



Revisions			
A	02.07.20	Town Planning	
P1	26.08.20	For Information	
B	09.09.20	TP - RFI	
C	30.04.21	TP - RFI	
D	03.09.21	Revised Town Planning	

Abbreviations:

MT	BOLLARD
BR1	BIKE RACK
COL	COLUMN TO ENGINEERS DETAILS
COMMS	COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS
DP	DOWNPIPES
ELEC	ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
F.E.	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL

PS01	PRIVACY SCREEN TYPE
POS	PRIVATE OPEN SPACE
RWT	RAIN WATER TANK
SCF	SERVICE CONNECTION FACILITY
SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project **56 CLAYTON ROAD, CLAYTON**
 Amend Address Under Project Information

Drawing **Existing Conditions Plan**

Project No **220018** Date **05/18/20** Author **MT**

Scale: @ A1 **1 : 200**

Drawing No. **TP00.01 D**

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EXISTING TREE TO BE RELOCATED ALONG STREET FRONTAGE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

SUBJECT SITE 56-58 CLAYTON ROAD VACANT LOT

SUBJECT SITE 62 CLAYTON ROAD SINGLE STOREY BRICK BUILDING

CARLSON RESERVE

34-54 CLAYTON ROAD SINGLE STOREY GAL IRON WAREHOUSE

CARLSON RESERVE

Revisions

-	02.07.20	Town Planning
A	09.09.20	TP - RFI
B	30.04.21	TP - RFI
C	03.09.21	Revised Town Planning
D	08.09.21	Revised Town Planning

Abbreviations

MT	BOLLARD
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PS01	PRIVACY SCREEN TYPE
POS	PRIVATE OPEN SPACE
RWT	RAIN WATER TANK
SCF	SERVICE CONNECTION FACILITY
SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project **56 CLAYTON ROAD, CLAYTON**

Drawing **Demolition Plan**

Project No **220018** Date **05/18/20**

Author **MT**

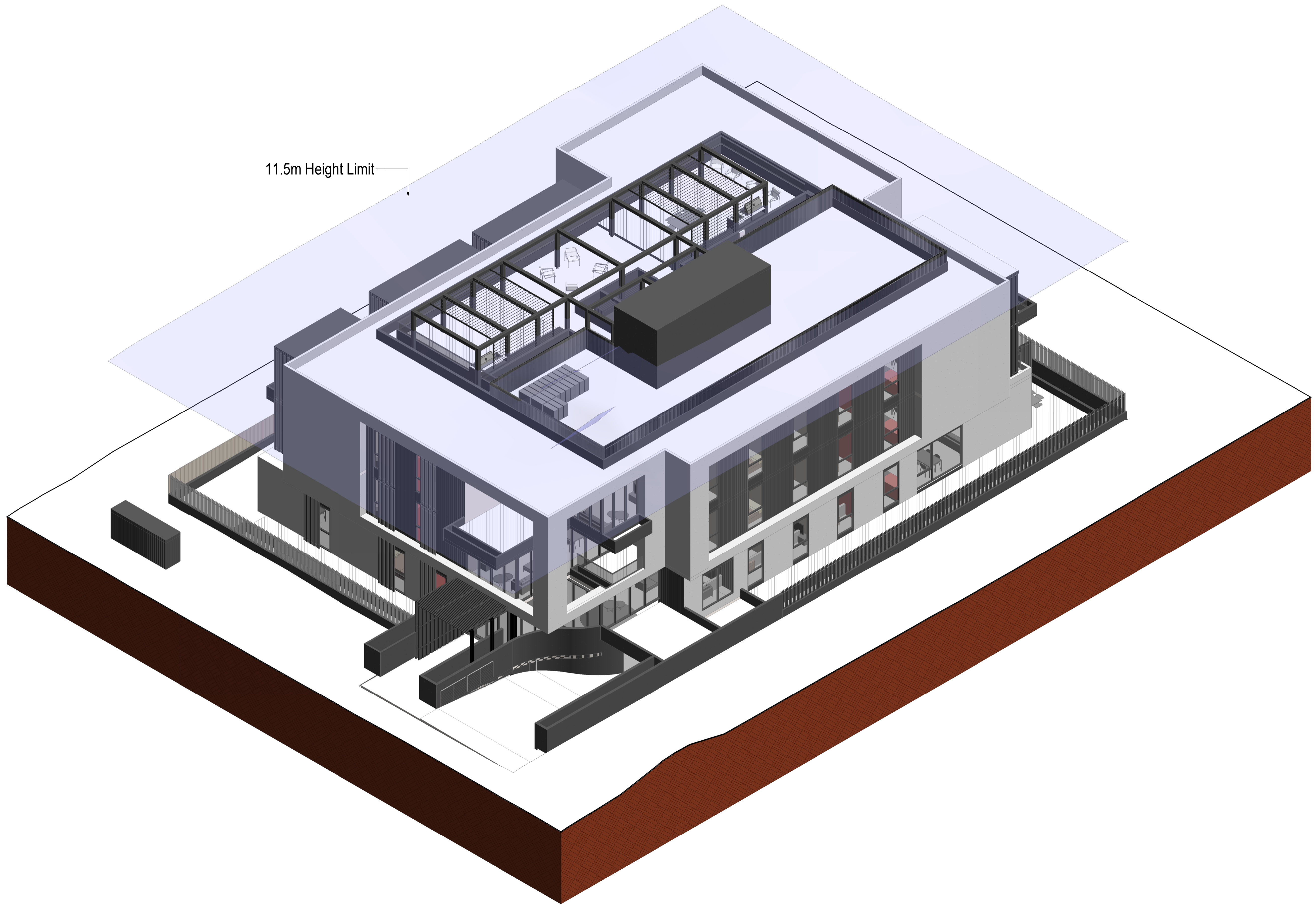
Scale: @ A1 **1 : 200**

Drawing No **TP00.02 D**

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11.5m Height Limit

Revisions	Date	Description
-	02.07.20	Town Planning
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POS	PRIVATE OPEN SPACE
RWT	RAIN WATER TANK
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SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project **56 CLAYTON ROAD, CLAYTON**
 Amend Address
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Drawing **Height Diagram**

Project No **220018** Date **05/18/20** Author **MT**

Scale: @ A1

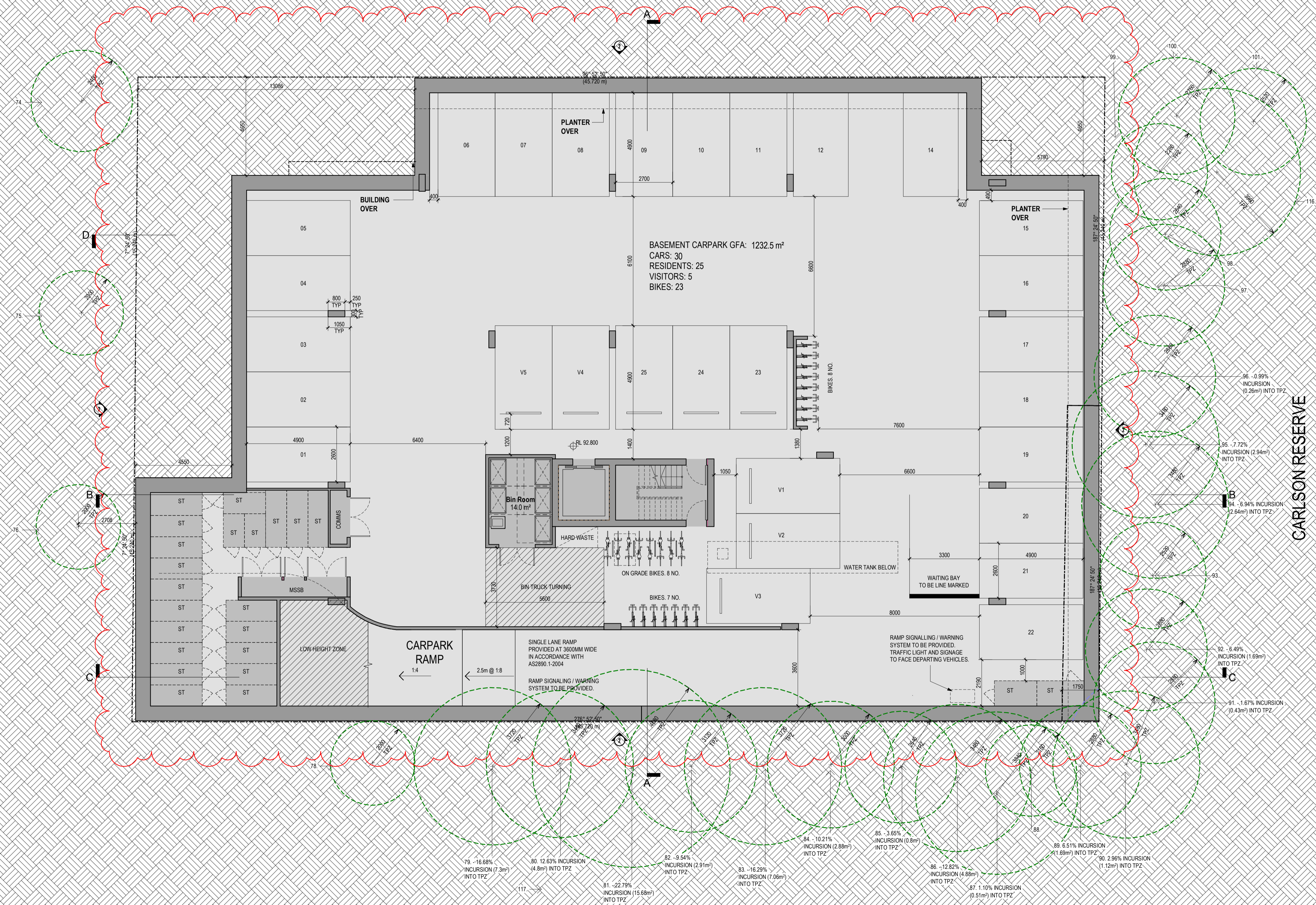
Drawing No **TP00.04 C**

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CLAYTON ROAD

CARLSON RESERVE



Revisions

B	09.09.20	TP - RFI
C	22.04.21	TP - RFI
D	30.04.21	TP - RFI
E	03.09.21	Revised Town Planning
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ST	STORE

Project **56 CLAYTON ROAD, CLAYTON**
Amend Address
Under Project Information

Drawing **Basement Plan**

Project No **220018** Date **04/30/20** Author **MT** Scale: @ A1 **1 : 100**

Drawing No **TP01.02 F**

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34-54 CLAYTON ROAD
SINGLE STOREY
GAL IRON WAREHOUSE

CLAYTON ROAD

CARLSON RESERVE



EXISTING TREE TO BE RELOCATED ALONG STREET FRONTAGE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

Drawing / **Ground Plan**

Revisions

B	09.09.20	TP - RFI
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D	30.04.21	TP - RFI
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ST	STORE

Project / **56 CLAYTON ROAD, CLAYTON**

Amend Address
Under Project Information

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Project No / **220018** Date / **04/23/20** Author / **LB** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.03 F**

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34-54 CLAYTON ROAD
SINGLE STOREY
GAL IRON WAREHOUSE

CLAYTON ROAD

CARLSON RESERVE



Revisions	Date	Description
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RWT	RAIN WATER TANK
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SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project / **56 CLAYTON ROAD, CLAYTON**
Amend Address
Under Project Information

Drawing / **Level 1 Plan**

Project No / **220018** Date / **23/04/20** Author / **LB** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.04 E**

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34-54 CLAYTON ROAD
SINGLE STOREY
GAL IRON WAREHOUSE

CLAYTON ROAD

CARLSON RESERVE



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Project / **56 CLAYTON ROAD, CLAYTON**

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Drawing / **Level 2 Plan**

Project No / **220018** Date / **23/04/20**

Author / **LB**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.05 E**

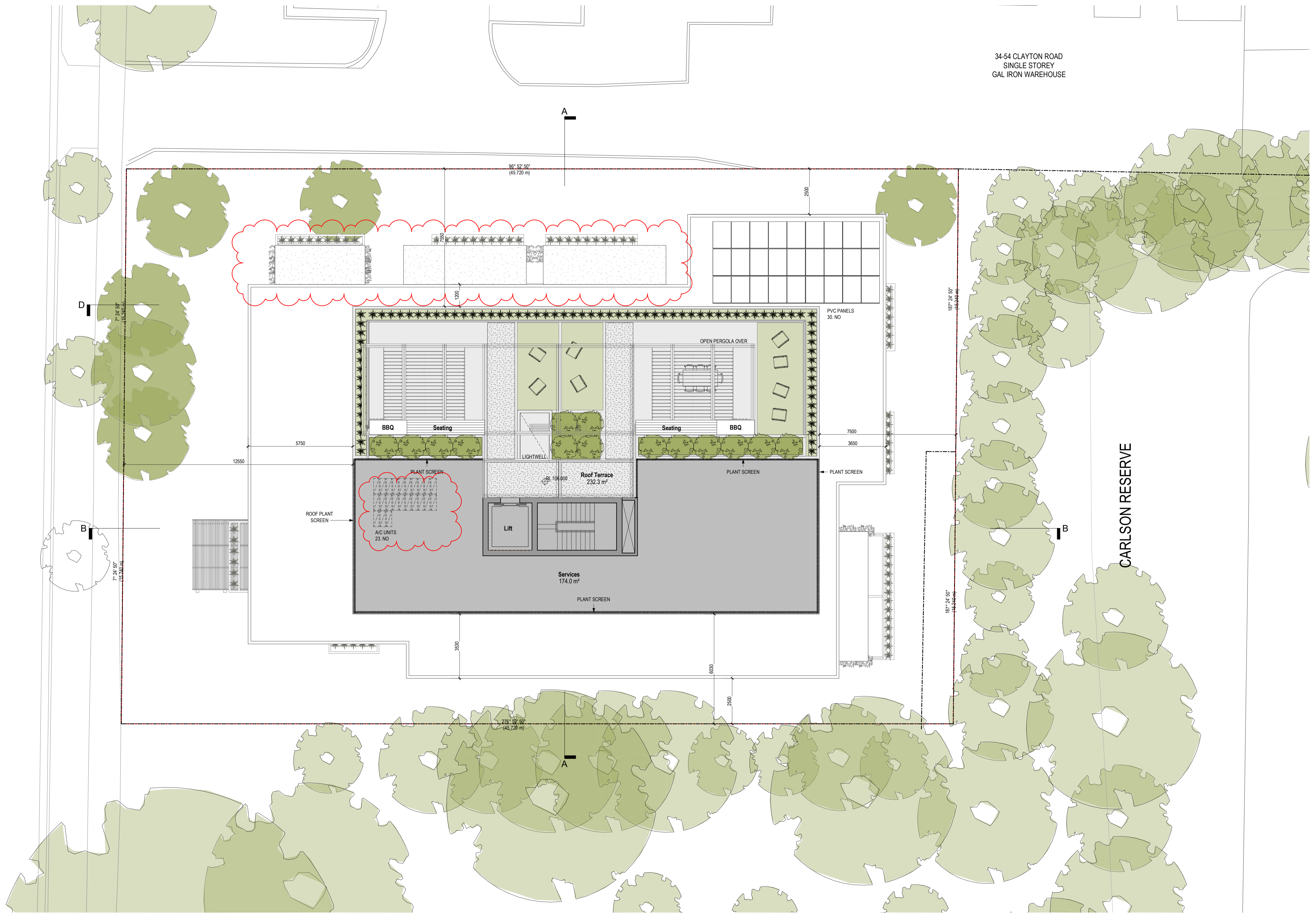
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34-54 CLAYTON ROAD
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CARLSON RESERVE



Revisions

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ST	STORE

Project / **56 CLAYTON ROAD, CLAYTON**

Drawing / **Roof Plan**

Project No / **220018** Date / **23/04/20**

Author / **LB**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.06 E**

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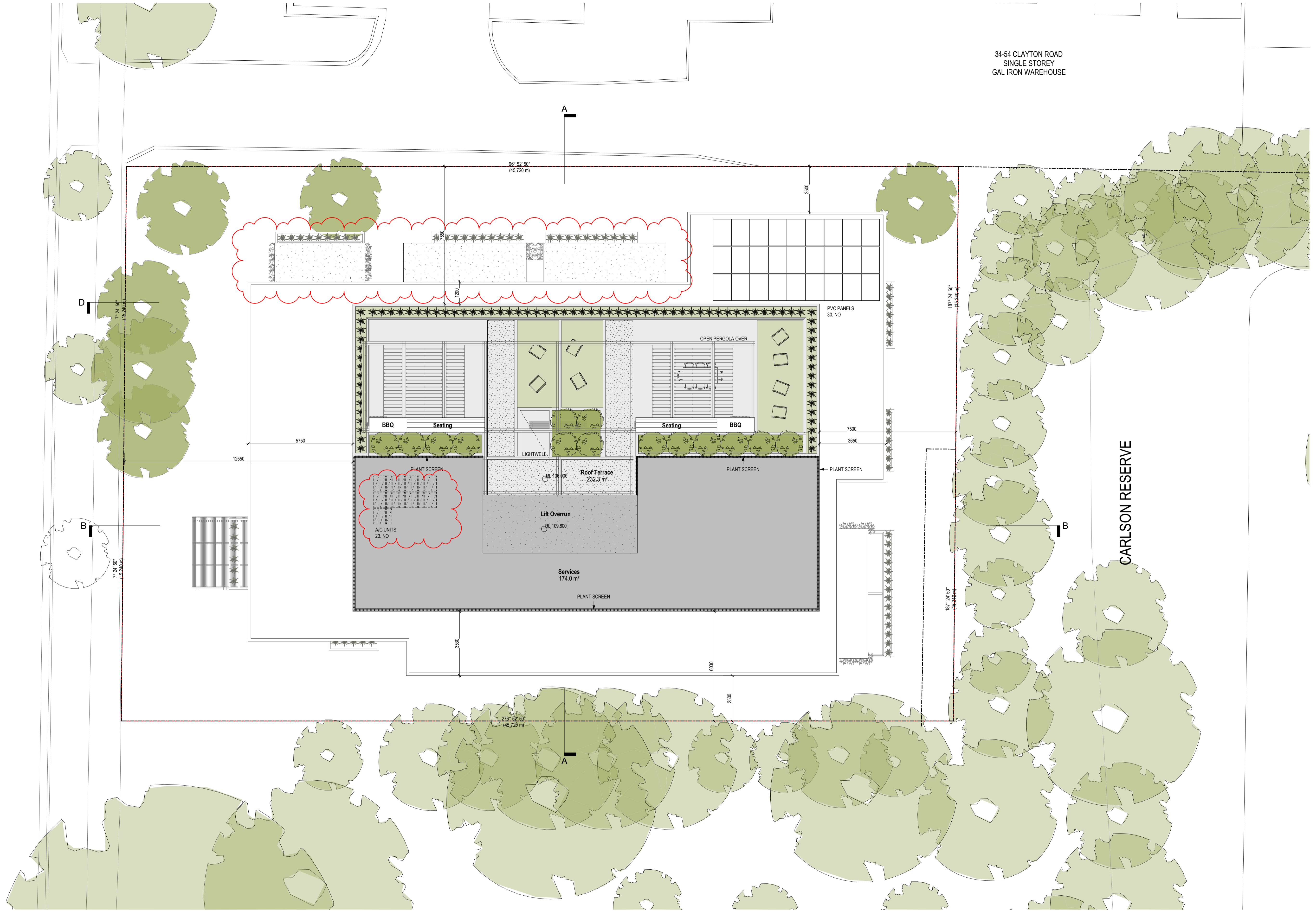
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34-54 CLAYTON ROAD
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CLAYTON ROAD

CARLSON RESERVE



Revisions	Date	Description	Author
-	09.09.20	TP - RFI	HB
A	30.04.21	TP - RFI	BW
B	03.09.21	Revised Town Planning	BW
C	08.09.21	Revised Town Planning	BW

Project / **56 CLAYTON ROAD, CLAYTON**

Drawing / **Roof Service Plan**

Project No / **220018** Date / **08/31/21**

Author / **MT**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.07 C**

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34-54 CLAYTON ROAD
SINGLE STOREY
GAL IRON WAREHOUSE

CLAYTON ROAD

CARLSON RESERVE



PLANNING REGULATION CALCULATIONS:

GARDEN AREA: 488.6 m²
TOTAL SITE AREA = 1,393 m²

PLANNING REGULATIONS	REQUIRED	PROPOSED
GARDEN AREA:	35% MIN	35%

Revisions	Date	Description	Author
-	09.09.20	TP - RFI	HB
A	30.04.21	TP - RFI	BW
B	03.09.21	Revised Town Planning	BW
C	08.09.21	Revised Town Planning	BW

Project / **56 CLAYTON ROAD, CLAYTON**

Drawing / **Garden Area Calculation Plan**

Project No / **220018** Date / **08/31/21** Author / **JS** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.08 C**

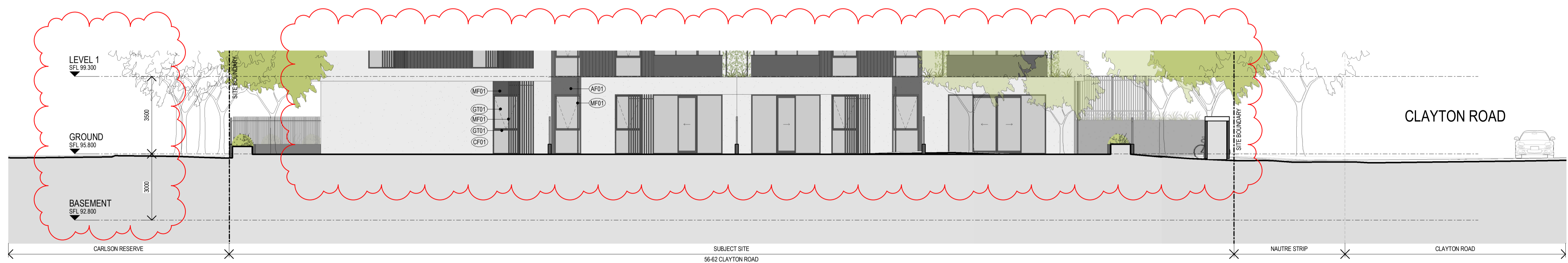
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NORTH ELEVATION



NORTH ELEVATION - GROUND LEVEL

Revisions	Date	Description	Author
-	02.07.20	Town Planning	MT
A	09.09.20	TP - RFI	HB
B	30.04.21	TP - RFI	BW
C	03.09.21	Revised Town Planning	BW
D	08.09.21	Revised Town Planning	BW

Material Finishes:

AF01	AF01 - DARK GREY	GT01	GT01 - CLEAR
CF01	CF01 - CONCRETE LIGHT	GT02	GT02 - GLAZING GREY
CS01	CS01 - PANEL - DARK GREY	MF01	MF01 - DARK GREY
		TM01	TM01 - TIMBER

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

Project / **56 CLAYTON ROAD, CLAYTON**
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Drawing / **North Elevation**

Project No / **220018** Date / **05/15/20**

Author / **MT**

Scale: @ A1 / **1 : 100**

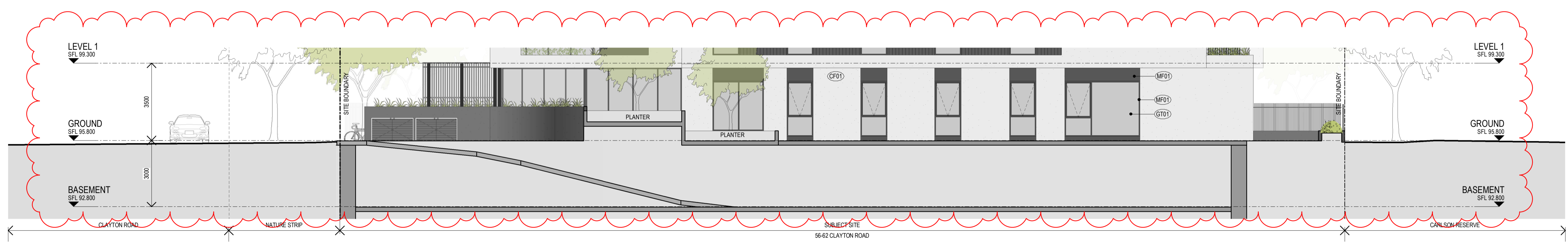
Drawing No. / **TP02.01 D**



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SOUTH ELEVATION



SOUTH ELEVATION - GROUND LEVEL

Revisions	Date	Description	Author
-	02.07.20	Town Planning	MT
A	09.09.20	TP - RFI	HB
B	30.04.21	TP - RFI	BW
C	03.09.21	Revised Town Planning	BW
D	08.09.21	Revised Town Planning	BW

Material Finishes:

(AF01)	AF01 - DARK GREY	(GT01)	GT01 - CLEAR
(CF01)	CF01 - CONCRETE LIGHT	(GT02)	GT02 - GLAZING GREY
(CS01)	CS01 - PANEL - DARK GREY	(MF01)	MF01 - DARK GREY
(TM01)	TM01 - TIMBER		

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Project **56 CLAYTON ROAD, CLAYTON**
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Drawing **South Elevation**

Project No **220018** Date **05/15/20**

Author **MT**

Scale: @ A1 **1 : 100**

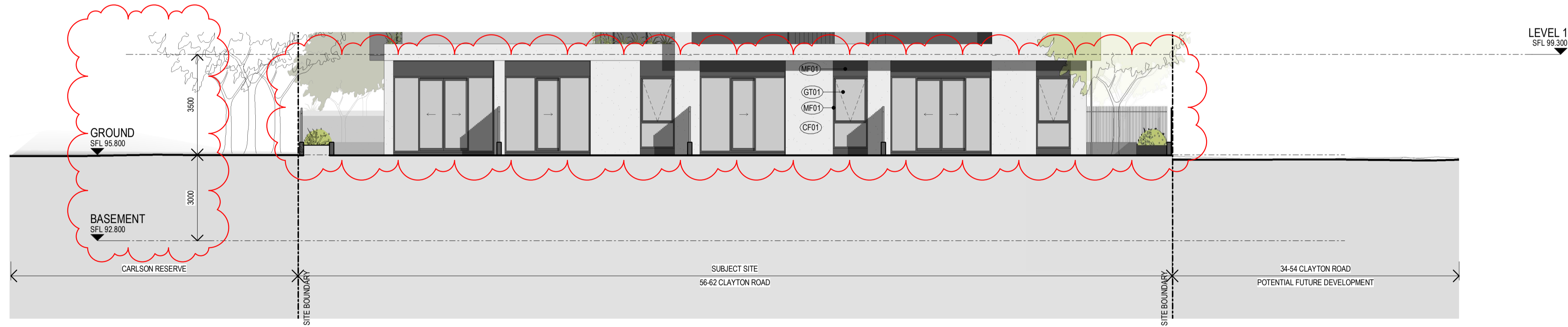
Drawing No. **TP02.02 D**

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EAST ELEVATION



EAST ELEVATION - GROUND LEVEL

Revisions	Date	Description	Author
-	02.07.20	Town Planning	MT
A	09.09.20	TP - RFI	HB
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C	03.09.21	Revised Town Planning	BW
D	08.09.21	Revised Town Planning	BW

Material Finishes:

AF01	AF01 - DARK GREY	GT01	GT01 - CLEAR
CF01	CF01 - CONCRETE LIGHT	GT02	GT02 - GLAZING GREY
CS01	CS01 - PANEL - DARK GREY	MF01	MF01 - DARK GREY

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

Project **56 CLAYTON ROAD, CLAYTON**

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Drawing **East Elevation**

Project No **220018** Date **05/15/20**

Author **MT**

Scale: @ A1 **1 : 100**

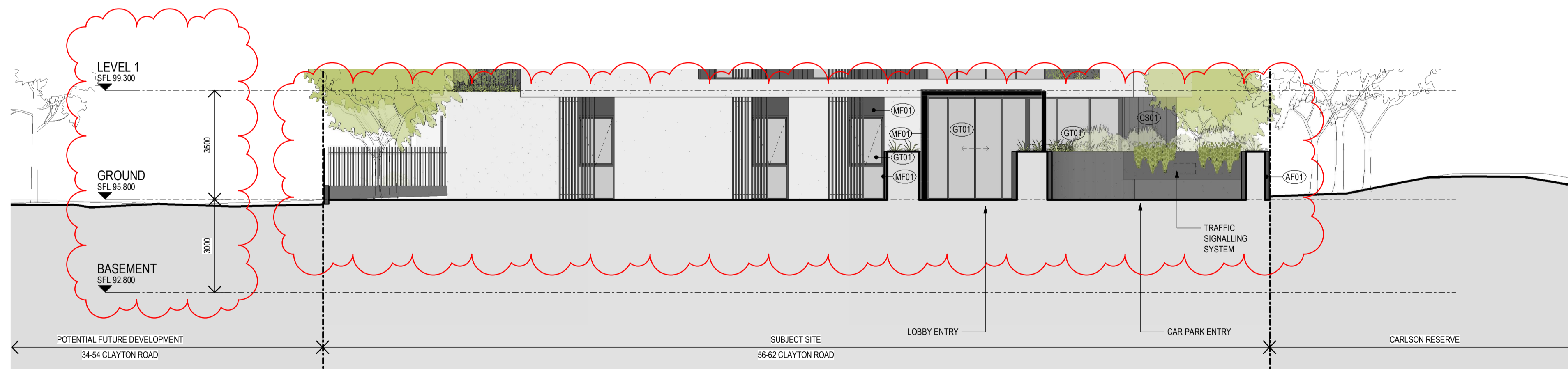
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WEST ELEVATION



WEST ELEVATION - GROUND LEVEL

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Material Finishes:

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CF01	CF01 - CONCRETE LIGHT	GT02	GT02 - GLAZING GREY
CS01	CS01 - PANEL - DARK GREY	MF01	MF01 - DARK GREY

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

Project / **56 CLAYTON ROAD, CLAYTON**

Drawing / **West Elevation**

Project No / **220018** Date / **05/15/20**

Author / **MT**

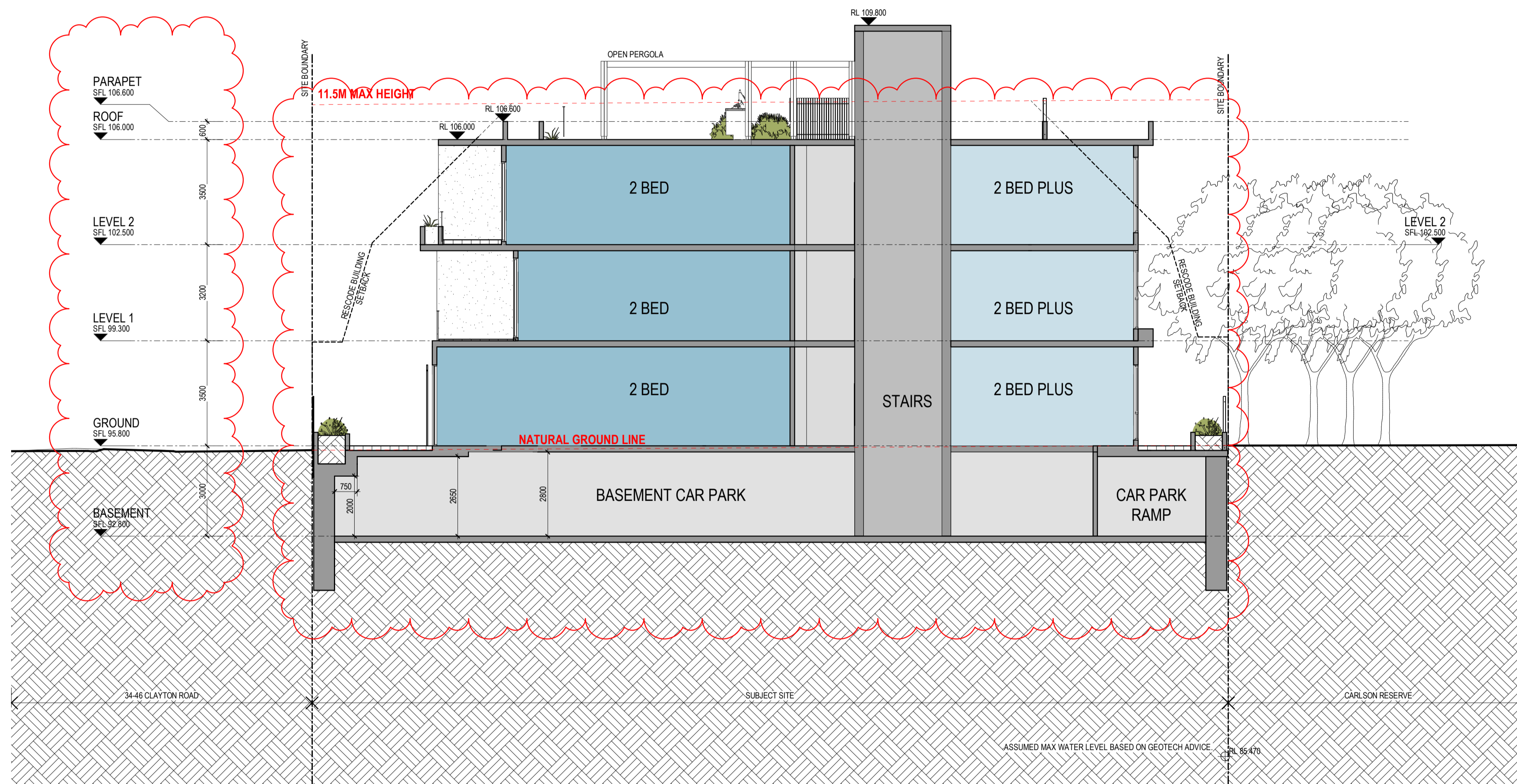
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Drawing No. / **TP02.04 D**

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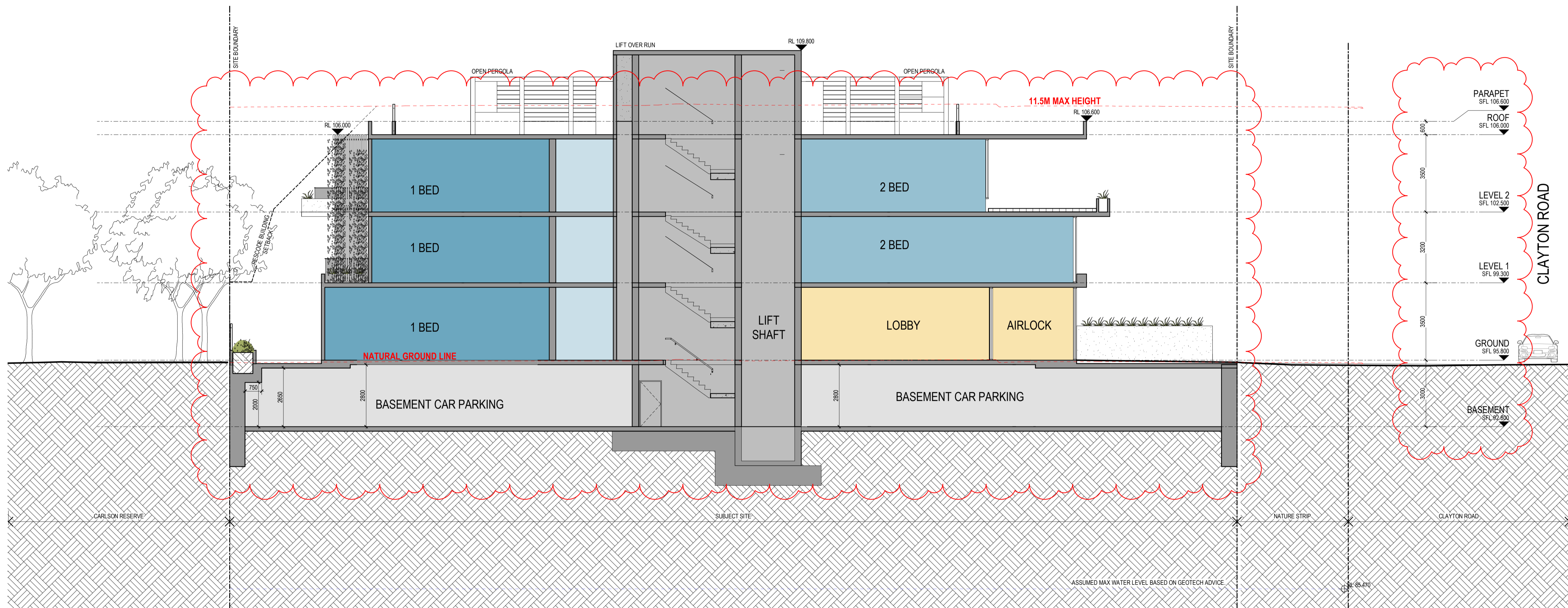
Project / **56 CLAYTON ROAD, CLAYTON**
 Drawing / **Section A-A**
 Project No. / **220018** Date / **23/04/20** Author / **LB**
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Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.01 E**

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D	03.09.21	Revised Town Planning
E	08.09.21	Revised Town Planning

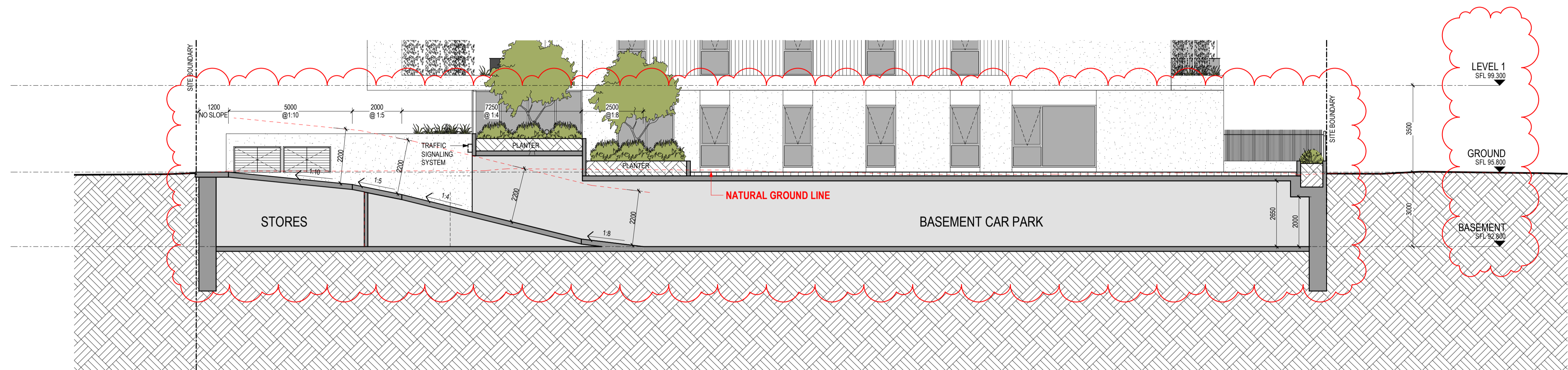
Abbreviations	
MT	BOLLARD
HB	BIKE RACK
BW	COLUMN TO ENGINEERS DETAILS
BW	COMMS COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS
BW	DOWNPIPES
ELEC	ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
F.E.	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
PS01	PRIVACY SCREEN TYPE
POS	PRIVATE OPEN SPACE
RWT	RAIN WATER TANK
SCF	SERVICE CONNECTION FACILITY
SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project / **56 CLAYTON ROAD, CLAYTON**
 Drawing / **Section B-B**
 Project No / **220018** Date / **23/04/20** Author / **LB** Scale: @ A1 / **1 : 100**
 Drawing No. / **TP03.02 E**

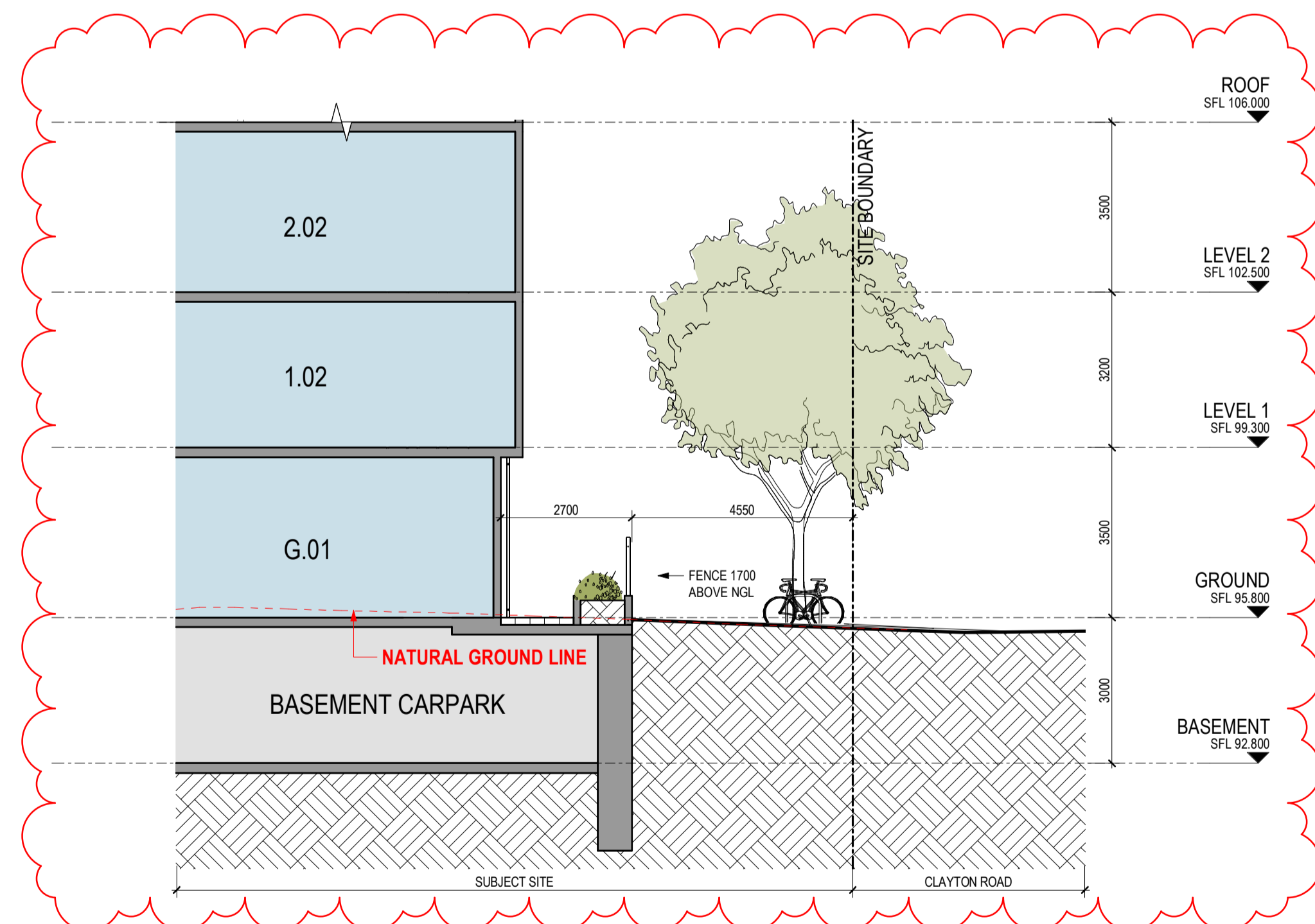
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Section C



Section D

Revisions	Date	Description
A	02.07.20	Town Planning
B	09.09.20	TP - RFI
C	30.04.21	TP - RFI
D	03.09.21	Revised Town Planning
E	08.09.21	Revised Town Planning

Abbreviations	
MT	BOLLARD
HB	BIKE RACK
BW	COLUMN TO ENGINEERS DETAILS
BW	COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS
BW	DOWNPIPES
ELEC	ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
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SCF	SERVICE CONNECTION FACILITY
SCV	SPRINKLER CONTROL VALVE
ST	STORE

Project / **56 CLAYTON ROAD, CLAYTON**

Drawing / **Section C-C & D-D**

Project No / **220018** Date / **04/23/20**

Author / **LB**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.03 E**

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EXECUTIVE SUMMARY	
SITE AREA:	1393m ²
NUMBER OF LEVELS:	3
TOTAL GFA:	3603.9 m ²
TOTAL NSA:	1877.1 m ²
TYPICAL EFFICIENCY:	90%
REMOVAL OF ONE CROSS OVER	

PLANNING REGULATIONS	REQUIRED	PROPOSED
SITE COVERAGE:	60% MAX	58.8%
GARDEN AREA:	35% MIN	35%
DEEP SOIL:	7.5% MIN	10.5%
PERMEABILITY:	20% MIN	17.0% (ALTERNATE WSUD SOLUTION TO BE SOUGHT)

LEVEL	GFA (Excluding Terrace)	NSA Residential	Circulation & Services	Communal Terrace	Terrace POS	1 Bed	1 Bed Plus	2 Bed	2 Bed Plus	Totals
BASEMENT	1232.5 m ²	0.0 m ²	101.5 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0
GROUND	784.9 m ²	630.2 m ²	154.6 m ²	0.0 m ²	369.6 m ²	1	1	1	4	7
LEVEL 1	692.1 m ²	622.5 m ²	69.6 m ²	0.0 m ²	70.5 m ²	1	1	4	2	8
LEVEL 2	693.3 m ²	624.4 m ²	68.9 m ²	0.0 m ²	96.2 m ²	1	1	4	2	8
ROOF	201.2 m ²	0.0 m ²	201.2 m ²	232.3 m ²	0.0 m ²	0	0	0	0	0
	3603.9 m ²	1877.1 m ²	595.8 m ²	232.3 m ²	536.3 m ²	3	3	9	8	23

Level	CARPARKS			Bicycle Parks	Stores
	Residential	Visitor	Total		
BASEMENT	24	5	29	23	23
GROUND	1	0	1	8	0
	25	5	30	31	23

Level	Cross Vent	Cross Vent		Adaptable	Adaptable
		Compliant	Adaptable		
BASEMENT	0	0.0%	0	0.0%	0.0%
GROUND	3	13.0%	4	17.4%	17.4%
LEVEL 1	4	17.4%	4	17.4%	17.4%
LEVEL 2	4	17.4%	4	17.4%	17.4%
	11	47.8%	12	52.2%	52.2%

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Revisions	Date	Description	Author
B	09.09.20	TP - RFI	HB
C	22.04.21	TP - RFI	MT
D	30.04.21	TP - RFI	BW
E	03.09.21	Revised Town Planning	BW
F	08.09.21	Revised Town Planning	BW

Project	56 CLAYTON ROAD, CLAYTON	Drawing	Development Summary	Project No.	220018	Date	04/23/20	Author	LB	Scale:	@ A1
<small>Amend Address Under Project Information</small>											

Drawing No. **TP10.00 F**

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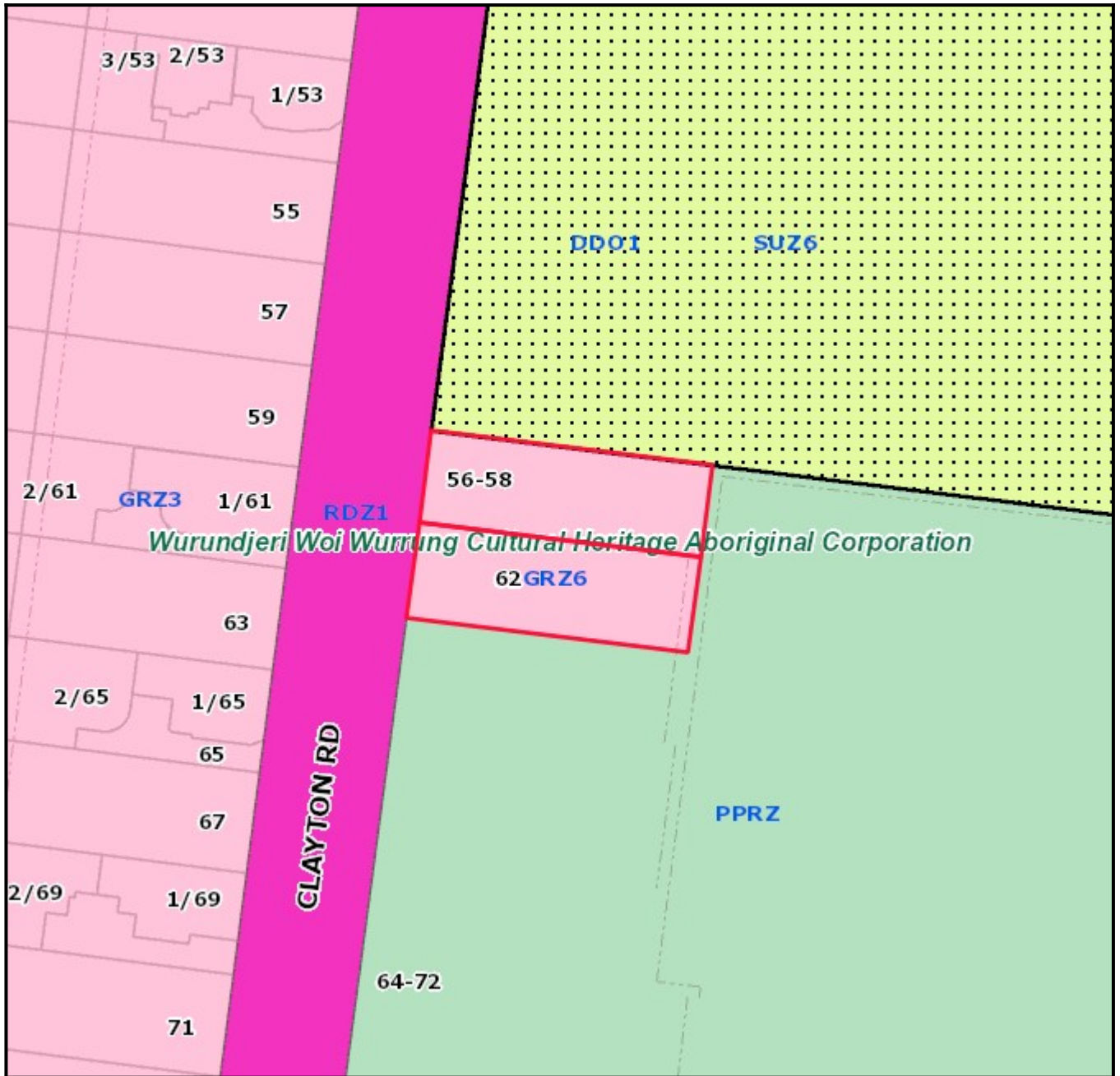
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Attachment 2: 56-58 & 62 Clayton Road, Clayton





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

56-58 & 62 Clayton Road CLAYTON VIC 3168

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