



270 CLAYTON ROAD, CLAYTON

DRAWING LIST - PLANNING	
SHEET NUMBER	SHEET NAME
TP000	TITLE PAGE
TP001	SITE ANALYSIS
TP002	DESIGN RESPONSE
TP003	DEVELOPMENT SUMMARY
TP100	BASEMENT 4 PLAN
TP101	BASEMENT 3 PLAN
TP102	BASEMENT 2 PLAN
TP103	BASEMENT 1 PLAN
TP104	GROUND FLOOR PLAN
TP105	LEVEL 1 PLAN
TP106	LEVEL 2 PLAN
TP107	LEVEL 3 PLAN
TP108	LEVEL 4 PLAN
TP109	LEVEL 5 PLAN
TP110	LEVEL 6 PLAN
TP111	LEVEL 7 PLAN
TP112	LEVEL 8 PLAN
TP113	LEVEL 9 PLAN
TP114	LEVEL 10 PLAN
TP115	ROOF PLAN
TP200	NORTH ELEVATION
TP201	NORTH ELEVATION - COLOURED
TP202	WEST ELEVATION
TP203	WEST ELEVATION COLOURED
TP204	SOUTH ELEVATION
TP205	SOUTH ELEVATION - COLOURED
TP206	EAST ELEVATION
TP207	EAST ELEVATION - COLOURED
TP208	WEST STREETSCAPE ELEVATION (CLAYTON RD)
TP300	SECTION A
TP301	SECTION B & C
TP302	SECTION D
TP400	SHADOW DIAGRAMS
TP401	SHADOW DIAGRAMS
TP402	SHADOW DIAGRAMS
TP403	SHADOW DIAGRAMS - OVERLAY
TP500	EXTERNAL FINISHES
TP600	3D VIEWS
TP601	3D VIEWS
TP602	3D VIEWS

FOR APPROVAL			
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	
REV	DATE	DETAILS	INIT



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

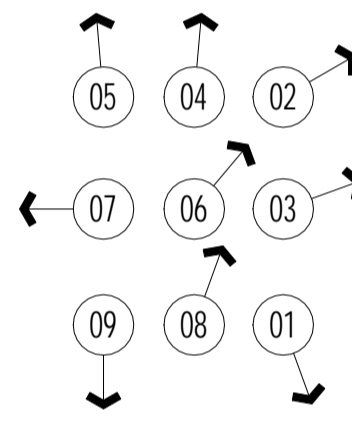
270 Clayton Rd

drawing  
**TITLE PAGE**

scale	date	<b>Issue Date</b> ©
drawn <b>BG</b>	checked <b>BG</b>	
	job number <b>19-30</b>	
	dwg number <b>TP000</b>	issue <b>1</b>
	plot date	26/03/2021 12:22:09 PM

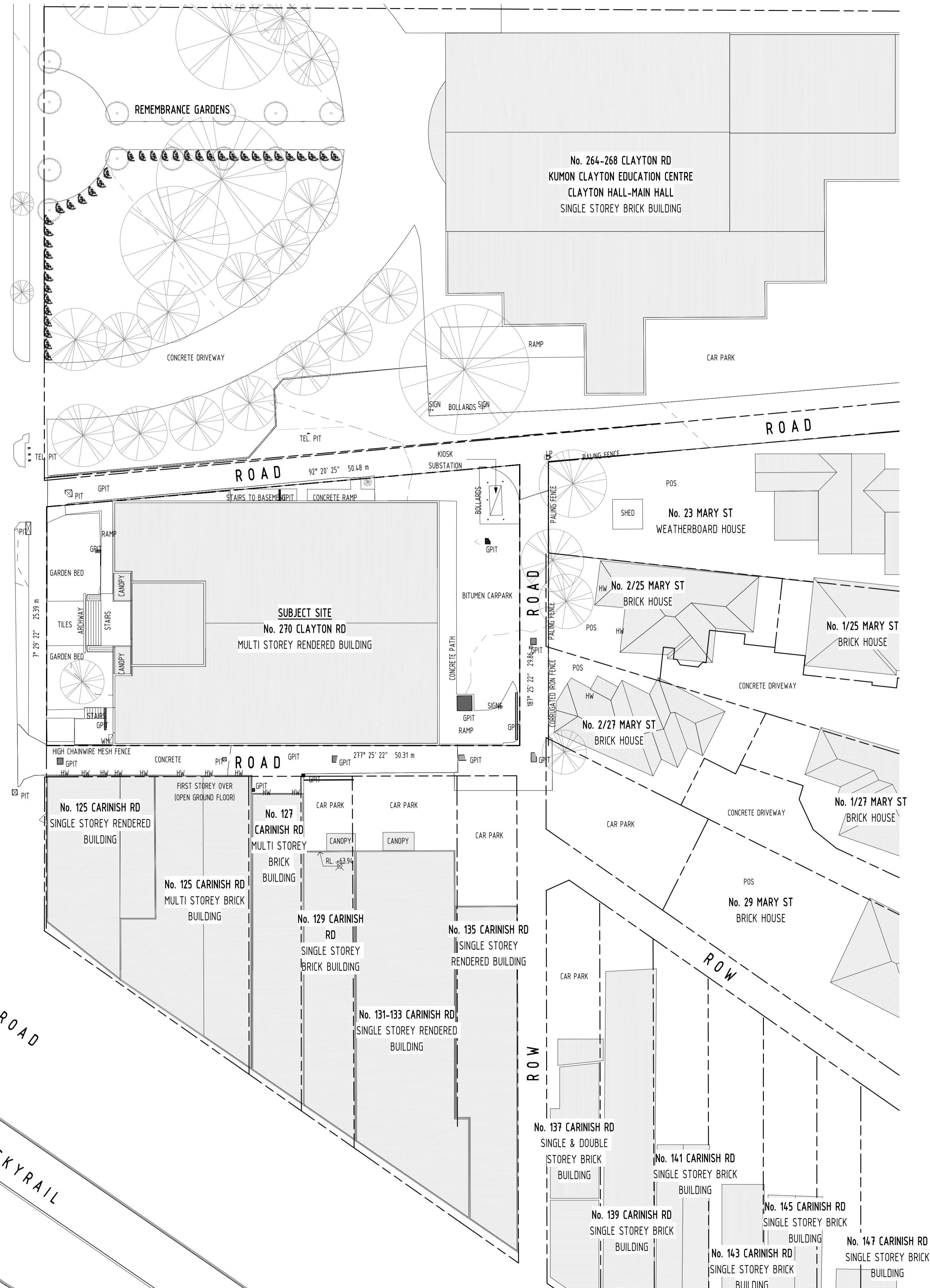
- No. 299 CLAYTON RD  
SINGLE & DOUBLE STOREY  
BRICK BUILDING
- No. 301 CLAYTON RD  
DOUBLE STOREY BRICK BUILDING
- No. 301A CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 303 CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 303A CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 305 CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 307 CLAYTON RD  
DOUBLE STOREY BRICK BUILDING

No. 309-315 CLAYTON RD  
SINGLE STOREY BRICK BUILDING WITH OPEN AIR CAR PARK ON ROOF



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt

1 EXISTING SITE PLAN  
1 : 250



SUBJECT SITE LOCATION

FOR APPROVAL

I	26/03/2021	FOR APPROVAL
F	18/02/2021	WITHOUT PREJUDICE
E	10/11/2020	REVISED TP SUBMISSION
D	29/10/2020	FOR INFORMATION ONLY
A	26/06/2020	FOR COORDINATION

REV	DATE	DETAILS	INIT
-----	------	---------	------

SITE ANALYSIS AND EXISTING CONDITIONS NOTES		
01	AMENITY NOTATION AND DIRECTION INDICATOR	
ITEM	DISTANCE	AMENITY
01	70m	CLAYTON TRAIN STATION
02	20m	CLAYTON HALL & REMEMBRANCE GARDENS
03	225m	ST PETER'S PRIMARY SCHOOL
04	380m	MONASH HOSPITAL
05	365m	CLAYTON POLICE STATION
06	770m	FREGON RESERVE
07	340m	MEADE RESERVE
08	100m	CATHOLIC PARISH OF ST PETER
09	370m	CLAYTON SHOPPING PLAZA
DENOTES POSITION OF EXISTING TREES		
DENOTES WINDOWS ON ADJOINING PROPERTIES (HABITABLE AND NON-HABITABLE)		
TW 56.00 DENOTES TOP OF WINDOW		
BW 56.00 DENOTES BOTTOM OF WINDOW		
56.00 RDG DENOTES RIDGE HEIGHT		
56.00 RF DENOTES ROOF HEIGHT GUTTER		
+56.00 DENOTES SPOT SURVEY LEVEL TO AHD		
P.O.S. DENOTES PRIVATE OPEN SPACE		
2000 DENOTES EXISTING SETBACKS FROM PROPERTY BOUNDARIES		

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

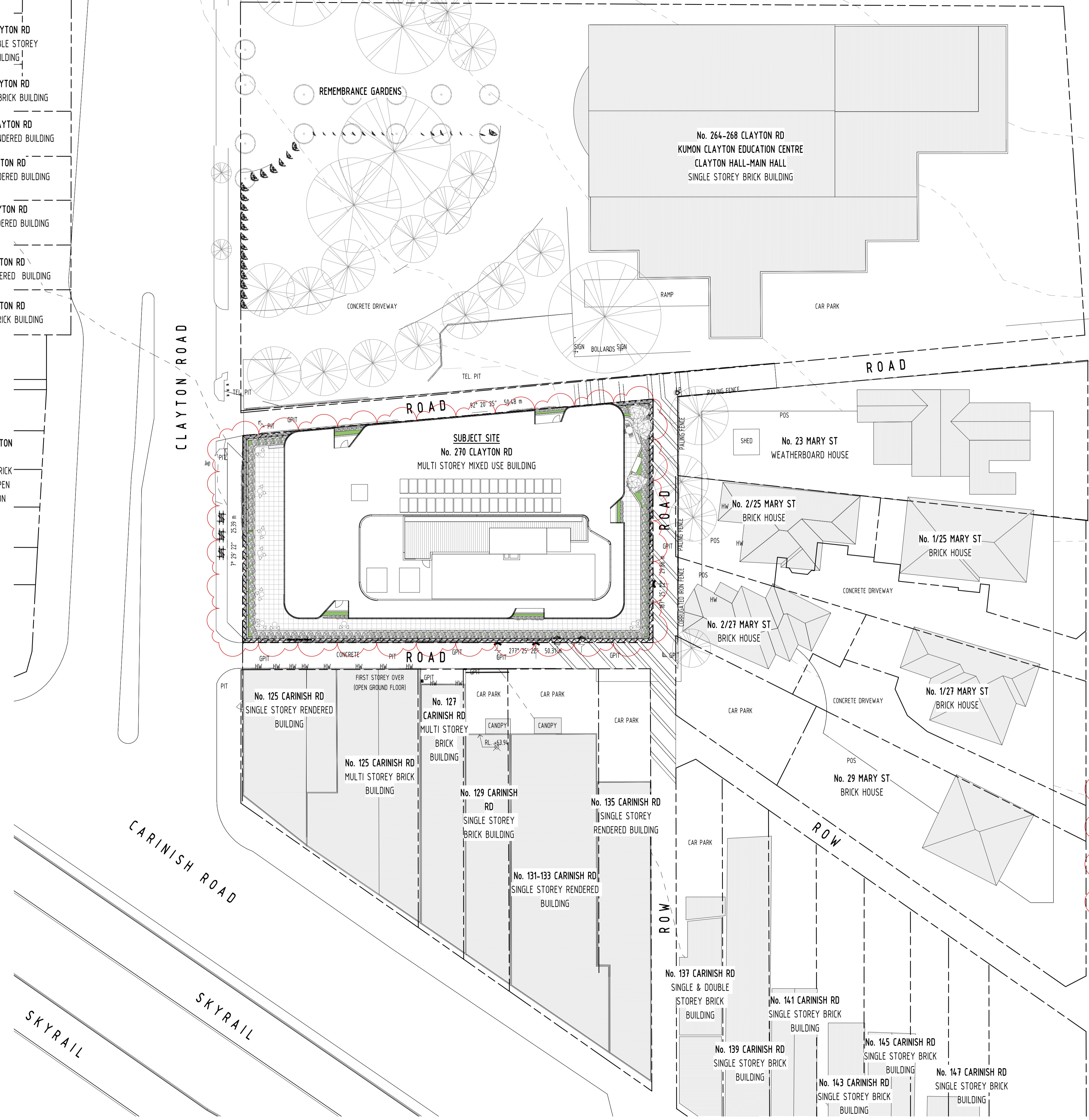
270 Clayton Rd  
 drawing  
**SITE ANALYSIS**

scale **As indicated** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30** issue  
 dwg number **TP001** plot date  
 26/03/2021 12:22:21 PM

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhajnar\3678.rvt

- No. 299 CLAYTON RD  
SINGLE & DOUBLE STOREY  
BRICK BUILDING
- No. 301 CLAYTON RD  
DOUBLE STOREY BRICK BUILDING
- No. 301A CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 303 CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 303A CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 305 CLAYTON RD  
SINGLE STOREY RENDERED BUILDING
- No. 307 CLAYTON RD  
DOUBLE STOREY BRICK BUILDING


- No. 309-315 CLAYTON  
RD  
SINGLE STOREY BRICK  
BUILDING WITH OPEN  
AIR CAR PARK ON  
ROOF



DEVELOPMENT SUMMARY	
TOTAL NSA OF RETAIL	320sqm
TOTAL NSA OF OFFICE AREA	3318sqm
TOTAL NO. SERVICED APARTMENTS	104
NO. RETAIL CARSPACES	4
NO. OFFICE CARSPACES @ 1.85	62
NO. SERVICED APARTMENT CARSPACES @ 0.5	52
NO. CAR SHARE SPACES	1
TOTAL NO. CARSPACES	119
NO. SECURE BIKE SPACES	63
NO. VISITOR BIKE SPACES	10
TOTAL NO. BIKE SPACES	73

SITE COVERAGE	
SITE AREA	1389 m <sup>2</sup>
SITE COVERAGE	1389 m <sup>2</sup> 100%

FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

drawing  
**DESIGN RESPONSE**

scale	As indicated	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP002	issue
		plot date	26/03/2021 12:22:49 PM	1

AREA SCHEDULE - NLA

NAME	AREA m <sup>2</sup>
Not Placed	
TERRACE	0
ROOF LEVEL - AMENITY SPACE	0
COMMON	0
BASEMENT 4	
COMMON CORE	73
CARPARK BASEMENT 4	1198
	1272
BASEMENT 3	
SERVICES	42
CORE	73
BASEMENT 3	1156
	1272
BASEMENT 2	
SERVICES	40
CORE	73
BASEMENT 2	1159
	1272
BASEMENT 1	
SERVICES	161
END OF TRIP	36
CORE	69
BASEMENT 1	1005
	1272
GROUND	
SUBSTATION	22
SERVICES	30
SERVICED APT ENTRY	164
RETAIL	320
REFUSE	97
MALE WC	33
LOADING	20
LANDSCAPE	208
FEMALE WC	35
END OF TRIP	106
DOA WC	8
CORE	228
CARPARK	101
	1372
LEVEL 1	
OFFICE	987
CORE	92
COMMON	143
	1222
LEVEL 2	
OFFICE	1088
CORE	92
COMMON	138
	1318
LEVEL 3	
TERRACE	515
OFFICE	575
CORE	92
COMMON	138
	1320
LEVEL 4	
OFFICE	668

AREA SCHEDULE - NLA

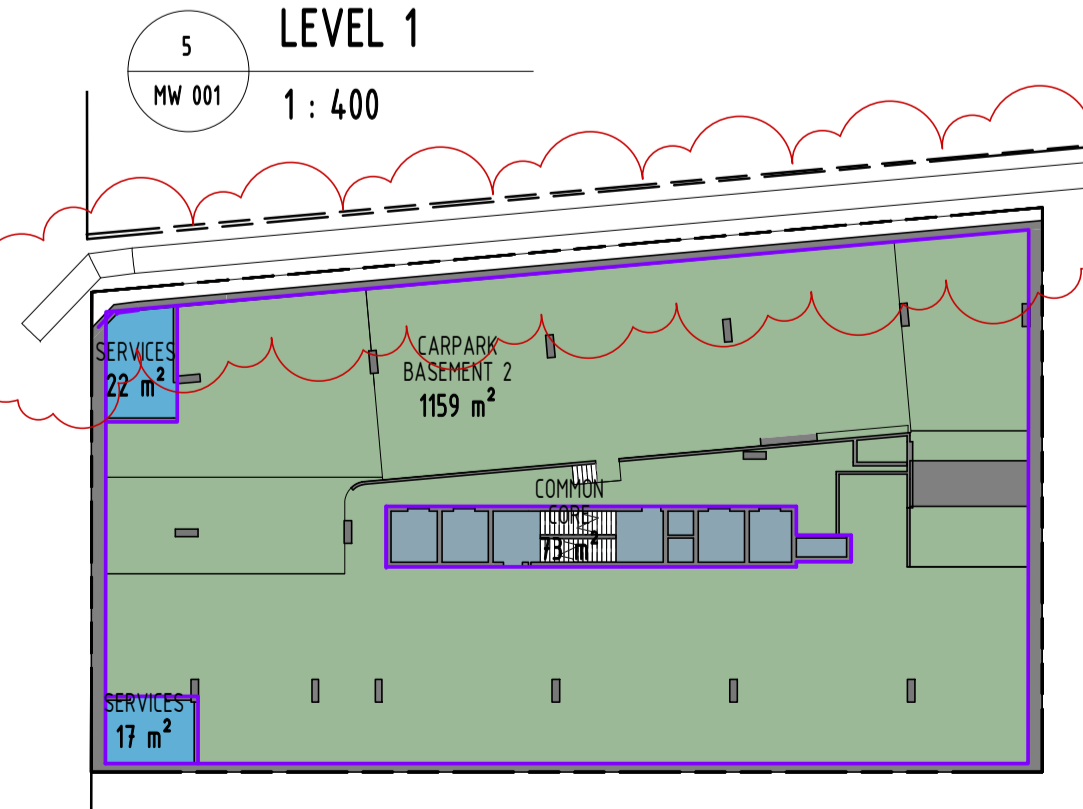
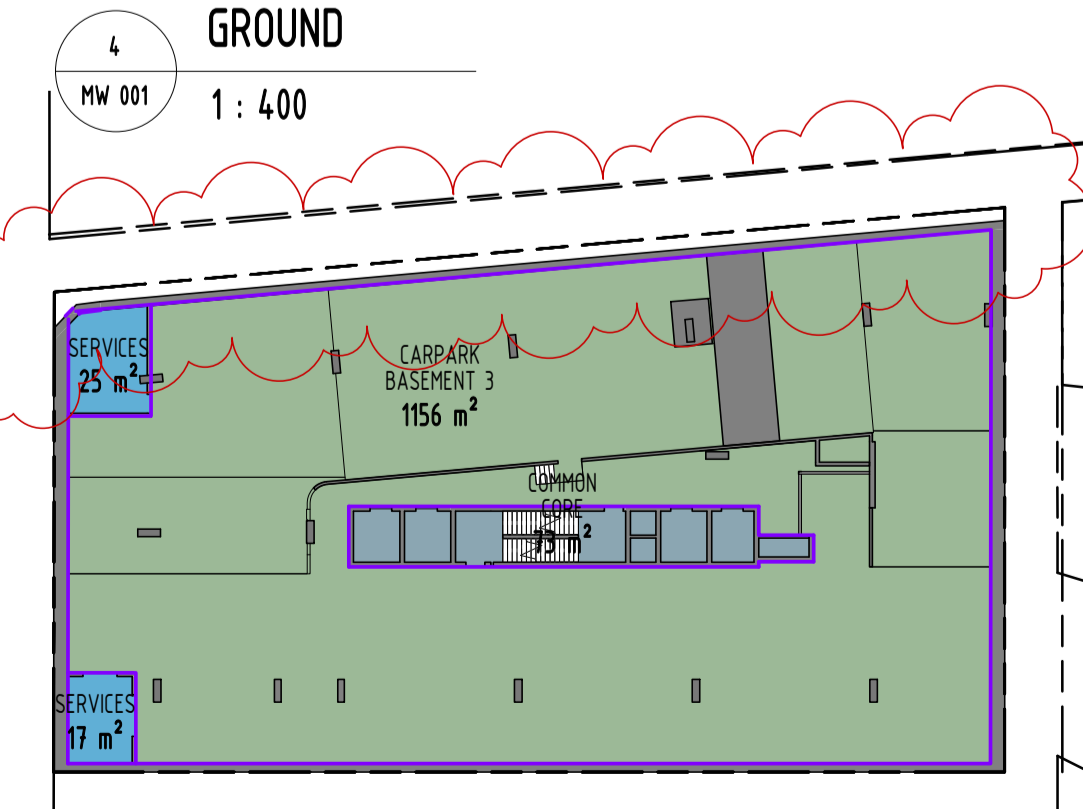
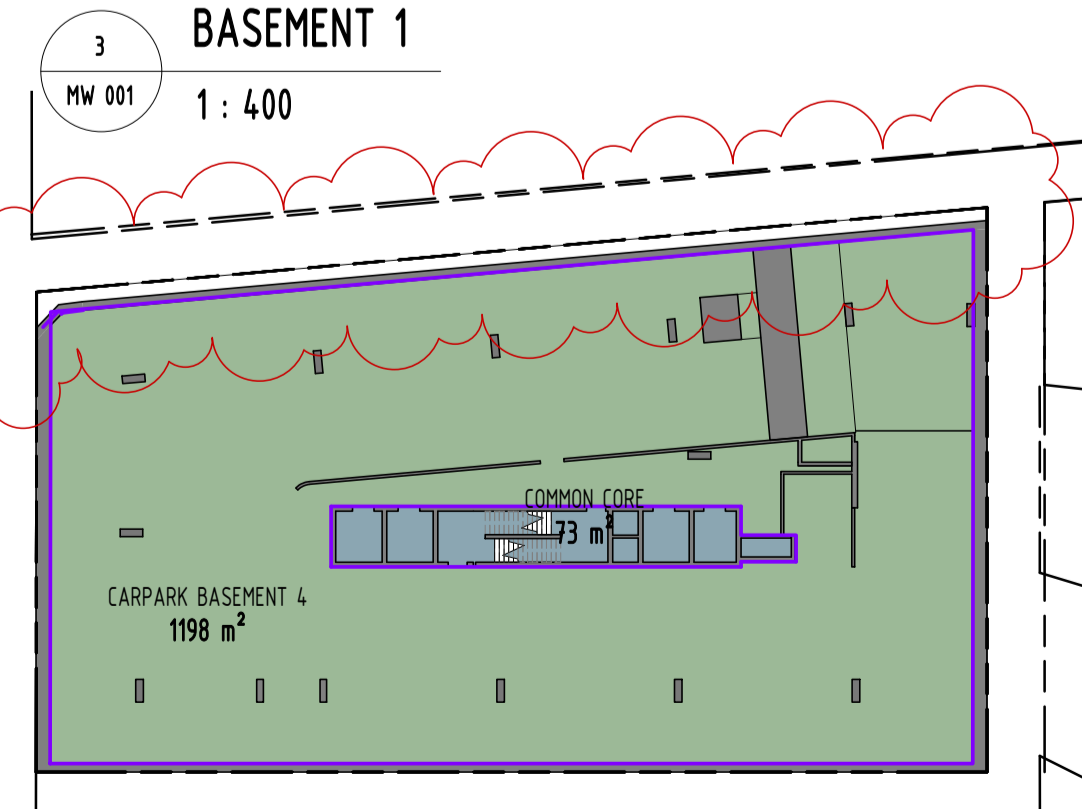
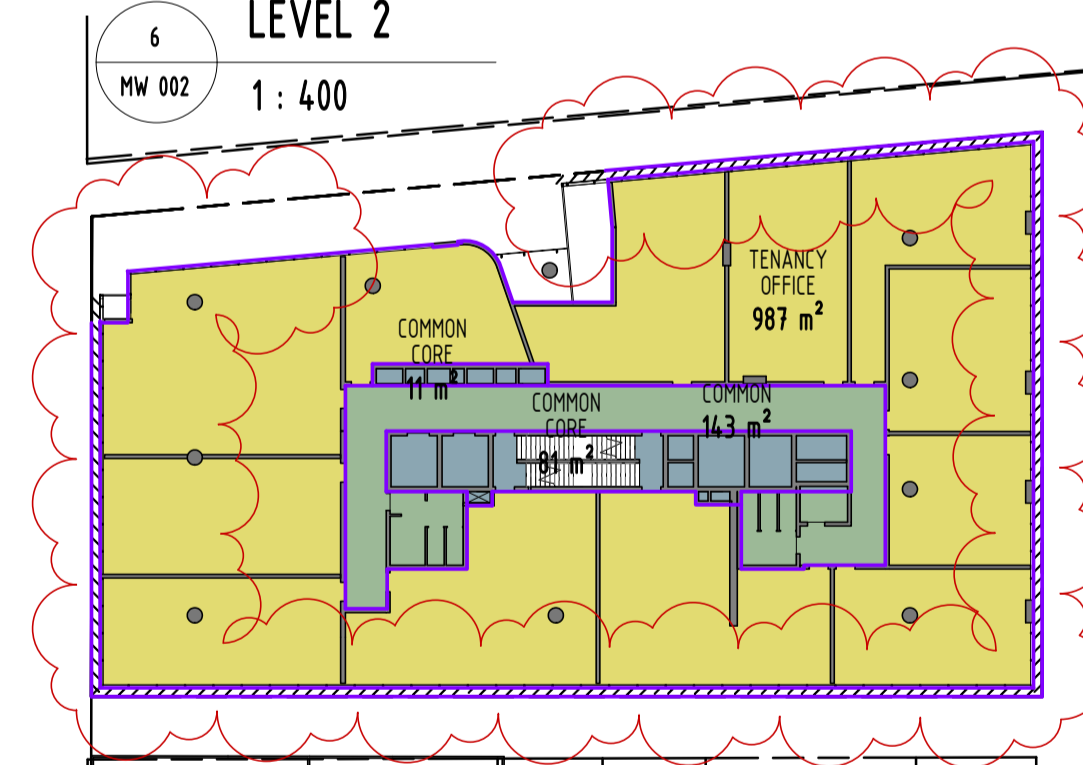
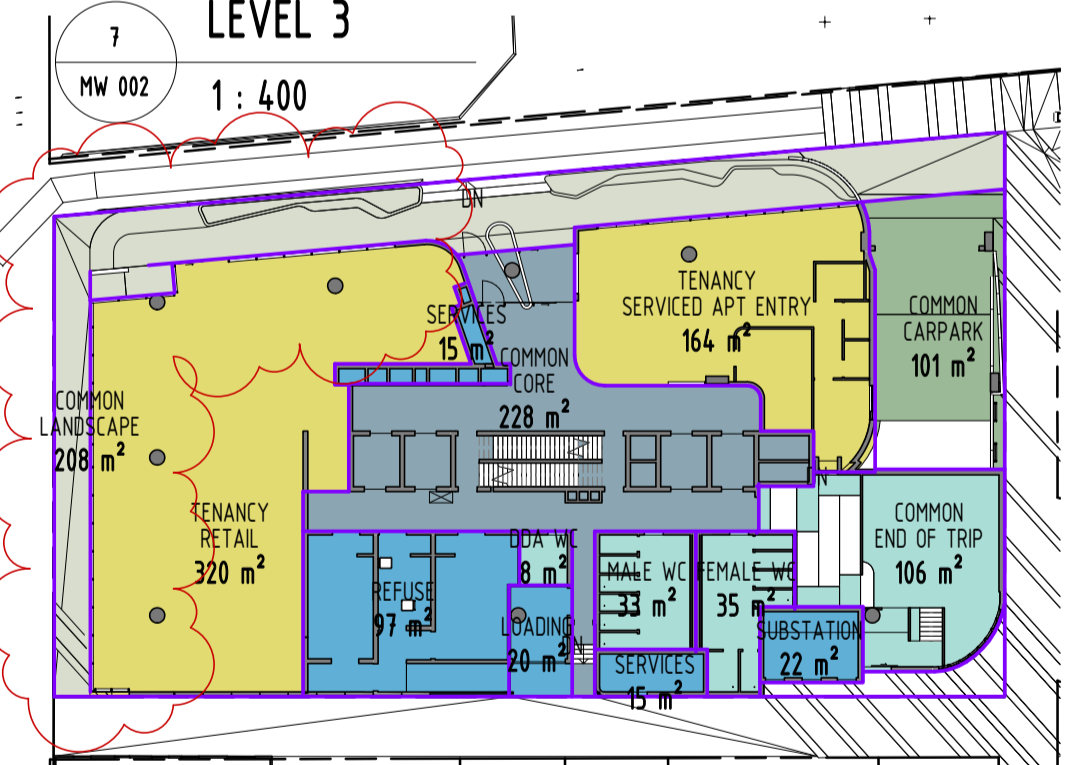
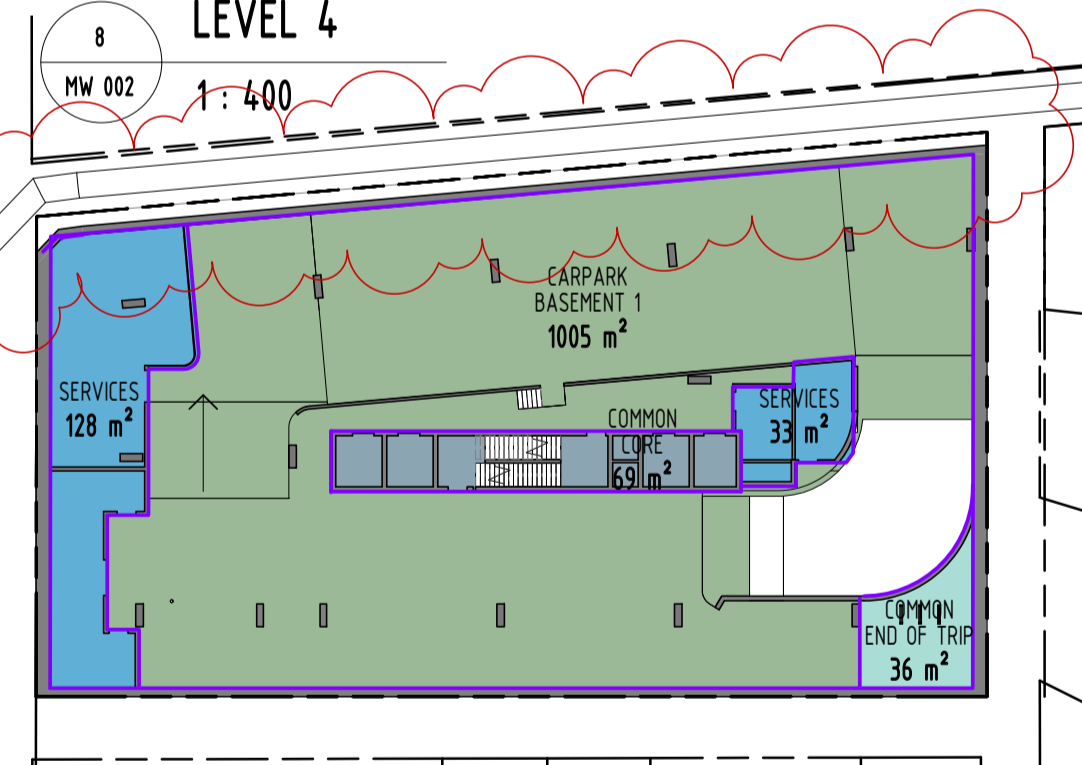
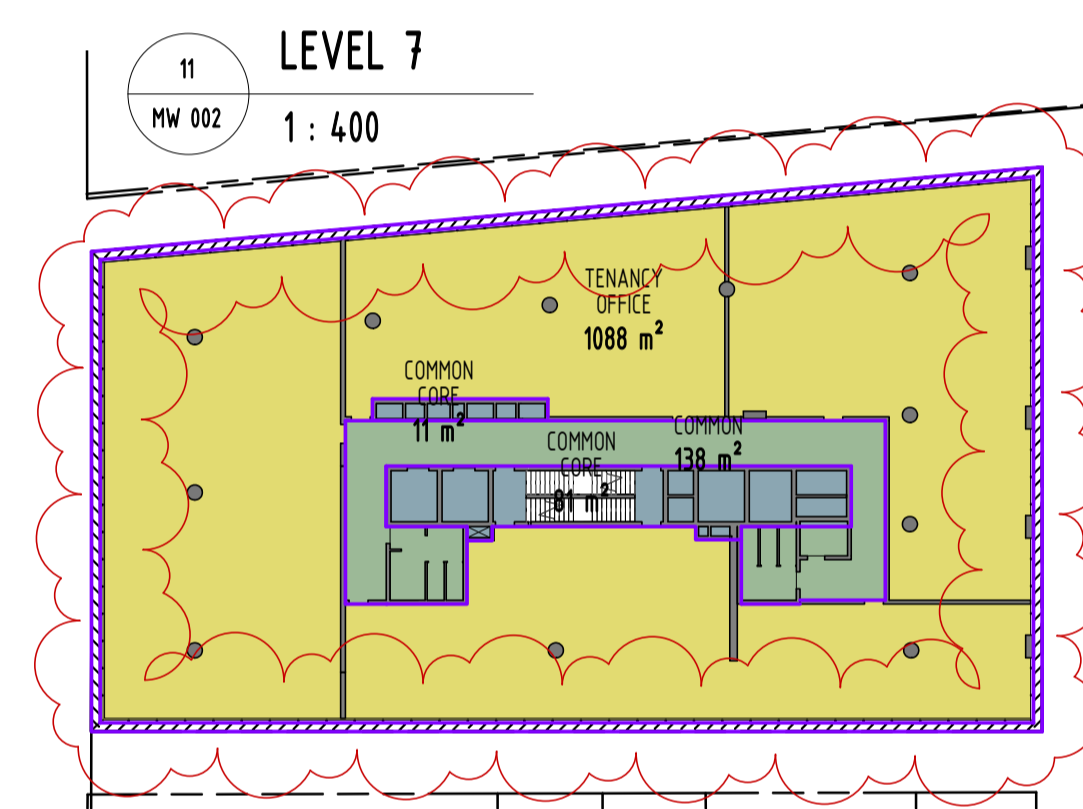
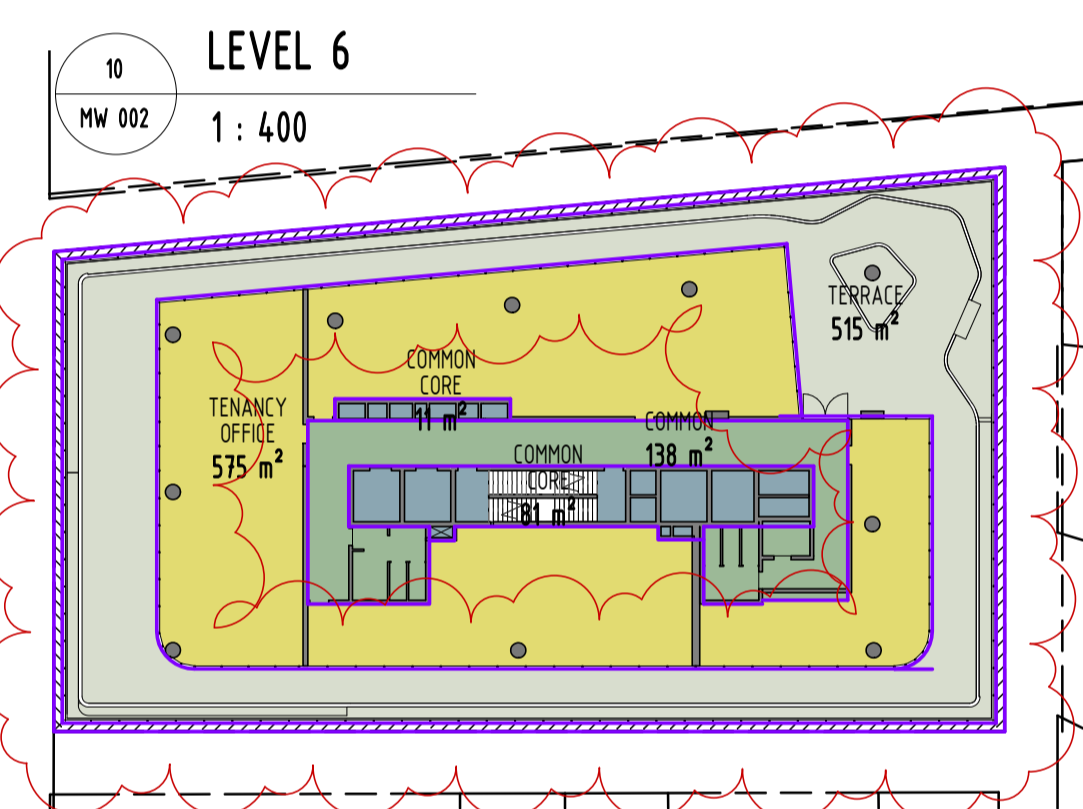
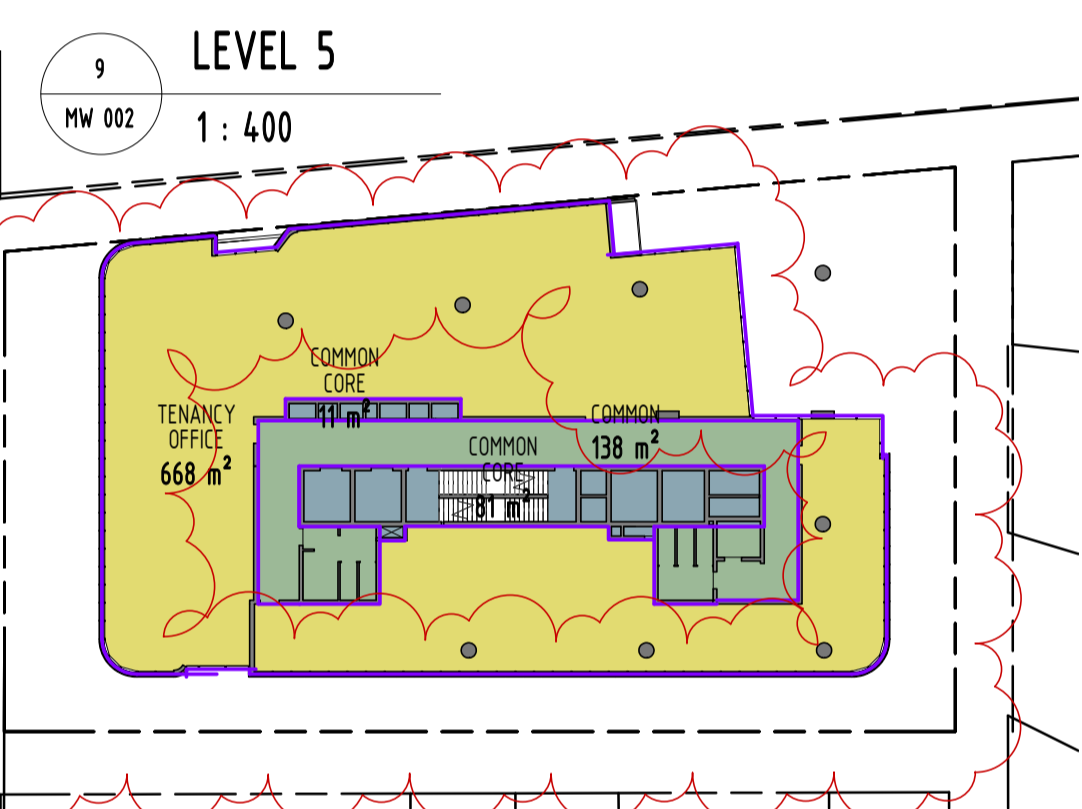
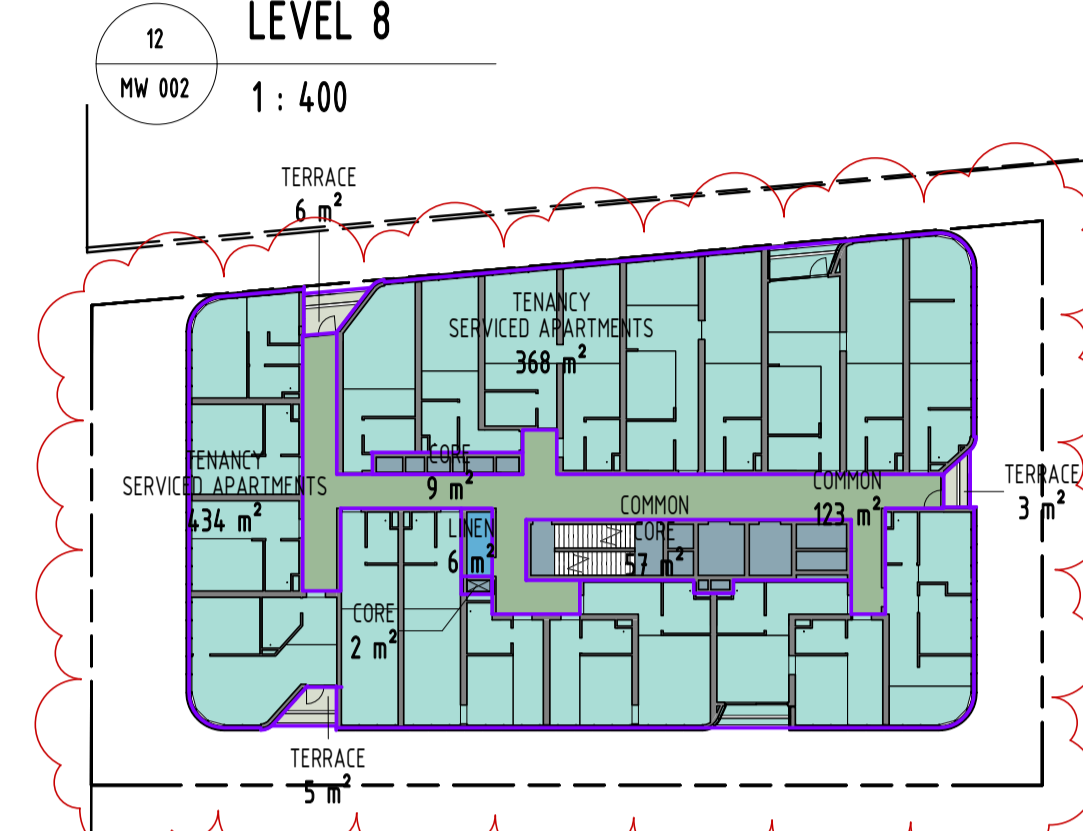
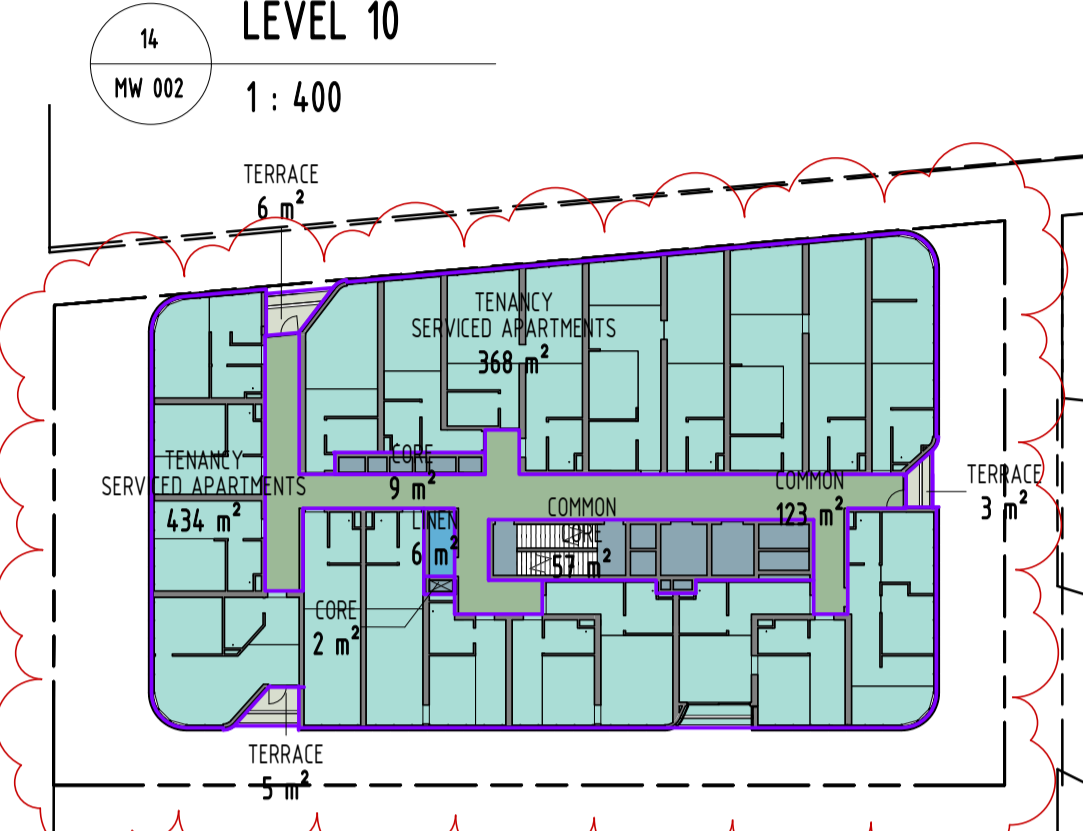
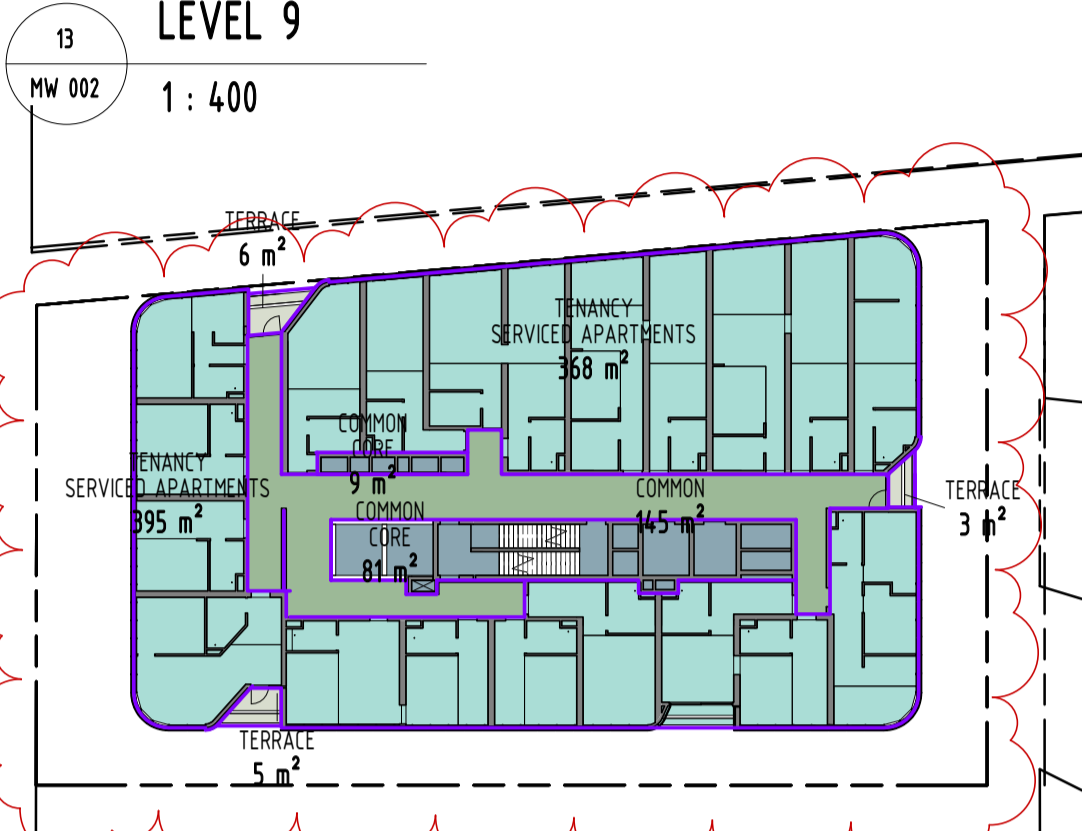
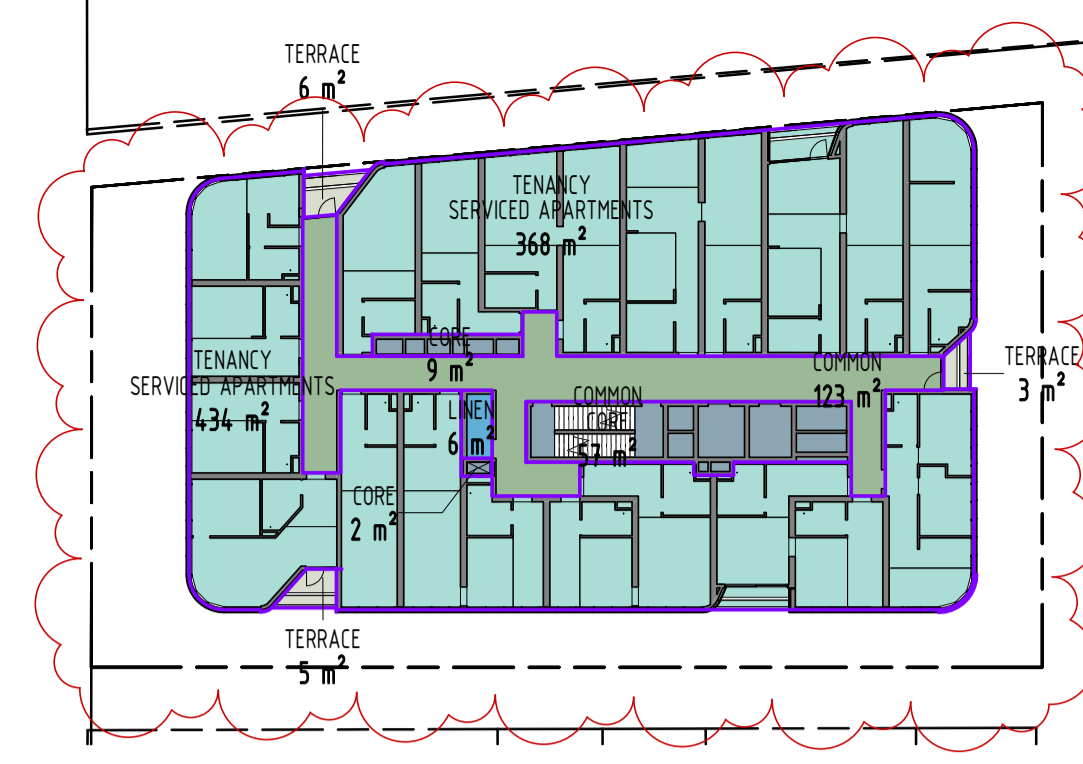
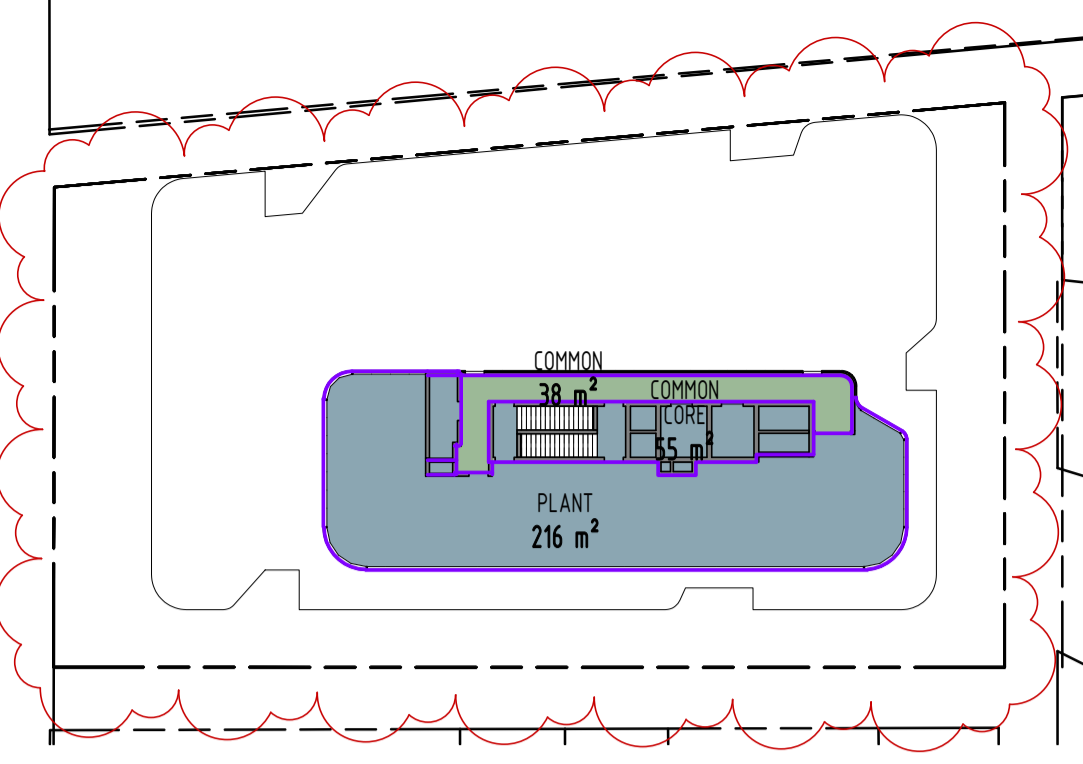
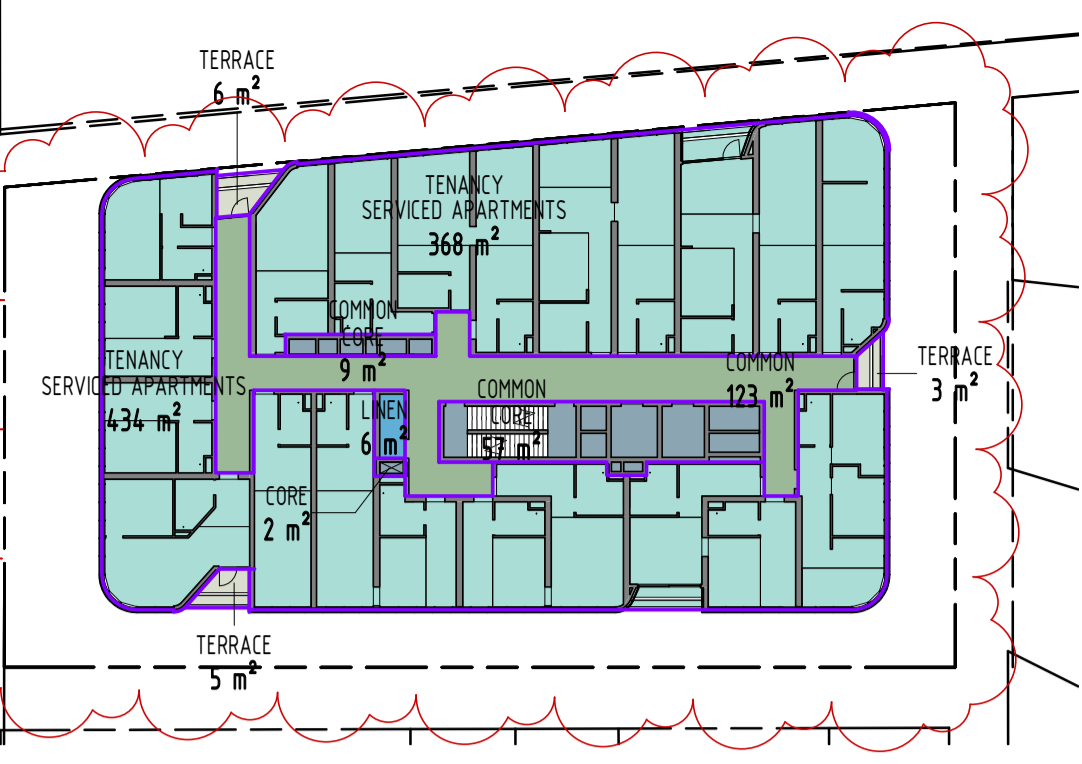
NAME	AREA m <sup>2</sup>
CORE	92
COMMON	138
	898
LEVEL 5	
TERRACE	14
SERVICED APARTMENTS	763
CORE	91
COMMON	145
	1013
LEVEL 6	
TERRACE	14
SERVICED APARTMENTS	802
LINEN	6
CORE	67
COMMON	123
	1013
LEVEL 7	
TERRACE	14
SERVICED APARTMENTS	802
LINEN	6
CORE	67
COMMON	123
	1013
LEVEL 8	
TERRACE	14
SERVICED APARTMENTS	802
LINEN	6
CORE	67
COMMON	123
	1013
LEVEL 9	
TERRACE	14
SERVICED APARTMENTS	802
LINEN	6
CORE	67
COMMON	123
	1013
LEVEL 10	
PLANT	216
CORE	55
COMMON	38
	309
Grand total: 100	16590

AREA SCHEDULE - OFFICE

NAME	AREA m <sup>2</sup>	Unit Number	Comments
GROUND			
SERVICED APT ENTRY	164	TENANCY	
RETAIL	320	TENANCY	
	484		
LEVEL 1			
OFFICE	987	TENANCY	
	987		
LEVEL 2			
OFFICE	1088	TENANCY	
	1088		
LEVEL 3			
OFFICE	575	TENANCY	
	575		
LEVEL 4			
OFFICE	668	TENANCY	
	668		
LEVEL 5			
SERVICED APARTMENTS	763	TENANCY	
	763		
LEVEL 6			
SERVICED APARTMENTS	802	TENANCY	
	802		
LEVEL 7			
SERVICED APARTMENTS	802	TENANCY	
	802		
LEVEL 8			
SERVICED APARTMENTS	802	TENANCY	
	802		
LEVEL 9			
SERVICED APARTMENTS	802	TENANCY	
	802		
Grand total: 16	7775		

**DEVELOPMENT SUMMARY**

TOTAL NSA OF RETAIL	320sqm
TOTAL NSA OF OFFICE AREA	3318sqm
TOTAL NO. SERVICED APARTMENTS	104
NO. RETAIL CARSPACES	4
NO. OFFICE CARSPACES @ 1.85	62
NO. SERVICED APARTMENT CARSPACES @ 0.5	52
NO. CAR SHARE SPACES	1
TOTAL NO. CARSPACES	119
NO. SECURE BIKE SPACES	63
NO. VISITOR BIKE SPACES	10
TOTAL NO. BIKE SPACES	73



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

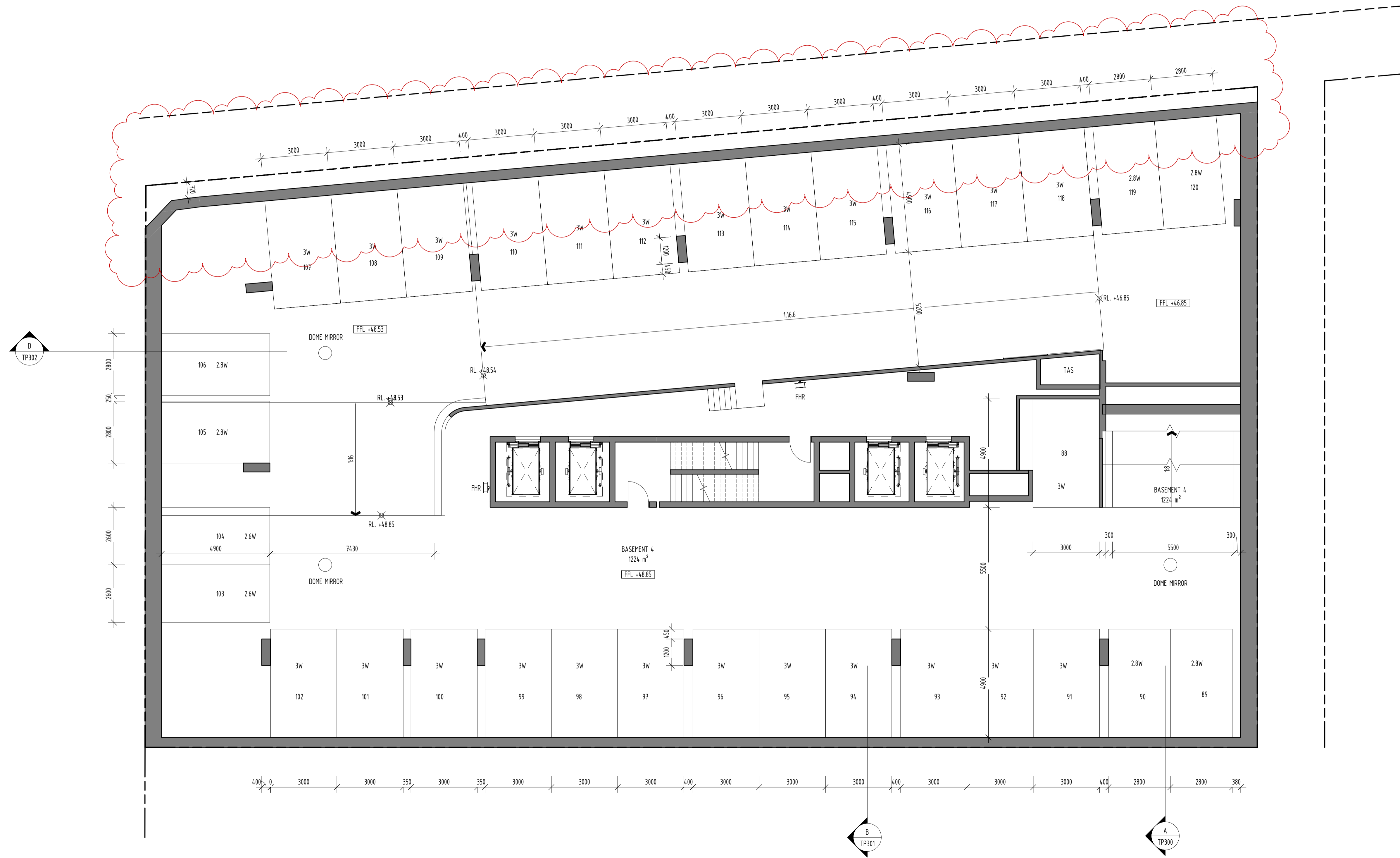
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd  
 drawing  
**DEVELOPMENT SUMMARY**

scale **As indicated** date **Issue Date**  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP003** issue **1**  
 plot date **26/03/2021 12:23:24 PM**

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2018\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhaghar\3618.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**BASEMENT 4 PLAN**

scale **1 : 100** date **Issue Date** ©

drawn **BG** checked **BG**

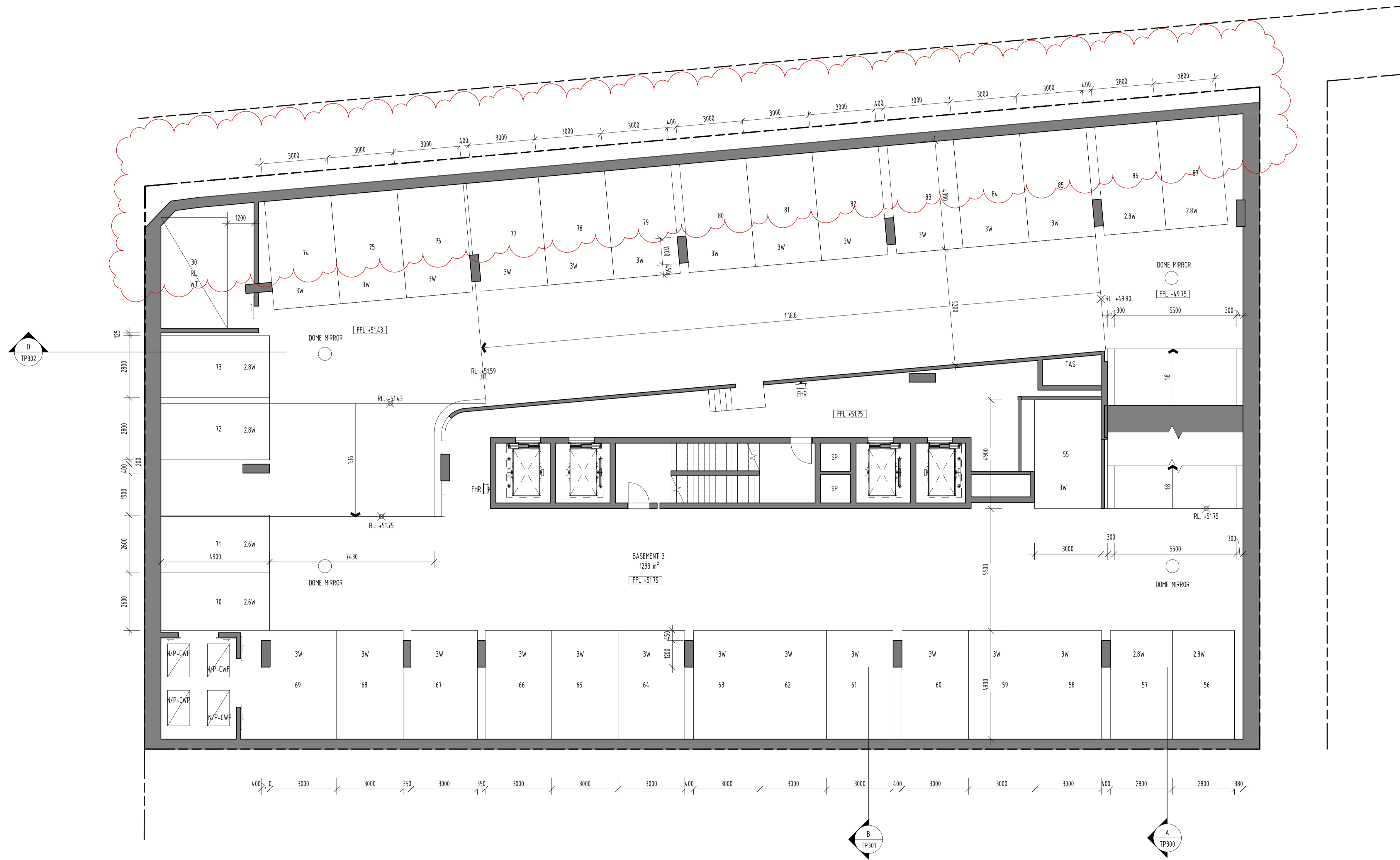
job number **19-30**

dwg number **TP100** issue **I**

plot date **26/03/2021 12:23:33 PM**

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhajnar3678.rvt

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2018\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

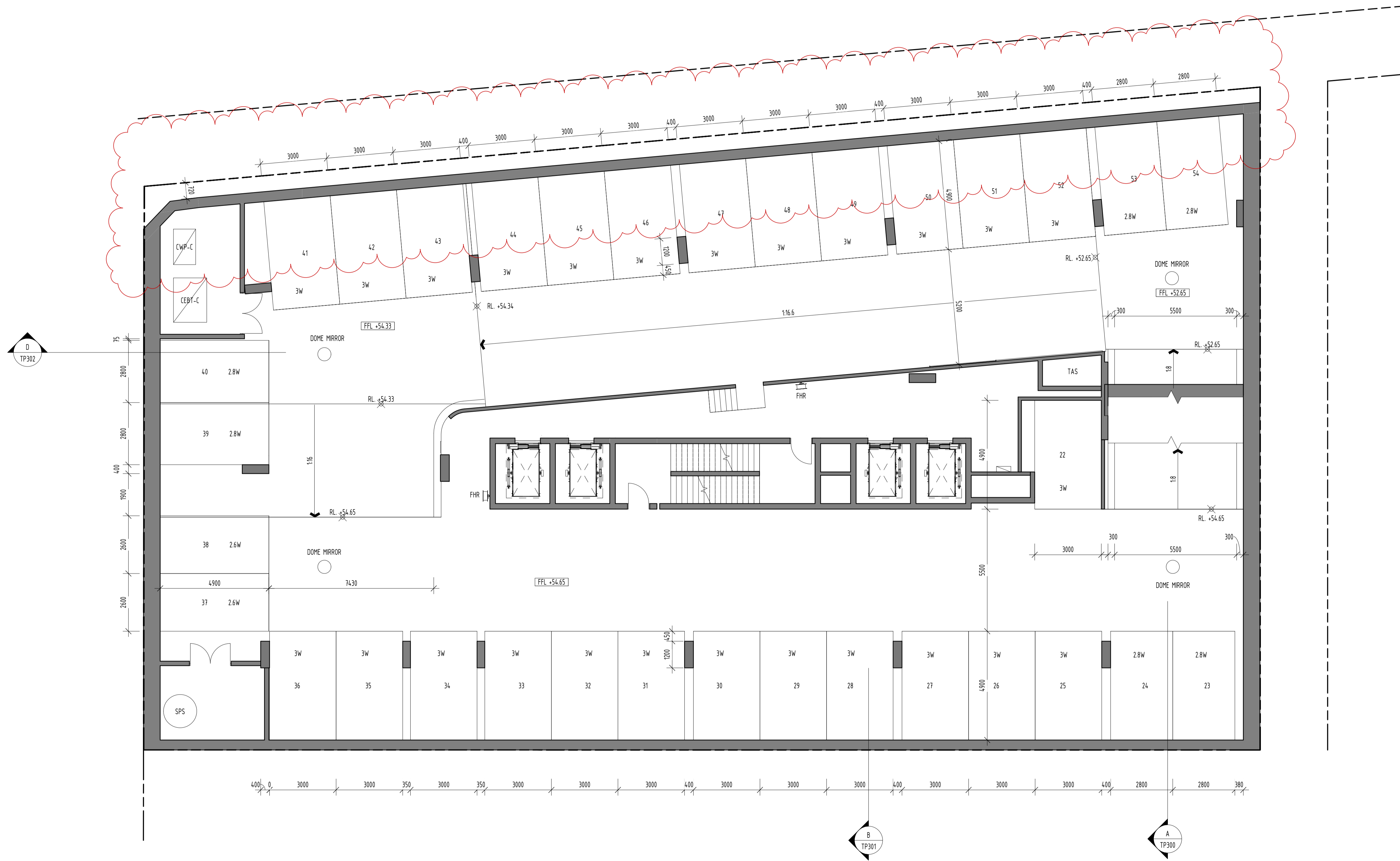
270 Clayton Rd

drawing  
**BASEMENT 3 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dvg number **TP101** issue **I**  
 plot date **26/03/2021 12:23:42 PM**



C:\REVIT\_LOCAL\19-30\_270\_Clayton\_Rd\_R2019\_TP\_WITHOUT\_PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**BASEMENT 2 PLAN**

scale **1 : 100** date **Issue Date** ©

drawn **BG** checked **BG**

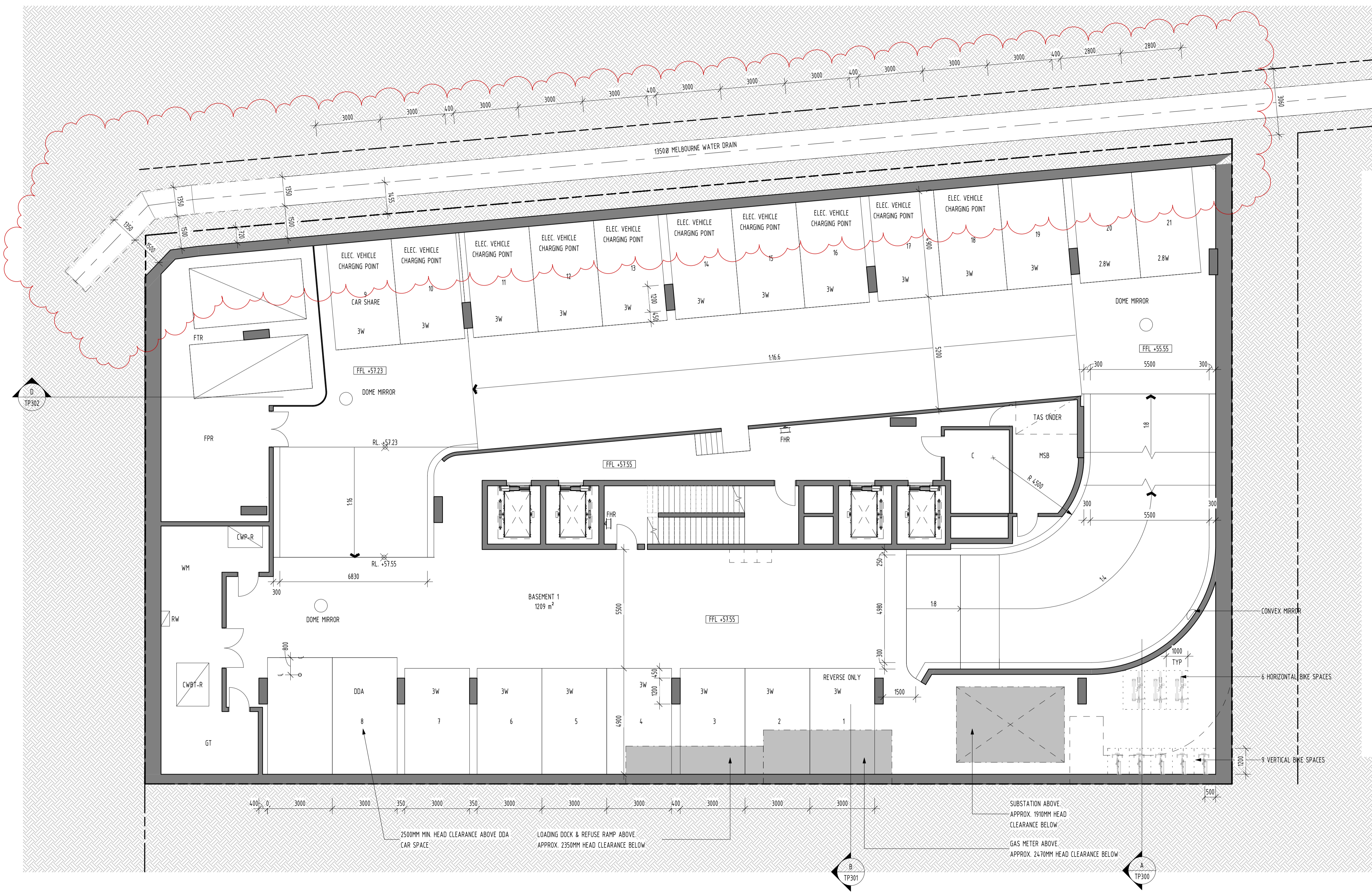
job number **19-30**

dwg number **TP102** issue **I**

plot date **26/03/2021 12:23:50 PM**



C:\REVIT\_LOCAL\19-30\_270\_Clayton\_Rd\_R2019\_TP\_WITHOUT\_PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd  
 drawing  
**BASEMENT 1 PLAN**

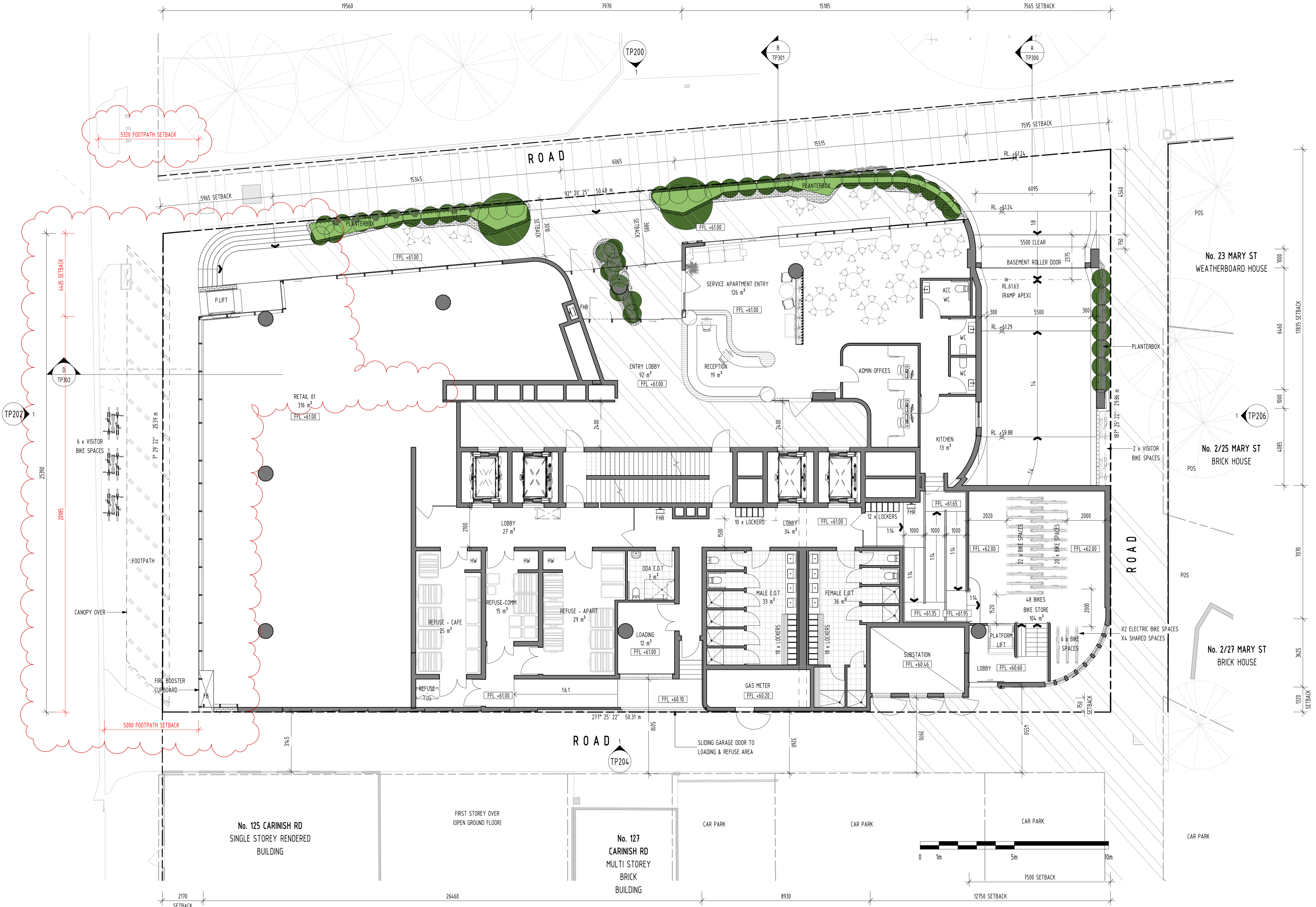
scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP103** issue **1**  
 plot date **26/03/2021 12:24:03 PM**





C:\REVIT LOCAL\19-30\_270 Clayton Rd\_R2018\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt

CLAYTON ROAD



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

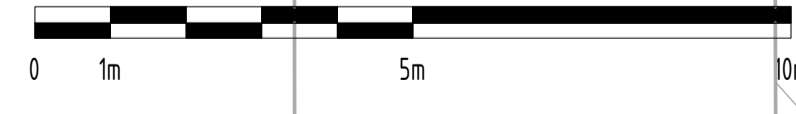
**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

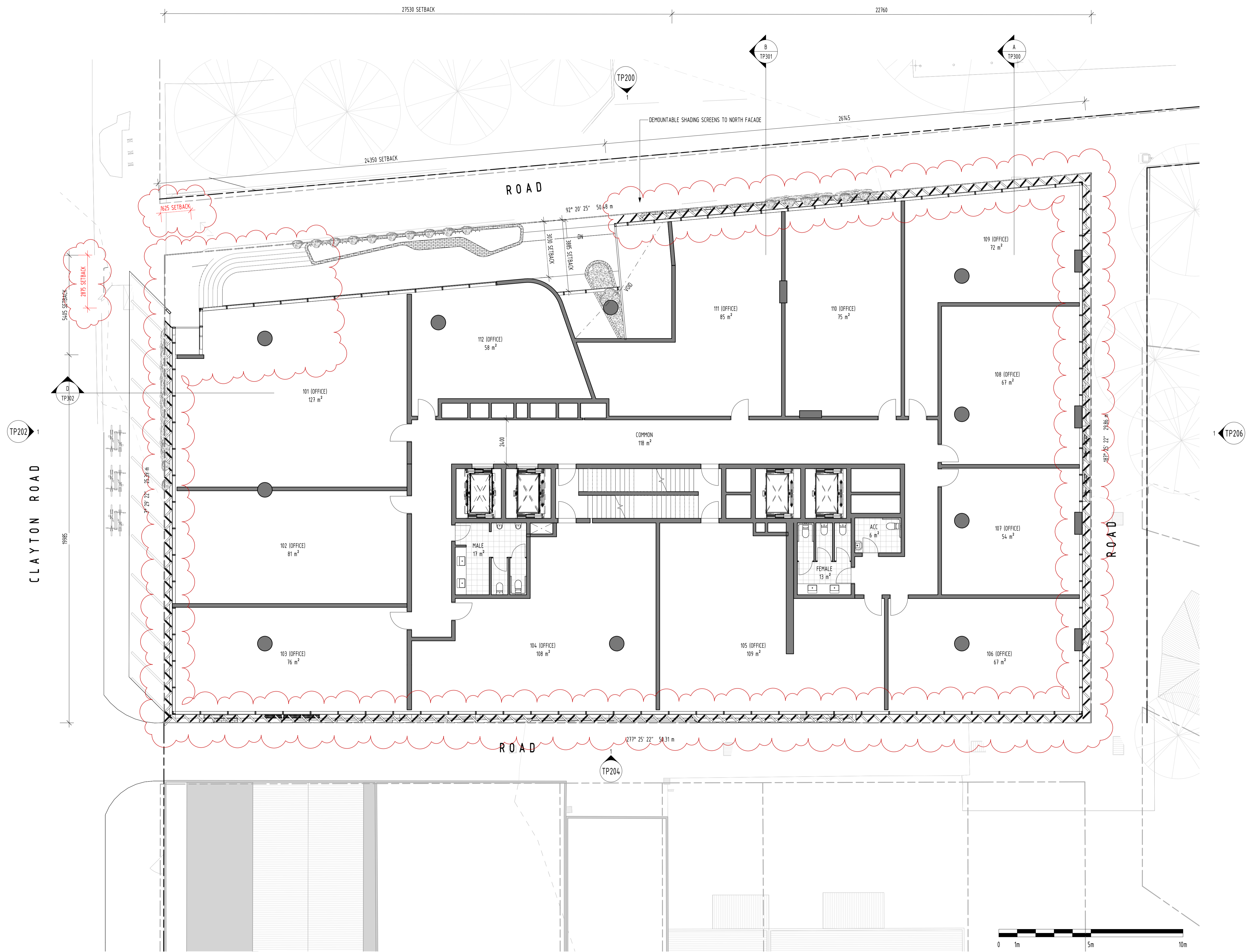
project  
**270 Clayton Rd, Clayton**

270 Clayton Rd  
**GROUND FLOOR PLAN**


scale **1 : 100** date **Issue Date**  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP104** issue **I**  
 plot date **26/03/2021 12:24:34 PM**



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhajnar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

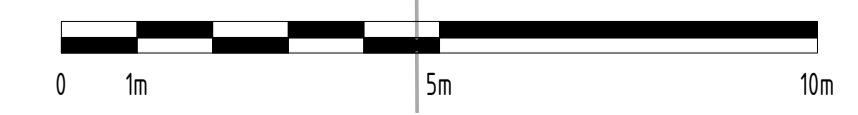
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

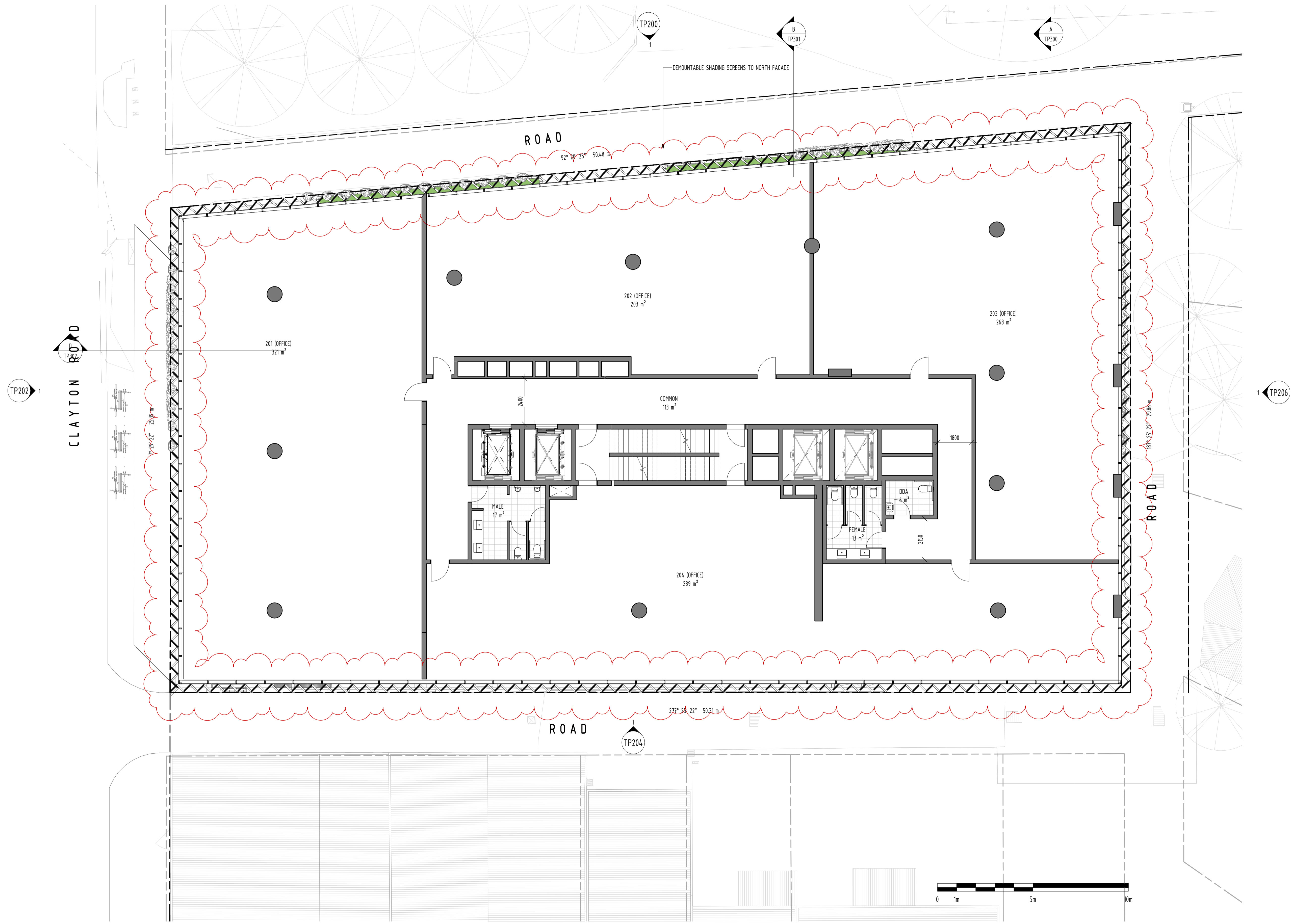
270 Clayton Rd

drawing  
**LEVEL 1 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP105** issue **I**  
 plot date **26/03/2021 12:24:48 PM**



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

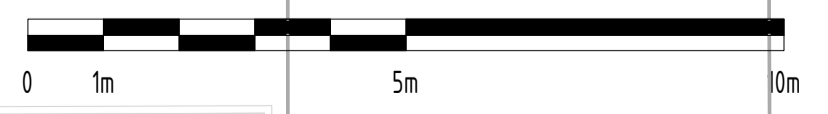
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

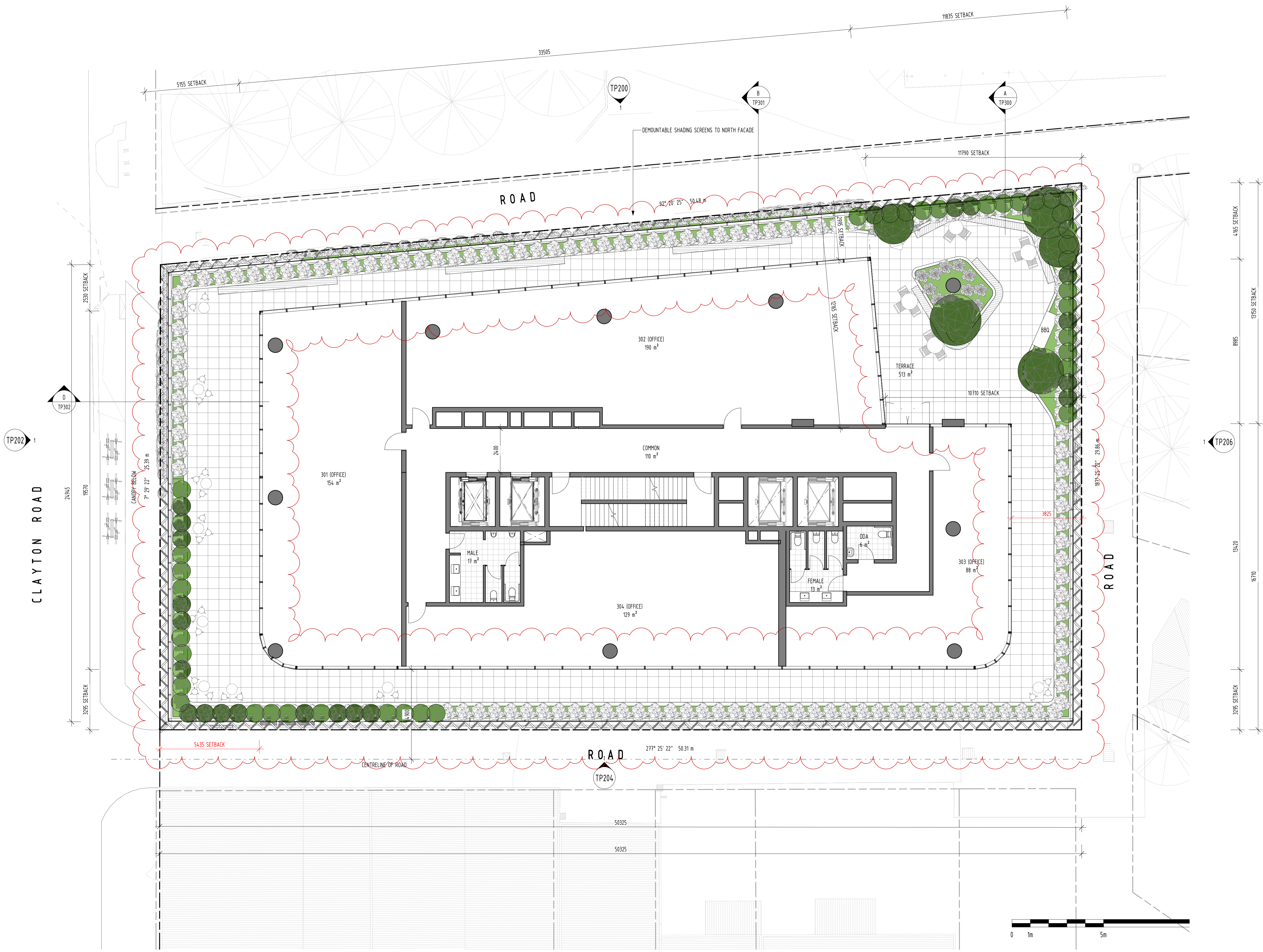
270 Clayton Rd

drawing  
**LEVEL 2 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP106** issue **I**  
 plot date **26/03/2021 12:25:02 PM**



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.vit



REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

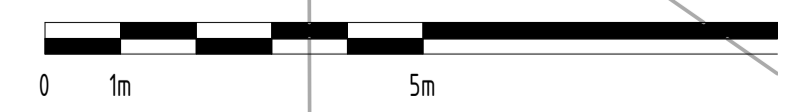
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd  
 drawing  
**LEVEL 3 PLAN**

scale 1 : 100 date Issue Date ©  
 drawn BG checked BG  
 job number 19-30  
 dwg number TP107 issue I  
 plot date 26/03/2021 12:26:00 PM

FOR APPROVAL



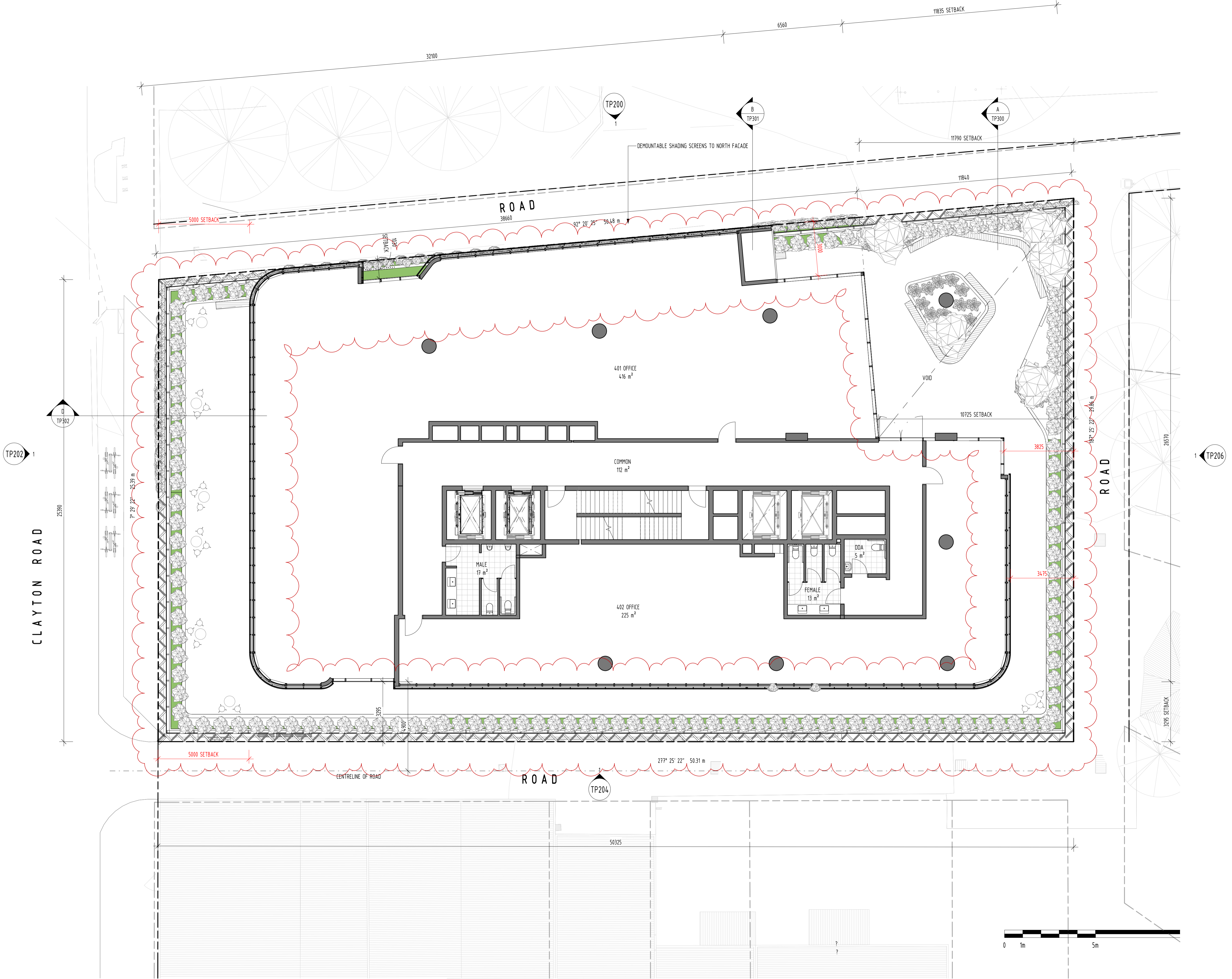
C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt

CLAYTON ROAD

ROAD

ROAD

ROAD



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing	LEVEL 4 PLAN		
scale	1 : 100	date	Issue Date ©
drawn	BG	checked	BG
		job number	19-30
		dwg number	TP108
		plot date	26/03/2021 12:26:22 PM



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

bg

**bg architecture**

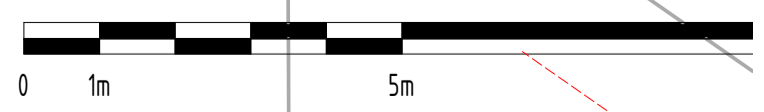
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

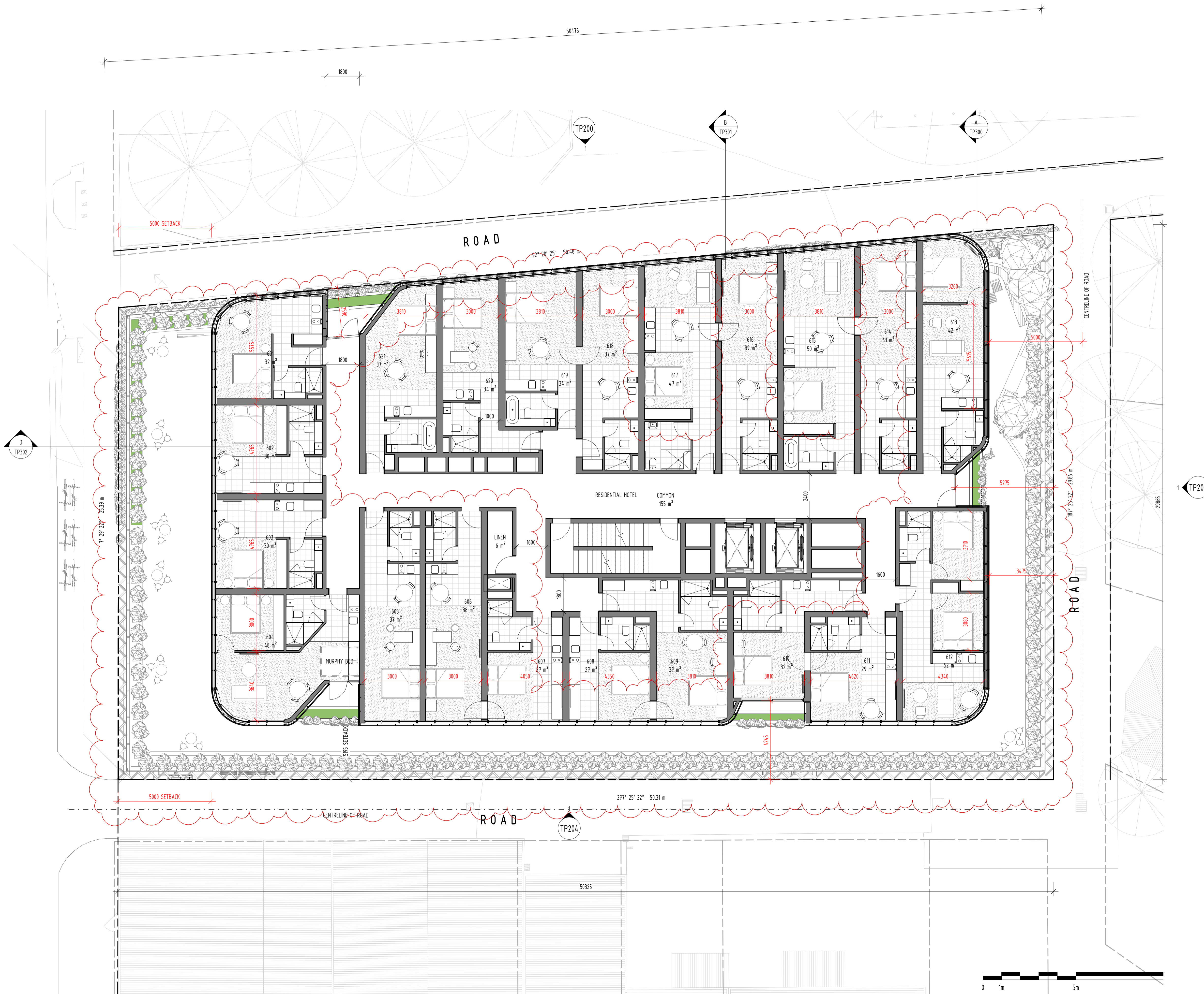
drawing  
**LEVEL 5 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP109** issue **I**  
 plot date **26/03/2021 12:26:57 PM**



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.vit

CLAYTON ROAD



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg** architecture

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd


drawing  
**LEVEL 6 PLAN**

scale 1 : 100 date Issue Date ©  
 drawn BG checked BG  
 job number 19-30  
 dwg number TP110 issue I  
 plot date 26/03/2021 12:27:34 PM

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2018\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**LEVEL 7 PLAN**

scale 1 : 100 date **Issue Date** ©  
 drawn BG checked BG  
 job number 19-30  
 dvg number TP111 issue I  
 plot date 26/03/2021 12:28:09 PM





C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar\3678.vrt

CLAYTON ROAD



REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**LEVEL 8 PLAN**


scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dvg number **TP112** issue **I**  
 plot date **26/03/2021 12:28:47 PM**

FOR APPROVAL

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

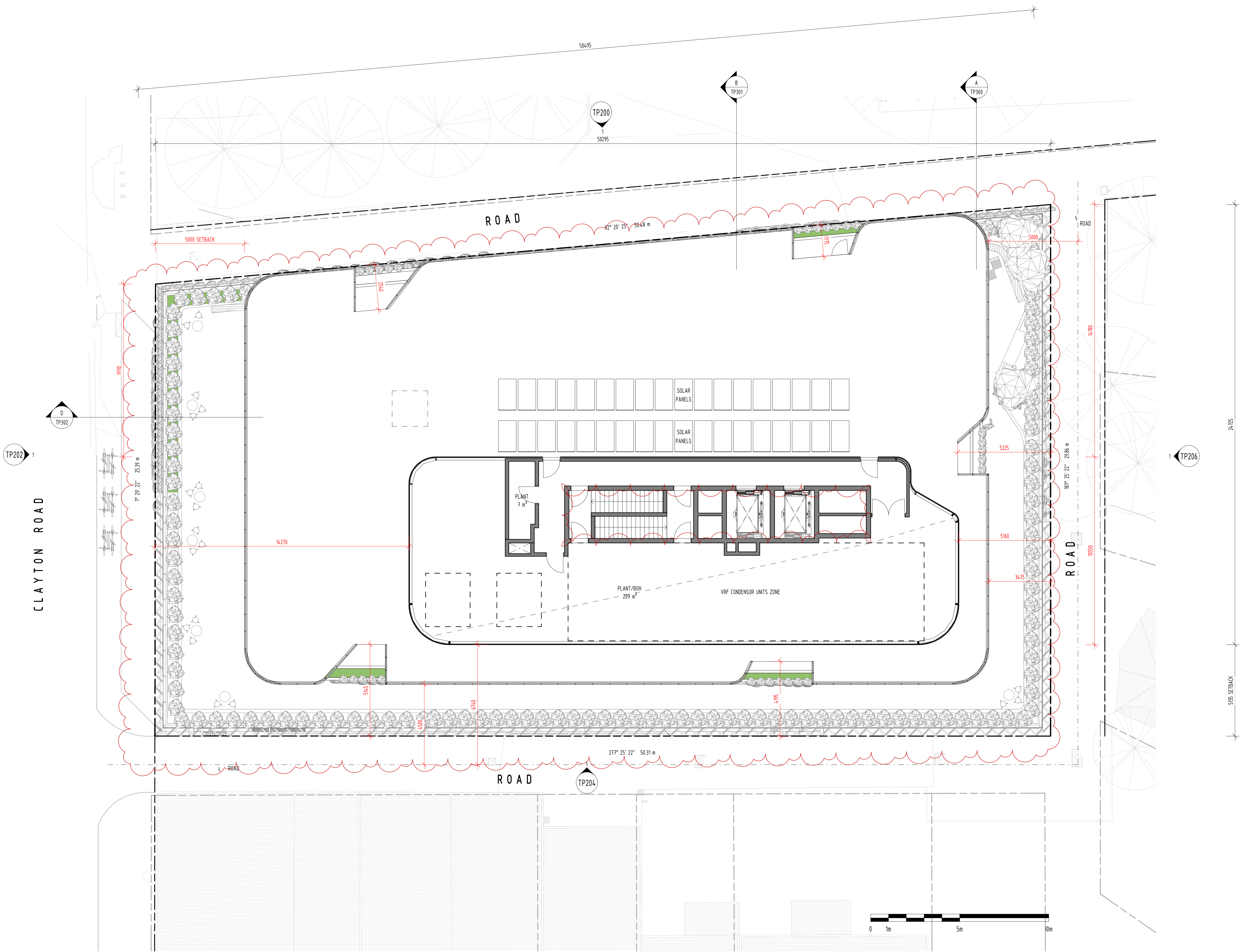
270 Clayton Rd

drawing  
**LEVEL 9 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dvg number **TP113** issue **I**  
 plot date **26/03/2021 12:29:26 PM**




C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.vit



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

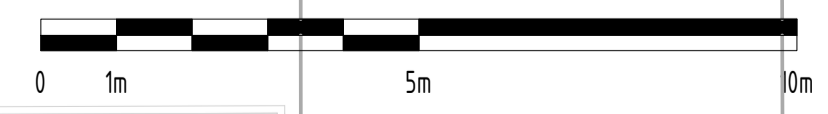
13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

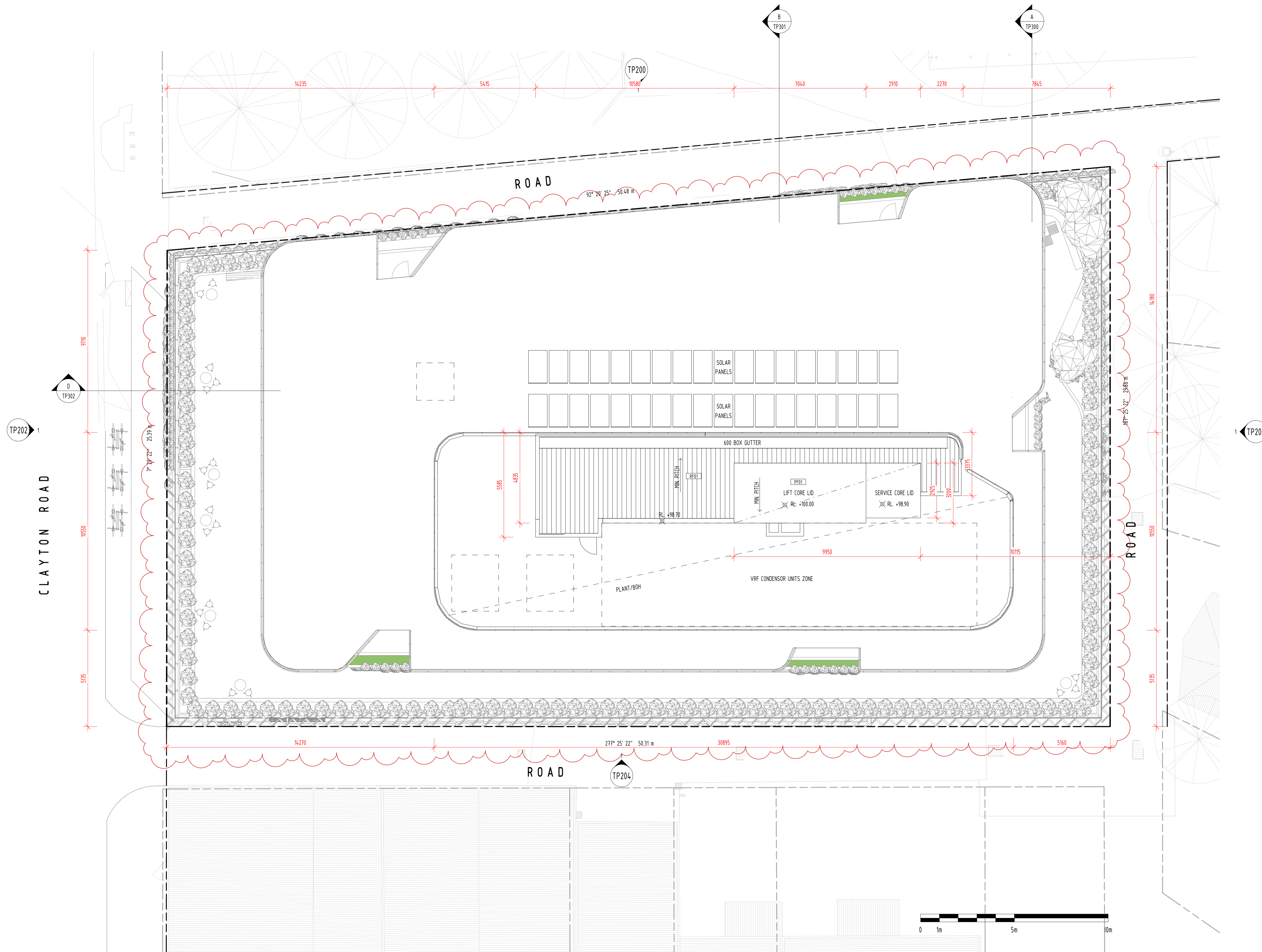
270 Clayton Rd

drawing  
**LEVEL 10 PLAN**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP114** issue **I**  
 plot date **26/03/2021 12:29:51 PM**



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.vit



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

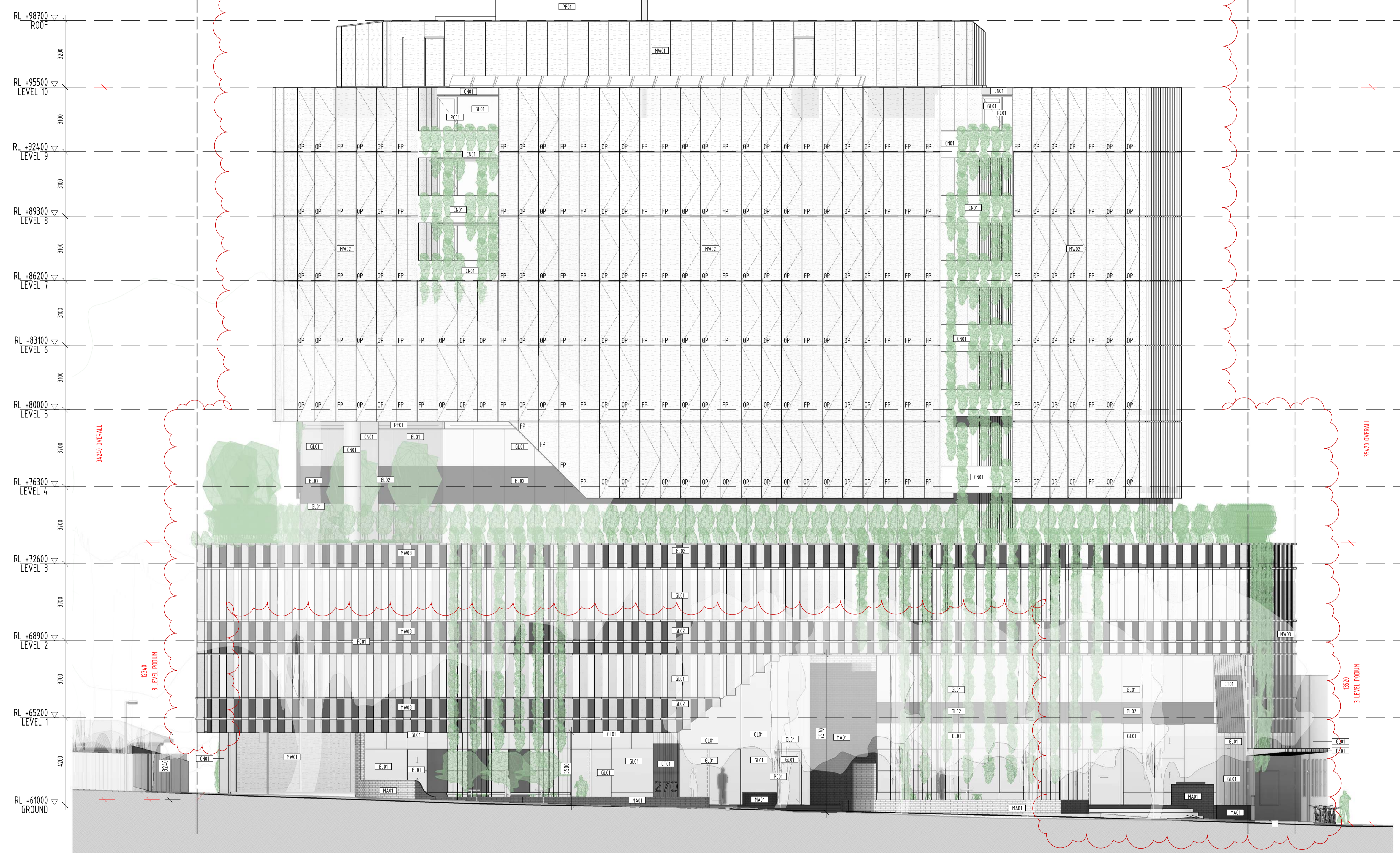
270 Clayton Rd

drawing  
**ROOF PLAN**

scale 1 : 100 date Issue Date ©  
 drawn BG checked BG  
 job number 19-30  
 dwg number TP115 issue I  
 plot date 26/03/2021 12:30:15 PM

EAST BOUNDARY

WEST BOUNDARY



**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**NORTH ELEVATION**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP200	issue
		plot date	26/03/2021 12:31:11 PM	I

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt

EAST BOUNDARY

WEST BOUNDARY



**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL

I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	
REV	DATE	DETAILS	INIT



project  
**270 Clayton Rd, Clayton**

**270 Clayton Rd**  
drawing  
**NORTH ELEVATION - COLOURED**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP201	issue
		plot date	26/03/2021 12:35:20 PM	I

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhajnar3678.rvt

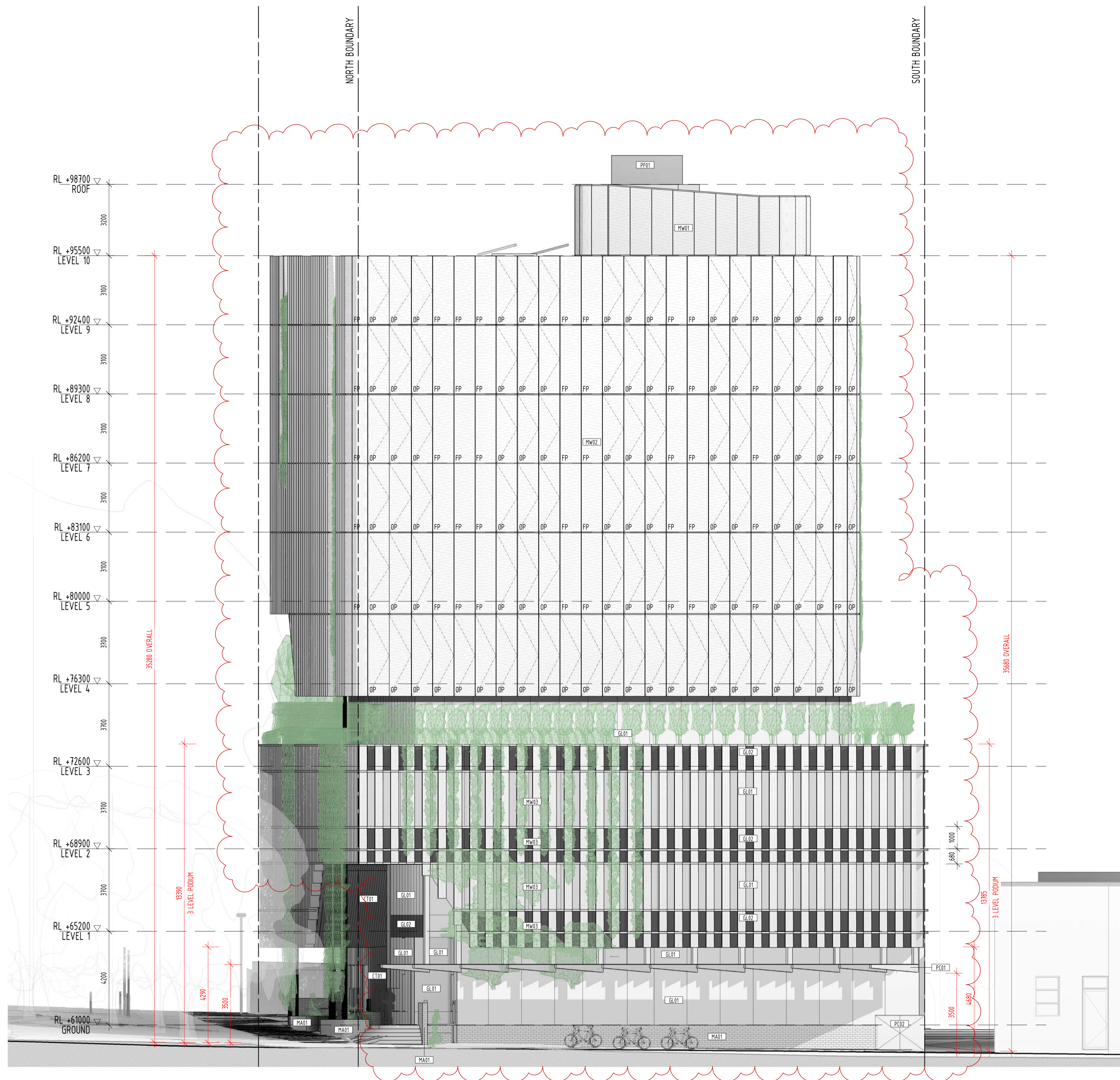
**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

- OP OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
- FP FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**WEST ELEVATION**

scale **1 : 100** date **Issue Date** ©

drawn **BG** checked **BG**

job number **19-30**

dvg number **TP202** issue **1**

plot date **26/03/2021 12:38:38 PM**

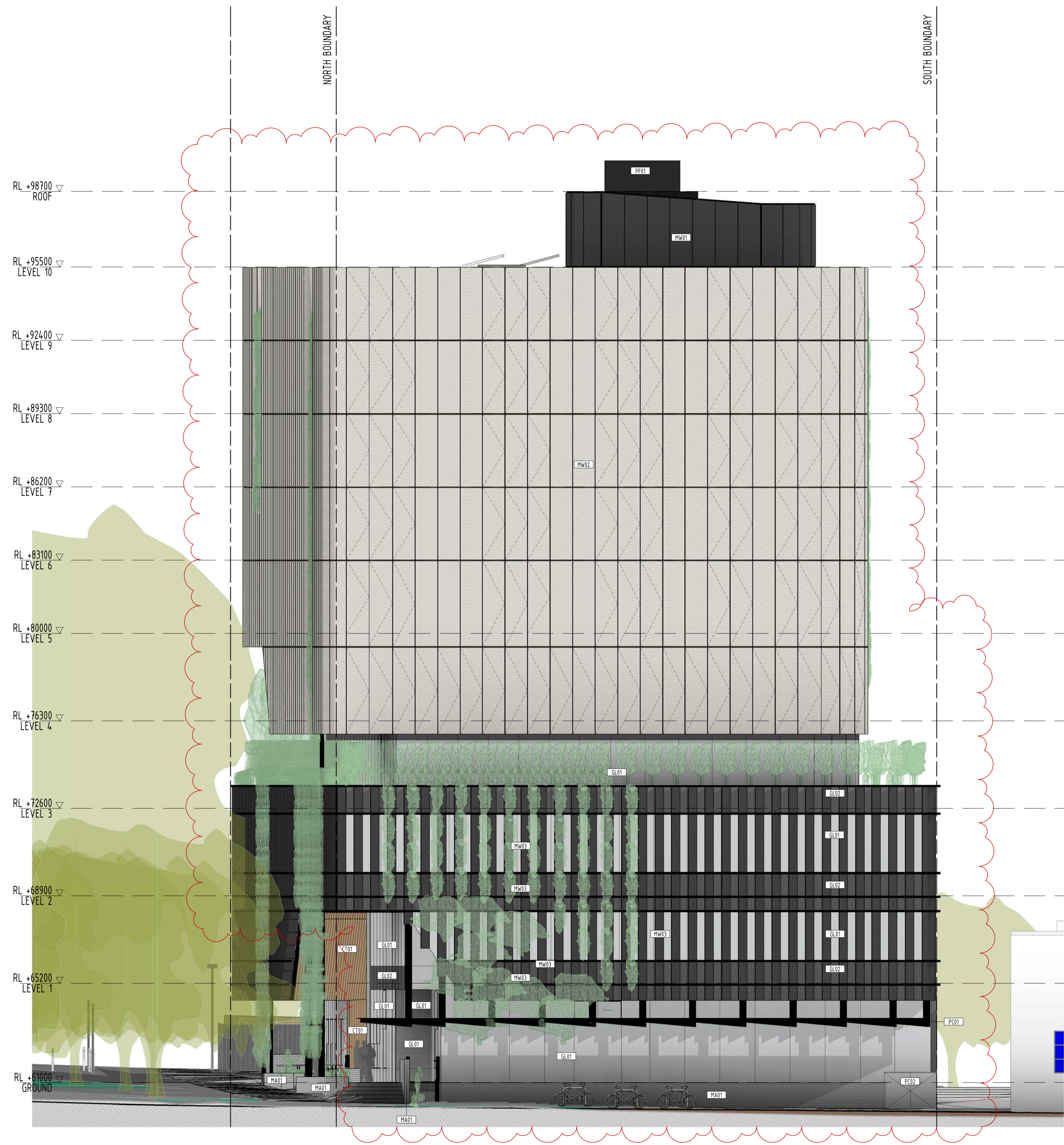
**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

**270 Clayton Rd**

drawing  
**WEST ELEVATION COLOURED**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP203	issue
		plot date	26/03/2021 12:41:54 PM	1



**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



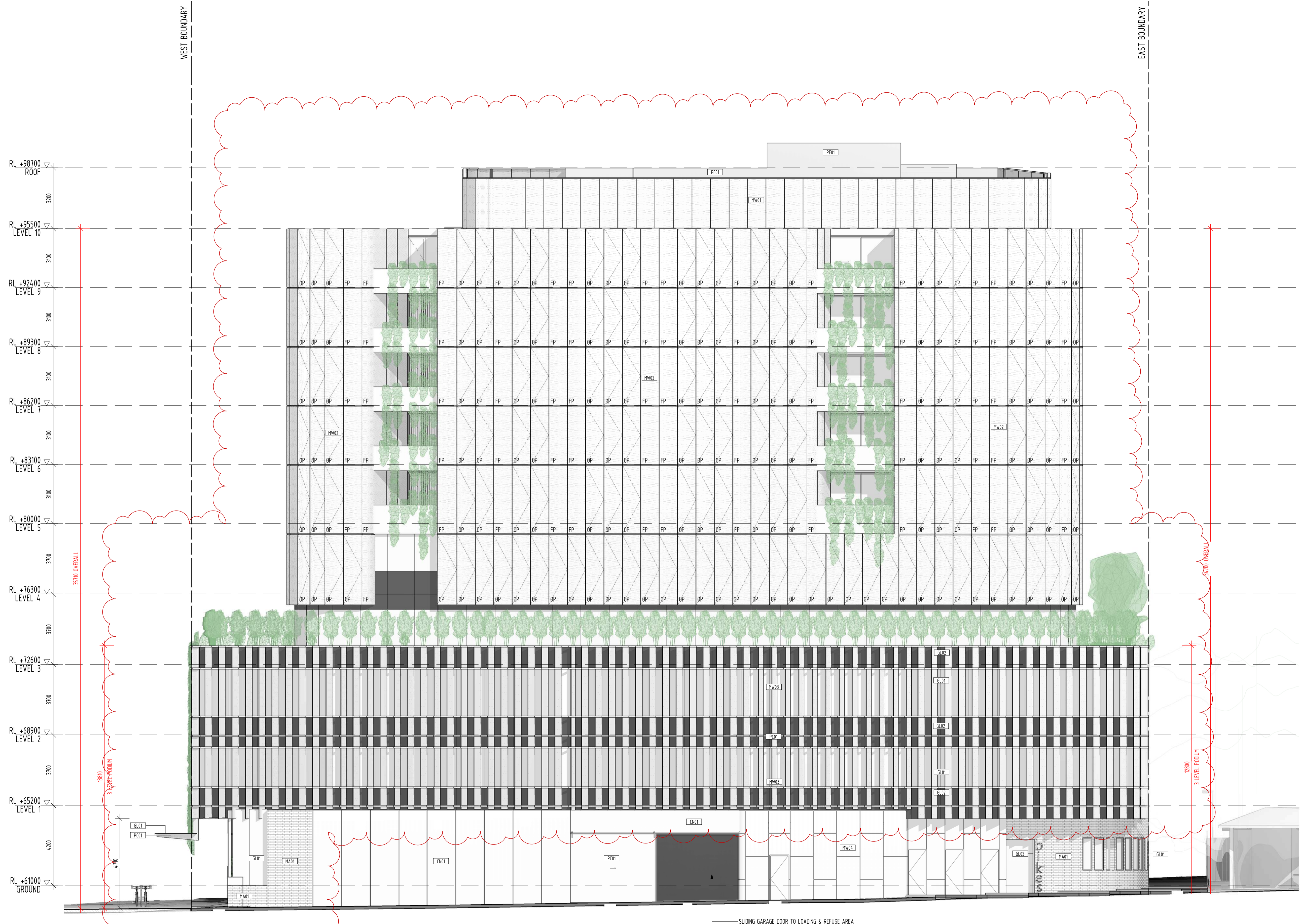
**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

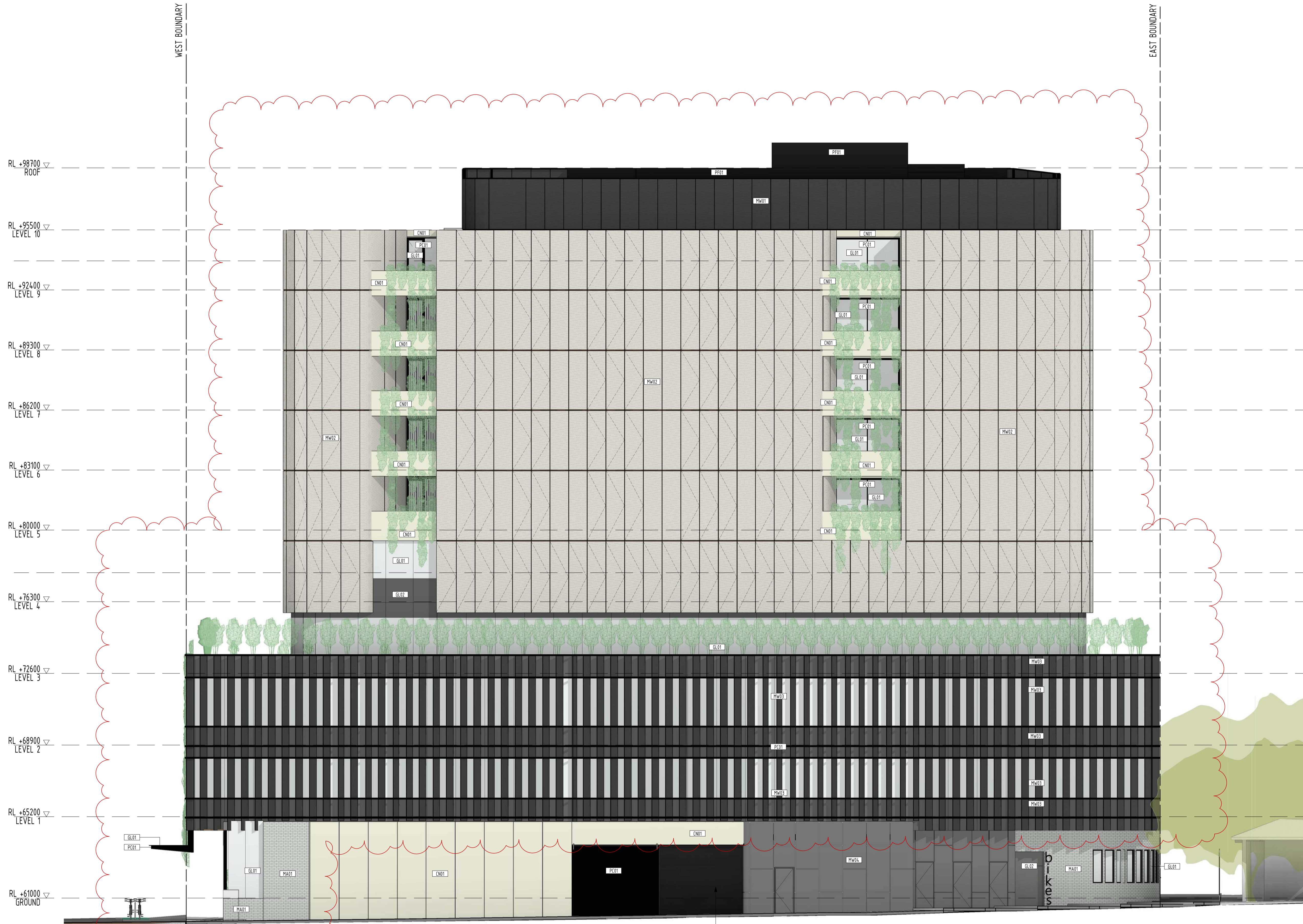
**270 Clayton Rd**  
 drawing  
**SOUTH ELEVATION**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP204	issue
		plot date	26/03/2021 10:12:21 PM	



C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_greguhajar3678.rvt

C:\REVIT\_LOCAL\19-30\_270 Clayton\_Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg** architecture

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**SOUTH ELEVATION - COLOURED**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP205	issue
		plot date	26/03/2021 1:11:40 PM	1

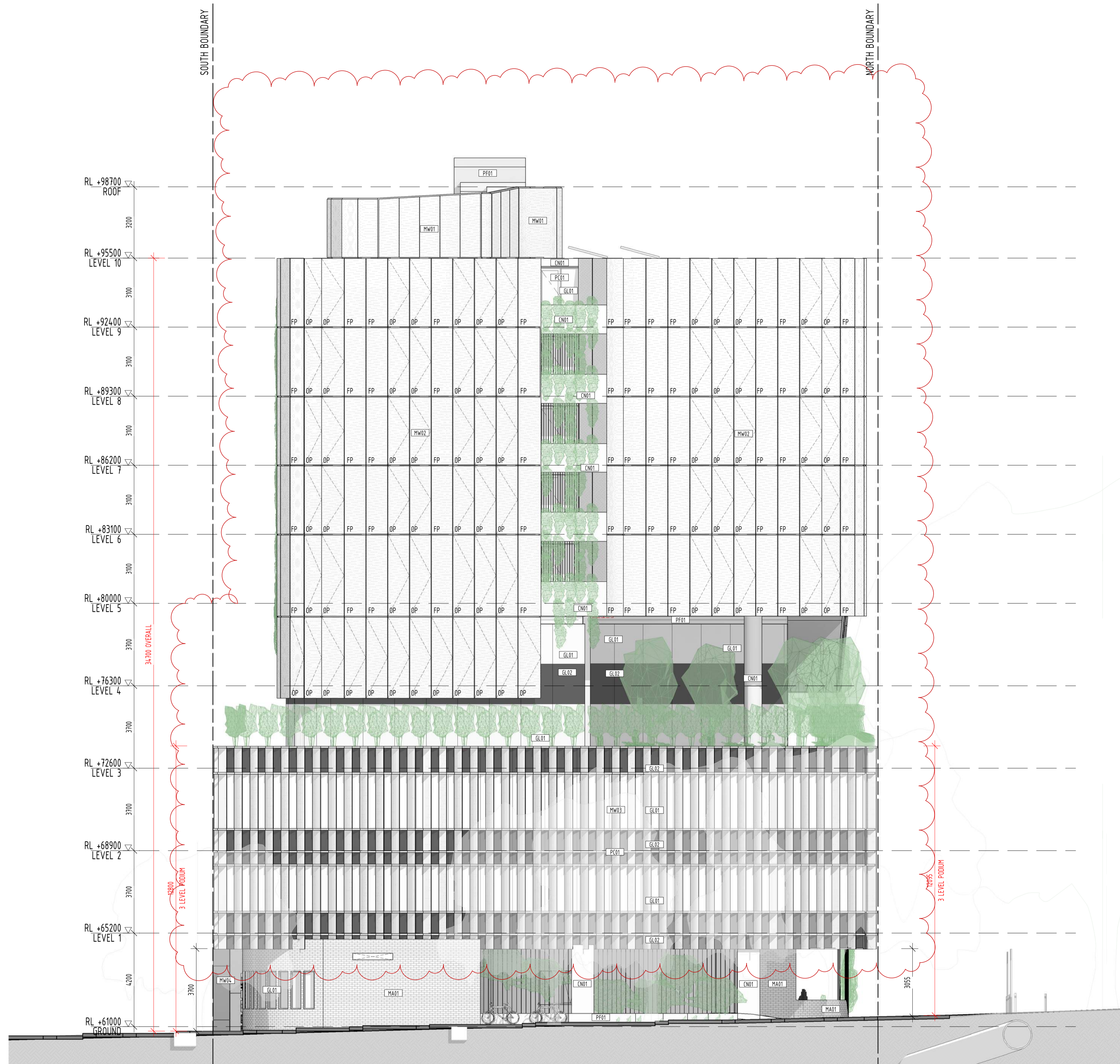
**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

- OP OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
- FP FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL			
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	
REV	DATE	DETAILS	INIT



13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd  
 drawing  
**EAST ELEVATION**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP206	issue
		plot date	26/03/2021 1:13:10 PM	1

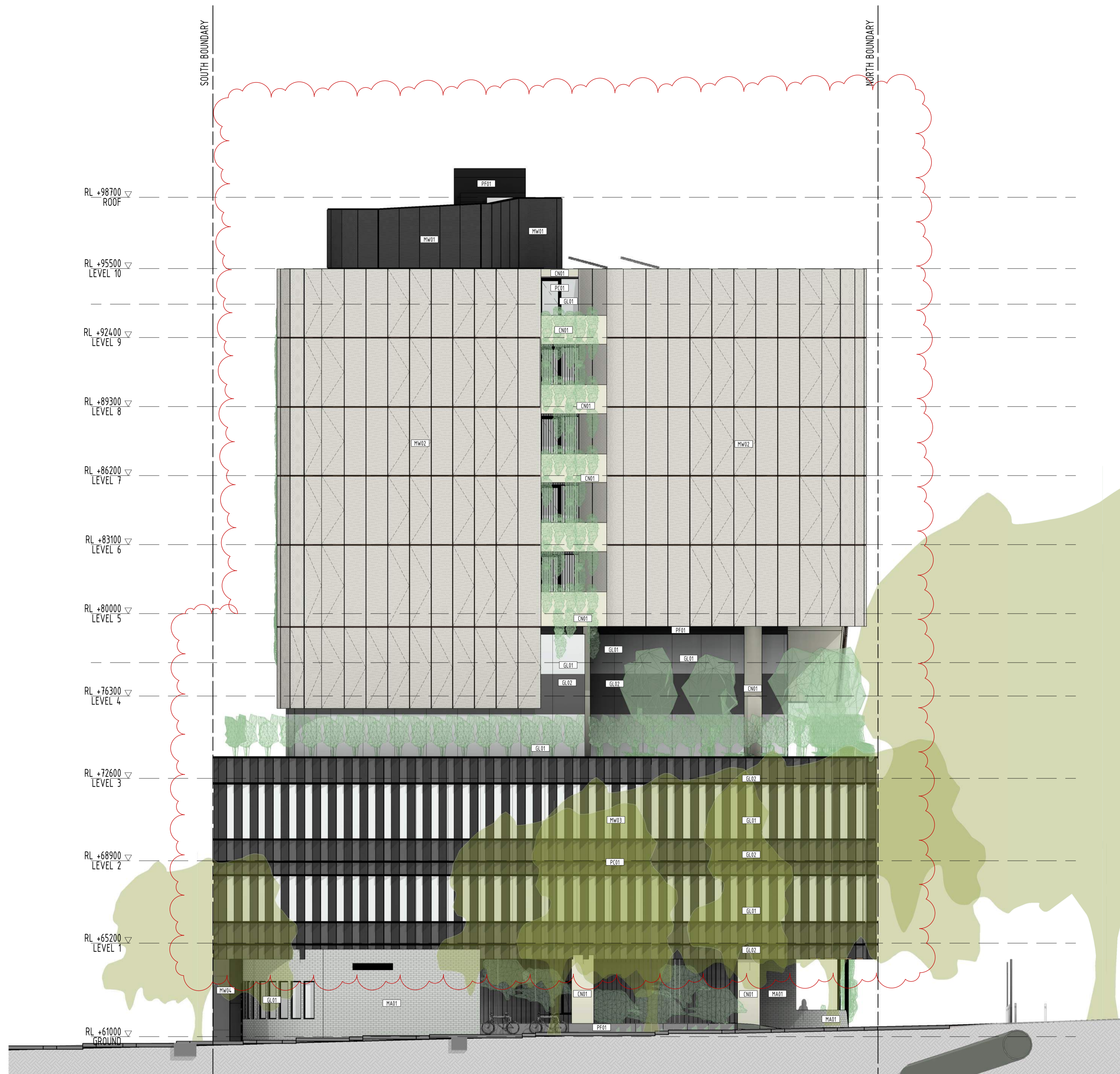
**MATERIALS & FINISHES**

CONCRETE & MASONRY	
CN01	OFF WHITE CONCRETE
MA01	FACE BRICKWORK_OFF WHITE
METALWORK	
MW01	BLACK ANODISED METAL PERFORATED SCREENS
MW02	CHAMPAGNE ANODISED METAL PERFORATED SCREENS
MW03	CHARCOAL PERFORATED MESH BLADE SCREENS
MW04	BLACKENED MILD STEEL SHEET
PAINT & METAL FINISHES	
PC01	ANODISED METALWORK_BLACK
PC02	ANODISED METALWORK_CHAMPAGNE
PF01	PAINT FINISH_BLACK
TIMBER CLADDING	
CT01	TIMBER SLATS
WINDOWS & GLAZED DOORS	
GL01	CLEAR WINDOW GLAZING
GL02	OPAQUE GREY SPANDREL GLAZING

**FACADE NOTES**

OP	OPERABLE FOLDING PERFORATED FACADE SCREEN PANEL
FP	FIXED PERFORATED FACADE SCREEN PANEL

FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

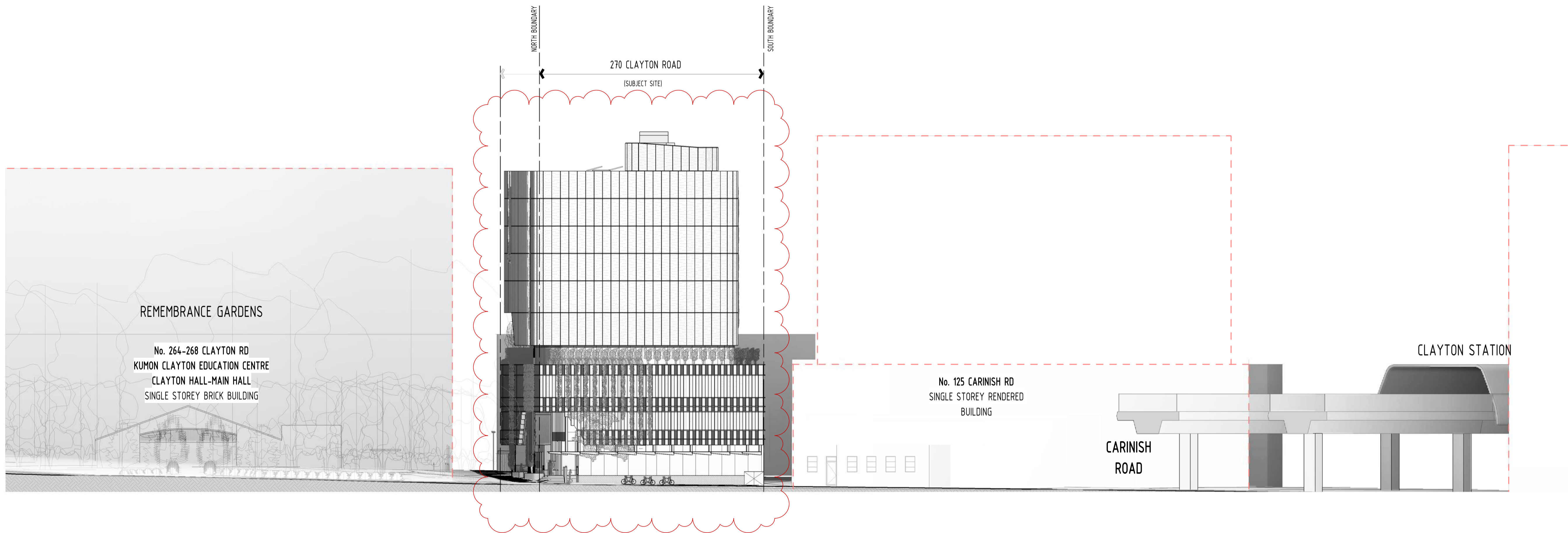


13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

drawing  
**EAST ELEVATION - COLOURED**

scale	1 : 100	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP207	issue
		plot date	26/03/2021 1:14:42 PM	I



FOR APPROVAL			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

1 WEST STREETScape ELEVATION  
1 : 250



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

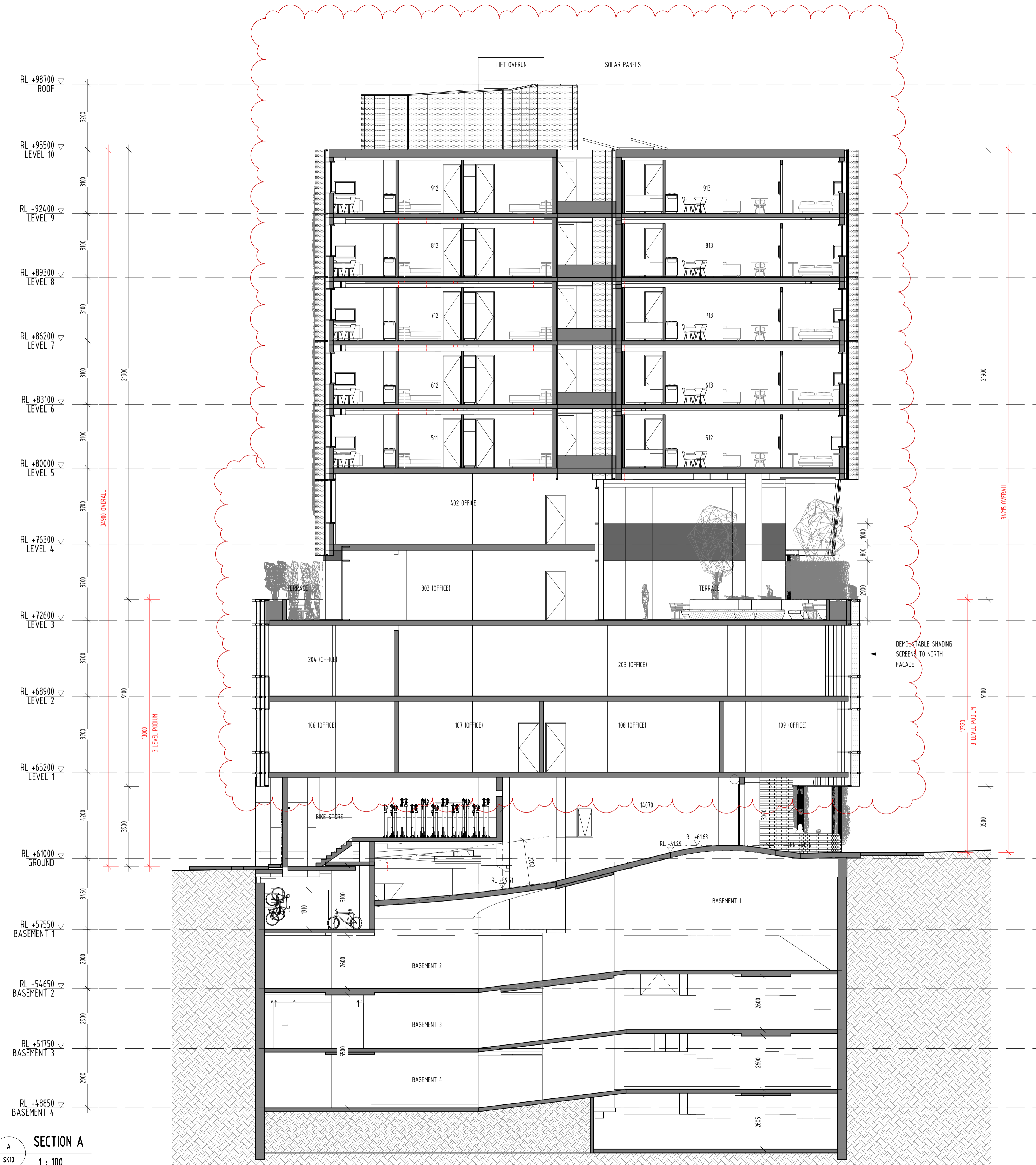
270 Clayton Rd

drawing  
**WEST STREETScape ELEVATION  
 (CLAYTON RD)**

scale	1 : 250	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP208	issue
		plot date	26/03/2021 1:16:25 PM	1

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_greg@hagar3678.vrt

C:\REVIT\_LOCAL\19-30\_270\_Clayton\_Rd\_R2019\_TP\_WITHOUT\_PREJUDICE - PREFERRED\_CENTRAL\_greguhajar3678.rvt



FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
D	29/10/2020	FOR INFORMATION ONLY	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

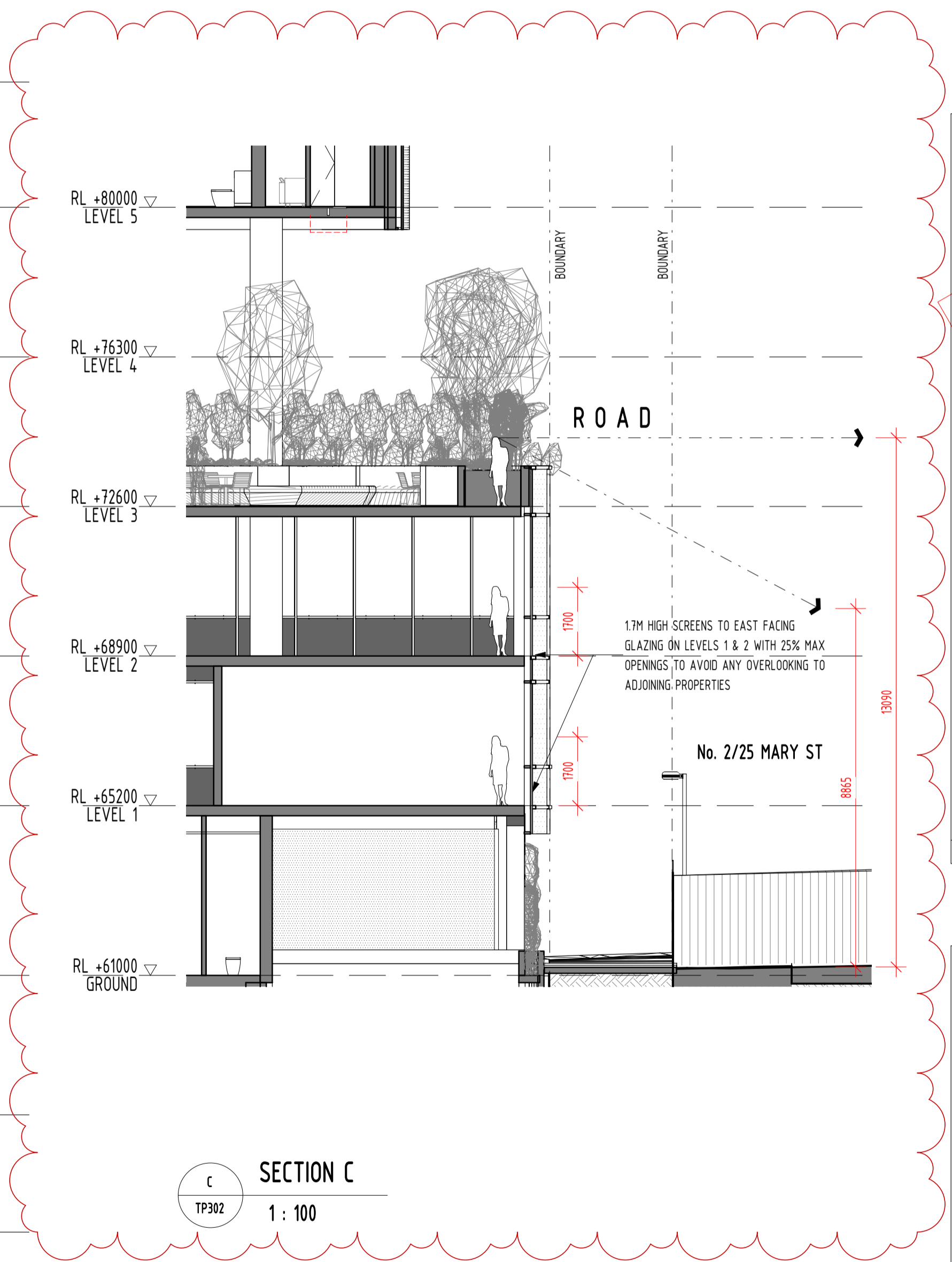
drawing  
**SECTION A**

scale	1 : 100	date	Issue Date
drawn	BG	checked	BG
		job number	19-30
		dwg number	TP300
		plot date	26/03/2021 1:17:05 PM

**SECTION A**  
 1 : 100



**B**  
SECTION B  
1 : 100



**C**  
SECTION C  
1 : 100

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**SECTION B & C**

scale **1 : 100** date **Issue Date** ©  
 drawn **BG** checked **BG**  
 job number **19-30**  
 dwg number **TP301** issue **I**  
 plot date **26/03/2021 1:17:35 PM**

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



**D** SECTION D  
1: 100

<b>FOR APPROVAL</b>			
REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	

**bg** architecture

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

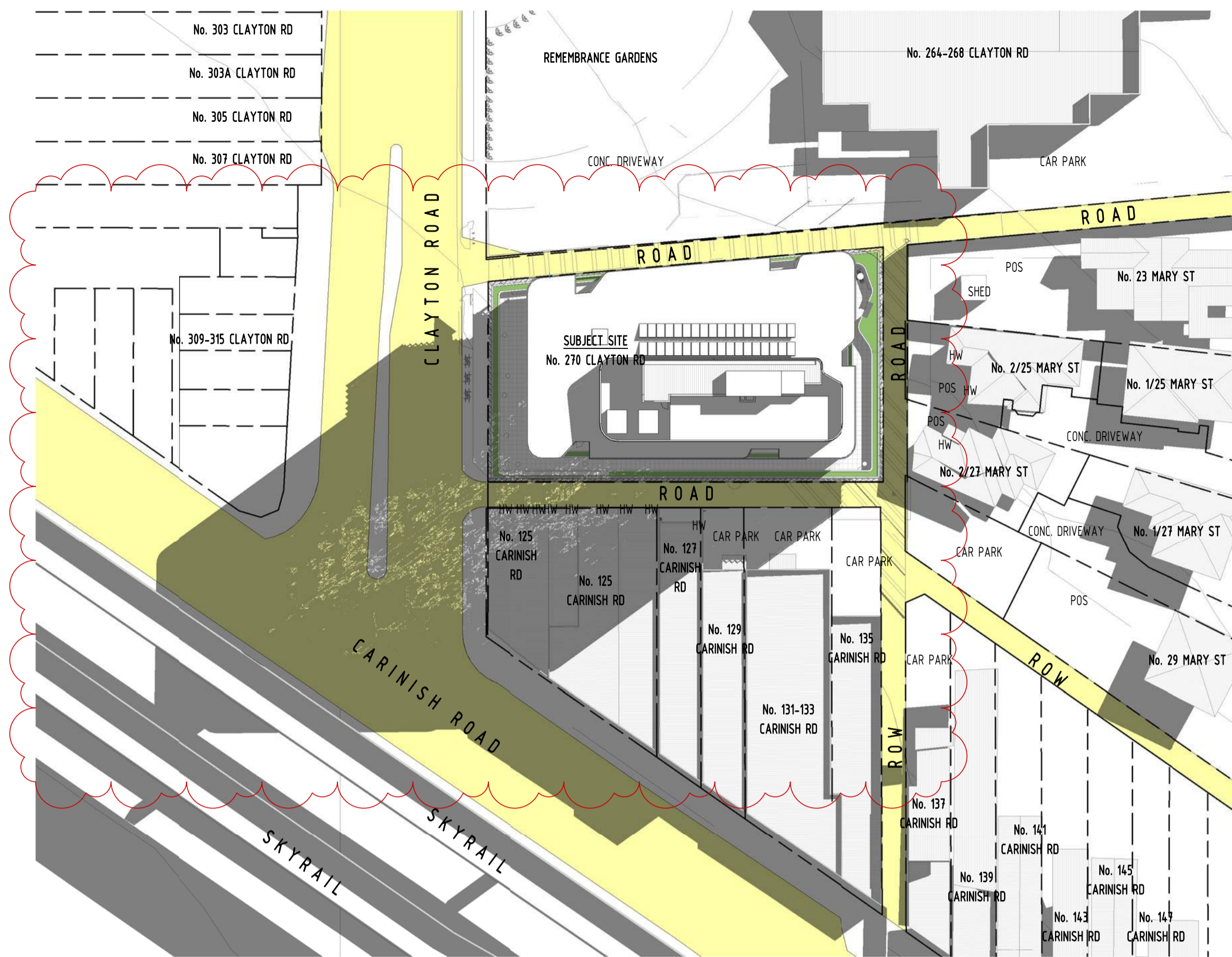
**270 Clayton Rd**

drawing  
**SECTION D**

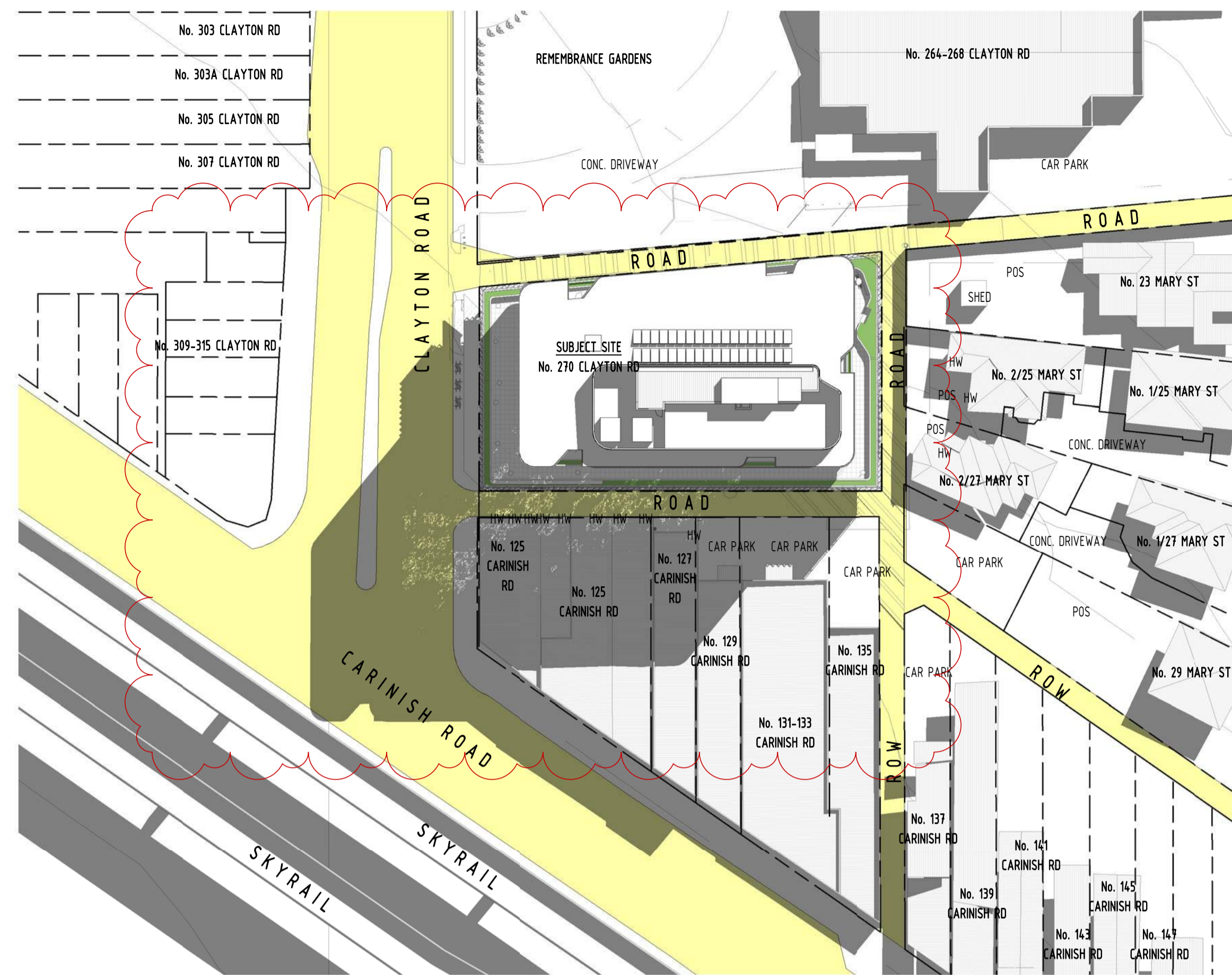
scale **1: 100** date **Issue Date** ©  
 drawn **Author** checked **Checker**  
 job number **19-30**  
 dwg number **TP302** issue **1**  
 plot date **26/03/2021 1:18:01 PM**

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_IP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_greg@huganjar3618.vr

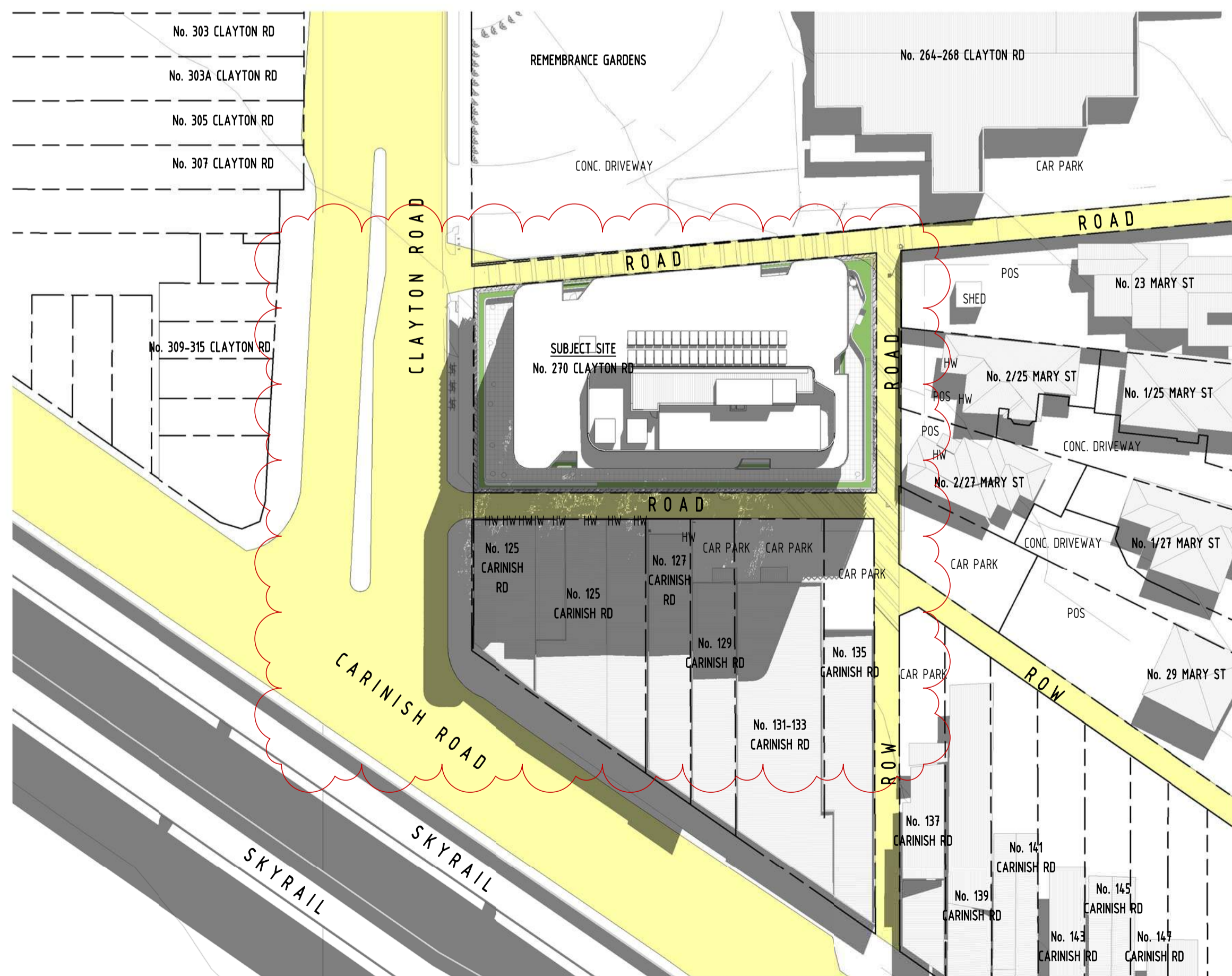




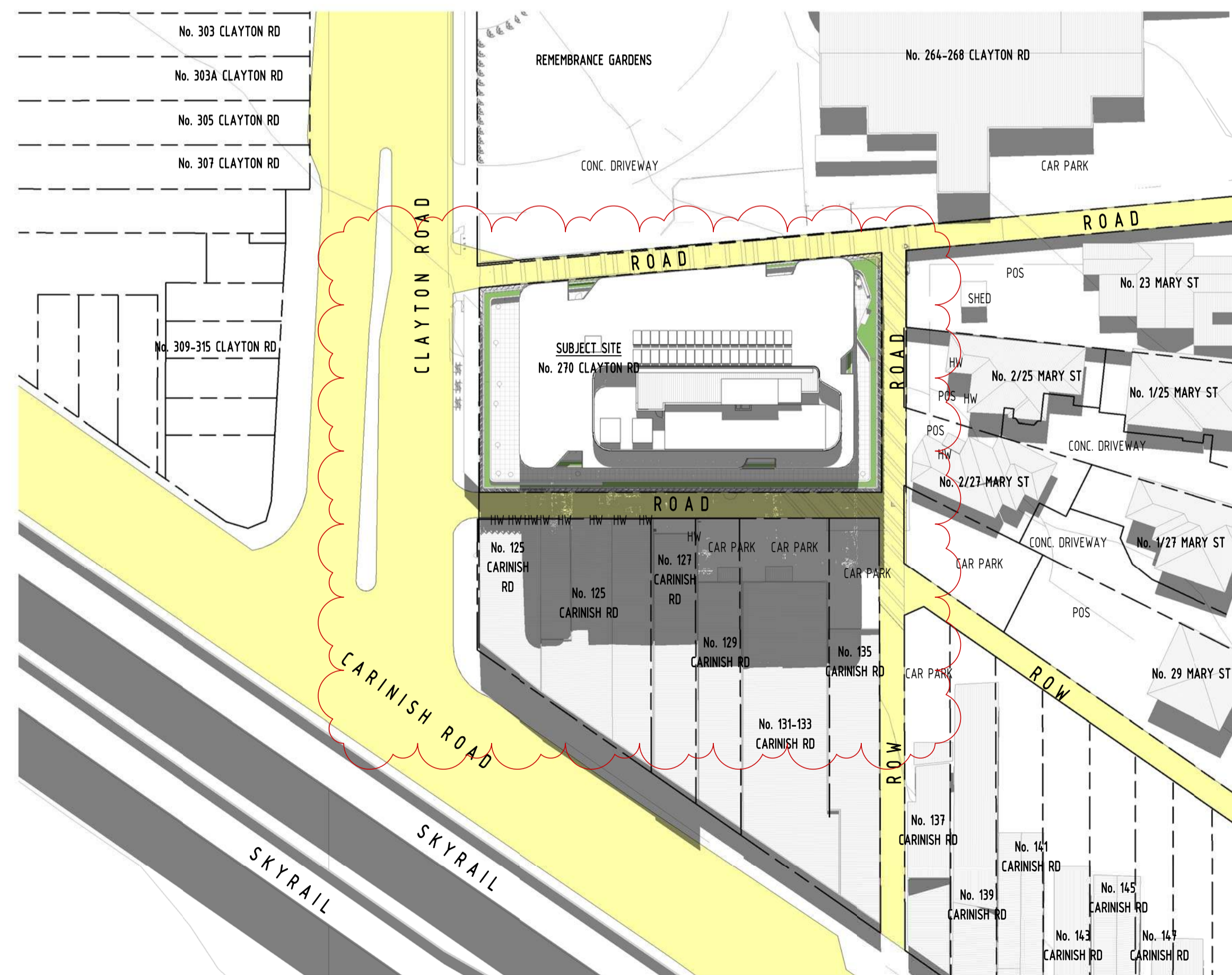
1 PROP. 9AM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500



2 PROP. 10AM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500



3 PROP. 11AM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500



4 PROP. 12NOON SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500

FOR APPROVAL

I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	
REV	DATE	DETAILS	INIT



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

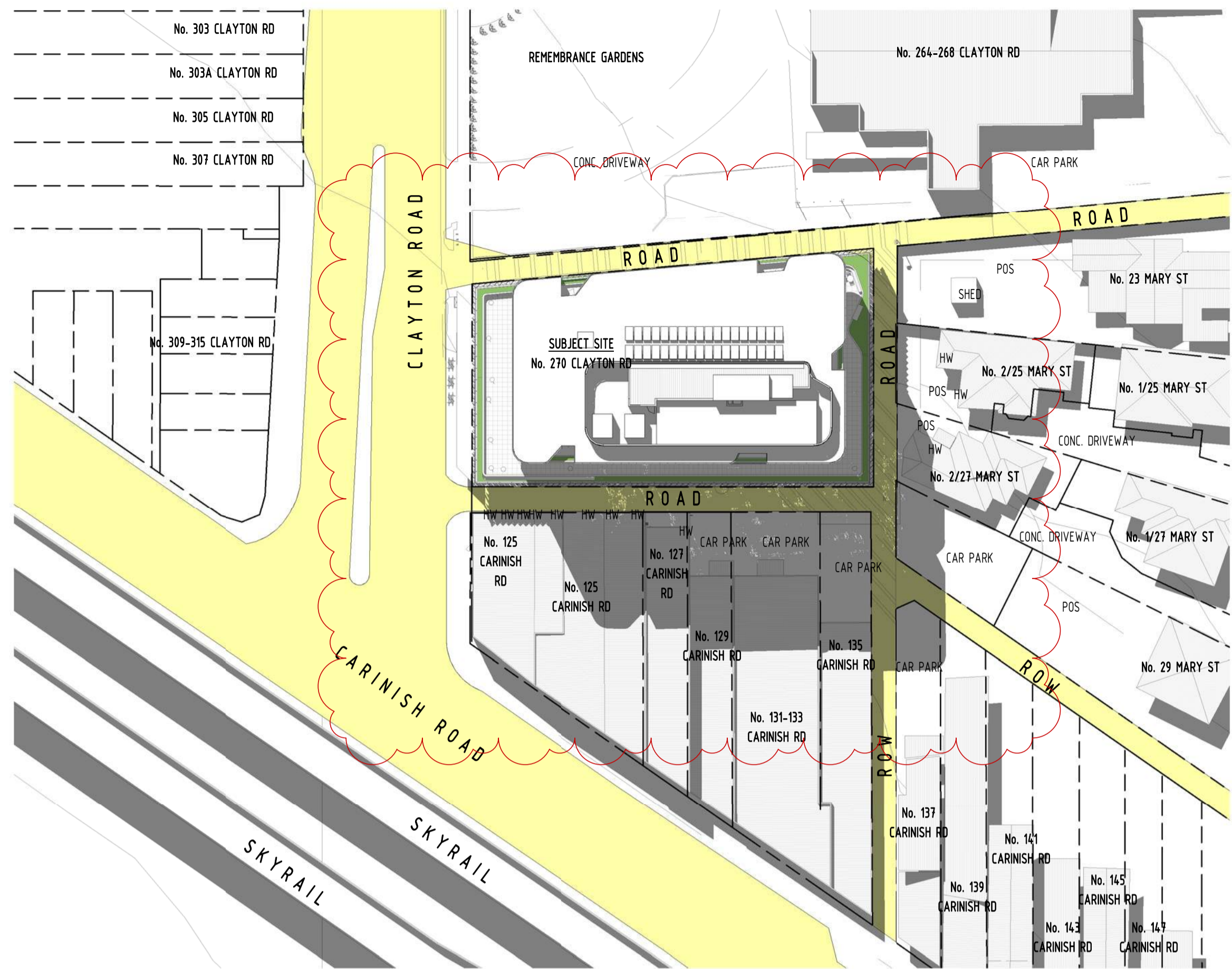
270 Clayton Rd

drawing  
**SHADOW DIAGRAMS**

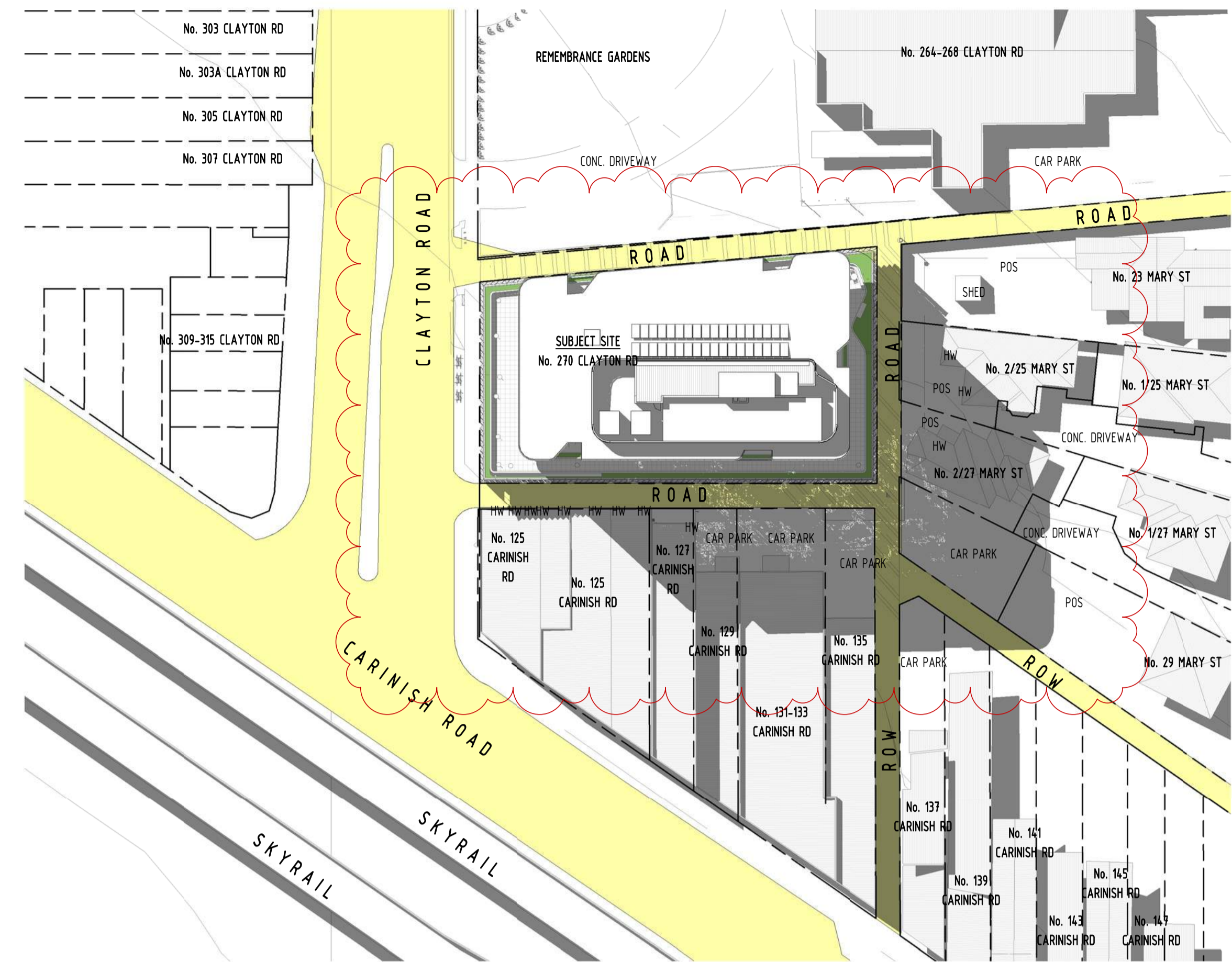
scale	1 : 500	date	Issue Date
drawn	BG	checked	BG
		job number	19-30
		dwg number	TP400
		plot date	26/03/2021 1:20:08 PM



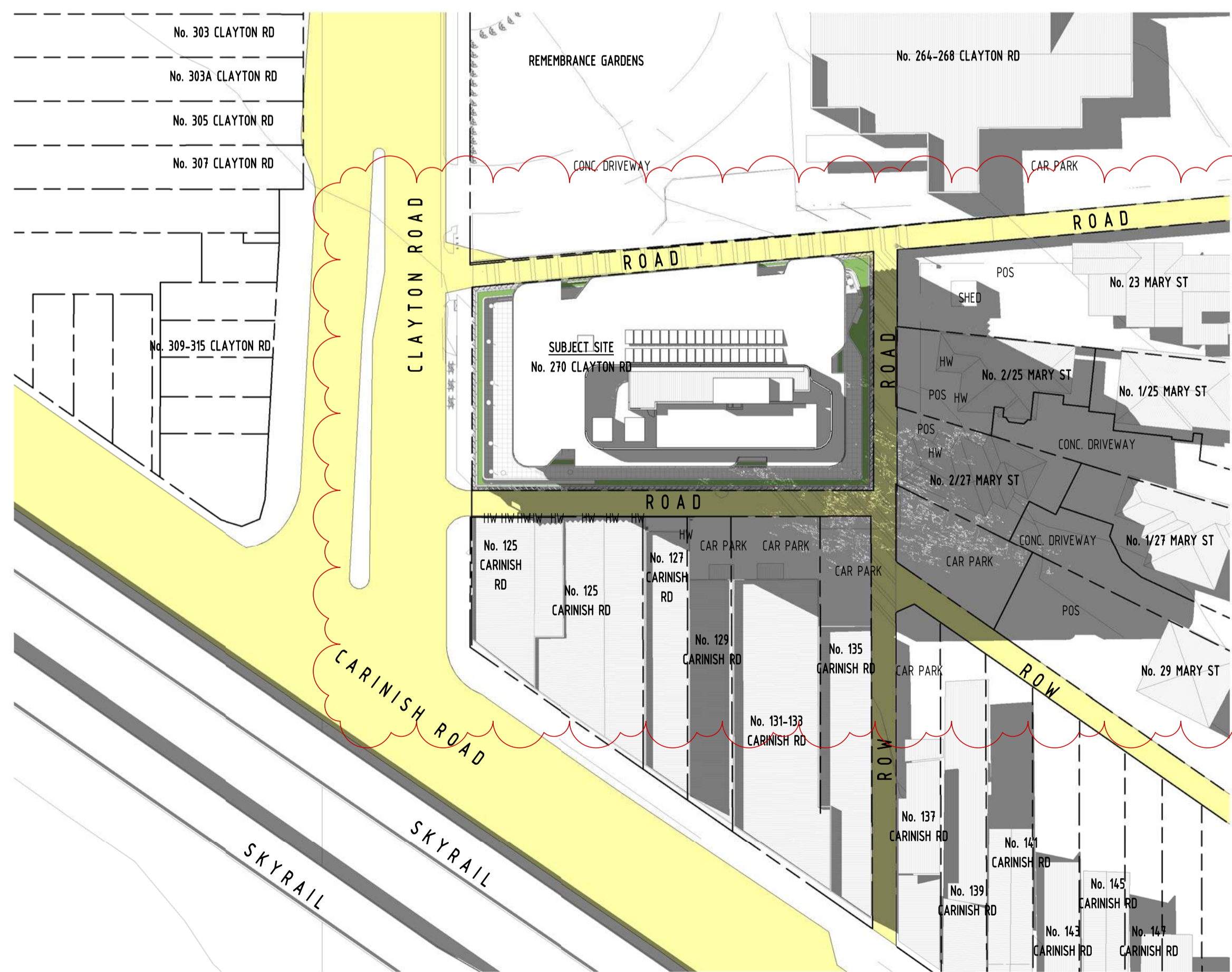
C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_greguhagar3678.rvt



1 PROP. 1PM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500



2 PROP. 2PM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500



3 PROP. 3PM SHADOW DIAGRAM @SEPT EQUINOX  
MW 002 1 : 500

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	
H	17/03/2021	WITHOUT PREJUDICE	
G	16/03/2021	WITHOUT PREJUDICE	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
C	13/10/2020	WITHOUT PREJUDICE	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

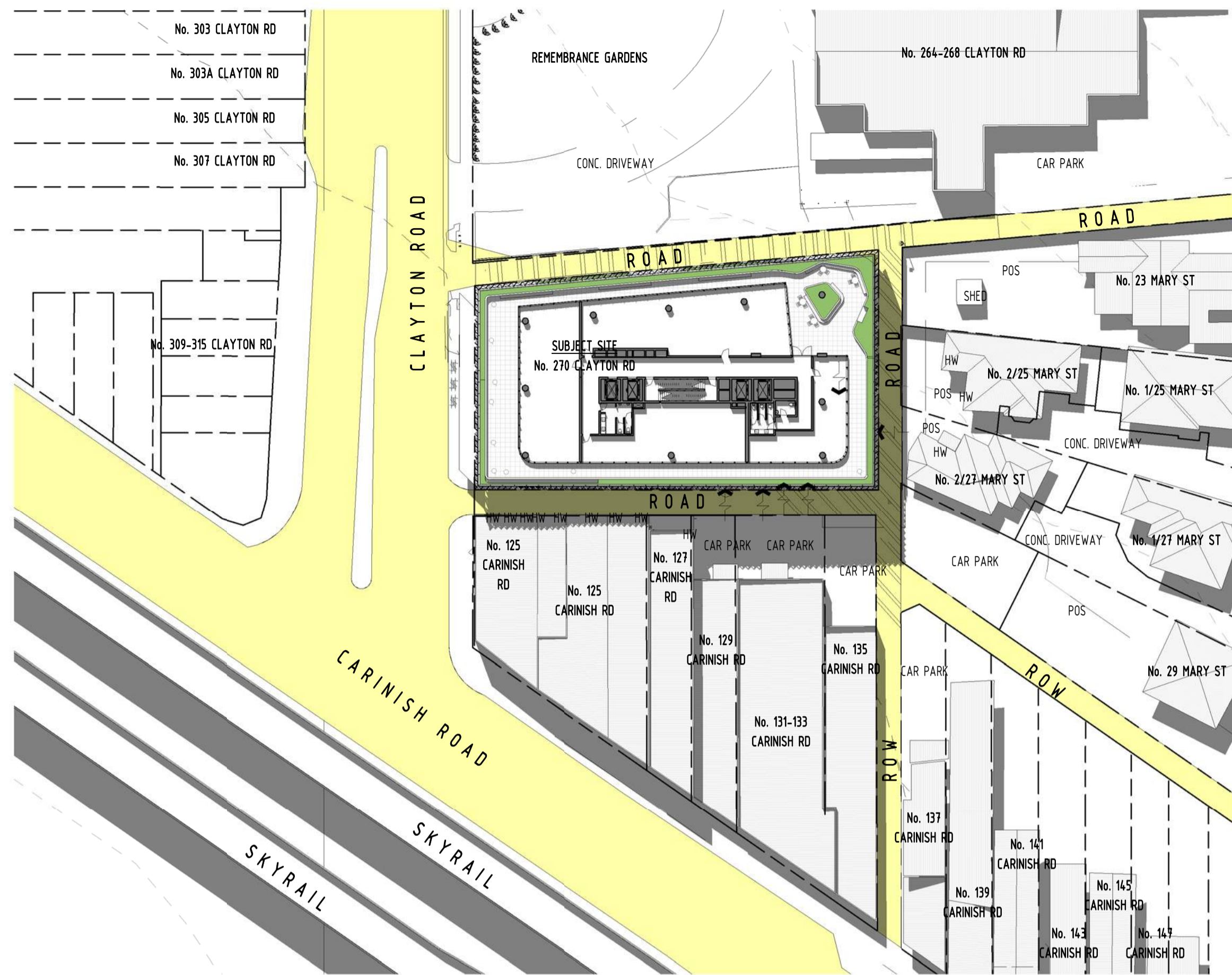
project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

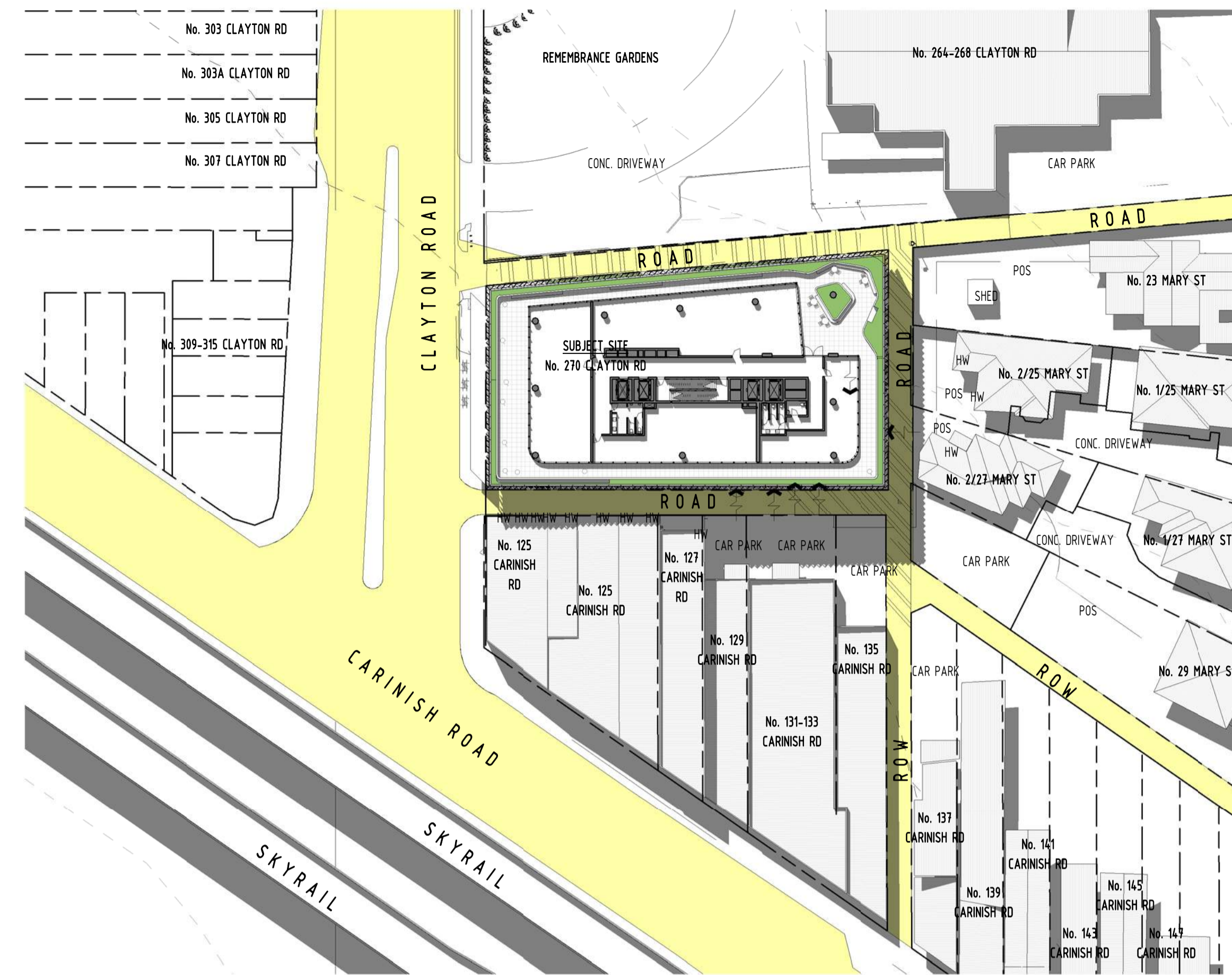
drawing  
**SHADOW DIAGRAMS**

scale	1 : 500	date	Issue Date	©
drawn	BG	checked	BG	
		job number	19-30	
		dwg number	TP401	issue
		plot date	26/03/2021 12:14:0 PM	I

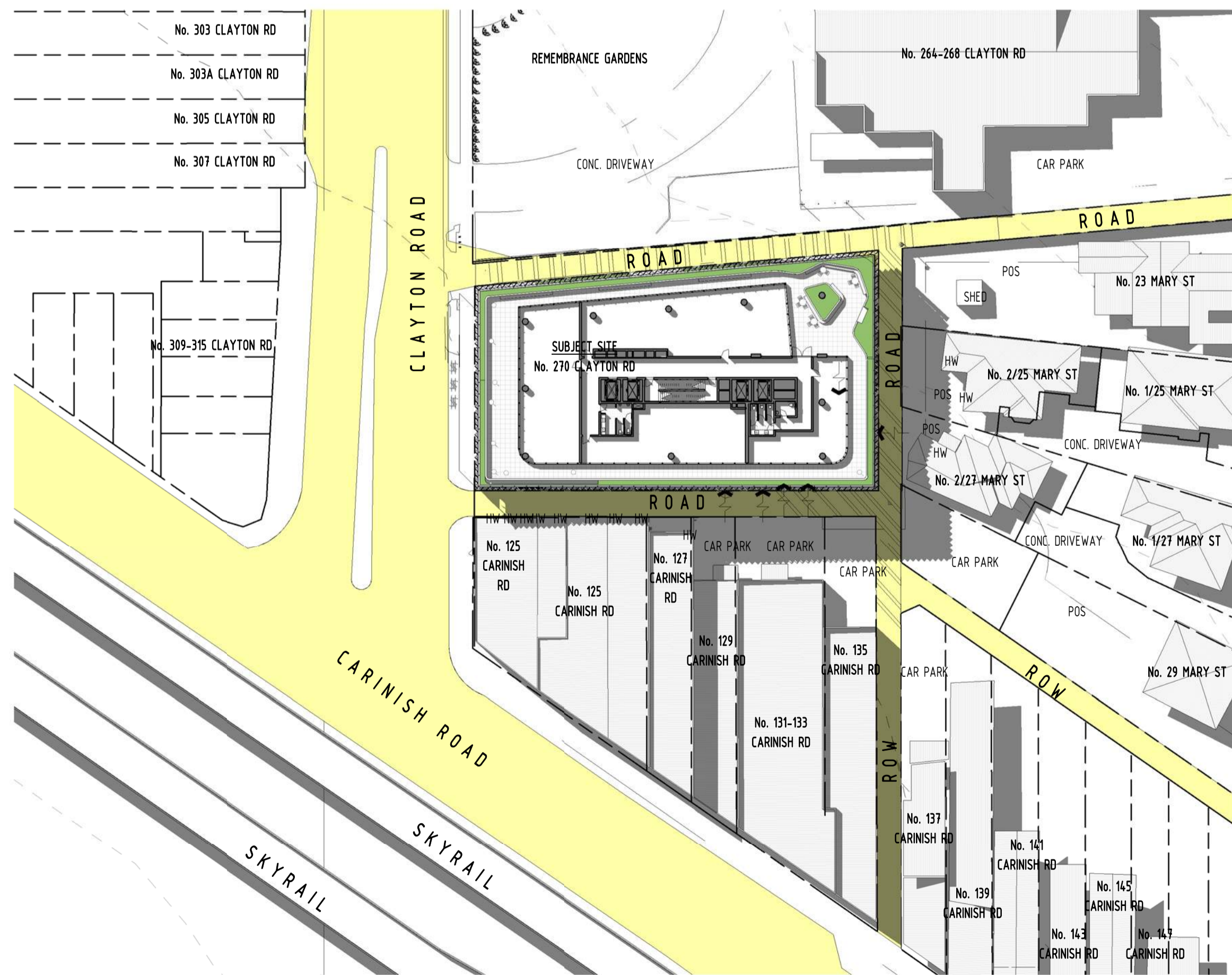
C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt



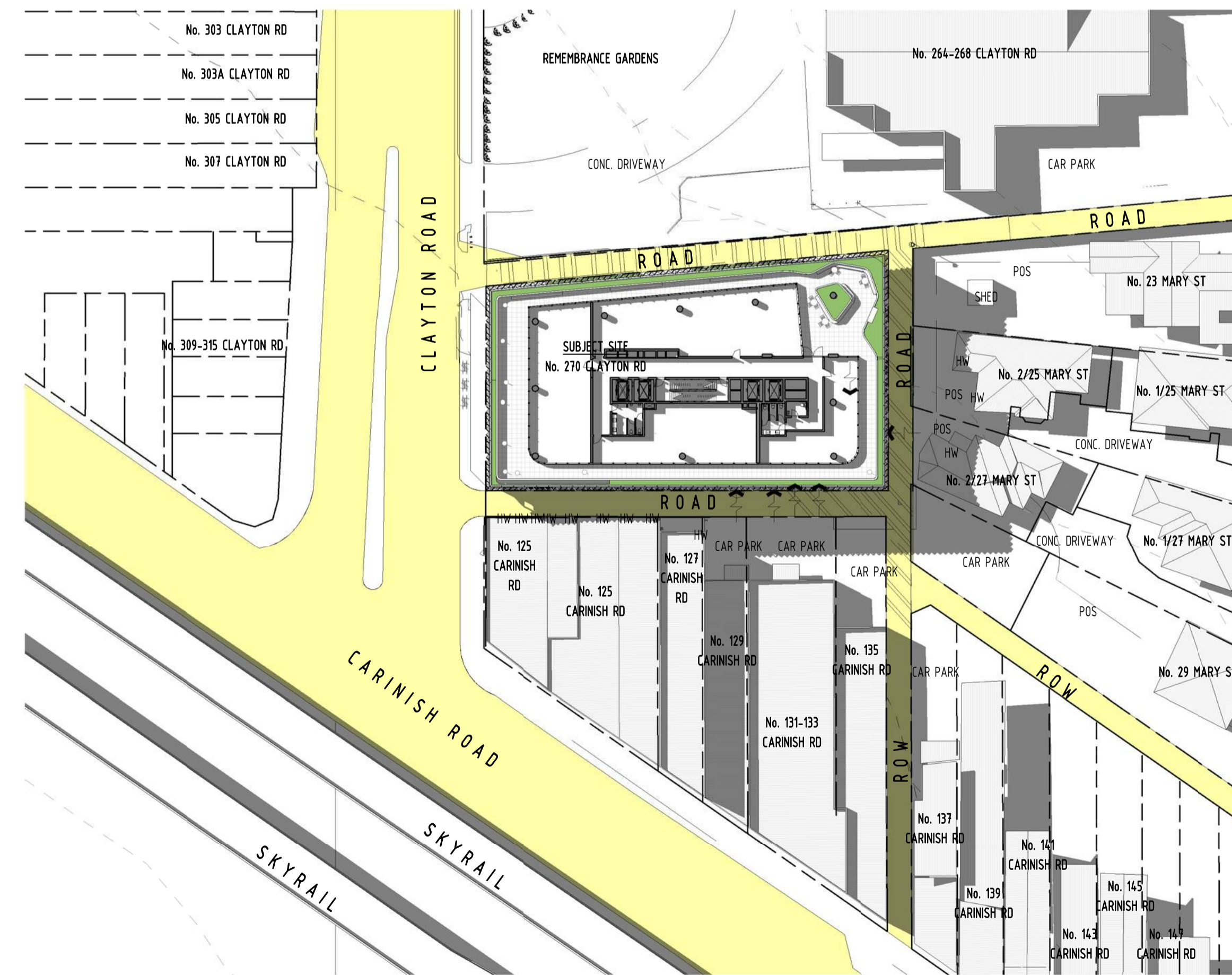
4 PROP. PODIUM 12.45PM SHADOWS @SEPT EQUINOX  
 MW 002 1 : 500



3 PROP. PODIUM 1PM SHADOWS @SEPT EQUINOX  
 MW 002 1 : 500




1 PROP. PODIUM 2PM SHADOWS @SEPT EQUINOX  
 MW 002 1 : 500



2 PROP. PODIUM 3PM SHADOWS @SEPT EQUINOX  
 MW 002 1 : 500

FOR APPROVAL

I	26/03/2021	FOR APPROVAL
H	17/03/2021	WITHOUT PREJUDICE
G	16/03/2021	WITHOUT PREJUDICE
REV	DATE	DETAILS
		INIT



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

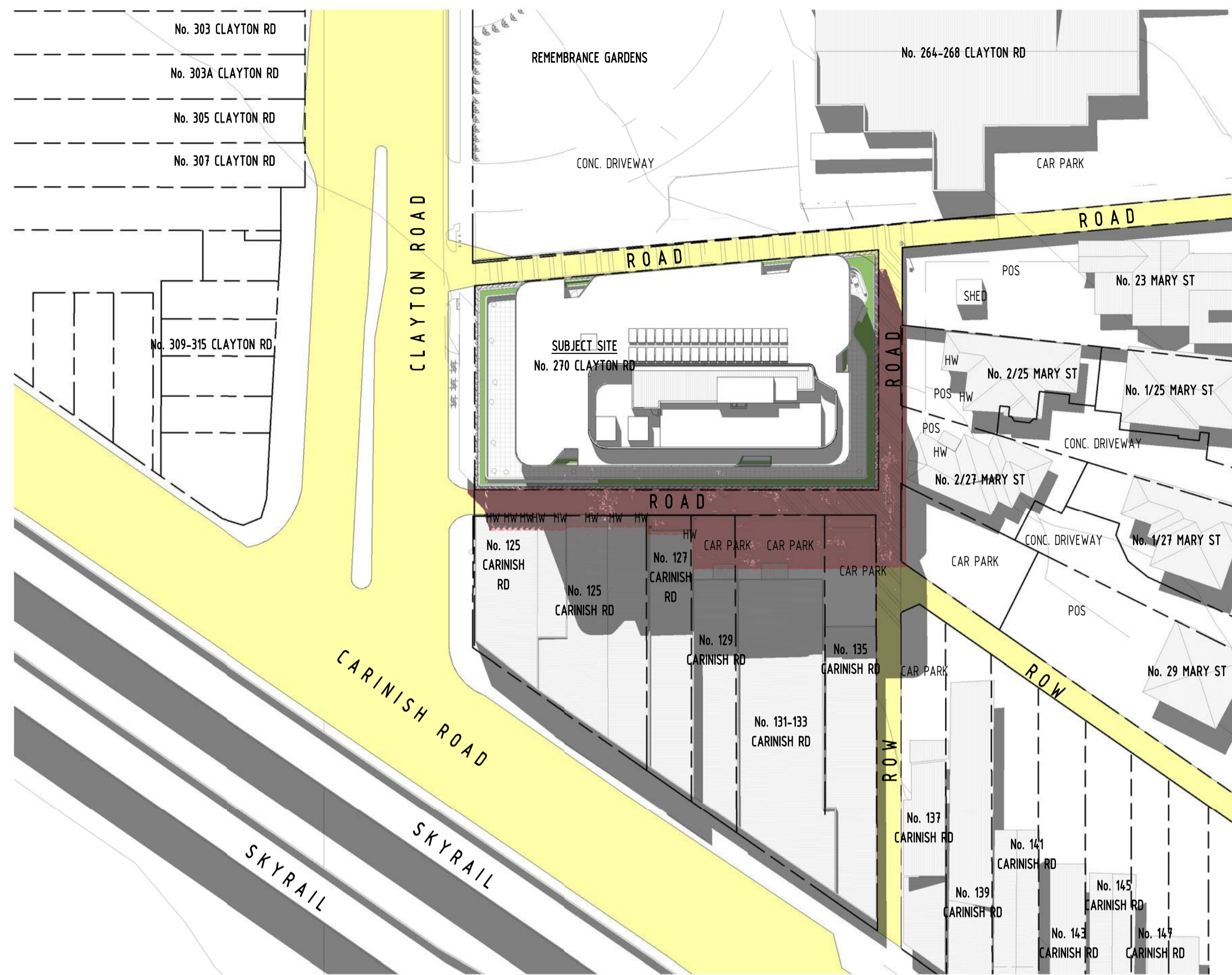
project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

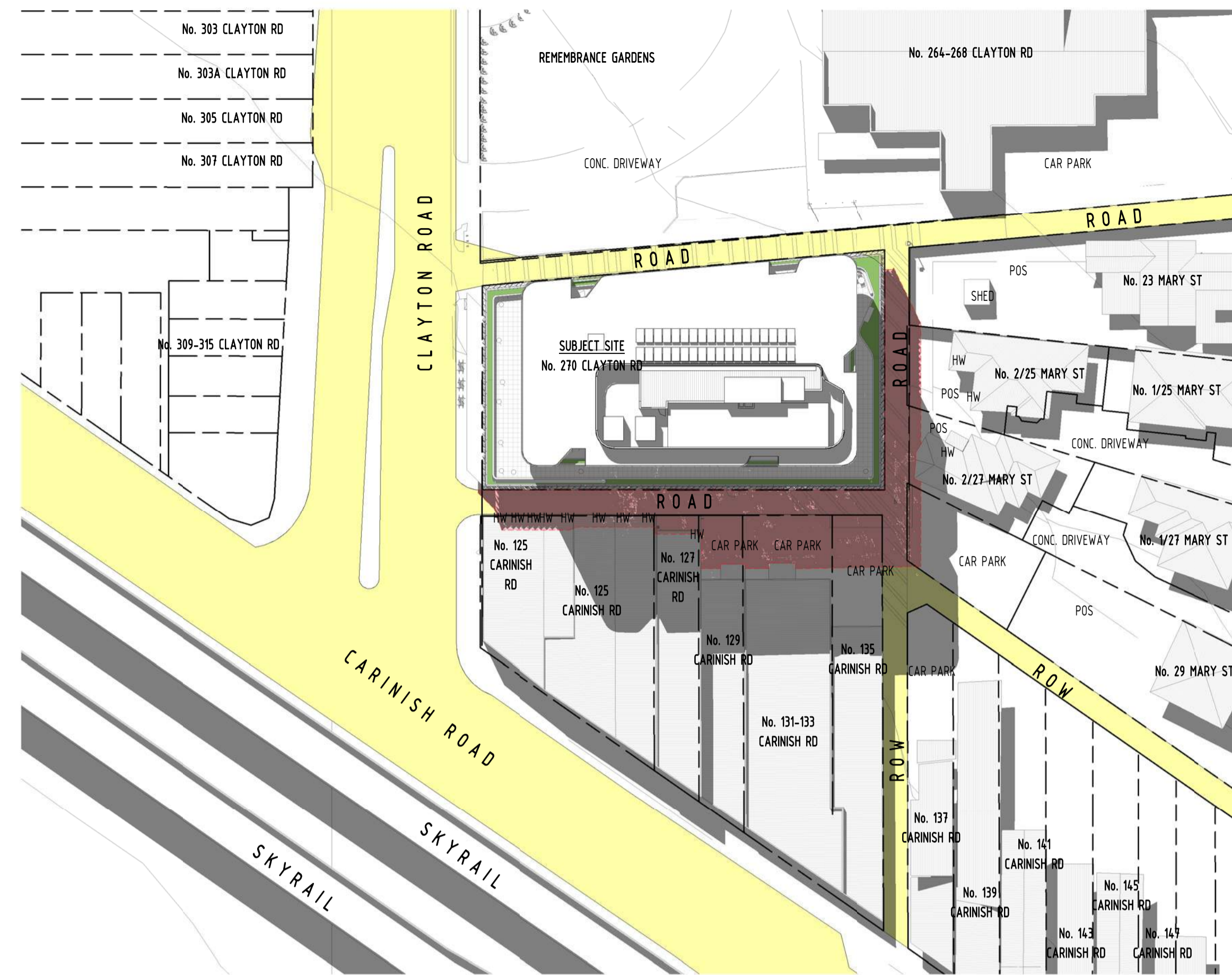
drawing  
**SHADOW DIAGRAMS**

scale 1 : 500 date Issue Date ©  
 drawn Author checked Checker  
 job number 19-30  
 dvg number TP402 issue 1  
 plot date 26/03/2021 12:23:30 PM

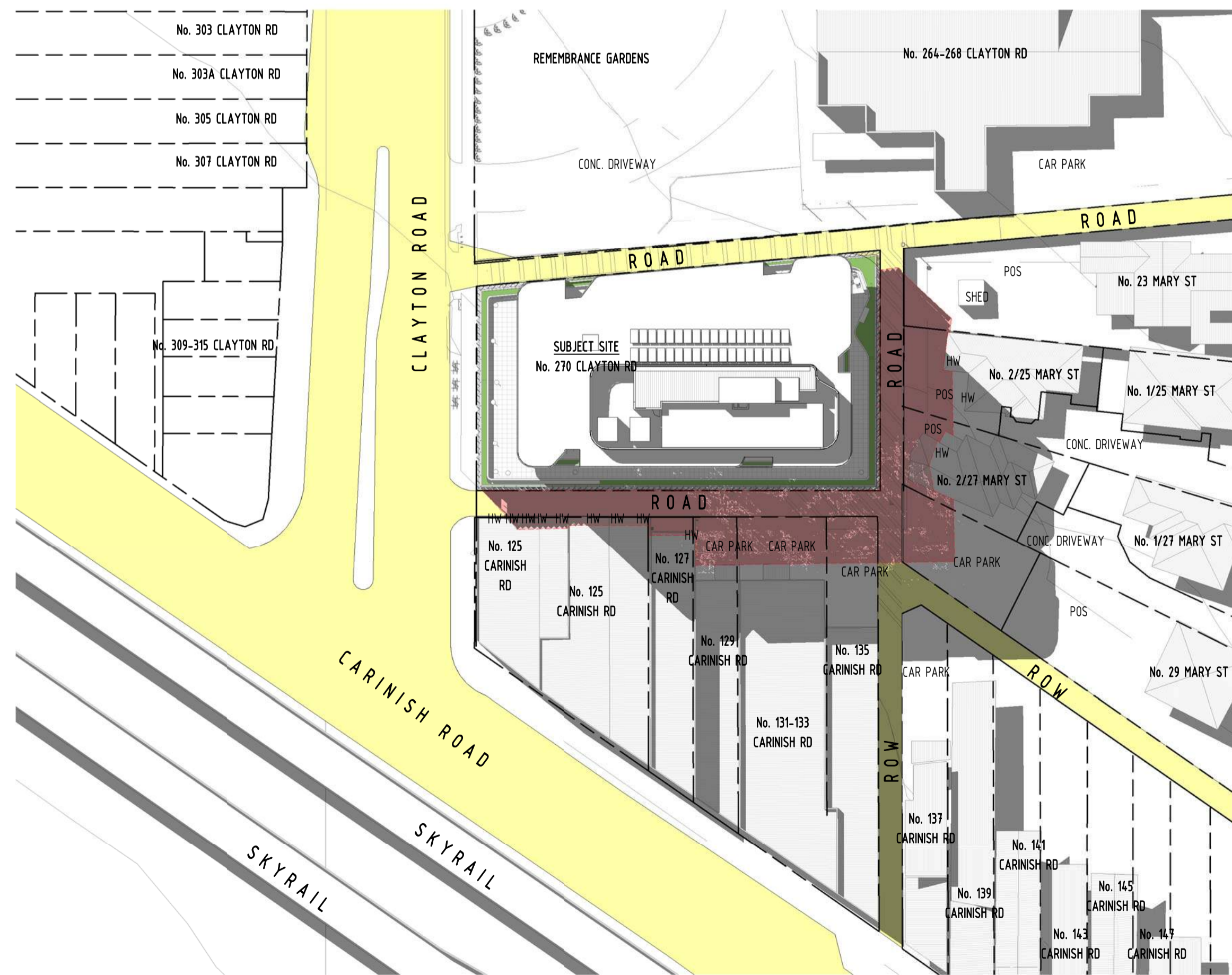
C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagar3678.rvt



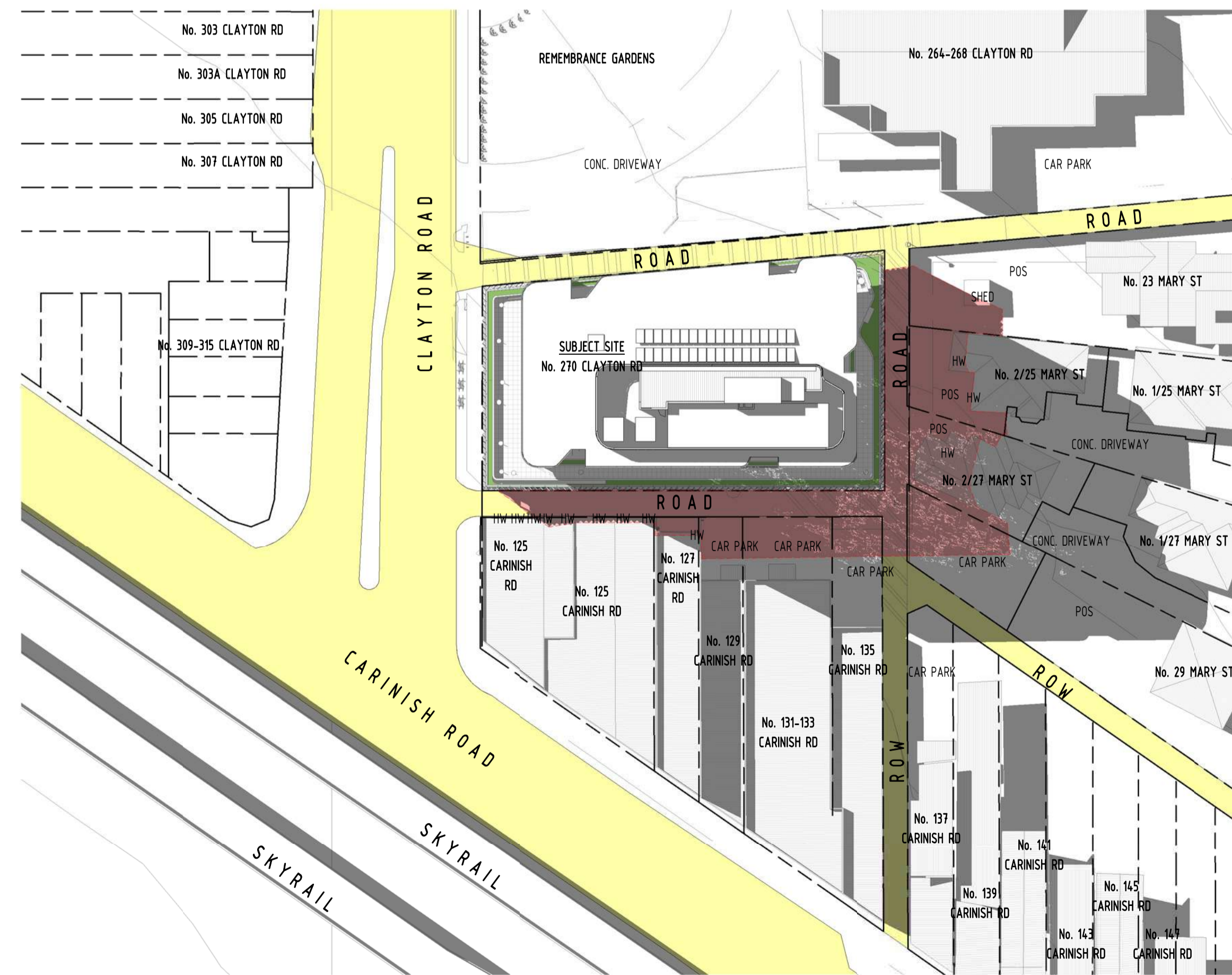
1  
SK20  
PROP. 12.45PM SHADOW DIAGRAM @SEPT EQUINOX-  
OVERLAY  
1 : 500



2  
SK20  
PROP. 1PM SHADOW DIAGRAM @SEPT EQUINOX-  
OVERLAY  
1 : 500




3  
SK20  
PROP. 2PM SHADOW DIAGRAM @SEPT EQUINOX -  
OVERLAY  
1 : 500



4  
SK20  
PROP. 3PM SHADOW DIAGRAM @SEPT EQUINOX-  
OVERLAY  
1 : 500

**SHADOW LEGEND**

 REPRESENTS SHADOW CAST FROM PROPOSED PODIUM

FOR APPROVAL

I	26/03/2021	FOR APPROVAL
H	17/03/2021	WITHOUT PREJUDICE
G	16/03/2021	WITHOUT PREJUDICE
REV	DATE	DETAILS
		INIT

**bg architecture**


13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**SHADOW DIAGRAMS - OVERLAY**

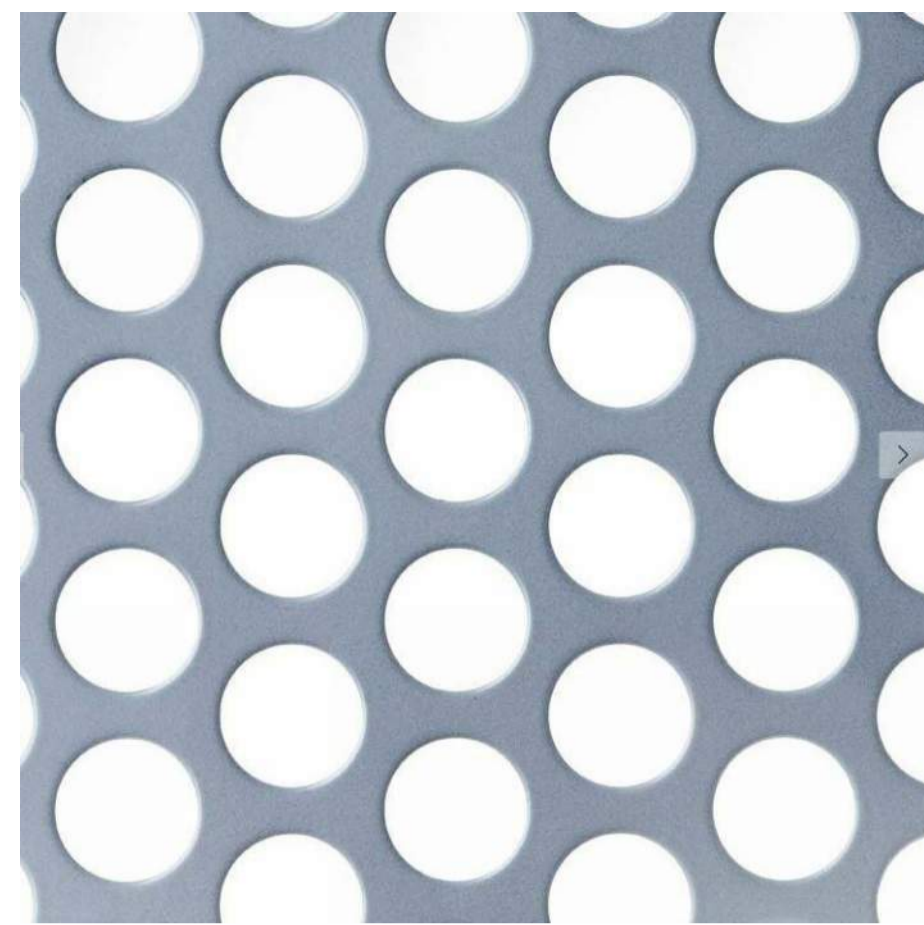
scale **As indicated** date **Issue Date** ©  
 drawn **Author** checked **Checker**  
 job number **19-30** issue  
 dwg number **TP403** plot date  
 26/03/2021 12:24:25 PM



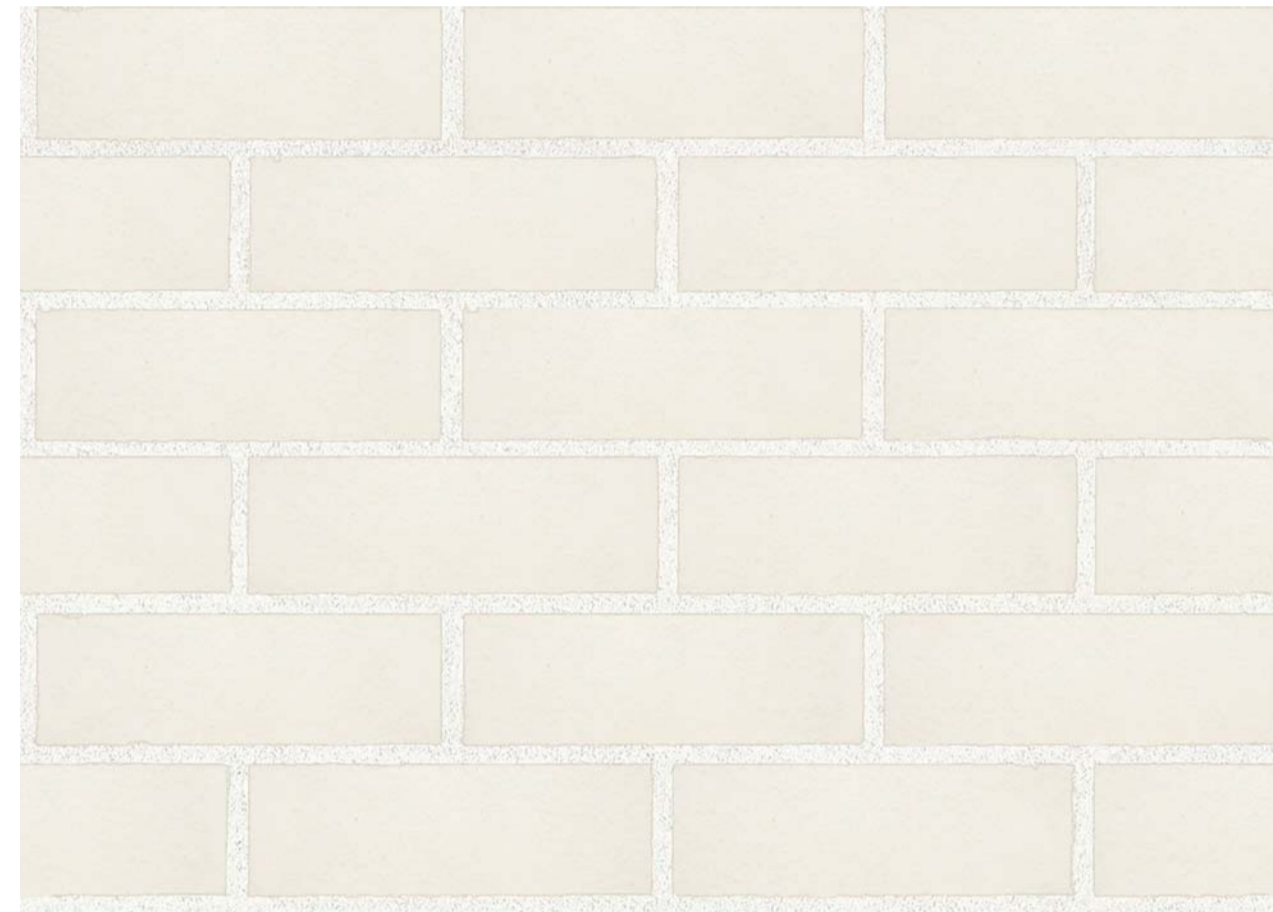
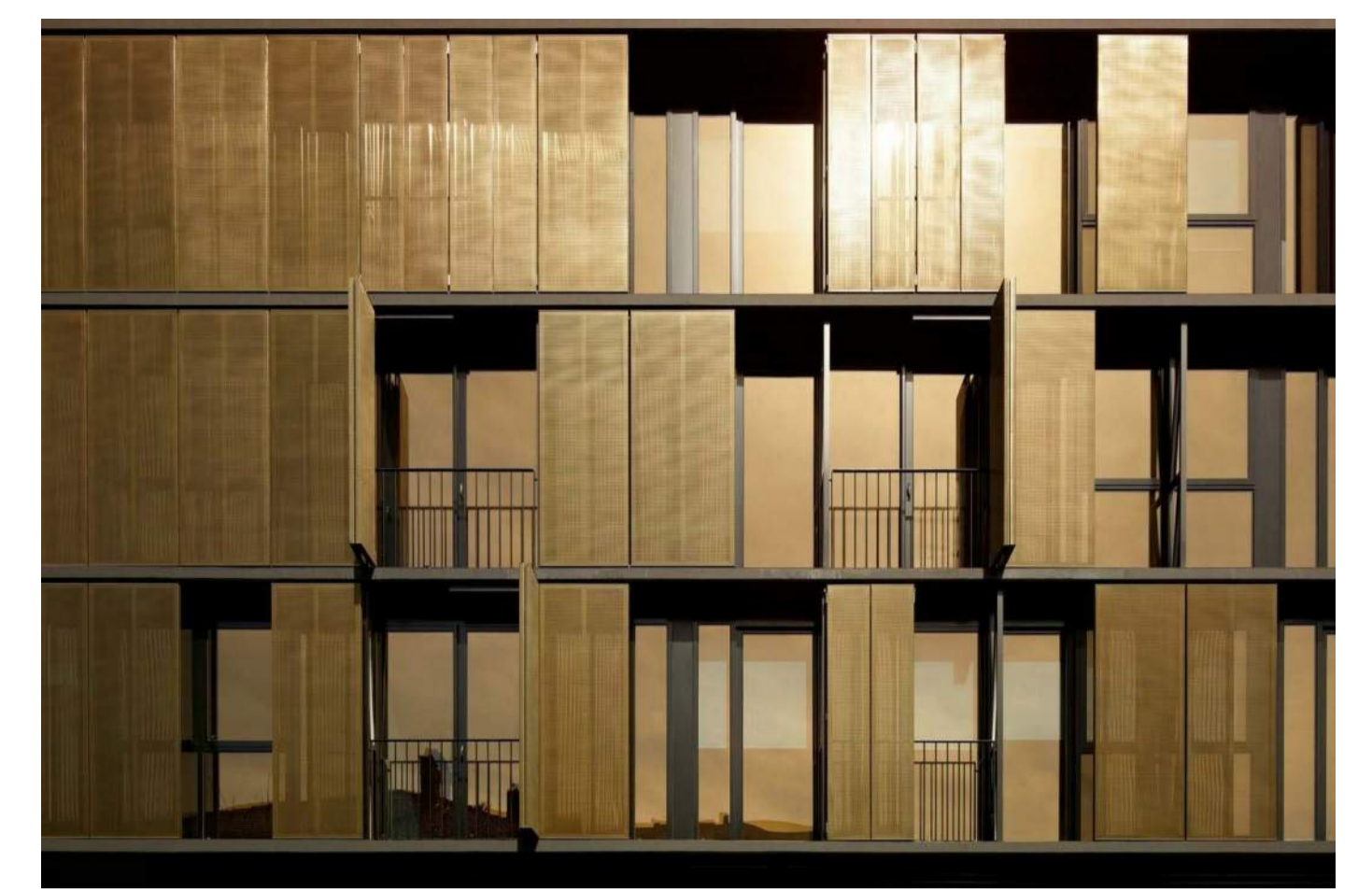
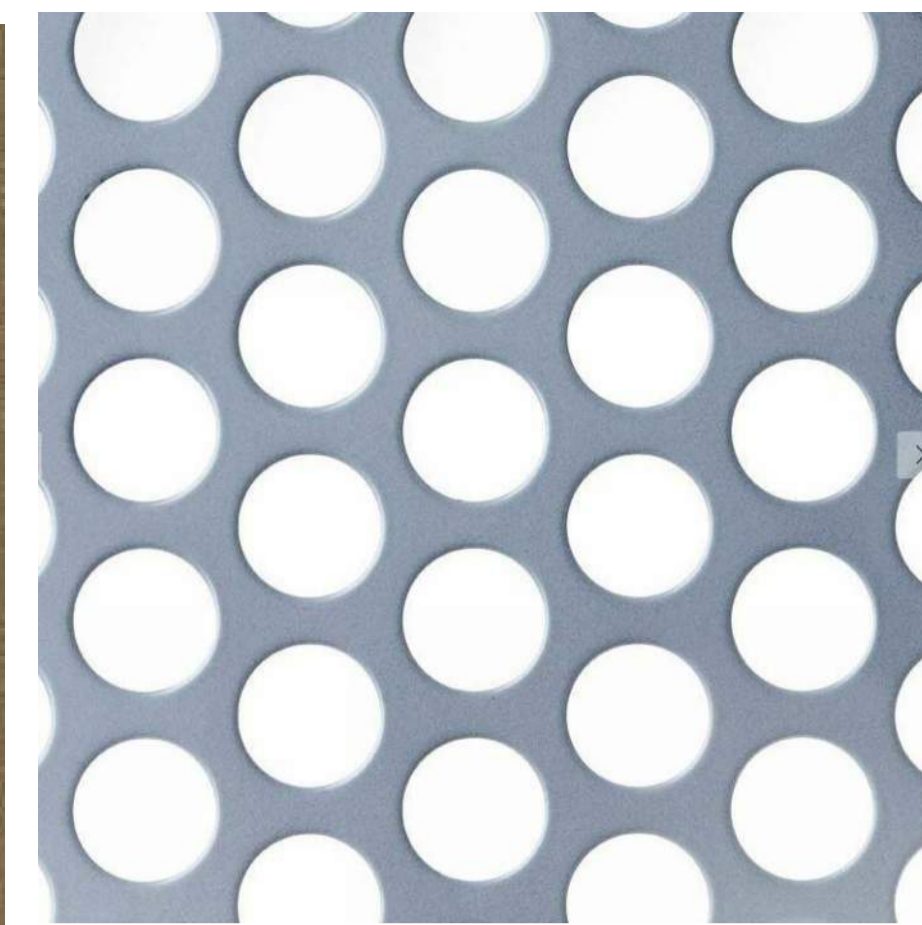
C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhagiar3678.rvt



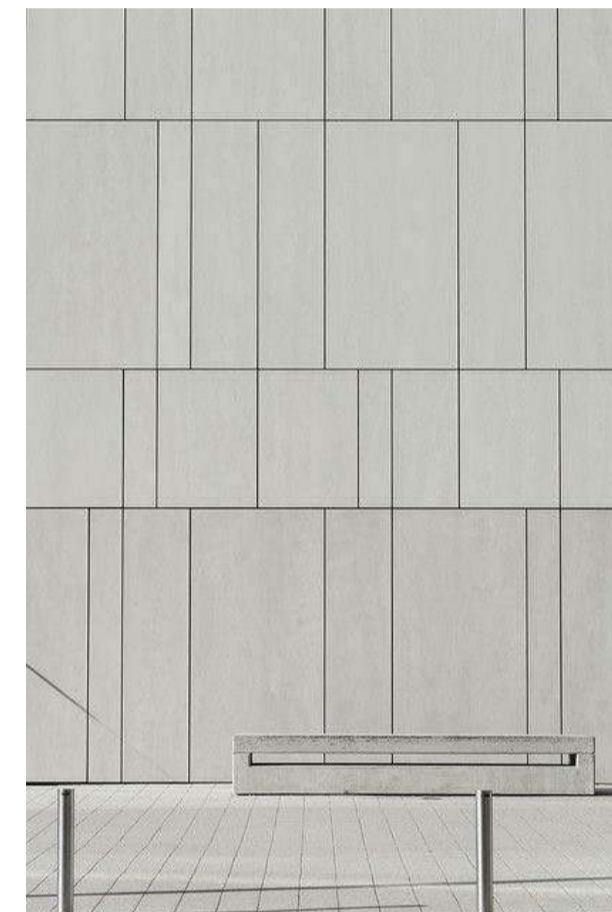
MW01 ANODISED FINISH - SATIN BLACK



MW02 PERFORATED METAL MESH SCREENS- ANODISED FINISH - CHAMPAGNE



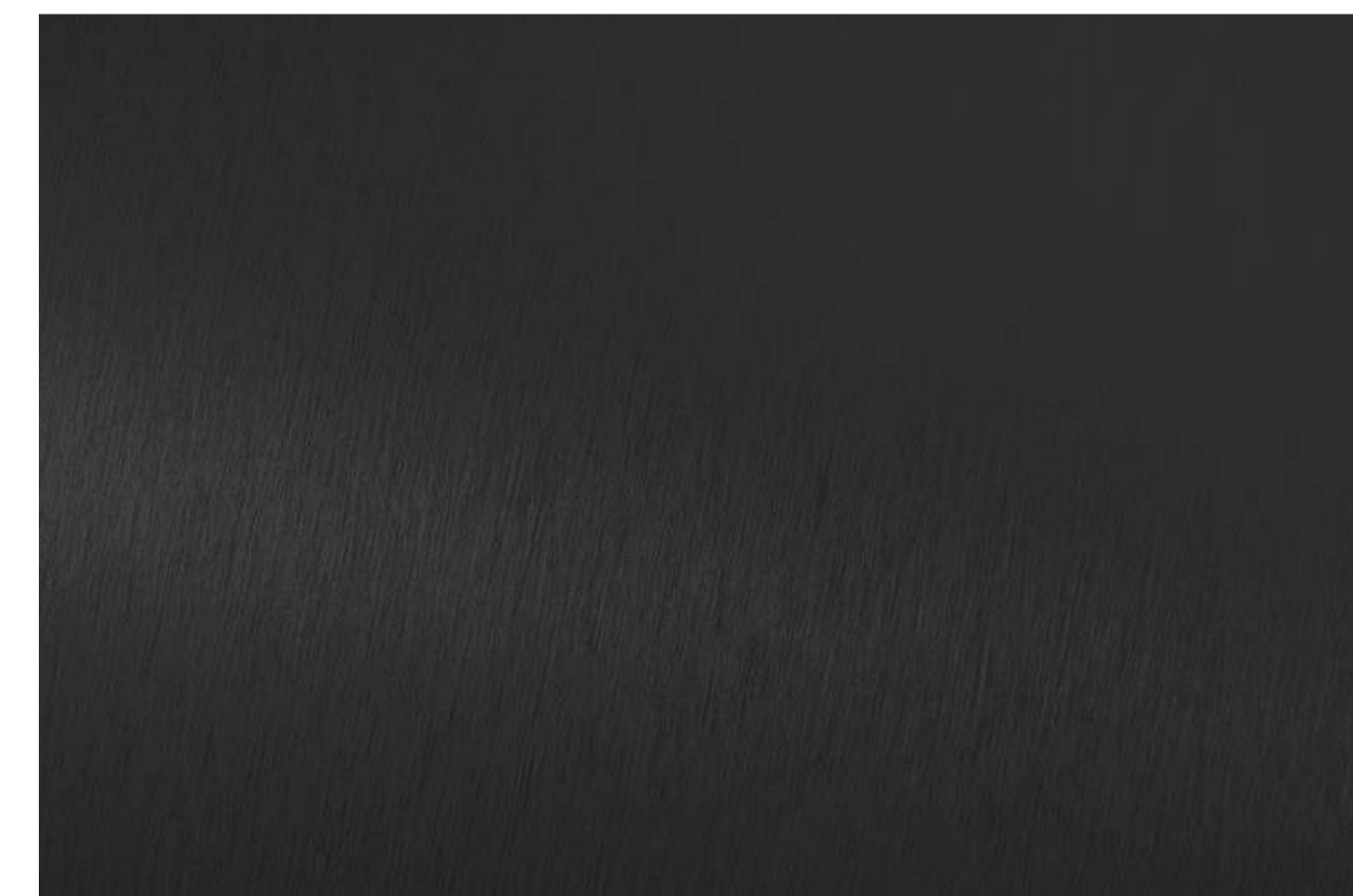
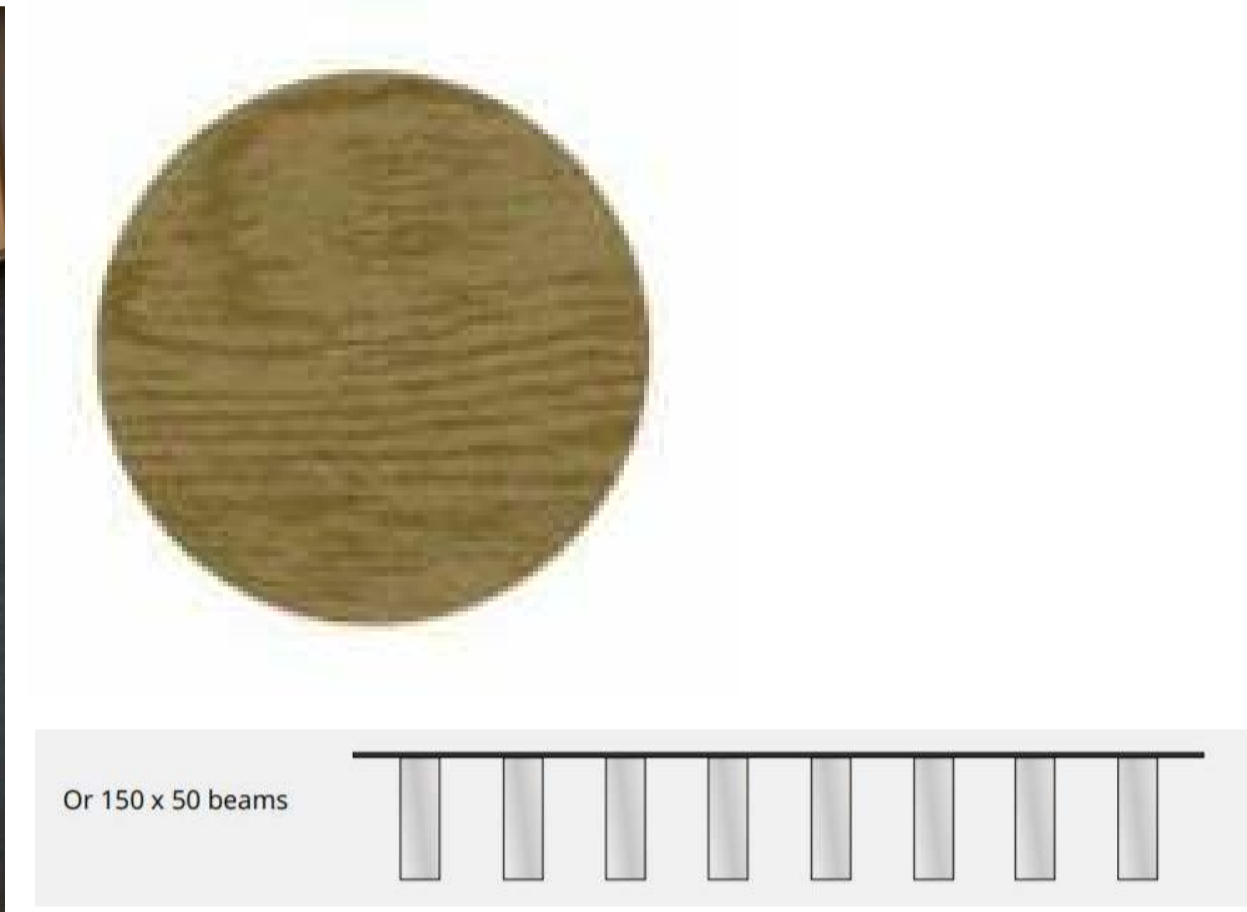
MA01 FACE BRICKWORK - WHITE



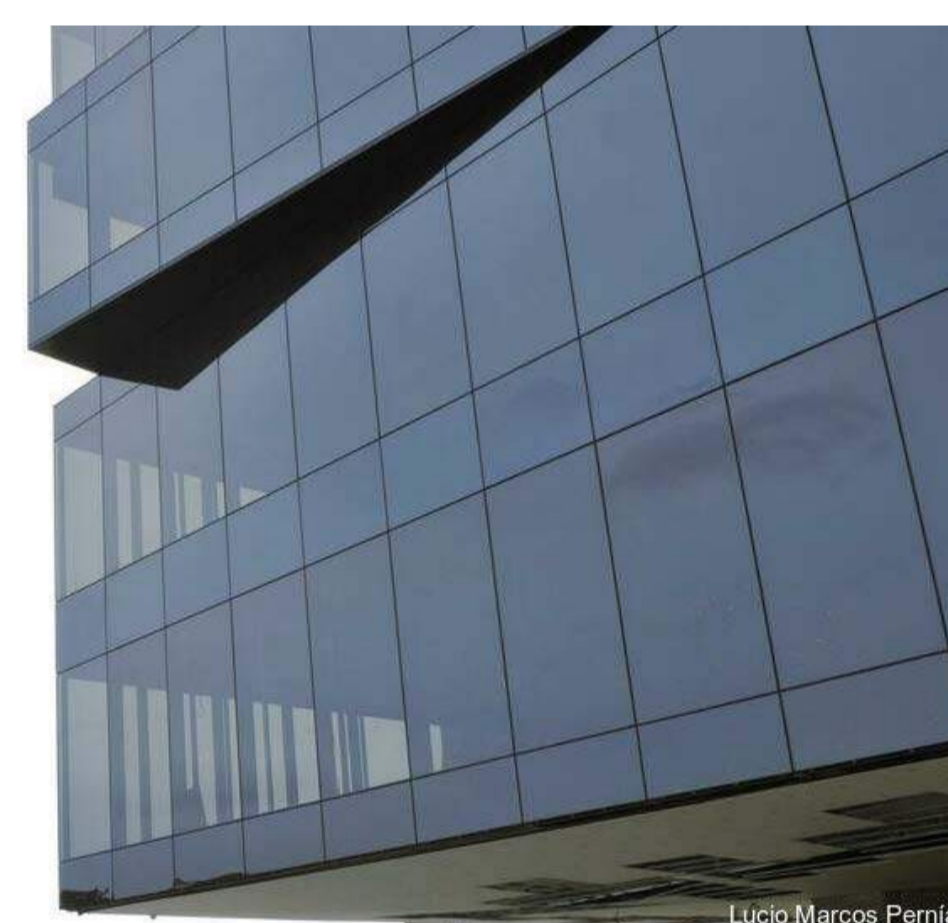
CN01 PRECAST CONCRETE- OFF WHITE



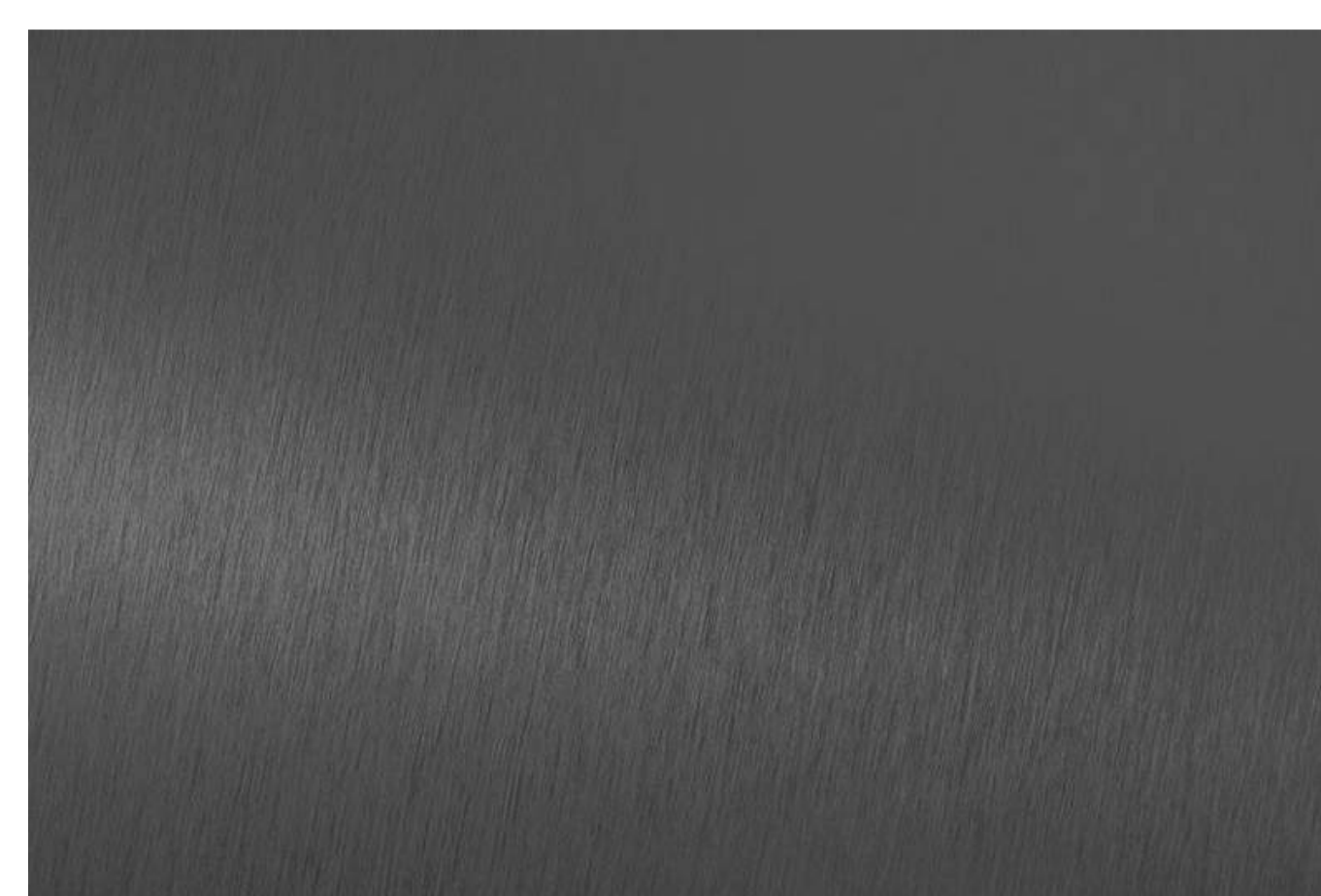
CT01 150MM HIGH x 50MM WIDE SLATS



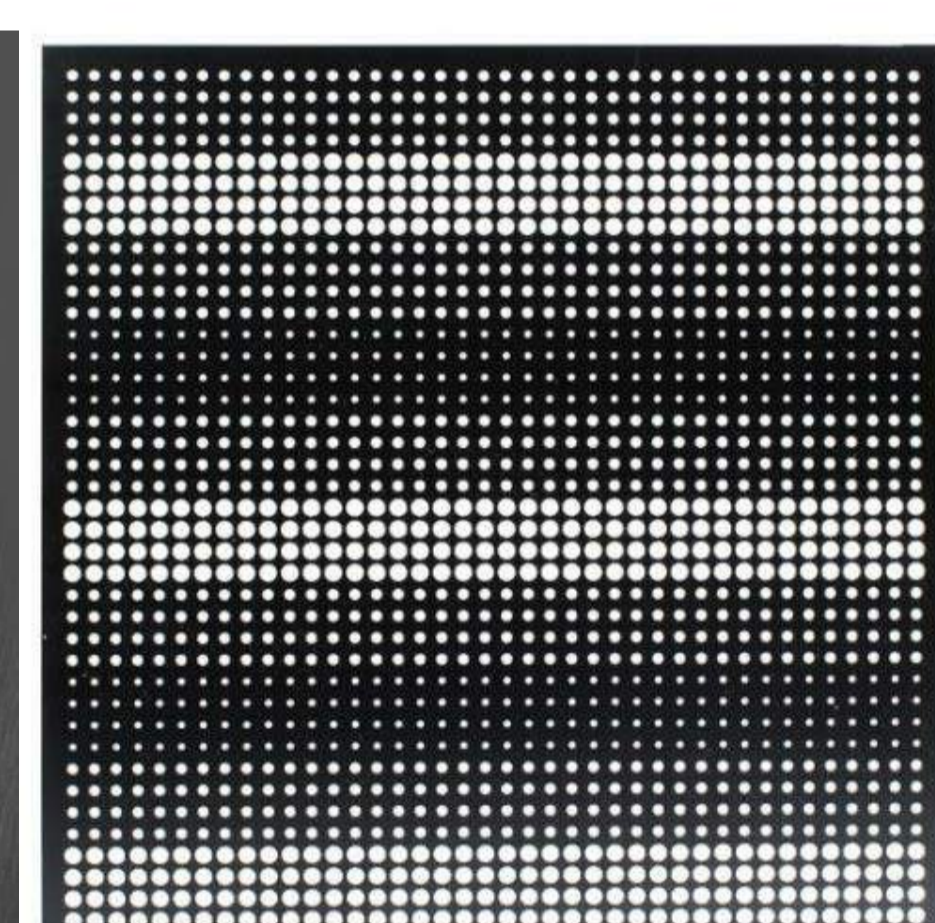
GL01 CLEAR GLAZING IN ALUMINIUM FRAMES. ANODISED FINISH - SATIN BLACK



GL02 SPANDRAL GLASS - OPAQUE GRAY



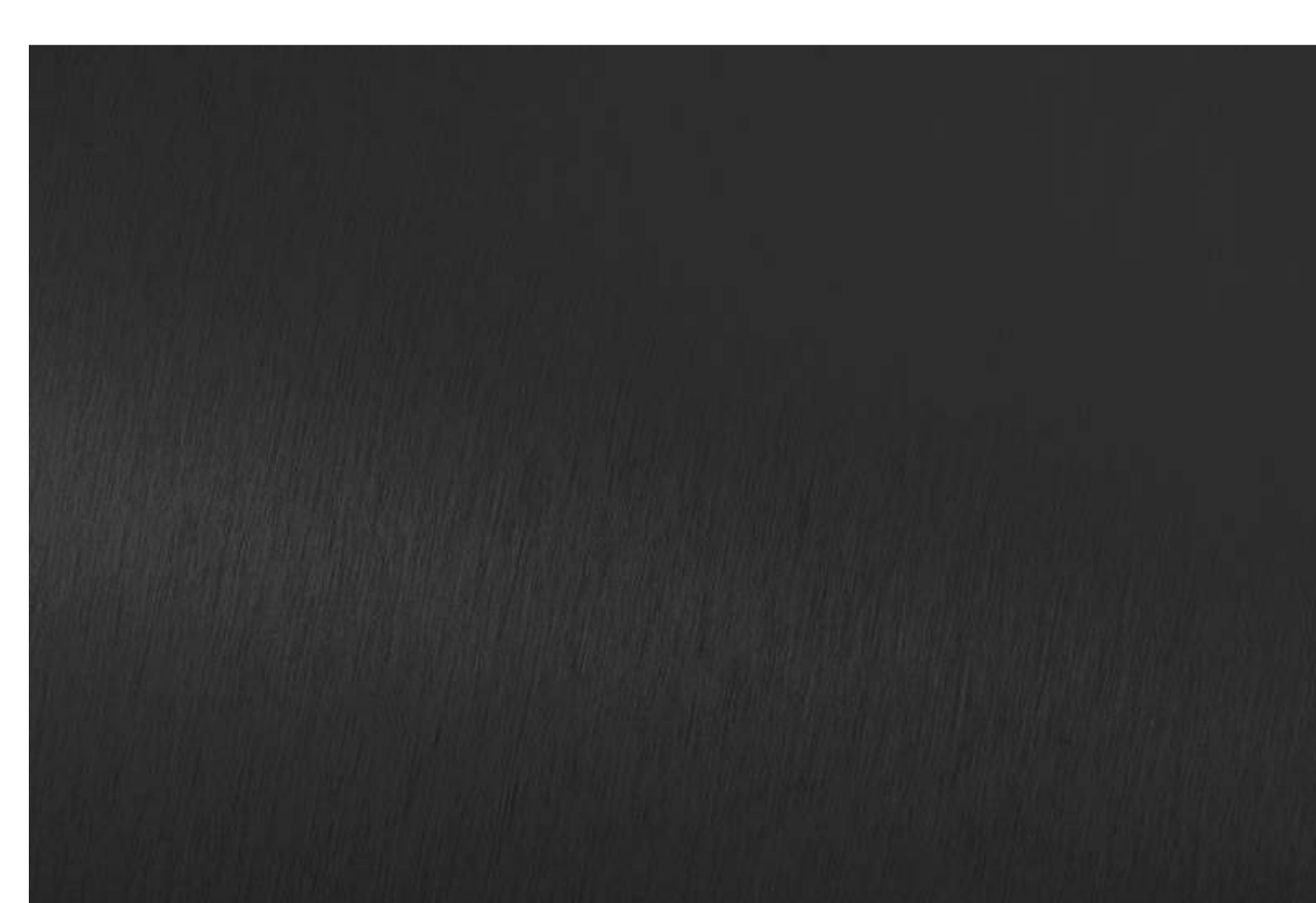
MW03 PERFORATED METAL MESH BLADE SCREENS- ANODISED FINISH - SATIN CHARCOAL



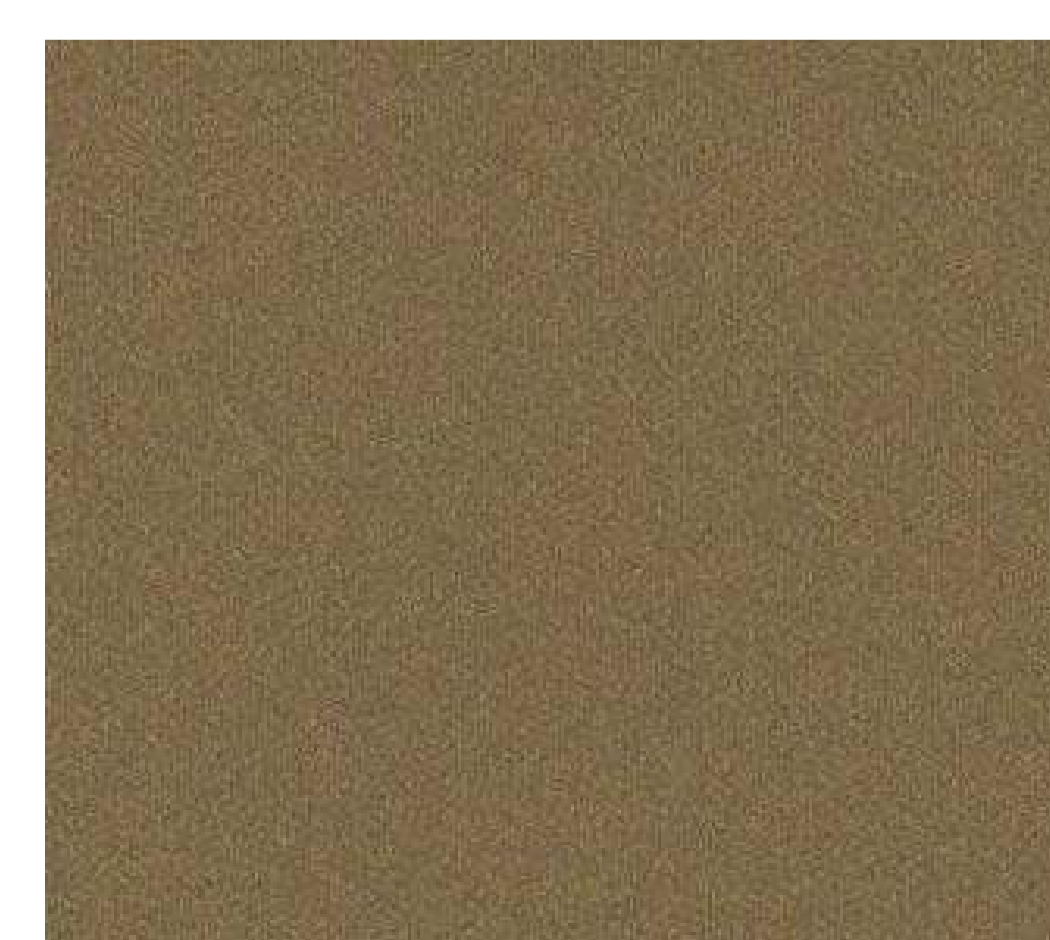
PF01 PAINT FINISH - BLACK



MW04 BLACKENED MILD STEEL SHEET



PC01 METALWORK - ANODISED FINISH - SATIN BLACK



PC02 METALWORK - ANODISED FINISH - CHAMPAGNE

<b>FOR APPROVAL</b>			
I	26/03/2021	FOR APPROVAL	
F	18/02/2021	WITHOUT PREJUDICE	
E	10/11/2020	REVISED TP SUBMISSION	
B	06/07/2020	TP SUBMISSION	
A	26/06/2020	FOR COORDINATION	
REV	DATE	DETAILS	INIT

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**EXTERNAL FINISHES**

scale \_\_\_\_\_ date \_\_\_\_\_ **Issue Date** ©

drawn **BG** checked **BG**

job number **19-30**

dwg number **TP500** issue **I**

plot date **26/03/2021 1:24:38 PM**

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_gregbhaghar3678.rvt



NORTH WEST FACADE PANELS FULLY CLOSED



NORTH WEST FACADE PANELS PARTIALLY OPEN



WEST FACADE PANELS FULLY CLOSED



WEST FACADE PANELS PARTIALLY OPEN

FOR APPROVAL

REV	DATE	DETAILS	INIT
I	26/03/2021	FOR APPROVAL	

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**3D VIEWS**

scale	date	Issue Date
Author	checker	Checker
job number	19-30	issue
dwg number	TP600	I
plot date	26/03/2021 3:59:34 PM	

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_myles.rvt



SOUTH WEST FACADE PANELS FULLY CLOSED



SOUTH WEST FACADE PANELS PARTIALLY OPEN




SOUTH EAST FACADE PANELS FULLY CLOSED



SOUTH EAST FACADE PANELS PARTIALLY OPEN

FOR APPROVAL			
I	26/03/2021	FOR APPROVAL	
REV	DATE	DETAILS	INIT



**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

**270 Clayton Rd**

drawing  
**3D VIEWS**

scale	date	<b>Issue Date</b> ©
drawn <b>Author</b>	checked	<b>Checker</b>
	job number	<b>19-30</b>
	dwg number	<b>TP601</b>
	plot date	<b>26/03/2021 3:59:40 PM</b>

C:\REVIT LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_myles.rvt



EAST FACADE PANELS FULLY CLOSED



EAST FACADE PANELS PARTIALLY OPEN



NORTH FACADE PANELS FULLY CLOSED



NORTH FACADE PANELS PARTIALLY OPEN

FOR APPROVAL

1	26/03/2021	FOR APPROVAL	
REV	DATE	DETAILS	INIT

**bg architecture**

13 martin street st kilda victoria 3182 australia  
 telephone +613 9525 3390 facsimile +613 9525 4280  
 email bgarch@bgarch.com.au www.bgarchitecture.com.au

project  
**270 Clayton Rd, Clayton**

270 Clayton Rd

drawing  
**3D VIEWS**

scale	date	<b>Issue Date</b>	©
drawn <b>Author</b>	checked	<b>Checker</b>	
	job number	<b>19-30</b>	issue
	dwg number	<b>TP602</b>	<b>1</b>
	plot date	<b>26/03/2021 3:59:46 PM</b>	

C:\REVIT\_LOCAL\19-30\_270 Clayton Rd\_R2019\_TP\_WITHOUT PREJUDICE - PREFERRED\_CENTRAL\_myles.rvt

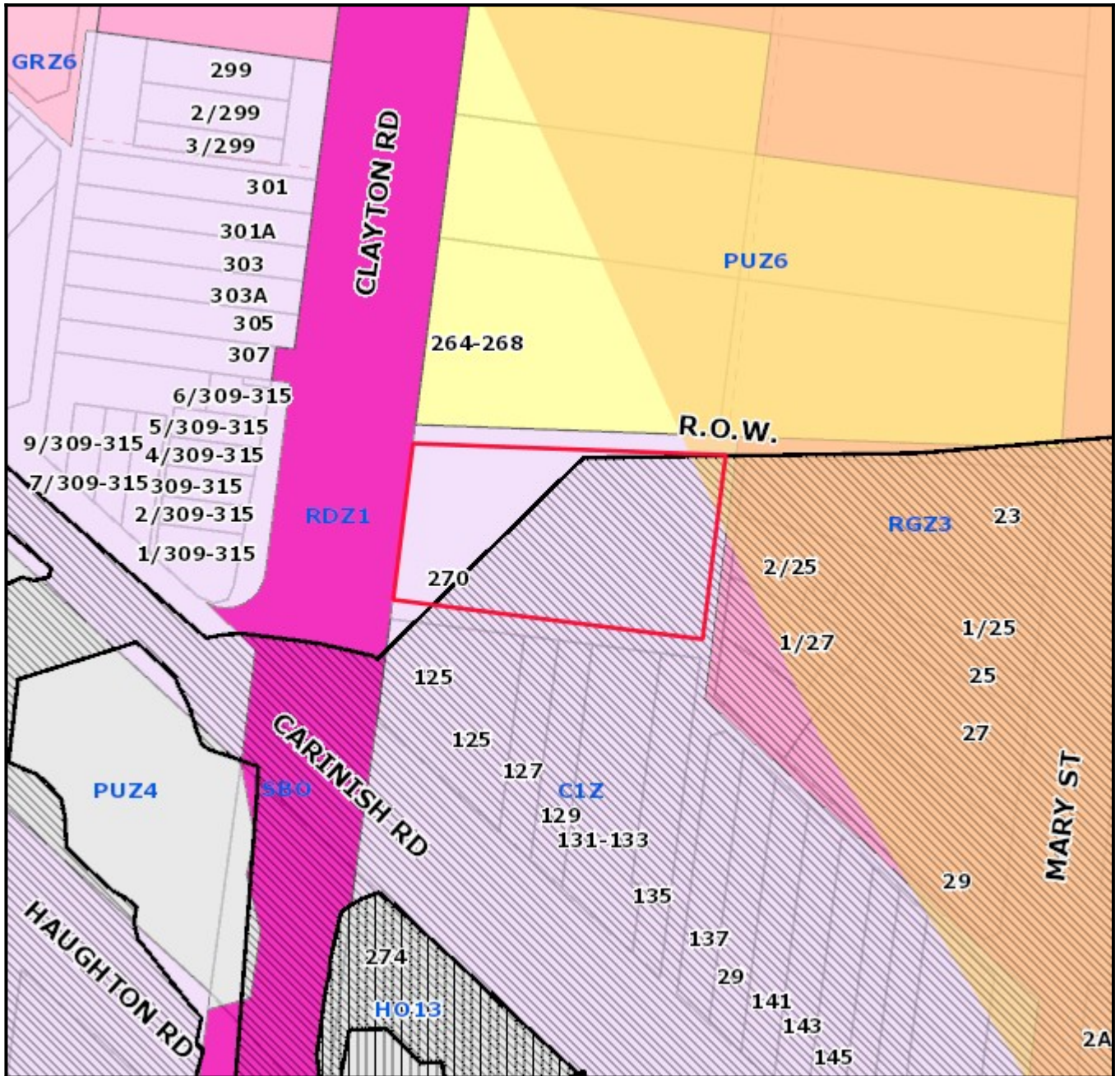


Attachment 2: 270 Clayton Road, Clayton





# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**



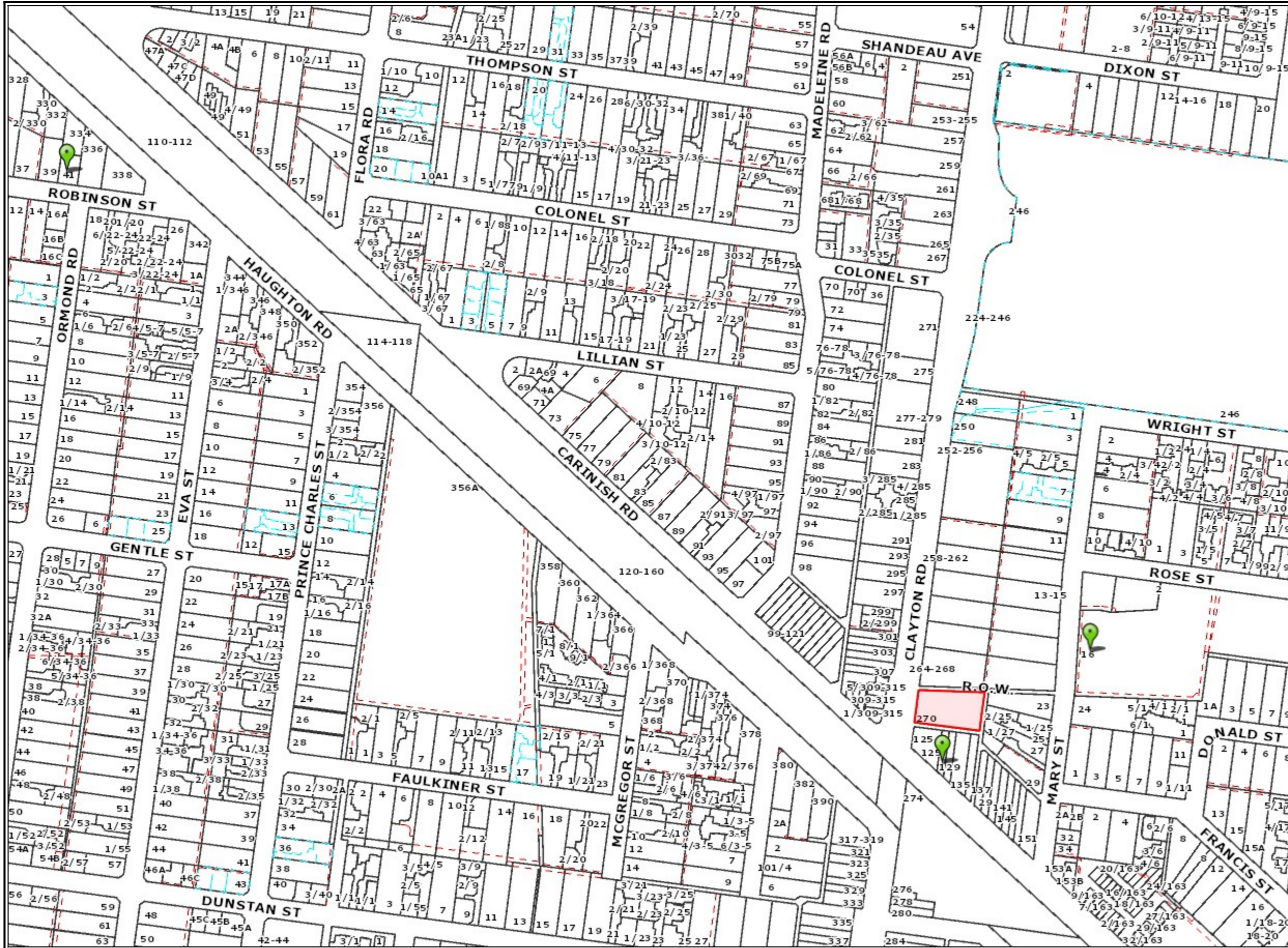

1:1000

**Address**

270 Clayton Road CLAYTON VIC 3168

# Objector Map

Subject land shaded light red.  
Objector properties pinpointed.



## Legend

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

1:3000



Copyright © City of Monash 2008.  
Disclaimer:  
This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The user indemnifies the City of Monash against any claims or loss or damage caused or arising out of the use of the information. Use of this site implies the user has read and acknowledges the Terms of Use, copyright, Disclaimer, and the Privacy Statement of the City of Monash.  
<http://www.monash.vic.gov.au/legal/index.htm>



Copyright © The State of Victoria.  
Disclaimer:  
This material may be of assistance to you but the State Government of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your purposes and therefore disclaims all liability for any error, loss or consequences which may arise from any information contained in this material.