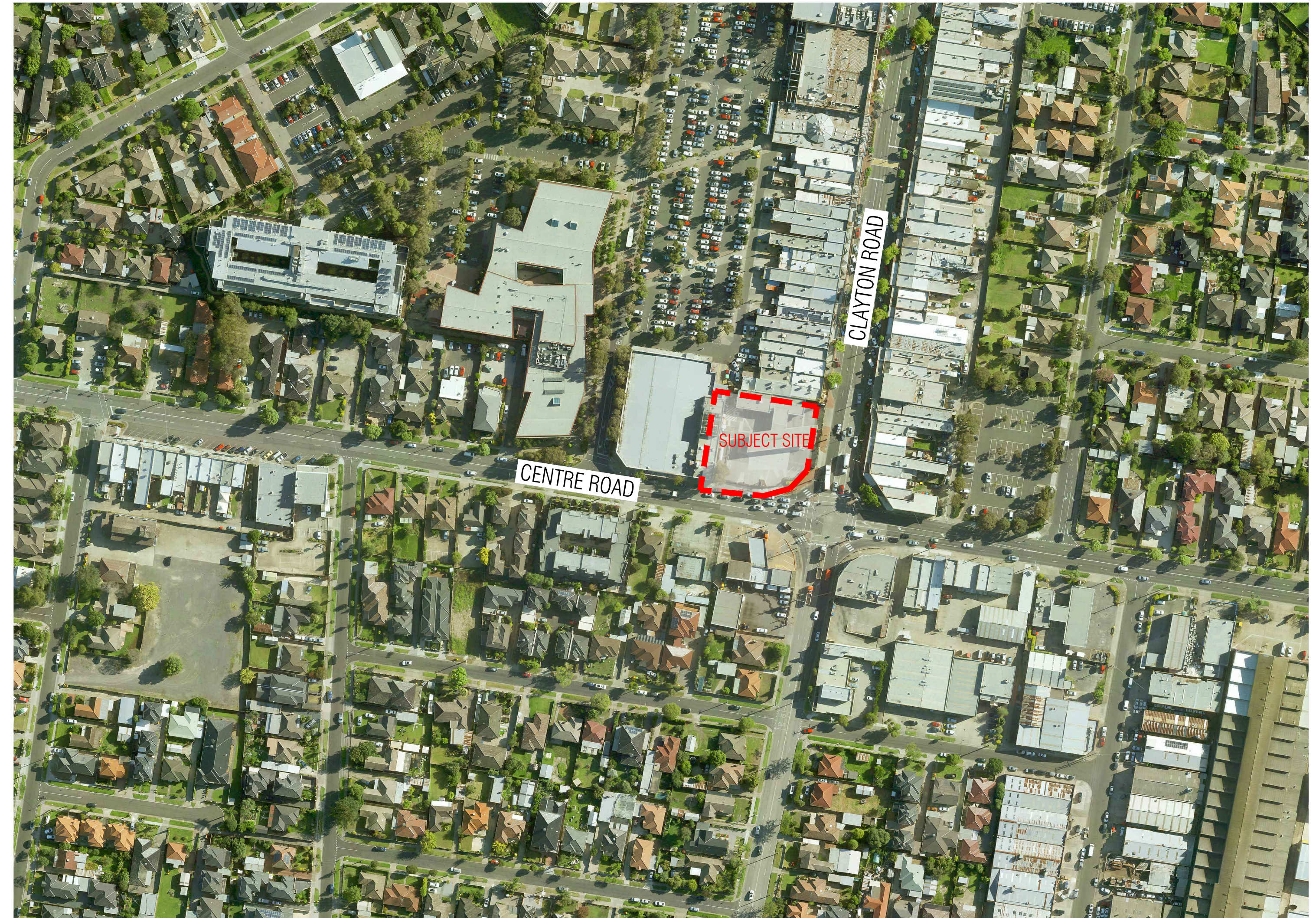


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TP-011	EXISTING CONDITIONS PHOTOS	TP-117	PROPOSED PLAN - SIXTEENTH
TP-012	DEMOLITION PLAN	TP-118	PROPOSED PLAN - ROOF
TP-020	DESIGN RESPONSE - NEIGHBORHOOD CONTEXT	TP-150	PROPOSED PLAN - BASEMENT 1
TP-021	DESIGN RESPONSE - KEY VIEWS	TP-400	ELEVATIONS - EAST
TP-022	DESIGN RESPONSE - FUTURE DEVELOPMENT	TP-401	ELEVATIONS - SOUTH
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TP-028	DESIGN RESPONSE (RENDER)	TP-901	SHADOW DIAGRAM - 11AM & 12PM
TP-029	DESIGN RESPONSE - SITE PLAN	TP-902	SHADOW DIAGRAM - 1PM & 2PM
TP-030	DESIGN RESPONSE - GROUND FLOOR PLAN	TP-903	SHADOW DIAGRAM - 3PM
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TP-101	PROPOSED PLAN - FIRST FLOOR		
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TP-103	PROPOSED PLAN - SECOND FLOOR		
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TP-113	PROPOSED PLAN - TWELFTH FLOOR		
TP-114	PROPOSED PLAN - THIRTEENTH FLOOR		



AERIAL IMAGE
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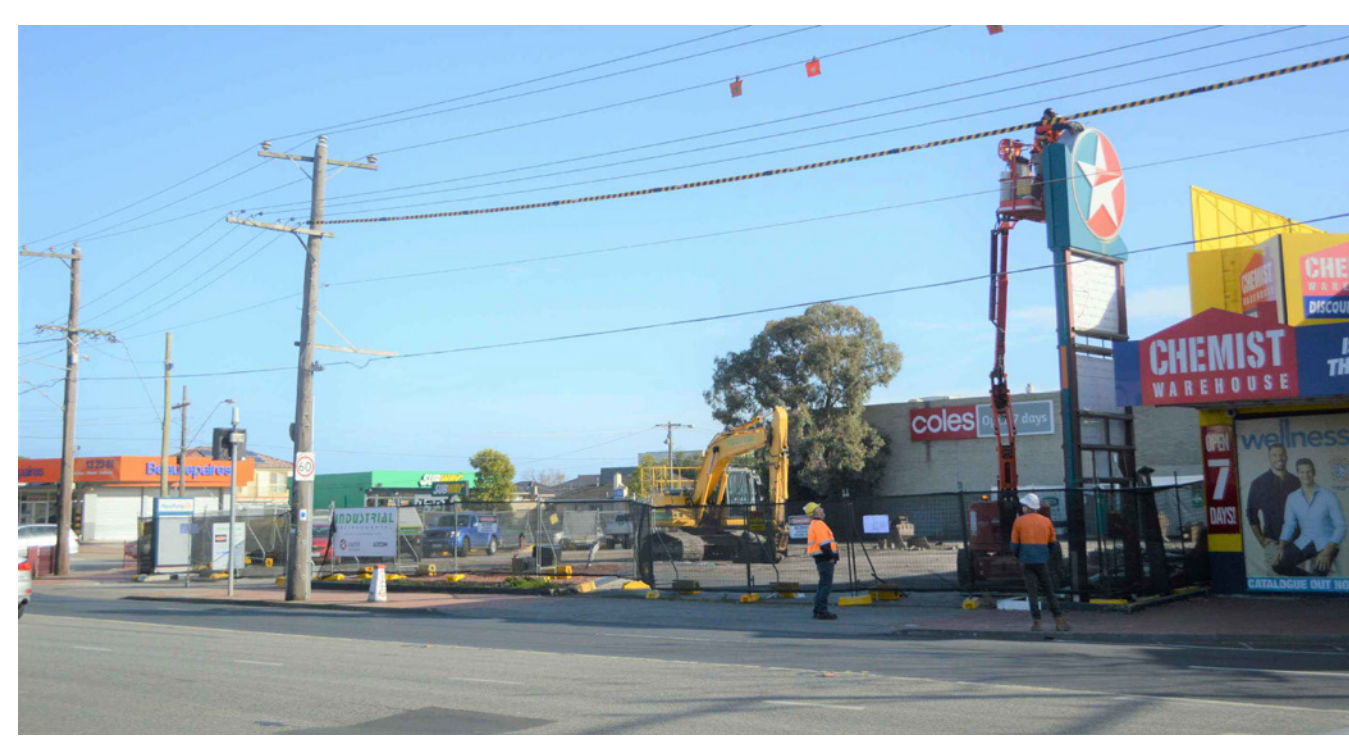
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PAGE: A1
DRAWN: ML-D
DRAWING ISSUE
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DATE: JULY 2020
PROJECT NO:
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DRAWING No
TP-000.A
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01 EXISTING 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



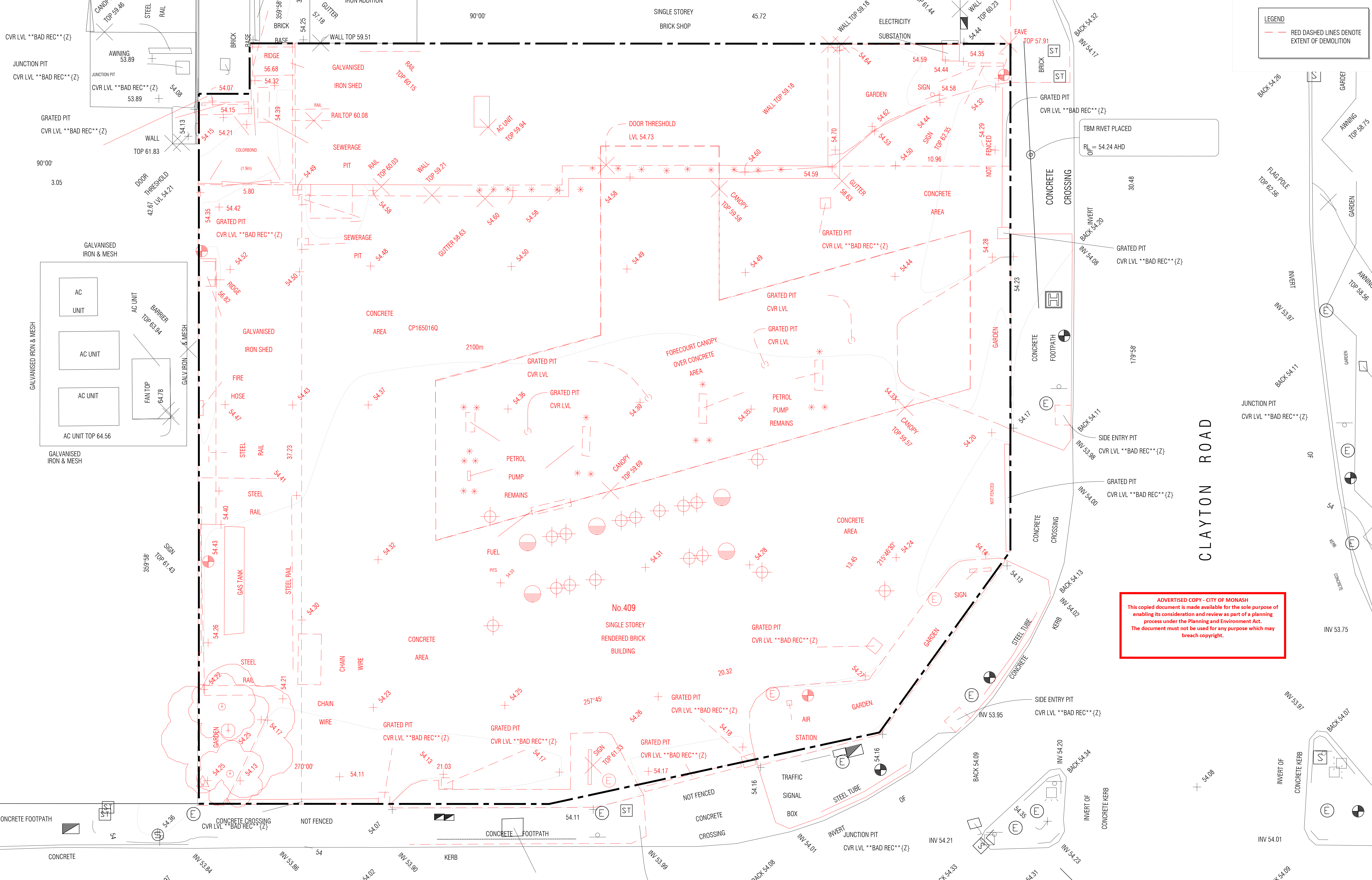
05 SITE PHOTO: SUBJECT SITE 409 CLAYTON ROAD NTS



06 SITE PHOTO: SUBJECT SITE 409 CLAYTON ROAD NTS

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LEGEND
 - - - RED DASHED LINES DENOTE EXTENT OF DEMOLITION



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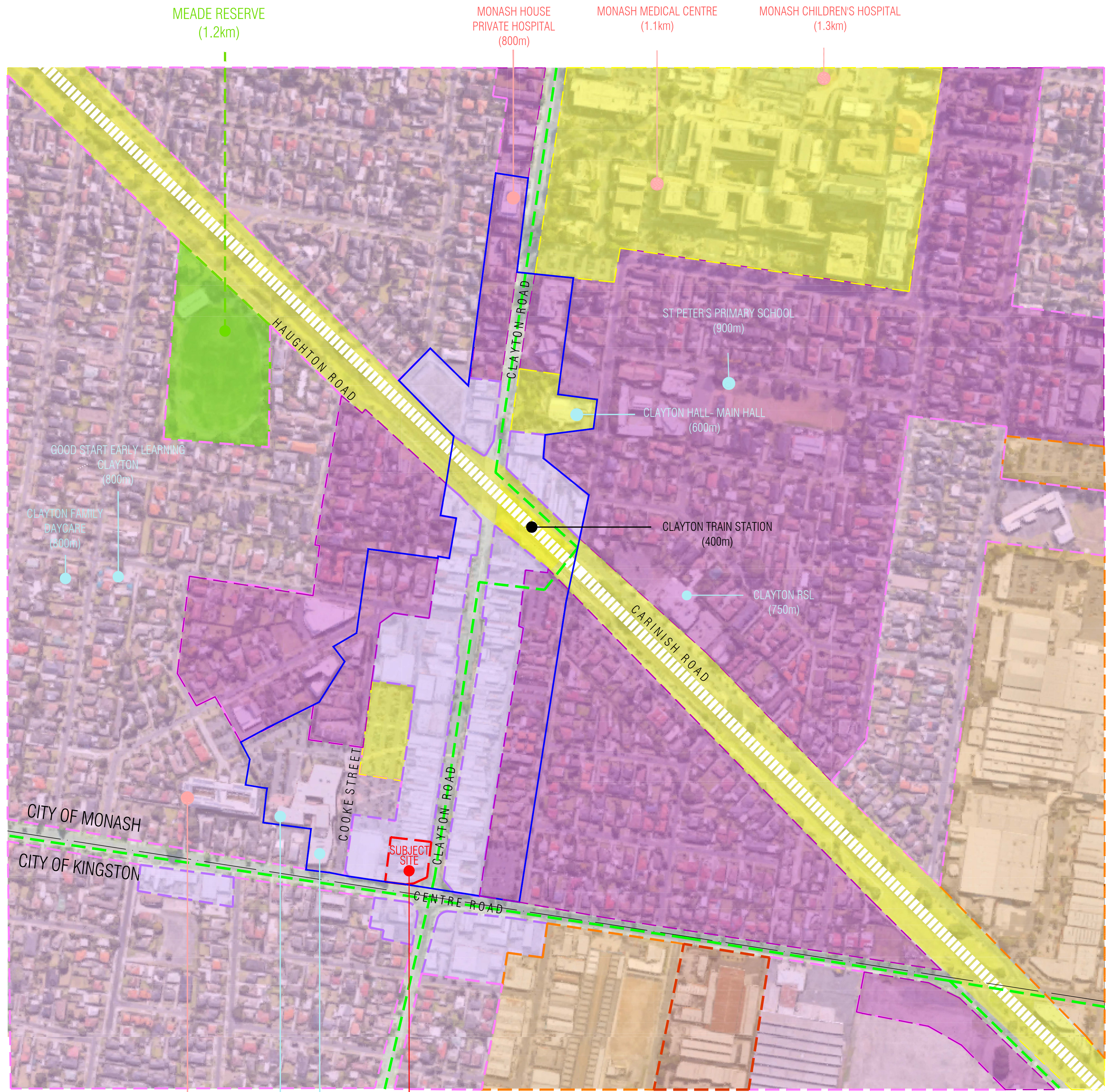
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- PRECINCT PLAN BOUNDARY
- SCHOOL/ COMMUNITY FACILITY
- HEALTH FACILITY
- COMMERCIAL ZONE 1
- GENERAL RESIDENTIAL ZONE
- RESIDENTIAL GROWTH ZONE
- PUBLIC USE ZONE
- PUBLIC PARK & RECREATION ZONE
- INDUSTRIAL ZONE
- MIXED USE ZONE
- - - BUS ROUTE

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TOWN PLANNING DRAWINGS
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DESIGN RESPONSE - NEIGHBOURHOOD CONTEXT
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1 KEY VIEWS FROM SITE NTS

2 KEY VIEWS TO SITE NTS

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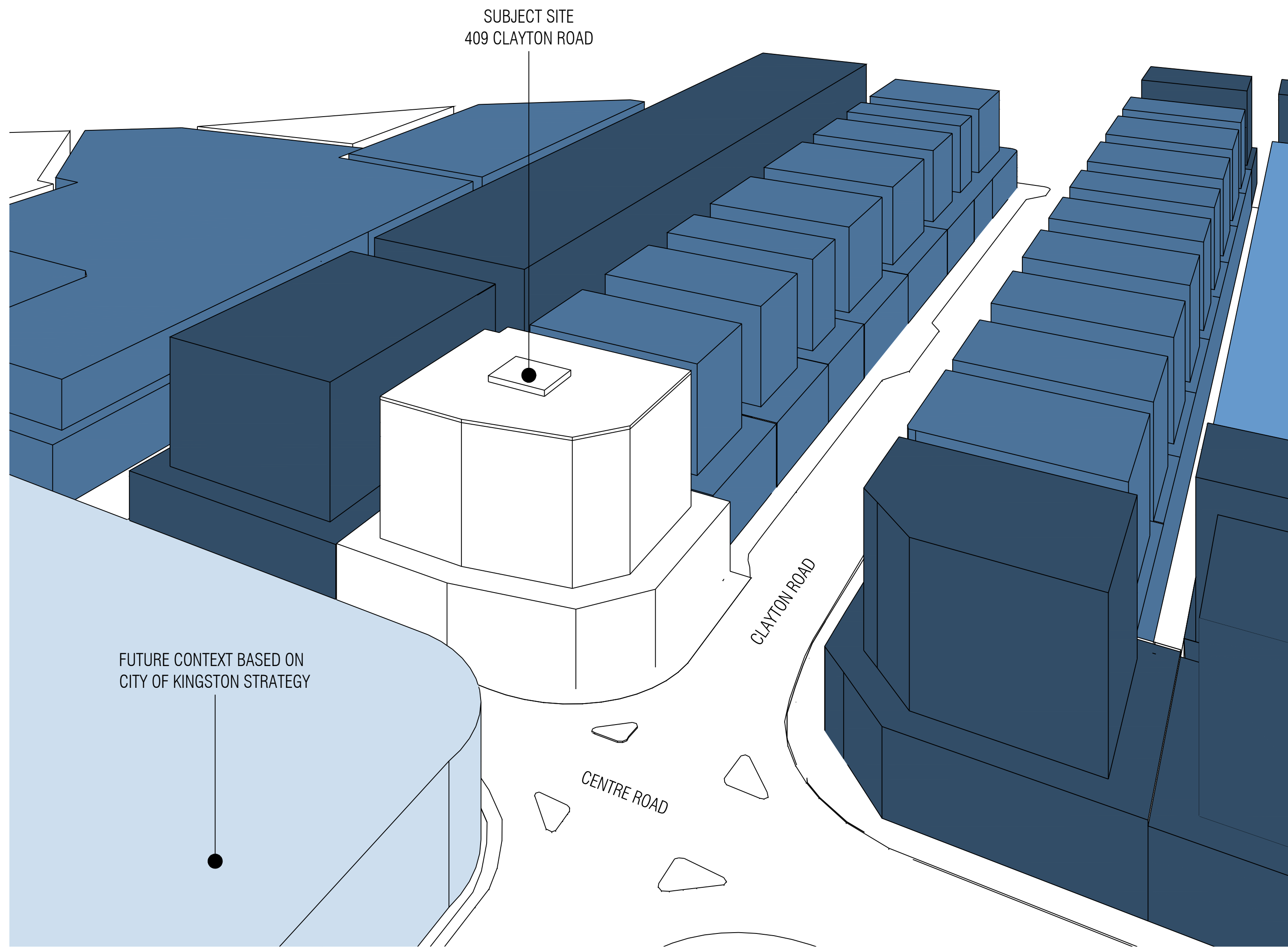
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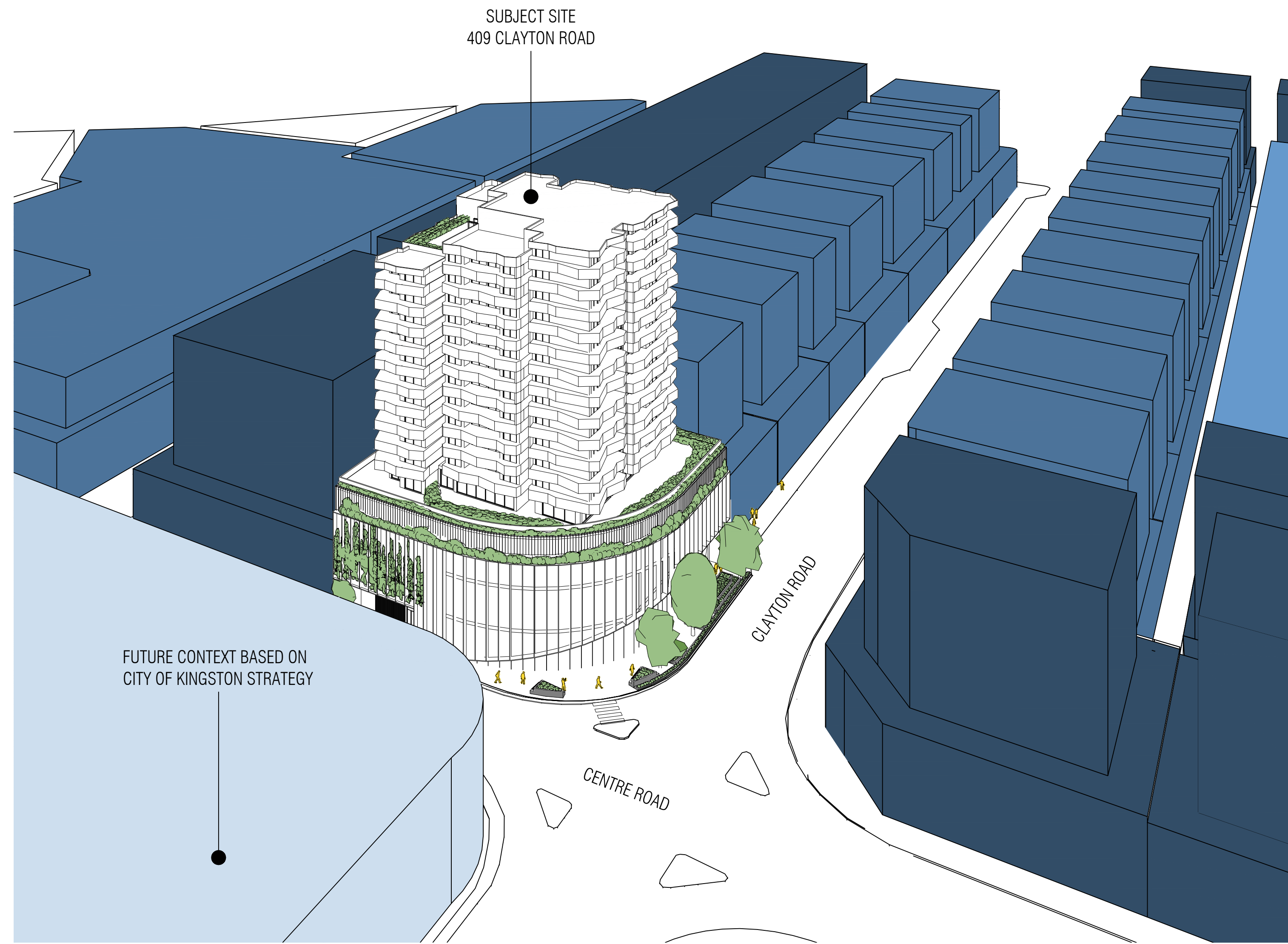
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01 CLAYTON PRECINCT PLAN WITH 10 LEVEL DEVELOPMENT NTS



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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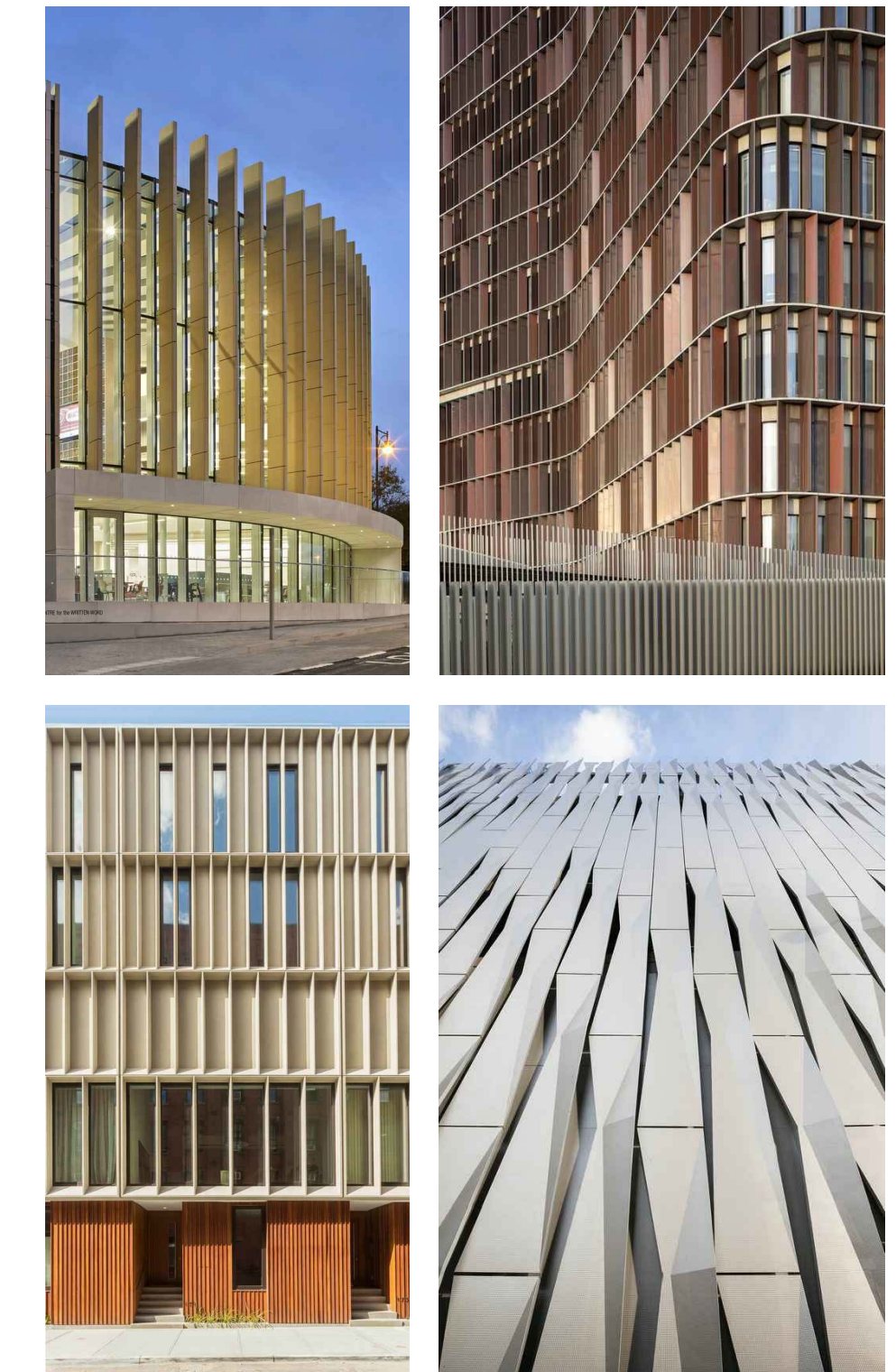
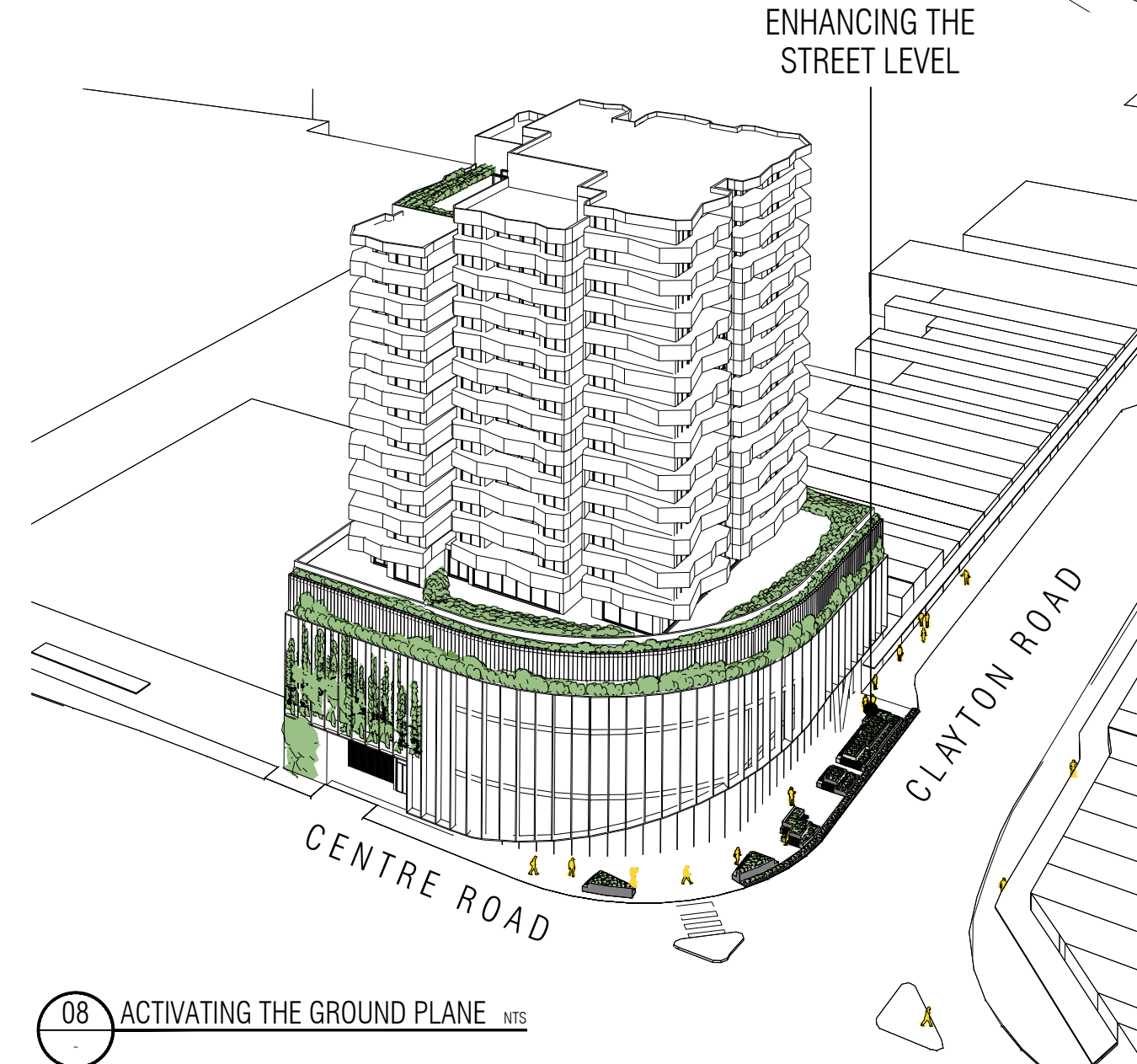
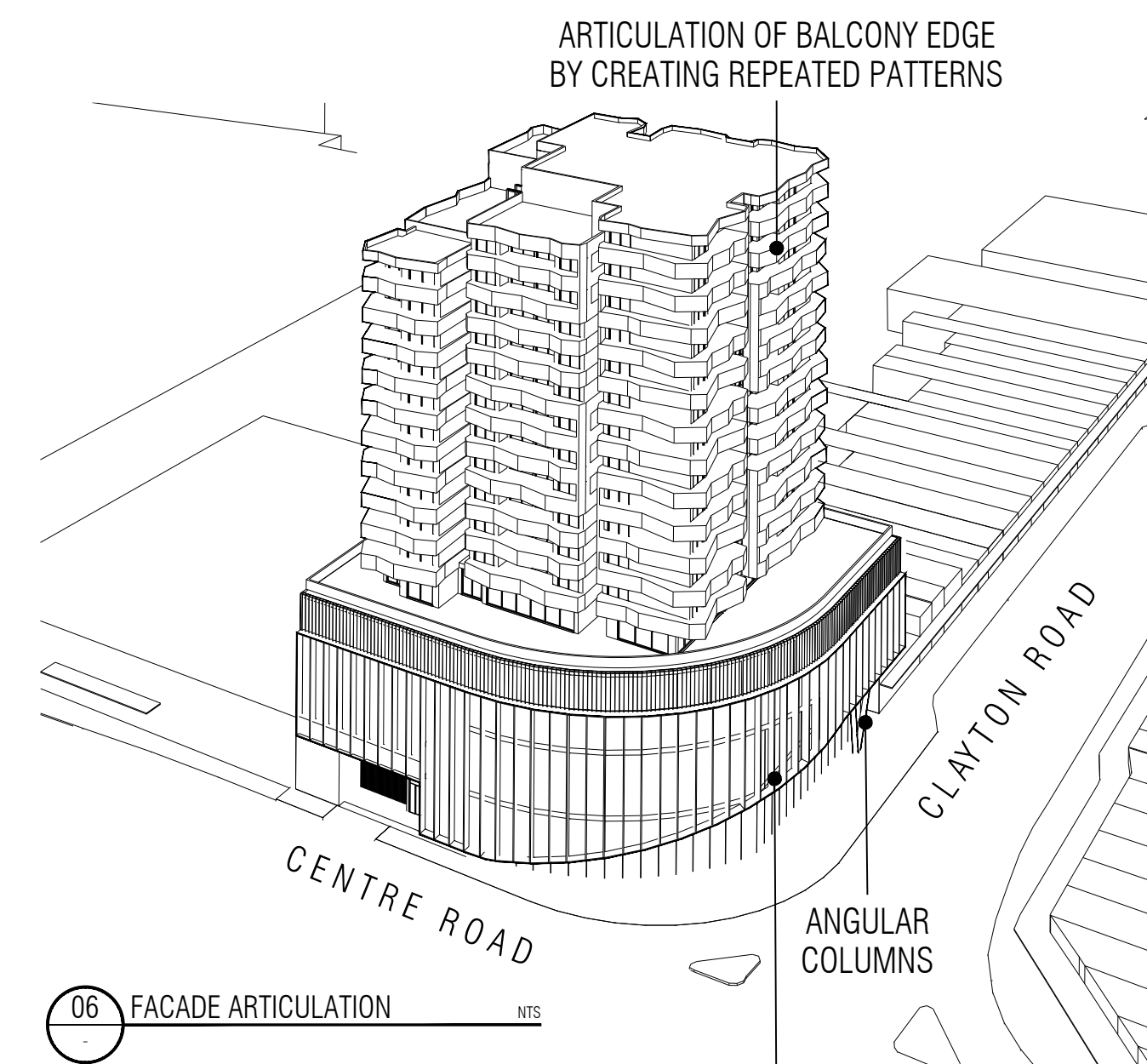
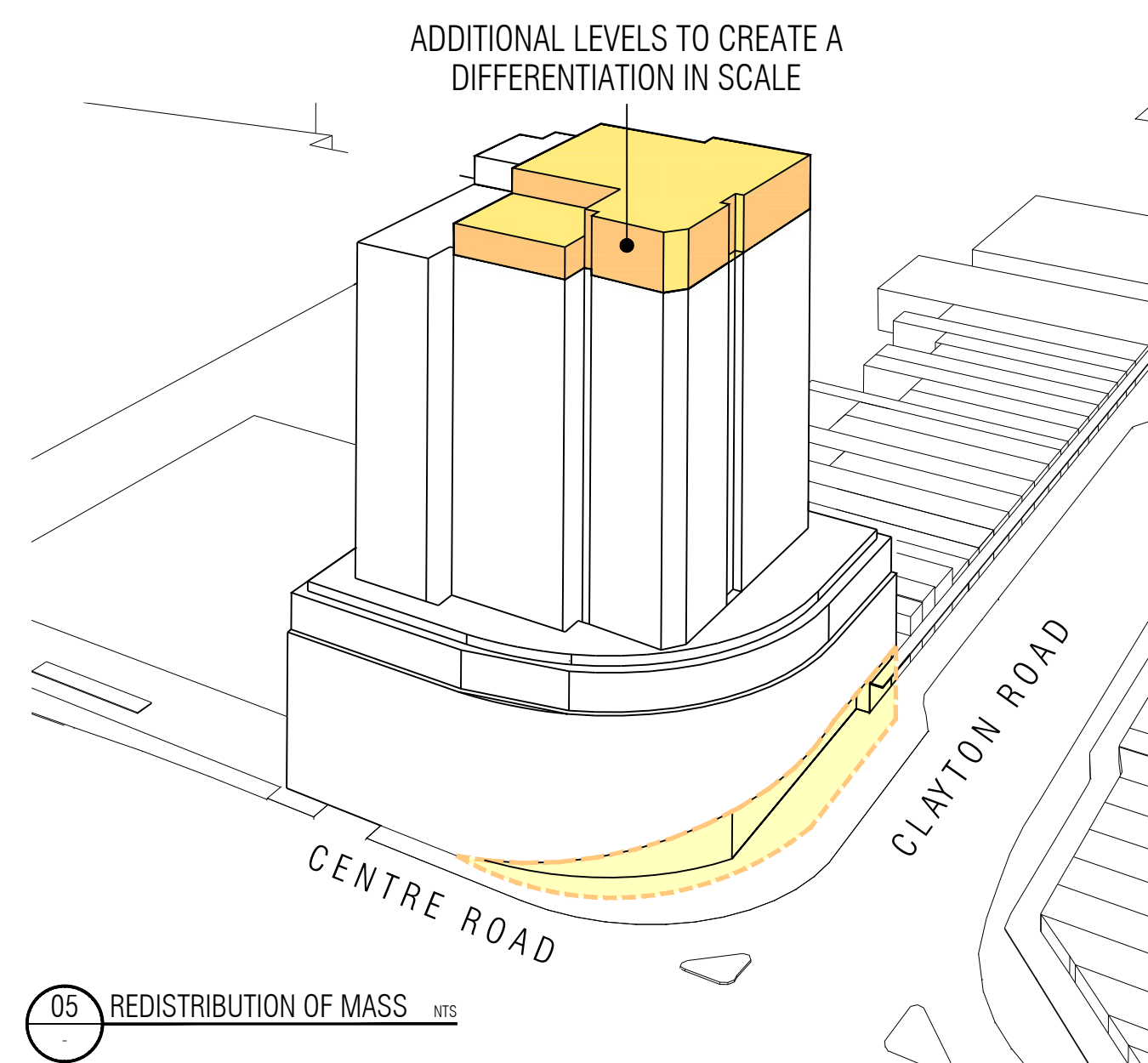
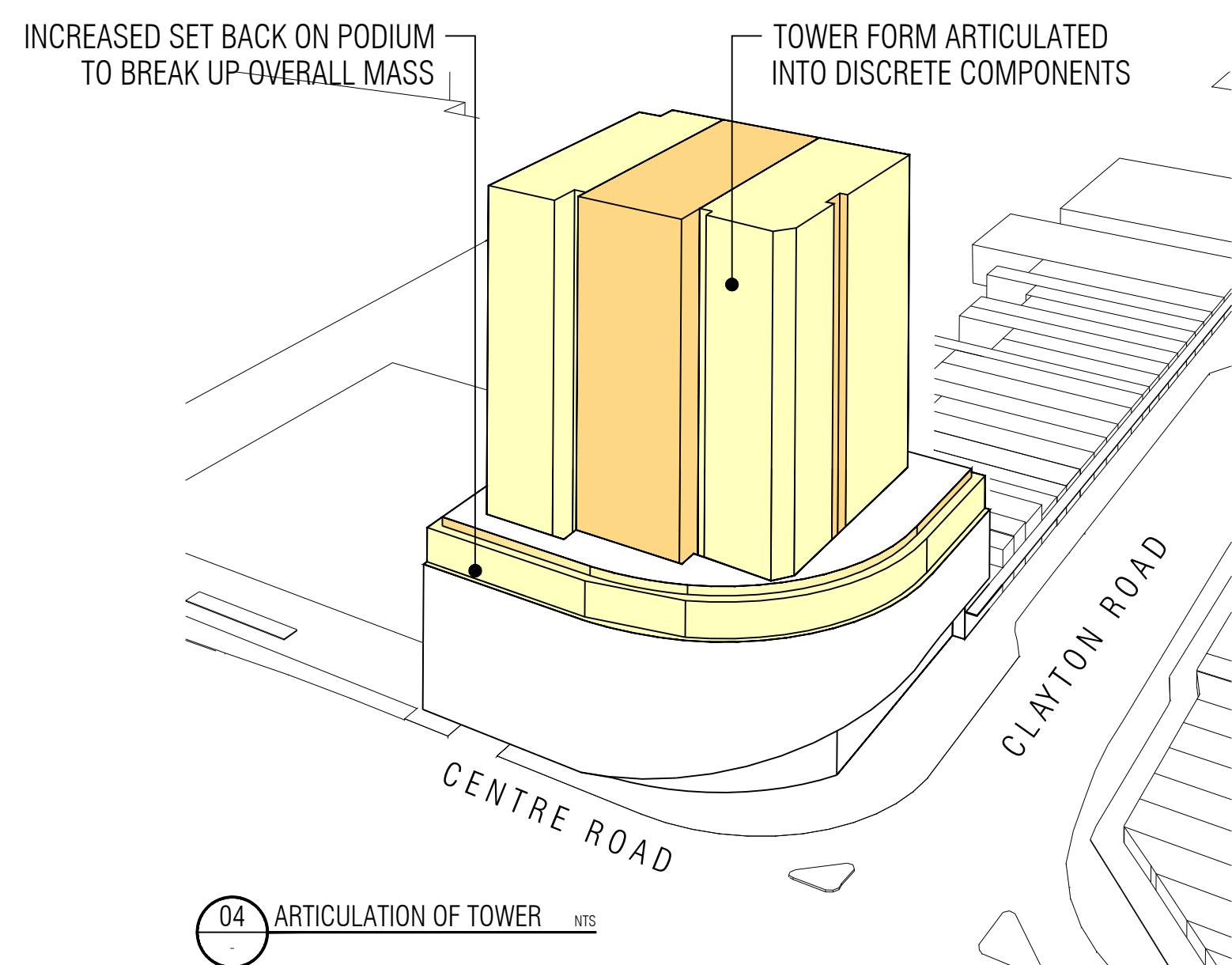
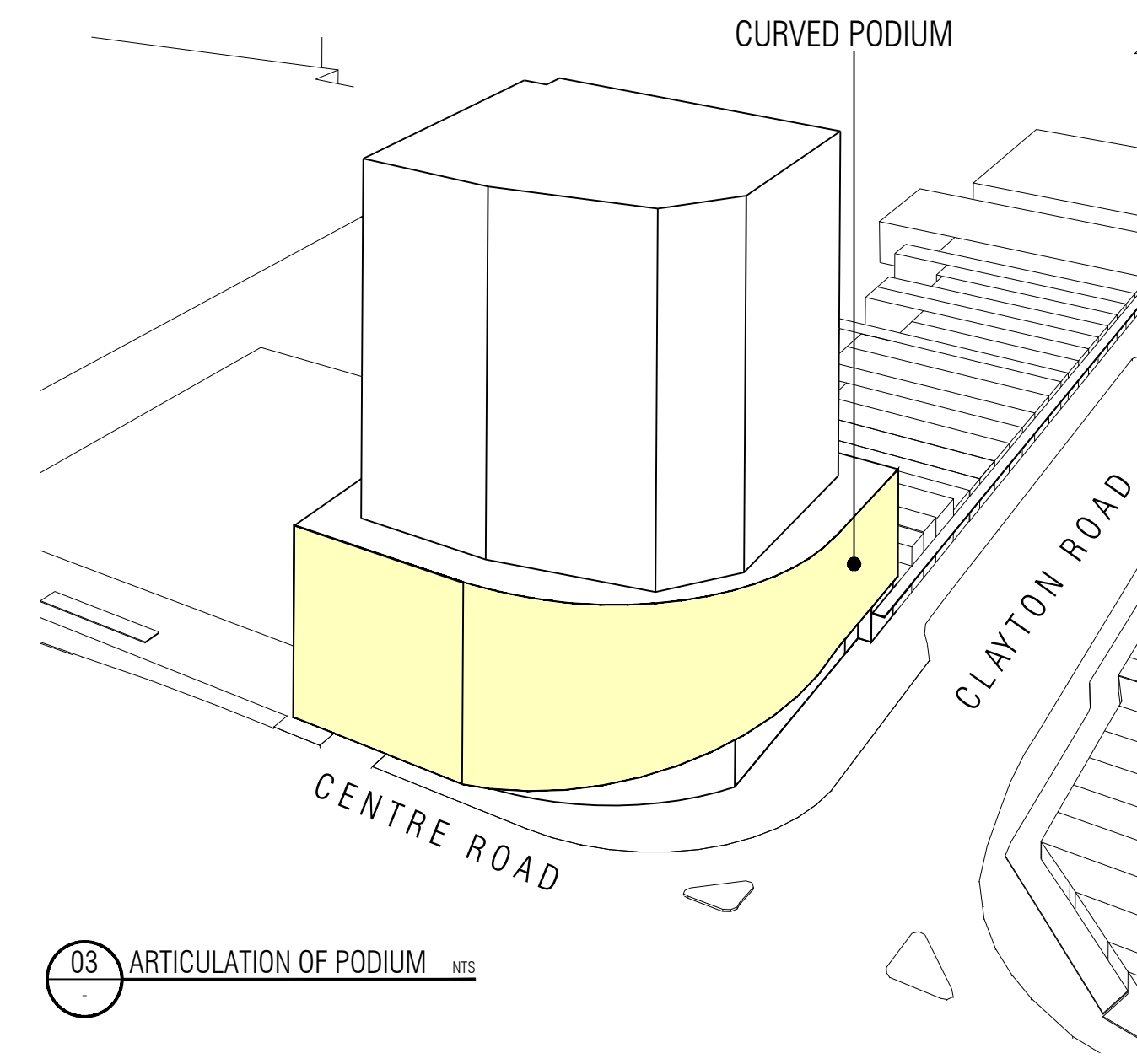
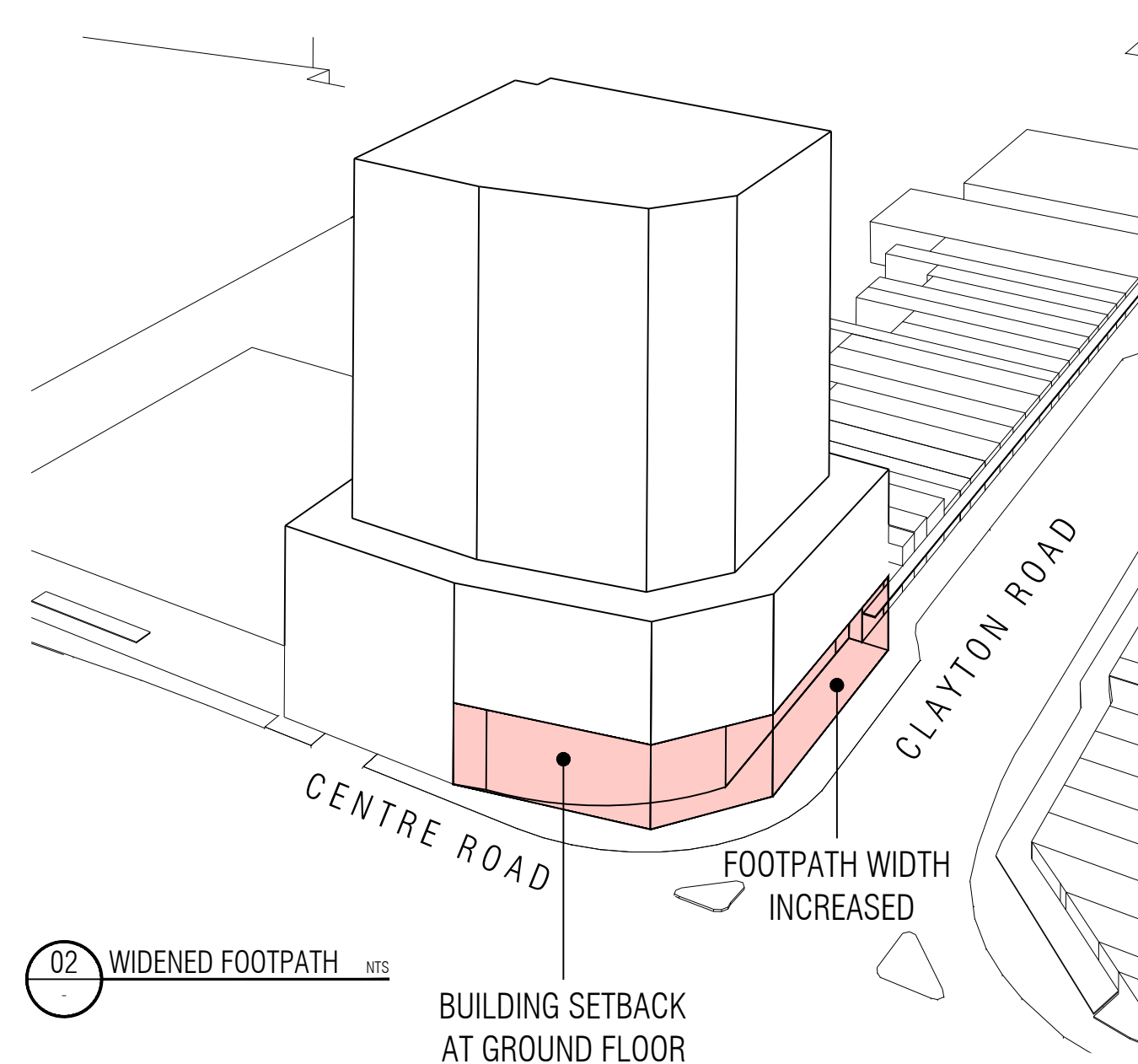
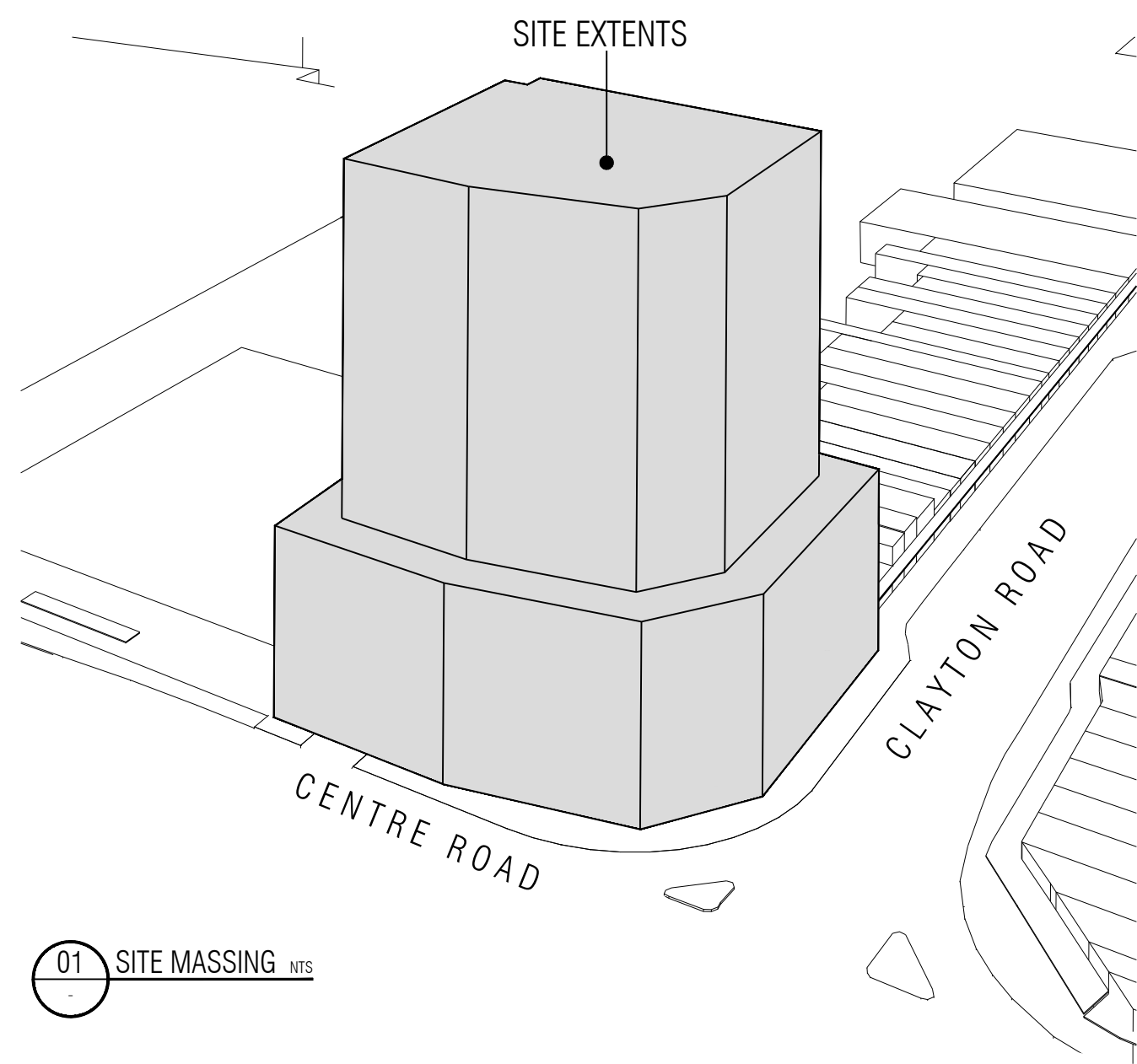
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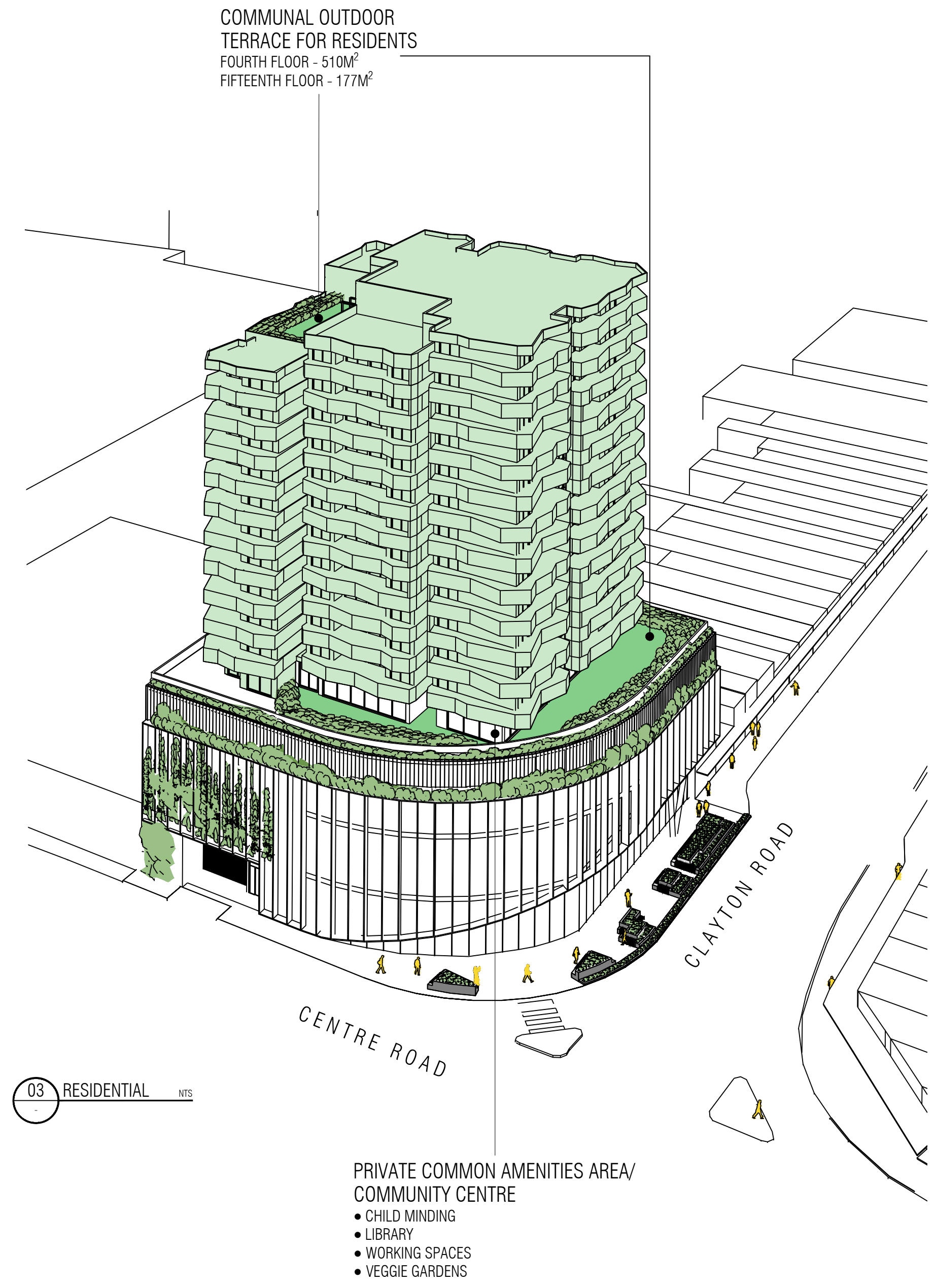
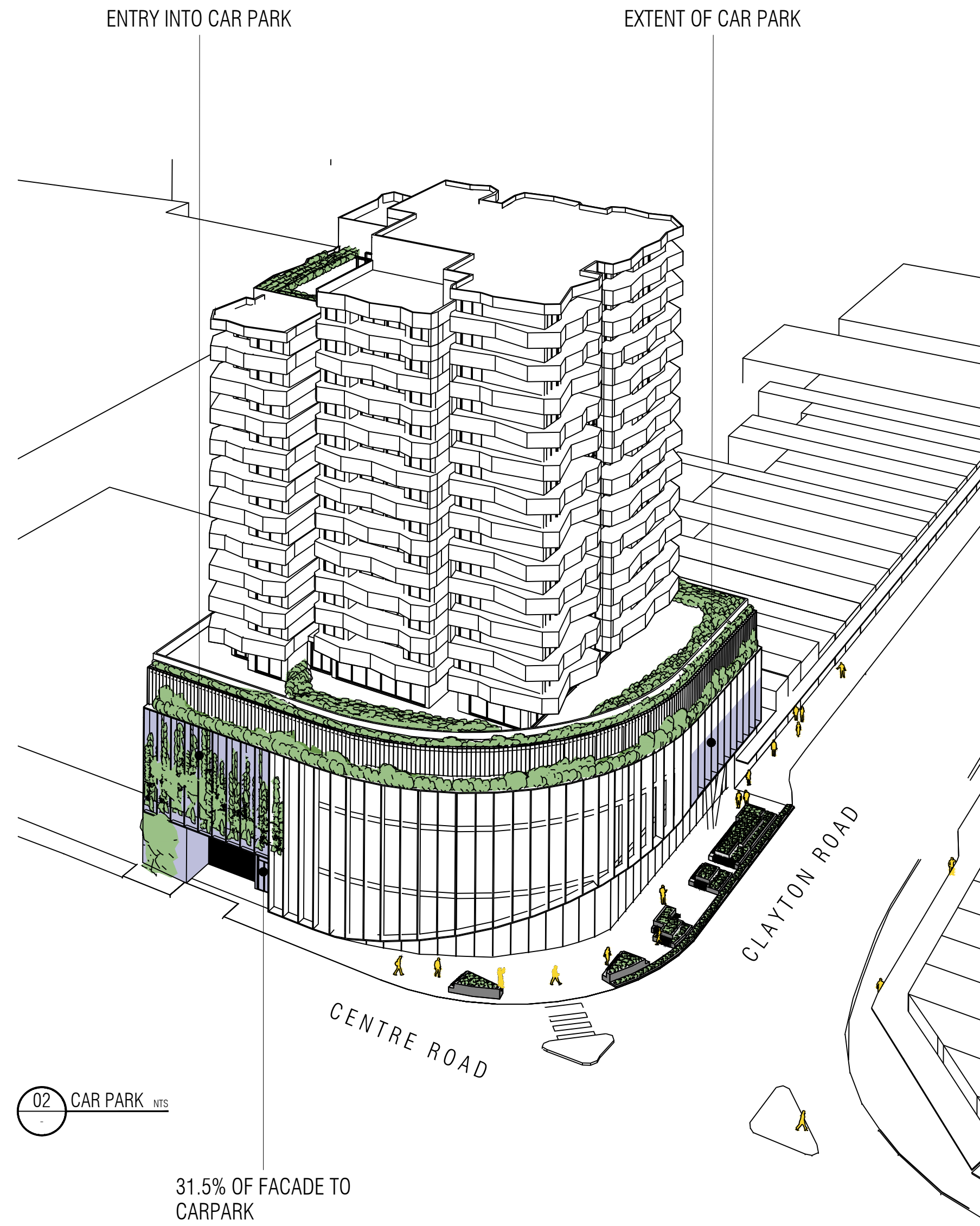
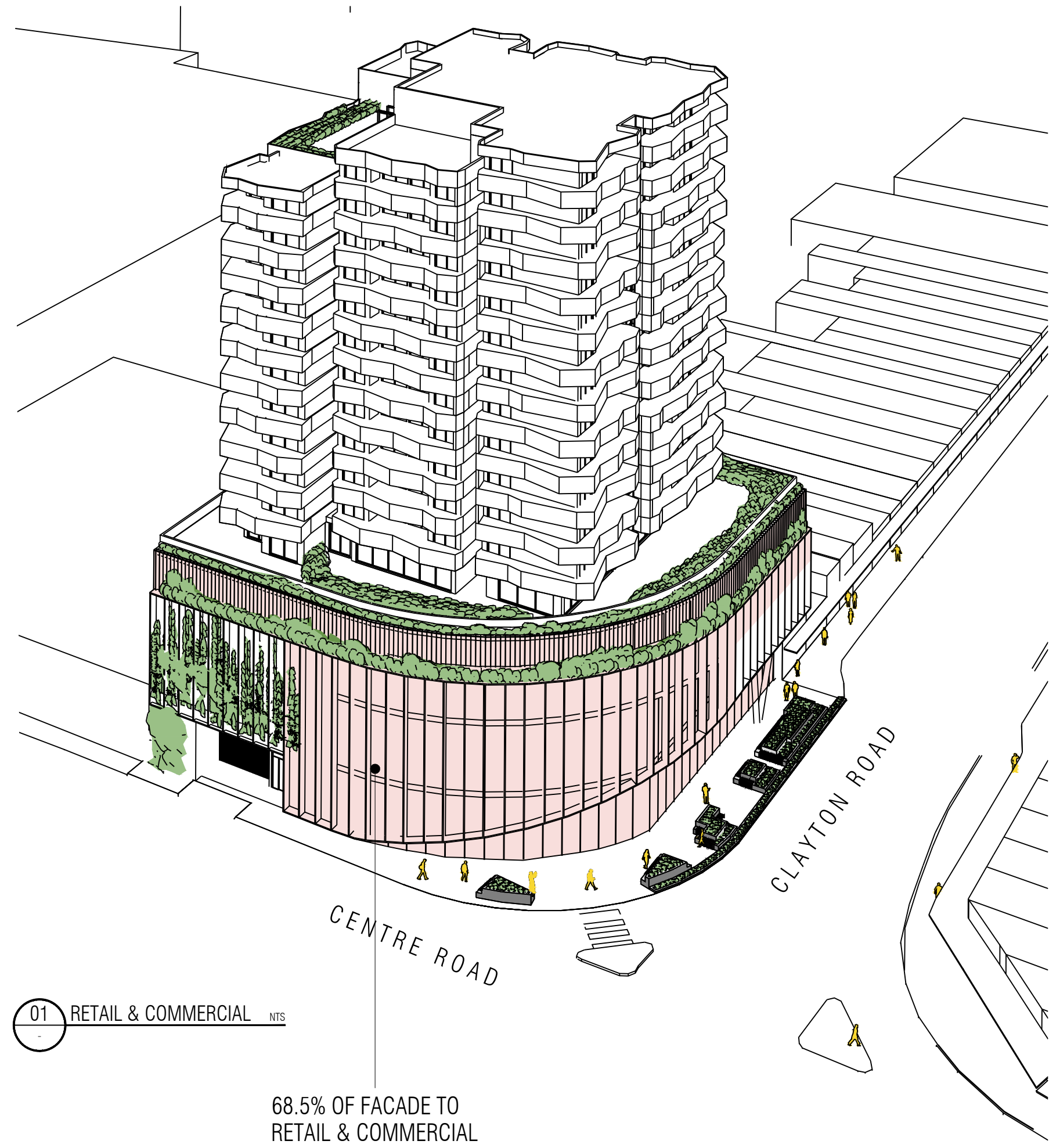


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LANDSCAPING PROTECTS PEDESTRIANS FROM BUSY INTERSECTION

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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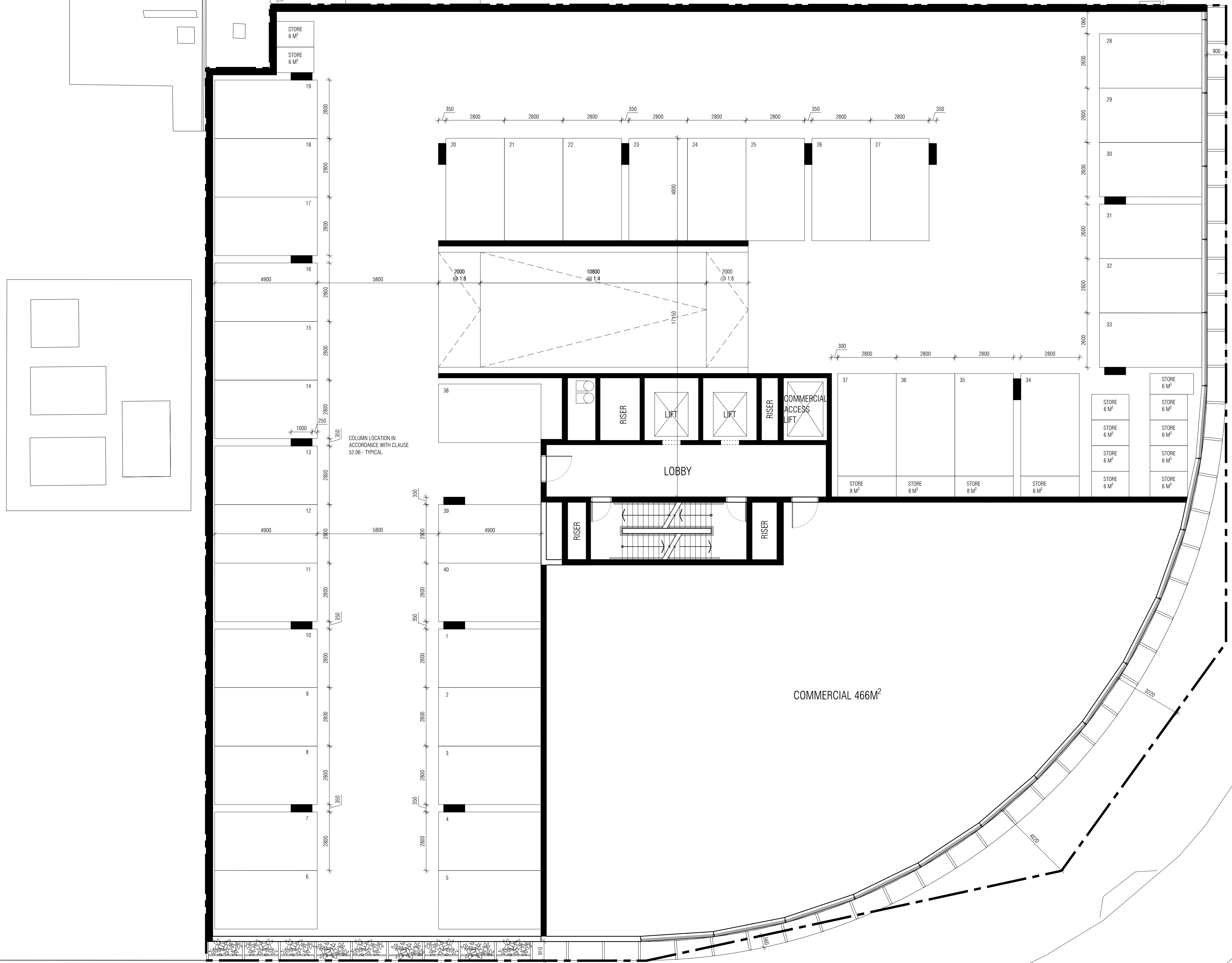
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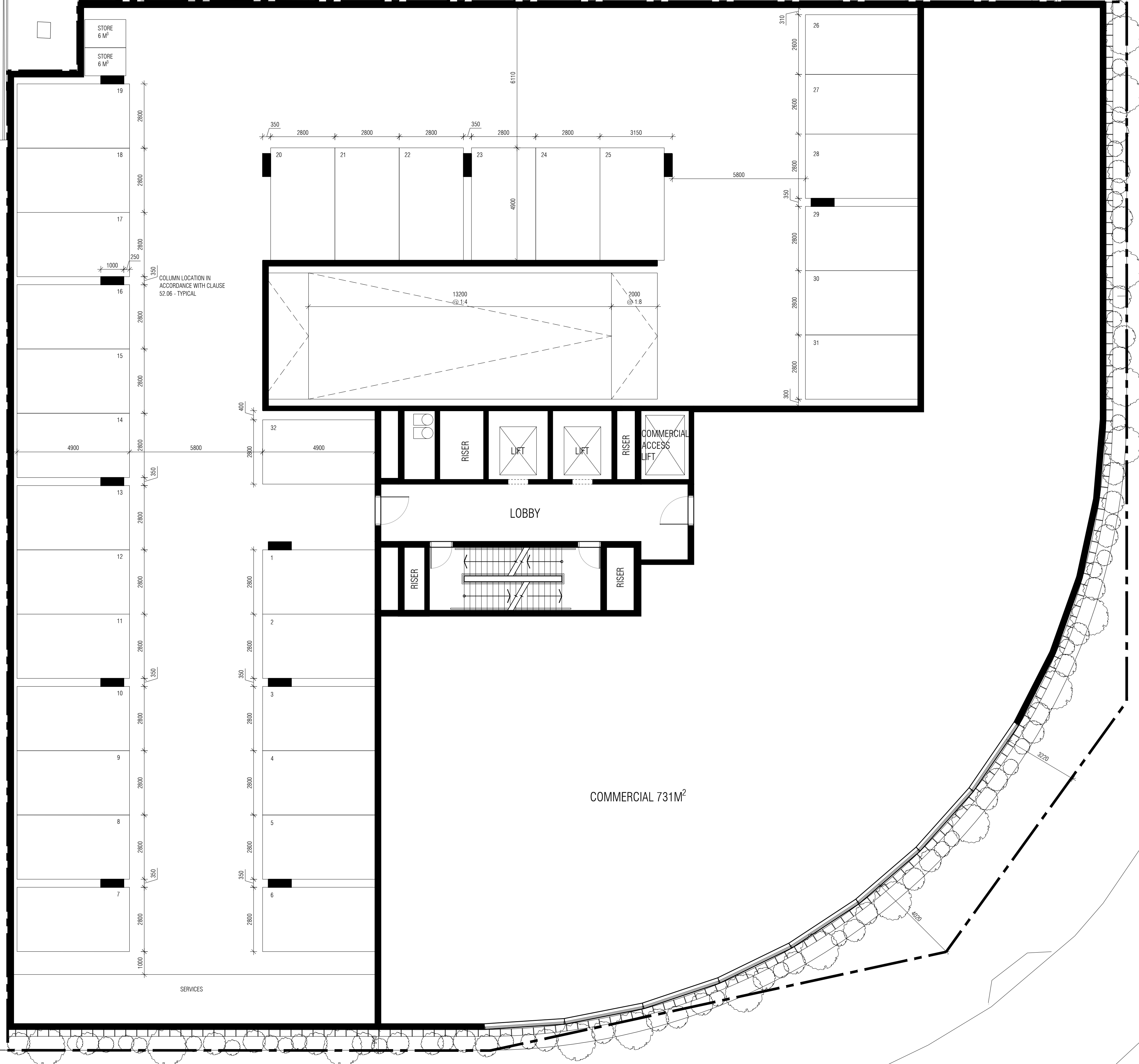
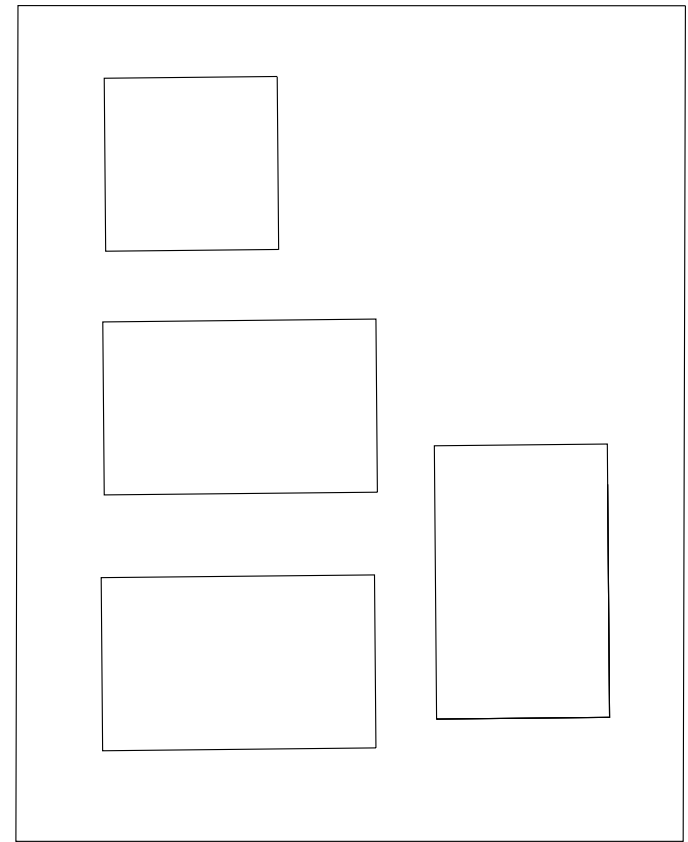
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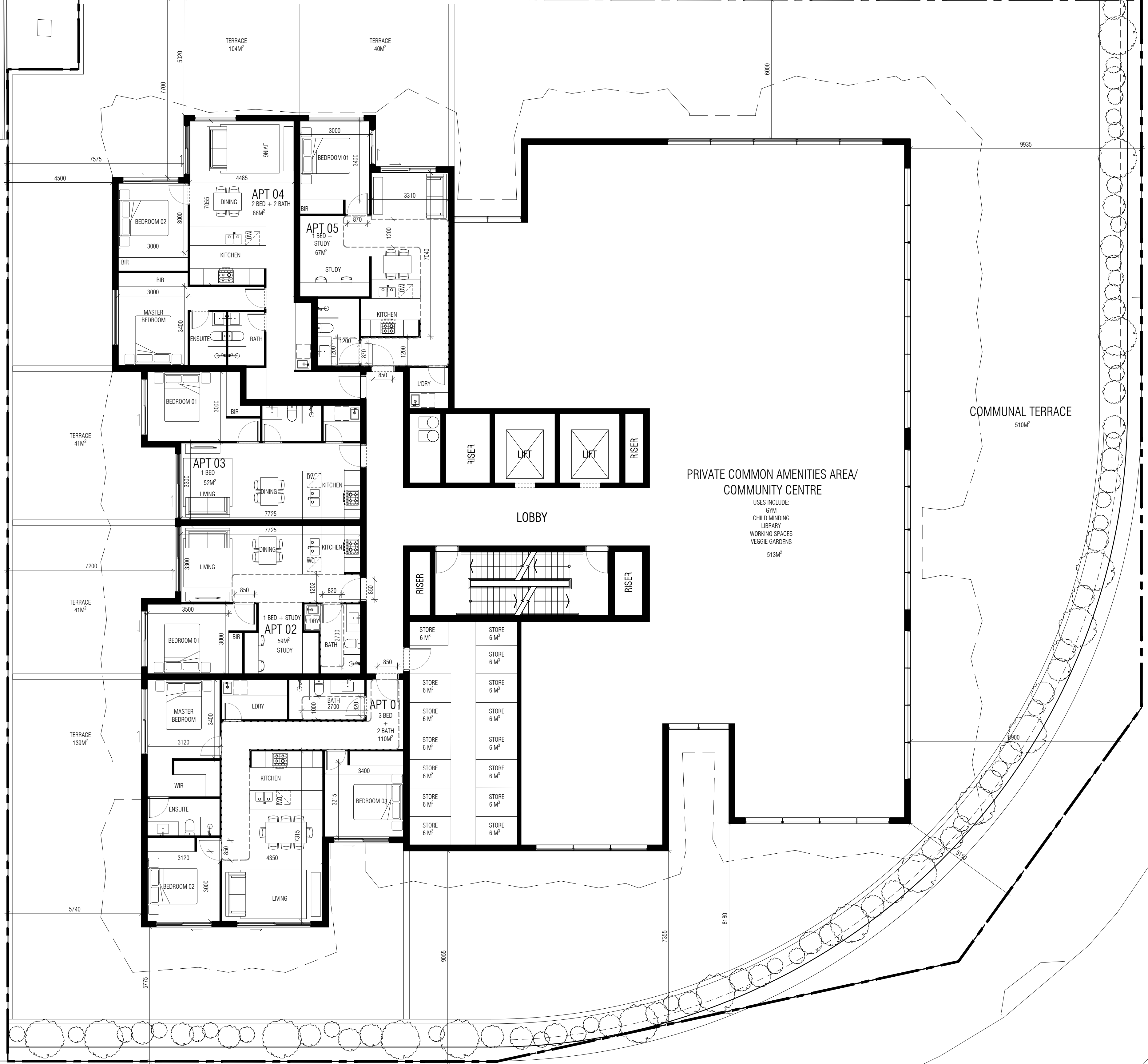
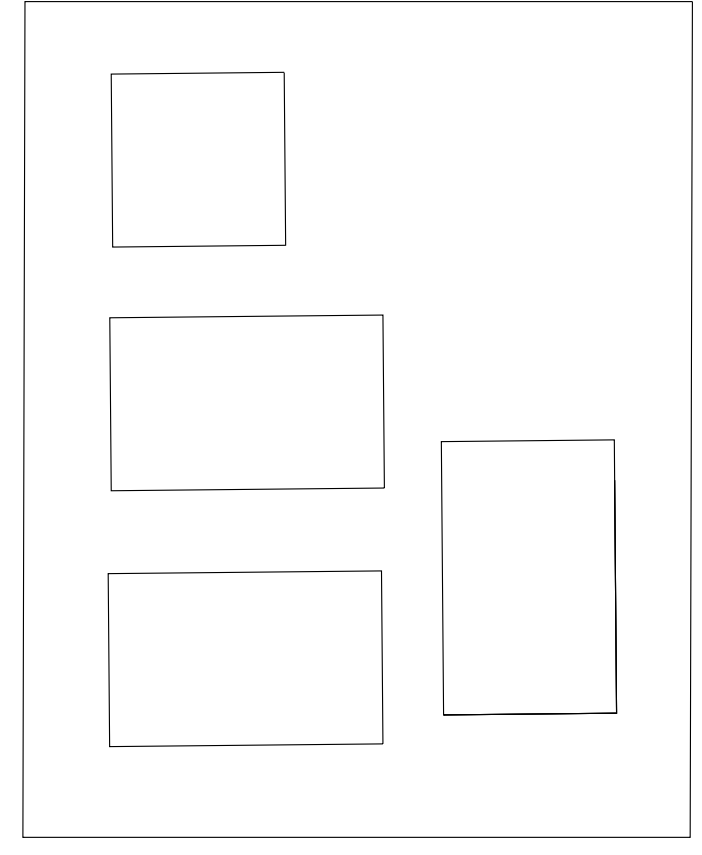
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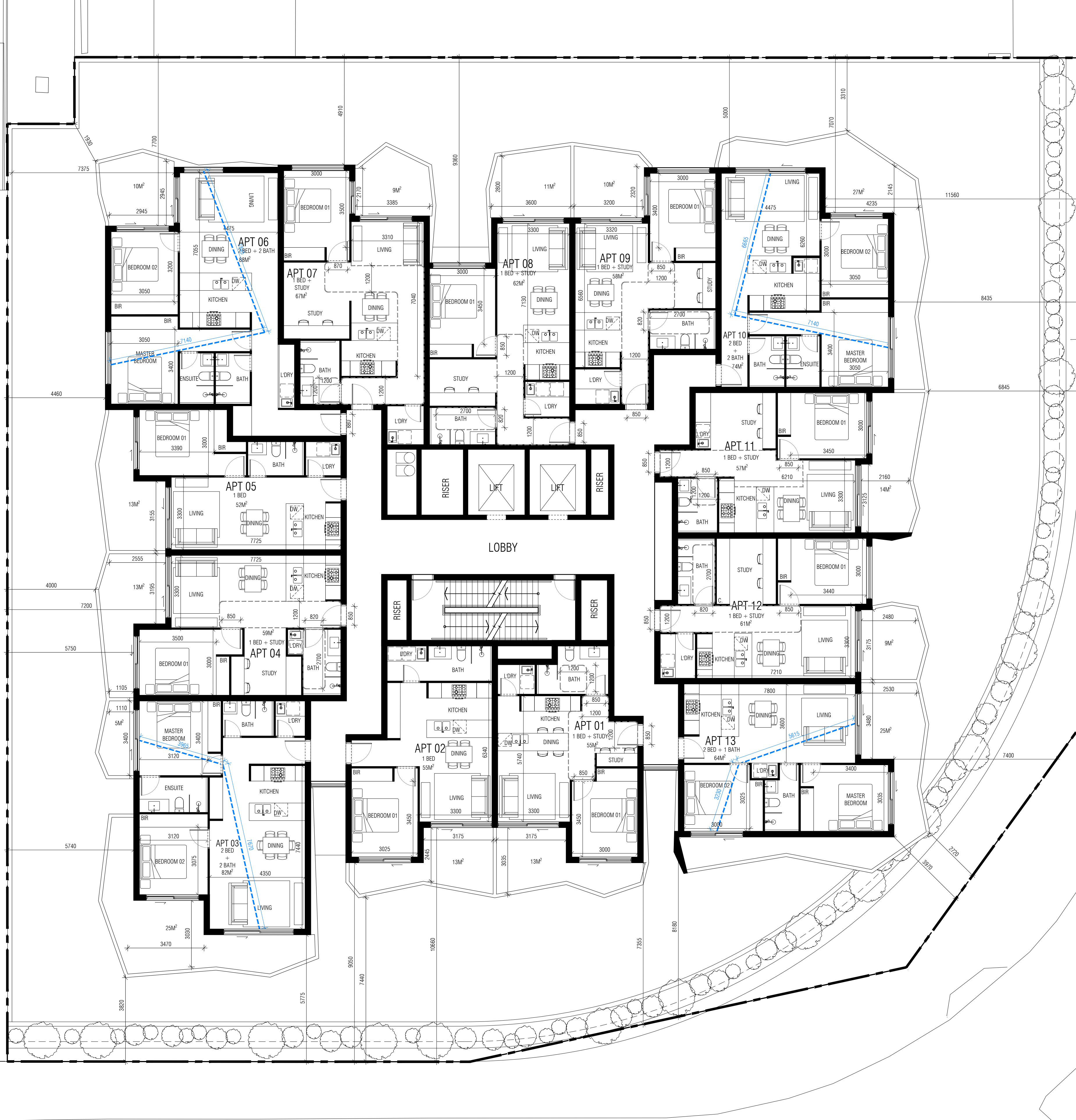
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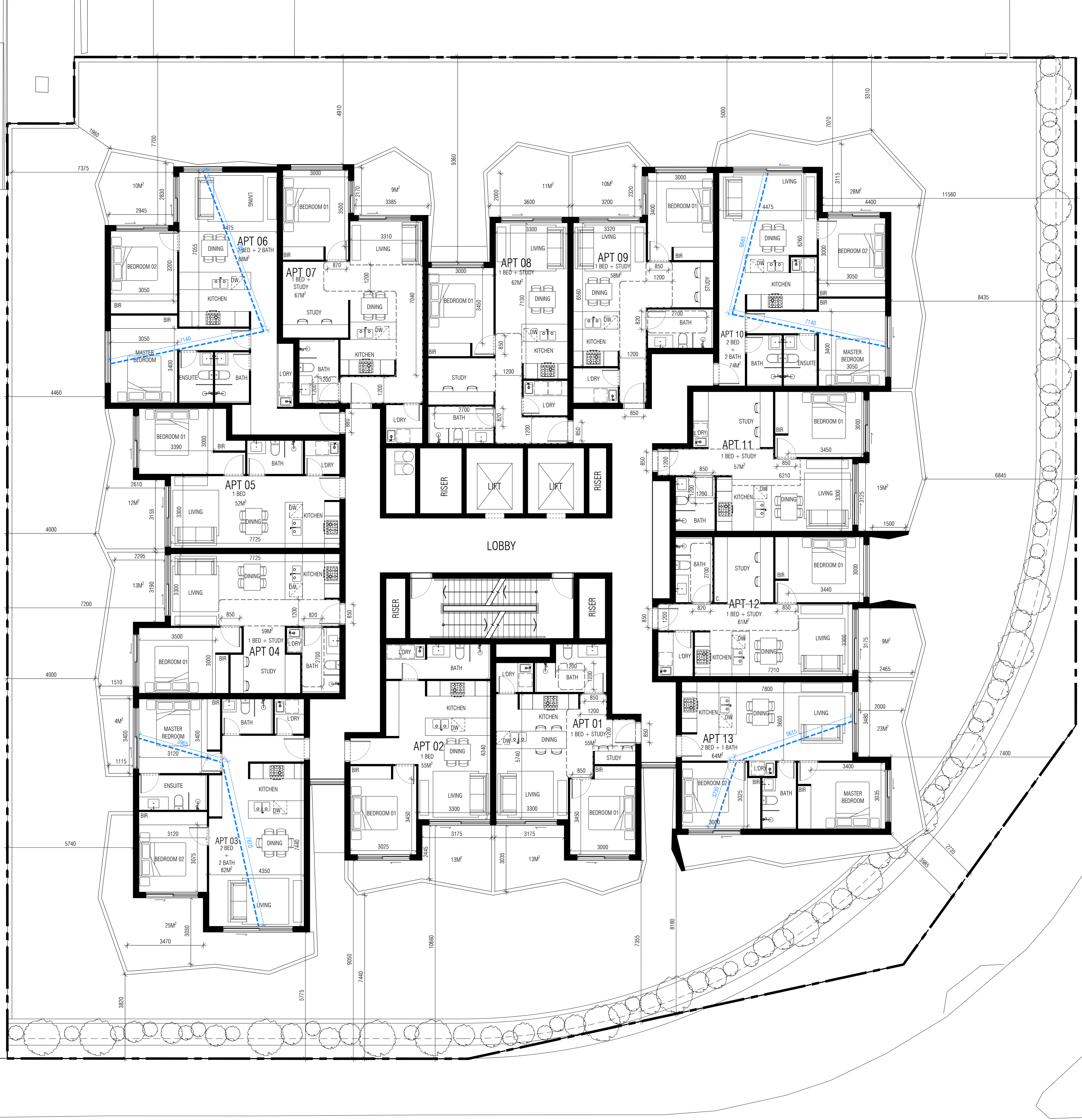
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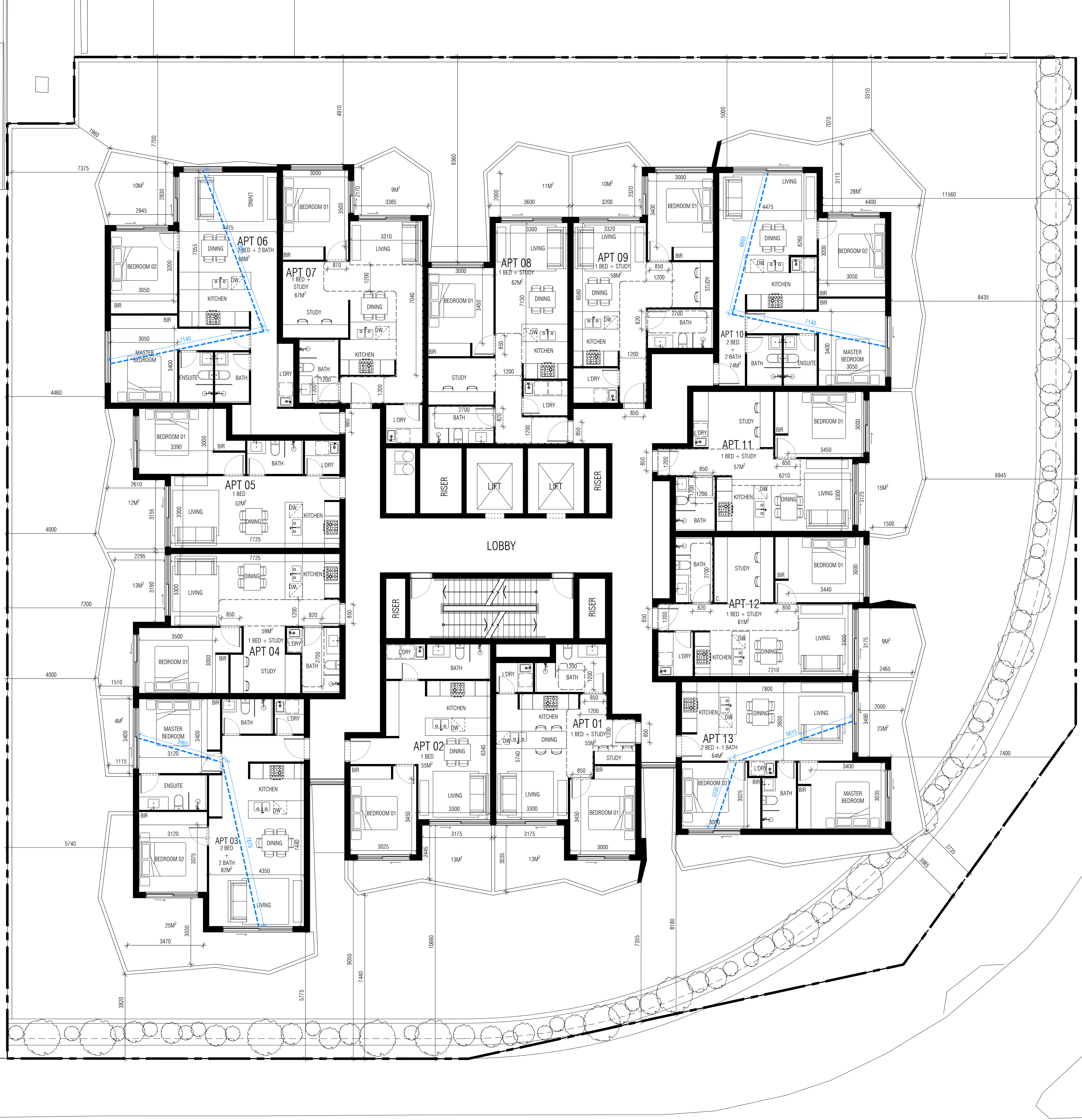
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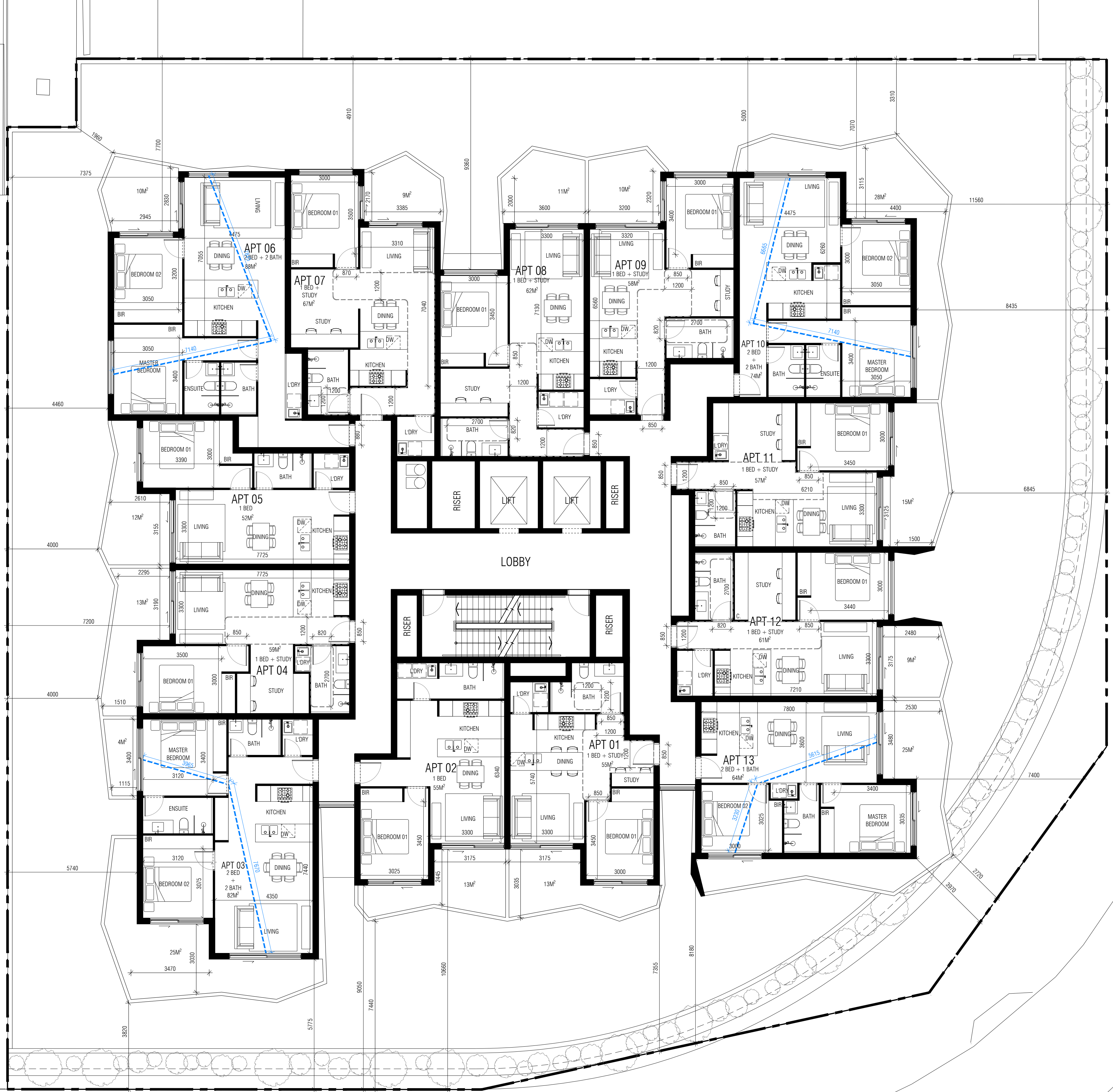
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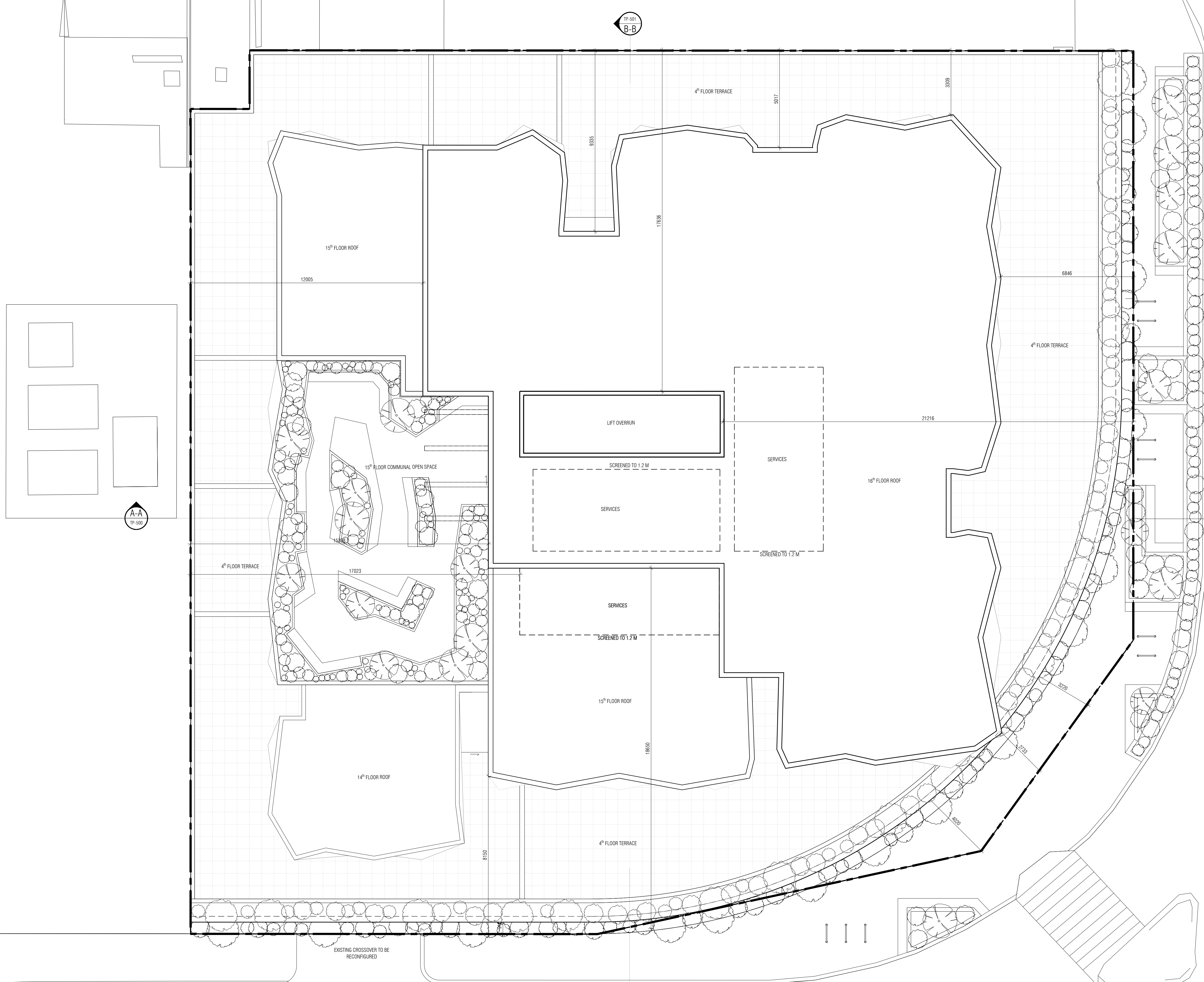
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E W E R T
—
L E A F

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 T: +61(3) 9686 2100 E: architects@ewertleaf.com.au A.C.N: 141027241

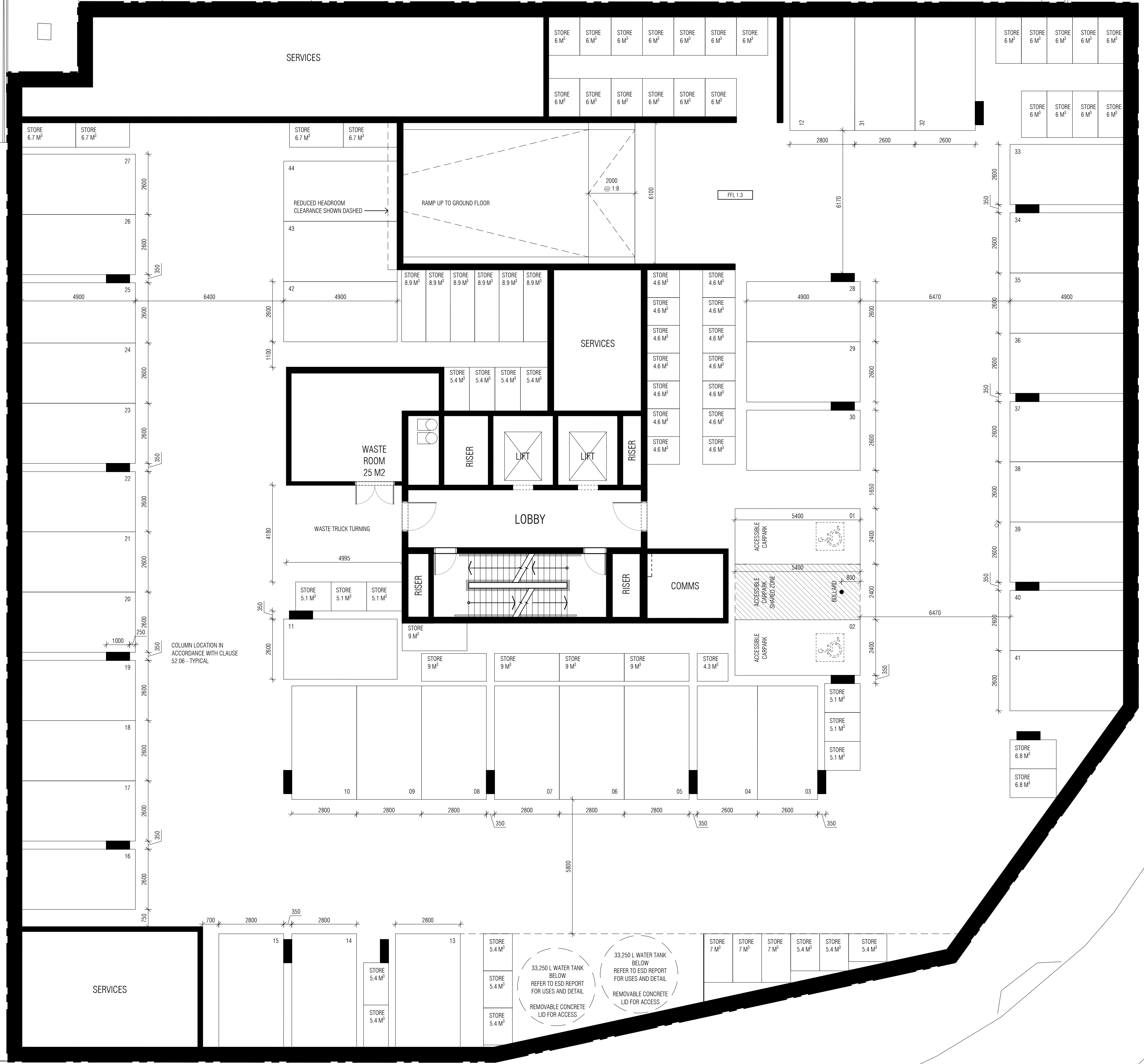
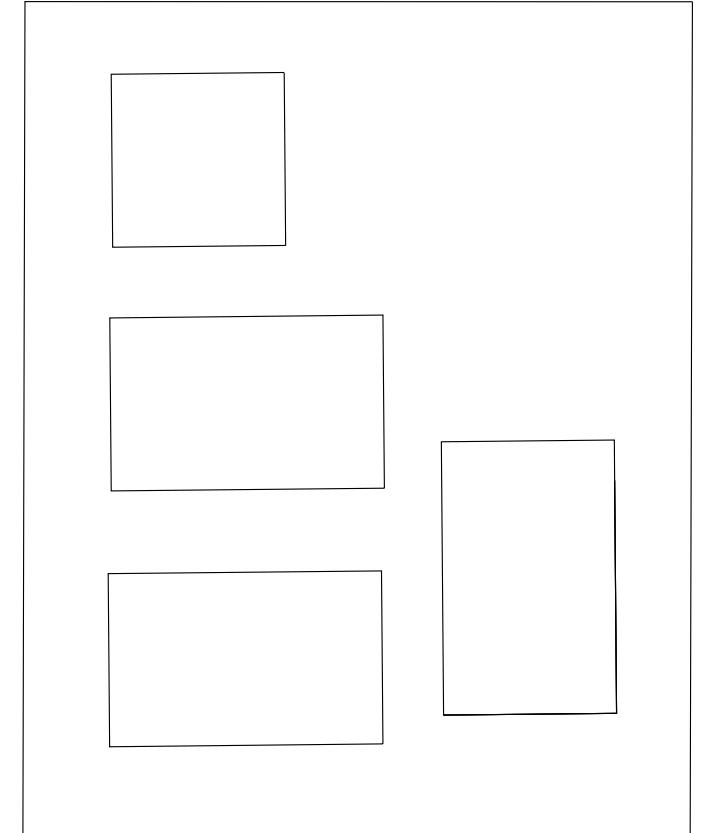
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PROJECT
409 CLAYTON ROAD
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 CLAYTON
 VIC 3168

TOWN PLANNING DRAWINGS
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PROPOSED ROOF PLAN
 SCALE: 1:100
 PAGE: A1
 DRAWN: ML-D
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PROJECT
409 CLAYTON ROAD
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TOWN PLANNING DRAWINGS

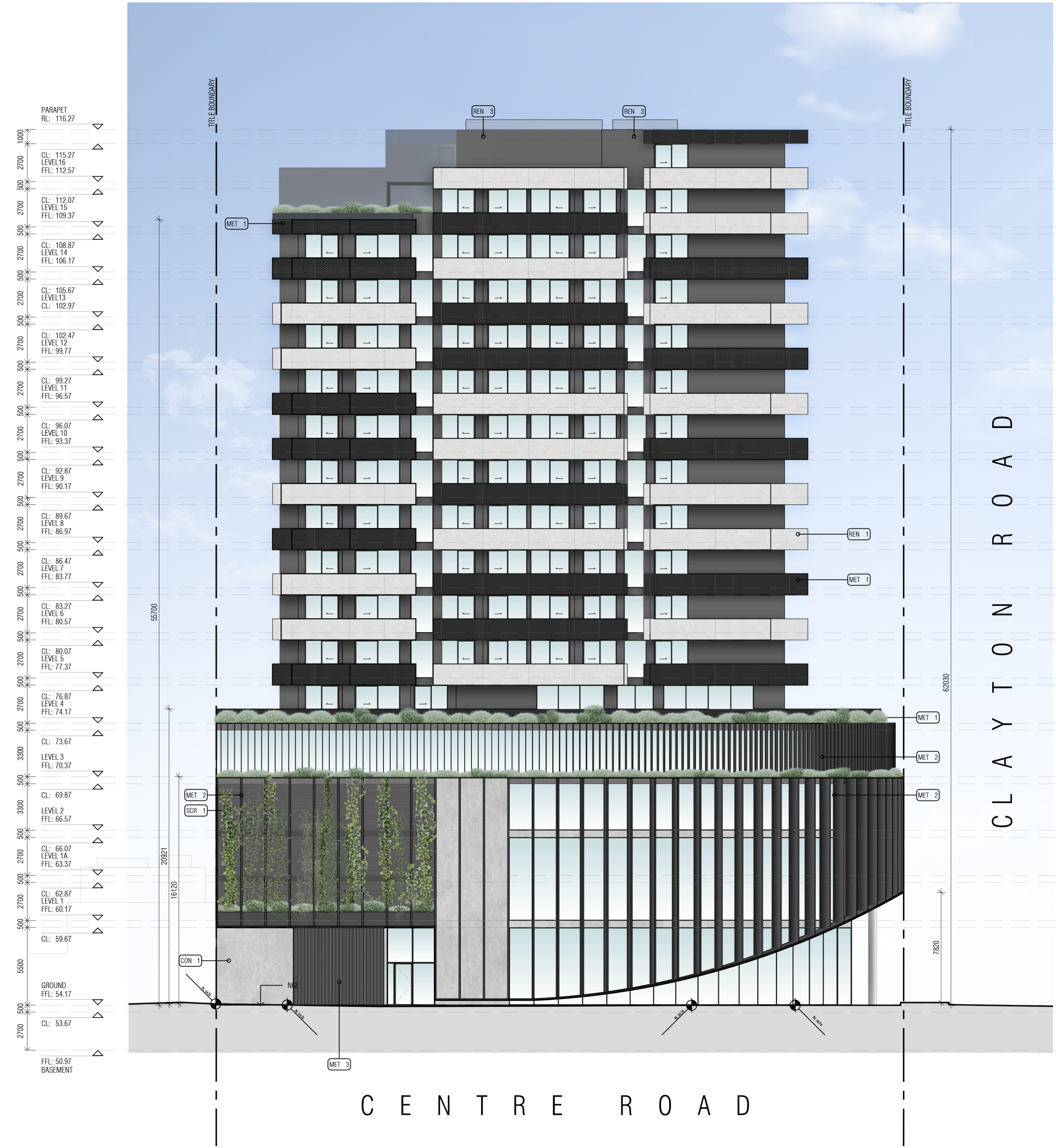
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EXTERNAL FINISHES LEGEND

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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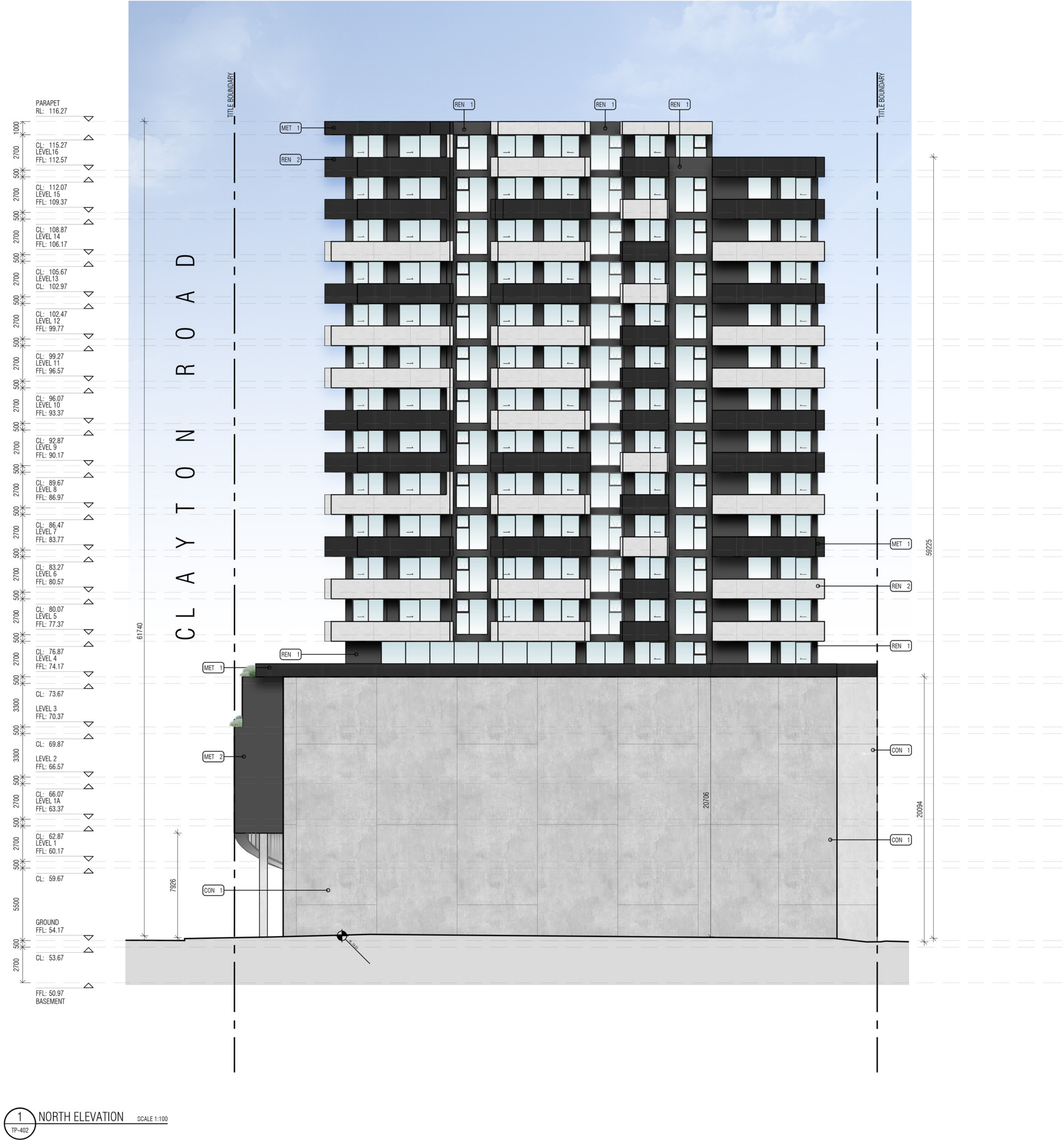
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TOWN PLANNING DRAWINGS

DRAWING TITLE PROPOSED SOUTH ELEVATION	
SCALE: 1:100	DATE: JULY 2020
PAGE: A1	PROJECT NO: 20020
DRAWN: ML-D	DRAWING NO: TP-400.A
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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)
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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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TOWN PLANNING DRAWINGS

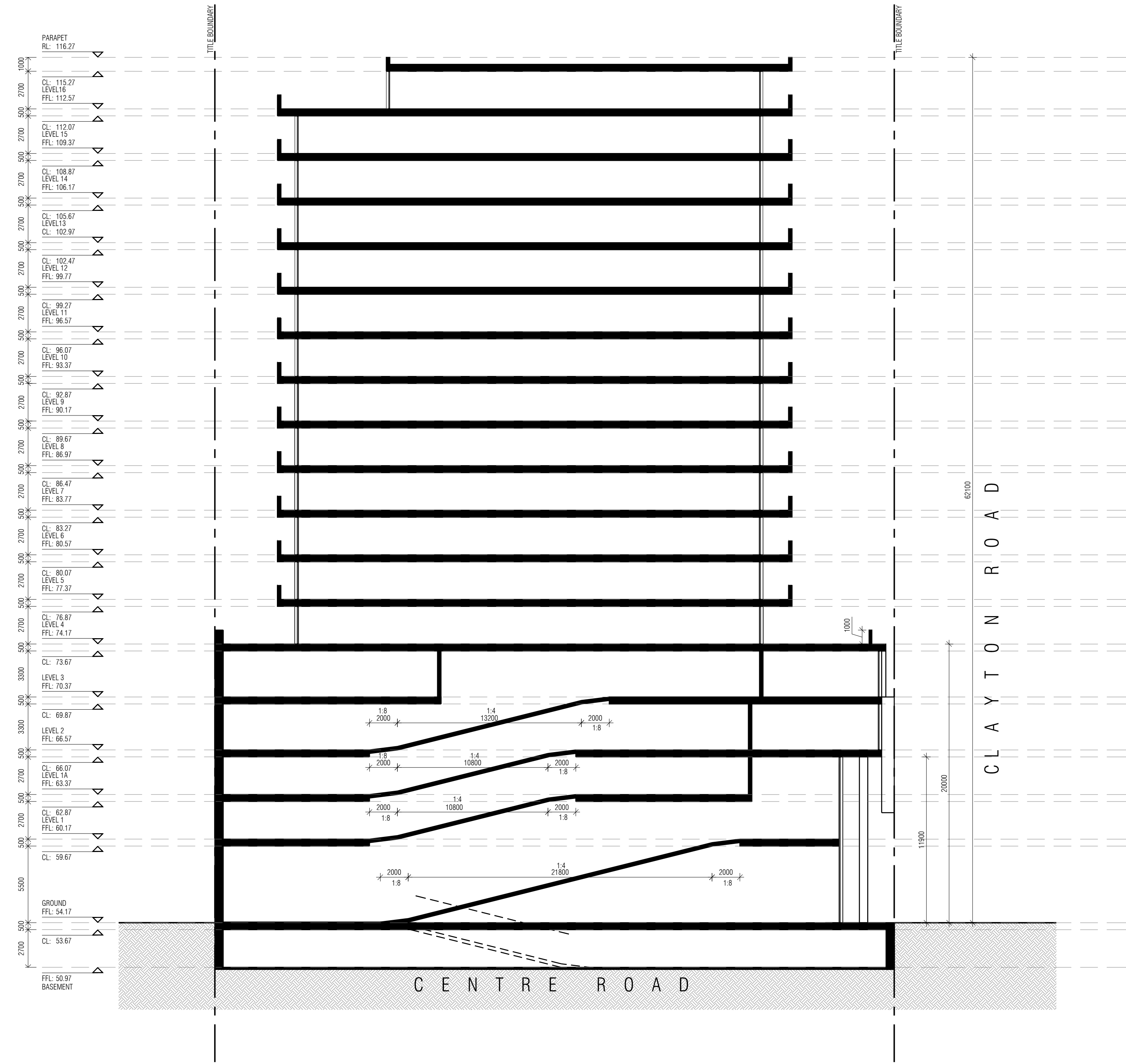
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01 SECTION A-A

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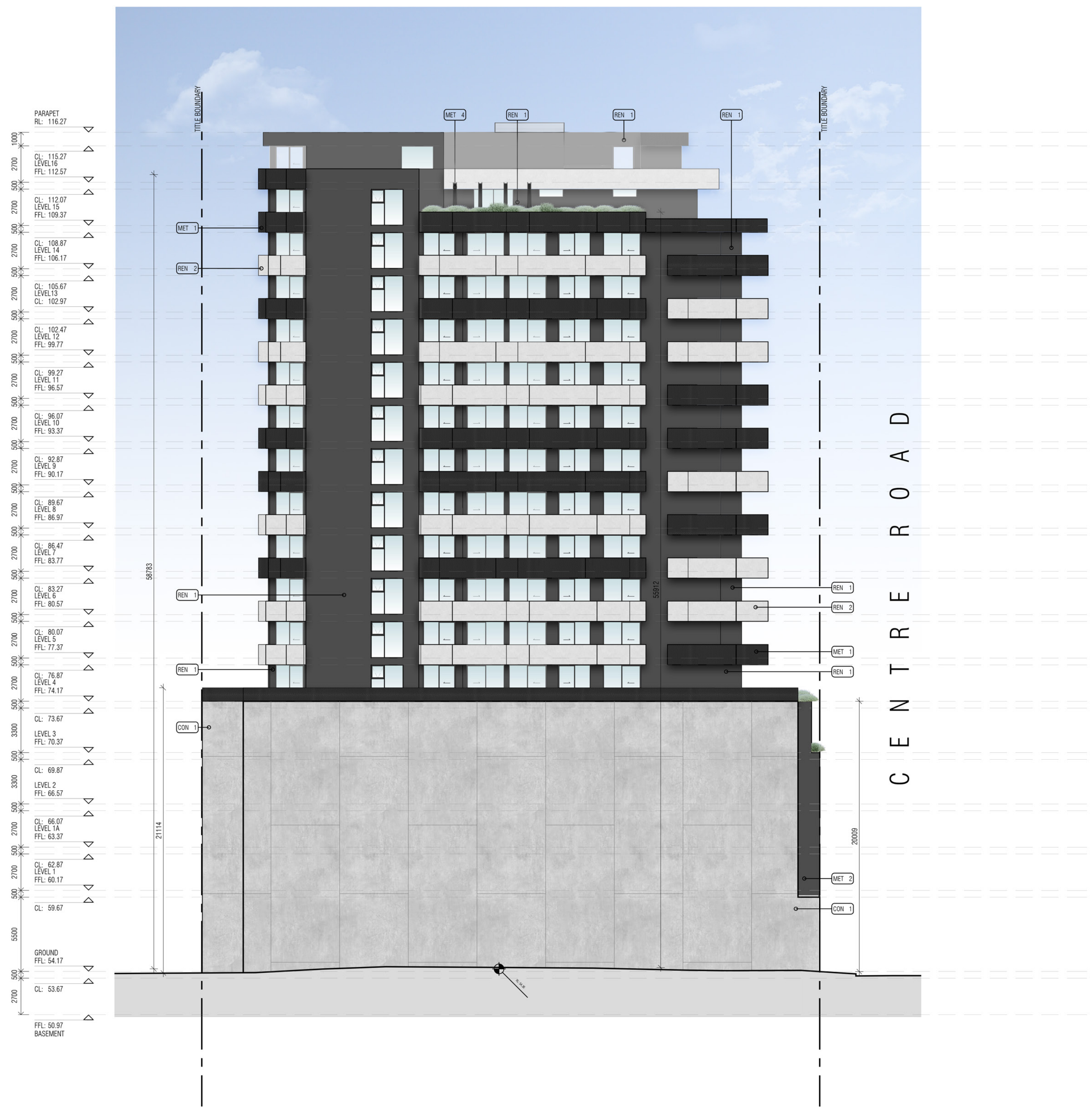
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TOWN PLANNING DRAWINGS
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SECTION A-A
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REN 1	RENDER TO EXTERNAL WALLS (COLOUR: DARK GREY)
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MET 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



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TOWN PLANNING DRAWINGS

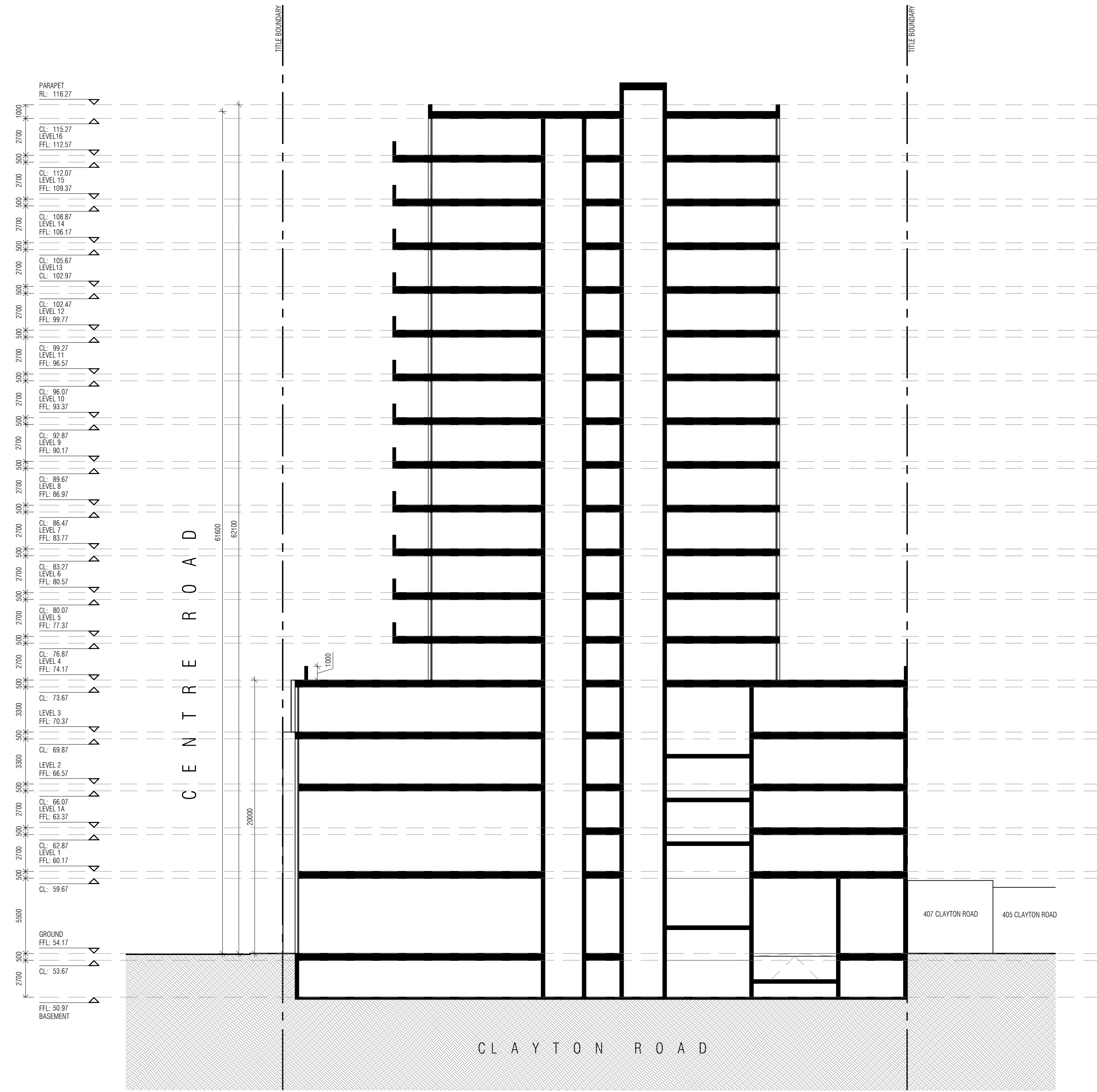
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01 SECTION B-B

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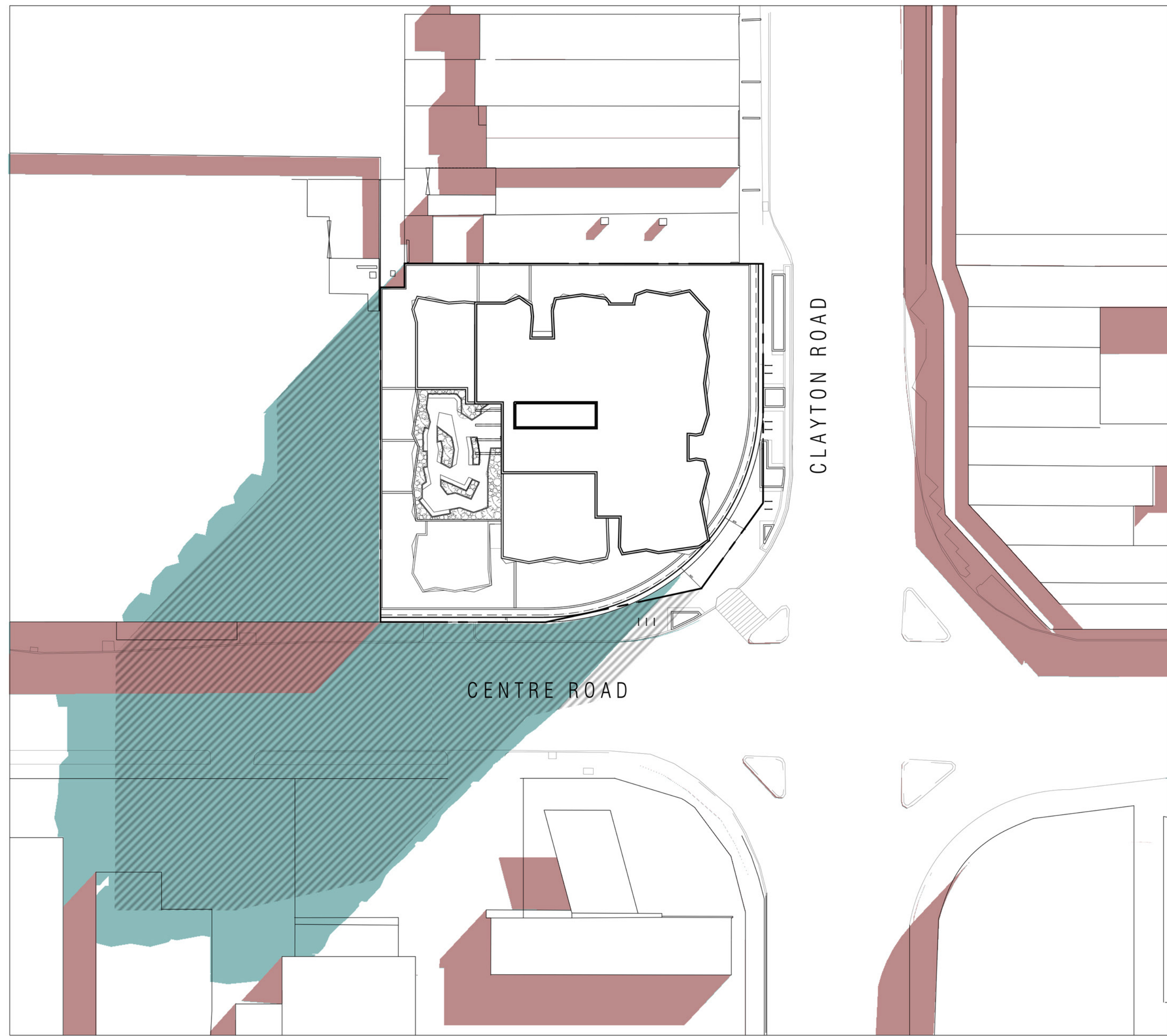
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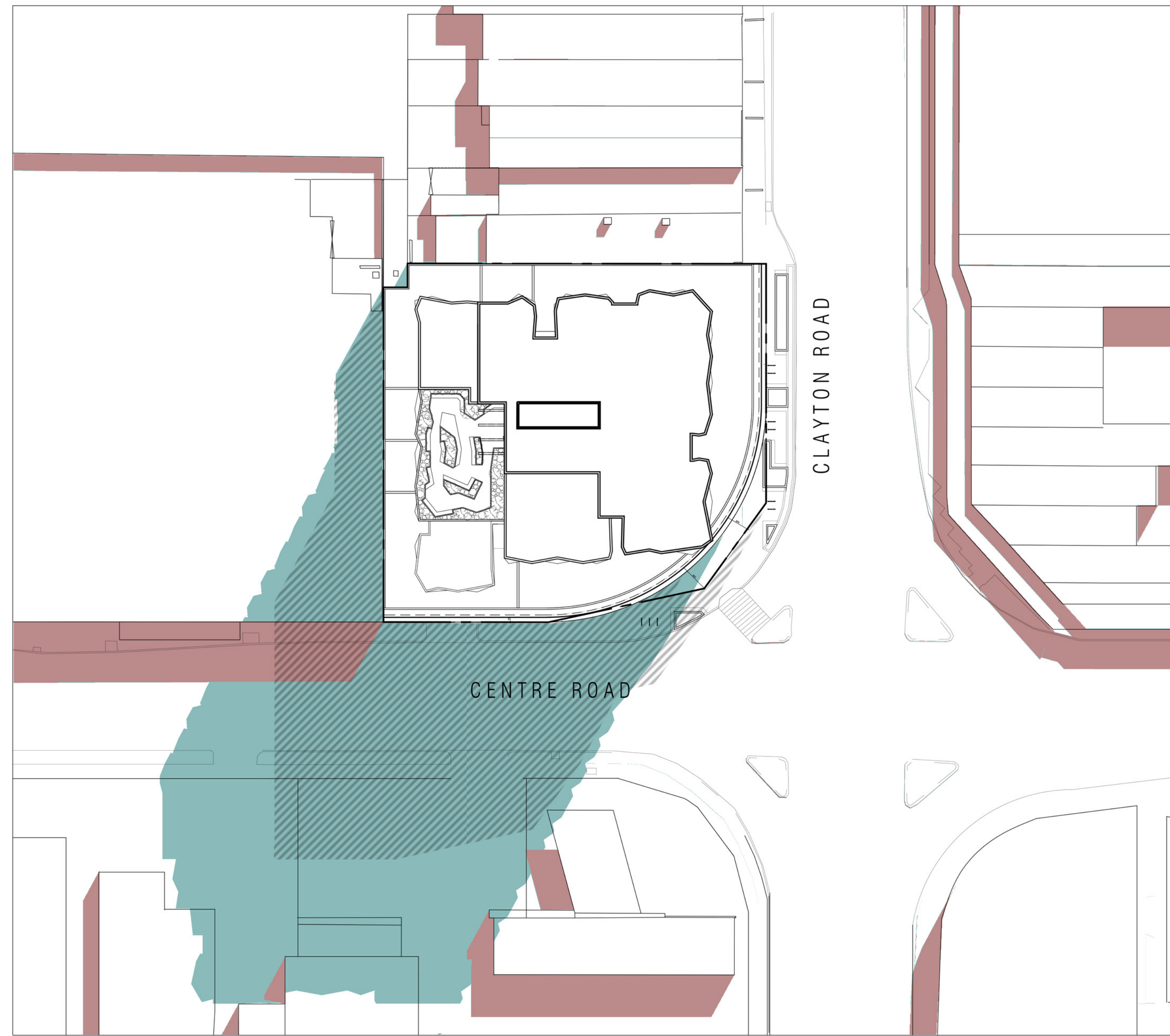
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COMPARISON SHADOW DIAGRAM - 9AM, 22ND SEPTEMBER
 ■ EXISTING ■ PROPOSED ▨ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN



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

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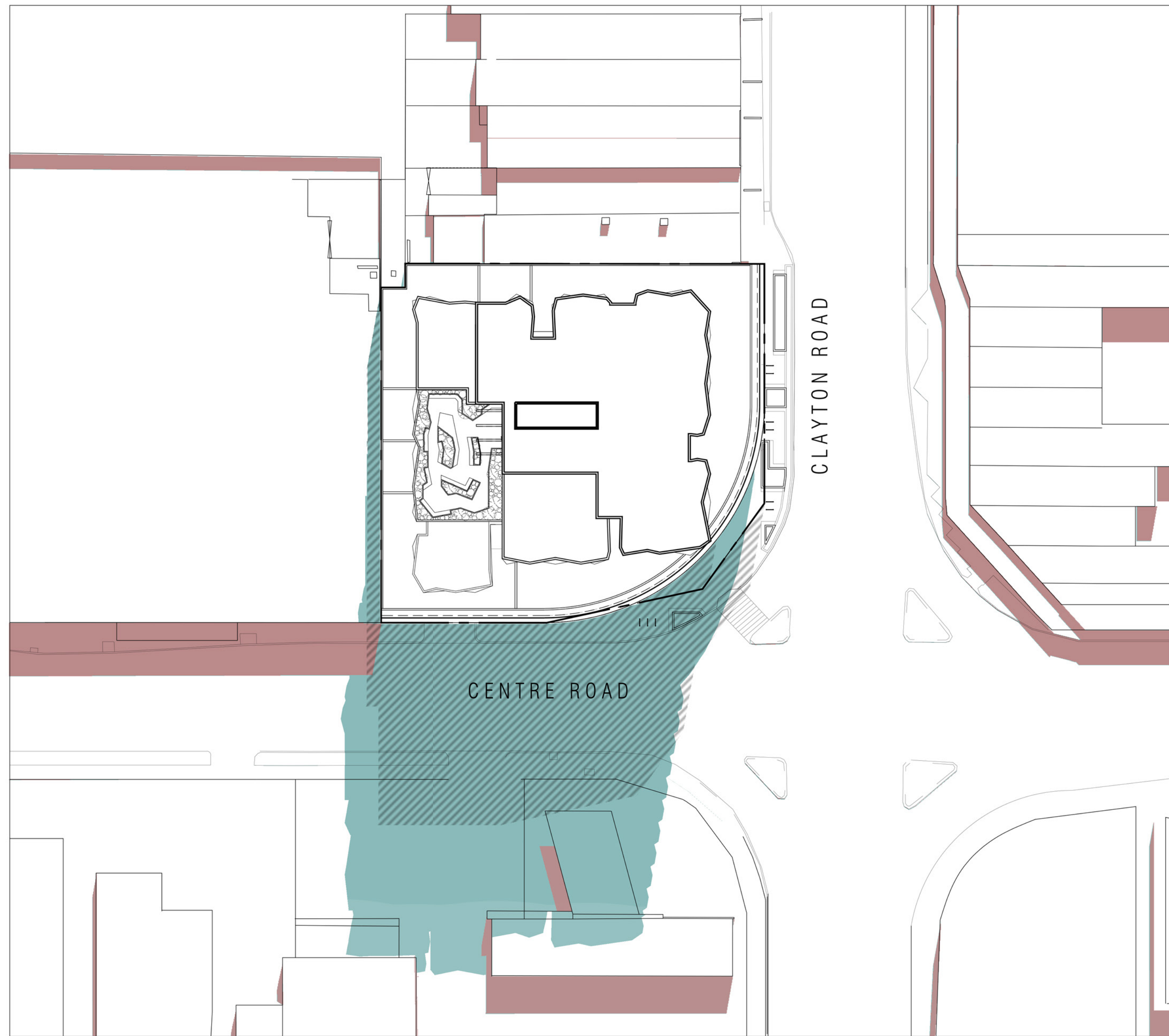
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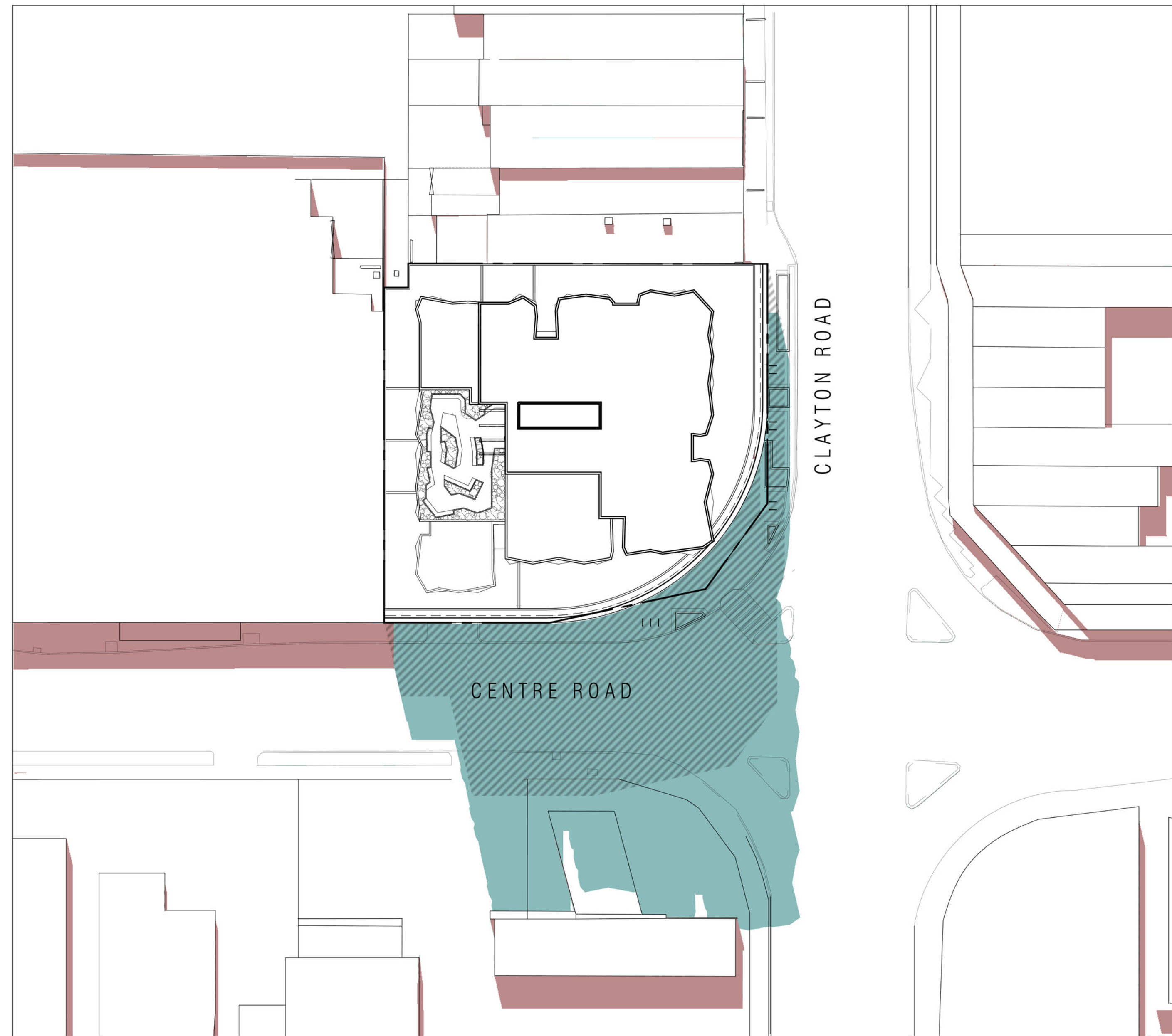
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TOWN PLANNING DRAWINGS
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COMPARISON SHADOW DIAGRAM - 11AM, 22ND SEPTEMBER
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COMPARISON SHADOW DIAGRAM - 12PM, 22ND SEPTEMBER
 ■ EXISTING ■ PROPOSED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

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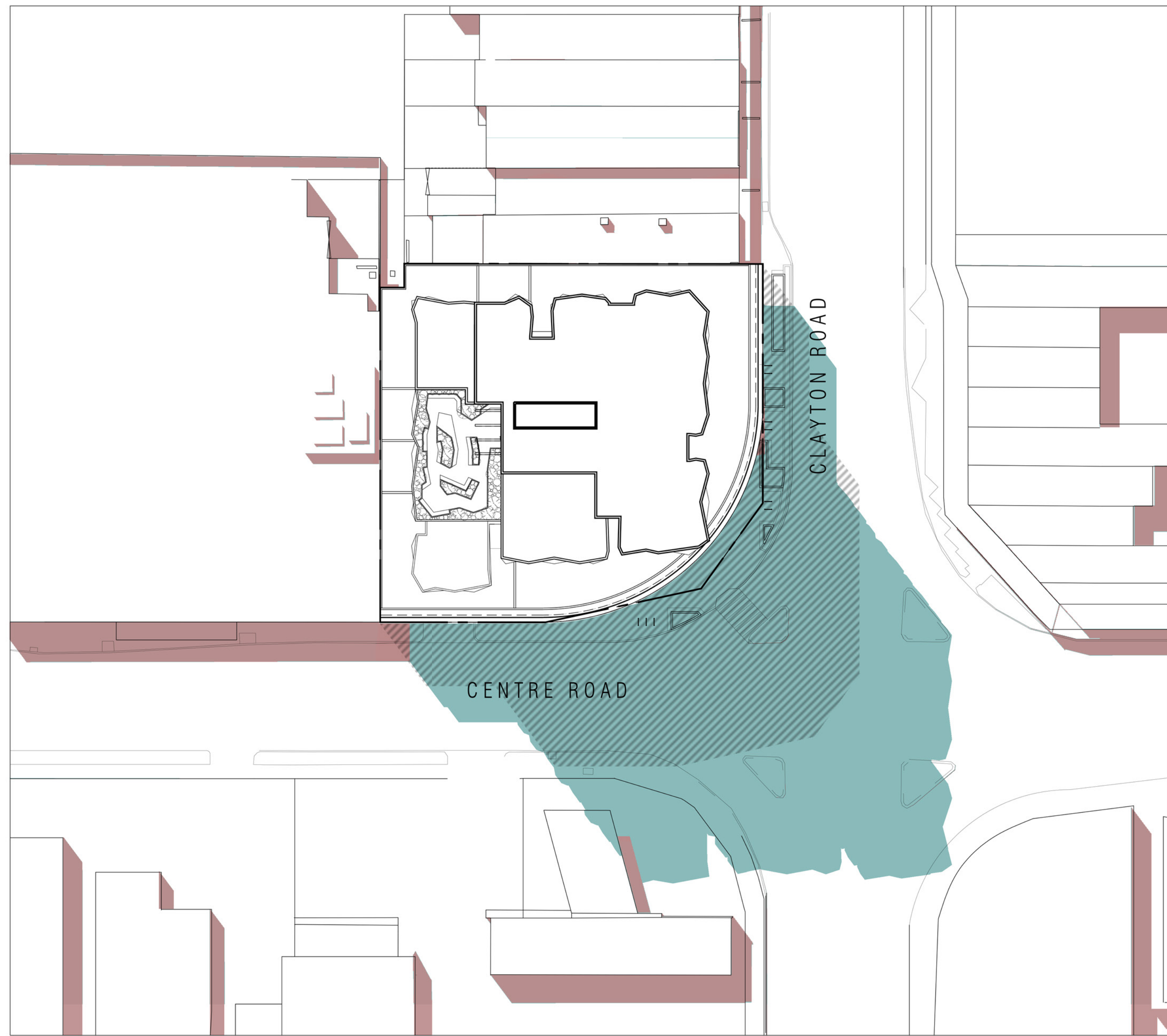
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TOWN PLANNING DRAWINGS
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COMPARISON SHADOW DIAGRAM - 1PM, 22ND SEPTEMBER
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COMPARISON SHADOW DIAGRAM - 2PM, 22ND SEPTEMBER
 ■ EXISTING ■ PROPOSED ▨ 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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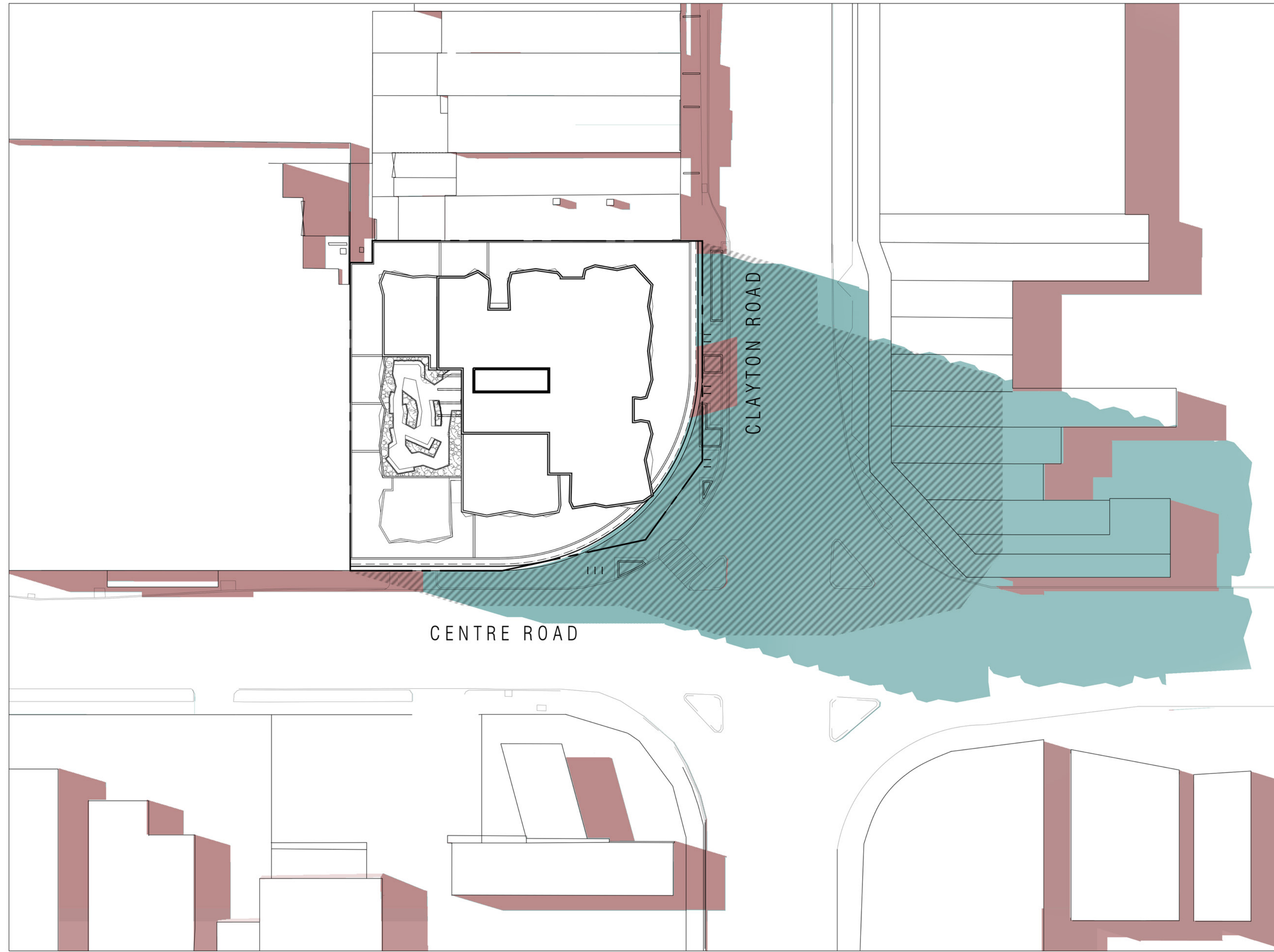
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COMPARISON SHADOW DIAGRAM - 3PM, 22ND SEPTEMBER

EXISTING
 PROPOSED
 10 STOREY ENVELOPE IN LINE WITH CLAYTON PRECINCT PLAN

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