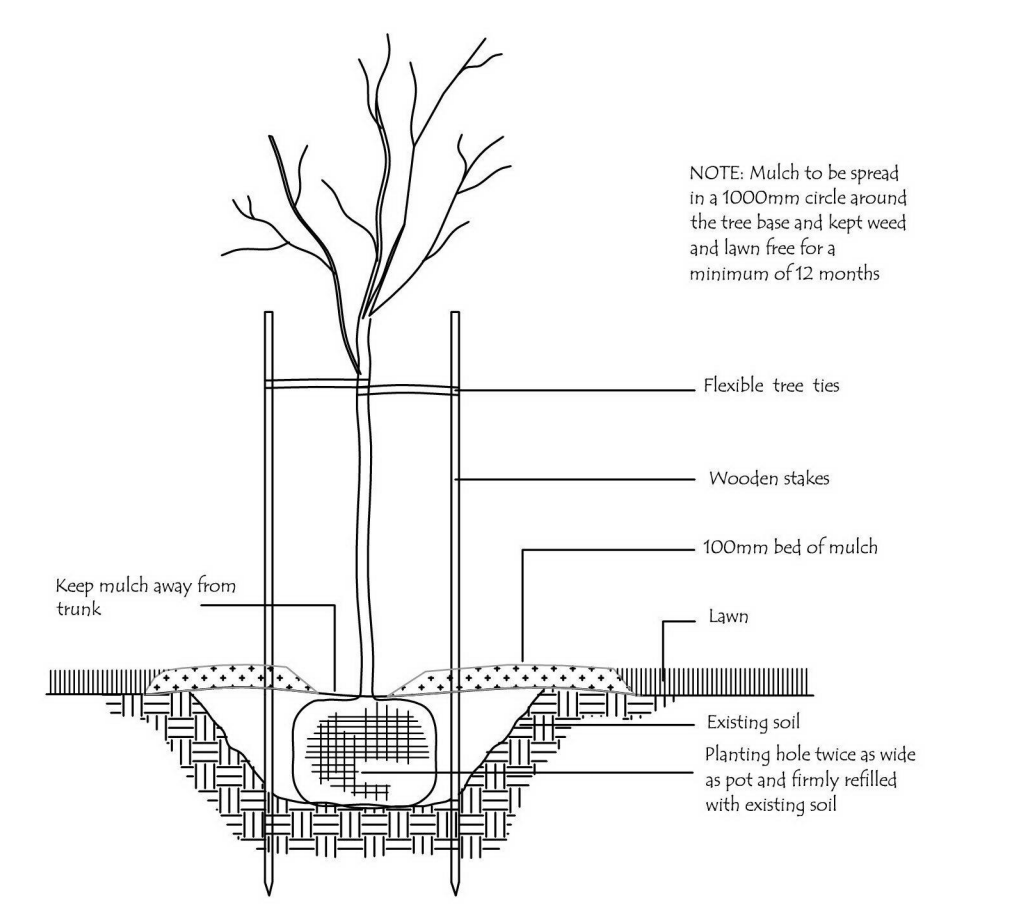
# HAUGHTON ROAD



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### TREE PLANTING IN LAWN



### EXISTING PLANTS

Code	Botanical Name	Height (mm)	Width (mm)	Comment	Recommendation
1	<i>Eucalyptus</i> sp.	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</i> sp.	2500	2500	Proposed dwelling	Remove
6	<i>Citrus</i> sp.	2500	2500	Proposed dwelling	Remove
7	<i>Citrus</i> sp.	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.

### LEGEND

- Existing tree to be retained
- Existing tree to be removed
- Bins
- Clothesline
- Selected local pebbles
- Lawn
- 450mm pavers as stepping pads
- Selected paving

### 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> 'Taggerly Sunset'	Taggerly 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 mandraliscae</i>	Blue Chalk Sticks	200	800	140	14
Sr	<i>Syrizium australis</i> 'Resilience'	Dwarf Lily Pilly	3000	1500	200	78
Tj	<i>Trachelospermum jasminoides</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

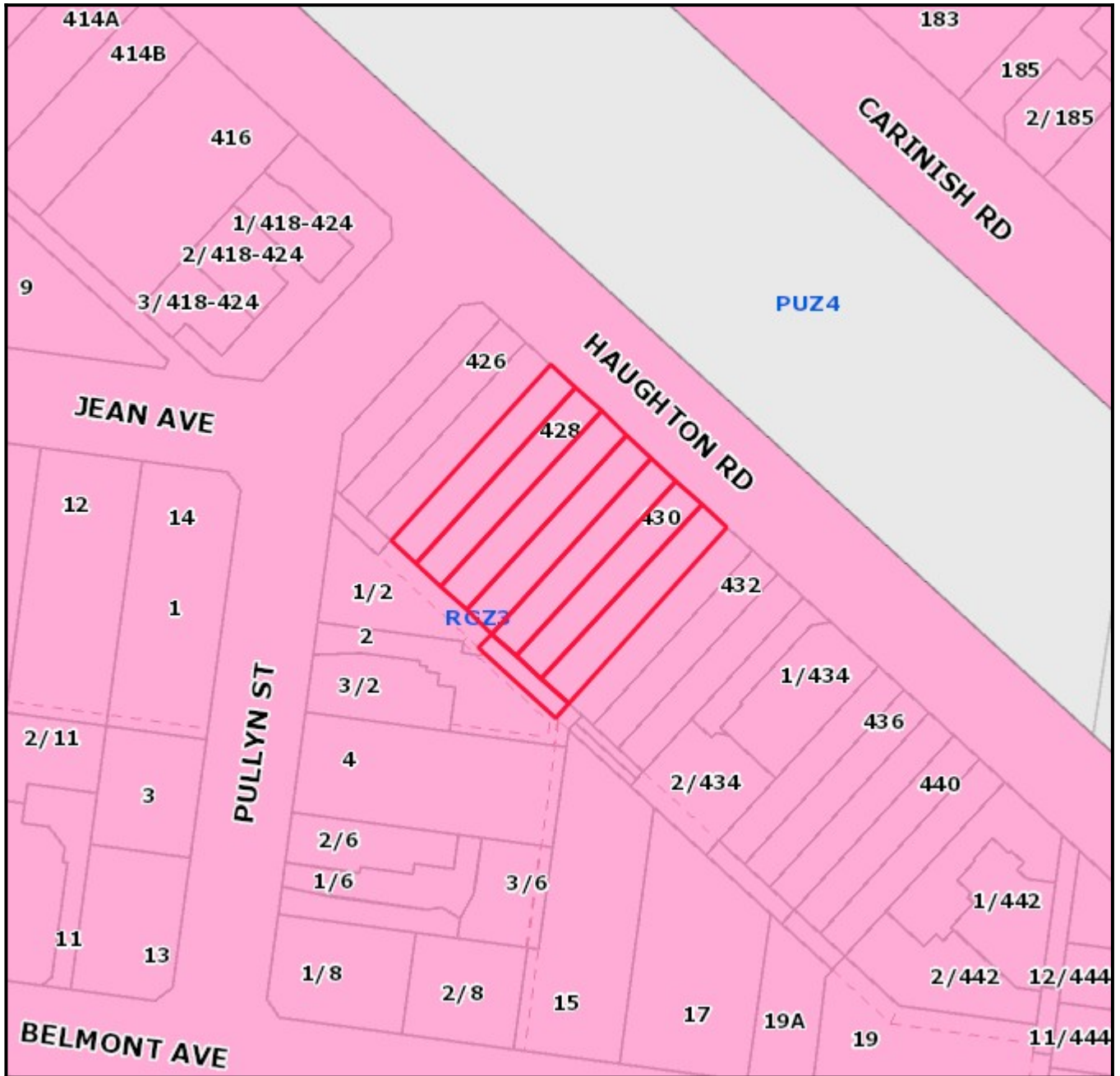








# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**

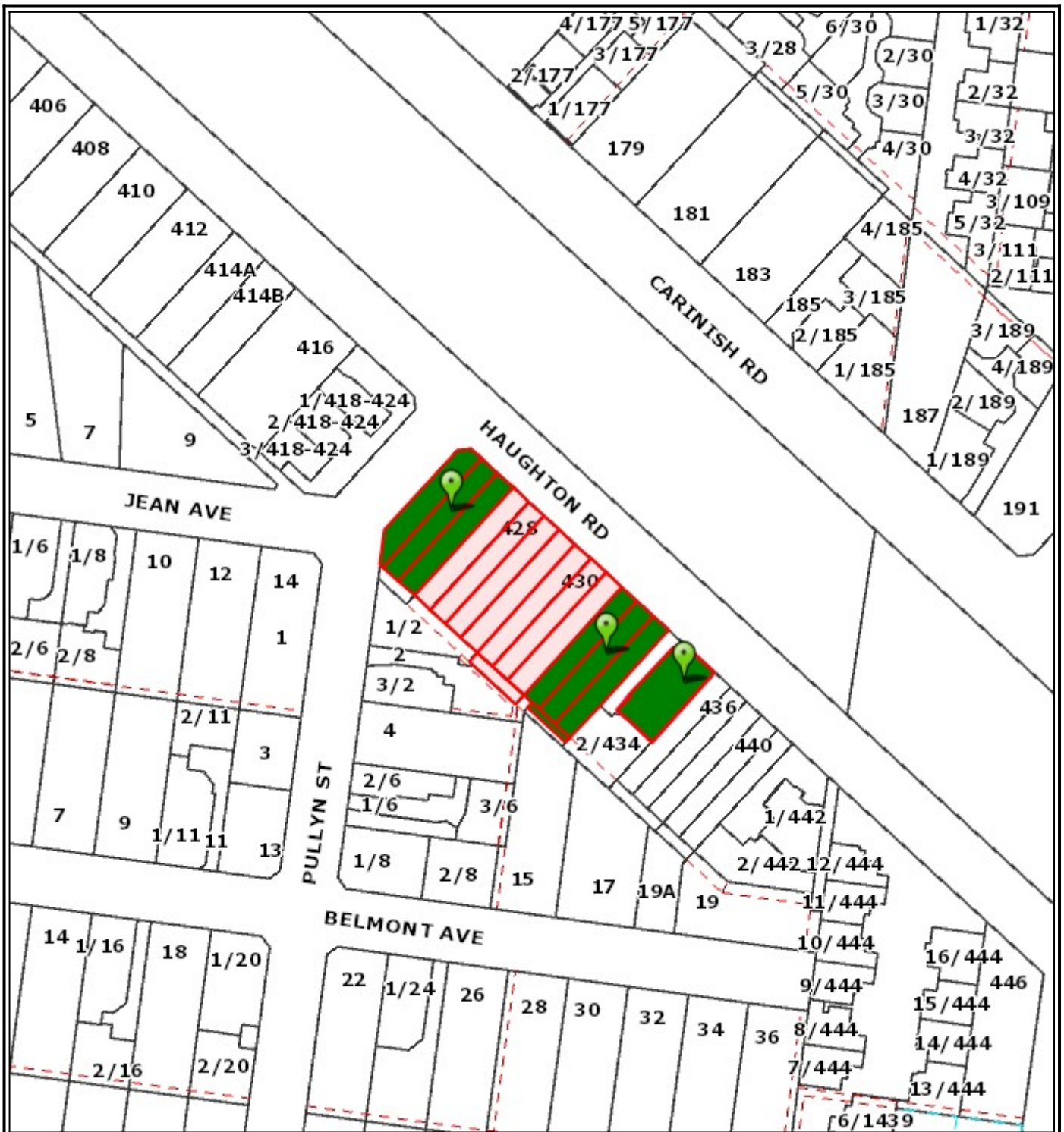



1:1000

**Address**

428-430 Haughton 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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