



DRAWING SHEET LIST		
DRAWING NO.	DRAWING NAME	SCALE
SK00	COVER SHEET	NTS
SK01	EXISTING CONDITIONS - SITE SURVEY PLAN	1:500
SK02	EXISTING CONDITIONS - PHOTOS SHEET 01	NTS
SK03	EXISTING CONDITIONS - PHOTOS SHEET 02	NTS
SK04	SITE CONTEXT PLAN	NTS
SK05	CONTEXT ANALYSIS PLAN	NTS
SK06	DESIGN RESPONSE PLAN	1:350
SK06.1	SITE PLAN - TPZ STUDY	1:350
SK07	BROWNS ROAD STREETScape ELEVATION	1:200
SK08	MORIAH STREET STREETScape ELEVATION	1:200

DRAWING SHEET LIST		
DRAWING NO.	DRAWING NAME	SCALE
SK09	SITE PLAN	1:350
SK09.1	BASEMENT PLAN	1:350
SK09.2	LEVEL 01 PLAN	1:350
SK09.3	LEVEL 02 PLAN	1:350
SK09.4	LEVEL 03 PLAN	1:350
SK10	FLOOR PLAN - BASEMENT LEVEL	1:200
SK11	FLOOR PLAN - GROUND LEVEL - SHEET 01	1:200
SK12	FLOOR PLAN - GROUND LEVEL - SHEET 02	1:200
SK13	FLOOR PLAN - GROUND LEVEL - SHEET 03	1:200

DRAWING SHEET LIST		
DRAWING NO.	DRAWING NAME	SCALE
SK14	FLOOR PLAN - LEVEL 01 - SHEET 01	1:200
SK15	FLOOR PLAN - LEVEL 01 - SHEET 02	1:200
SK16	FLOOR PLAN - LEVEL 01 - SHEET 03	1:200
SK17	FLOOR PLAN - LEVEL 02 - SHEET 01	1:200
SK18	FLOOR PLAN - LEVEL 02 - SHEET 02	1:200
SK19	FLOOR PLAN - LEVEL 02 - SHEET 03	1:200
SK20	FLOOR PLAN - LEVEL 03 - SHEET 01	1:200
SK21	FLOOR PLAN - LEVEL 03 - SHEET 02	1:200
SK22	FLOOR PLAN - LEVEL 03 - SHEET 03	1:200

DRAWING SHEET LIST		
DRAWING NO.	DRAWING NAME	SCALE
SK23	ROOF PLAN - APARTMENT BUILDINGS	1:200
SK30	NORTH & WEST BOUNDARY ELEVATIONS	1:200
SK31	SOUTH & EAST BOUNDARY ELEVATIONS	1:200
SK32	INTERNAL ELEVATION - SHEET 01	1:200
SK33	INTERNAL ELEVATION - SHEET 02	1:200
SK34	INTERNAL ELEVATION - SHEET 03	1:200
SK40	SECTIONS - SHEET 01	1:200
SK41	SECTIONS - SHEET 02	1:200
SK42	SECTIONS - SHEET 03	1:200
SK43	SECTIONS - SHEET 04	1:200

DRAWING SHEET LIST		
DRAWING NO.	DRAWING NAME	SCALE
SK50	SHADOW DIAGRAM - 22 SEP, 9AM	1:350
SK51	SHADOW DIAGRAM - 22 SEP, 12PM	1:350
SK52	SHADOW DIAGRAM - 22 SEP, 3PM	1:350
SK60	3D PERSPECTIVE VIEW - SHEET 01	NTS
SK61	3D PERSPECTIVE VIEW - SHEET 02	NTS
SK62	3D PERSPECTIVE VIEW - SHEET 03	NTS
SK63	3D PERSPECTIVE VIEW - SHEET 04	NTS
SK70	MATERIALS & FINISHES	NTS



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REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

- Verify all dimensions on site prior to commencement of work.
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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
COVER SHEET

Date	JUN 2017
Scale	1 : 50 @ A1
Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK00
REV	A



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REV	DATE	DESCRIPTION	AUTH	CHK
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PROJECT
 29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
 EXISTING CONDITIONS - PHOTOS SHEET 01

Date	FEB 2017
Scale	1 : 1 @ A1
Drawn	-
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK02
REV	A



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REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

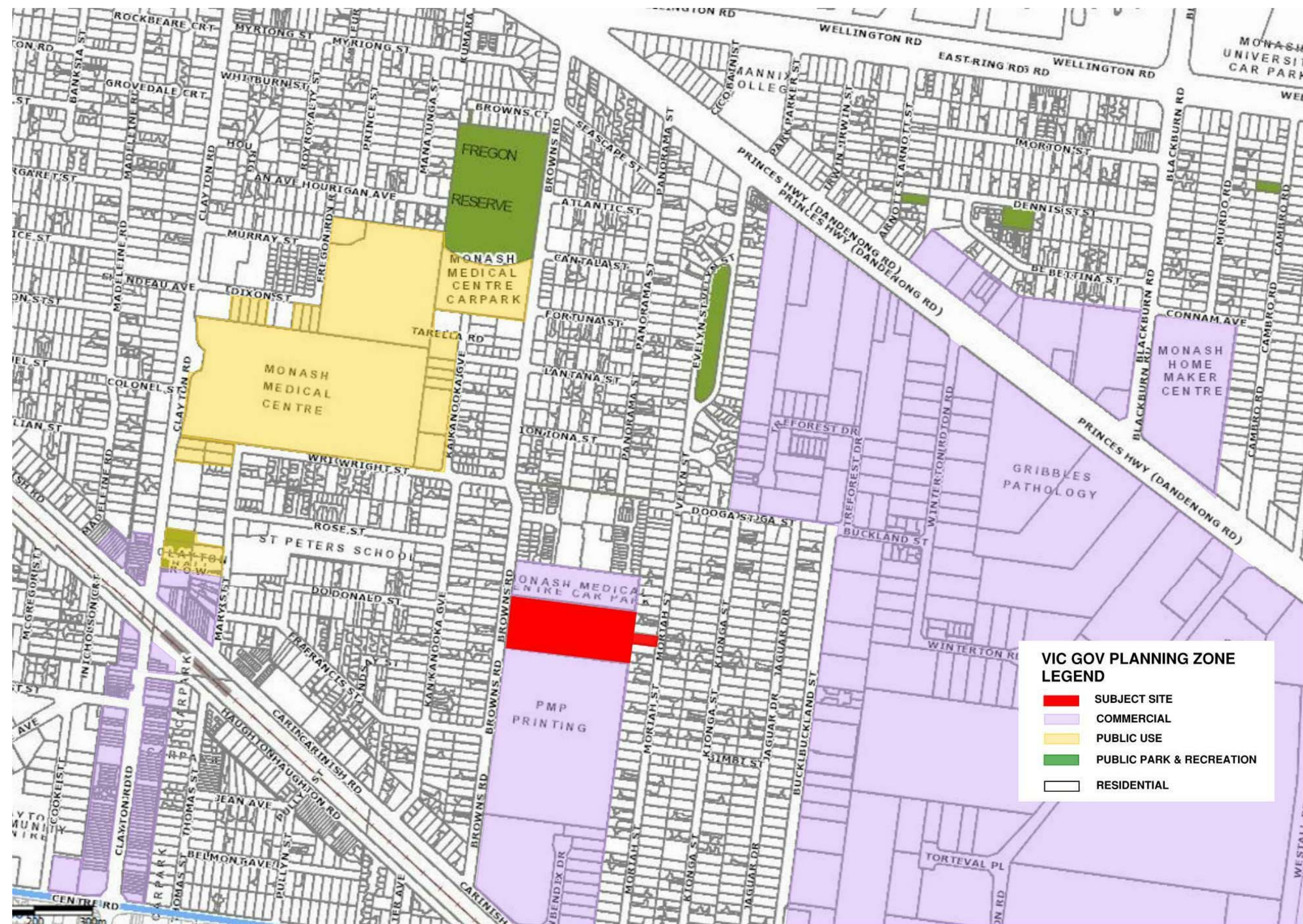
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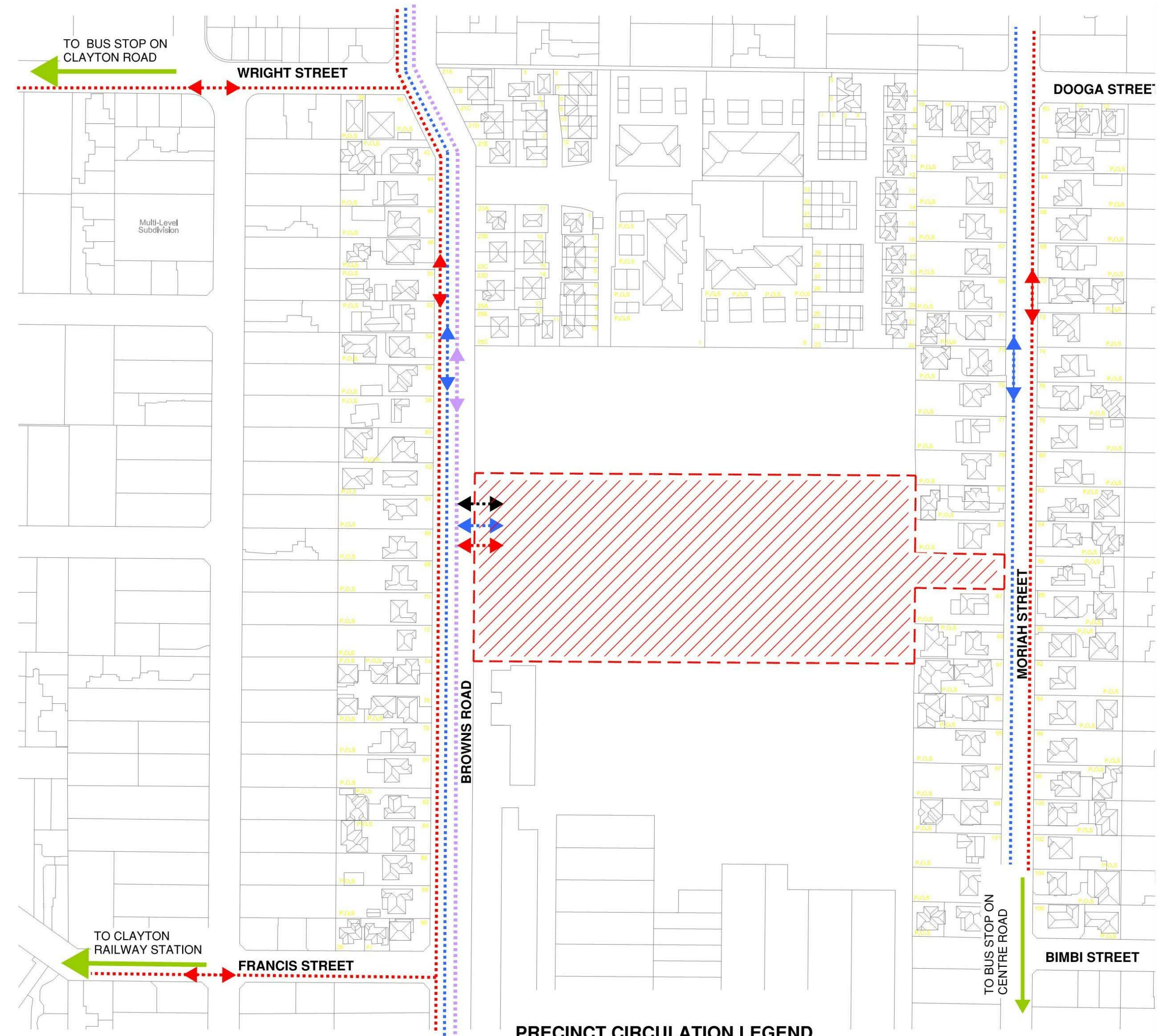
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PROJECT
 29 BROWNS ROAD, CLAYTON VIC 3168
 TITLE
 EXISTING CONDITIONS - PHOTOS SHEET 02

Date	FEB 2017
Scale	1 : 1 @ A1
Drawn	-
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK03
REV	A



1 LOCATION PLAN
SCALE 1 : 6000



2 PRECINCT CIRCULATION PLAN
SCALE 1 : 4000

REV	DATE	DESCRIPTION	AUTH	CHK
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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SITE CONTEXT PLAN

Date	FEB 2017	NORTH
Scale	As indicated @ A1	
Drawn	-	
Checked	EY	
Approved	VQ	
Project Number	M023	Stage TP
Drawing No.	SK04	REV A

**NO. 27
EXISTING BITUMEN CAR PARK**



SITE LEGEND

- TREES TO BE REMOVED
- TREE PROTECTION ZONE
- TREES TO BE RETAINED
- PROPOSED TREE REFER TO LANDSCAPE PLAN
- FOOTPATH MIN 1.4m
- VISITOR CAR PARK
- FIRE HYDRANT
- TWO STOREY TOWNHOUSES
- THREE STOREY TOWNHOUSES
- APARTMENTS
- HW EXISTING HABITABLE ROOM WINDOW
- NH NON-HABITABLE WINDOW

**NO. 31
EXISTING BITUMEN CAR PARK**

OVERALL SITE ANALYSIS	
SITE AREA	20007m ²
TOTAL BUILDING AREA	9068m ²
PERCENTAGE BUILT COVERAGE OF SITE	45.3%
PERCENTAGE PERMEABILITY OF SITE	21.1%
ON GROUND VISITOR CAR PARK NO.	14
ON GROUND BIKE SPACE NO.	16

DESIGN RESPONSE LEGEND

- 01** RESTRICTING BULK & HEIGHT TO MIDDLE OF SITE, 4 STORY APARTMENT BUILDINGS ARE LOCATED CENTRALLY
- 02** SINGLE ENTRY CROSS OVER MINIMISING IMPACT ON BROWNS ROAD
- 03** TOWNHOUSES WITH FRONT GARDENS ADDRESS BROWNS ROAD AND MORIAH STREET TO RETAIN TYPICAL STREET BUILDING SIZE AND BULK
- 04** LANDSCAPED COMMUNAL OPEN SPACE WITH PLAYGROUND
- 05** TOWNHOUSES WITH GARDENS FACING COMMUNAL OPEN SPACE
- 06** LANDSCAPED OPEN SPACE BETWEEN APARTMENT BUILDINGS PROVIDING GREEN OUTLOOK AND RECREATION SPACE
- 07** TOWNHOUSES WITH NORTH FACING GARDENS AND RETAINED MATURE TREES
- 08** REAR GARAGE ACCESS AVOIDING EXCESSIVE BROWNS ROAD CROSS OVERS

SITE & SERVICE LEGEND

- 09** SETBACKS BETWEEN BUILT FORMS TO PROVIDE VIEWS THROUGH AND AIR CIRCULATION
 - 10** 1.4m WIDE INTERNAL FOOTPATH
 - 11** T JUNCTION TURN TO ACCOMMODATE EMERGENCY AND WASTE COLLECTION VEHICLES
 - 12** INTERNAL ROAD RESTRICTED TO PREVENT RANDOM CAR PARKING
 - 13** BUILDING DESIGNED AROUND RETENTION OF MATURE TREE
 - 14** BASEMENT CUT BACK TO ACCOMMODATE DEEP SOIL PLANTING
 - 15** WINDOW WITH FIXED OBSCURE GLAZING TO 1700mm AFFL TO AVOID OVERLOOKING
 - 16** SITE SERVICES ARE DISCREETLY LOCATED TO COMPLIMENT THE OVERALL DESIGN
- TITLE PEG
 - INSTRUMENT STATION
 - ELECTRICITY POLE ONLY
 - ELECTRICITY POLE WITH LIGHT
 - ELECTRICITY PIT
 - STAY FOR POLE
 - TELECOMMUNICATIONS PIT
 - SEWERAGE PIT
 - SIGNS
 - JP - JUNCTION PIT
 - GP - GRATED PIT
 - SEP - SIDE ENTRY PIT
 - EASEMENT

1 DESIGN RESPONSE PLAN
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

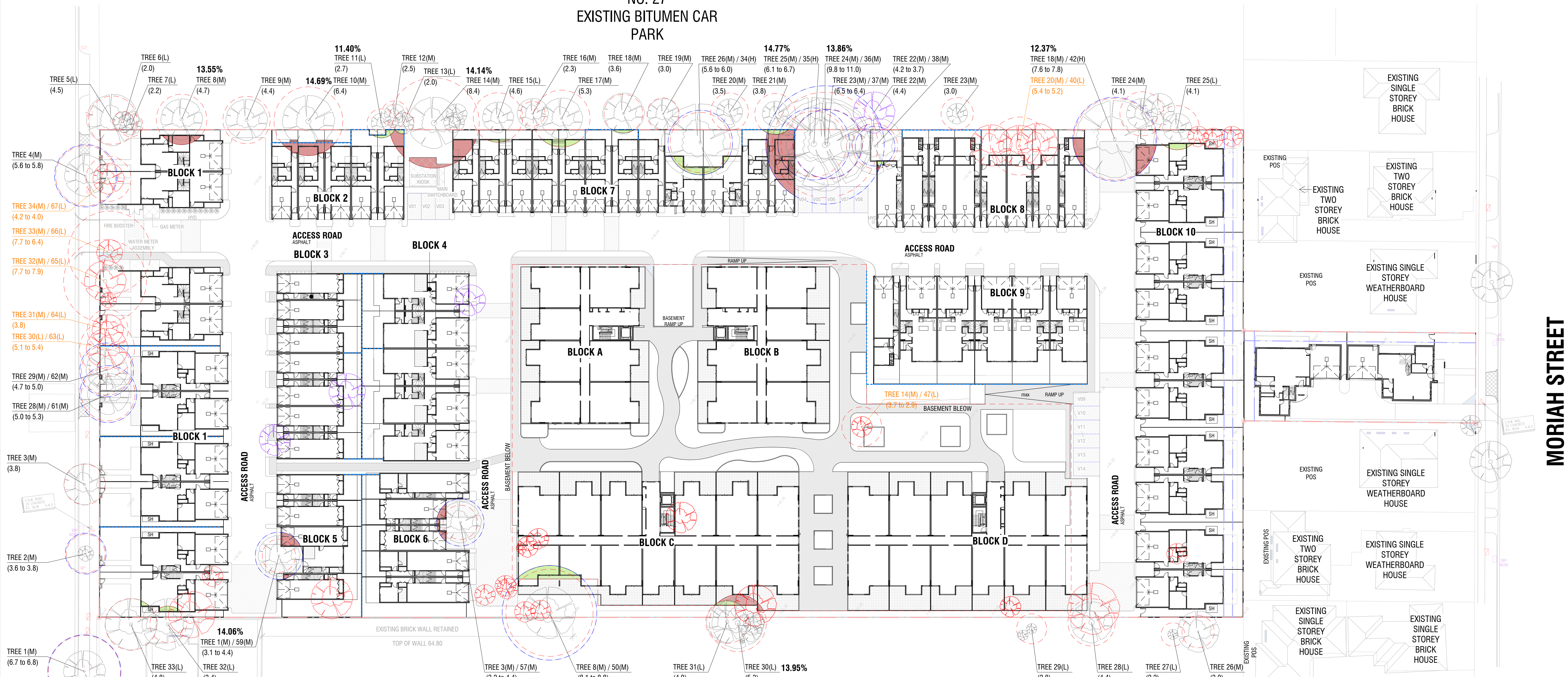
TITLE
DESIGN RESPONSE PLAN

Date FEB 2017
Scale 1 : 350 @ A1
Drawn XX
Checked EY
Approved VQ
Project Number M023
Drawing No. SK06

Stage TP
REV A



NO. 27
EXISTING BITUMEN CAR
PARK



NO. 31
EXISTING BITUMEN CAR
PARK

TPZ STUDY LEGEND

- TREES TO BE RETAINED
- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- ORIGINAL TREE PROTECTION ZONE
- NEW TREE PROTECTION ZONE
- PROPOSED TREES REFER TO LANDSCAPE PLAN
- PROPOSED RETAINING WALL
- TPZ ENCROACHMENT LESS THAN 10%
- TPZ ENCROACHMENT GREATER THAN 10% BUT LESS THAN 15%
- TREE TO BE RETAINED
11.04%
TREE 24(M) / 36(M)
(9.8 to 11.0)
XX% ENCROACHMENT OVER 10%
PREVIOUS TREE NO. (RETENTION VALUE) / NEW TREE NO. (RETENTION VALUE)
(CHANGE FROM PREVIOUS TPZ VALUE TO UPDATED TPZ VALUE)
- TREE TO BE REMOVED
TREE 20(M) / 40(L)
(5.4 to 5.2)
PREVIOUS TREE NO. (M) / NEW TREE NO. (L)
(CHANGE FROM PREVIOUS TPZ VALUE TO UPDATED TPZ VALUE)

1 SITE PLAN - TPZ STUDY
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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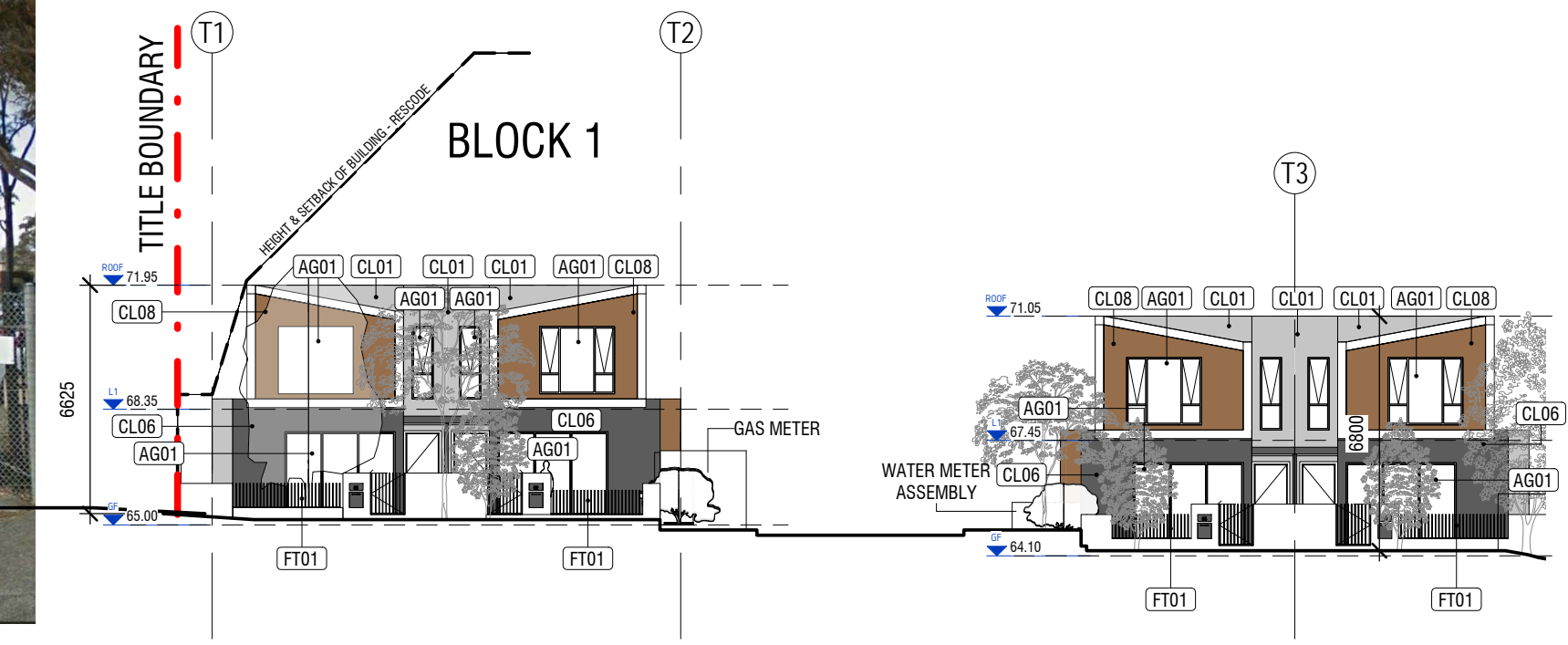
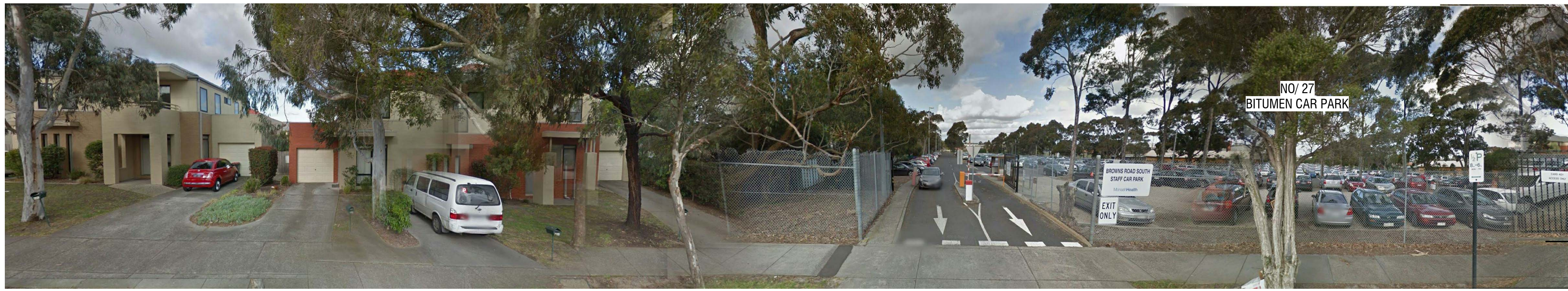


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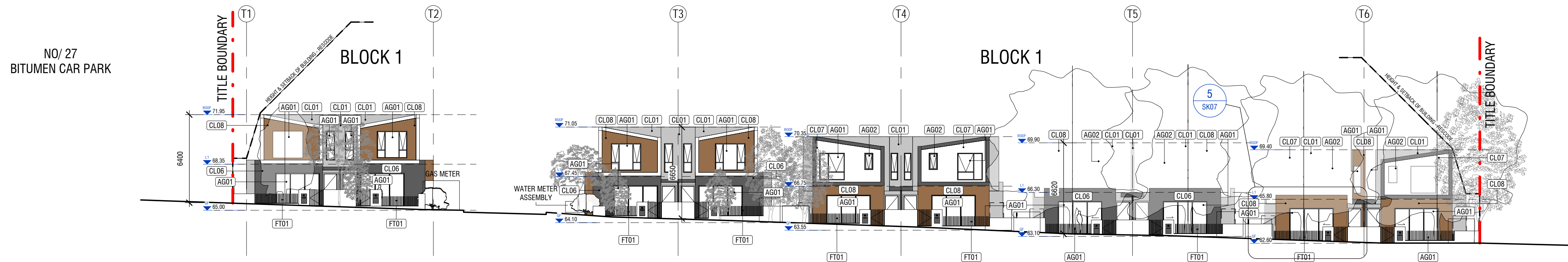
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SITE PLAN - TPZ STUDY

Date	JUN 2017	NORTH
Scale	1 : 350 @ A1	
Drawn	XX	TP
Checked	EY	
Approved	VQ	REV
Project Number	M023	
Drawing No.	SK06.1	A



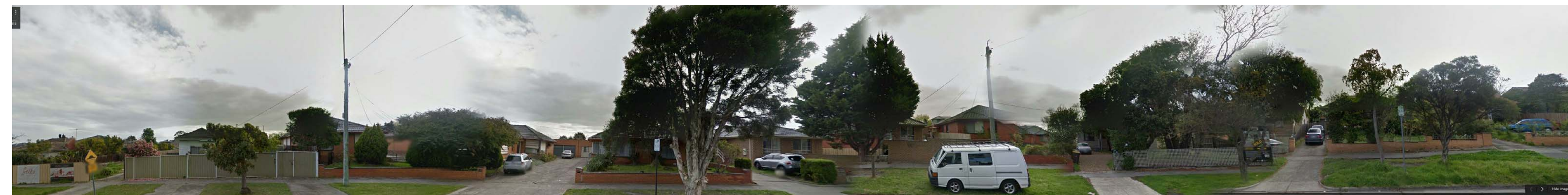
1 BROWNS ROAD ELEVATION
SCALE 1 : 200



2 BROWNS ROAD ELEVATION
SCALE 1 : 200



3 BROWNS ROAD ELEVATION
SCALE 1 : 200



4 BROWNS ROAD STREET ELEVATION
SCALE 1 : 200

MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH,	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR



5 BROWNS ROAD FRONT FENCE DETAIL
SCALE 1 : 50

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
BROWNS ROAD STREETSCAPE ELEVATION

Date	FEB 2017
Scale	As indicated @ A1
Drawn	YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK07
REV	A

No 91
EXISTING SINGLE STOREY
BRICK HOUSE

No 89
EXISTING SINGLE STOREY
WEATHERBOARD HOUSE

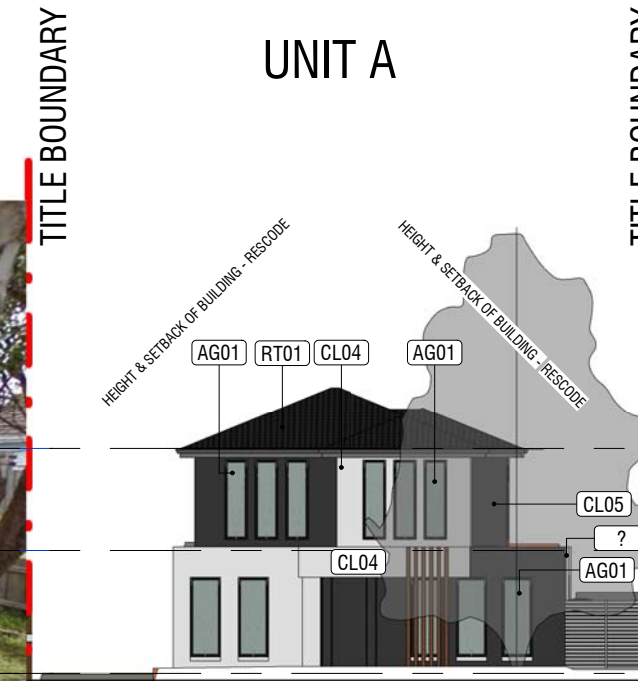
No 87
EXISTING SINGLE STOREY
WEATHERBOARD HOUSE

UNIT A

No 83
EXISTING SINGLE STOREY
WEATHERBOARD HOUSE

No 81
EXISTING TWO STOREY
BRICK HOUSE

No 79
EXISTING SINGLE STOREY
BRICK HOUSE



1 MORIAH STREET STREETScape
SCALE 1 : 200

MATERIAL & FINISHES LEGEND

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AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
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CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
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FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR

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PROJECT	29 BROWNS ROAD, CLAYTON VIC 3168		DATE	FEB 2017	
TITLE	MORIAH STREET STREETScape ELEVATION		SCALE	1 : 200	
Drawn	YC	Checked	EY		
Approved	VQ	Project Number	M023	Stage	TP
Drawing No.	SK08	REV		A	

NO. 27
EXISTING BITUMEN CAR
PARK



NO. 31
EXISTING BITUMEN CAR
PARK

SITE LEGEND

- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- PREVIOUS TREE PROTECTION ZONE
- NEW TREE PROTECTION ZONE
- TREES TO BE RETAINED
- PROPOSED TREES REFER TO LANDSCAPE PLAN
- VISITOR CAR PARK
- FIRE HYDRANT
- RWT RAINWATER TANK
- HW EXISTING HABITABLE ROOM WINDOW
- NH NON-HABITABLE WINDOW
- GAS METER
- W WATER METER
- SH STORAGE SHED 6m³
- 1-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 2-STOREY TOWNHOUSE WITH SINGLE GARAGE
- 2-STOREY TOWNHOUSE WITH DOUBLE GARAGE
- 3-STOREY TOWNHOUSE WITH SINGLE GARAGE
- 3-STOREY TOWNHOUSE WITH TANDEM GARAGE
- EXISTING SURFACE LEVEL
- BL.00.00 PROPOSED SURFACE LEVEL
- PROPOSED RETAINING WALL

PEDESTRIAN SPLAY NOTE:
PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER. ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.

SITE SERVICE LEGEND

- TITLE PEG
- INSTRUMENT STATION
- E ELECTRICITY POLE ONLY
- E L ELECTRICITY POLE WITH LIGHT
- ELEC ELECTRICITY PIT
- Y STAY FOR POLE
- T TELECOMMUNICATIONS PIT
- S SEWERAGE PIT
- S G SIGNS
- J JP - JUNCTION PIT
- G GP - GRATED PIT
- S E SEP - SIDE ENTRY PIT
- EASEMENT

SITE PLAN
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

SITE PLAN

Date JUN 2017
Scale 1 : 350 @ A1
Drawn XX YC
Checked EY
Approved VQ
Project Number M023
Drawing No. SK09

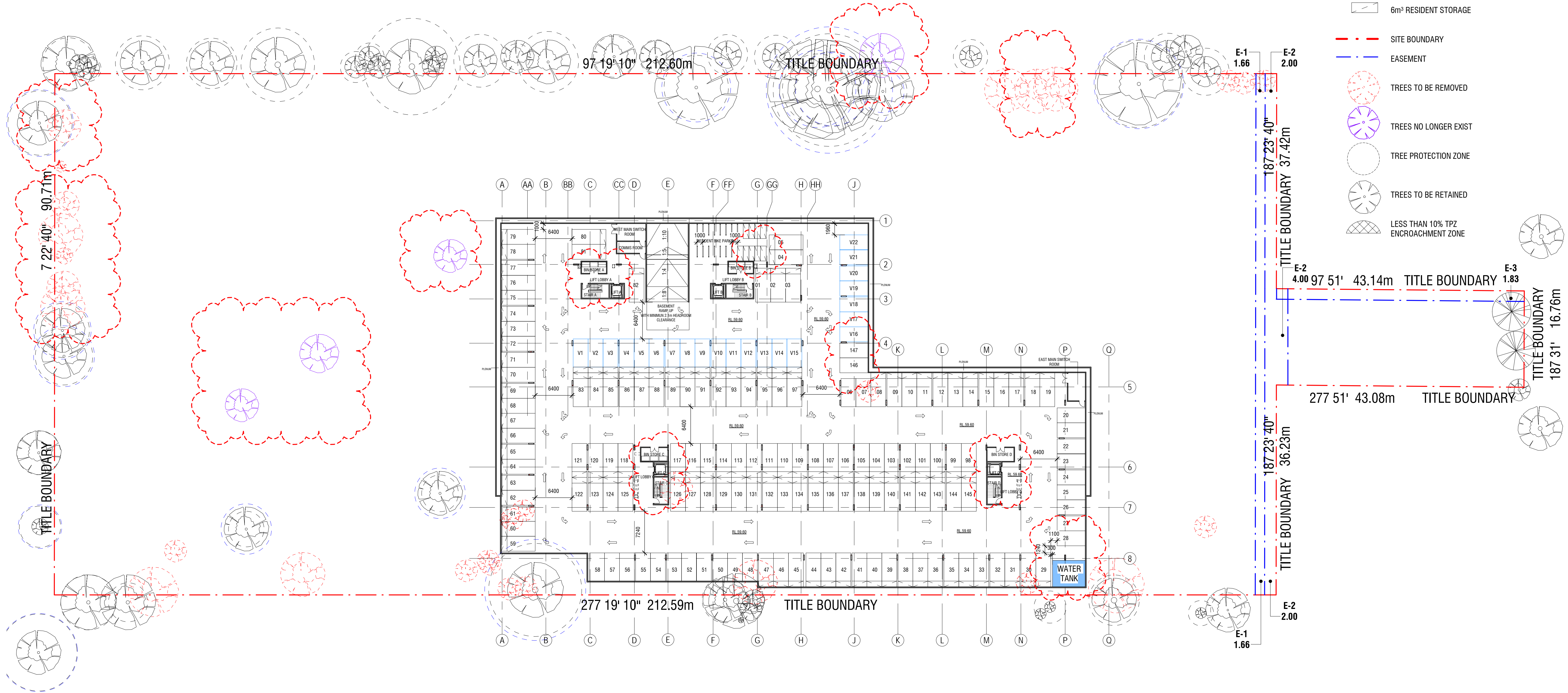
Stage TP
REV A

BASEMENT SUMMARY

BASEMENT AREA: 5677m²
 RESIDENTIAL CAR SPACE: 147
 VISITOR CAR SPACE: 22
 TOTAL CAR SPACE: 169
 STANDALONE STORAGE CAGE: 147

BASEMENT LEGEND

- RESIDENT CAR PARK
4900X2600mm
- VISITOR CAR PARK
4900X2600mm
- 6m³ RESIDENT STORAGE
- SITE BOUNDARY
- EASEMENT
- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- TREE PROTECTION ZONE
- TREES TO BE RETAINED
- LESS THAN 10% TPZ ENCROACHMENT ZONE



1 BASEMENT PLAN
 SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

- Verify all dimensions on site prior to commencement of work.
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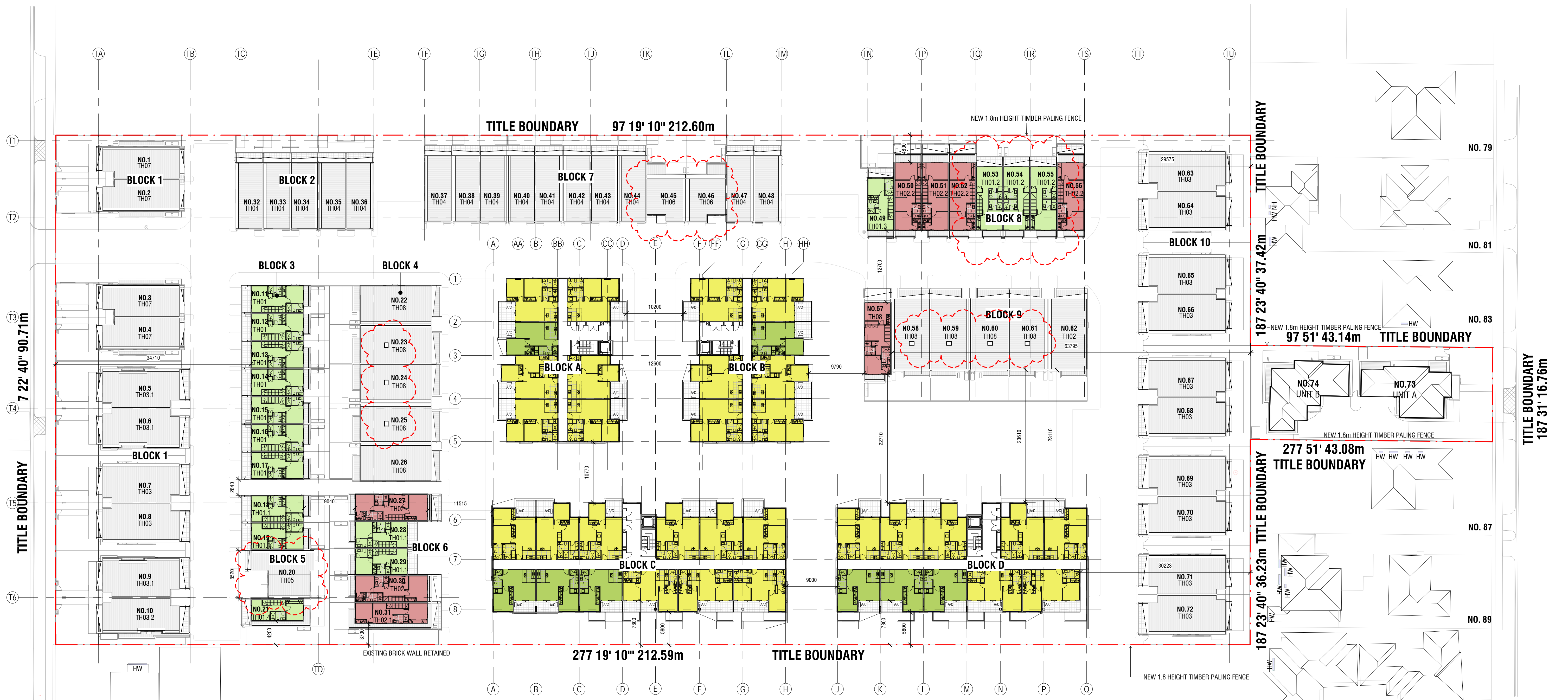


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 MUSHAN ARCHITECTS PTY LTD
 ABN: 44 182 772 714

PROJECT
 29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
 BASEMENT PLAN

Date	JUN 2017
Scale	As indicated @ A1
Drawn	XX
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK09.1
REV	A



SITE LEGEND

- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- PREVIOUS TREE PROTECTION ZONE
- NEW TREE PROTECTION ZONE
- TREES TO BE RETAINED
- PROPOSED TREES REFER TO LANDSCAPE PLAN
- VISITOR CAR PARK
- FIRE HYDRANT
- RWT RAINWATER TANK
- HW EXISTING HABITABLE ROOM WINDOW
- NH NON-HABITABLE WINDOW
- GAS METER
- WATER METER
- STORAGE SHED 6m²
- 1-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 2-STOREY TOWNHOUSE WITH SINGLE GARAGE
- 2-STOREY TOWNHOUSE WITH DOUBLE GARAGE
- 3-STOREY TOWNHOUSE WITH SINGLE GARAGE
- 3-STOREY TOWNHOUSE WITH TANDEM GARAGE
- EXISTING SURFACE LEVEL
- PROPOSED SURFACE LEVEL
- PROPOSED RETAINING WALL

PEDESTRIAN SPLAY NOTE:
PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER. ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.

1 LEVEL 02 PLAN
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

• Verify all dimensions on site prior to commencement of work.
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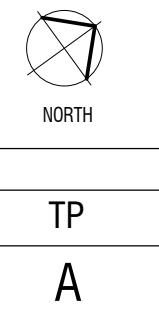


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ABN: 44 162 772 714

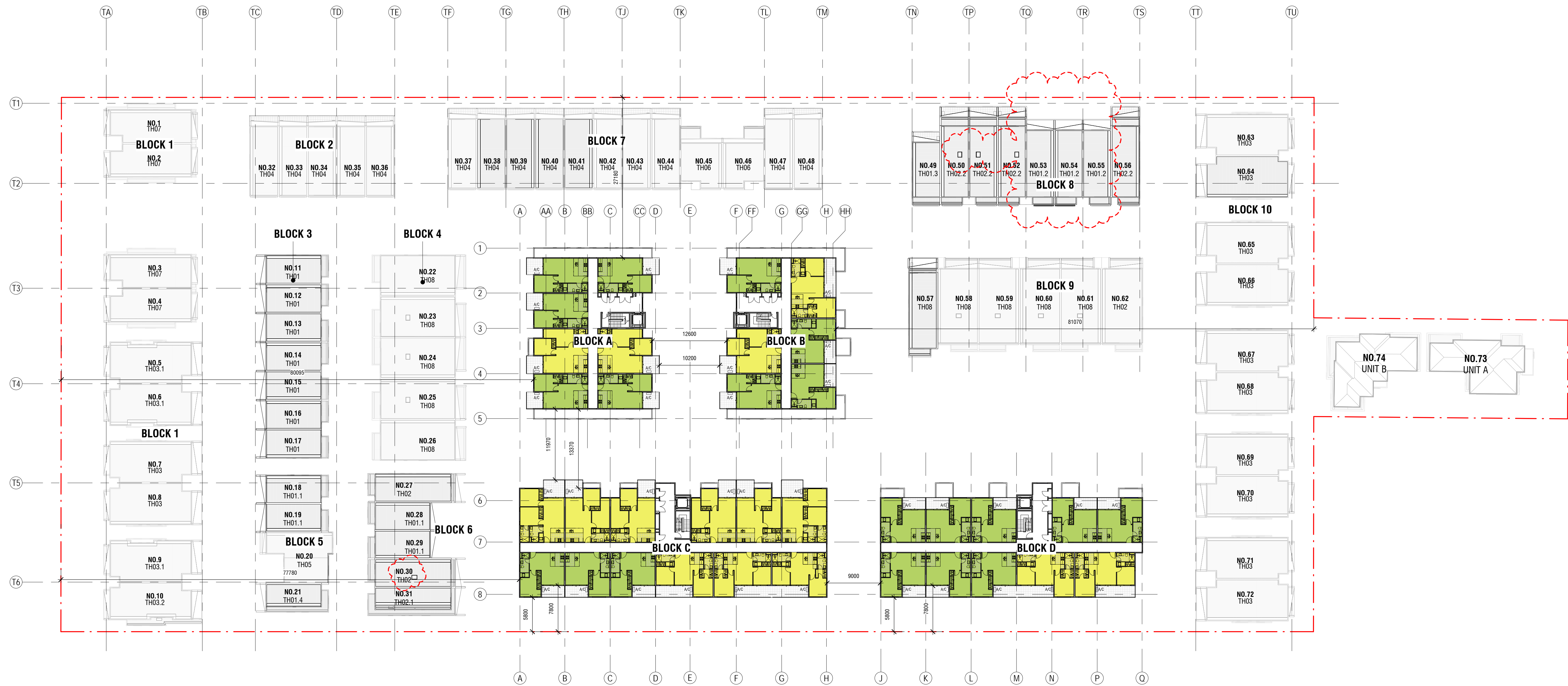
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
LEVEL 02 PLAN

Date JUN 2017
Scale 1 : 350 @ A1
Drawn XX
Checked EY
Approved VQ
Project Number M023
Drawing No. SK09.3



Stage TP
REV A



1 LEVEL 03 PLAN
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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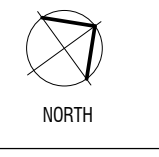


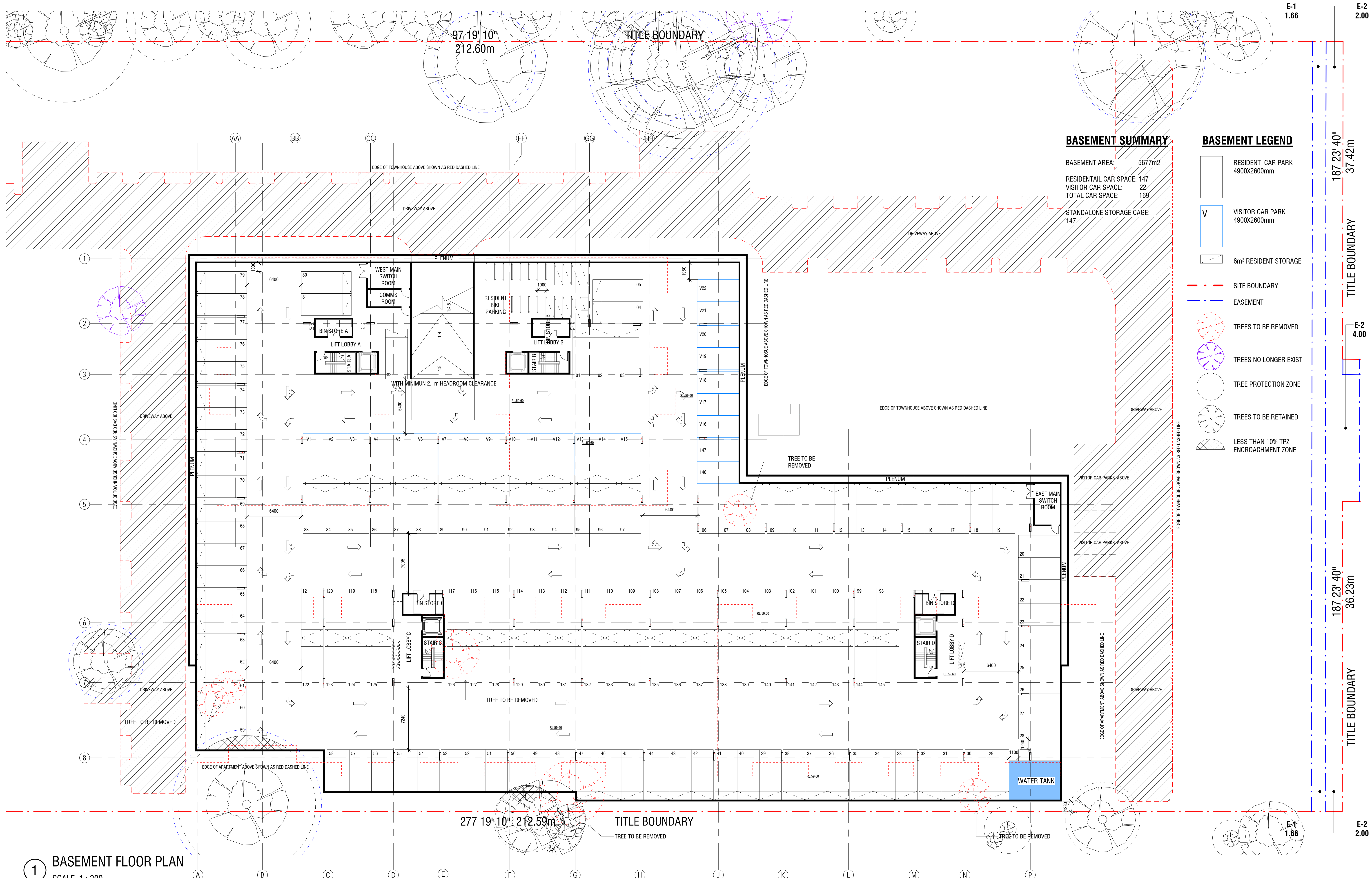
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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
LEVEL 03 PLAN

Date	JUN 2017	Stage	TP
Scale	1 : 350 @ A1	REV	A
Drawn	XX		
Checked	EY		
Approved	VQ		
Project Number	M023		
Drawing No.	SK09.4		





BASEMENT SUMMARY

BASEMENT AREA: 5677m²
 RESIDENTIAL CAR SPACE: 147
 VISITOR CAR SPACE: 22
 TOTAL CAR SPACE: 169
 STANDALONE STORAGE CAGE: 147

BASEMENT LEGEND

- RESIDENT CAR PARK 4900X2600mm
- VISITOR CAR PARK 4900X2600mm
- 6m³ RESIDENT STORAGE
- SITE BOUNDARY
- EASEMENT
- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- TREE PROTECTION ZONE
- TREES TO BE RETAINED
- LESS THAN 10% TPZ ENCROACHMENT ZONE

1 BASEMENT FLOOR PLAN
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

- Verify all dimensions on site prior to commencement of work.
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- Report any discrepancies to the architect before carrying out any work.





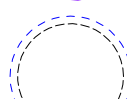
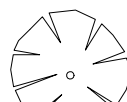
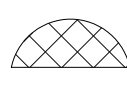
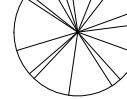


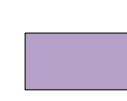

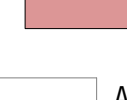

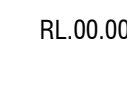

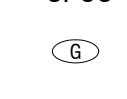

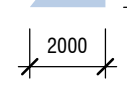





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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

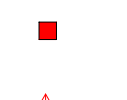





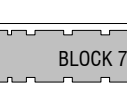
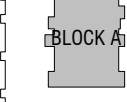
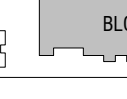
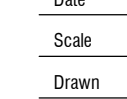
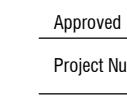
TITLE
FLOOR PLAN - BASEMENT LEVEL

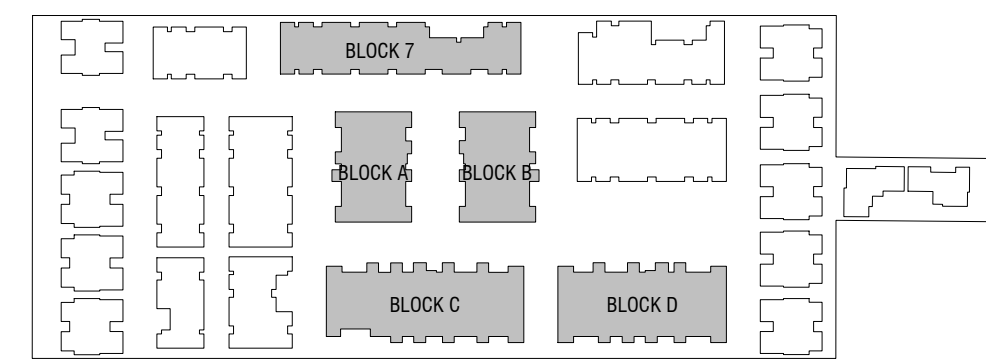
Date	FEB 2017	Scale	1 : 200 @ A1	NORTH	
Drawn	XX	Checked	EY		
Approved	VQ	Project Number	M023	Stage	TP
Drawing No.	SK10	REV	A		

PLAN LEGEND

-  TREES TO BE REMOVED
-  TREES NO LONGER EXIST
-  EXISTING TREE PROTECTION ZONE
NEW TREE PROTECTION ZONE
-  EXISTING TREES TO BE RETAINED
-  TPZ ENCROACHMENT ZONE
-  PROPOSED TREES - REFER TO LANDSCAPE PLAN
-  1-BEDROOM APARTMENT
-  2-BEDROOM APARTMENT
-  2-STOREY TOWNHOUSE WITH SINGLE GARAGE
-  2-STOREY TOWNHOUSE WITH DOUBLE GARAGE
-  3-STOREY TOWNHOUSE WITH SINGLE GARAGE
-  3-STOREY TOWNHOUSE WITH TANDEM GARAGE
-  A/C AIR CONDITIONER CONDENSER UNIT
-  RWT RAINWATER TANK
-  EXISTING SURFACE LEVEL
-  PROPOSED SURFACE LEVEL
-  PROPOSED RETAINING WALL
-  HW EXISTING HABITABLE WINDOW
NH NON-HABITABLE WINDOW
-  SPOS SECLUDED PRIVATE OPEN SPACE
-  GAS METER
-  WATER METER
-  PEDESTRIAN SPYLY NOTE:
PEDESTRIAN VISIBILITY SPYLYS
MEASURING 2.0m (WIDTH ACROSS THE
FRONTAGE) BY 2.5m (DEPTH INTO THE
SITE), TO THE SIDES ANY ON SITE
VEHICULAR CROSSOVER, ANY
STRUCTURES OR PLANTINGS WITHIN THIS
AREA ARE TO BE NO HIGHER THAN
900mm HIGHER THAN THE N.G.L.

SITE SERVICE LEGEND

-  TITLE PEG
-  INSTRUMENT STATION
-  ELECTRICITY POLE ONLY
-  ELECTRICITY POLE WITH LIGHT
-  ELECTRICITY PIT
-  STAY FOR POLE
-  TELECOMMUNICATIONS PIT
-  SEWERAGE PIT
-  SIGNS
-  JP - JUNCTION PIT
GP - GRATED PIT
SEP - SIDE ENTRY PIT
-  EASEMENT



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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ABN: 44 162 772 714

PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

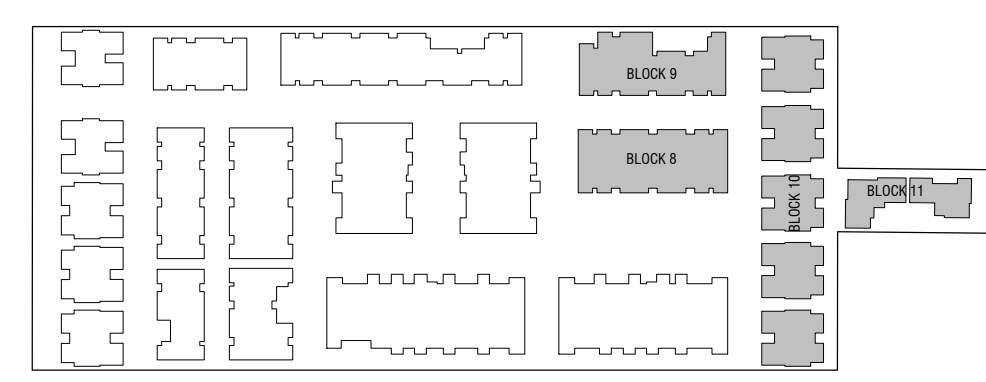
TITLE
FLOOR PLAN - GROUND LEVEL - SHEET 02

Date	08/02/17	NORTH
Scale	As indicated @ A1	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Project Number	M023	Stage TP
Drawing No.	SK12	REV A



- ### PLAN LEGEND
- TREES TO BE REMOVED
 - TREES NO LONGER EXIST
 - EXISTING TREE PROTECTION ZONE
 - NEW TREE PROTECTION ZONE
 - EXISTING TREES TO BE RETAINED
 - TPZ ENCROACHMENT ZONE
 - PROPOSED TREES - REFER TO LANDSCAPE PLAN
 - 1-BEDROOM APARTMENT
 - 2-BEDROOM APARTMENT
 - 2-STOREY TOWNHOUSE WITH SINGLE GARAGE
 - 2-STOREY TOWNHOUSE WITH DOUBLE GARAGE
 - 3-STOREY TOWNHOUSE WITH SINGLE GARAGE
 - 3-STOREY TOWNHOUSE WITH TANDEM GARAGE
 - AIR CONDITIONER CONDENSER UNIT
 - RAINWATER TANK
 - EXISTING SURFACE LEVEL
 - PROPOSED SURFACE LEVEL
 - PROPOSED RETAINING WALL
 - EXISTING HABITABLE WINDOW
 - NON-HABITABLE WINDOW
 - SECLUDED PRIVATE OPEN SPACE
 - GAS METER
 - WATER METER
 - PEDESTRIAN SPREAD NOTE: PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER, ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.

- ### SITE SERVICE LEGEND
- TITLE PEG
 - INSTRUMENT STATION
 - ELECTRICITY POLE ONLY
 - ELECTRICITY POLE WITH LIGHT
 - ELECTRICITY PIT
 - STAY FOR POLE
 - TELECOMMUNICATIONS PIT
 - SEWERAGE PIT
 - SIGNS
 - JUNCTION PIT
 - GRATED PIT
 - SIDE ENTRY PIT
 - EASEMENT



1 GROUND FLOOR PLAN - PART 03
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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ABN: 44 182 772 714

PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - GROUND LEVEL - SHEET 03

Date	JUN 2017	NORTH	
Scale	As indicated @ A1		
Drawn	XX YC	NORTH	
Checked	EY		
Approved	VQ	TP	
Project Number	M023		
Drawing No.	SK13	REV	A

BROWNS ROAD

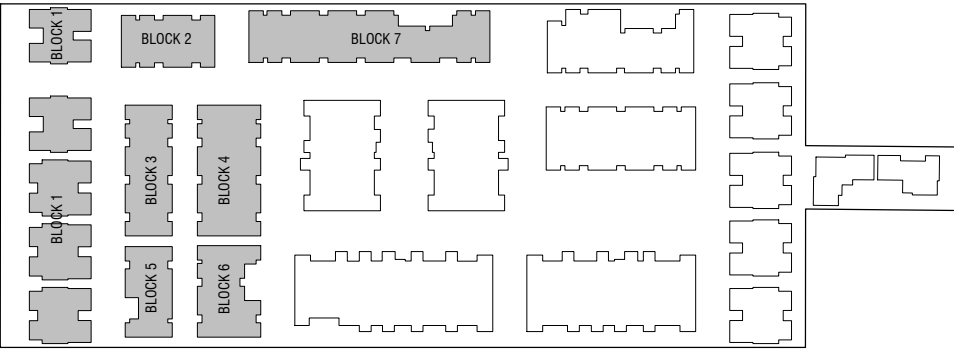
TITLE BOUNDARY 97' 19" 10" 212.60m



PLAN LEGEND

- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- EXISTING TREE PROTECTION ZONE
- NEW TREE PROTECTION ZONE
- EXISTING TREES TO BE RETAINED
- TPZ ENCROACHMENT ZONE
- PROPOSED TREES - REFER TO LANDSCAPE PLAN
- 1-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 2-STORY TOWNHOUSE WITH SINGLE GARAGE
- 2-STORY TOWNHOUSE WITH DOUBLE GARAGE
- 3-STORY TOWNHOUSE WITH SINGLE GARAGE
- 3-STORY TOWNHOUSE WITH TANDEM GARAGE
- A/C AIR CONDITIONER CONDENSER UNIT
- RWT RAINWATER TANK
- EXISTING SURFACE LEVEL
- PROPOSED SURFACE LEVEL
- PROPOSED RETAINING WALL
- HW EXISTING HABITABLE WINDOW
- NH NON-HABITABLE WINDOW
- SPOS SECLUDED PRIVATE OPEN SPACE
- GAS METER
- WATER METER

PEDESTRIAN SPAY NOTE:
PEDESTRIAN VISIBILITY SPLAYS
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900mm HIGHER THAN THE N.G.L.



LEVEL 01 FLOOR PLAN - PART 01
SCALE 1 : 200

H64.65
S64.00

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168




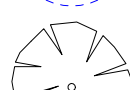
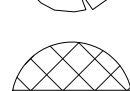





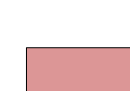

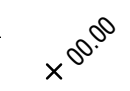




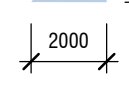





TITLE
FLOOR PLAN - LEVEL 01 - SHEET 01

Date	JUN 2017	Scale	1 : 200 @ A1
Drawn	XX YC	Checked	EY
Approved	VQ	Project Number	M023
Project Number	M023	Stage	TP
Drawing No.	SK14	REV	A

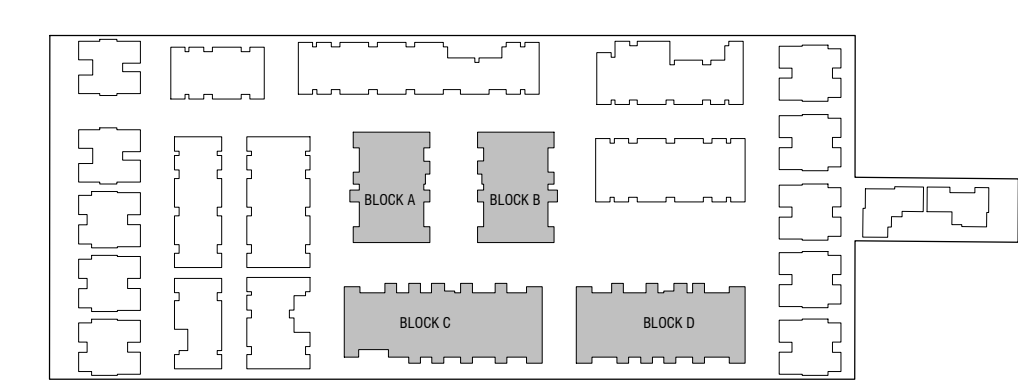
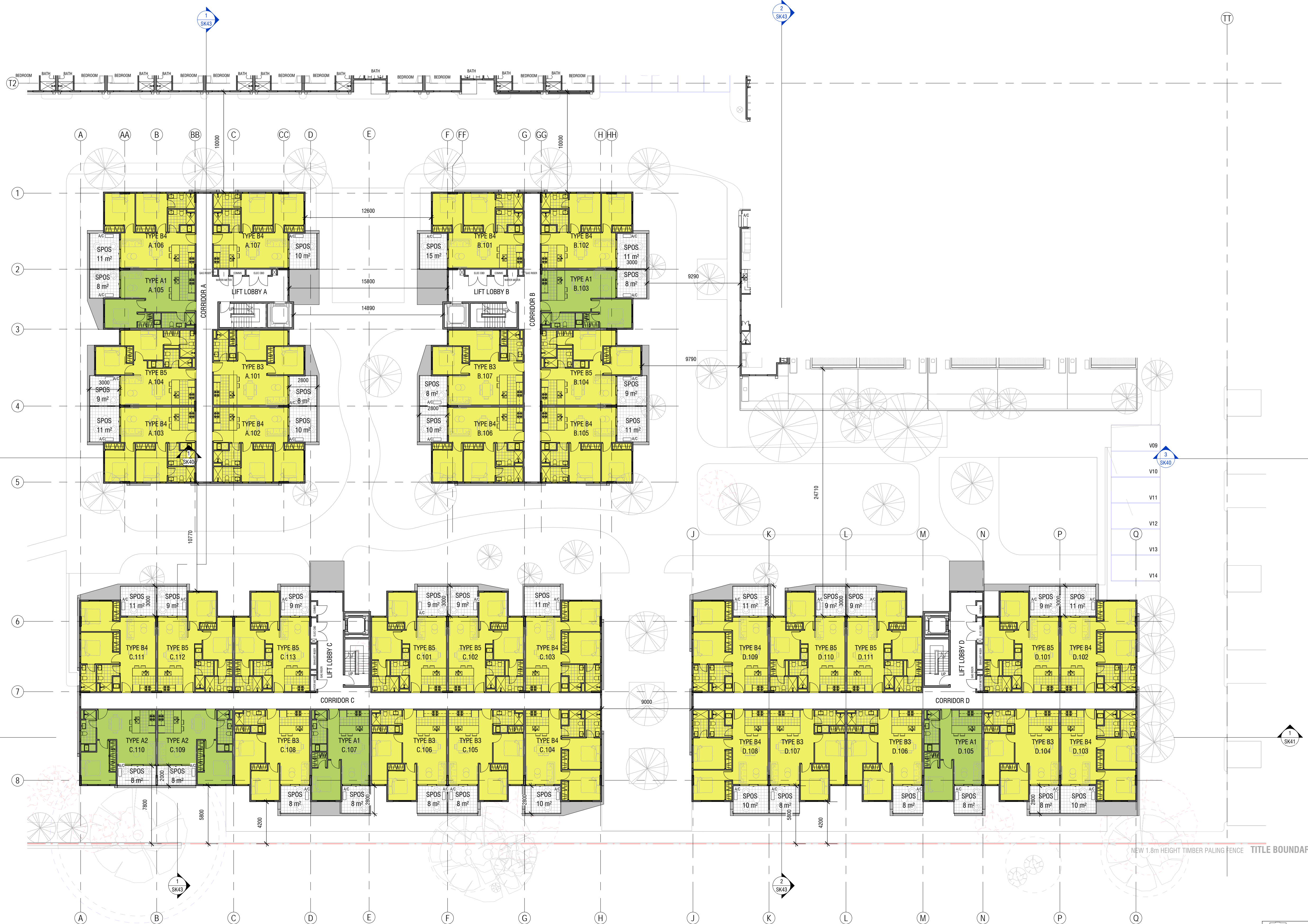


NORTH

PLAN LEGEND

-  TREES TO BE REMOVED
-  TREES NO LONGER EXIST
-  EXISTING TREE PROTECTION ZONE
-  NEW TREE PROTECTION ZONE
-  EXISTING TREES TO BE RETAINED
-  TPZ ENCROACHMENT ZONE
-  PROPOSED TREES - REFER TO LANDSCAPE PLAN
-  1-BEDROOM APARTMENT
-  2-BEDROOM APARTMENT
-  2-STORY TOWNHOUSE WITH SINGLE GARAGE
-  2-STORY TOWNHOUSE WITH DOUBLE GARAGE
-  3-STORY TOWNHOUSE WITH SINGLE GARAGE
-  3-STORY TOWNHOUSE WITH TANDEM GARAGE
-  A/C AIR CONDITIONER CONDENSER UNIT
-  RWT RAINWATER TANK
-  EXISTING SURFACE LEVEL
-  PROPOSED SURFACE LEVEL
-  PROPOSED RETAINING WALL
-  HW EXISTING HABITABLE WINDOW
-  NH NON-HABITABLE WINDOW
-  SPOS SECLUDED PRIVATE OPEN SPACE
-  GAS METER
-  WATER METER

PEDESTRIAN SPLAY NOTE:
PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER. ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.



1 LEVEL 01 FLOOR PLAN - PART 02
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 01 - SHEET 02

Date	FEB 2017	NORTH
Scale	1 : 200 @ A1	
Drawn	XX	TP
Checked	EY	
Approved	VQ	REV
Project Number	M023	
Drawing No.	SK15	A

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- ### PLAN LEGEND
- TREES TO BE REMOVED
 - TREES NO LONGER EXIST
 - EXISTING TREE PROTECTION ZONE
 - NEW TREE PROTECTION ZONE
 - EXISTING TREES TO BE RETAINED
 - TPZ ENCROACHMENT ZONE
 - PROPOSED TREES - REFER TO LANDSCAPE PLAN
 - 1-BEDROOM APARTMENT
 - 2-BEDROOM APARTMENT
 - 2-STORY TOWNHOUSE WITH SINGLE GARAGE
 - 2-STORY TOWNHOUSE WITH DOUBLE GARAGE
 - 3-STORY TOWNHOUSE WITH SINGLE GARAGE
 - 3-STORY TOWNHOUSE WITH TANDEM GARAGE
 - A/C
 - RWT
 - EXISTING SURFACE LEVEL
 - PROPOSED SURFACE LEVEL
 - PROPOSED RETAINING WALL
 - HW EXISTING HABITABLE WINDOW
 - NH NON-HABITABLE WINDOW
 - SPOS
 - GAS METER
 - WATER METER
- PEDESTRIAN SPPLAY NOTE:**
 PEDESTRIAN VISIBILITY SPPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER. ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.

MORIAH STREET

1 LEVEL 01 FLOOR PLAN - PART 03
 SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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 MUSHAN ARCHITECTS PTY LTD
 ABN: 44 182 772 714

PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 01 - SHEET 03

Date	JUN 2017	NORTH
Scale	1 : 200 @ A1	
Drawn	XX YC	TP
Checked	EY	
Approved	VQ	REV
Project Number	M023	
Drawing No.	SK16	A

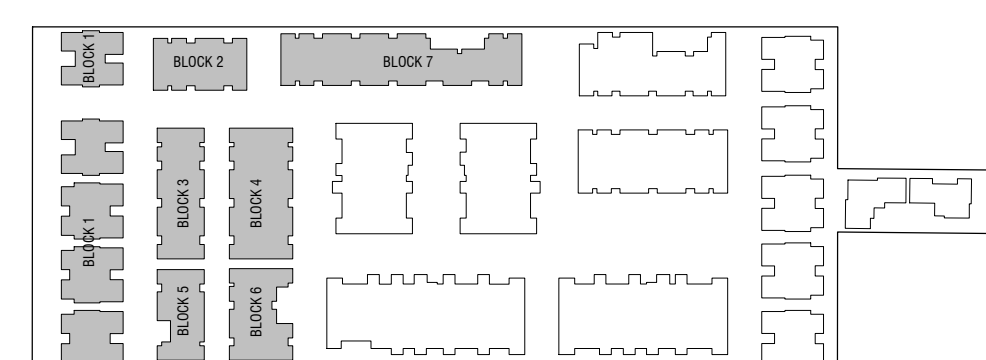
BROWNS ROAD



PLAN LEGEND

- TREES TO BE REMOVED
- TREES NO LONGER EXIST
- EXISTING TREE PROTECTION ZONE
- NEW TREE PROTECTION ZONE
- EXISTING TREES TO BE RETAINED
- TPZ ENCROACHMENT ZONE
- PROPOSED TREES - REFER TO LANDSCAPE PLAN
- 1-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 2-STORY TOWNHOUSE WITH SINGLE GARAGE
- 2-STORY TOWNHOUSE WITH DOUBLE GARAGE
- 3-STORY TOWNHOUSE WITH SINGLE GARAGE
- 3-STORY TOWNHOUSE WITH TANDEM GARAGE
- A/C AIR CONDITIONER CONDENSER UNIT
- RWT RAINWATER TANK
- EXISTING SURFACE LEVEL
- PROPOSED SURFACE LEVEL
- PROPOSED RETAINING WALL
- HW EXISTING HABITABLE WINDOW
- NH NON-HABITABLE WINDOW
- SPOS SECLUDED PRIVATE OPEN SPACE
- GAS METER
- WATER METER

PEDESTRIAN SPLAY NOTE:
 PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m (WIDTH ACROSS THE FRONTAGE) BY 2.5m (DEPTH INTO THE SITE), TO THE SIDES ANY ON SITE VEHICULAR CROSSOVER. ANY STRUCTURES OR PLANTINGS WITHIN THIS AREA ARE TO BE NO HIGHER THAN 900mm HIGHER THAN THE N.G.L.



1 LEVEL 02 FLOOR PLAN - PART 01
 SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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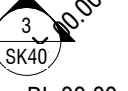











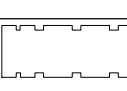
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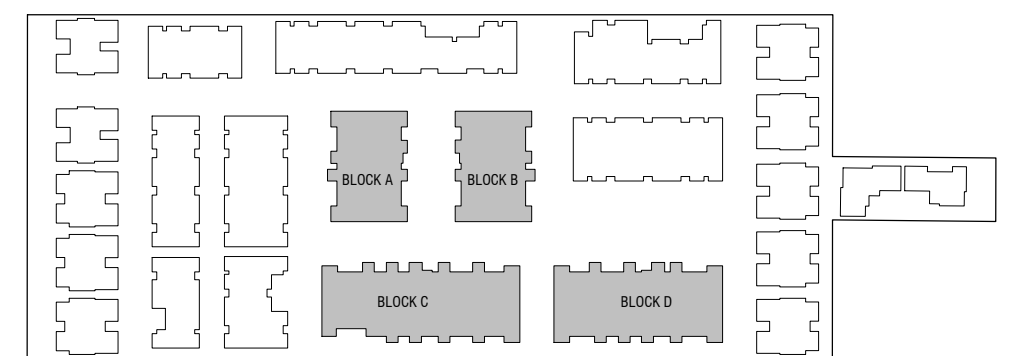
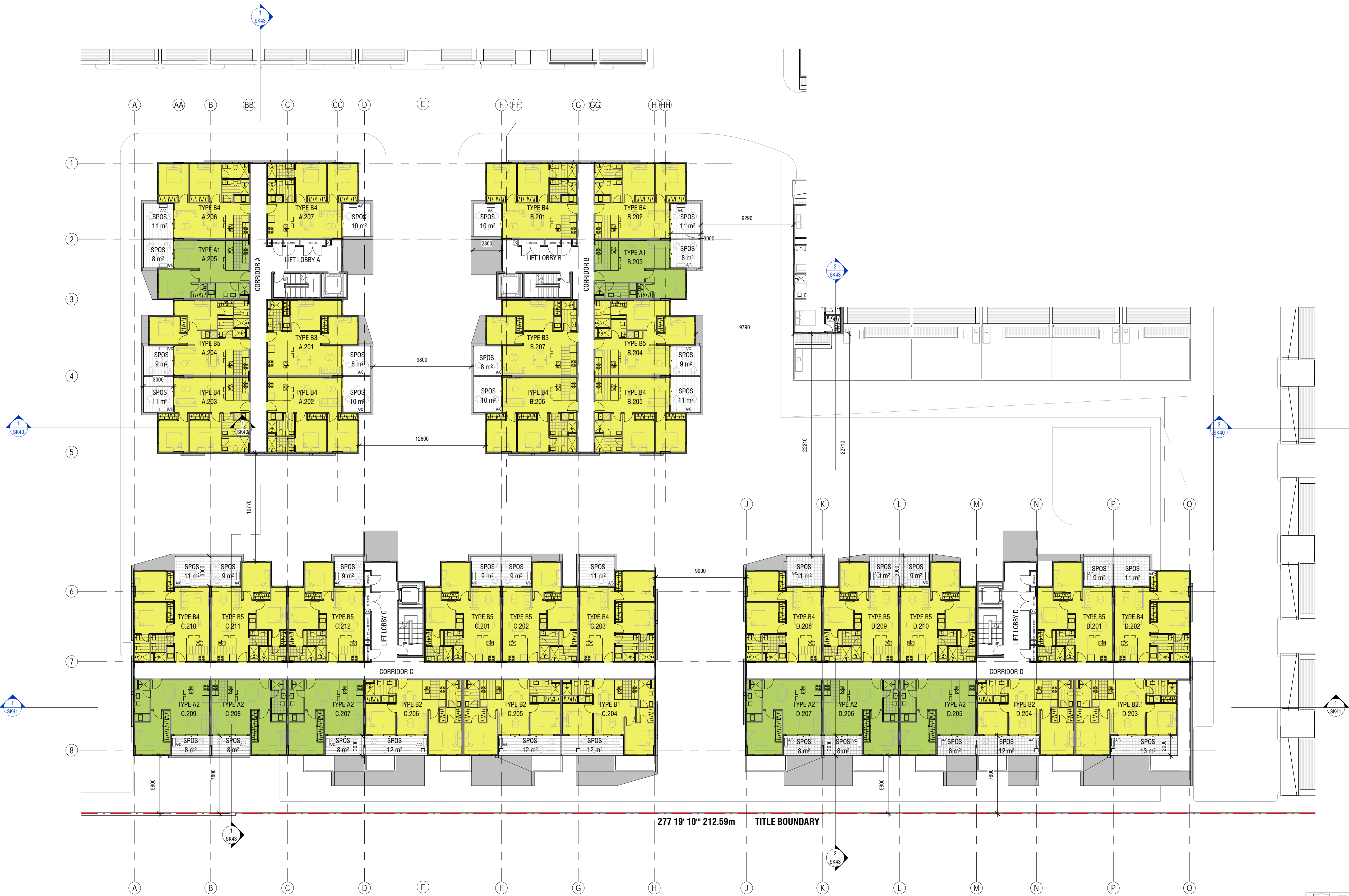
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 02 - SHEET 01

Date	JUN 2017		
Scale	1 : 200 @ A1		
Drawn	XX YC		
Checked	EY		
Approved	VQ		
Project Number	M023		Stage
Drawing No.	SK17	REV	A

PLAN LEGEND

-  TREES TO BE REMOVED
-  TREES NO LONGER EXIST
-  EXISTING TREE PROTECTION ZONE
-  NEW TREE PROTECTION ZONE
-  EXISTING TREES TO BE RETAINED
-  TPZ ENCROACHMENT ZONE
-  PROPOSED TREES - REFER TO LANDSCAPE PLAN
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-  2-STOREY TOWNHOUSE WITH DOUBLE GARAGE
-  3-STOREY TOWNHOUSE WITH SINGLE GARAGE
-  3-STOREY TOWNHOUSE WITH TANDEM GARAGE
-  A/C AIR CONDITIONER CONDENSER UNIT
-  RWT RAINWATER TANK
-  EXISTING SURFACE LEVEL
-  PROPOSED SURFACE LEVEL
-  PROPOSED RETAINING WALL
-  HW EXISTING HABITABLE WINDOW
-  NH NON-HABITABLE WINDOW
-  SPOS SECLUDED PRIVATE OPEN SPACE
-  G GAS METER
-  W WATER METER
-  PEDESTRIAN SPPLAY NOTE:
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1 LEVEL 02 FLOOR PLAN - PART 02
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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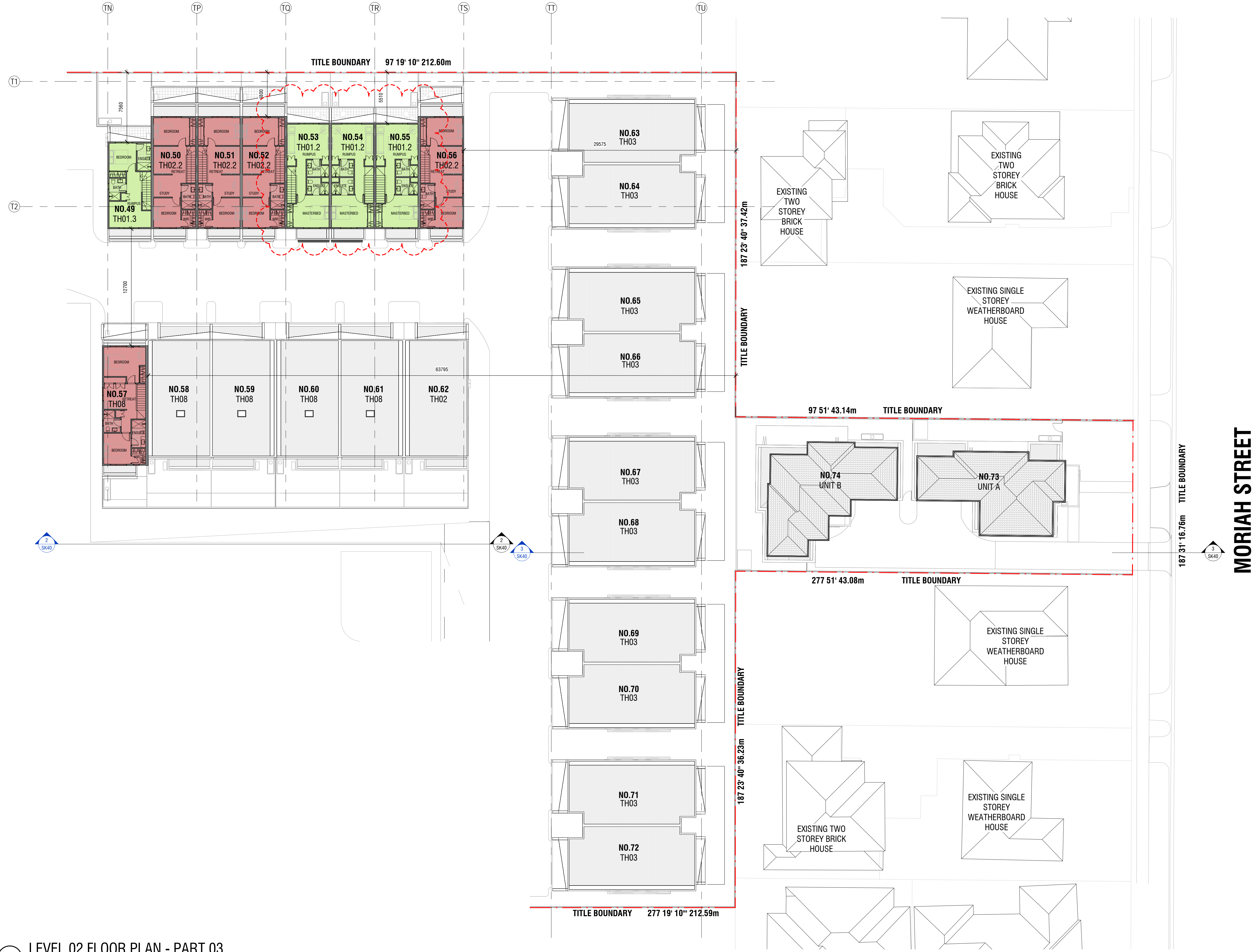
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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 02 - SHEET 02

Date	FEB 2017	NORTH
Scale	1 : 200 @ A1	
Drawn	XX	TP
Checked	EY	
Approved	VQ	REV
Project Number	M023	
Drawing No.	SK18	A

Client/Customers shall verify the dimensions shown on any site plans.
Mushan Architects shall be responsible for the accuracy of the drawings and shall not be liable for any errors or omissions.
All drawings are subject to the Architect's contract and shall not be used for any other purpose without the written consent of the Architect.
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PLAN LEGEND

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MORIAH STREET

1 LEVEL 02 FLOOR PLAN - PART 03
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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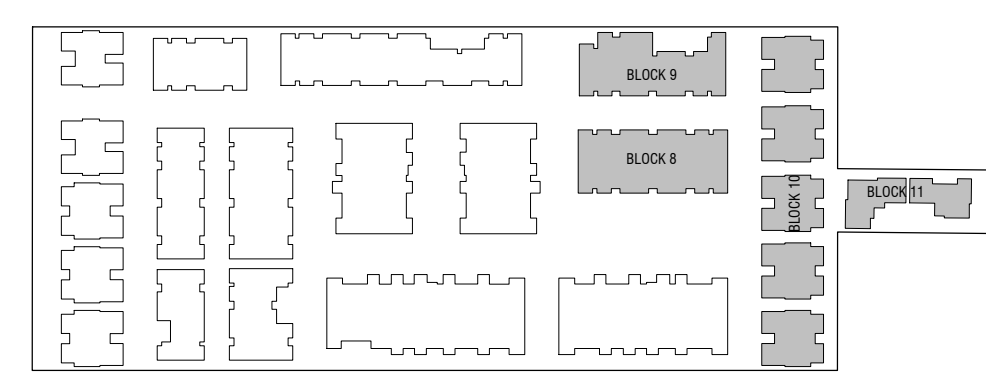


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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 02 - SHEET 03

Date	JUN 2017	NORTH
Scale	1 : 200 @ A1	
Drawn	XX YC	TP
Checked	EY	
Approved	VQ	A
Project Number	M023	
Drawing No.	SK19	REV



BROWNS ROAD



TITLE BOUNDARY 7'22" 40" 90.71m

TITLE BOUNDARY 97' 19" 10" 212.60m

277' 19" 10" 212.59m TITLE BOUNDARY

1 LEVEL 03 FLOOR PLAN - PART 01
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

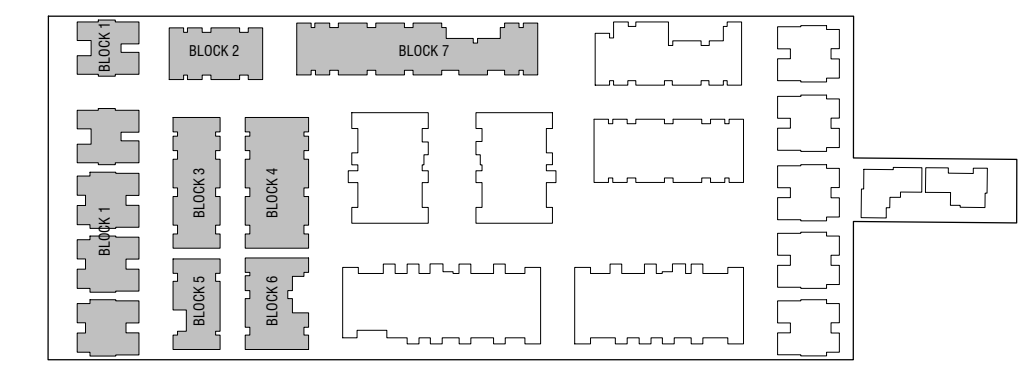
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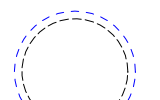
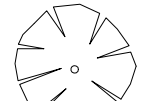
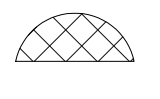
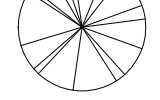


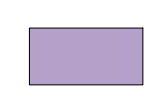







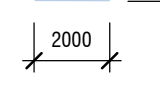




PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 03 - SHEET 01

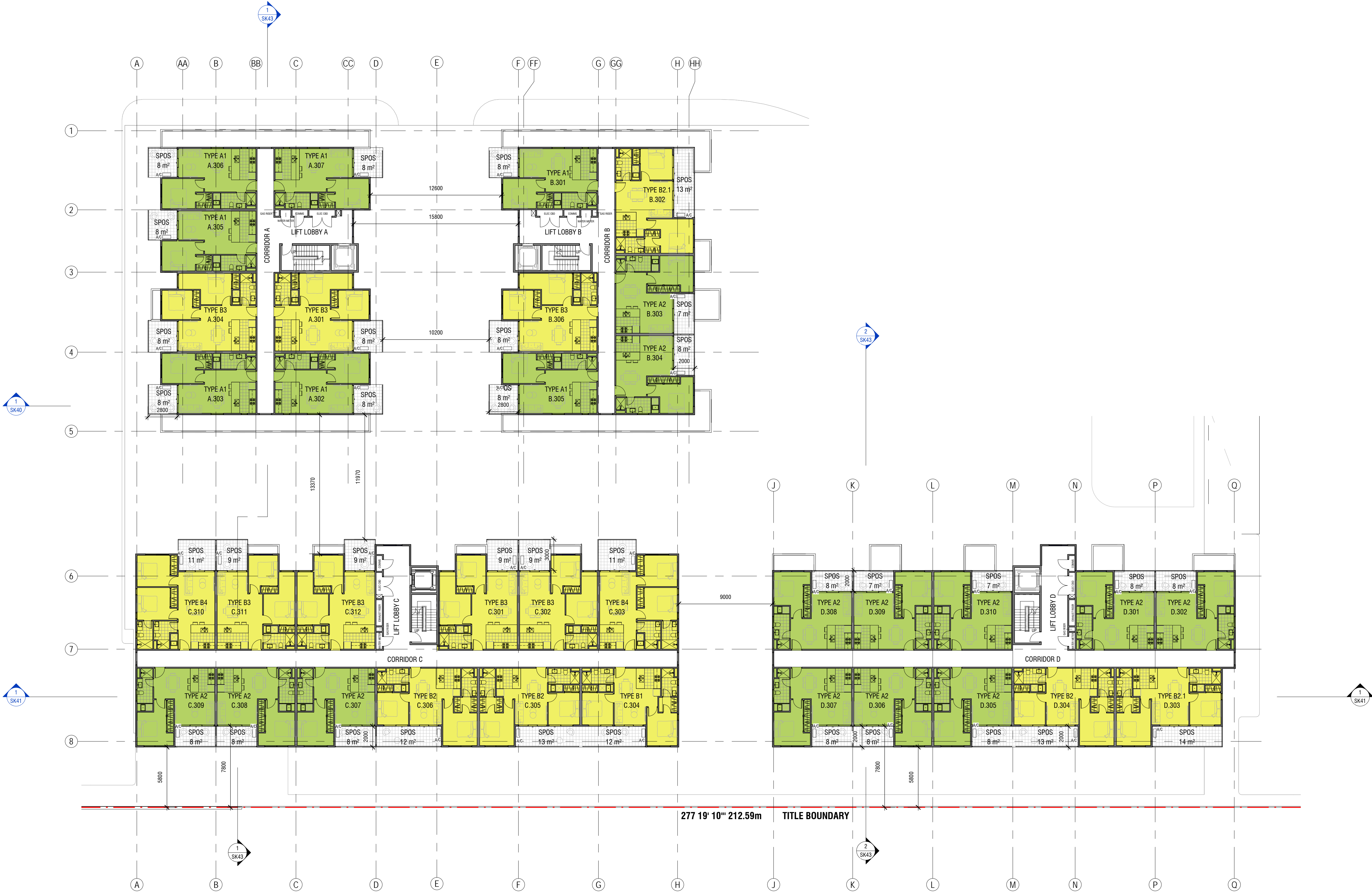


Date	FEB 2017	NORTH	
Scale	1 : 200 @ A1		
Drawn	YC		
Checked	EY		
Approved	VQ		
Project Number	M023	Stage	TP
Drawing No.	SK20	REV	A

PLAN LEGEND

-  TREES TO BE REMOVED
-  TREES NO LONGER EXIST
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NEW TREE PROTECTION ZONE
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900mm HIGHER THAN THE N.G.L.



1 LEVEL 03 FLOOR PLAN - PART 02
SCALE 1:200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 03 - SHEET 02

Date	FEB 2017	NORTH
Scale	1:200 @ A1	
Drawn	XX	TP
Checked	EY	
Approved	VQ	REV
Project Number	M023	
Drawing No.	SK21	A



1 LEVEL 03 FLOOR PLAN - PART 03
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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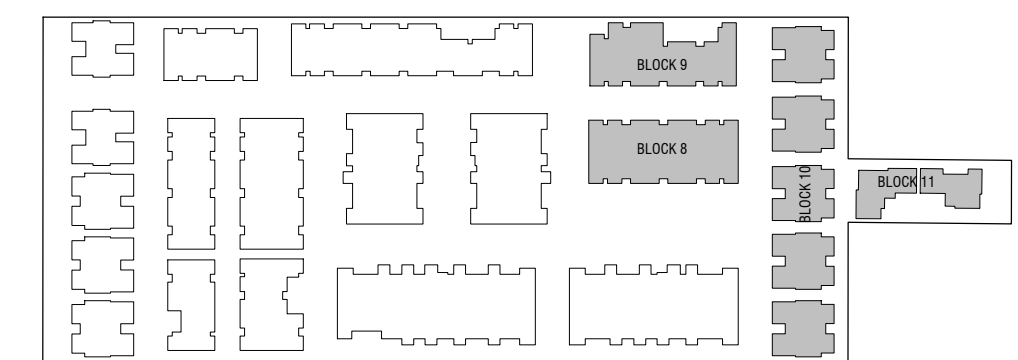


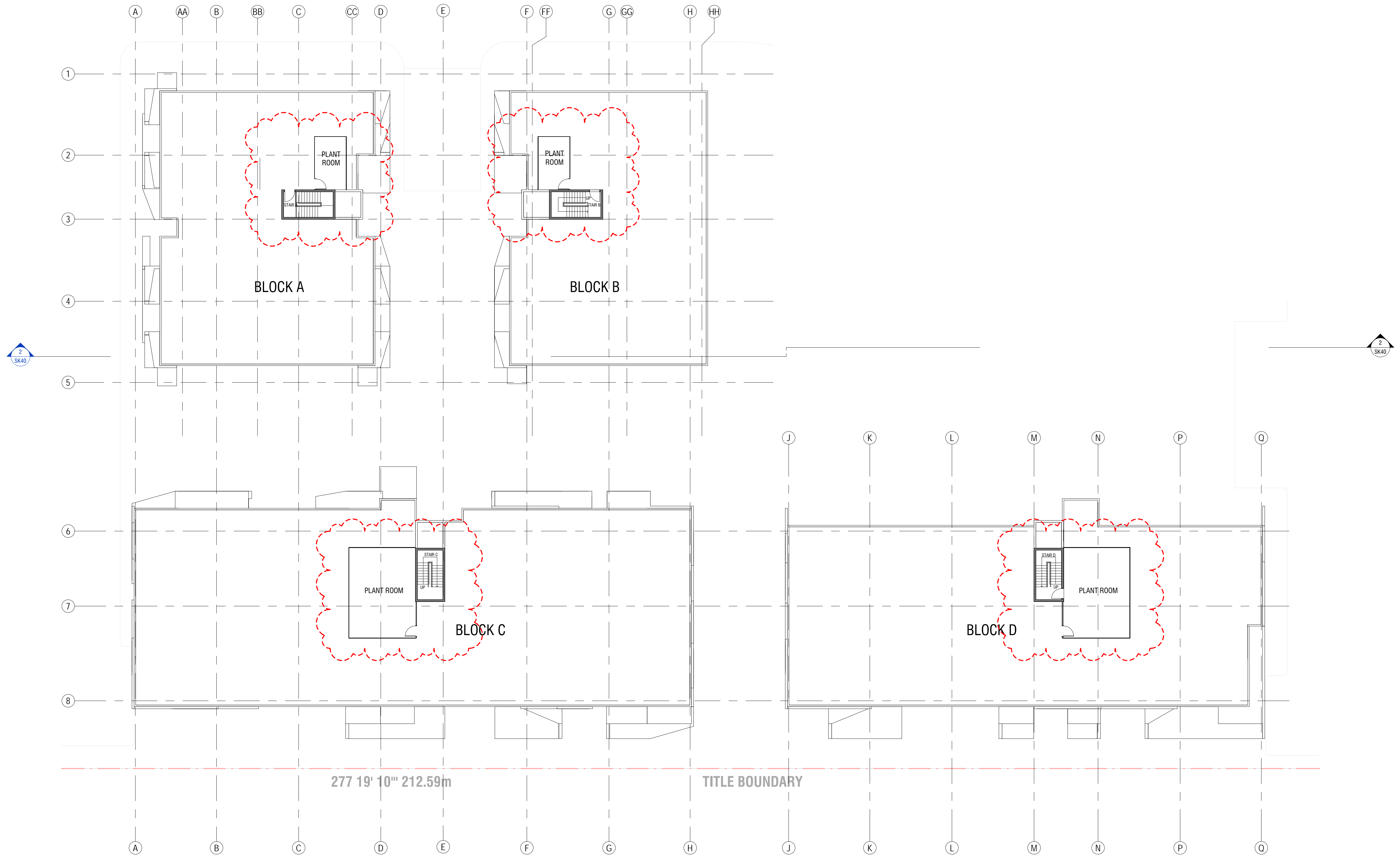
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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
FLOOR PLAN - LEVEL 03 - SHEET 03

Date	FEB 2017	NORTH
Scale	1 : 200 @ A1	
Drawn	YC	TP
Checked	EY	
Approved	VQ	A
Project Number	M023	
Drawing No.	SK22	REV





1 ROOF PLAN - APARTMENT BUILDINGS
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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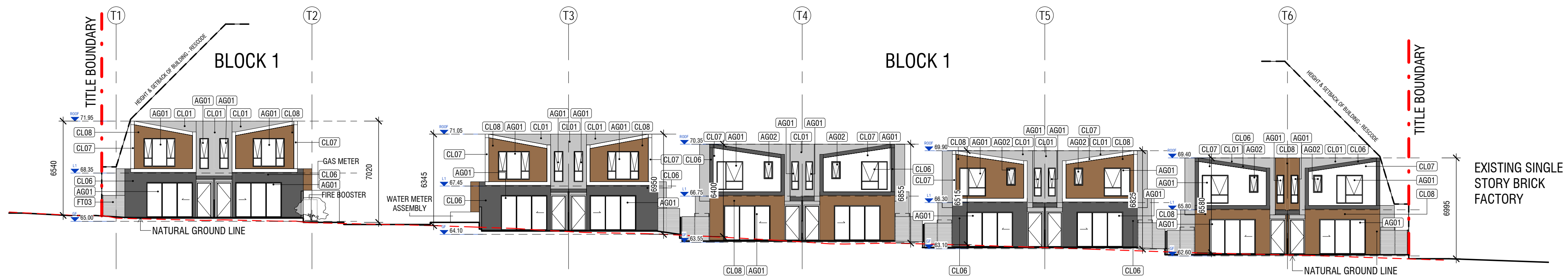


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MUSHAN ARCHITECTS PTY LTD
ABN: 44 182 772 714

PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
ROOF PLAN - APARTMENT BUILDINGS

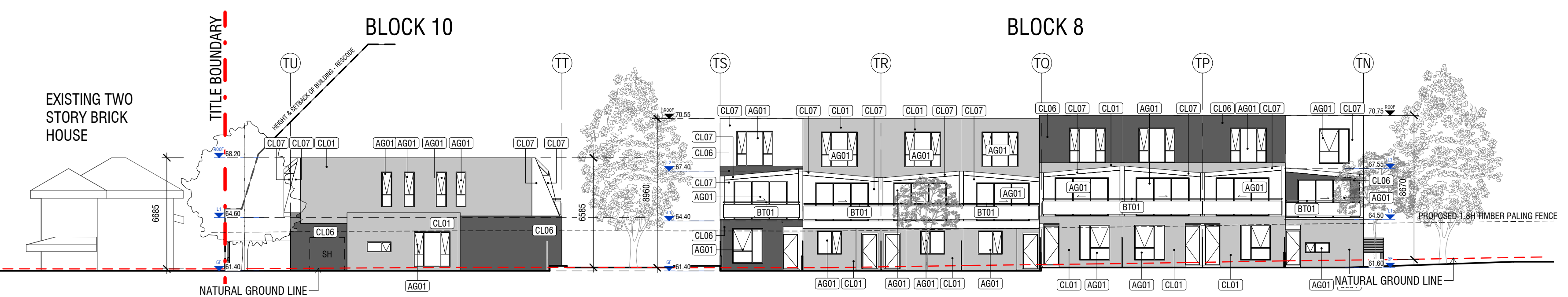
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Scale	1 : 200 @ A1		
Drawn	JH XX		
Checked	EY		
Approved	VQ		
Project Number	M023	Stage	TP
Drawing No.	SK23	REV	A



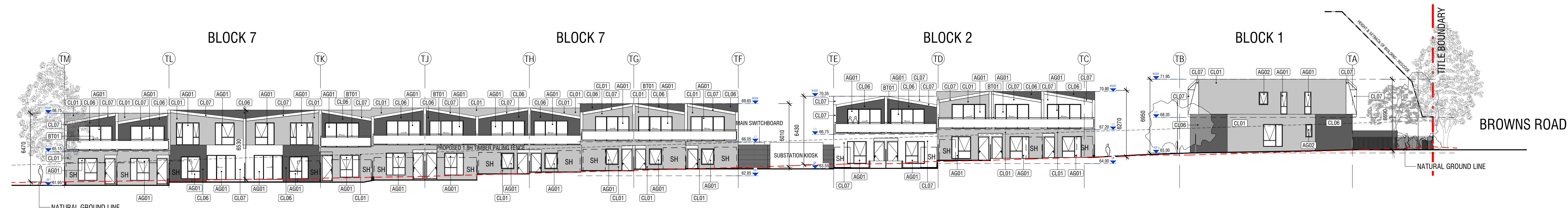
1 WEST BOUNDARY ELEVATION (BROWNS ROAD)
SCALE 1 : 200

MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR



2 NORTH BOUNDARY ELEVATION PART 1
SCALE 1 : 200



3 NORTH BOUNDARY ELEVATION PART 2
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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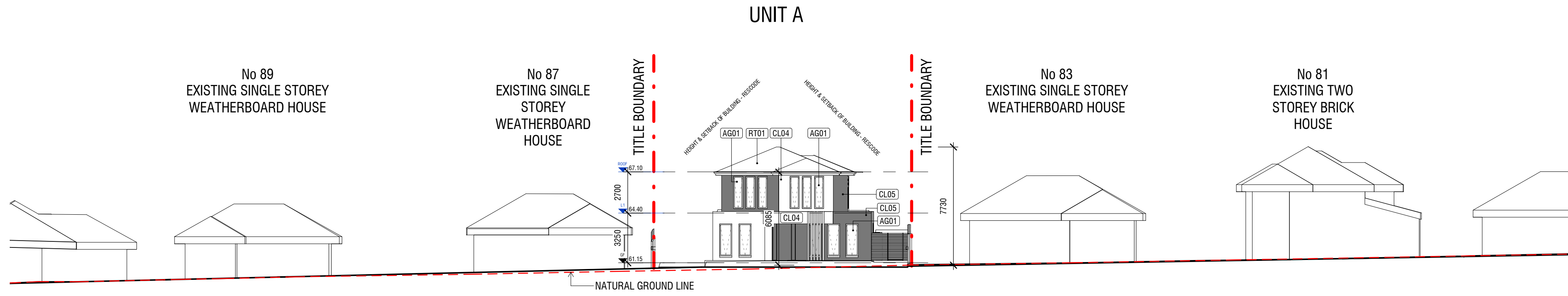


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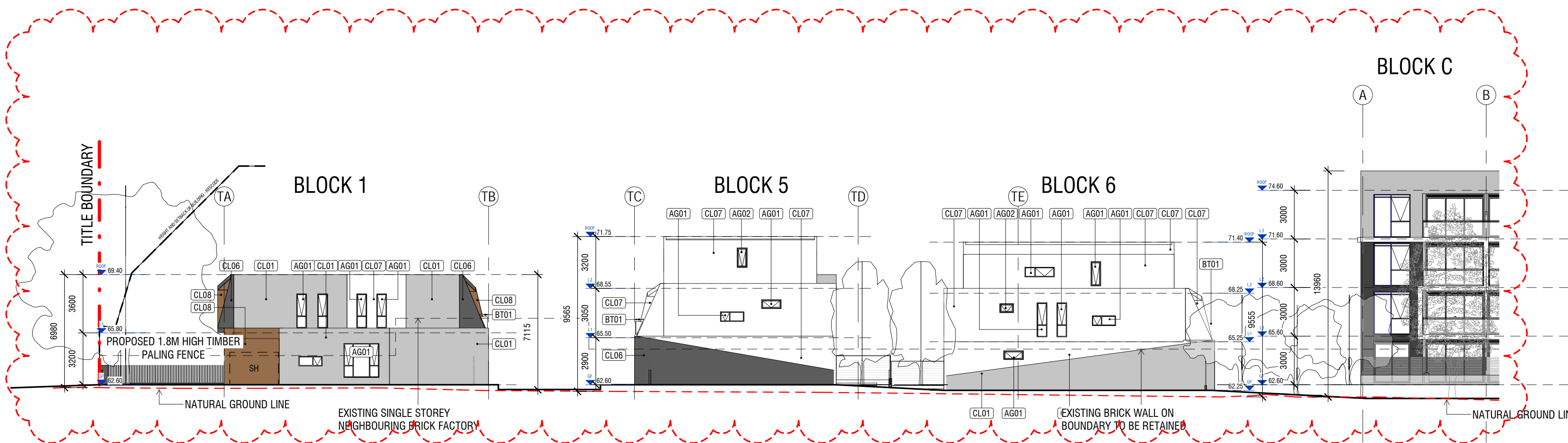
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
NORTH & WEST BOUNDARY ELEVATIONS

Date	07/25/17
Scale	1 : 200 @ A1
Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK30
REV	A



1 EAST BOUNDARY ELEVATION (MORIAH STREET)
SCALE 1 : 200



2 SOUTH BOUNDARY ELEVATION PART 1
SCALE 1 : 200



3 SOUTH BOUNDARY ELEVATION PART 2
SCALE 1 : 200

MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
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CL03	WALL CLADDING TYPE 03 - ALLICOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH.	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF-TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

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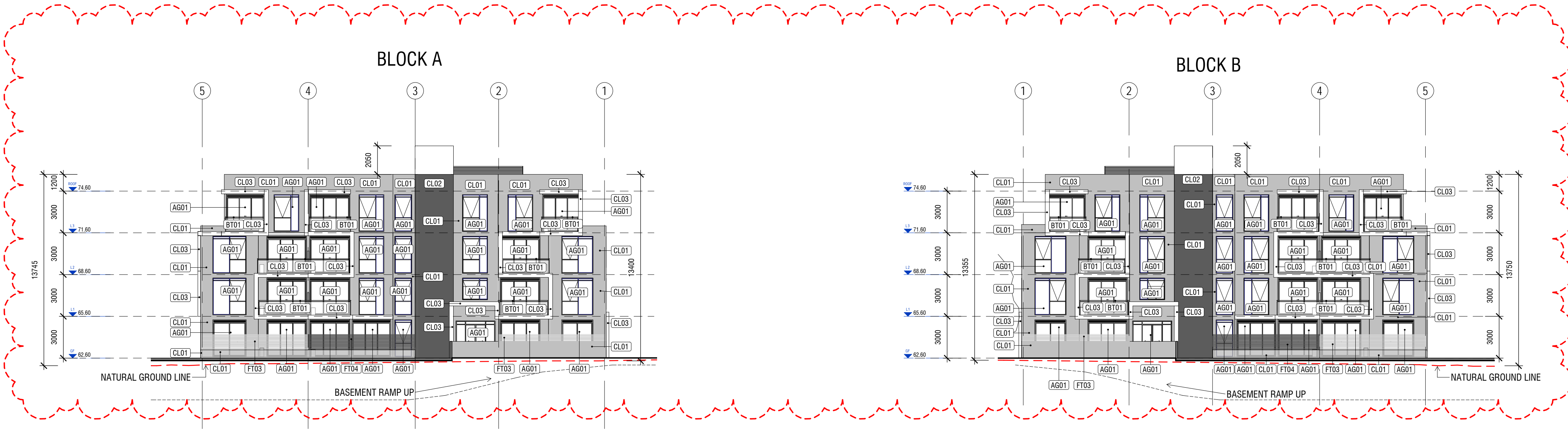


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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SOUTH & EAST BOUNDARY ELEVATIONS

Date	07/25/17
Scale	1 : 200 @ A1
Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK31
REV	A

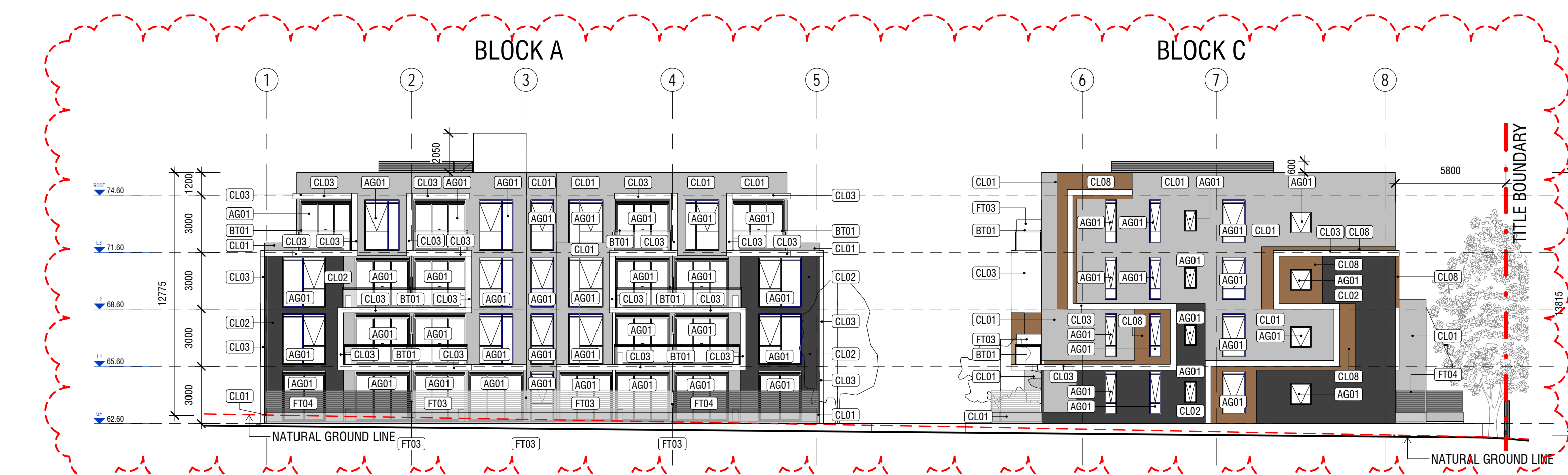


4 BLOCK A EAST ENTRY ELEVATION
SCALE 1 : 200

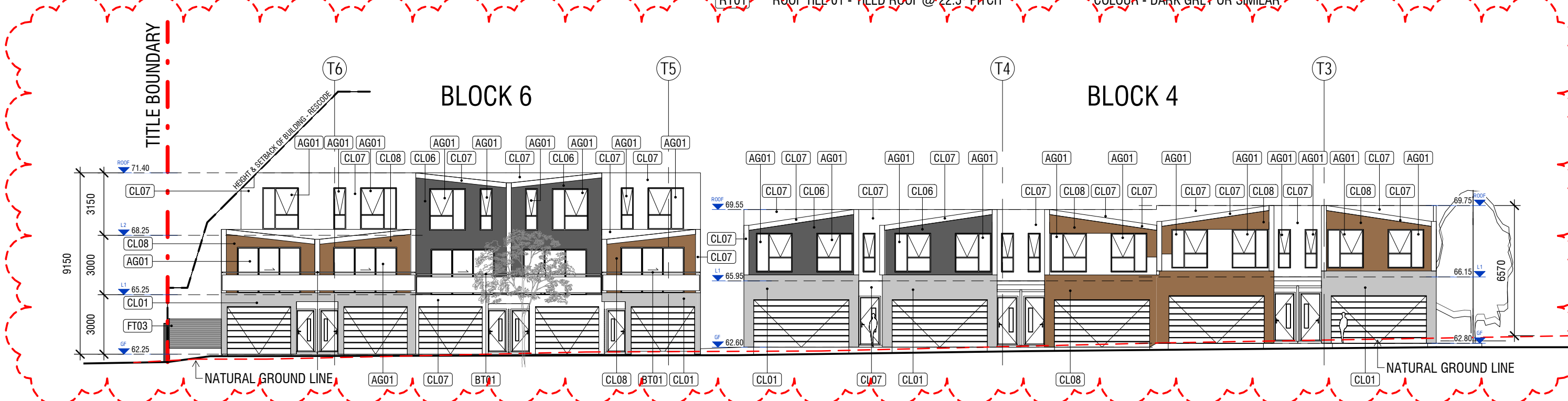
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SCALE 1 : 200

MATERIAL & FINISHES LEGEND

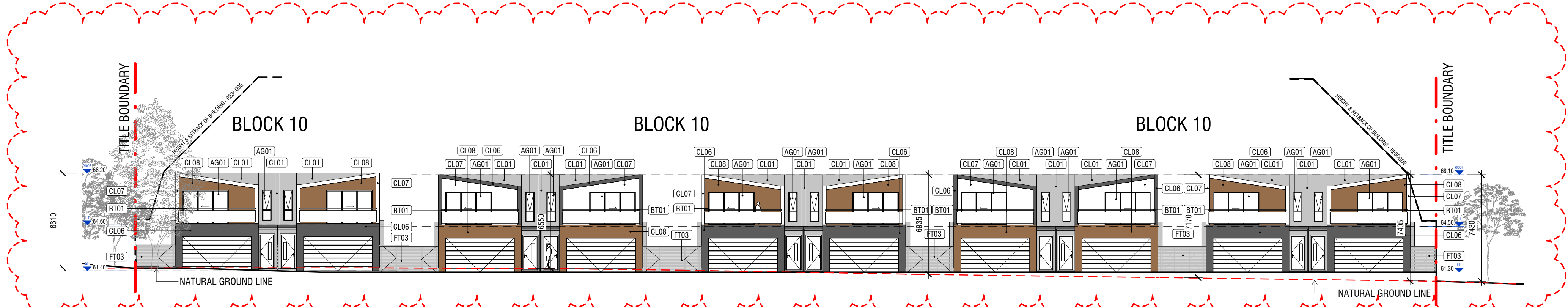
AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALLCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MDD1	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MDD2	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH.	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR



3 BLOCK A&C WEST ELEVATION
SCALE 1 : 200



1 BLOCK 4&6 EAST ELEVATION
SCALE 1 : 200



2 BLOCK 10 WEST ELEVATION
SCALE 1 : 200

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

- Verify all dimensions on site prior to commencement of work.
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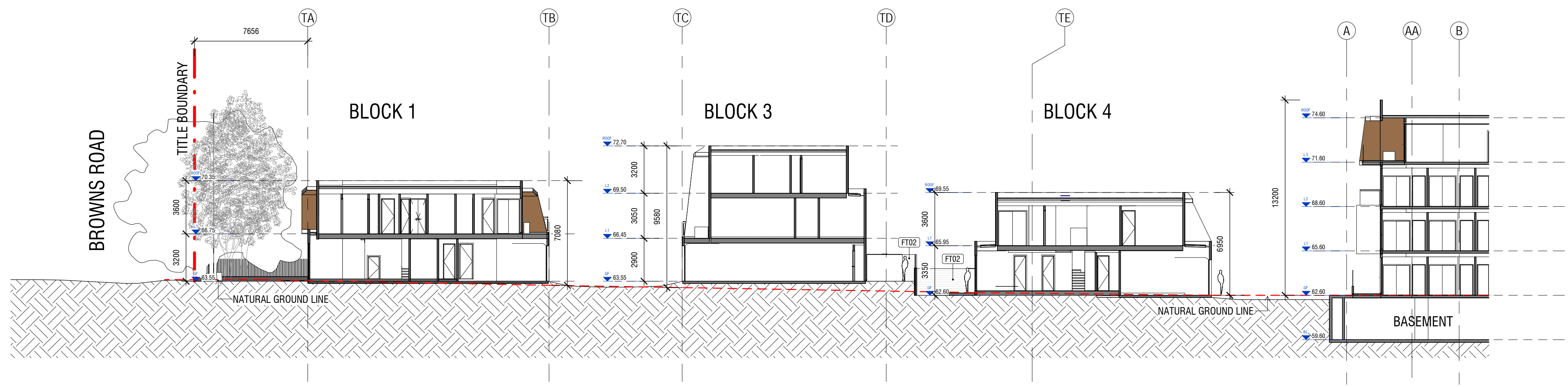


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ABN: 44 182 72 714

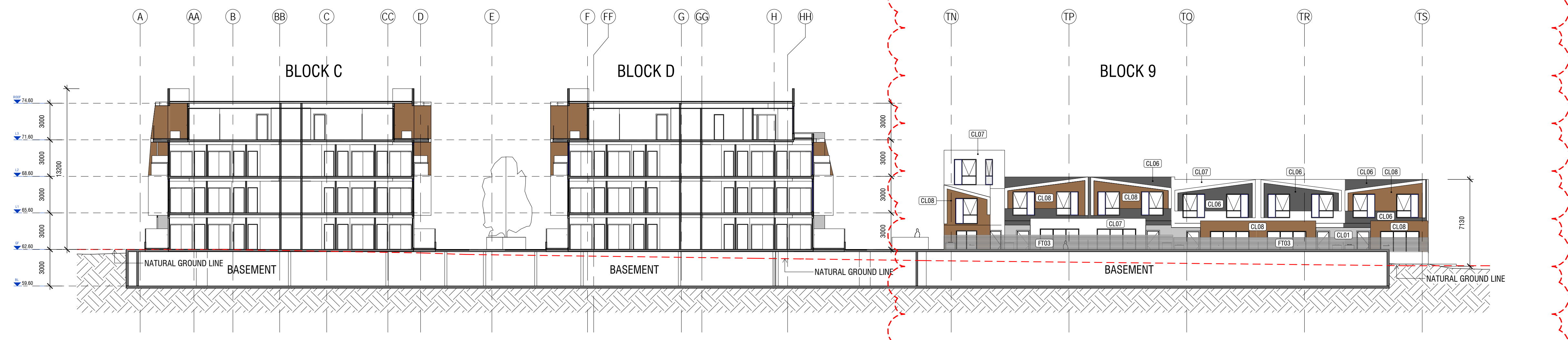
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
INTERNAL ELEVATION - SHEET 03

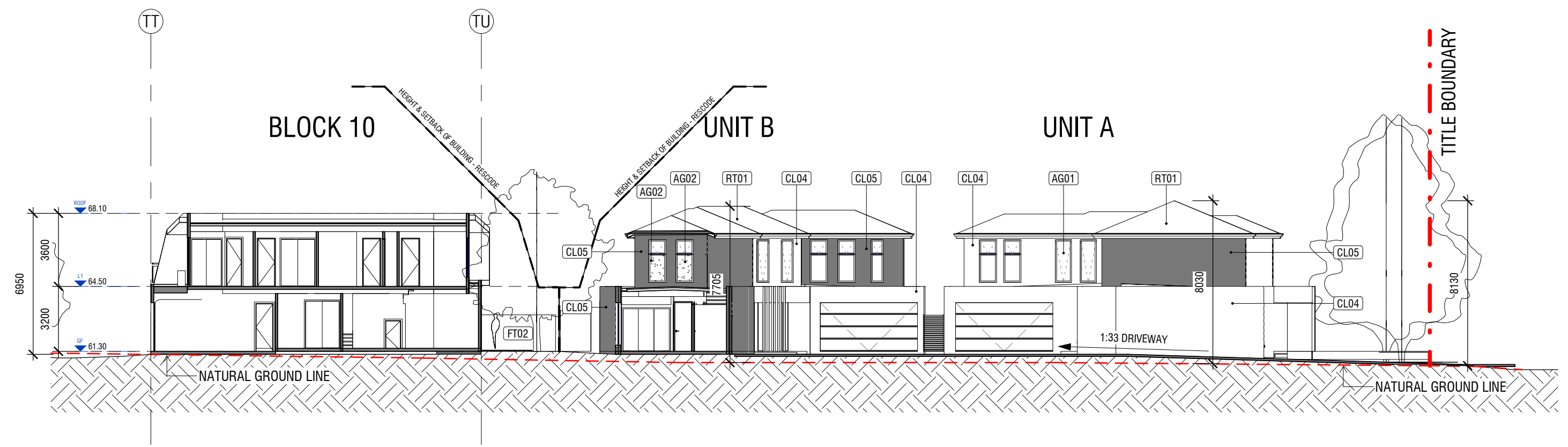
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Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK34
REV	A



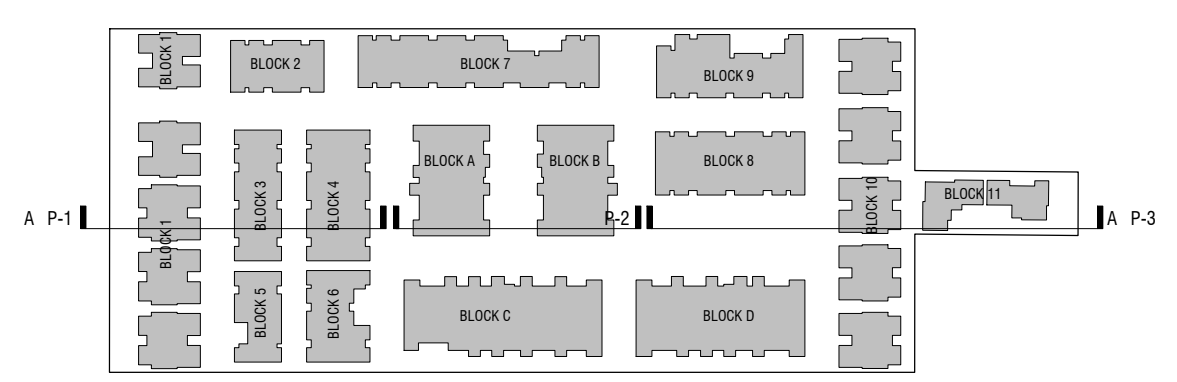
1 SECTION AA - PART 1
SCALE 1:200



2 SECTION AA - PART 2
SCALE 1:200



3 SECTION AA - PART 3
SCALE 1:200



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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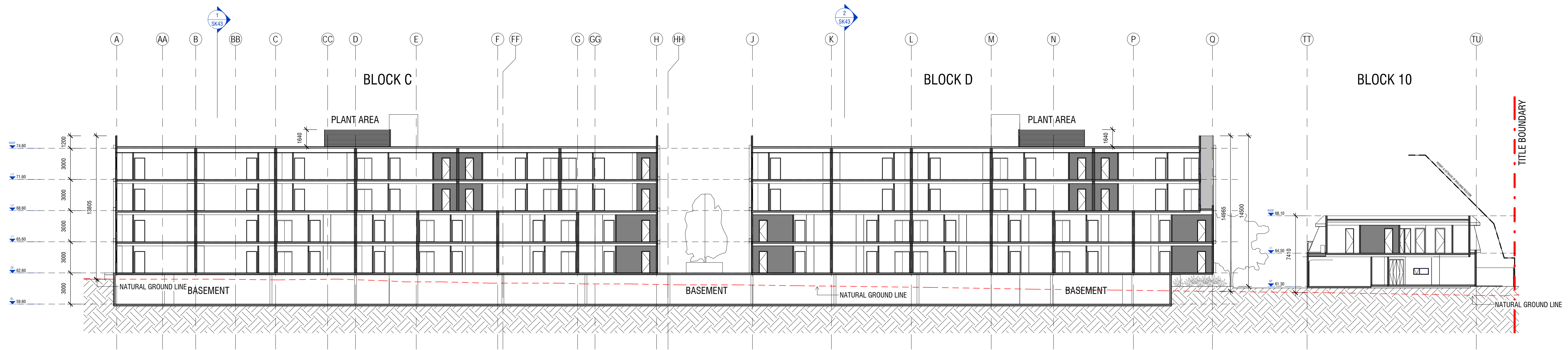


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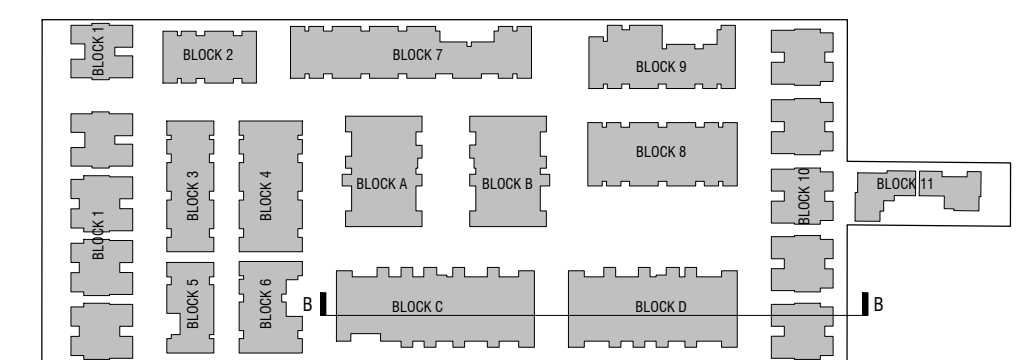
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SECTIONS - SHEET 01

Date	08/01/17
Scale	1:200 @ A1
Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK40
REV	A



1 LONG SECTION 02
SCALE 1 : 200



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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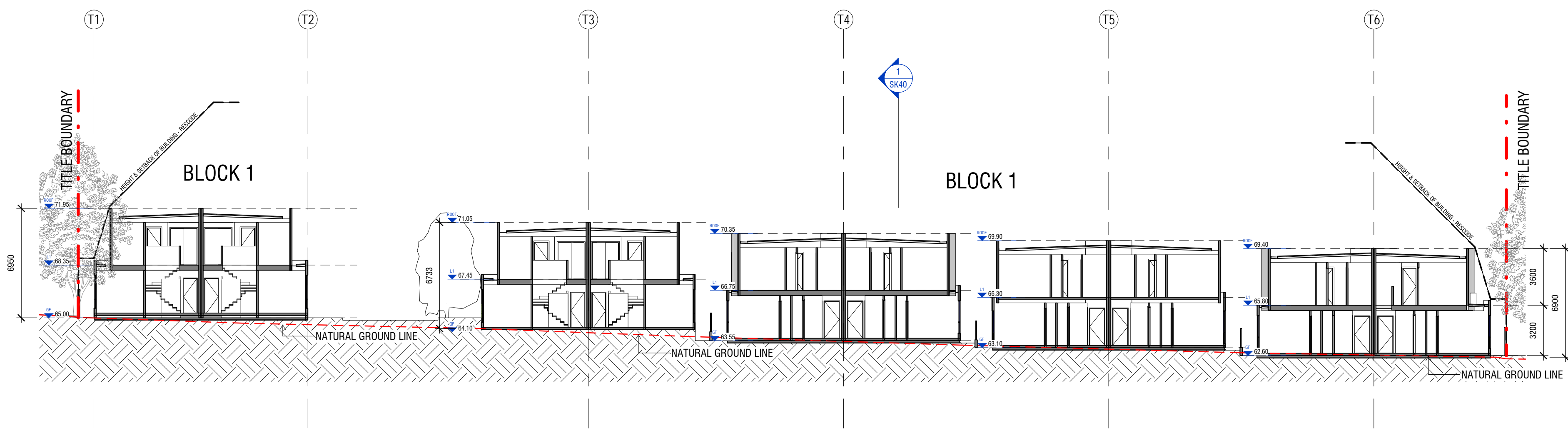


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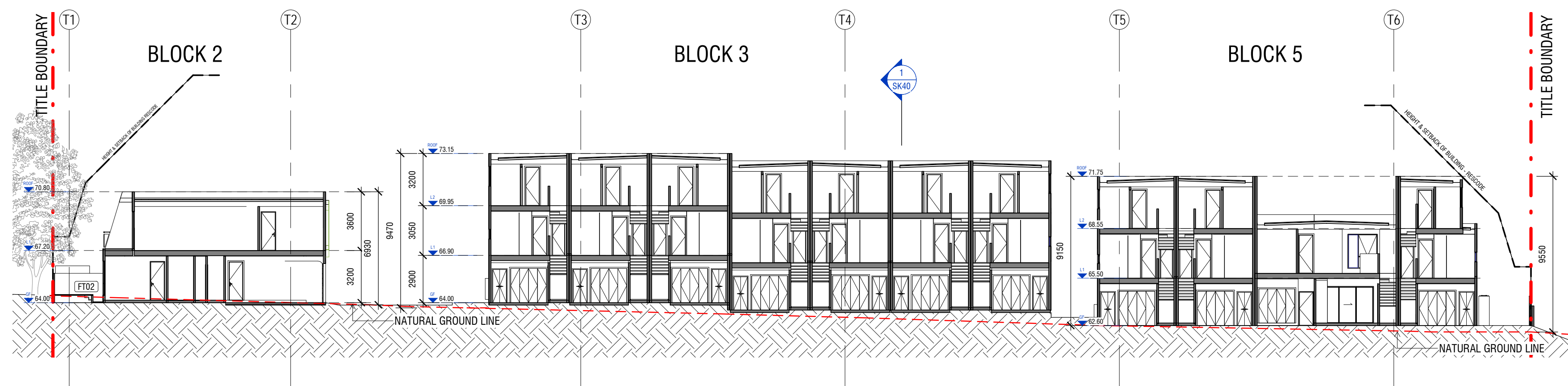
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SECTIONS - SHEET 02

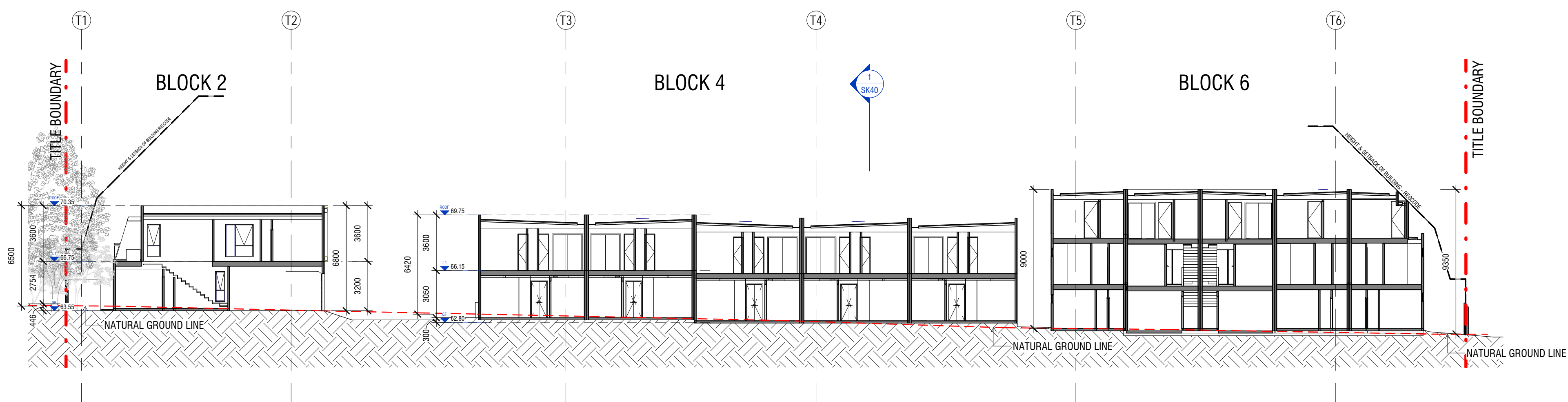
Date	FEB 2017	Stage	TP
Scale	1 : 200 @ A1	REV	A
Drawn	HBM		
Checked	EY		
Approved	VQ		
Project Number	M023		
Drawing No.	SK41		



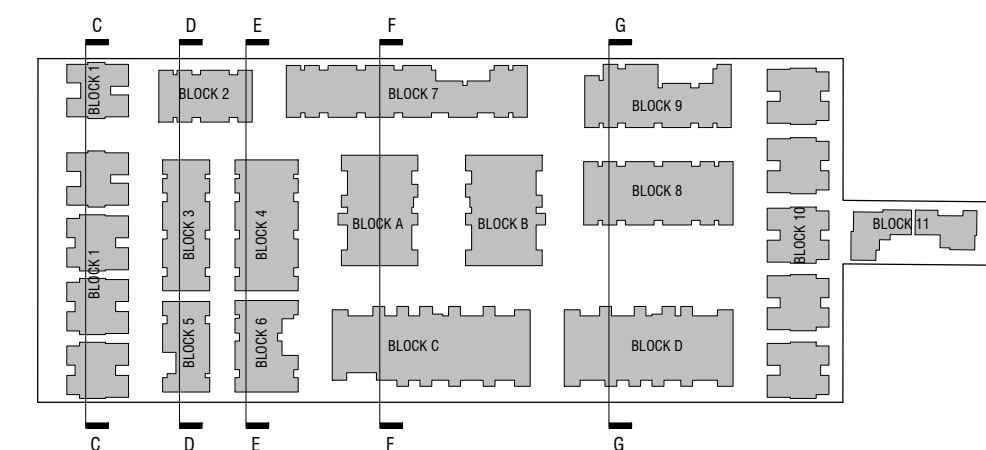
1 SECTION CC
SCALE 1 : 200



2 SECTION DD
SCALE 1 : 200



3 SECTION EE
SCALE 1 : 200



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/05/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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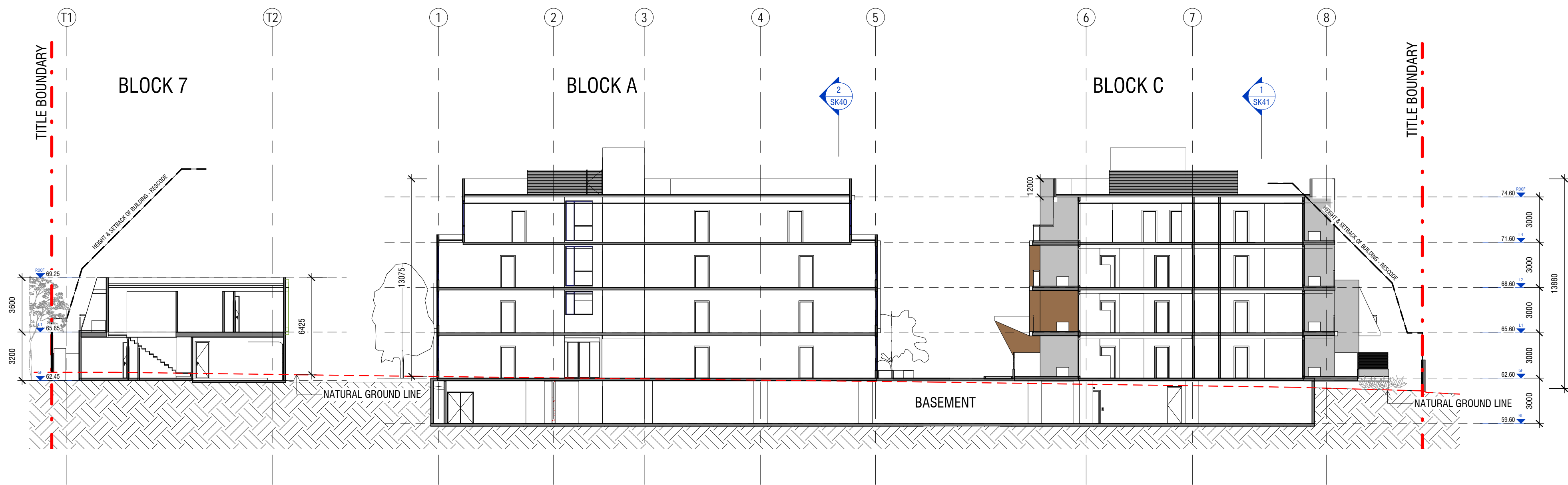
Project Customers shall verify the dimensions shown on any set of drawings. MUSHAN ARCHITECTS PTY LTD shall not be responsible for any errors or omissions. All drawings are subject to the Architect's Contract and shall be used for construction only to the extent of explicit written agreement by the Architect/Contractor.

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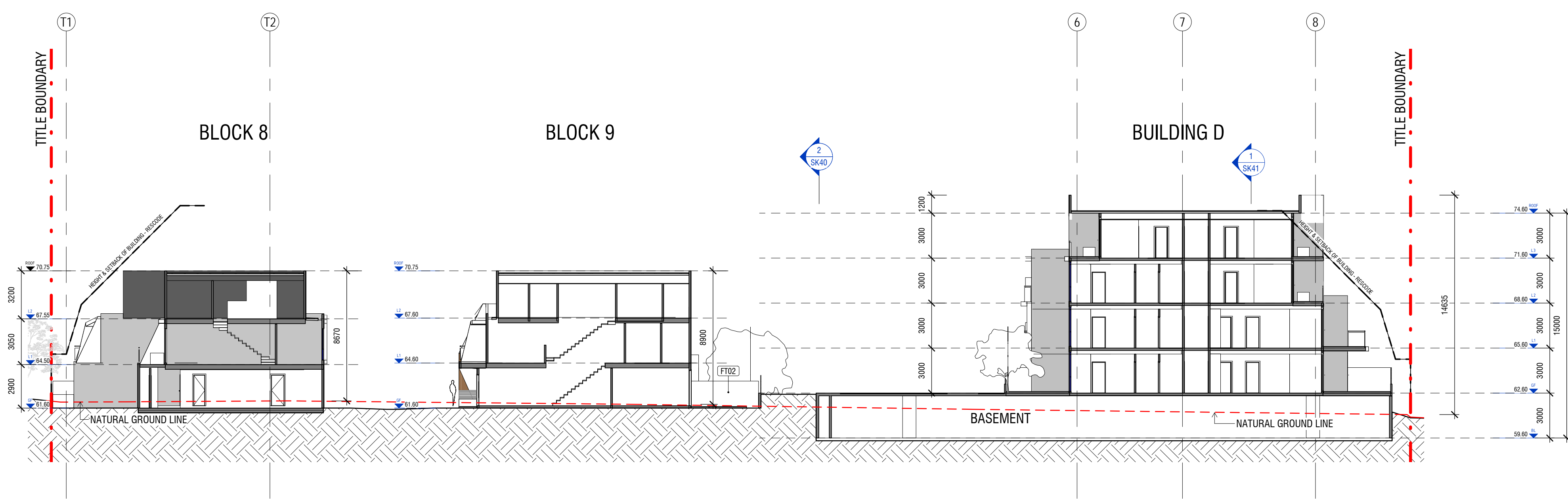
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SECTIONS - SHEET 03

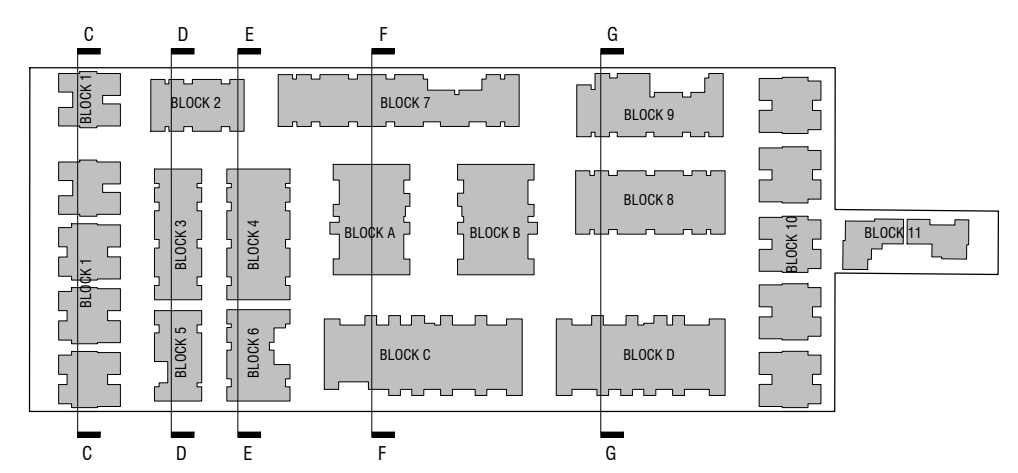
Date	FEB 2017	Stage	TP
Scale	1 : 200 @ A1	REV	A
Drawn	HBM		
Checked	EY		
Approved	VQ		
Project Number	M023		
Drawing No.	SK42		



1 TOWN PLANNING SECTION FF
SCALE 1 : 200



2 TOWN PLANNING SECTION GG
SCALE 1 : 200



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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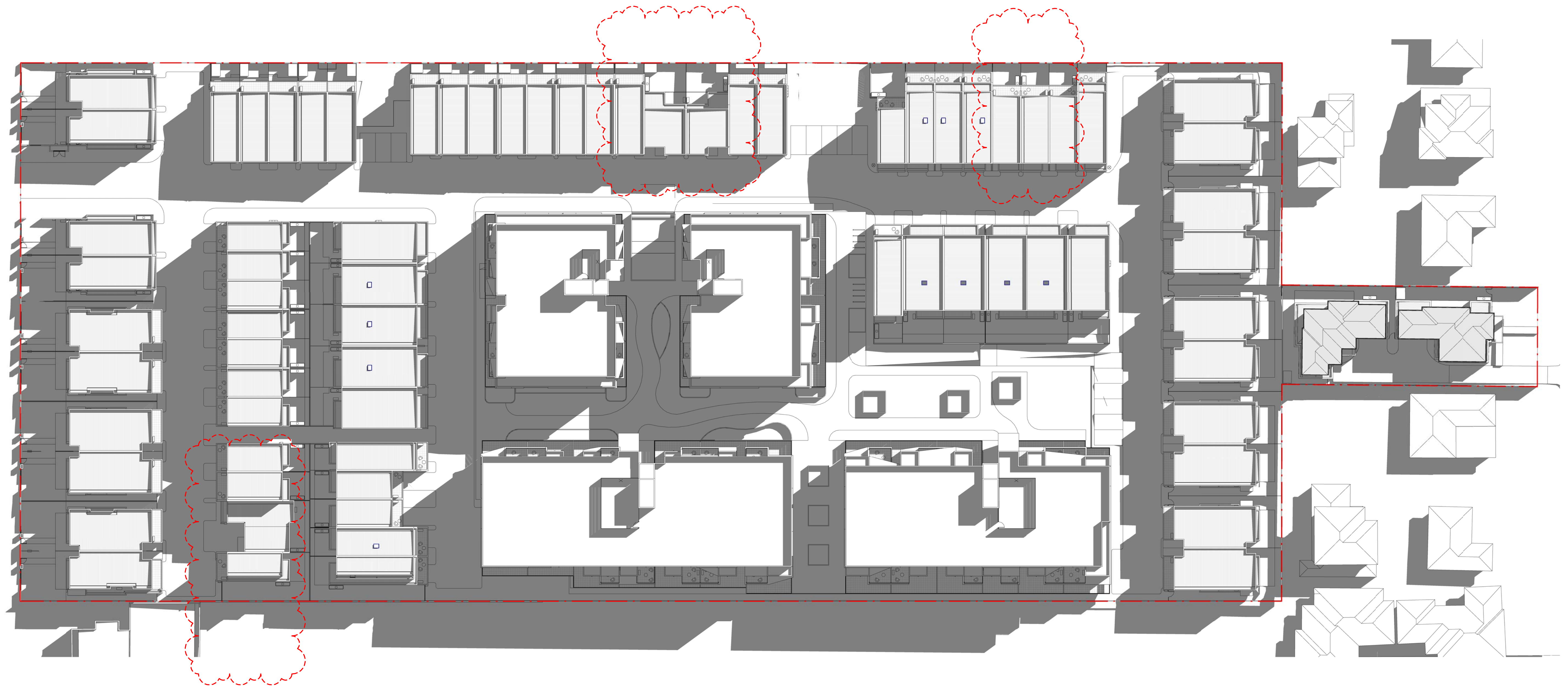


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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SECTIONS - SHEET 04

Date	FEB 2017
Scale	1 : 200 @ A1
Drawn	HBM
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK43
REV	A



1 SHADOW DIAGRAM 9AM
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168
TITLE
SHADOW DIAGRAM - 22 SEP, 9AM

Date	08/01/17	NORTH
Scale	1 : 350 @ A1	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Project Number	M023	Stage TP
Drawing No.	SK50	REV A



1 SHADOW DIAGRAM 12PM
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168
TITLE
SHADOW DIAGRAM - 22 SEP, 12PM

Date	08/01/17	NORTH
Scale	1 : 350 @ A1	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Project Number	M023	Stage TP
Drawing No.	SK51	REV A



1 SHADOW DIAGRAM 3PM
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
SHADOW DIAGRAM - 22 SEP, 3PM

Date	08/01/17	NORTH
Scale	1 : 350 @ A1	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Project Number	M023	Stage TP
Drawing No.	SK52	REV A



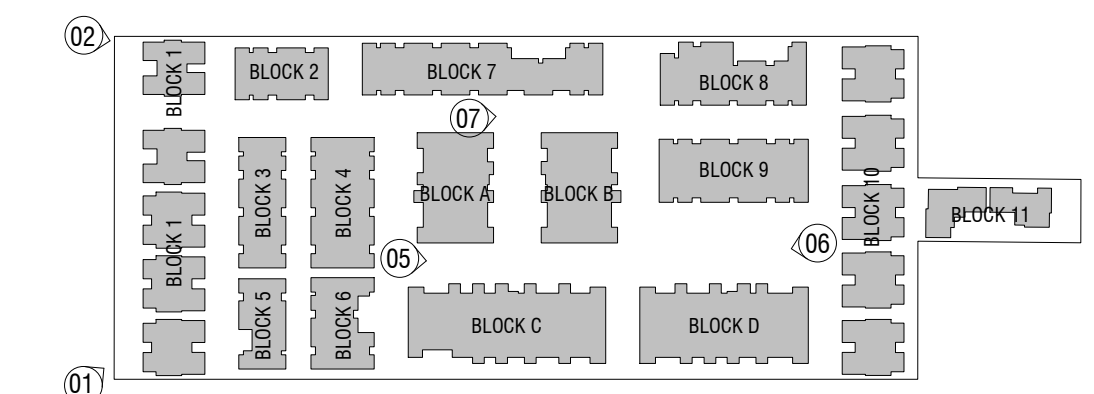
MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR

1 VIEW 01_LOOKING NORTH EAST ALONG BROWNS ROAD
NTS



2 VIEW 02_LOOKING SOUTH EAST ALONG BROWNS ROAD
NTS



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VG	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
3D PERSPECTIVE VIEW - SHEET 01

Date	JUN 2017
Scale	As indicated @ A1
Drawn	YC TT
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK60
REV	A



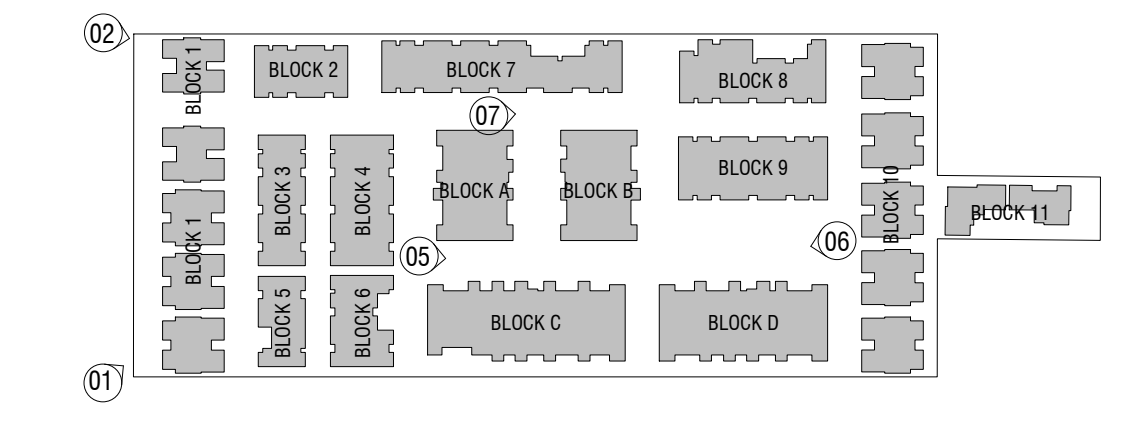
MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR

1 VIEW 01_LOOKING NORTHEAST ALONG BROWNS ROAD (WITH TREES)
NTS



2 VIEW 02_LOOKING SOUTHEAST ALONG BROWNS ROAD (WITH TREES)
NTS



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/09/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
3D PERSPECTIVE VIEW - SHEET 02

Date	JUN 2017	Scale	As indicated @ A1
Drawn	YC TT	Checked	EY
Approved	VQ	Project Number	M023
Stage	TP	Drawing No.	SK61
REV	A		



CL02
CL08
CL03

CL01
CL08
CL03
CL08
CL08
CL08
CL08
FT04
FT03

MATERIAL & FINISHES LEGEND

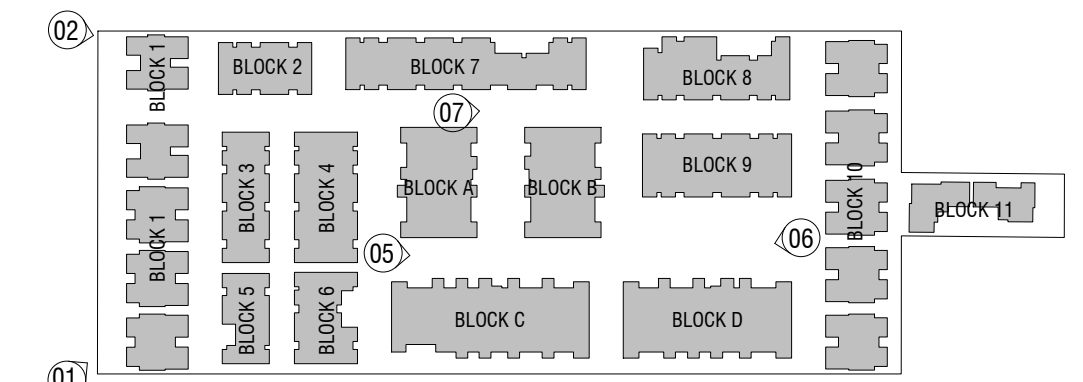
AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH,	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR

1 VIEW 05_LOOKING SOUTH WEST CENTRAL APARTMENT
NTS



CL03
CL08
CL08
CL01
CL02
CL08
FT03
FT04

CL07
CL06
CL06
CL07
CL08



2 VIEW 06_LOOKING NORTH WEST INTERNAL PUBLIC PARK
NTS

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VQ	EY

DISCUSSION PLAN

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PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168
TITLE
3D PERSPECTIVE VIEW - SHEET 03

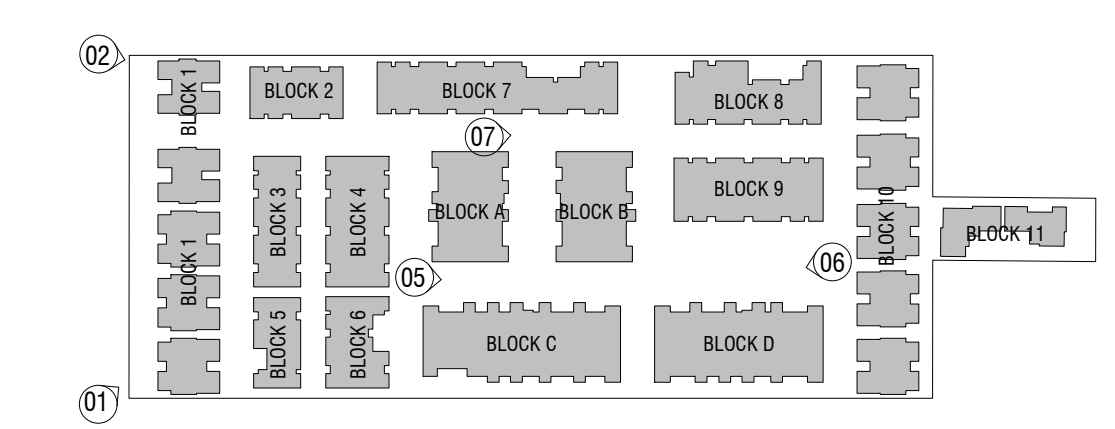
Date	JUN 2017
Scale	As indicated @ A1
Drawn	YC TT
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK62
REV	A



MATERIAL & FINISHES LEGEND

AG01	ALUMINIUM WINDOW AND DOOR TYPE 01 - CLEAR GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
AG02	ALUMINIUM WINDOW AND DOOR TYPE 02 - OBSCURE GLAZING, POWDER COATED FINISH	COLOUR - BLACK OR SIMILAR
BT01	BALUSTRADE TYPE 01 - CLEAR GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
BT02	BALUSTRADE TYPE 02 - OBSCURE GLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL OR SIMILAR	
CL01	WALL CLADDING TYPE 01 - RENDERED FINISH	COLOUR - LIGHT GREY OR SIMILAR
CL02	WALL CLADDING TYPE 02 - RENDERED FINISH	COLOUR - SHADES OF GREY OR SIMILAR
CL03	WALL CLADDING TYPE 03 - ALUCOBOND FINISH	COLOUR - WHITE GOLD OR SIMILAR
CL04	WALL CLADDING TYPE 04 - RENDERED FINISH	COLOUR - LIGHT TONE
CL05	WALL CLADDING TYPE 05 - RENDERED FINISH	COLOUR - DARK TONE
CL06	WALL CLADDING TYPE 06 - RENDERED FINISH	COLOUR - DARK GREY OR SIMILAR
CL07	WALL CLADDING TYPE 07 - RENDERED FINISH	COLOUR - OFF WHITE OR SIMILAR
CL08	WALL CLADDING TYPE 08 - TIMBER LOOK	COLOUR - TIMBER COLOUR
MD01	METAL DECK ROOFING TYPE 01 - COLORBOND FINISH	COLOUR - WOODLAND GREY OR SIMILAR
MD02	METAL DECK ROOFING TYPE 02 - COLORBOND FINISH	COLOUR - SHALE GREY OR SIMILAR
FT01	FENCE TYPE 01 - 900 HIGH ABOVE GROUND LEVEL ALUMINIUM FENCE, POWDER COATED FINISH.	COLOUR - DARK GREY OR SIMILAR
FT02	FENCE TYPE 02 - 1.8m HIGH ABOVE GROUND LEVEL COLORBOND FENCE	COLOUR - DARK GREY OR SIMILAR
FT03	FENCE TYPE 03 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - OFF WHITE OR SIMILAR
FT04	FENCE TYPE 04 - 1.8m HEIGHT ABOVE GROUND LEVEL METAL SLAT FENCE, PAINT FINISH	COLOUR - DARK GREY OR SIMILAR
RT01	ROOF TILE 01 - TILED ROOF @ 22.5° PITCH	COLOUR - DARK GREY OR SIMILAR

1 VIEW 07_BLOCK 7 TOWNHOUSE ALONG MAIN ACCESS ROAD
NTS



REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VO	EY

DISCUSSION PLAN

- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
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LEVEL 15 / 333 COLLINS STREET
MELBOURNE VIC 3000
AUSTRALIA
PH: 03 9611 7805
EMAIL: info@mushan.com.au
MUSHAN ARCHITECTS PTY LTD
ABN: 44 162 772 714

PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
3D PERSPECTIVE VIEW - SHEET 04

Date	JUN 2017
Scale	As indicated @ A1
Drawn	YC TT
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK63
REV	A



AG01
ALUMINIUM WINDOW AND DOOR TYPE 01
GLASS INFILL: CLEAR GLAZING
POWDER COATED FINISH: BLACK OR SIMILAR



AG02
ALUMINIUM WINDOW AND DOOR TYPE 02
GLASS INFILL: OBSCURE GLAZING
POWDER COATED FINISH: BLACK OR SIMILAR



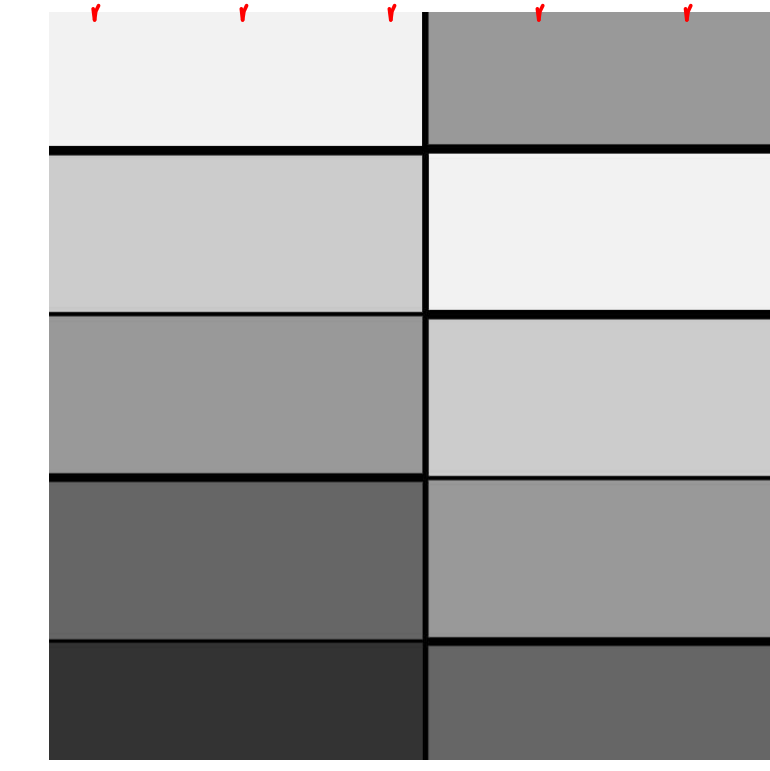
BT01
BALUSTRADE TYPE 01
GLASS INFILL: CLEAR
BALUSTRADE & HANDRAIL: STAINLESS STEEL OR SIMILAR



BT02
BALUSTRADE TYPE 02
GLASS INFILL: OBSCURE
BALUSTRADE & HANDRAIL: STAINLESS STEEL OR SIMILAR



CL01
WALL CLADDING TYPE 01
RENDERED FINISH: LIGHT GREY OR SIMILAR



CL02
WALL CLADDING TYPE 02
RENDERED FINISH: SHADES OF GREY OR SIMILAR



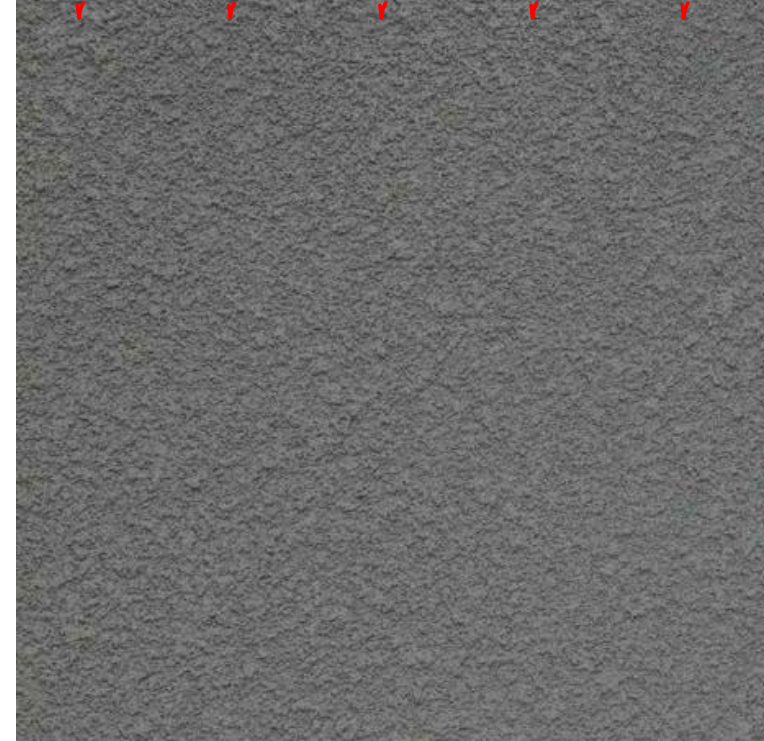
CL03
WALL CLADDING TYPE 03
ALUCOBOND FINISH: WHITE GOLD OR SIMILAR



CL04
WALL CLADDING TYPE 04
RENDERED FINISH: LIGHT TONE



CL05
WALL CLADDING TYPE 05
RENDERED FINISH: DARK TONE



CL06
WALL CLADDING TYPE 06
RENDERED FINISH: DARK GREY OR SIMILAR



CL07
WALL CLADDING TYPE 07
RENDERED FINISH: OFF WHITE OR SIMILAR



CL08
CLADDING TYPE 08 - TIMBER COLOUR
TIMBER LOOK



FT01
FENCE TYPE 01 - ALUMINIUM FENCE
POWDER-COATED FINISH: DARK GREY OR SIMILAR



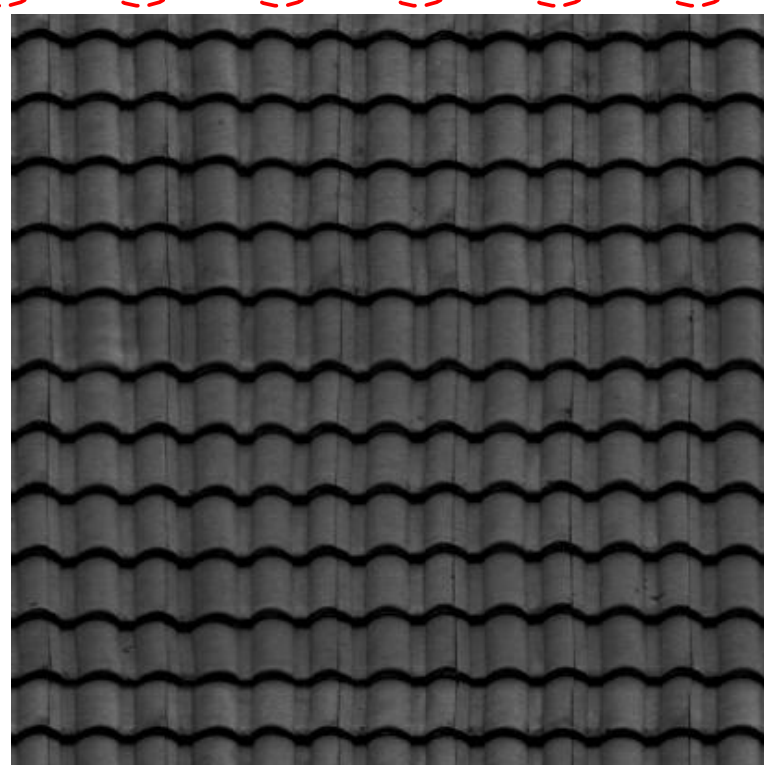
FT02
FENCE TYPE 02 - COLORBOND FENCE
COLORBOND FINISH: DARK GREY OR SIMILAR



FT03
FENCE TYPE 03 - METAL SLAT FENCE
PAINT FINISH: OFF WHITE OR SIMILAR



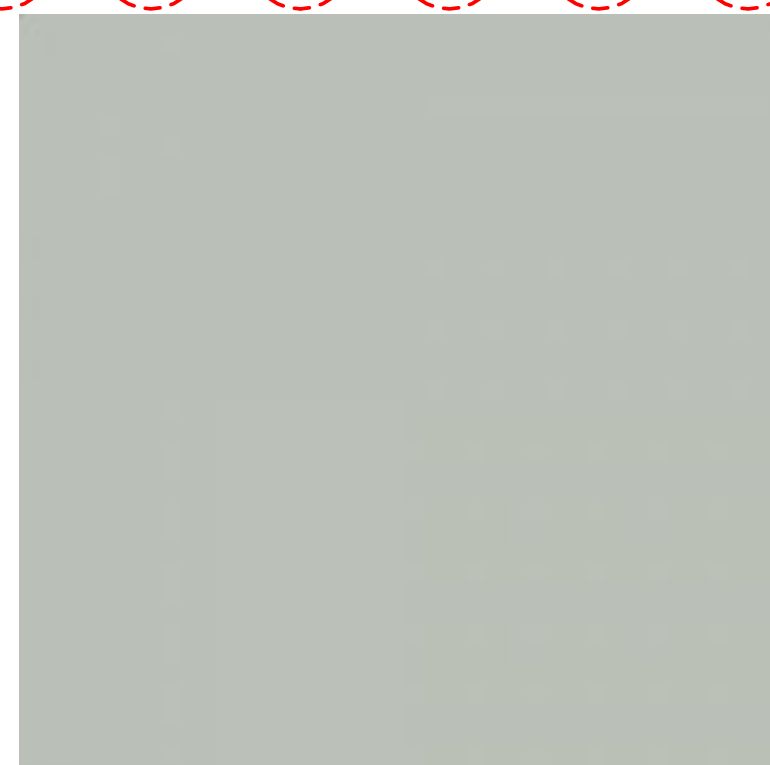
FT04
FENCE TYPE 04 - METAL SLAT FENCE
PAINT FINISH: DARK GREY OR SIMILAR



RT01
ROOF TILE 01 - TILED ROOF @ 22.5° PITCH
TILE FINISH: DARK GREY OR SIMILAR



MD01
METAL DECK ROOFING TYPE 01
COLORBOND FINISH: WOODLAND GREY OR SIMILAR



MD02
METAL DECK ROOFING TYPE 01
COLORBOND FINISH: SHALE GREY OR SIMILAR

REV	DATE	DESCRIPTION	AUTH	CHK
A	02/08/2017	TOWN PLANNING DISCUSSION SET	VG	EY

DISCUSSION PLAN

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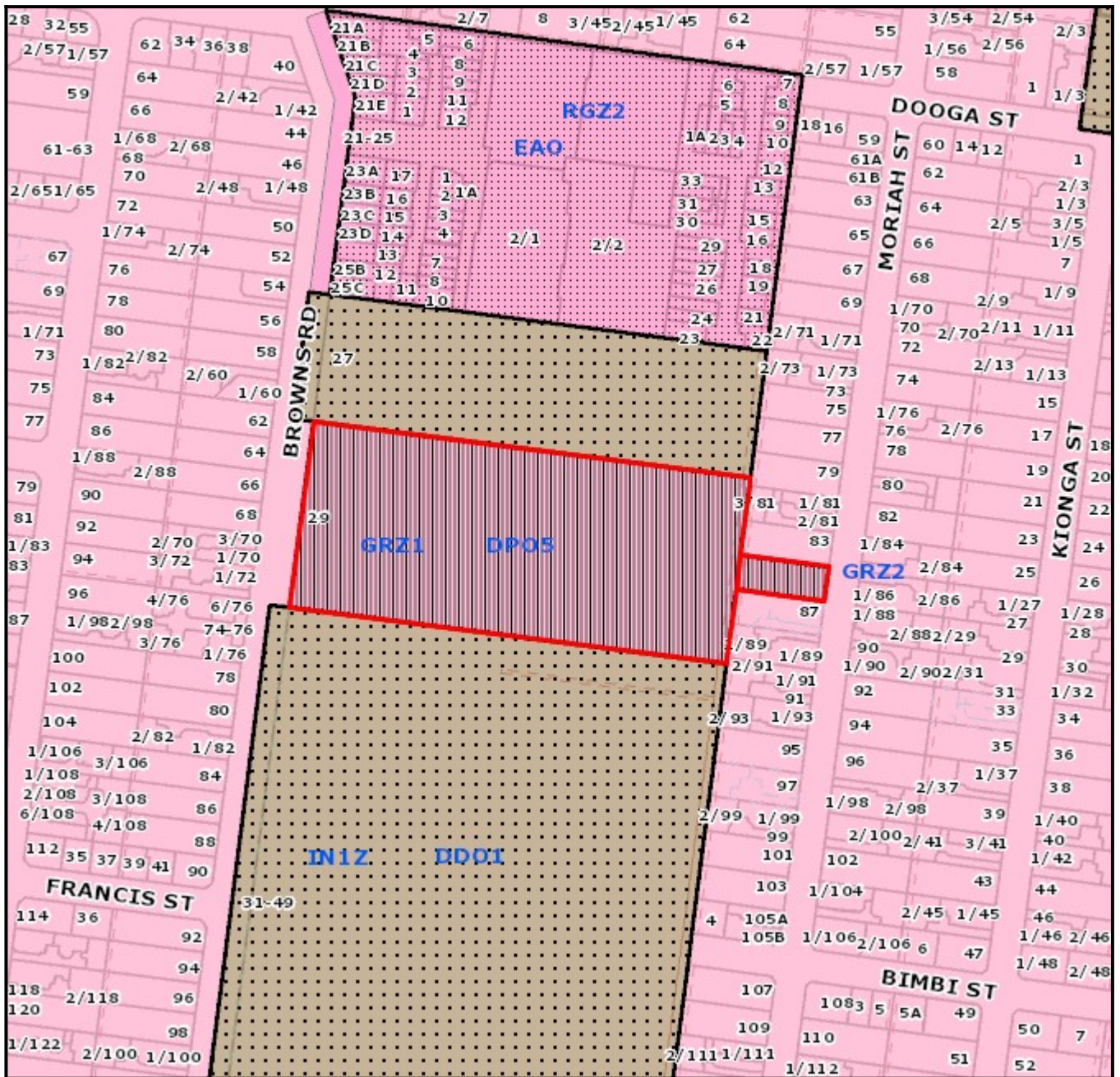
PROJECT
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE
MATERIALS & FINISHES

Date	JUN 2017
Scale	1 : 10 @ A1
Drawn	XX YC
Checked	EY
Approved	VQ
Project Number	M023
Stage	TP
Drawing No.	SK70
REV	A



Planning Overlays and Zones



Legend

Planning Zones	GRZ2	PUZ1	PUZ7	SUZ3	Planning Overlay	HO
C1Z	IN1Z	PUZ2	RDZ1	SUZ4	LSIO/ SBO	IPO
C2Z	MUZ	PUZ3	RGZ1	SUZ5	NCO	DPO
CA	NRZ1	PUZ4	RGZ2	SUZ6	PAO	PO
CDZ1	PCRZ	PUZ5	SUZ1	UFZ	EAO	
GRZ1	PPRZ	PUZ6	SUZ2		DDO	
					VPO	

1:3000

Address

29 Browns Road CLAYTON VIC 3168

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