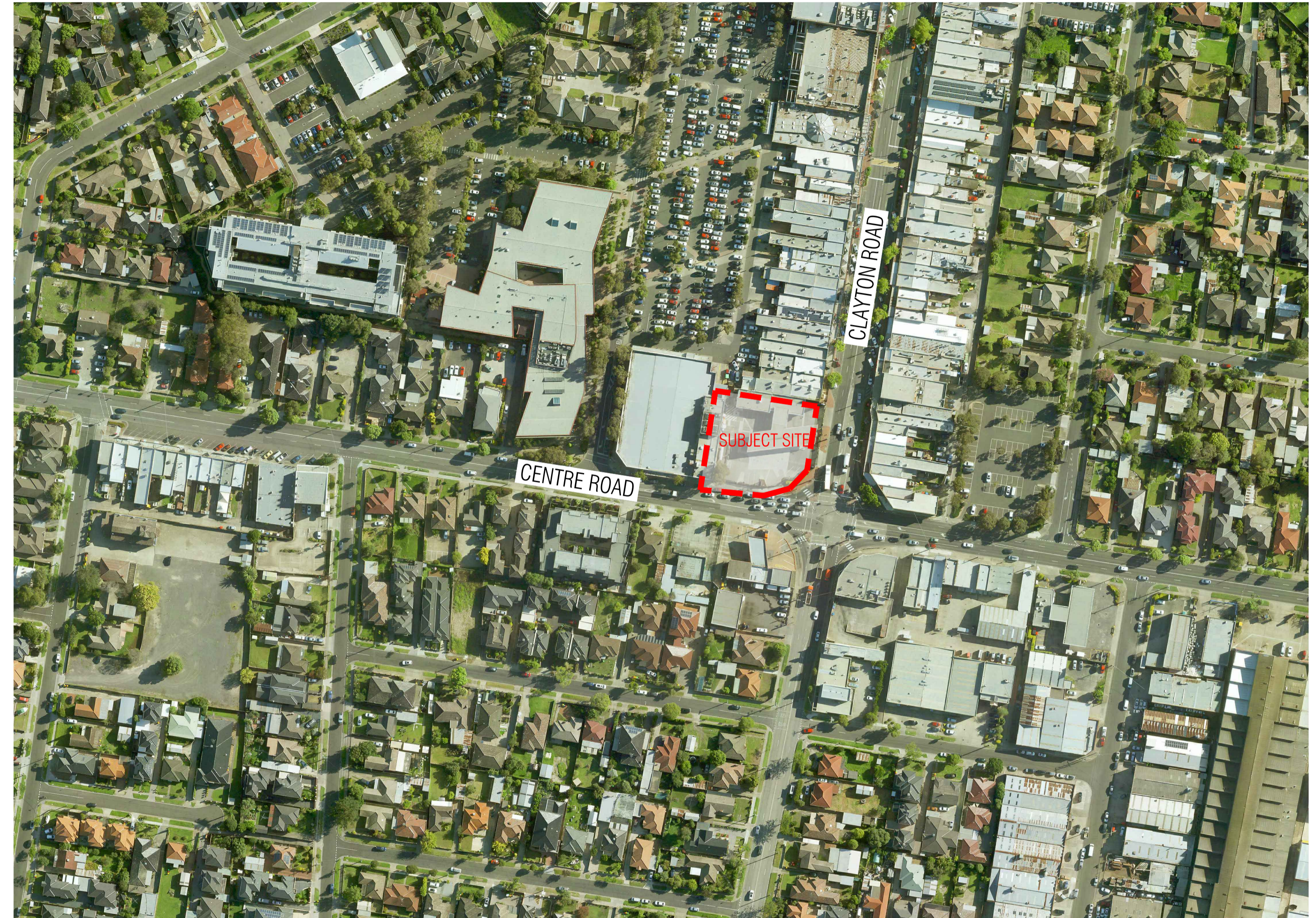


409 CLAYTON ROAD CLAYTON, VICTORIA 3168

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DRAWING LIST			
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TP-011	EXISTING CONDITIONS PHOTOS	TP-117	PROPOSED PLAN - SIXTEENTH
TP-012	DEMOLITION PLAN	TP-118	PROPOSED PLAN - ROOF
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TP-113	PROPOSED PLAN - TWELFTH FLOOR		
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AERIAL IMAGE
NTS

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- ① PUBLIC CAR PARK
 - ② ON STREET ANGLE CAR PARKING
 - ③ PEDESTRIAN CROSSING
 - ④ ONE STOREY COLES SUPERMARKET LOCATED ADJACENT TO SUBJECT SITE, MAIN PEDESTRIAN ENTRY AND LOADING ZONE LOCATED AT THE REAR OF THE SITE.
 - ⑤ A TWO STOREY MULTI PURPOSE COMMUNITY CENTRE WITH CAR PARKING AT THE REAR AND MAIN PEDESTRIAN ENTRY FROM COOKE STREET.
 - ⑥ PREDOMINANTLY LOW RISE RETAIL AND COMMERCIAL BRICK BUILDINGS WITH MAIN PEDESTRIAN ENTRY FROM CLAYTON ROAD AND LOADING ZONES AT THE REAR, AWNING OVERHANGING THE BRICK PAVER PUBLIC FOOTPATH
 - ⑦ THREE STOREY MULTI RESIDENTIAL BUILDING WITH PEDESTRIAN ENTRY AND PRIVATE CAR PARK ENTRY FROM CENTRE ROAD
 - ⑧ TWO STOREY RETAIL STORE (MAIN PEDESTRIAN ENTRY FROM CLAYTON ROAD), WITH CAR PARK ON ROOFTOP ACCESSIBLE FROM OLIVE LANE
 - ⑨ PREDOMINANTLY LOW RISE RETAIL AND COMMERCIAL BUILDINGS MAIN PEDESTRIAN ENTRY ALONG CLAYTON/CENTRE ROAD
 - ⑩ PREDOMINANTLY LOW RISE SINGLE RESIDENTIAL DWELLING WITH PITCHED ROOFS AND LOW FENCE / NOT FENCED
 - ⑪ PREDOMINANTLY LOW RISE MULTI RESIDENTIAL ATTACHED DWELLING WITH PITCHED ROOF AND LOW FENCE / NOT FENCED
 - ⑫ SINGLE STOREY COMMERCIAL BRICK BUILDING WITH MAIN ENTRY ON OLIVE STREET AND ACCESSIBLE FROM OLIVE LANE
 - ⑬ SUBJECT SITE LOCATED ON THE CORNER OF CLAYTON AND CENTRE ROAD. SITE BOUNDARY IS NOT ALIGNED AGAINST ADJACENT RETAIL BUILDINGS ALONG CLAYTON ROAD, CREATING A PROTRUDED CORNER ON THE FOOTPATH
- SUBJECT SITE
 - EXISTING BUILDING
 - SURROUNDING BUILDINGS
 - BUS ROUTE
 - BUS STOP

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PROJECT	409 CLAYTON ROAD
	409 CLAYTON ROAD CLAYTON VIC 3168

TOWN PLANNING DRAWINGS	
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SCALE: 1:500	DATE: JULY 2020
PAGE: A1	PROJECT NO: 20020
DRAWN: ML-D	
DRAWING ISSUE	TOWN PLANNING
	REV TP-010.A



01 EXISTING STREETScape ALONG CLAYTON ROAD NTS



02 EXISTING STREETScape ALONG CENTRE ROAD NTS



03 SITE PHOTO: VIEW FROM CLAYTON ROAD LOOKING TOWARDS SOUTH WEST NTS



04 SITE PHOTO: VIEW FROM CENTRE ROAD LOOKING TOWARDS NORTH EAST NTS



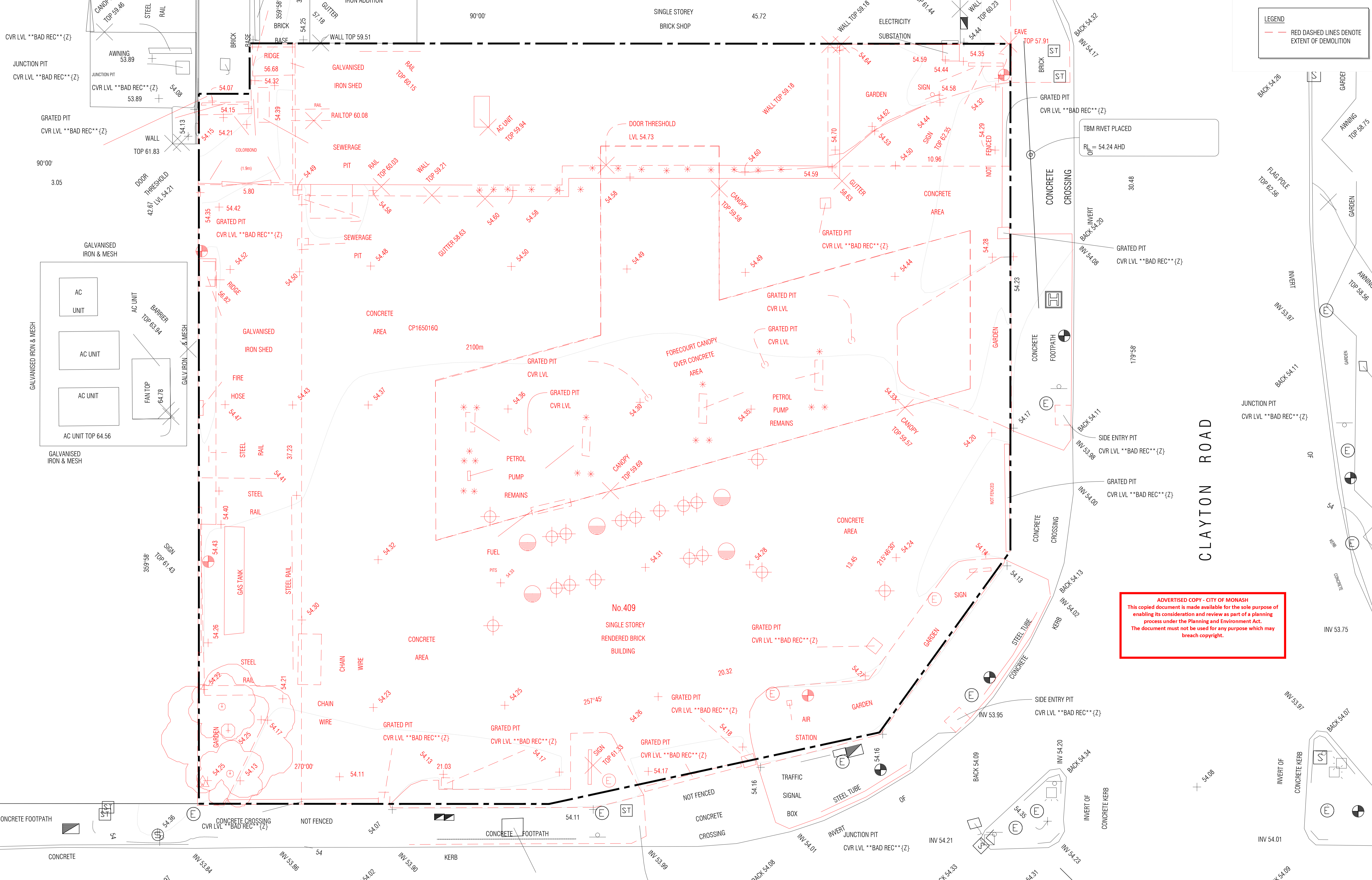
05 SITE PHOTO: SUBJECT SITE 409 CLAYTON ROAD NTS



06 SITE PHOTO: SUBJECT SITE 409 CLAYTON ROAD NTS

REV	DATE	DESCRIPTION	CHECKED	REV	DATE	DESCRIPTION	CHECKED
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LEGEND
 - - - RED DASHED LINES DENOTE
 EXTENT OF DEMOLITION



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TOWN PLANNING DRAWINGS

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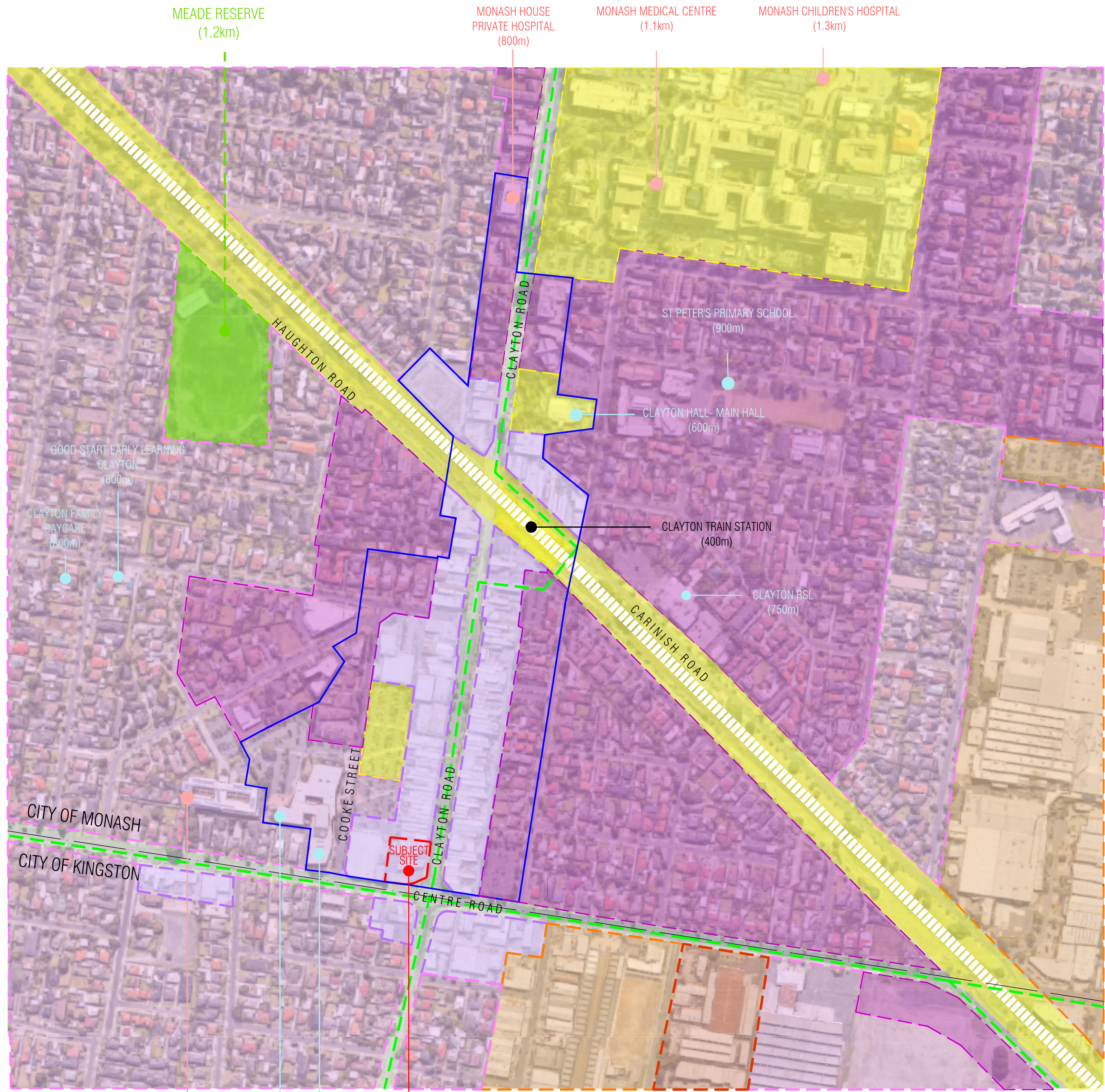
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 PROJECT NO:
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- PRECINCT PLAN BOUNDARY
- SCHOOL/ COMMUNITY FACILITY
- HEALTH FACILITY
- COMMERCIAL ZONE 1
- GENERAL RESIDENTIAL ZONE
- RESIDENTIAL GROWTH ZONE
- PUBLIC USE ZONE
- PUBLIC PARK & RECREATION ZONE
- INDUSTRIAL ZONE
- MIXED USE ZONE
- - - BUS ROUTE

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PROJECT
409 CLAYTON ROAD
 409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
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DESIGN RESPONSE - NEIGHBOURHOOD CONTEXT
 SCALE: NTS
 PAGE: A1
 DRAWN: ML-D
 DRAWING ISSUE
TOWN PLANNING

DATE: JULY 2020
 PROJECT NO:
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1 KEY VIEWS FROM SITE NTS

2 KEY VIEWS TO SITE NTS

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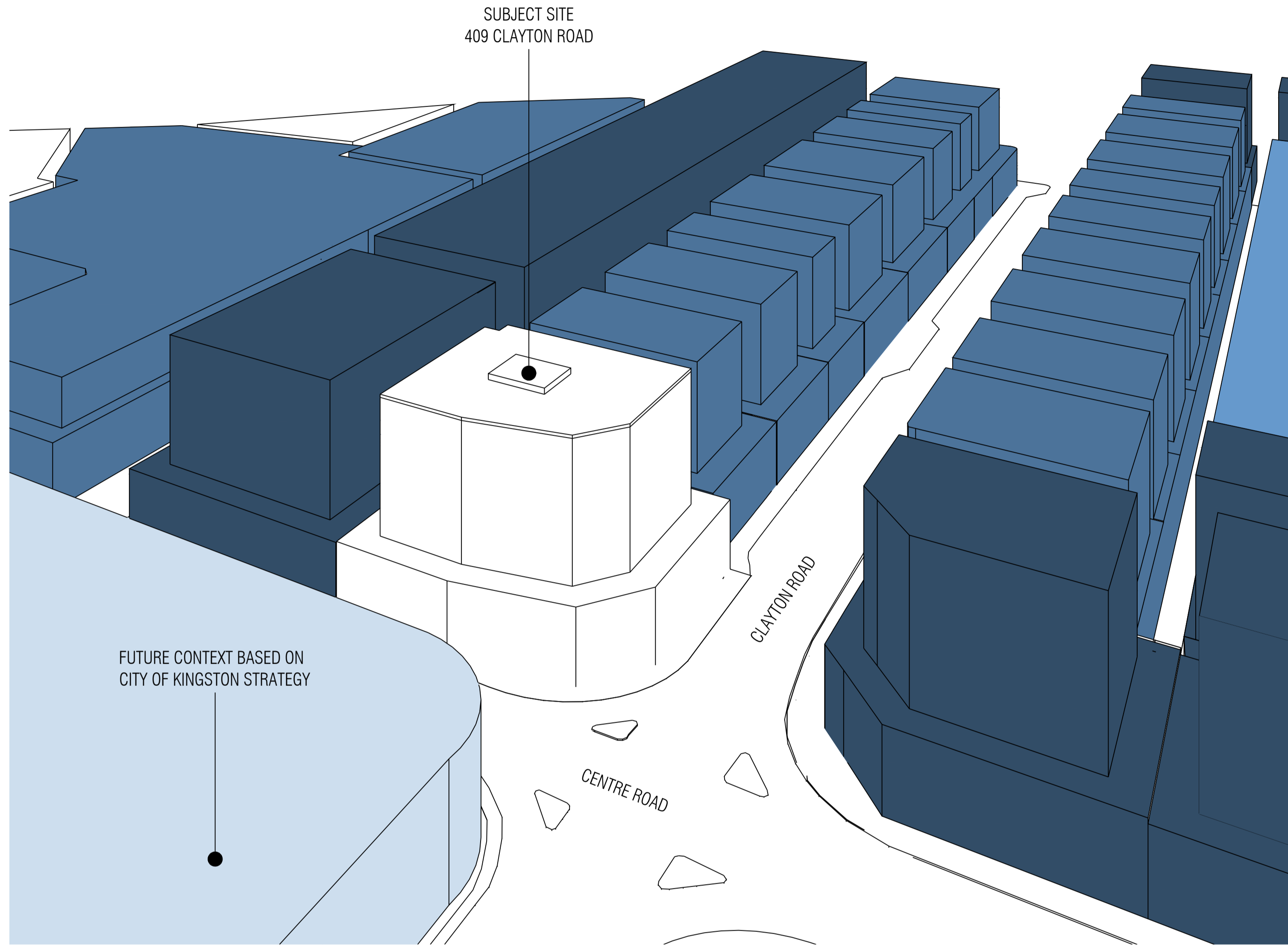
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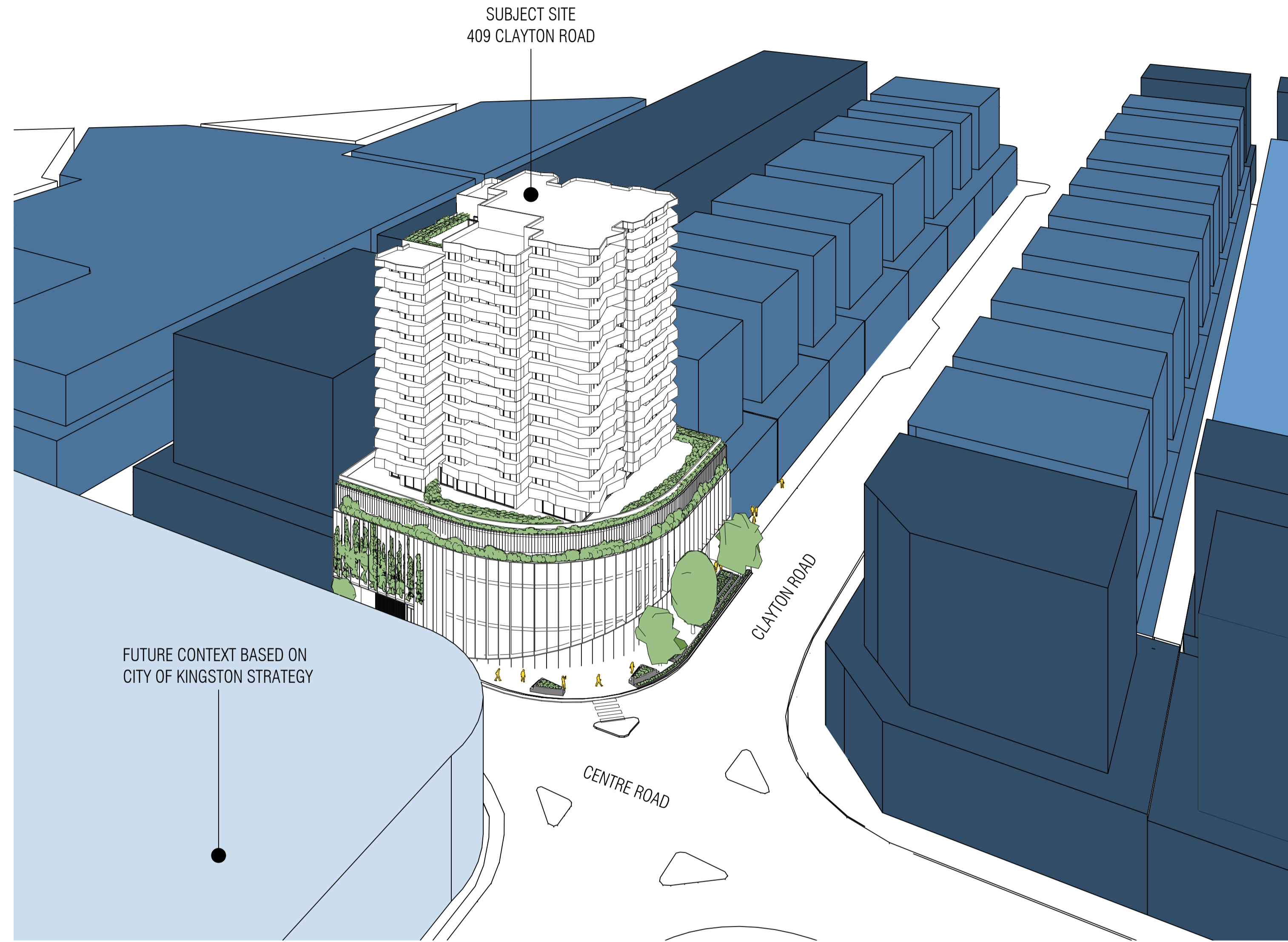
PROJECT
409 CLAYTON ROAD
 409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
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DESIGN RESPONSE - KEY VIEWS
 SCALE: NTS
 PAGE: A1
 DRAWN: ML-D
 DRAWING ISSUE
TOWN PLANNING
 DATE: JULY 2020
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01 CLAYTON PRECINCT PLAN WITH 10 LEVEL DEVELOPMENT NTS



02 CLAYTON PRECINCT PLAN WITH PROPOSED DEVELOPMENT NTS

PREFERRED BUILDING HEIGHTS BASED ON CLAYTON PRECINCT PLAN

- 10 LEVELS (32-35M)
- 8 LEVELS (28-32M)
- 6 LEVELS (19-22M)
- 4 LEVELS (16M) - BASED ON CITY OF KINGSTON STRATEGY

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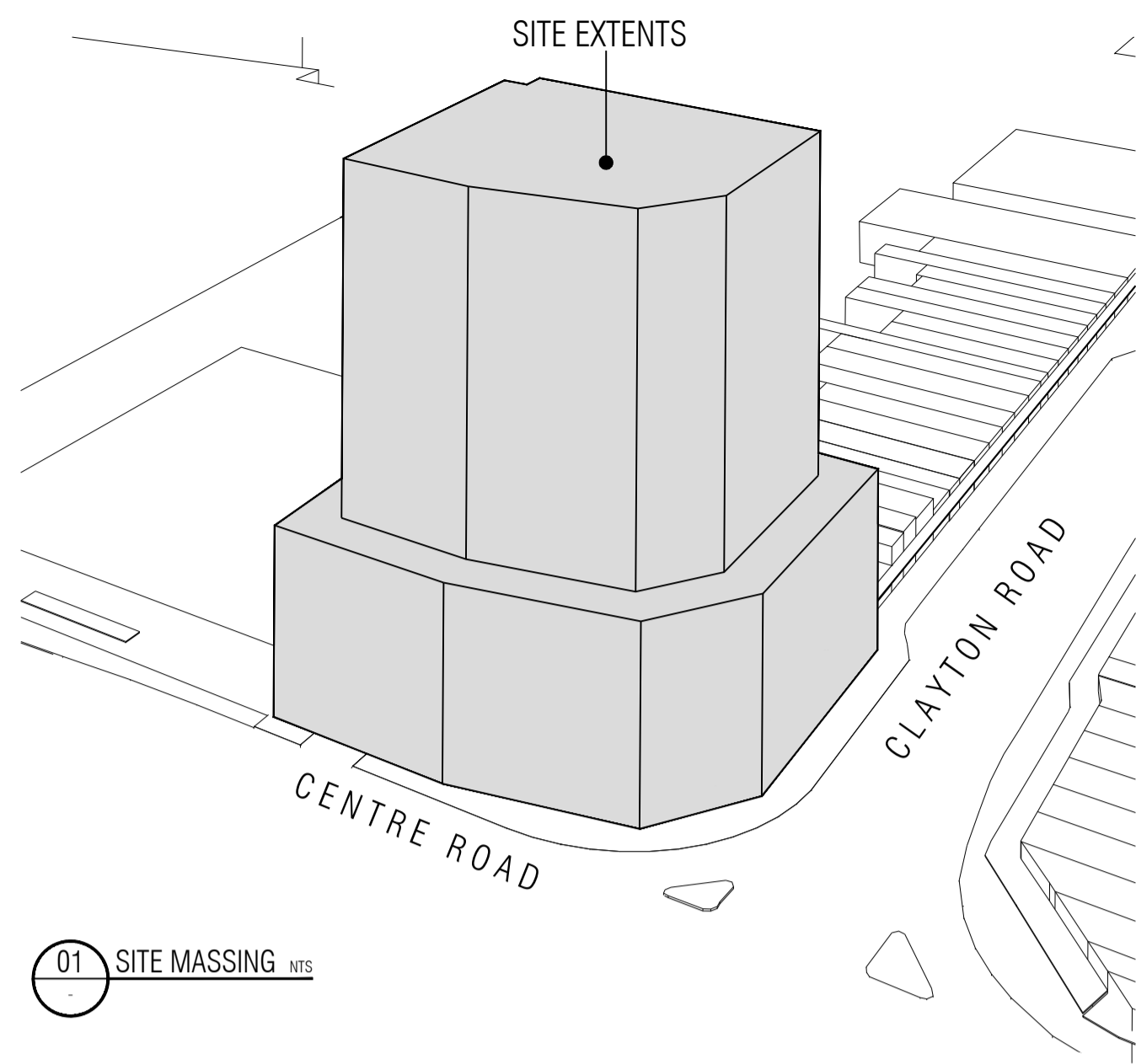
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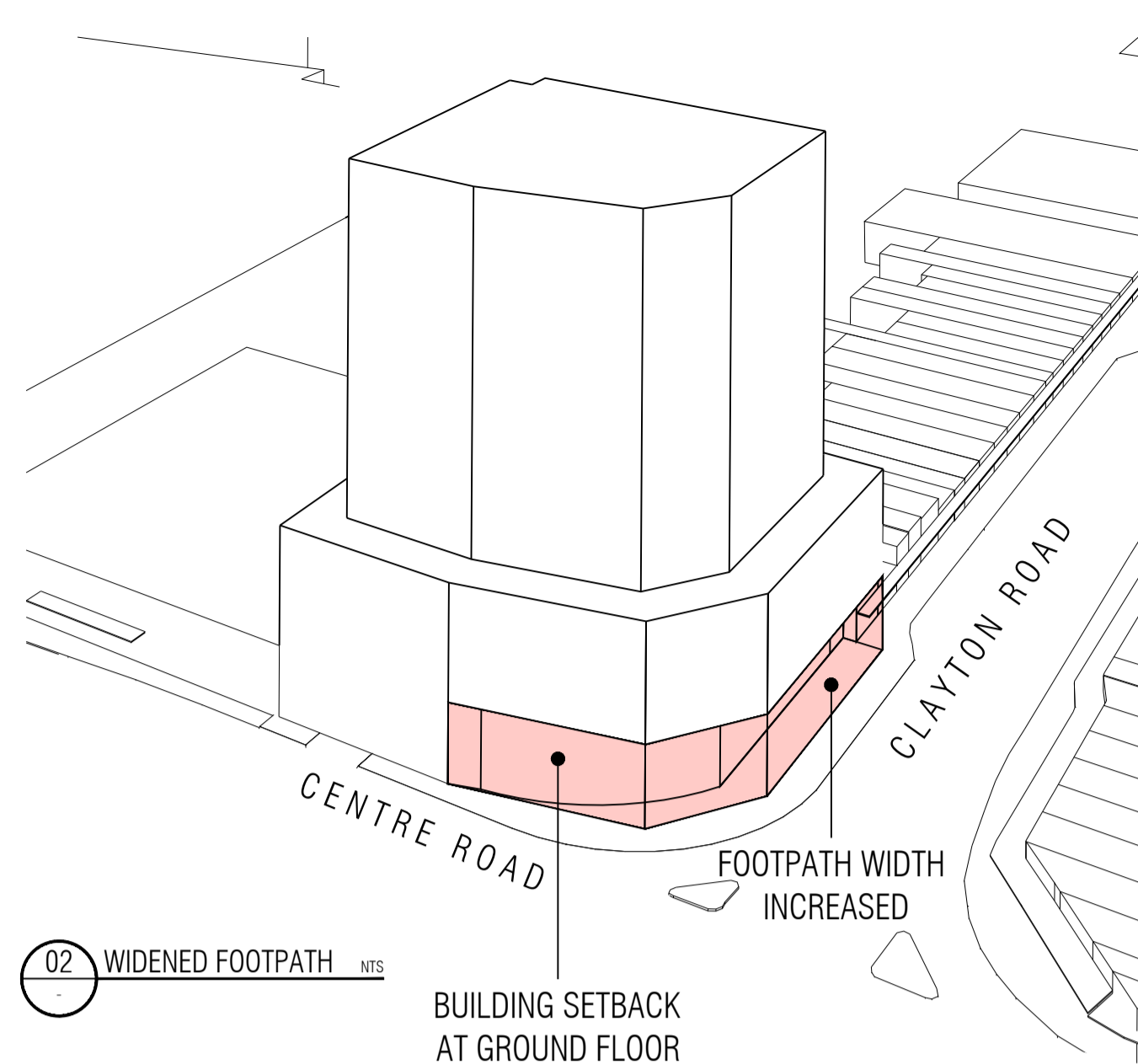
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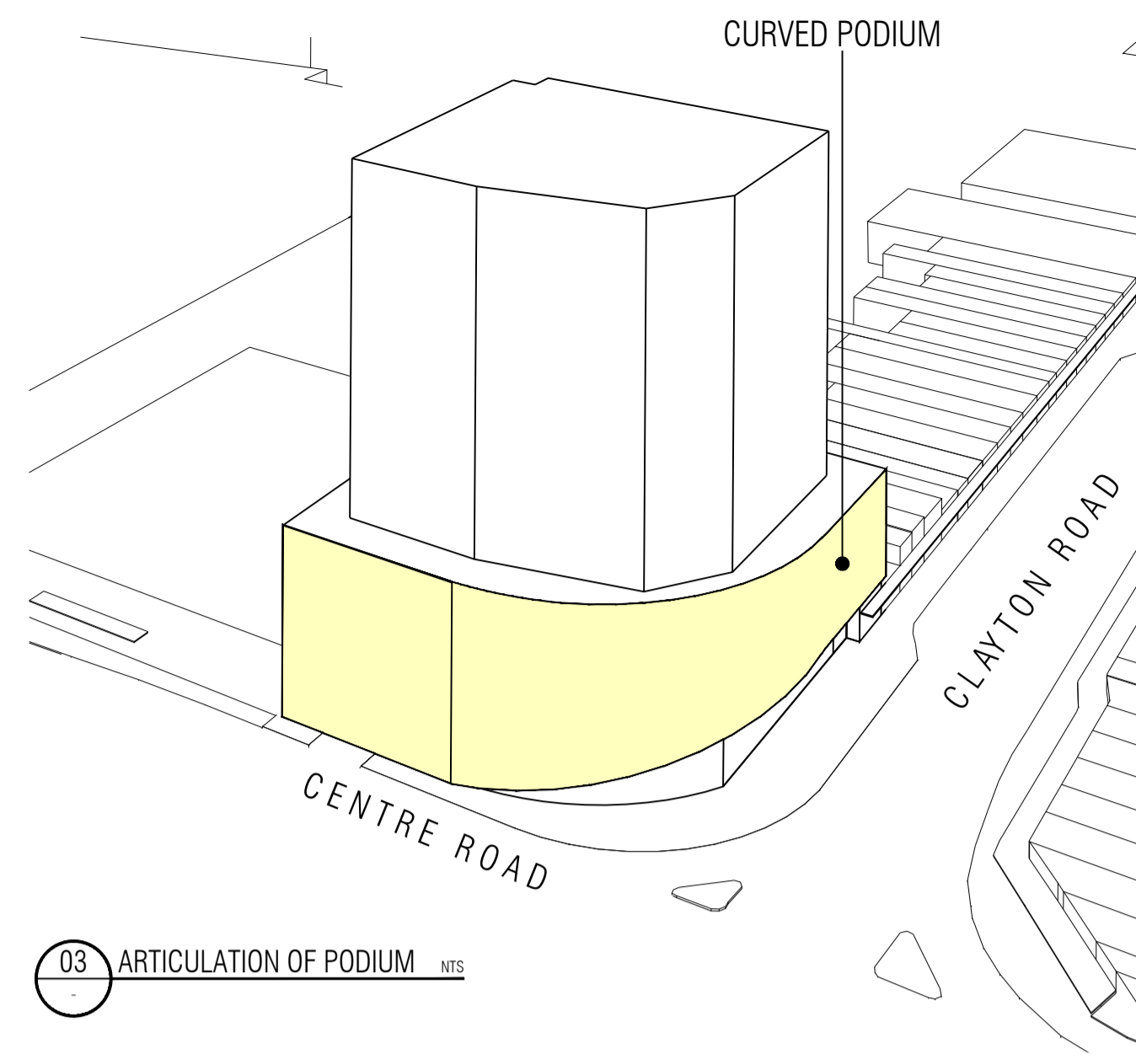
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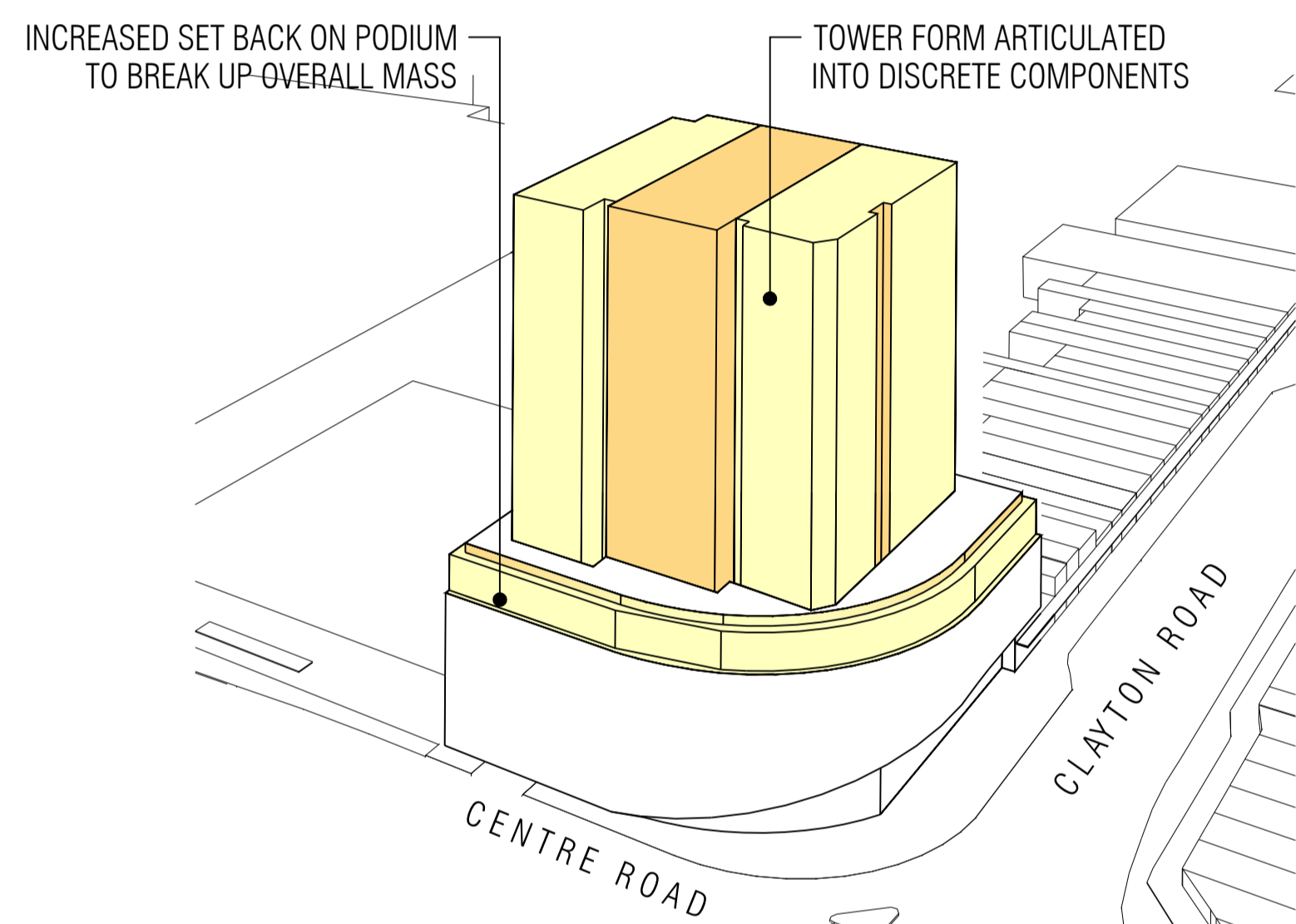
01 SITE MASSING NTS



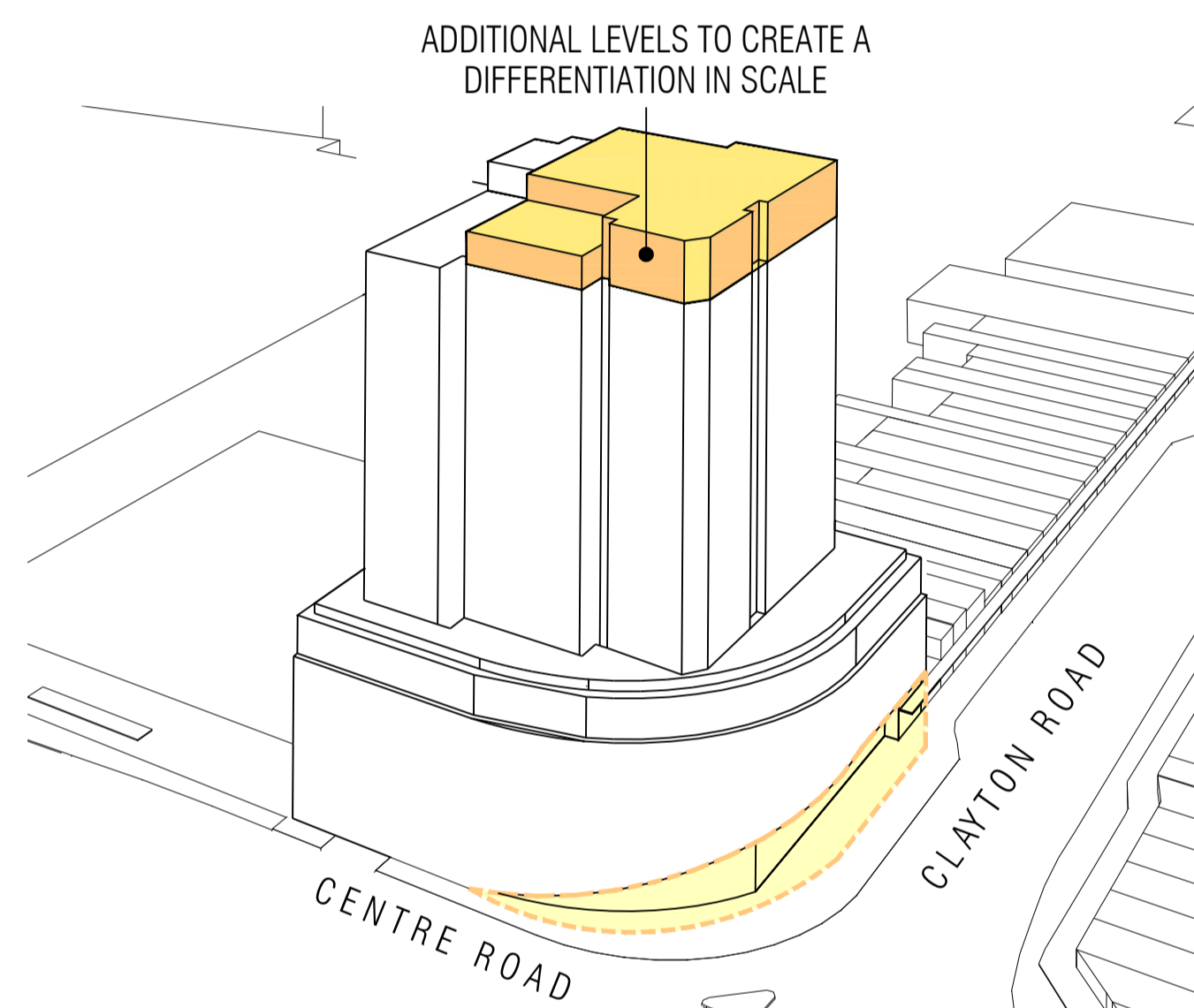
02 WIDENED FOOTPATH NTS



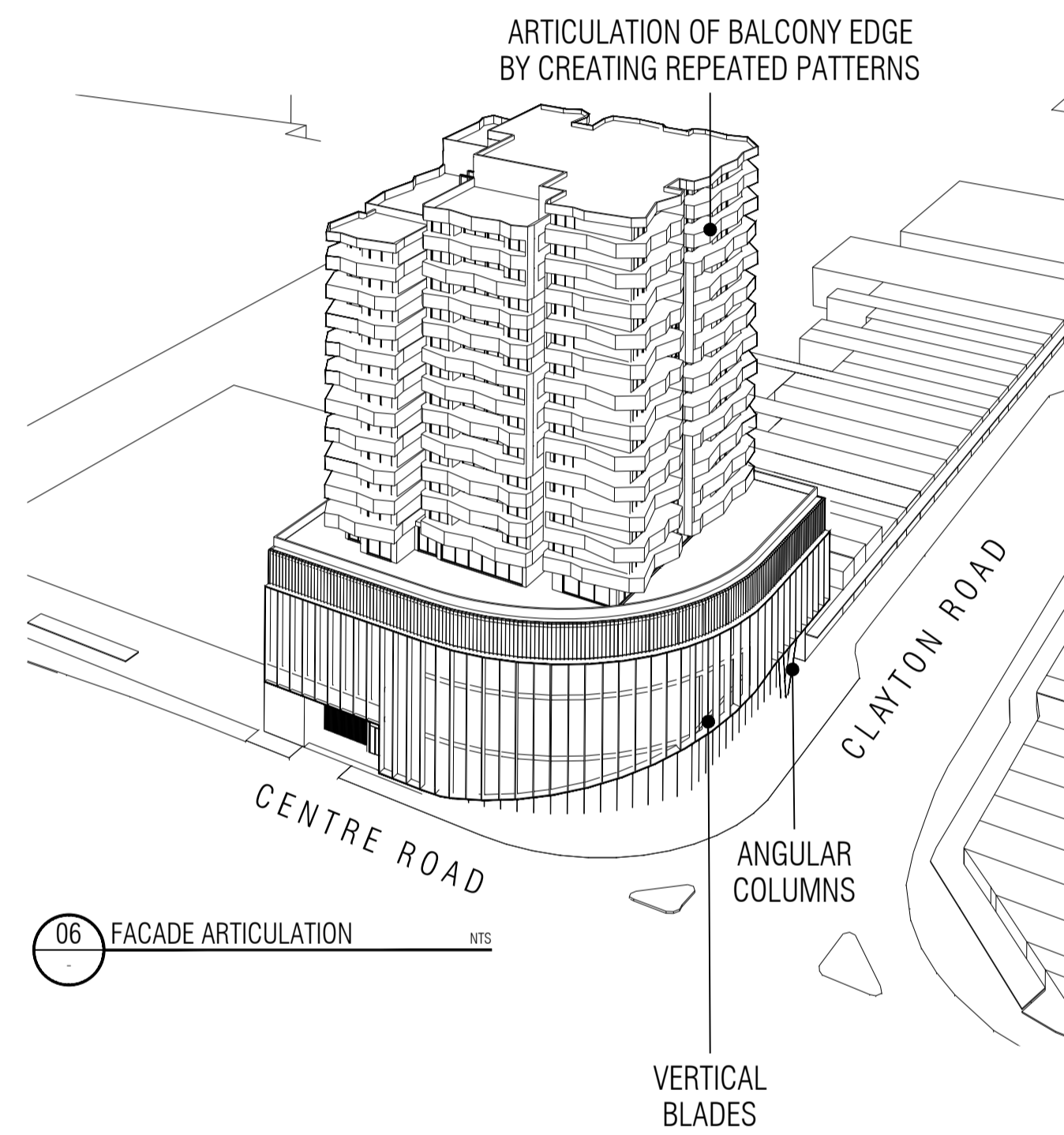
03 ARTICULATION OF PODIUM NTS



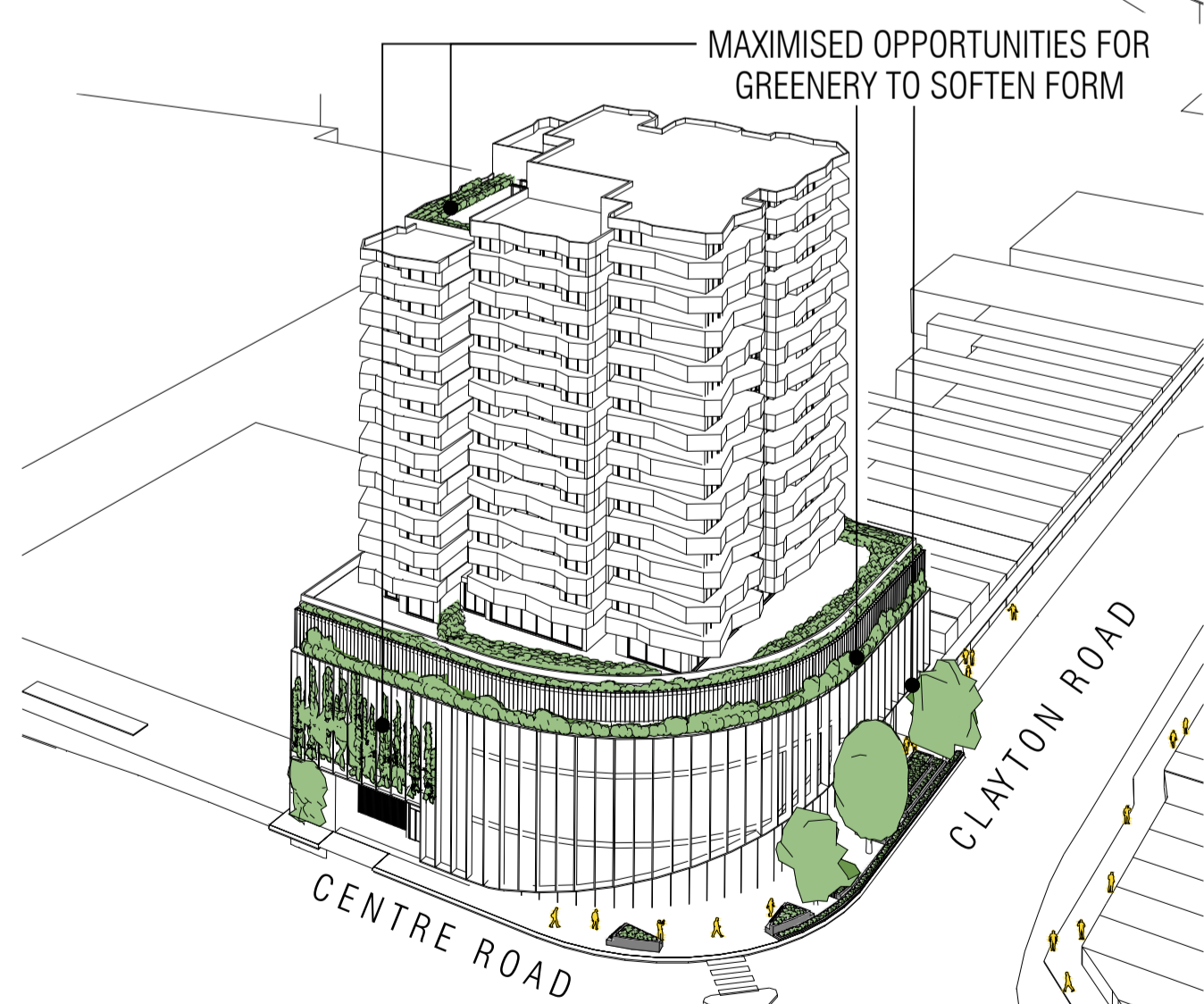
04 ARTICULATION OF TOWER NTS



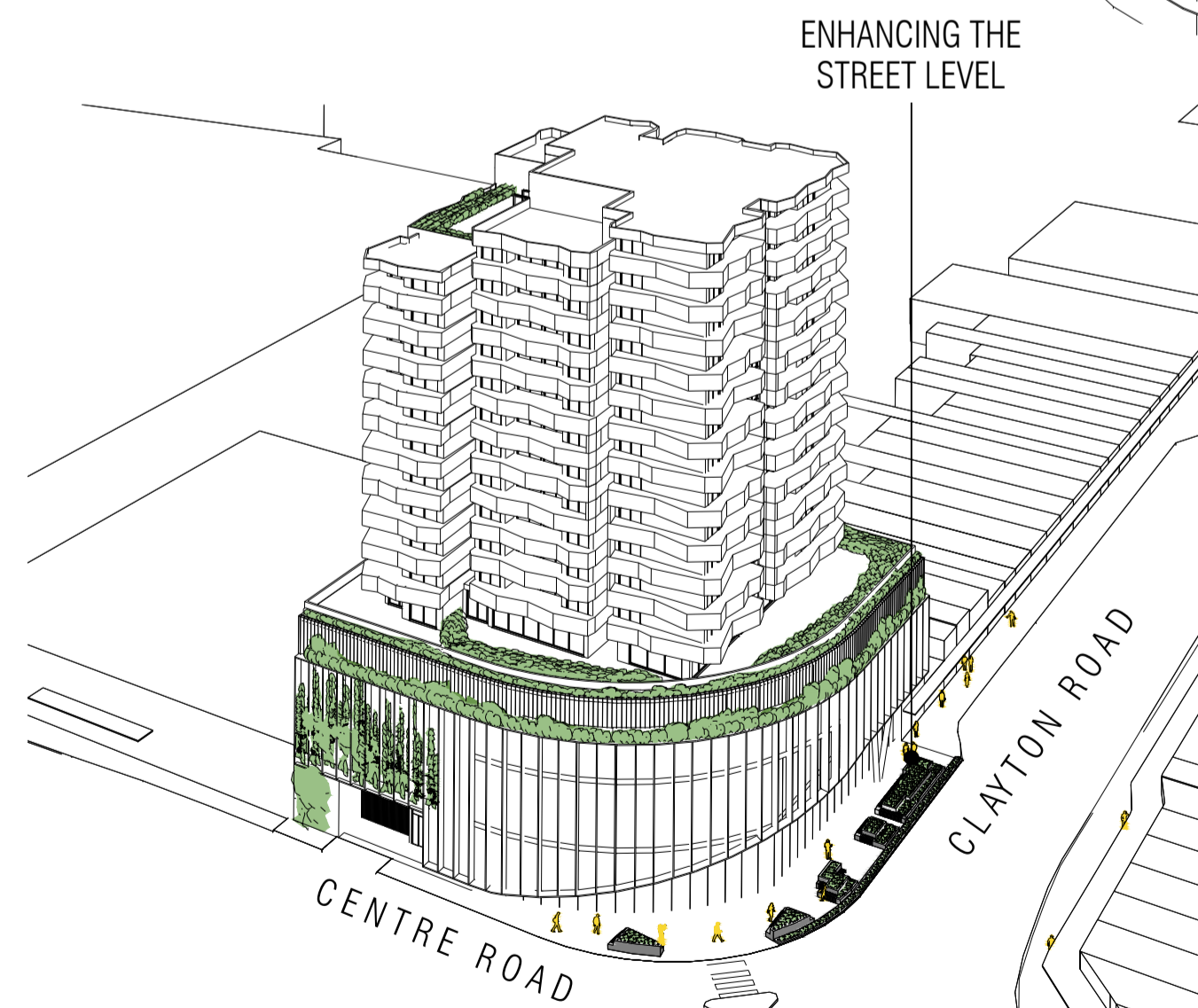
05 REDISTRIBUTION OF MASS NTS



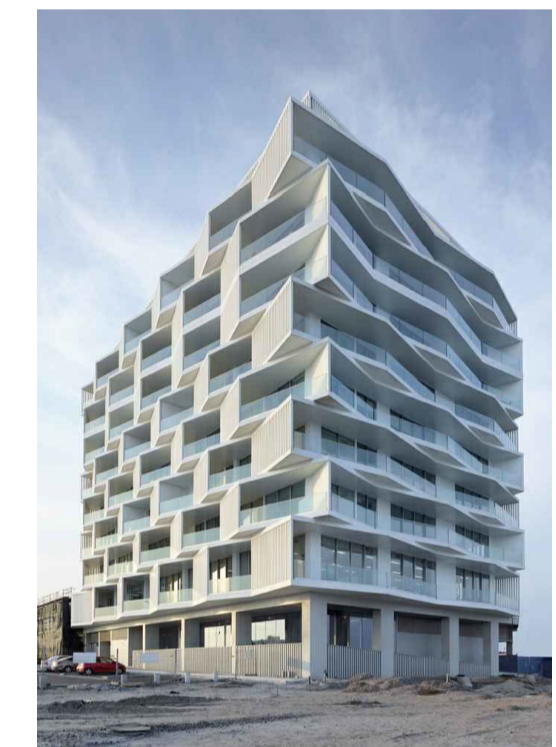
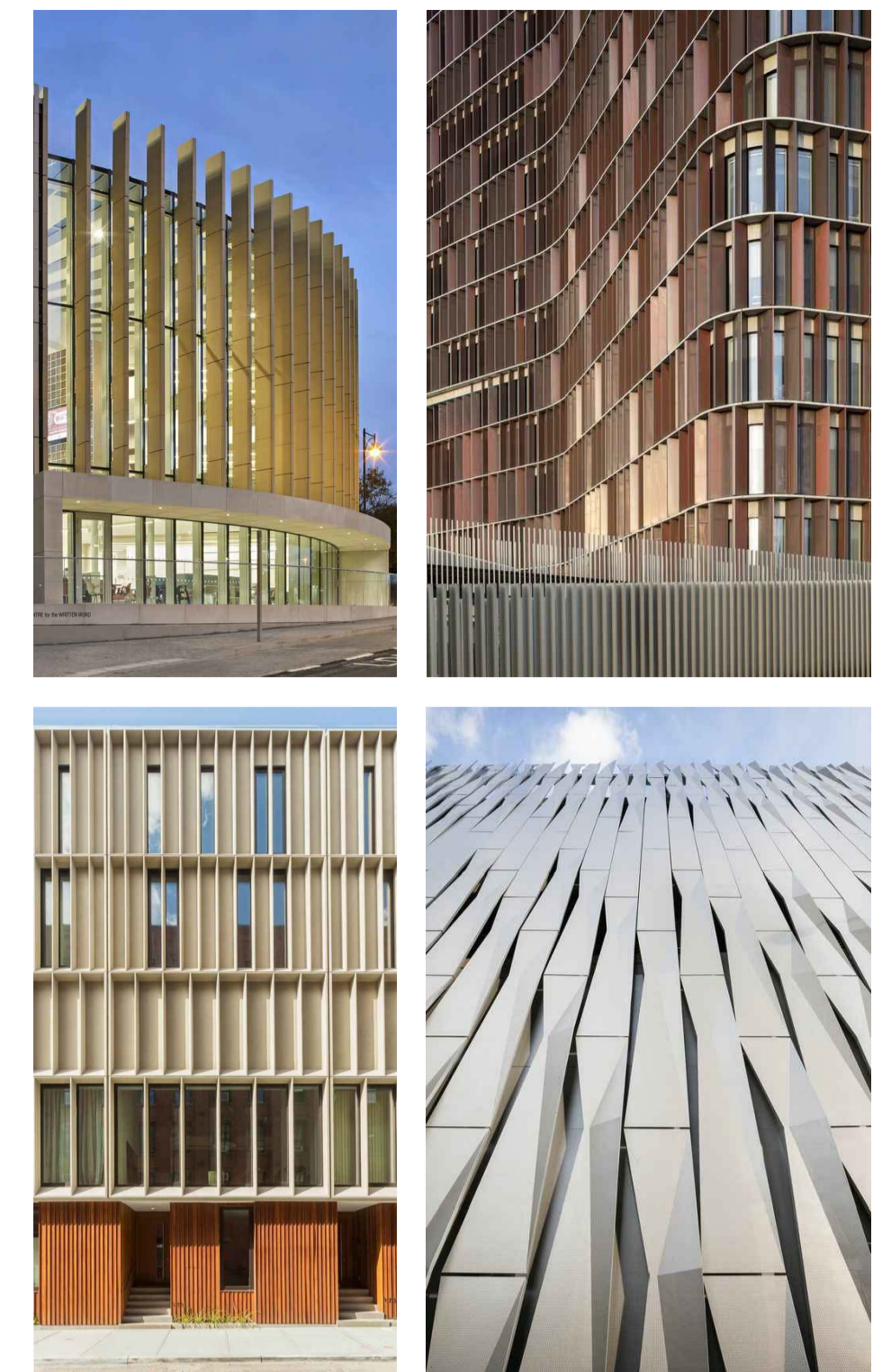
06 FACADE ARTICULATION NTS



07 MAXIMISING GREENERY NTS



08 ACTIVATING THE GROUND PLANE NTS



REFERENCE IMAGES NTS

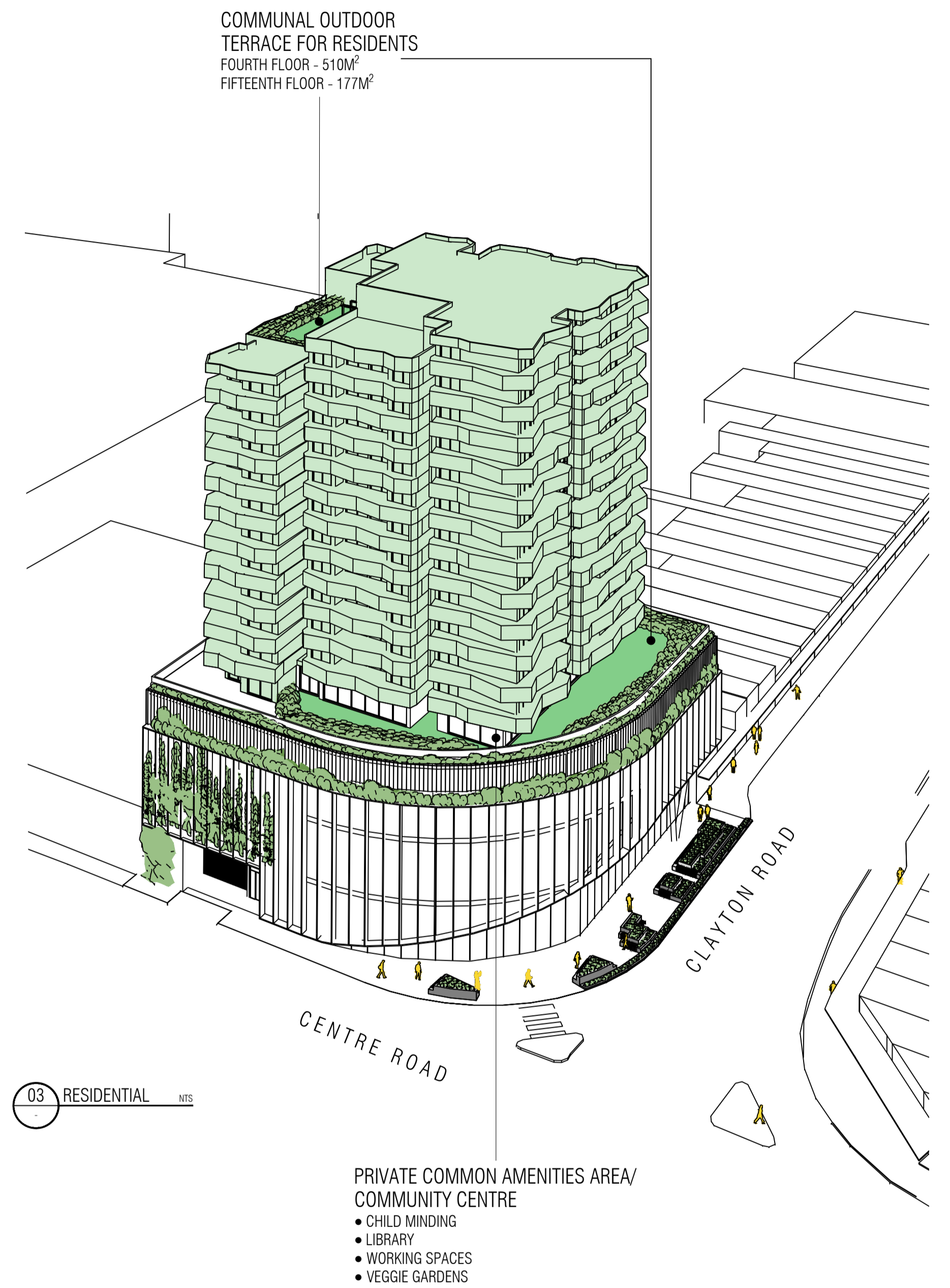
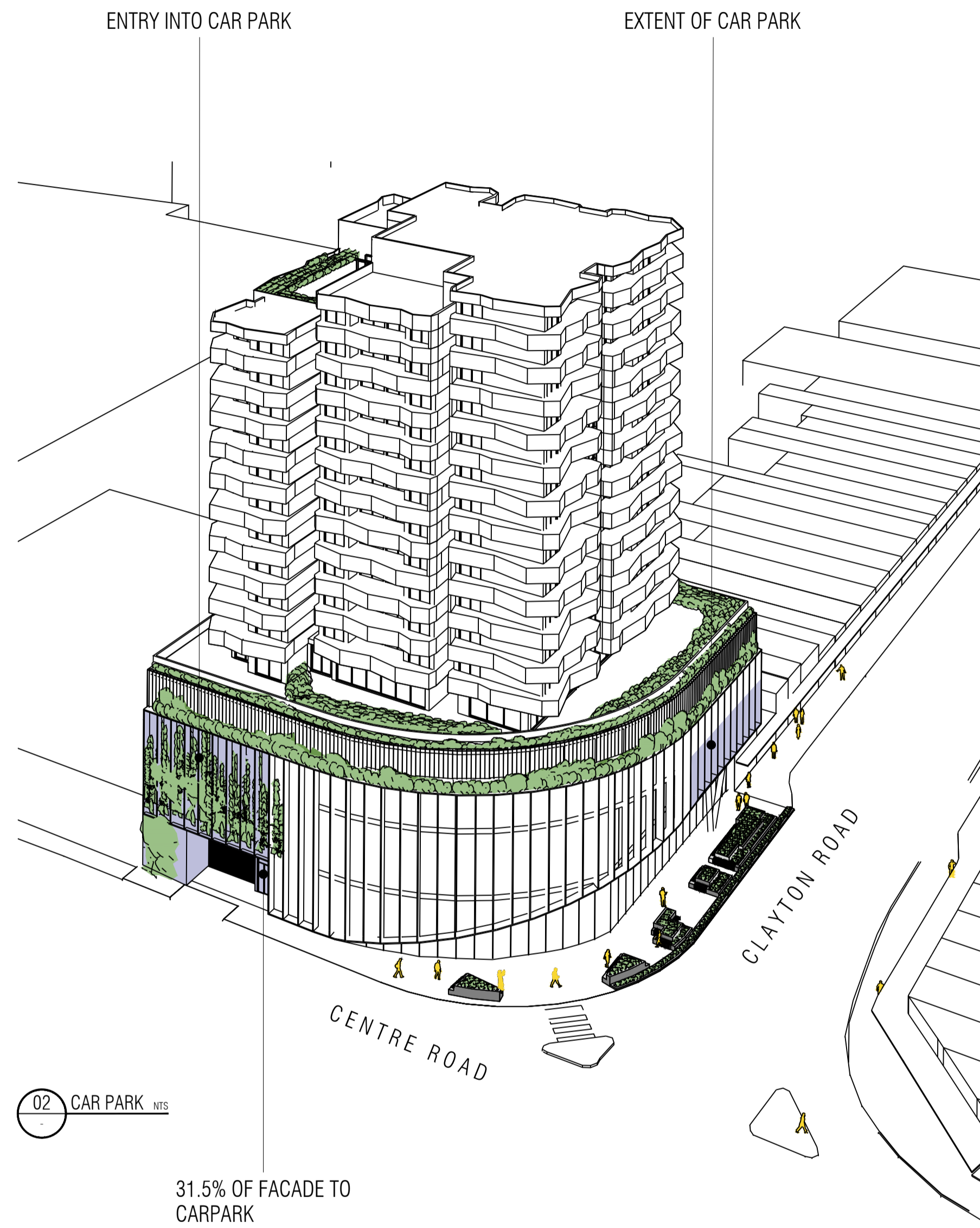
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SCALE:	NTS
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LANDSCAPING PROTECTS PEDESTRIANS FROM BUSY INTERSECTION

TITLE BOUNDARY

BUILDING SETBACK FROM BOUNDARY

208m² AT GROUND LEVEL GIVEN BACK TO THE PUBLIC REALM

HARD AND SOFT LANDSCAPE TO BE DESIGNED AND DETAILED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS

EXISTING CROSSOVER TO BE RECONFIGURED

MAIN VEHICLE ENTRY

MAIN PEDESTRIAN ENTRY

EXISTING PEDESTRIAN CROSSING

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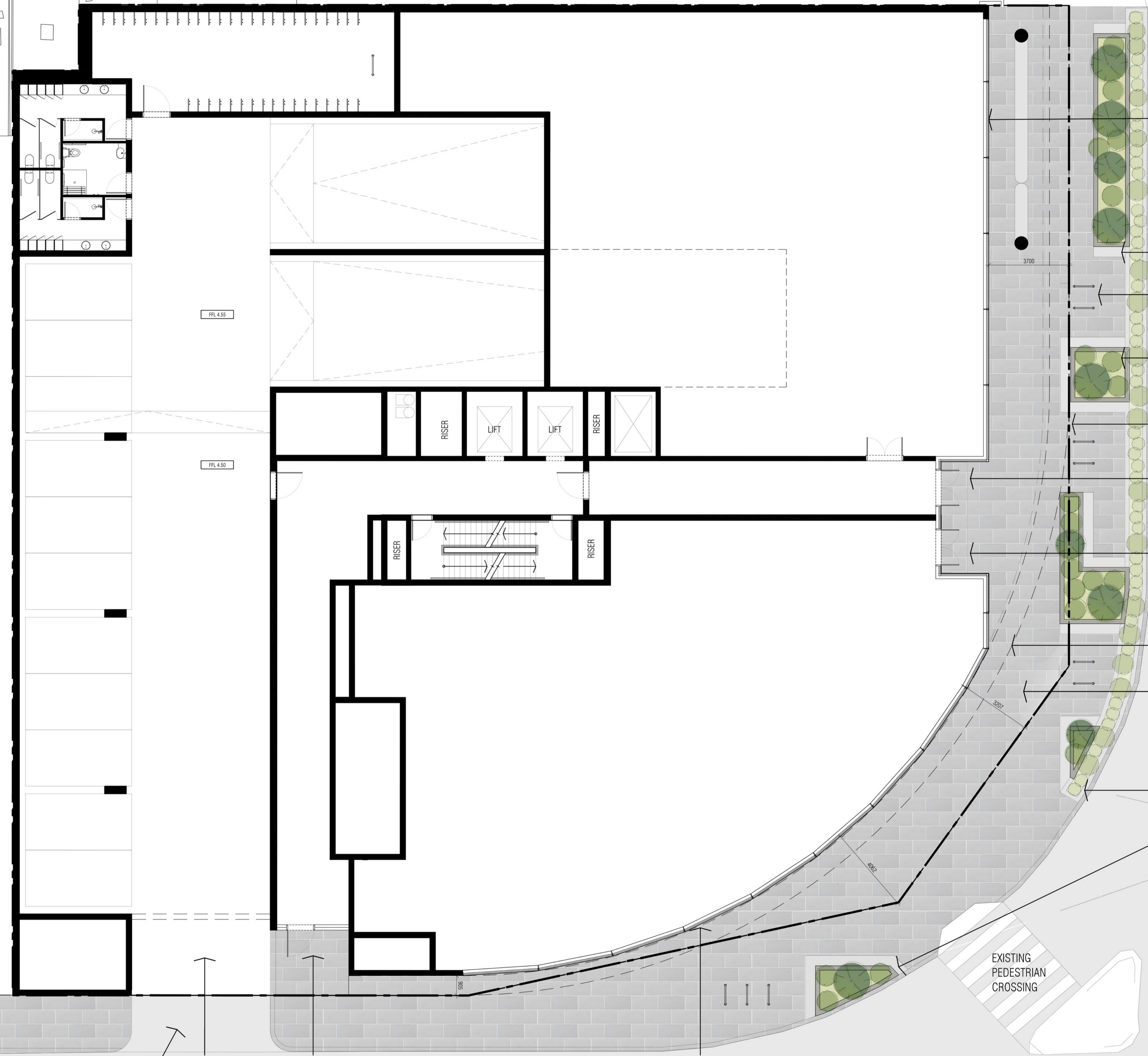
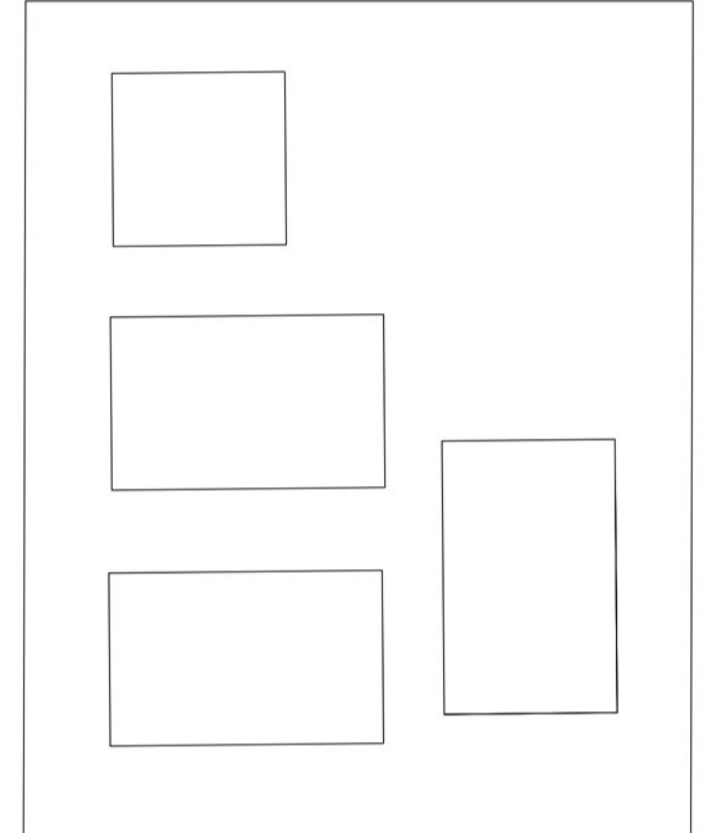
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409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS
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DESIGN RESPONSE - SITE PLAN
 SCALE: 1:100
 PAGE: A1
 DRAWN: ML-D
 DRAWING ISSUE
TOWN PLANNING
 DATE: JULY 2020
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- LINE OF BUILDING SET BACK TO INCREASE FOOTPATH WIDTH & GIVE BACK TO THE PUBLIC REALM
- STREET FURNITURE
- PROVISION OF BIKE HOOPS
- LANDSCAPING PROTECTS PEDESTRIANS FROM BUSY INTERSECTION
- TITLE BOUNDARY
- COMMERICAL ENTRANCE
- TENANCY ENTRANCE
- LINE OF FLOORS ABOVE
- 208m² AT GROUND LEVEL GIVEN BACK TO THE PUBLIC REALM
- HARD AND SOFT LANDSCAPE TO BE DESIGNED AND DETAILED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS

EXISTING CROSSOVER TO BE RECONFIGURED MAIN VEHICLE ENTRY RESIDENTIAL ENTRY LINE OF BUILDING SET BACK FROM TITLE BOUNDARY

EXISTING PEDESTRIAN CROSSING

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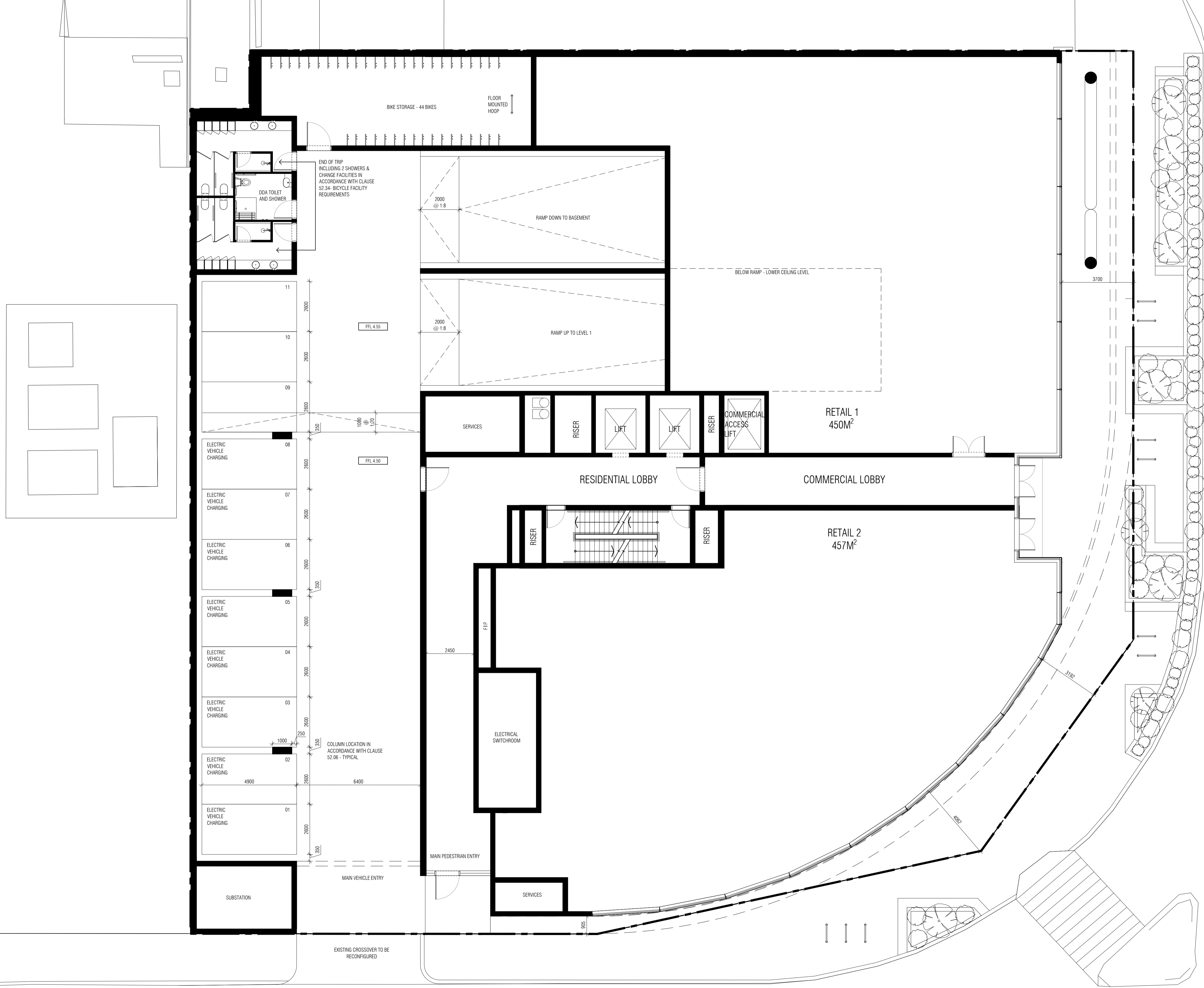
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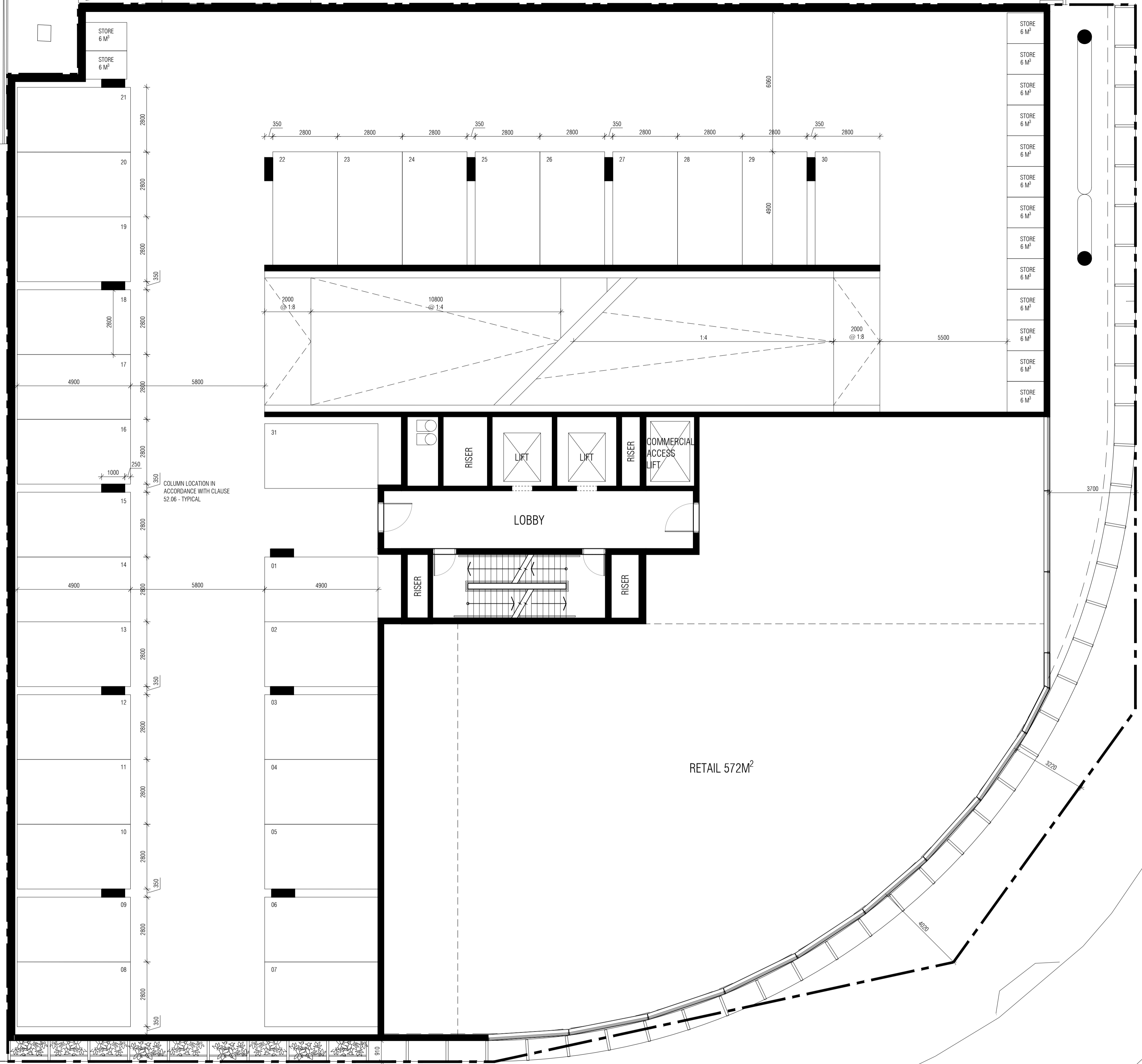
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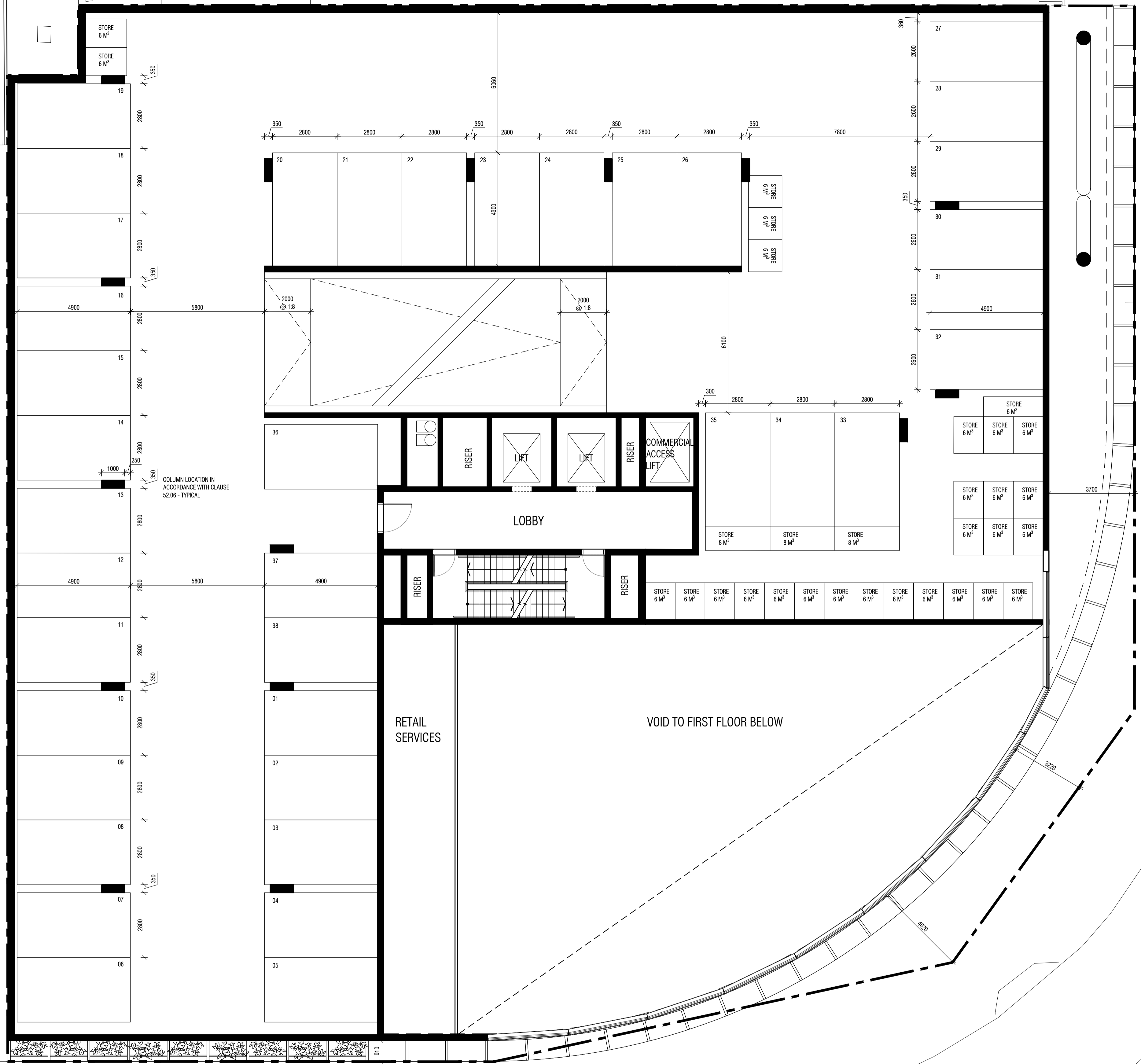
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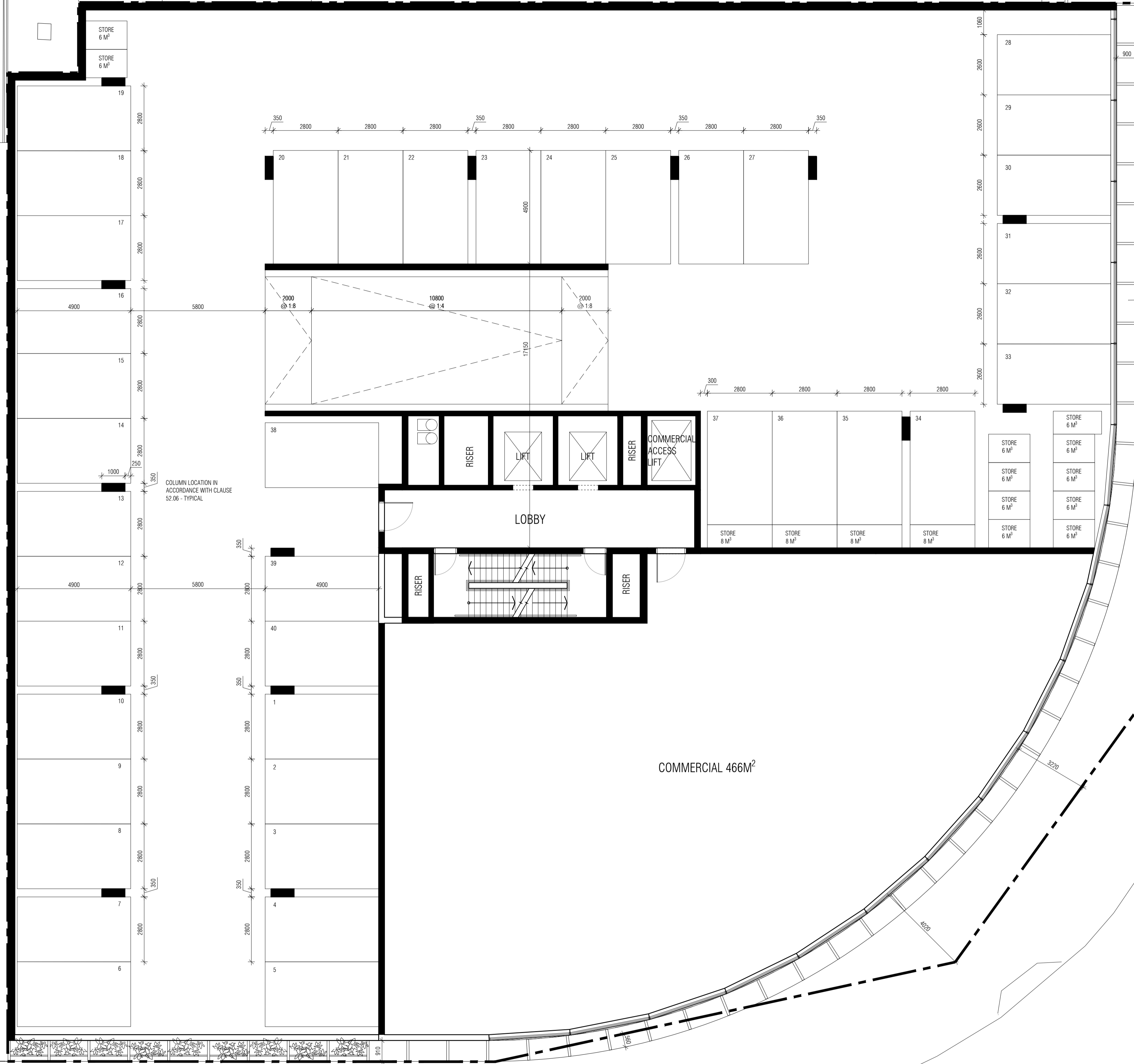
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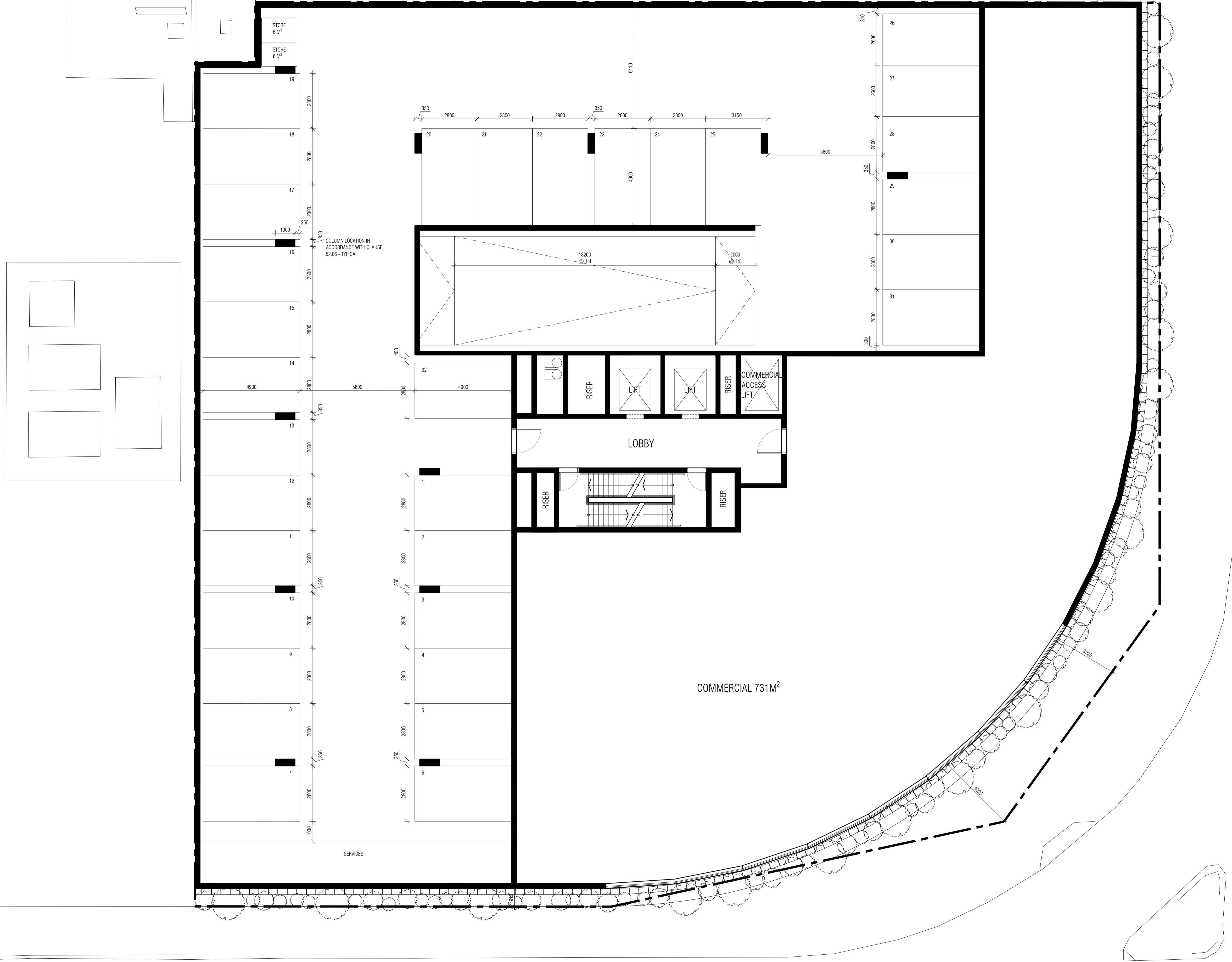
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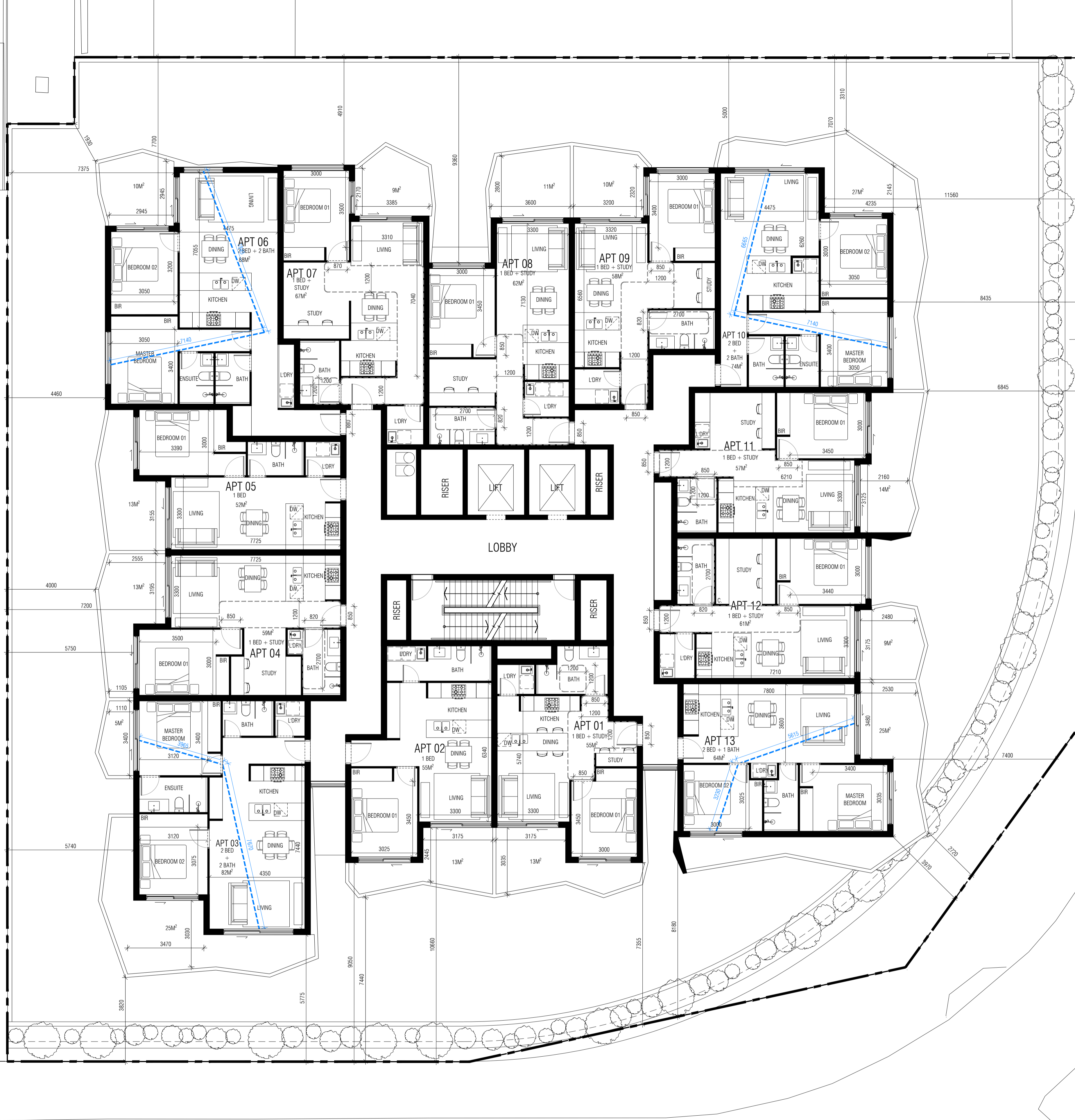
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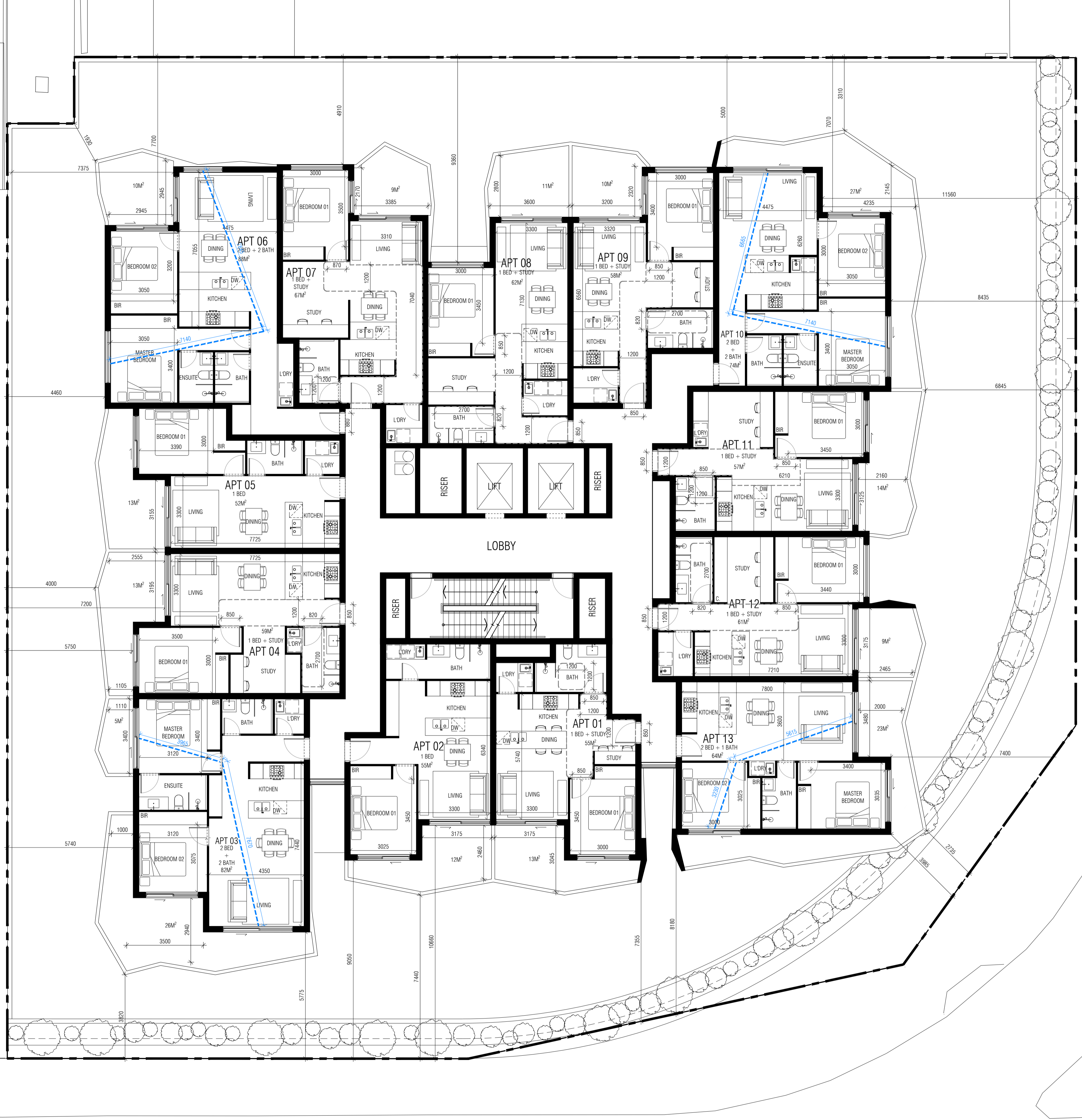
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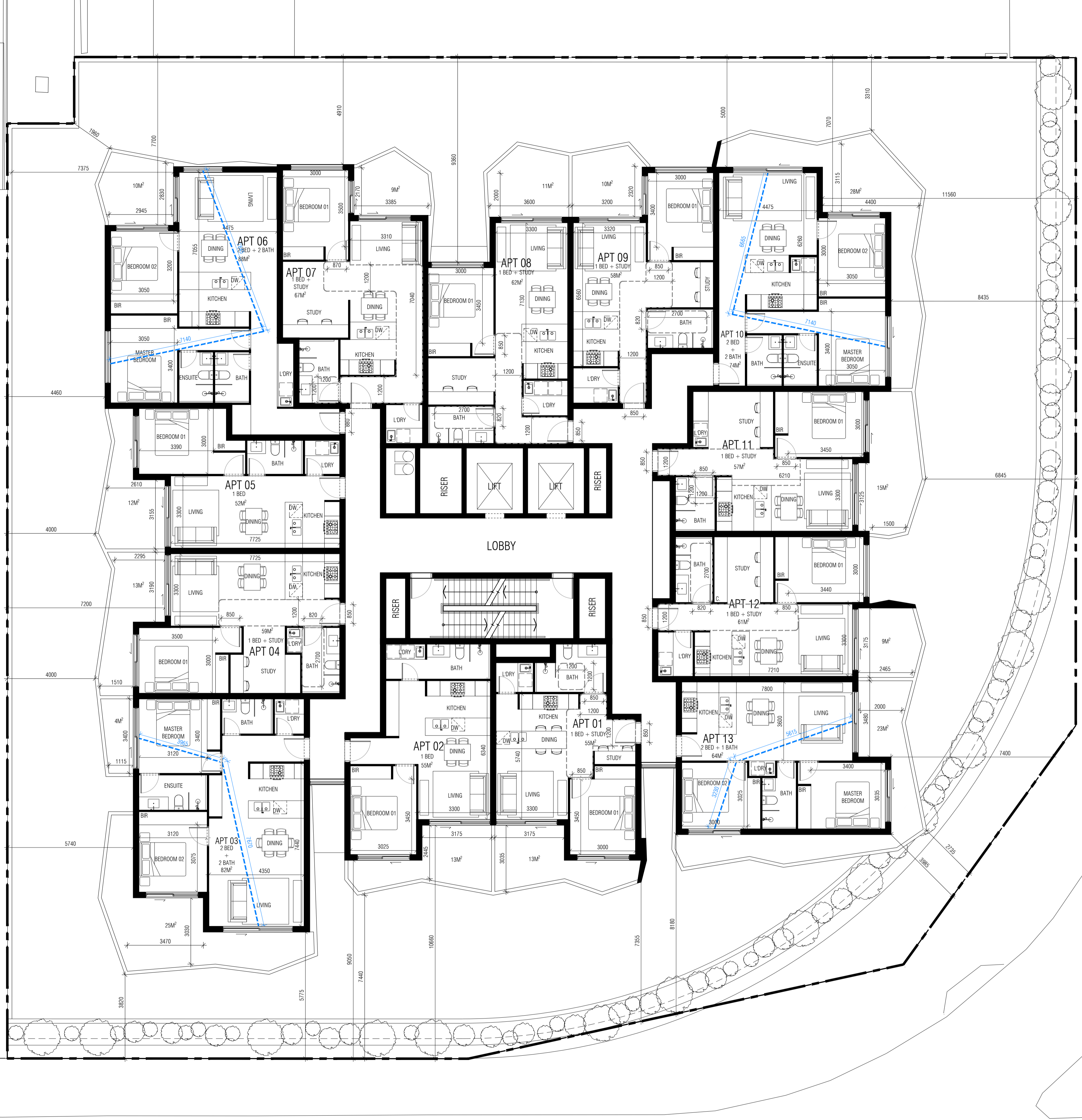
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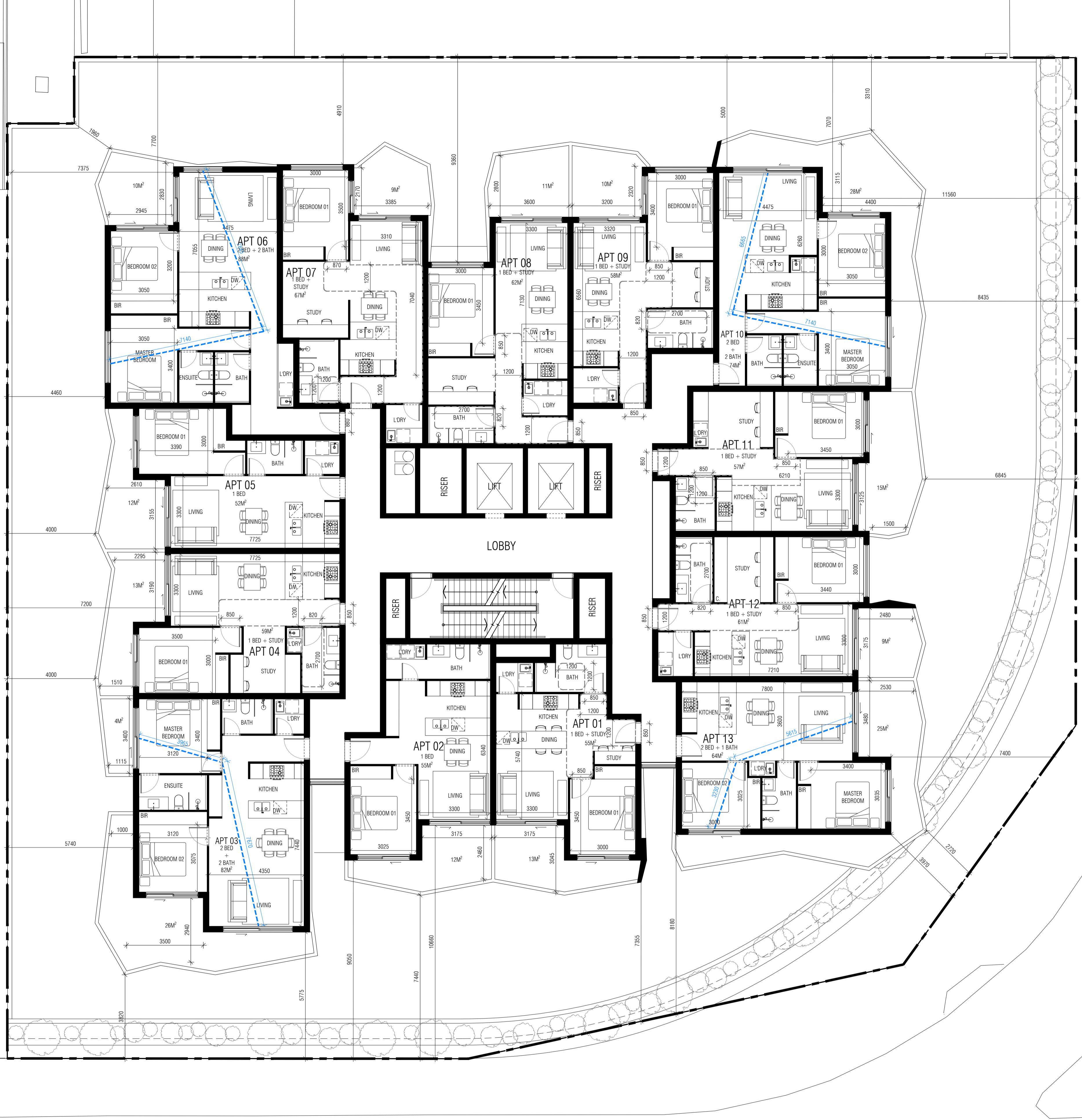
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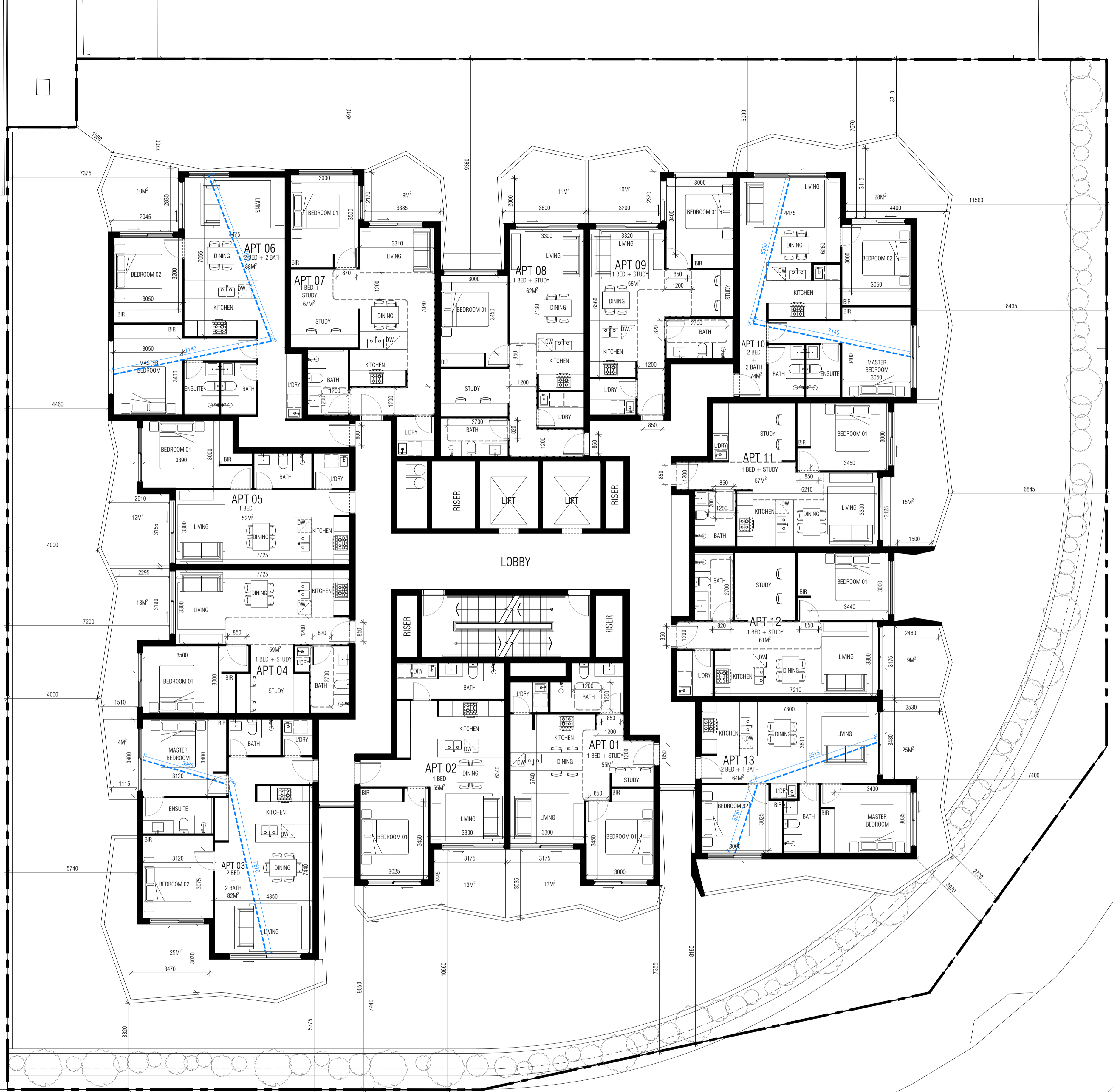
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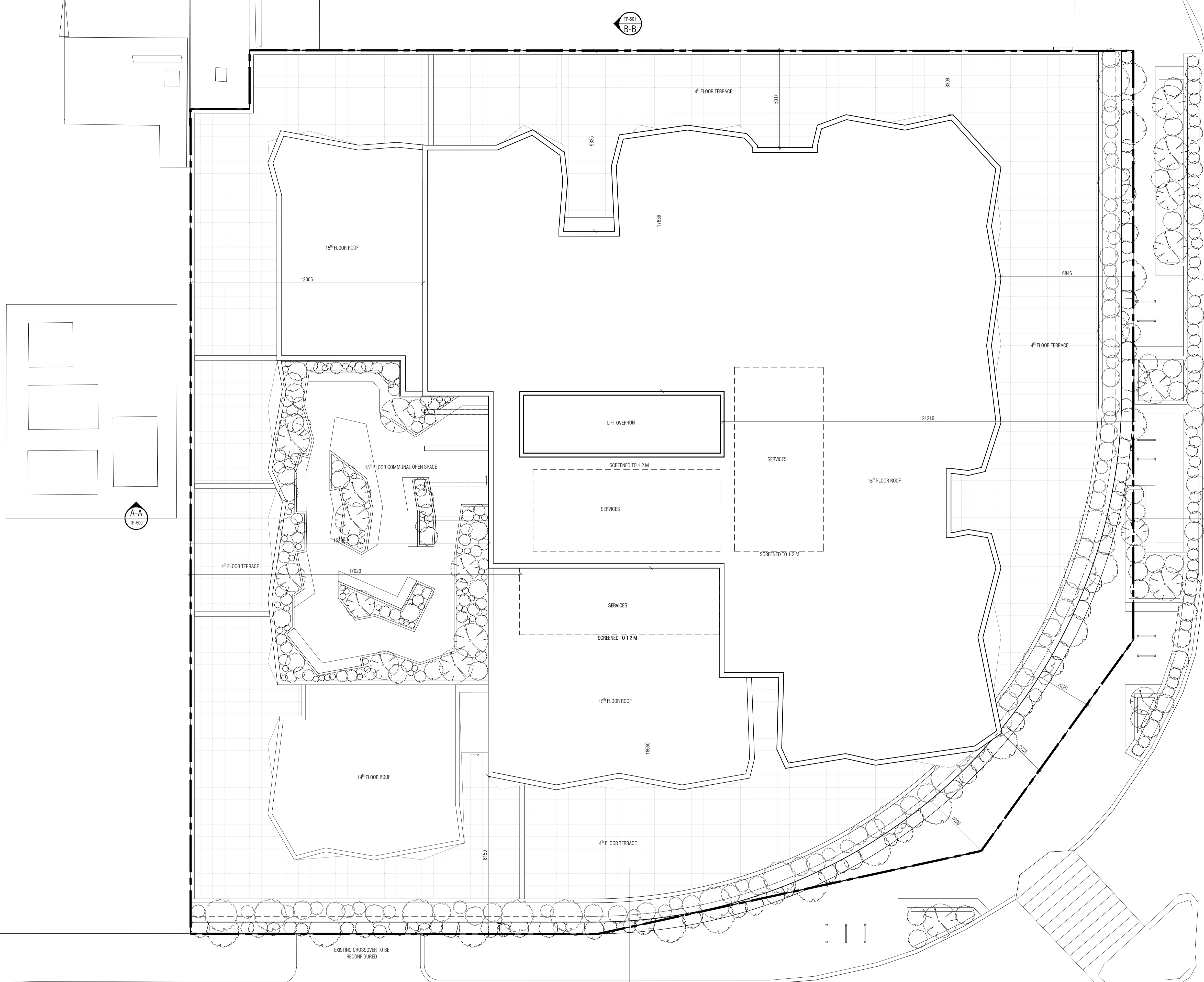
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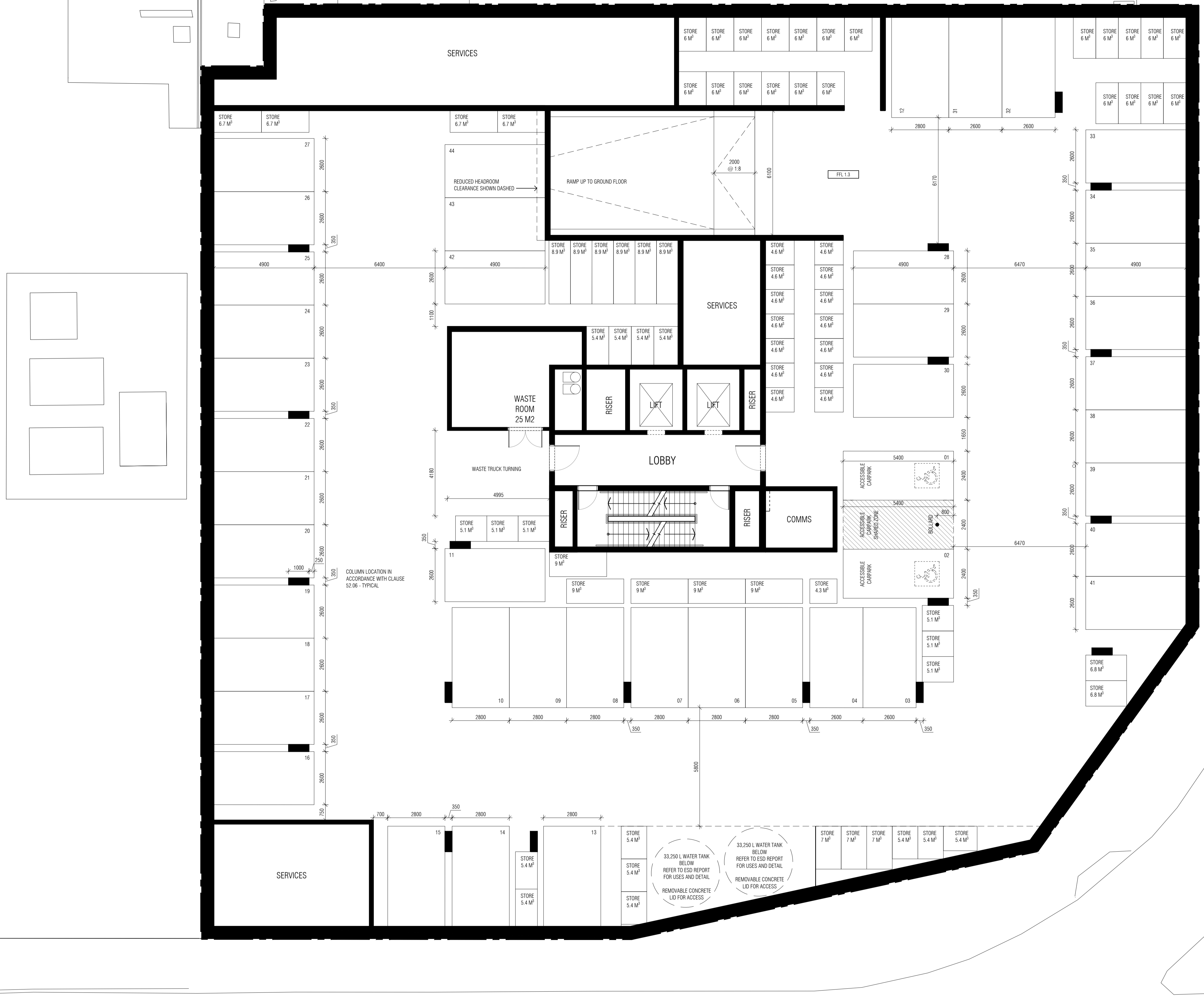
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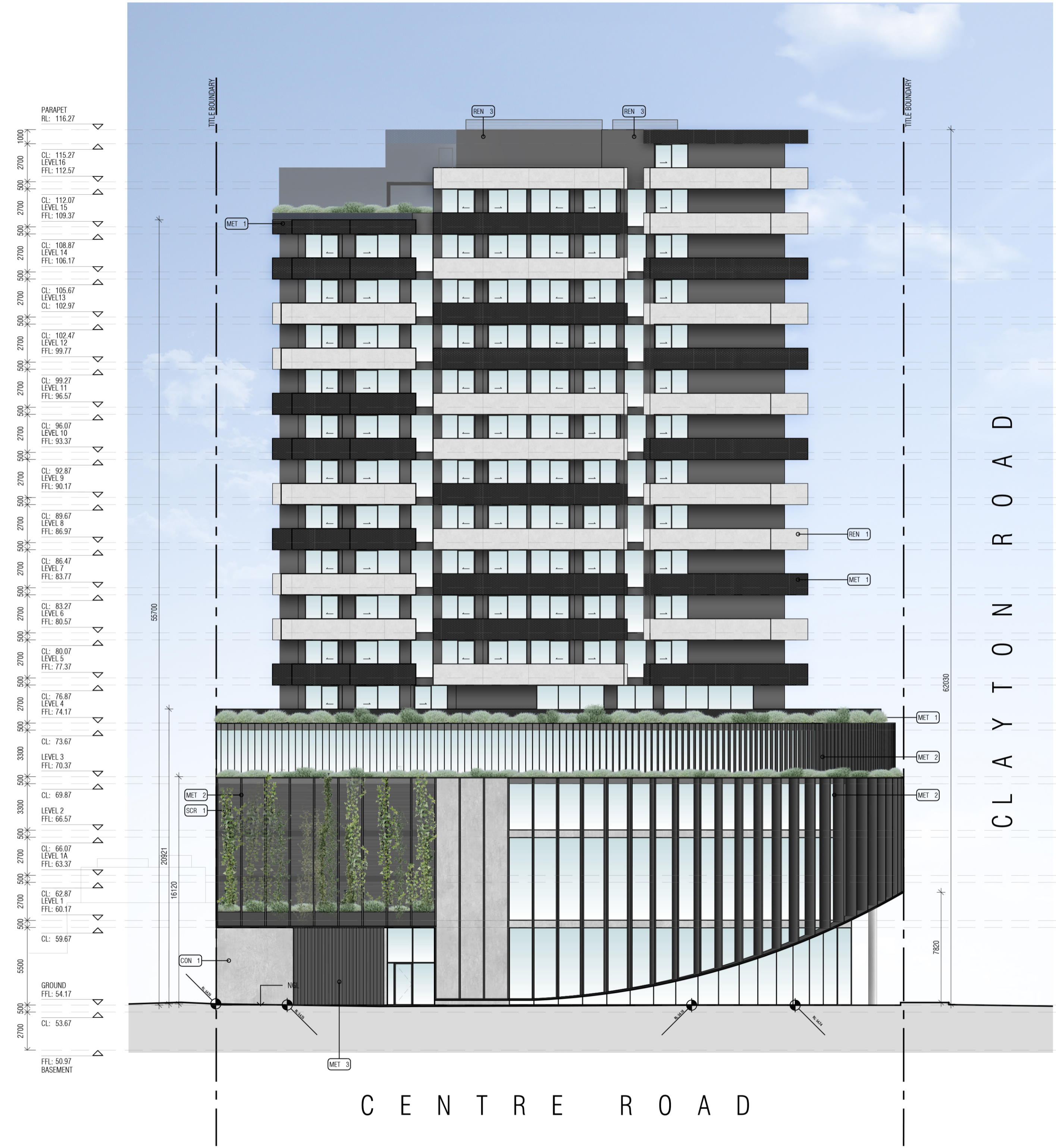
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EXTERNAL FINISHES LEGEND

CON 1	PRECAST CONCRETE (COLOUR: MD GREY)
REN 1	RENDER TO EXTERNAL WALLS (COLOUR: DARK GREY)
REN 2	CONCRETE RENDER TO BALUSTRADE & SOFFIT/ANNING TO BALCONIES (COLOUR: LIGHT GREY)
MET 1	PERFORATED METAL TO BALUSTRADE & SOFFIT/ANNING TO BALCONIES (COLOUR: CHARCOAL)
MET 2	POWDER-COATED STEEL VERTICAL BLADES & CANOPY (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE TO GARAGE DOOR (COLOUR: CHARCOAL)
MET 4	POWDER-COATED STEEL PFC FEATURE ARBOUR (COLOUR: CHARCOAL)
SCR 1	HORIZONTAL ALUMINIUM LOUVRE TO FACADE (COLOUR: CHARCOAL) NOM. 50% OPENING

1 SOUTH ELEVATION - CENTRE ROAD SCALE: 1:100

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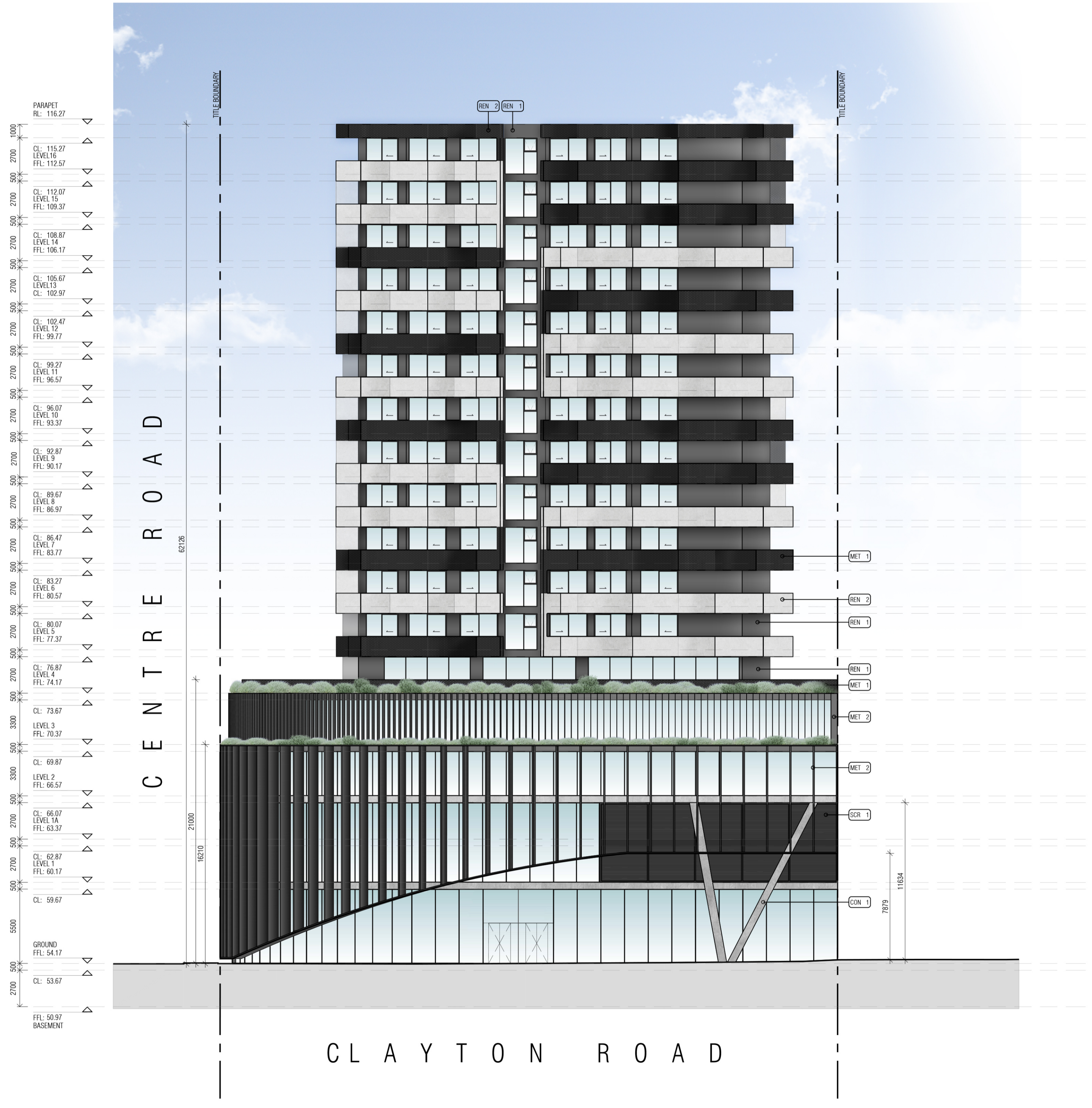
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EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: MD GREY)
REN 1	RENDER TO EXTERNAL WALLS (COLOUR: DARK GREY)
REN 2	CONCRETE RENDER TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: LIGHT GREY)
MET 1	PERFORATED METAL TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: CHARCOAL)
MET 2	POWDER-COATED STEEL VERTICAL BLADES & CANOPY (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE TO GARAGE DOOR (COLOUR: CHARCOAL)
MET 4	POWDER-COATED STEEL PFC FEATURE ARBOUR (COLOUR: CHARCOAL)
SCR 1	HORIZONTAL ALUMINIUM LOUVRE TO FACADE (COLOUR: CHARCOAL) NOM. 50% OPENING

1 EAST ELEVATION - CLAYTON ROAD SCALE 1:100
 TP-401

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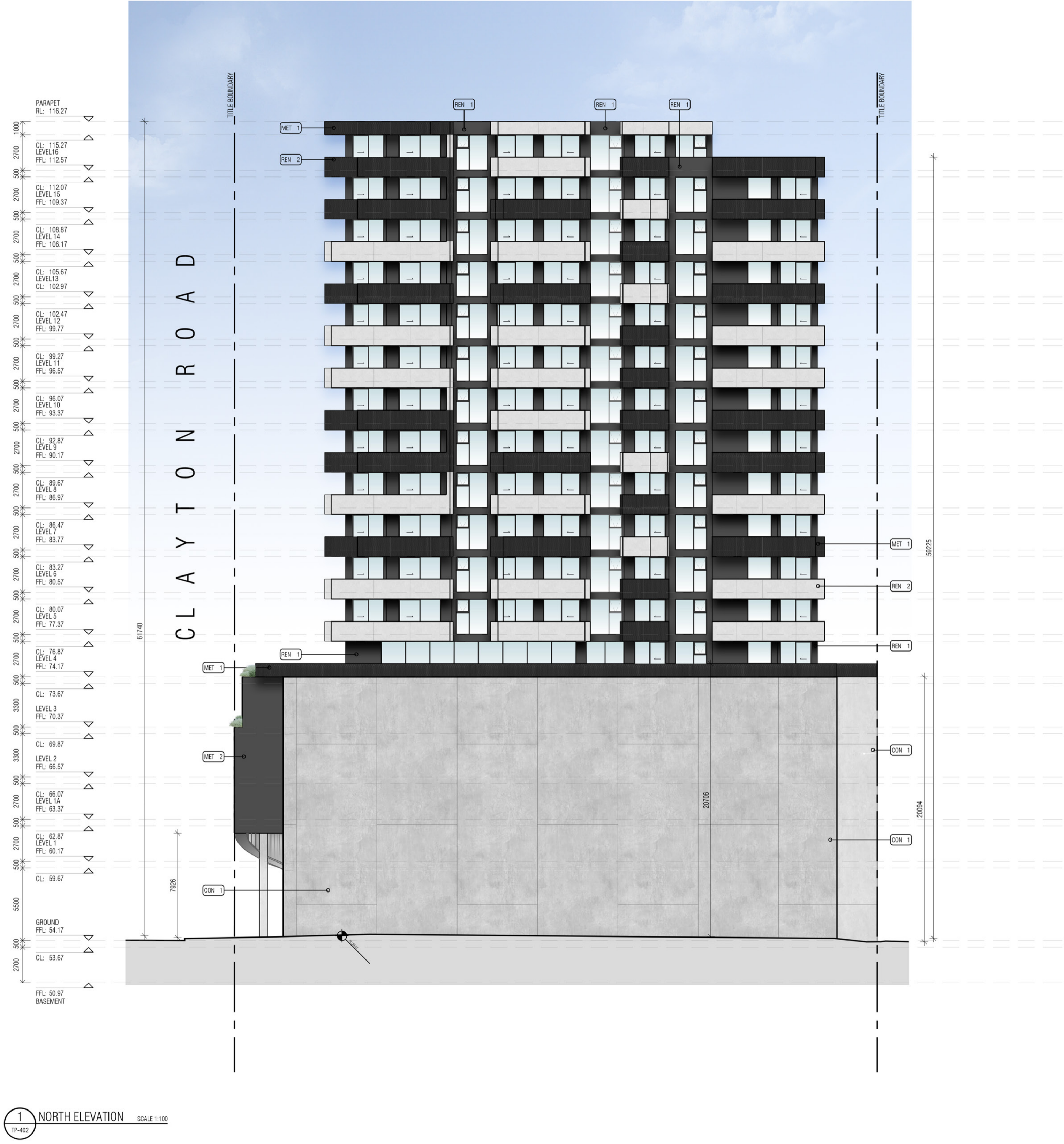
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EXTERNAL FINISHES LEGEND	
CON 1	PRECAST CONCRETE (COLOUR: MID GREY)
BEN 1	RENDER TO EXTERNAL WALLS (COLOUR: DARK GREY)
BEN 2	CONCRETE RENDER TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: LIGHT GREY)
MET 1	PERFORATED METAL TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: CHARCOAL)
MET 2	POWDER-COATED STEEL VERTICAL BLADES & CANOPY (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE TO GARAGE DOOR (COLOUR: CHARCOAL)
MET 4	POWDER-COATED STEEL PFC FEATURE ARBOUR (COLOUR: CHARCOAL)
SCR 1	HORIZONTAL ALUMINIUM LOUVRE TO FACADE (COLOUR: CHARCOAL) NOM. 50% OPENING

1 NORTH ELEVATION SCALE 1:100
 TP-402



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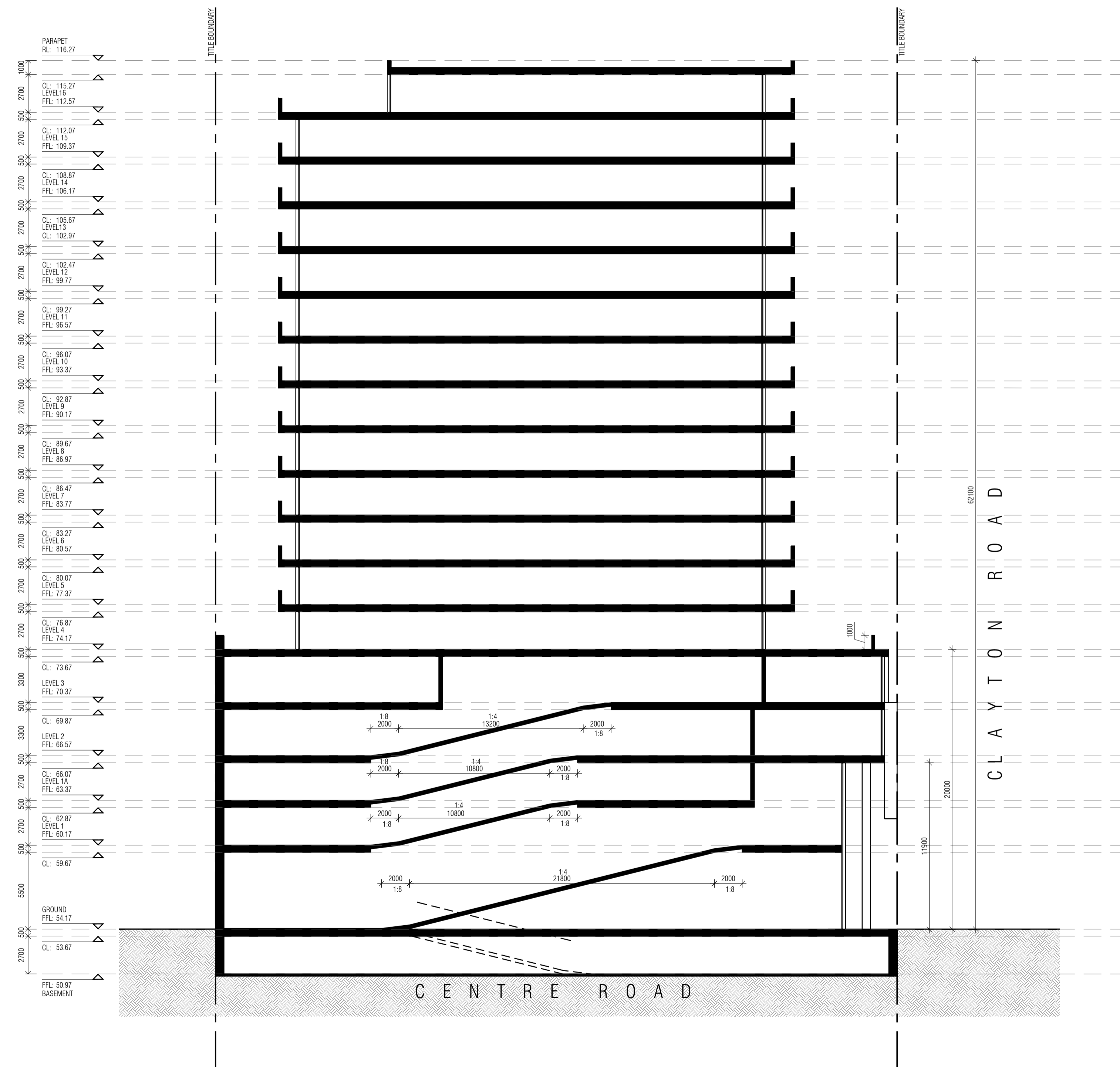
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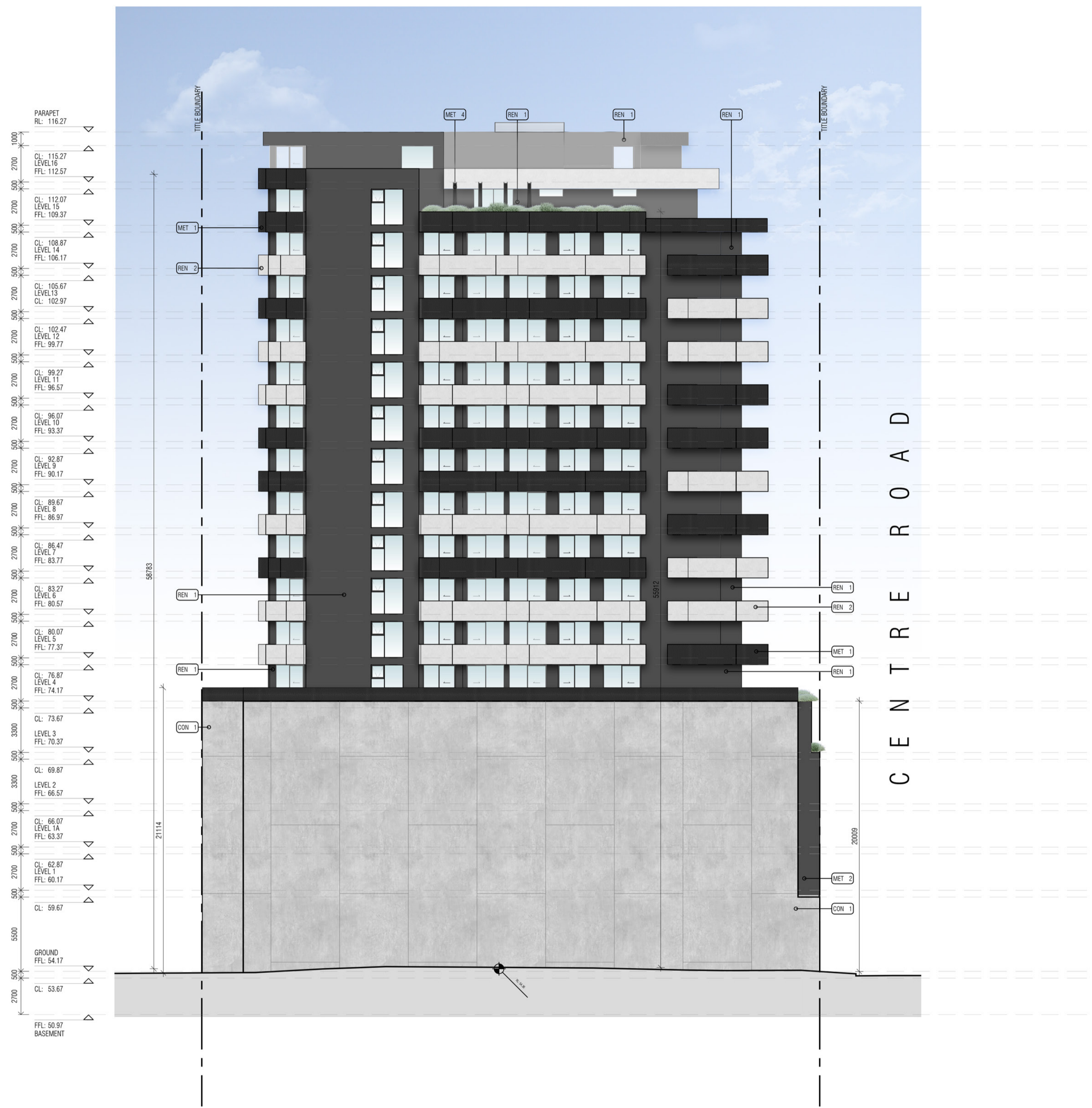
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CON 1	PRECAST CONCRETE (COLOUR: MID GREY)
REN 1	RENDER TO EXTERNAL WALLS (COLOUR: DARK GREY)
REN 2	CONCRETE RENDER TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: LIGHT GREY)
MET 1	PERFORATED METAL TO BALUSTRADE & SOFFIT/LINING TO BALCONIES (COLOUR: CHARCOAL)
MET 2	POWDER-COATED STEEL VERTICAL BLADES & CANOPY (COLOUR: CHARCOAL)
MET 3	POWDER-COATED STEEL ANGLE TO GARAGE DOOR (COLOUR: CHARCOAL)
MET 4	POWDER-COATED STEEL PFC FEATURE ARBOUR (COLOUR: CHARCOAL)
SCR 1	HORIZONTAL ALUMINIUM LOUVRE TO FACADE (COLOUR: CHARCOAL) NOM. 50% OPENING

1 WEST ELEVATION SCALE 1:100
TP-403



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PROJECT
409 CLAYTON ROAD
 409 CLAYTON ROAD
 CLAYTON
 VIC 3168

TOWN PLANNING DRAWINGS

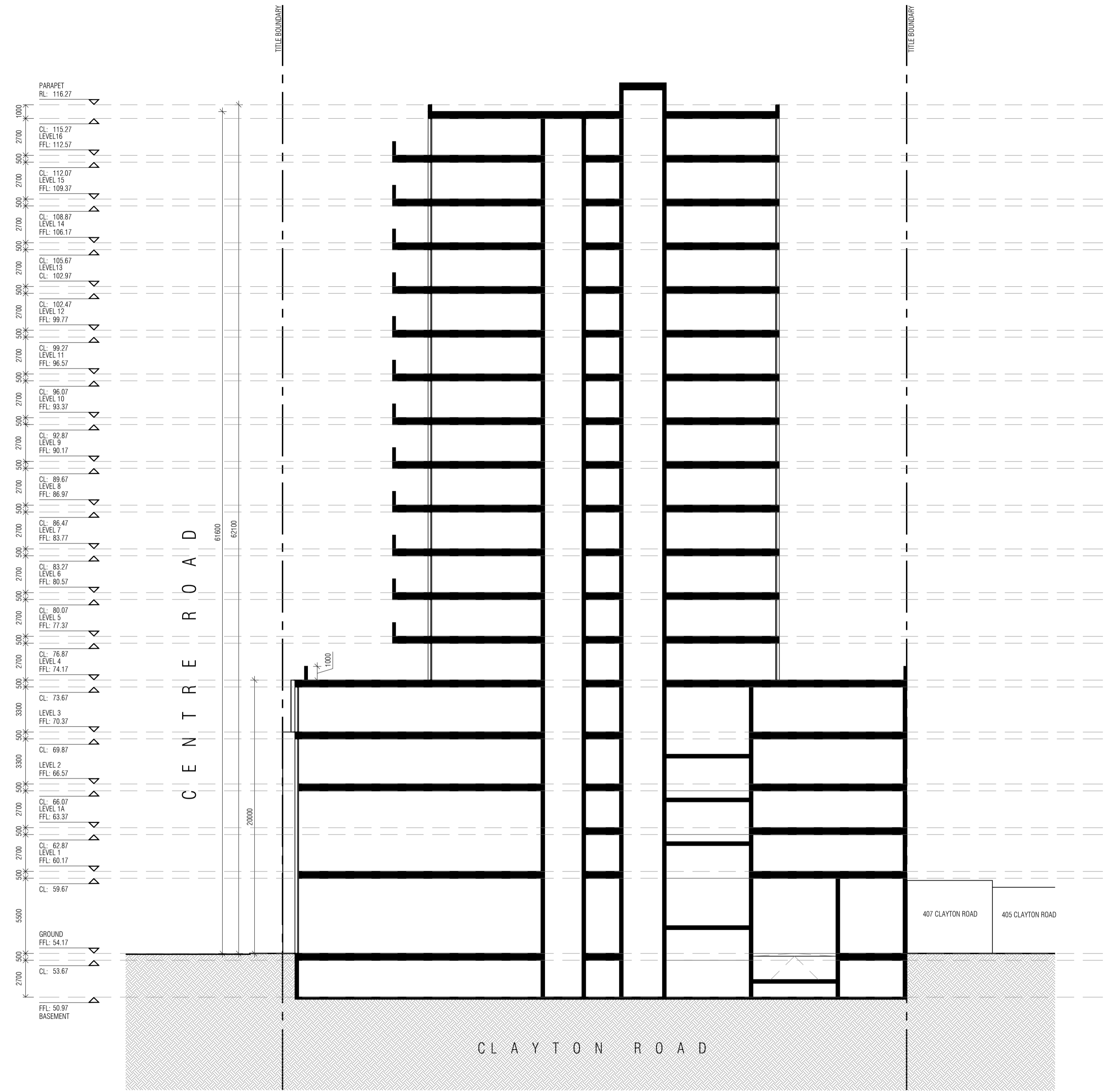
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DATE: JULY 2020
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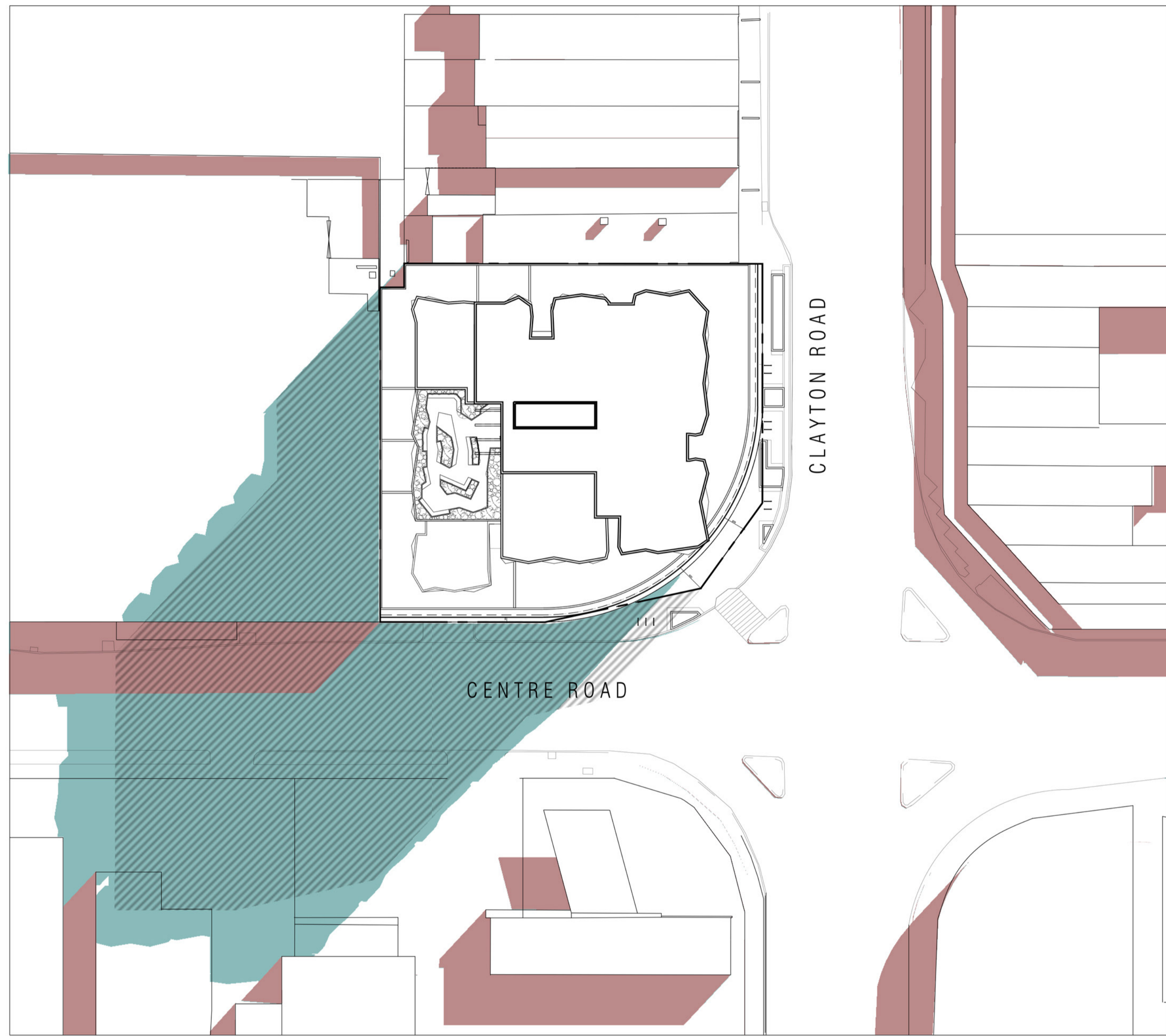
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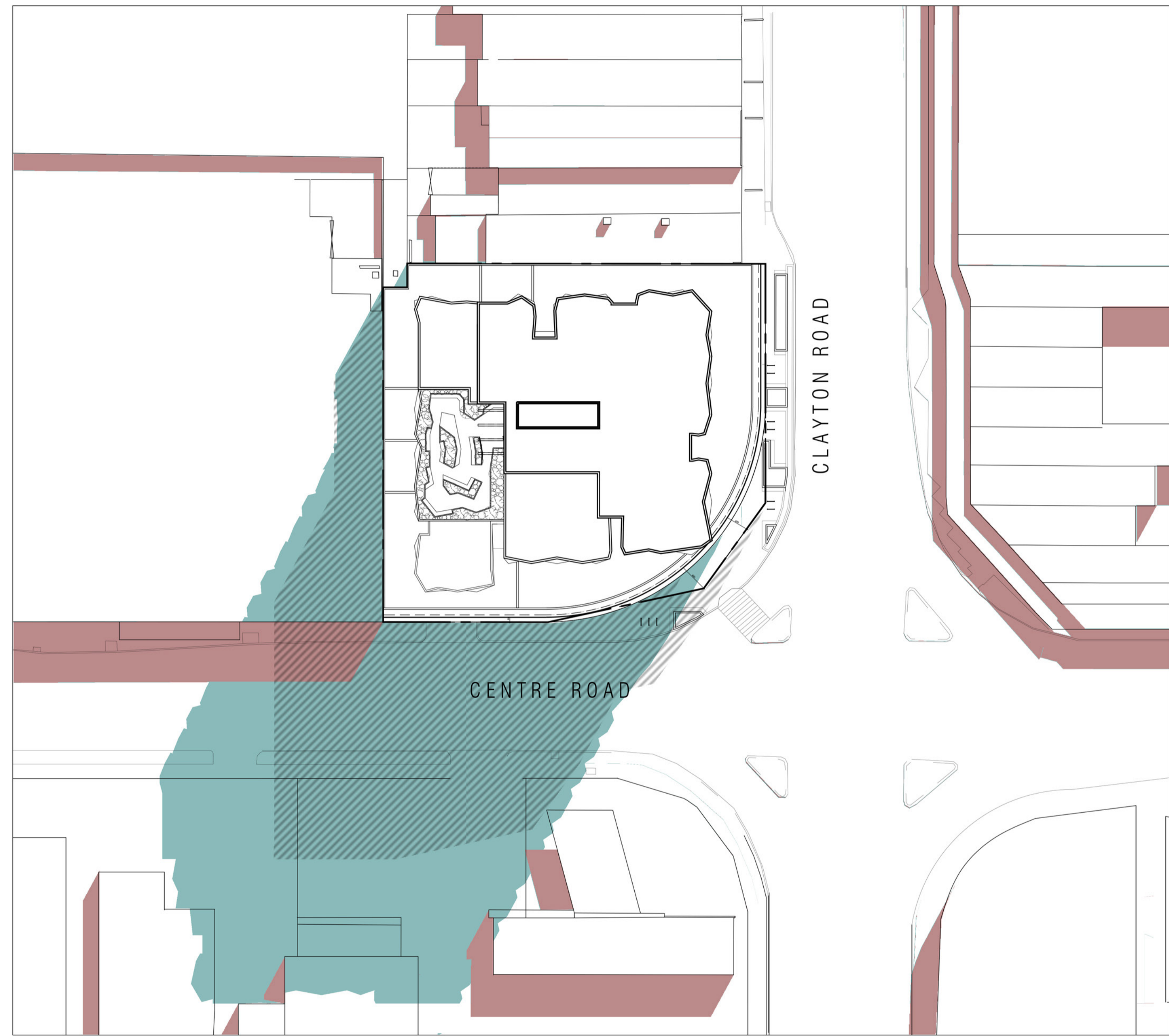
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COMPARISON SHADOW DIAGRAM - 9AM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



COMPARISON SHADOW DIAGRAM - 10AM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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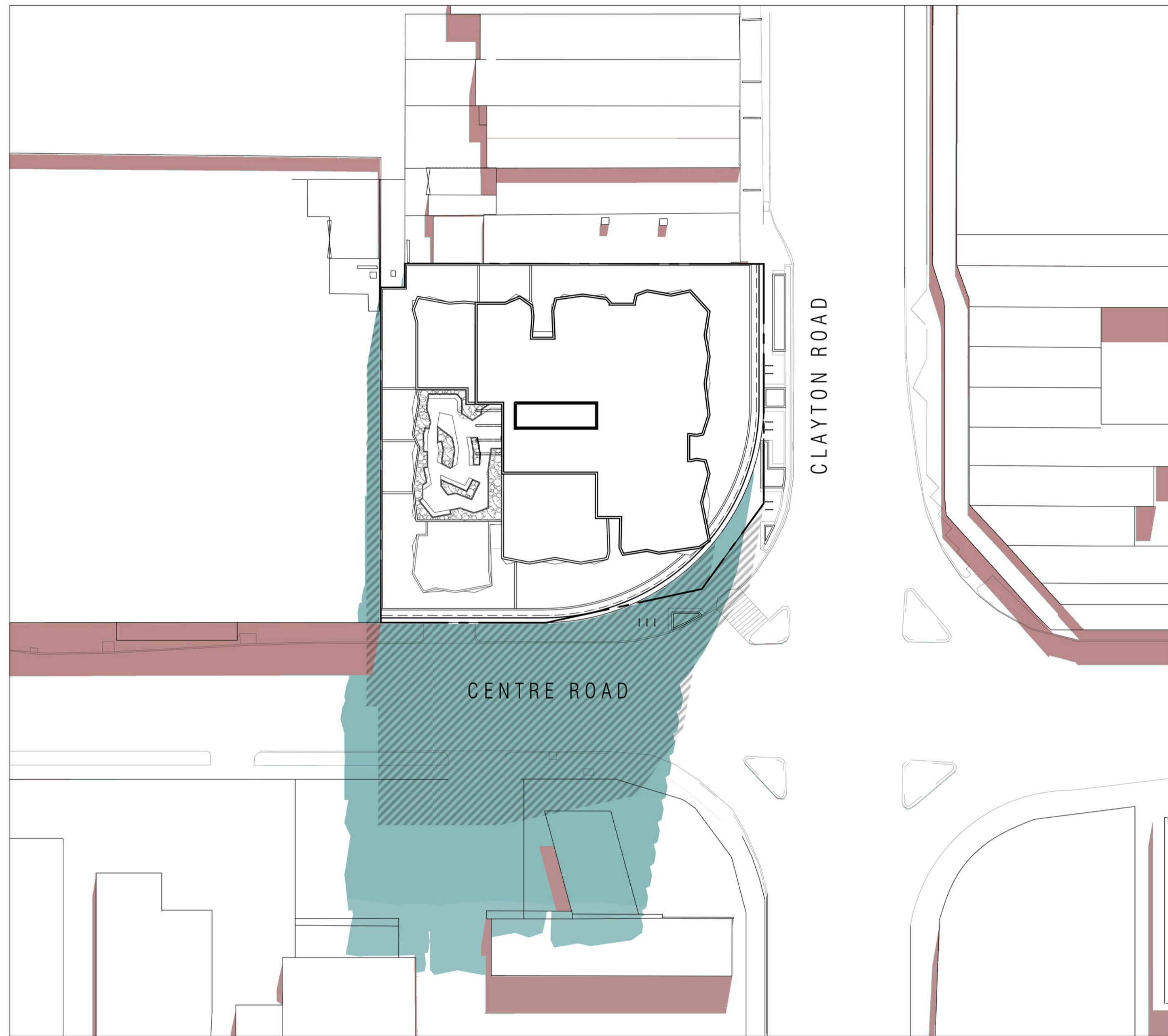
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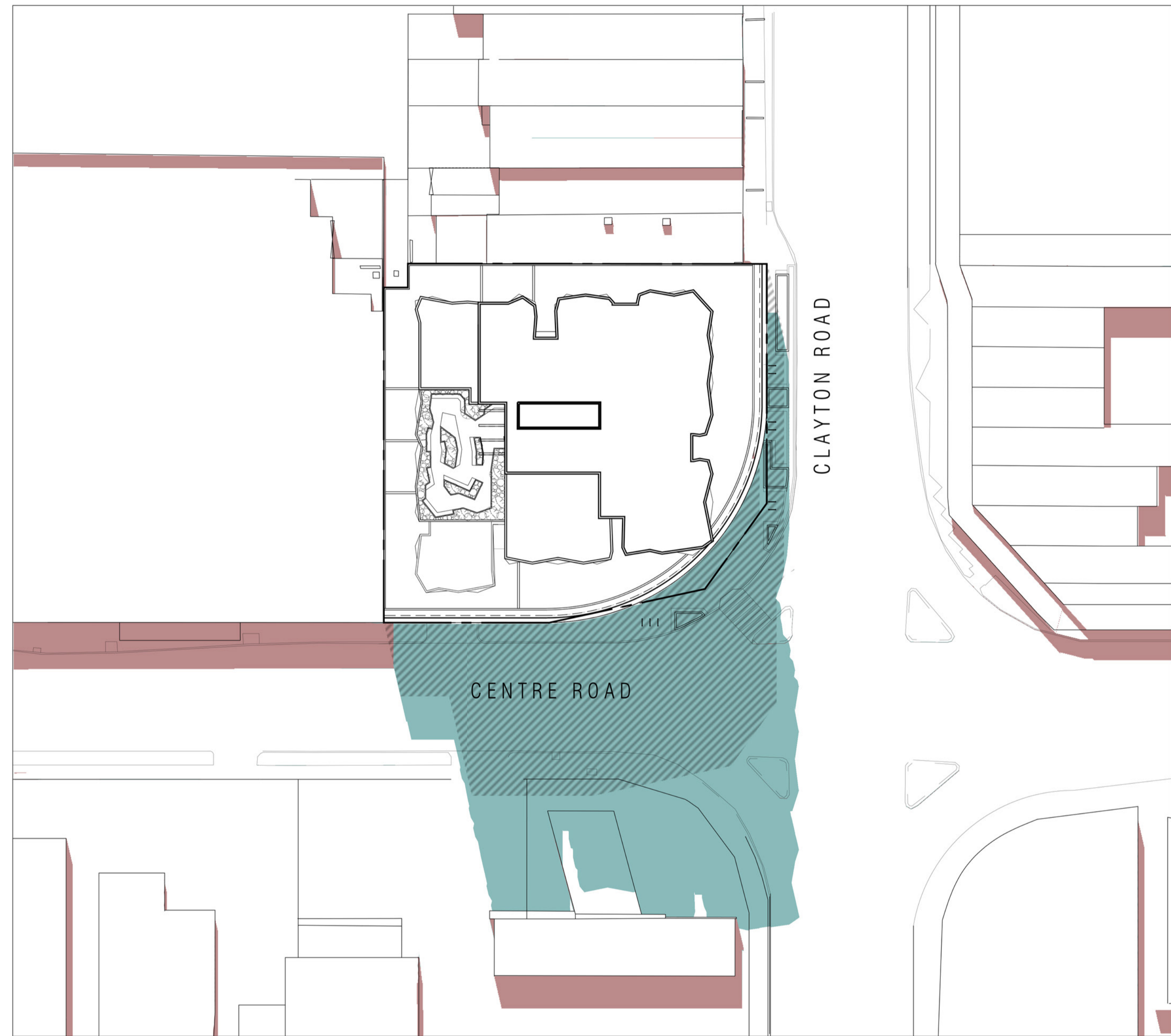
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COMPARISON SHADOW DIAGRAM - 11AM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



COMPARISON SHADOW DIAGRAM - 12PM, 22ND SEPTEMBER

EXISTING PROPOSED 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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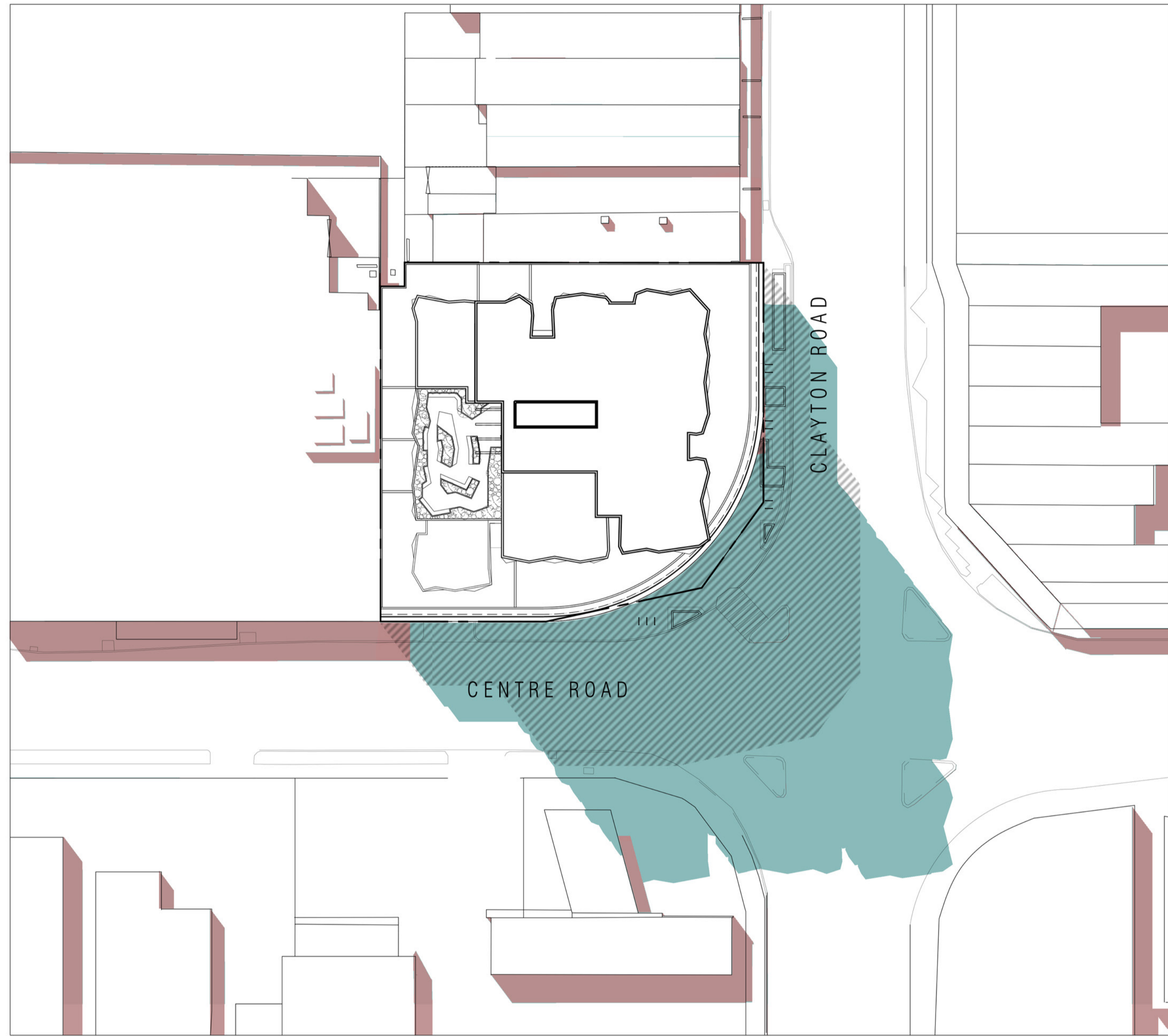
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TOWN PLANNING DRAWINGS
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 COMPARISON SHADOW DIAGRAM - 11AM & 12PM 22 SEPT
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COMPARISON SHADOW DIAGRAM - 1PM, 22ND SEPTEMBER
 ■ EXISTING ■ PROPOSED ▨ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



COMPARISON SHADOW DIAGRAM - 2PM, 22ND SEPTEMBER
 ■ EXISTING ■ PROPOSED ▨ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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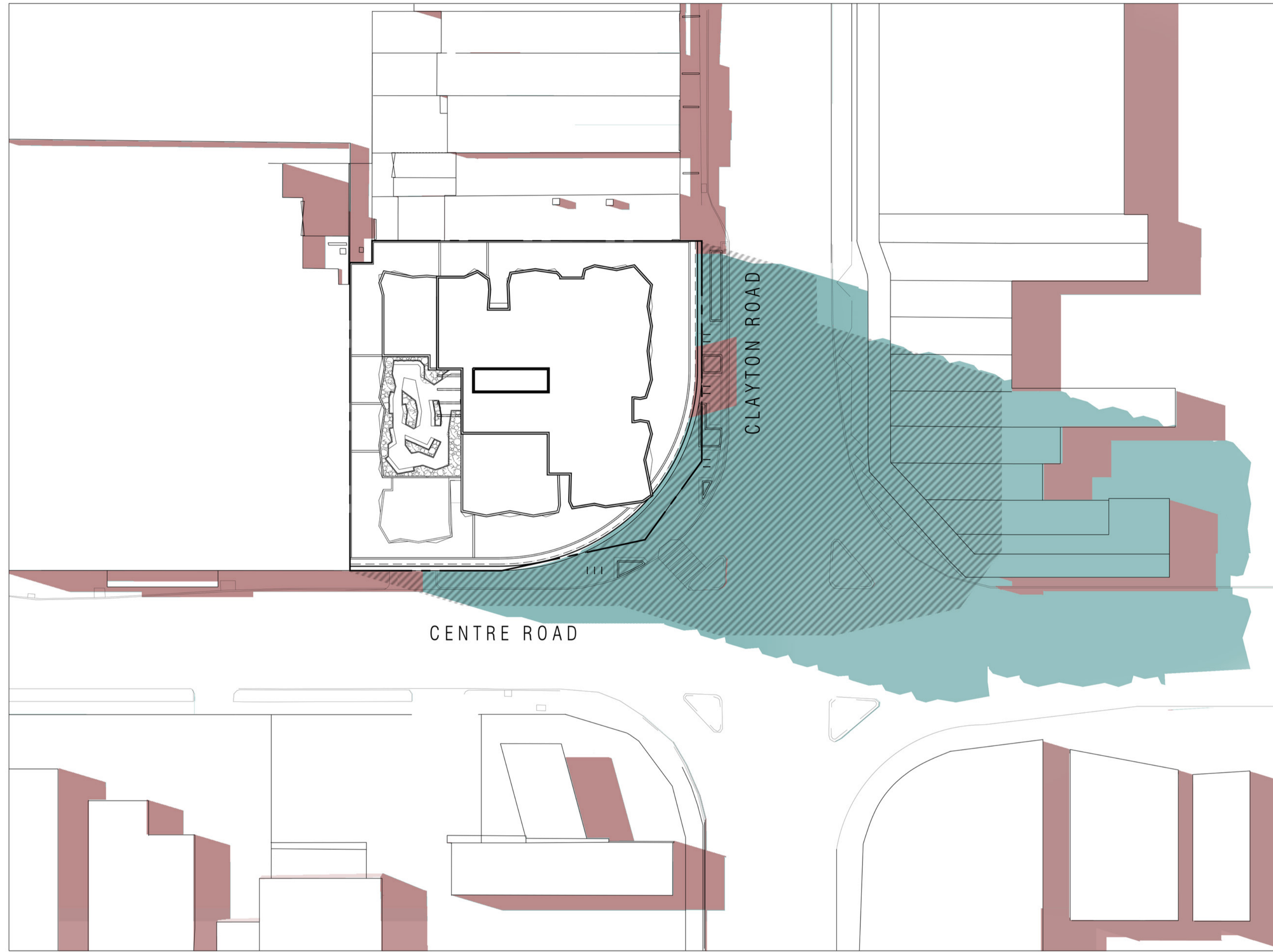
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COMPARISON SHADOW DIAGRAM - 3PM, 22ND SEPTEMBER

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 PROPOSED
 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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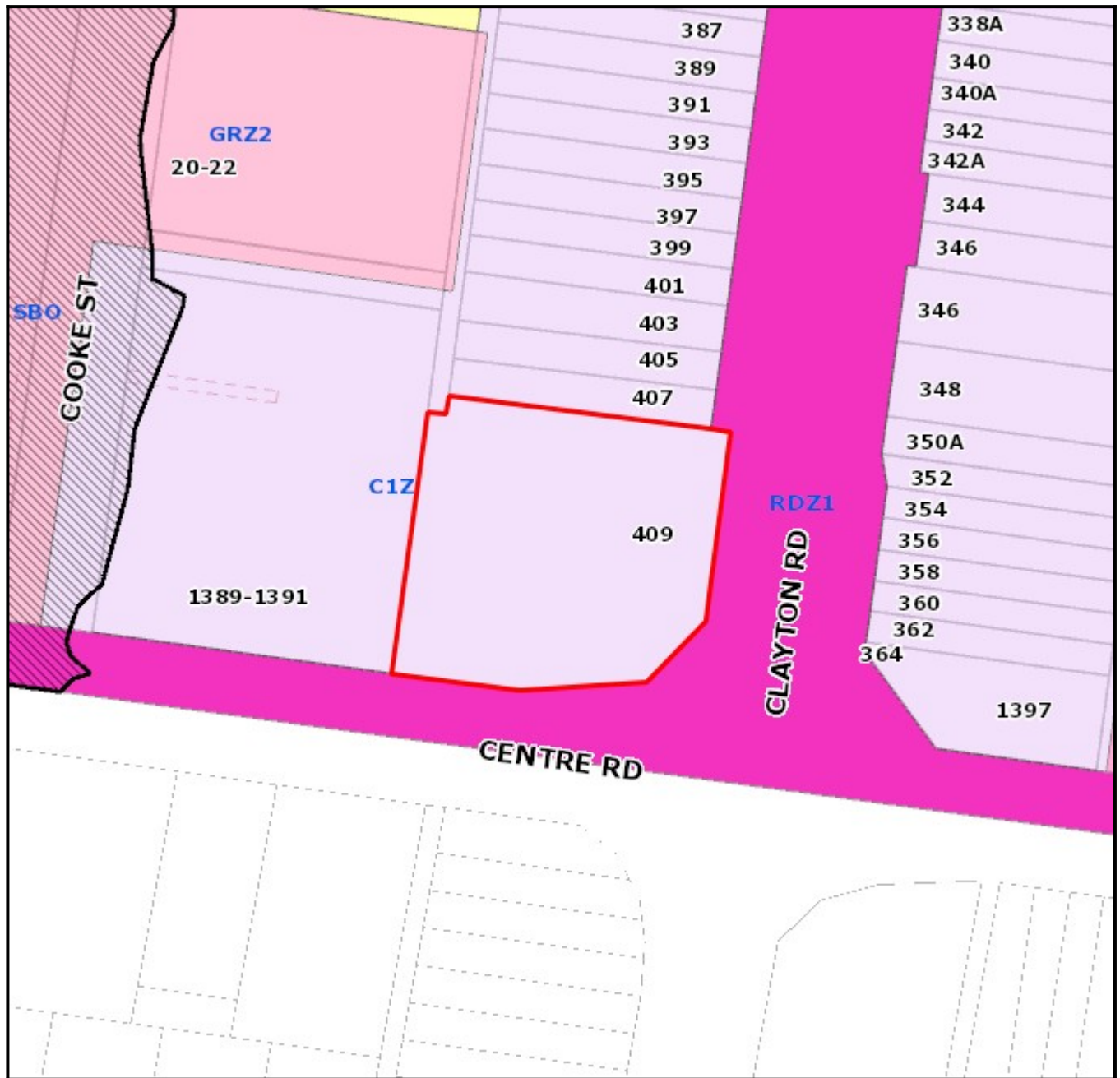
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TOWN PLANNING





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:1000

Address: 409 Clayton Road CLAYTON VIC 3168



Area: 2100 sqm



Objector Map

Subject land shaded light red.
 Objector properties pinpointed in green. (Not all 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

1:5000



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