



TOWN PLANNING SHEET INDEX

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ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	10.03.2017

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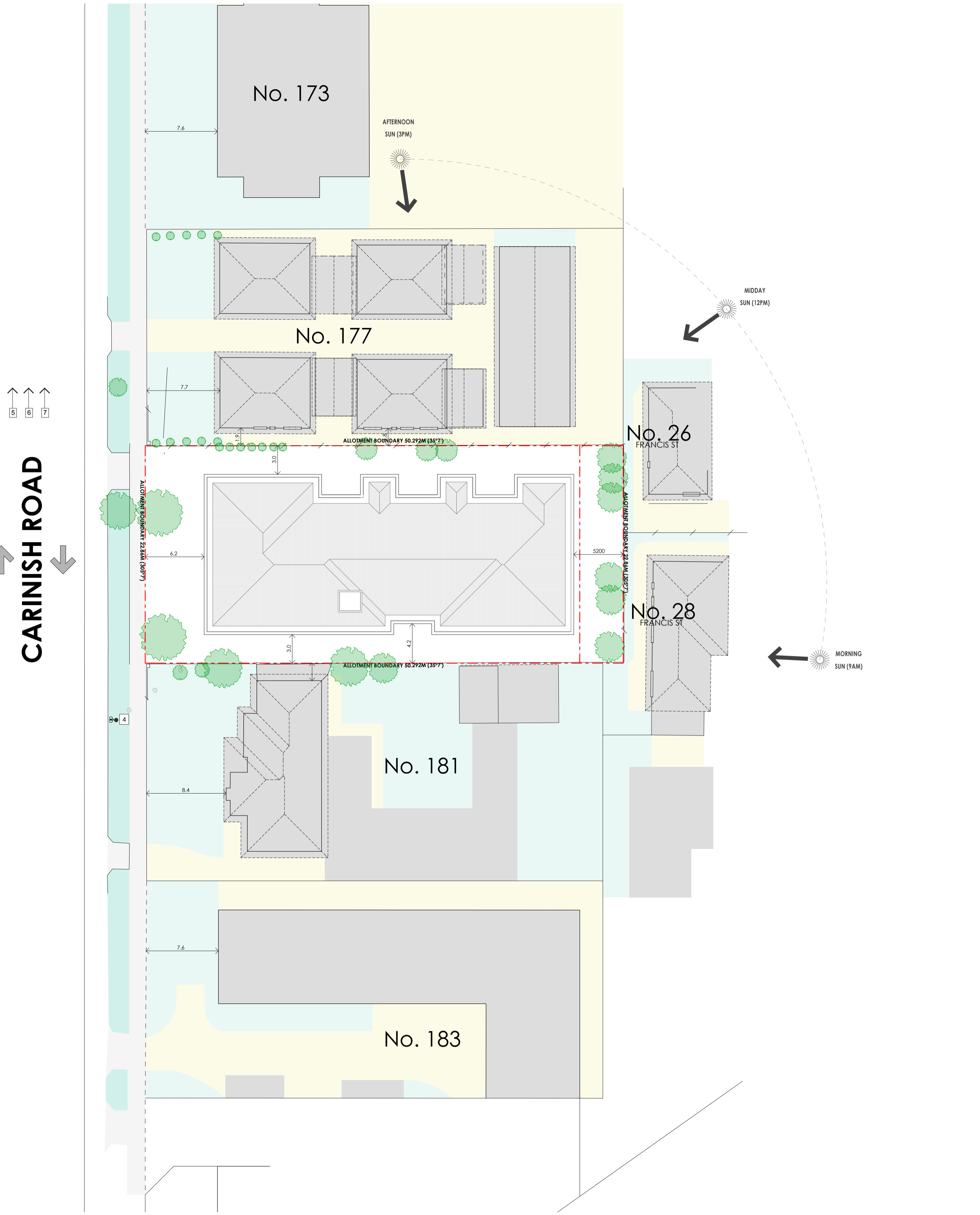
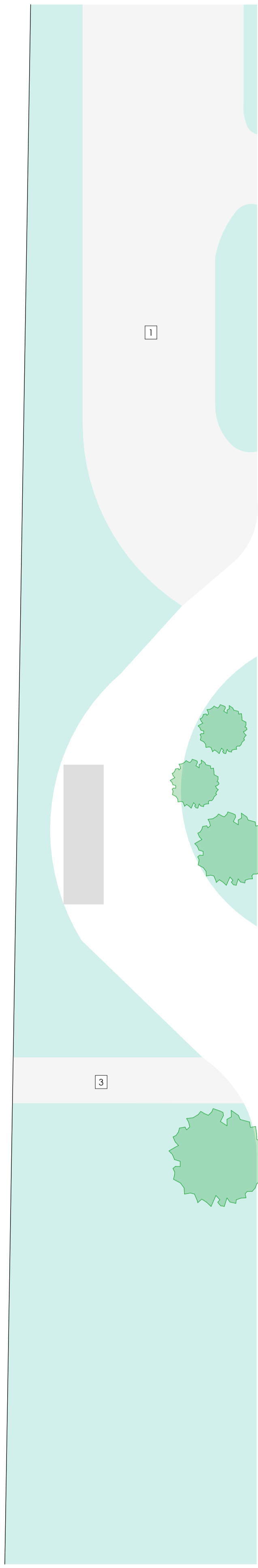


CAISSON DESIGN GROUP PTY LTD
TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA
ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
COVER SHEET
DWG NO. TP001

REVISION TP02
DRAWN DATE AZ/CB/MD/JW 10.03.2017

PROJECT NO.
16018
SCALE



- ROAD VEHICLE DIRECTION
- EXISTING TREES
- SUN DIRECTIONS
- EXISTING BUILDINGS ON SUBJECT SITE
- 1** GRAVEL CARPARK
- 2** RAILWAY LINE
- 3** PEDESTRIAN RAIL CROSSING
- 4** POWER POLE
- 5** CLAYTON ROAD SHOPS - 300 METERS
- 6** CLAYTON TRAIN STATION - 350 METERS
- 7** CLAYTON RSL - 100 METERS

SITE ANALYSIS NOTES

PATTERN OF DEVELOPMENT IN THE NEIGHBOURHOOD
 Carinish Road is a residential and well-developed commercial street in Clayton that generally comprises of new luxury apartment buildings, community spaces and older single storey dwellings.

The building immediately to the west of the subject site is a single storey unit development with six dwellings and four carparks. The carport roofing is raised higher than the dwelling roofs, which provides an illusion of a double storey dwelling from the street frontage. The building is 1960s in style with cream brick walls and pitched tiled roofs.

The next building heading in this westerly direction is a single storey Women's Health Clinic with a carpark that encases the site. The building to the west of this is Clayton RSL, which is quite tall from the street frontage. This building has 2 levels of commercial scale with carparks to the underside of the building and a large carparking space to either side.

The building immediately to the east of the subject site is a small single storey single dwelling, with multiple sheds that occupy the private open space and a hip style roof that presents to the street. The building immediately east of this is 4 single storey units with courtyards and a shared driveway space.

On the south side of Carinish Road opposite the site is a railway track which services Cranbourne and Pakenham lines, with Clayton Station being a brisk 6 minute walk. To the rear north end of the subject site at both 26 and 28 Francis Street lies 3 single storey unit complexes with garage spaces for each dwelling.

SITE TOPOGRAPHY
 Carinish Road slopes down from Francis Street at its Northern end, and also inclines in another direction heading towards Clayton Road. This means the lowest point is the South-Eastern corner of the site. The road levels out as it approaches the railway line.

The subject site falls significantly (over 2 metres) north to south. The properties immediately to the north that face on to Francis Street typically provide a retaining structure to accommodate the significant change in level from Francis St down to Carinish Road.

STREETScape
 The streetscape provides quite a variety of scale and typology. There is also a rough consistency in the setback of buildings from the street however, no similarities in their front fence arrangements. Arguably the majority of the streetscape consists of small, private scale buildings with low or no fencing. Being a residential growth zone, there is a majority of multi-unit developments surrounding the context site.

ARCHITECTURAL & ROOF STYLES
 The architectural styles adopted in this street are very diverse, ranging from brick Triple front 1960s single storey dwellings and warehouse style commercial buildings to contemporary buildings further up the street. There is such a variety that no one style, scale or period of building clearly dominates. Generally the buildings in the street are of masonry construction, either face brick or rendered.

The roof styles are as variegated as the building styles. Predictably, the contemporary styled buildings typically have a parapet concealing a flat roof, whereas the traditional-styled single storey dwellings typically have moderately pitched roofs. The Triple front 1960s single storey houses generally have pitched terracotta tiled roofs with gable or hip ends.

SITE PLAN
1:250

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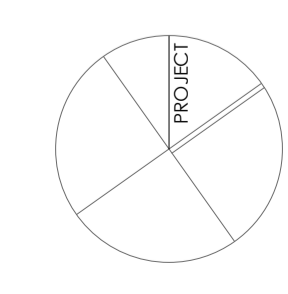
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 ADDRESS
 SUITE 3
 14 WALLACE AVE TOORAK
 VICTORIA 3142 AUSTRALIA
 ABN 56 607 067 925
 ACN 607 067 925
 PH +61 3 9988 1919
 WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
 ADDRESS
179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
NEIGHBOURHOOD & SITE DESCRIPTION
 DWG NO. TP002 REVISION TP01 DRAWN AZ/CB/MD/JW DATE 08.12.2016 SCALE 1:250 @A1

ISSUE FOR PLANNING APPROVAL



165 - 171 CARINISH RD

173 - 175 CARINISH RD

177 CARINISH RD

SUBJECT SITE
179 CARINISH RD

181 CARINISH RD

183 CARINISH RD

185 CARINISH RD



165 - 171 CARINISH RD



CARINISH RD VIEW



RAILWAY WORKS OPPOSITE No 179 CARINISH RD



165 - 171 CARINISH RD



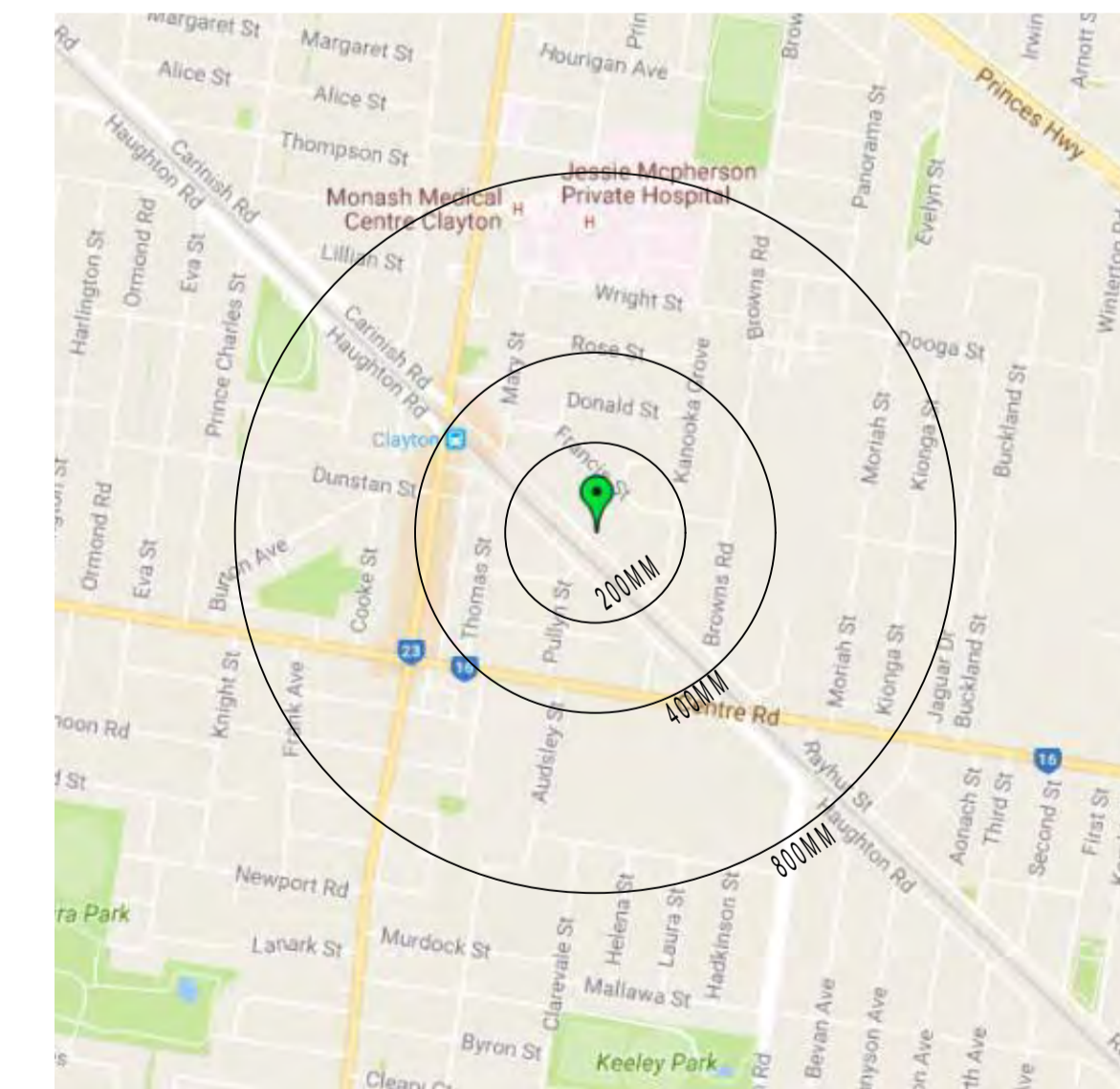
RAIL PEDESTRIAN PASS



SUBJECT SITE
179 CARINISH RD



AERIAL VIEW



LOCALITY MAP

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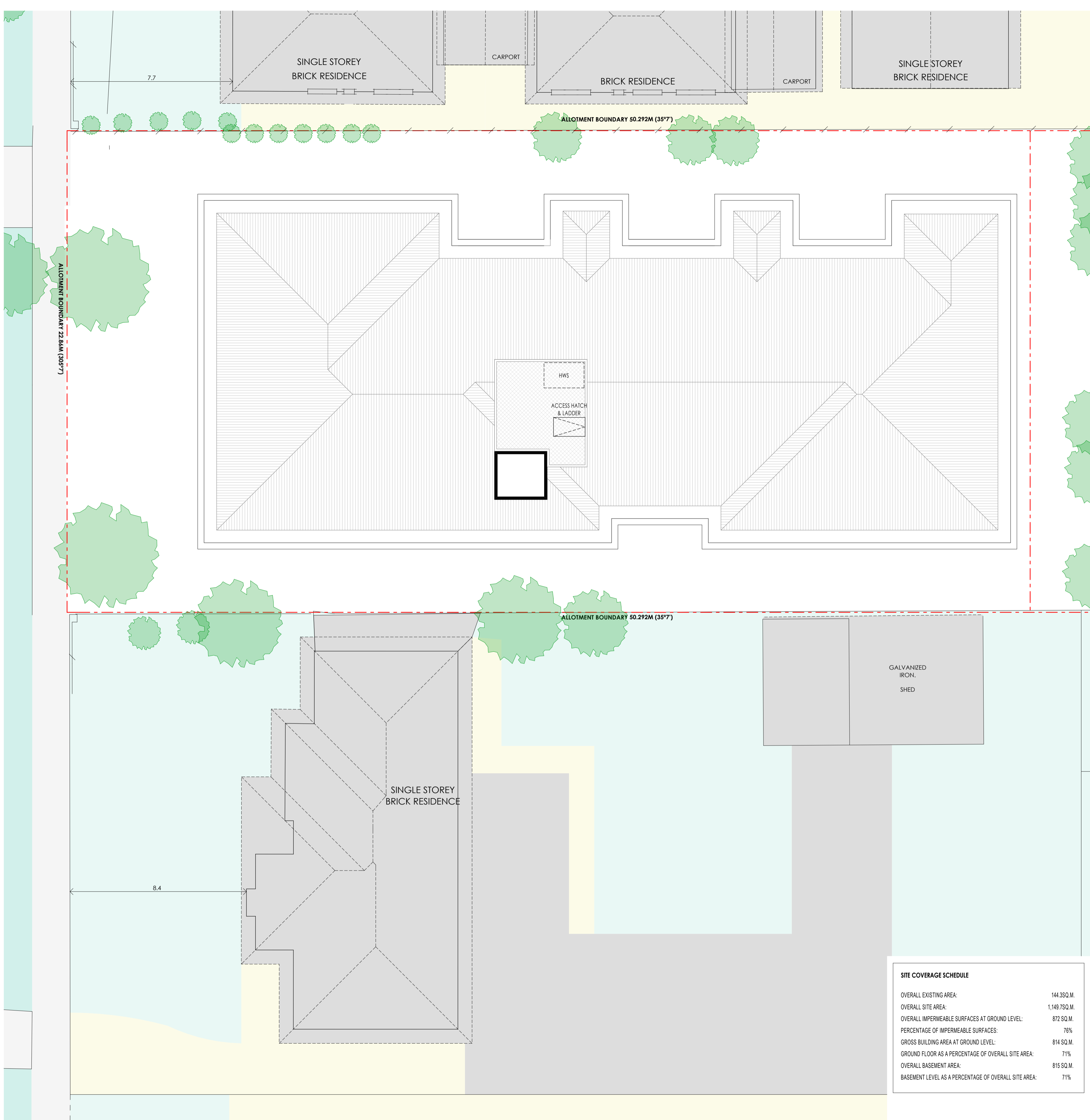
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 SUITE 3
 14 WALLACE AVE TOORAK
 VICTORIA 3142 AUSTRALIA

ABN 56 607 067 925
 ACN 607 067 925
 PH +61 3 9988 1919
 WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
 ADDRESS
179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
STREETSCAPE ANALYSIS
 DWG NO. TP003 REVISION TP01 DRAWN DATE AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018

SCALE



SITE COVERAGE SCHEDULE	
OVERALL EXISTING AREA:	144.350 M.
OVERALL SITE AREA:	1,149.750 M.
OVERALL IMPERMEABLE SURFACES AT GROUND LEVEL:	872 SQ.M.
PERCENTAGE OF IMPERMEABLE SURFACES:	76%
GROSS BUILDING AREA AT GROUND LEVEL:	814 SQ.M.
GROUND FLOOR AS A PERCENTAGE OF OVERALL SITE AREA:	71%
OVERALL BASEMENT AREA:	815 SQ.M.
BASEMENT LEVEL AS A PERCENTAGE OF OVERALL SITE AREA:	71%

DESIGN RESPONSE NOTES

- A. BUILDING USE**
 A1. The development of the subject site for apartments forms part of the urban regeneration taking place on Carinish Road, Clayton Road and Centre Road in the past few years. The apartments between 151-161 Carinish Road, 163 Carinish Road and also 333 Clayton Road are recent examples of the continuous evolution towards housing more medium and high density residential development within 200m of the subject site. Also the fact that the subject site is categorised under a residential growth zone supports the nature of the design response.
- B. CARINISH ROAD FRONTAGE**
 B1. The proposed building is set back from the street approximately halfway between the set back of its immediate neighbours to the East and West.
 B2. The proposed fencing to the street frontage consists of rendered masonry pillars and hedging in attempt to reflect a combination of the existing fence styles surrounding the site, as there was an absence of a fence on the existing lot. The fence allows the garden behind to be enjoyed as Private Open Space for the street facing apartments. This front fence is articulated by an entry pathway which provides an easily accessible location for delivery of the post and exaggerates the entry point for the building.
 B3. The proposed facade is strongly articulated with a 'giant order' colonnade to the ground and first floors with deep terraces behind. The second floor is substantially set back but provides weather protection to its terrace by way of delicate retractable shading structures, which also add colour and variety to the design. The facade is further articulated by the use of varied materials, including cladding types and various render colours to provide patina to the building. Additional detail is provided in the mouldings, metal balustrades and shutters. The building is also softened by extensive use of planters to the perimeter of the top level. The design aims to achieve a facade design of high quality materials with strong articulation so as to be in keeping with the characteristics of the better buildings in the neighbourhood and a preferred neighbourhood character. Refer also to elevation drawings.
- C. BUILDING MASSING AND FORM**
 C1. Because the uppermost level is set back, the building form presents to the street as essentially a two storey building. This provides a transition in scale between the larger scale buildings to the west and the single storey houses immediately to the east of the site. The building seeks to match the consistency that is developing in the streets as the suburb is beginning to welcome remaining single dwellings or vacant sites to advance into small luxury apartment buildings.
 C2. The building arrangement carefully seeks to encourage more greenery as the current state lacks foliage compared to the surrounding context. The side setbacks allow for substantial soil volumes around the building and therefore good capacity for landscaping and plant screening.
 C3. The existing trees on the adjacent property to the East of the site are considered and preserved and the existing street tree is maintained by this proposal.
 C4. The uppermost level is set back on all sides to reduce the visual impact of the proposal to the adjoining properties to the South, East and West of the subject site.
- D. VEHICLE ACCESS**
 D1. The existing vehicular access location and crossover at the Western end of the street boundary is maintained in this proposal and also extended slightly. This will provide access to the proposed basement car park.
- E. PEDESTRIAN ACCESS AND INTEGRATION WITH EXISTING STREETScape**
 E1. Pedestrian entry from Carinish Road is proposed at the centre of the front street boundary. The entry is clearly visible on Carinish Road.
 E2. The absence of a front fence will be fulfilled as a new fence will be constructed to protect and allow definition between the proposal and the street. This fence curves into the building to allow sightlines for the vehicles exiting the basement.
 E3. The introduction of hedging and a walkway at the street frontage offers a clear definition of the entry and variation of the fence line, see also note B2.
- F. METHOD OF SCREENING TO PROTECT AMENITY OF ADJOINING PROPERTIES**
 F1. Overlooking to private open space within 9 metres is avoided generally by metal screens or frosted glazing to 1.7 metres above floor level that prevent overlooking.
 F2. Extensive landscaping (Refer to Landscape Architect's Drawings) along each boundary will create a visual buffer to limit views to the facade of the proposed building from adjoining properties. Setting back the penthouse level also limits the impact of building scale.
- G. BUILDING STYLE (REFER TO ELEVATIONS)**
 G1. The building footprint is derived from consideration of the existing adjoining properties to the South, East and West of subject site as well as consideration of the impact on the amenity these properties.
 G2. The style of the building is generally contemporary - however with a somewhat classical arrangement of elements and a richness of materials and detailing. The style seeks to be harmonious with the older buildings in the area but yet also to respond to the trend towards more contemporary buildings being developed in the local area.
 G3. The facades of the proposal are further articulated through the use of varied building materials, colours and textures to break up the building surfaces.
 G4. The Penthouse is ringed by planter boxes to create a 'green edge' to this level and generally soften the building to blend with the extensive greenery that borders the opposing rail track.
- H. BUILDING DETAIL**
 H1. The detailing seeks to achieve a high quality appearance with clear junctions between materials, and simple high quality treatments to windows and balustrades.
- I. BUILDING MATERIALS (REFER ELEVATIONS)**
 I1. A number of related, high quality facade materials are proposed, from clear plate glass, linear cladding, metal detailing and textured renders in contrasting tonings. Rendered finishes are selected for the ground and mid levels while upper levels have linear cladding.
 I2. The roof will be concealed behind parapets.
 I3. Window frames will be a charcoal aluminium.
 I4. The Ground Level and Level 1 facade will be rendered masonry.
 I5. Rendered details in render with patina colouring.
 I6. Metalwork (fencing, gates and screens) with micaceous paint finish in dark charcoal colour.
 I7. The pedestrian entry point features a setback wrought iron fencing line with high quality detailing to letterboxes and building identification signage.
 I8. Quality stone paving is proposed to entrance path and steps.

GROSS AREA SCHEDULE (EXCL. TERRACE)		
FLOOR	ZONE NAME	MEASURED AREA
BASEMENT	GROSS BASEMENT AREA	815
	BASEMENT LEVEL	
	GROSS BUILDING AREA	706
LEVEL 1	GROSS BUILDING AREA	706
LEVEL 2	GROSS BUILDING AREA	615
ROOF LEVEL	ROOF AREA	624
	3,466 m²	

APARTMENT SALEABLE AREA SUMMARY (EXCL. TERRACE)			
FLOOR	ZONE NAME	QTY	MEASURED AREA
GROUND LEVEL	1 BED	3	155
	2 BED + STUDY	6	442
LEVEL 1			
	1 BED	1	51
	2 BED	4	276
	2 BED + STUDY	4	290
LEVEL 2			
	1 BED	1	48
	2 BED	4	278
	2 BED + STUDY	3	210
		26	1,750 m²

COURTYARD & TERRACE SUMMARY		
FLOOR	ZONE NAME	MEASURED AREA
GROUND LEVEL	P.O.S	339
	PERMEABLE AREA	251
	PLANTER	8
	TERRACE	102
LEVEL 1		
	BALCONY	104
	PLANTER	10
LEVEL 2		
	BALCONY	139
	PLANTER	16
		969 m²

BASEMENT LEVEL AREAS		
FLOOR	ZONE NAME	MEASURED AREA
BASEMENT	GROSS BASEMENT AREA (INCL. RAMP)	882
	LIFT	4
	LOBBY	4
	PERMEABLE AREA	266
	RESIDENT	354
	SITE AREA	1,150
	STAIRS	10
	WASTE	16

GROUND LEVEL AREAS		
FLOOR	ZONE NAME	MEASURED AREA
GROUND LEVEL	1 BED	155
	2 BED + STUDY	442
	CORRIDOR	64
	ENTRY	4
	EXHAUST RISER	1
	LIFT	4
	LOBBY	9
	P.O.S	339
	PERMEABLE AREA	251
	PLANTER	8
	SERVICES	15
	STAIRS	13
	TERRACE	102

LEVEL 1 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 1	1 BED	51
	2 BED	276
	2 BED + STUDY	290
	BALCONY	104
	CORRIDOR	48
	LIFT	4
	LOBBY	9
	PLANTER	10
	SERVICES	3
	STAIRS	13
	WASTE	4
		812 m²

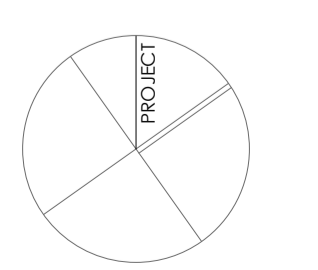
LEVEL 2 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 2	1 BED	48
	2 BED	278
	2 BED + STUDY	210
	BALCONY	139
	CORRIDOR	41
	LIFT	4
	LOBBY	9
	PLANTER	16
	SERVICES	3
	STAIRS	13
	WASTE	4
		765 m²

CARPARKING SCHEDULE		
FLOOR	NO.	CATEGORY
BASEMENT	10	CARSPACE CAR STACKER
	16	CARSPACE RESIDENT
	26	

BICYCLE STORAGE SCHEDULE	
FLOOR	NUMBER OF BIKES
BASEMENT	8
	8

ISSUE FOR PLANNING APPROVAL

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TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016						



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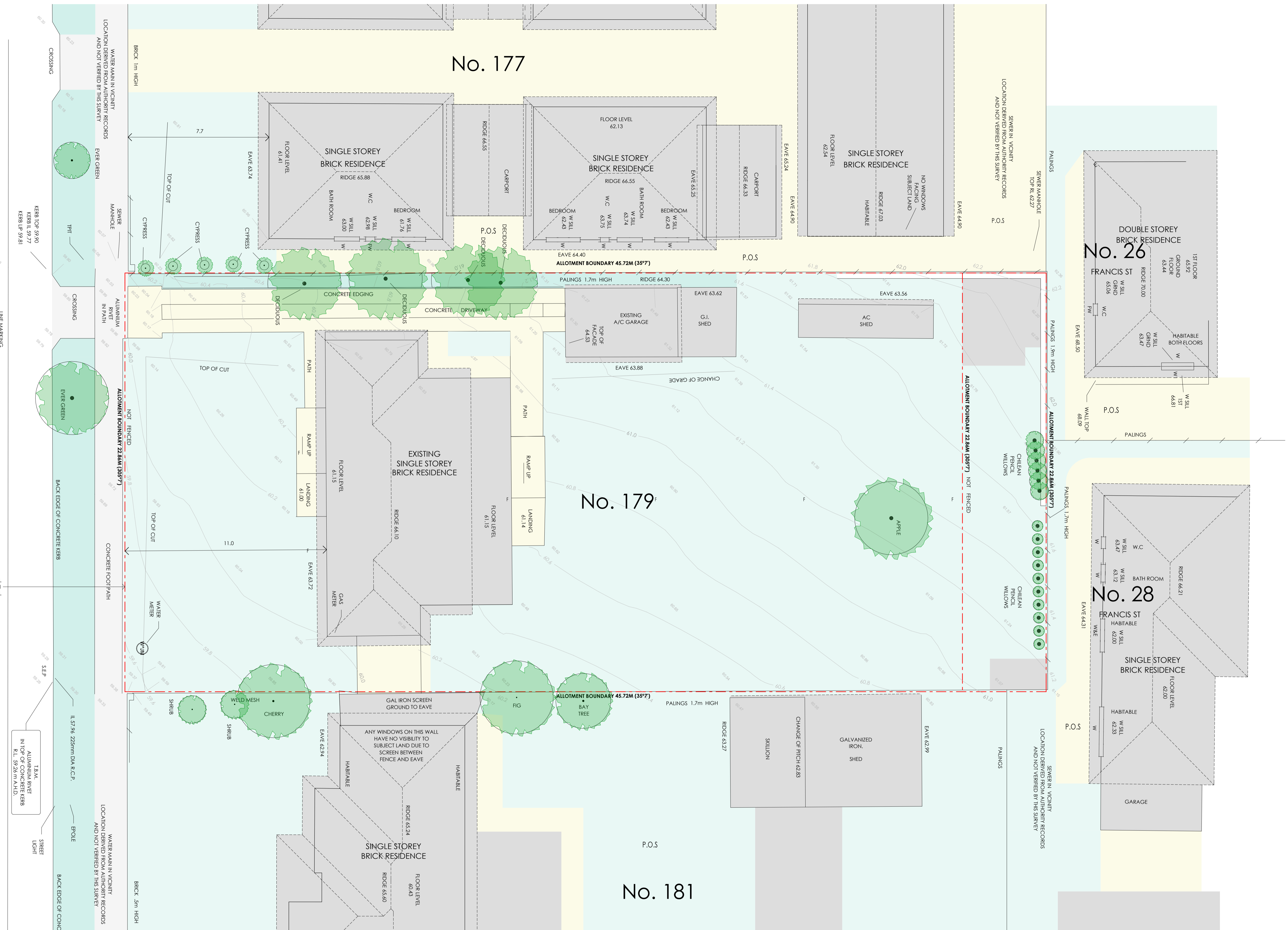
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 TRADING AS
ARCHITECTURE CAISSON
 SUITE 3
 14 WALLACE AVE TOORAK
 VICTORIA 3142 AUSTRALIA
 ABN 56 607 067 925
 ACN 607 067 925
 PH +61 3 9988 1919
 WWW.CAISSON.COM.AU

PROJECT
 CARINISH ROAD APARTMENTS
 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 DESIGN RESPONSE
 DWG NO. TP004
 REVISION TP01
 DRAWN AZ/CB/MD/JW
 DATE 08.12.2016
 SCALE 1:100 @A1
 PROJECT NO. 16018

CARINISH ROAD

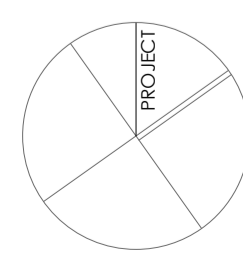


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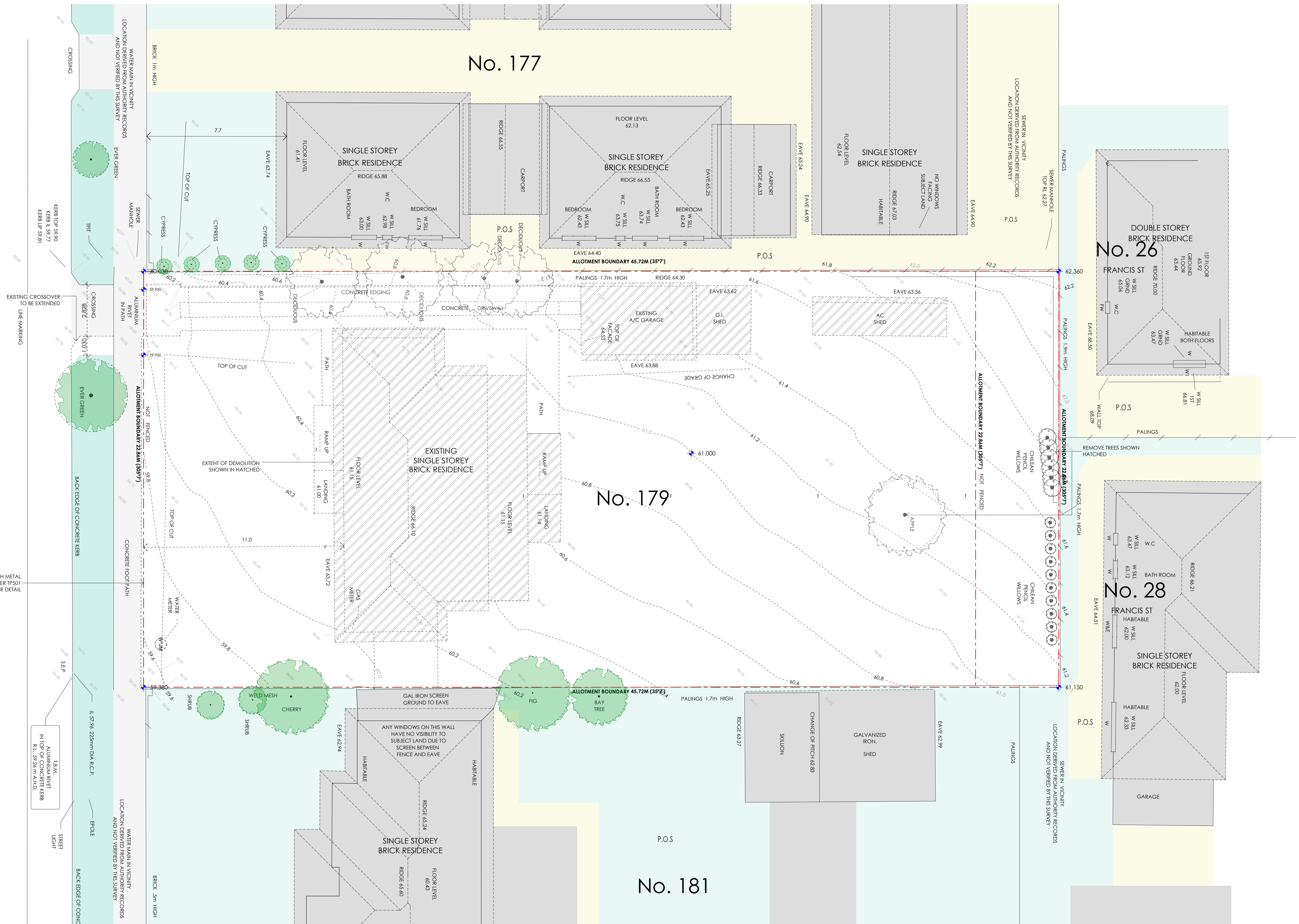
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
EXISTING CONDITIONS PLAN
DWG NO. TP101
REVISION TP01

DRAWN DATE
AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018
SCALE
1:100 @A1

CARINISH ROAD

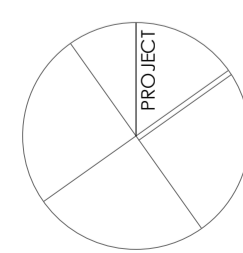


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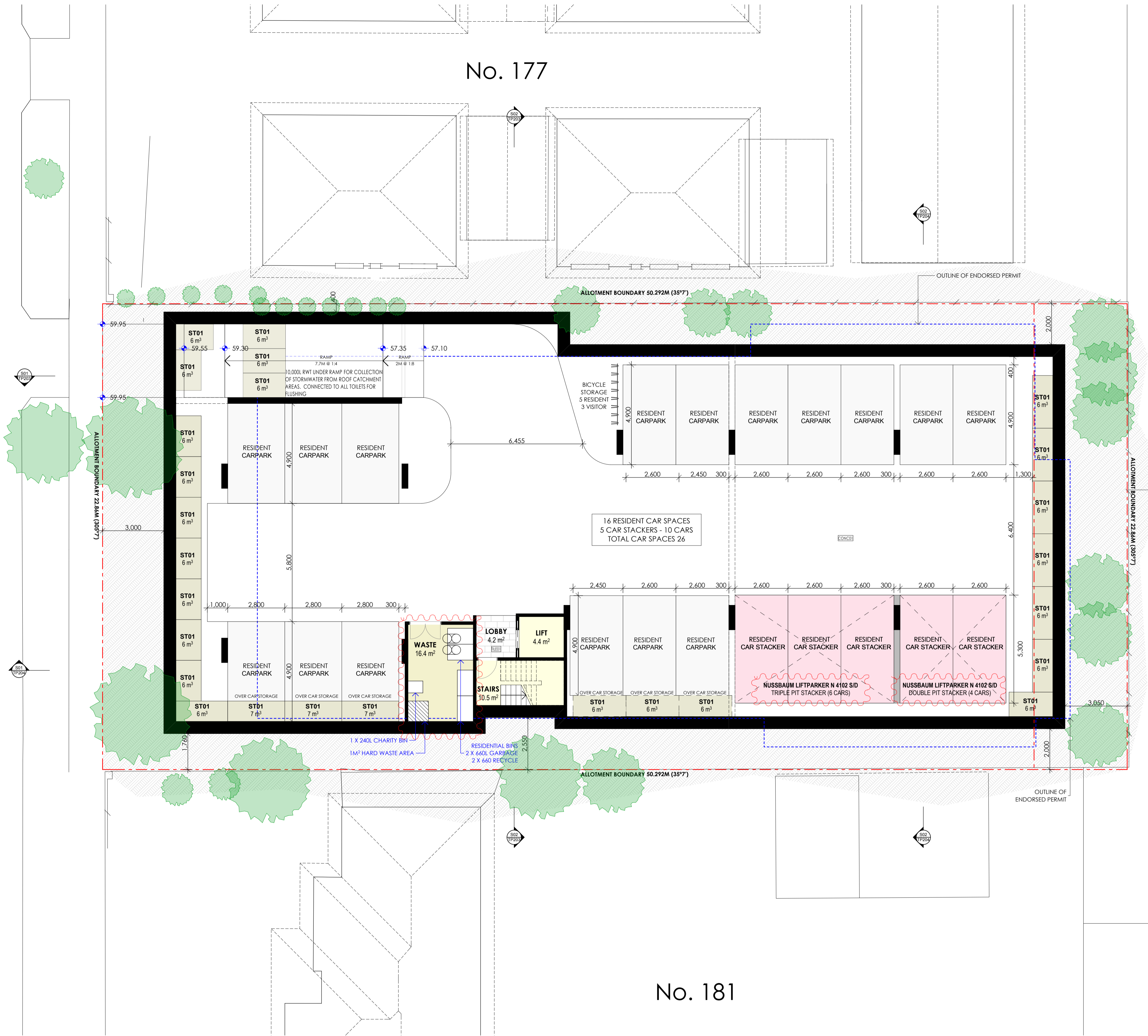
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 CARINISH ROAD APARTMENTS
 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
DEMOLITION PLAN
 DWG NO. TP102
 REVISION TP01
 DRAWN AZ/CB/MD/JW08.12.2016
 DATE

PROJECT NO.
 16018
 SCALE
 1:100 @A1

No. 177

No. 181

CARINISH ROAD



GROSS AREA SCHEDULE (EXCL. TERRACE)		
FLOOR	ZONE NAME	MEASURED AREA
BASEMENT	GROSS BASEMENT AREA	815
	GROSS BUILDING AREA	706
LEVEL 1	GROSS BUILDING AREA	706
LEVEL 2	GROSS BUILDING AREA	615
ROOF LEVEL	ROOF AREA	624
		3,466 m²

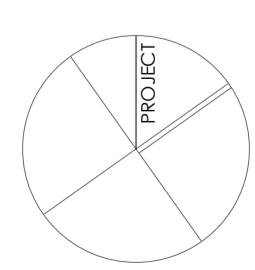
CARPARKING SCHEDULE		
FLOOR	NO.	CATEGORY
BASEMENT	10	CARSPACE CAR STACKER
	16	CARSPACE RESIDENT
	26	

BICYCLE STORAGE SCHEDULE	
FLOOR	NUMBER OF BIKES
BASEMENT	8
	8

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 WWW.CAISSON.COM.AU

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 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
BASEMENT LEVEL
 DWG NO. TP103
 REVISION TP02
 DRAWN AZ/CB/MD/JW
 DATE 10.03.2017
 SCALE 1:100 @A1
 PROJECT NO. 16018

ISSUE FOR PLANNING APPROVAL

No. 177

No. 26
FRANCIS ST

No. 28
FRANCIS ST

No. 181

GROUND LEVEL AREAS		
FLOOR	ZONE NAME	MEASURED AREA
GROUND LEVEL	1 BED	155
	2 BED + STUDY	442
	CORRIDOR	64
	ENTRY	4
	EXHAUST RISER	1
	LIFT	4
	LOBBY	9
	P.O.S	339
	PERMEABLE AREA	251
	PLANTER	8
	SERVICES	15
	STAIRS	13
	TERRACE	102
WASTE	4	
		1,411 m²

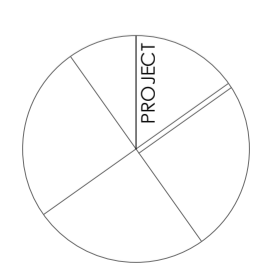
CARINISH ROAD



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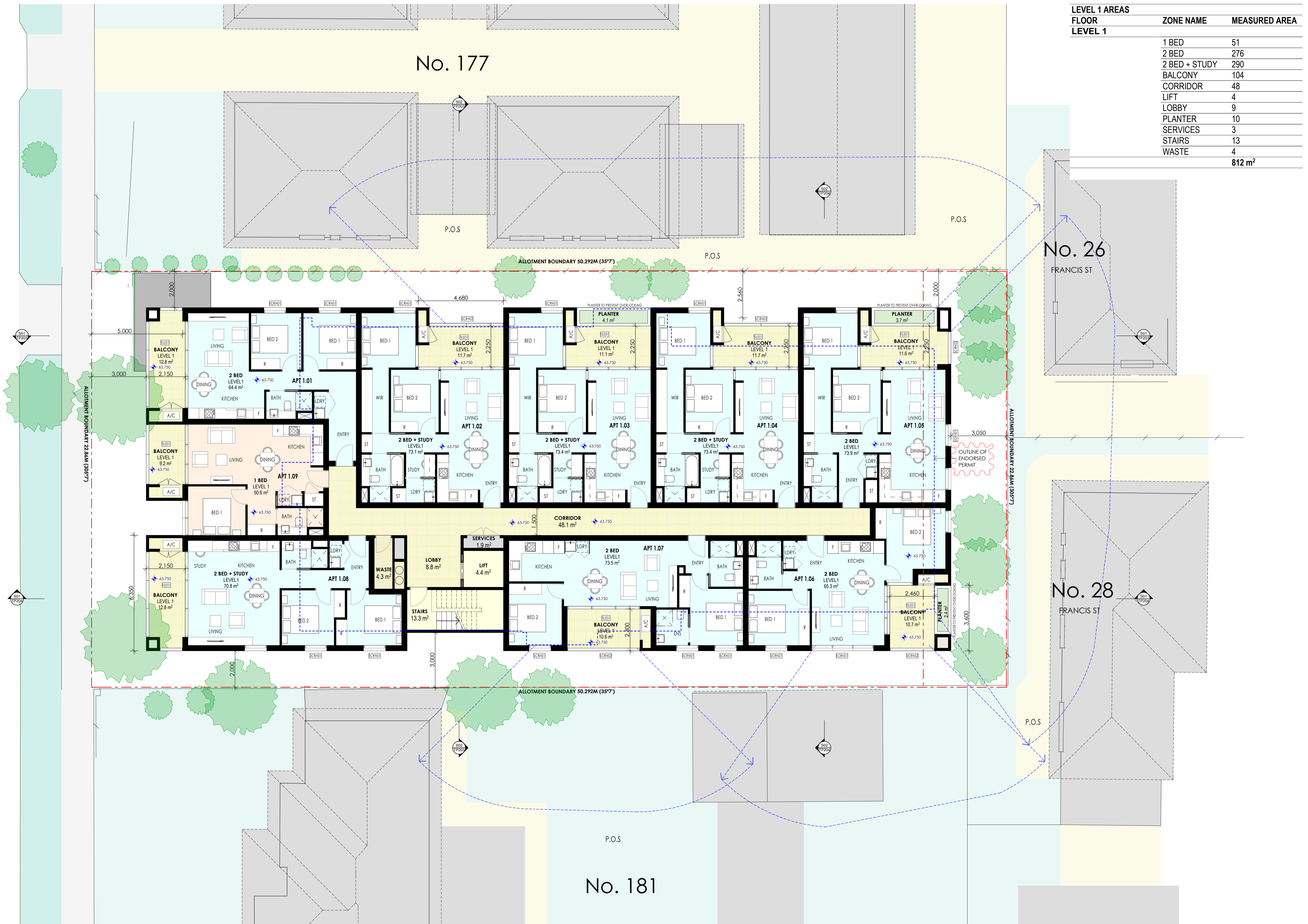


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PROJECT		PROJECT NO.	
CARINISH ROAD APARTMENTS	16018		
ADDRESS			
179 CARINISH ROAD, CLAYTON VIC			
DWG TITLE			
GROUND LEVEL			
DWG NO.	TP104	REVISION	TP02
DRAWN	AZ/CB/MD/JW	DATE	10.03.2017
SCALE	1:100 @A1		

ISSUE FOR PLANNING APPROVAL

CARINISH ROAD

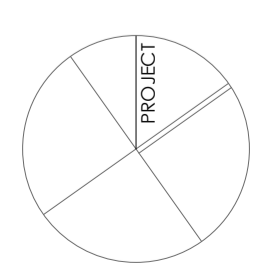


LEVEL 1 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 1	1 BED	51
	2 BED	276
	2 BED + STUDY	290
	BALCONY	104
	CORRIDOR	48
	LIFT	4
	LOBBY	9
	PLANTER	10
	SERVICES	3
	STAIRS	13
	WASTE	4
		812 m²

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	10.03.2017

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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PROJECT
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 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 LEVEL 1
 DWG NO.
 TP105

REVISION
 TP02

DRAWN
 AZ/CB/MD/JW

DATE
 10.03.2017

PROJECT NO.
 16018

SCALE
 1:100 @A1

ISSUE FOR PLANNING APPROVAL

CARINISH ROAD

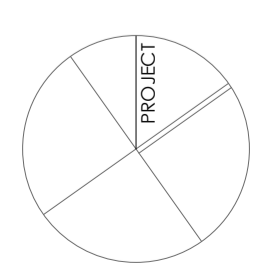


LEVEL 2 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 2	1 BED	48
	2 BED	278
	2 BED + STUDY	210
	BALCONY	139
	CORRIDOR	41
	LIFT	4
	LOBBY	9
	PLANTER	16
	SERVICES	3
	STAIRS	13
	WASTE	4
		765 m²

ISSUE	REASON FOR ISSUE	DATE
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ISSUE	REASON FOR ISSUE	DATE

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 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 LEVEL 2
 DWG NO.
 TP106

REVISION
 TP02

DRAWN
 AZ/CB/MD/JW

DATE
 10.03.2017

PROJECT NO.
 16018

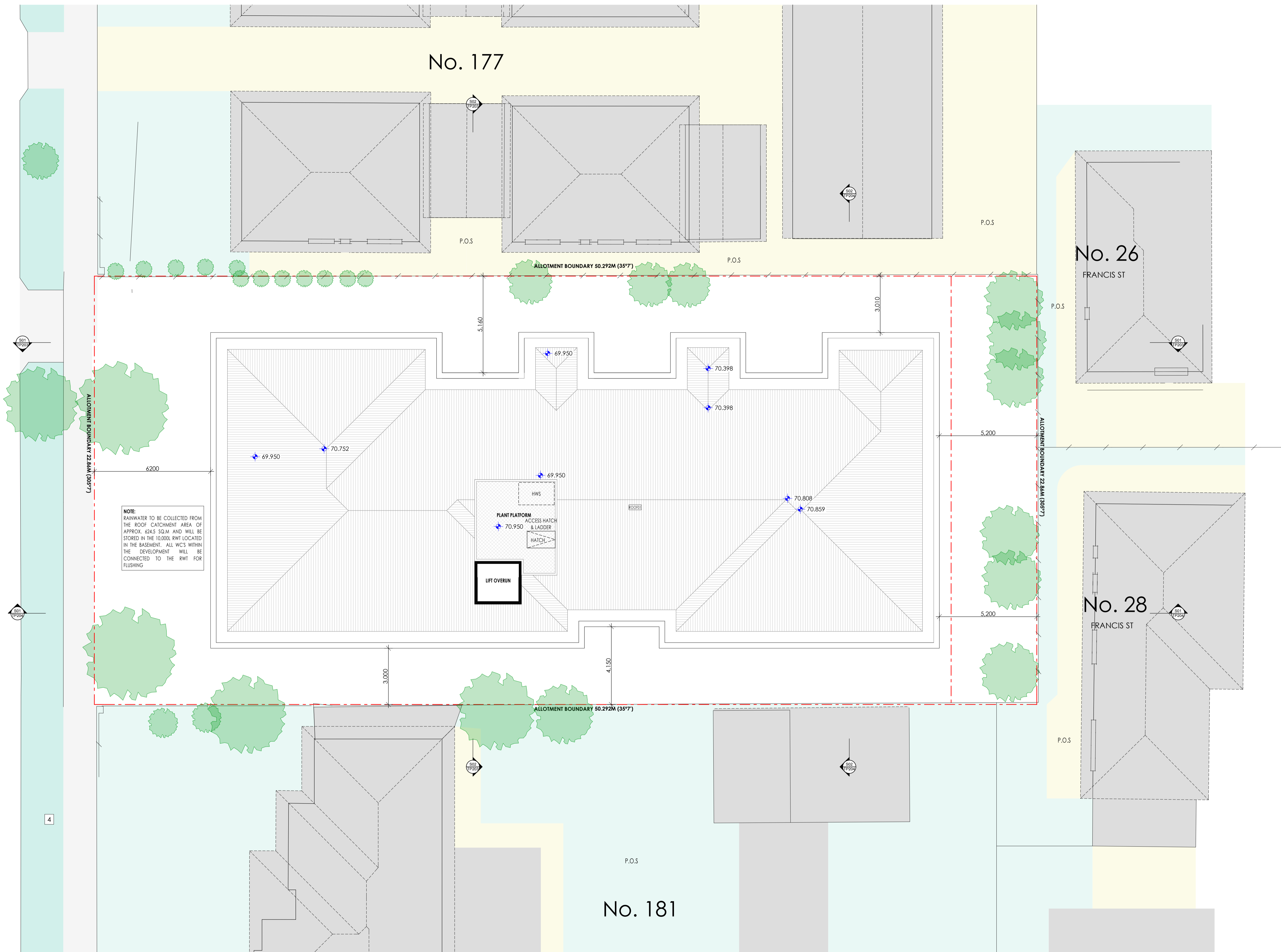
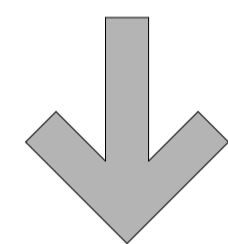
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ISSUE FOR PLANNING APPROVAL

6 7

ROOF AREA
ROOF
624.4 m²

CARINISH ROAD



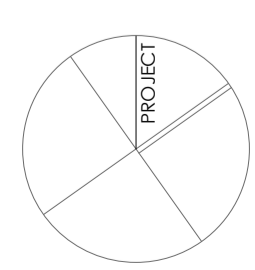
NOTE:
RAINWATER TO BE COLLECTED FROM
THE ROOF CATCHMENT AREA OF
APPROX. 624.5 SQ.M AND WILL BE
STORED IN THE 10,000L RWT LOCATED
IN THE BASEMENT. ALL WCs WITHIN
THE DEVELOPMENT WILL BE
CONNECTED TO THE RWT FOR
FLUSHING.

ISSUE FOR PLANNING APPROVAL

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ISSUE	REASON FOR ISSUE	DATE



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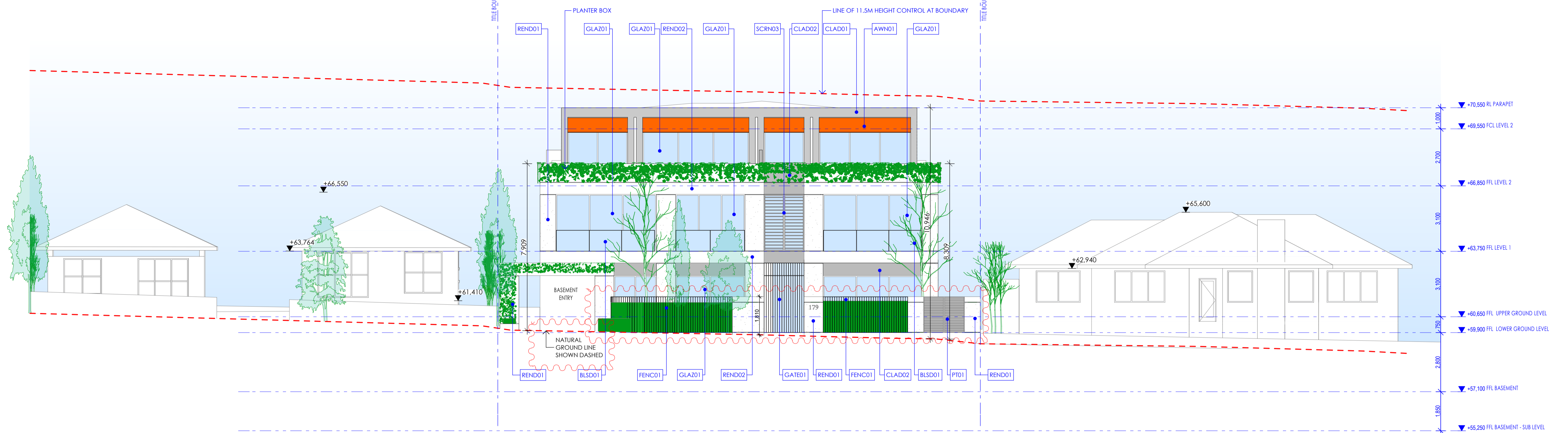
PROJECT	ADDRESS	DWG TITLE	DWG NO.	REVISION	DATE	SCALE
CARINISH ROAD APARTMENTS	179 CARINISH ROAD, CLAYTON VIC	ROOF LEVEL	TP107	TP01	AZ/CB/MD/JW08.12.2016	1:100 @A1

PROJECT NO.
16018

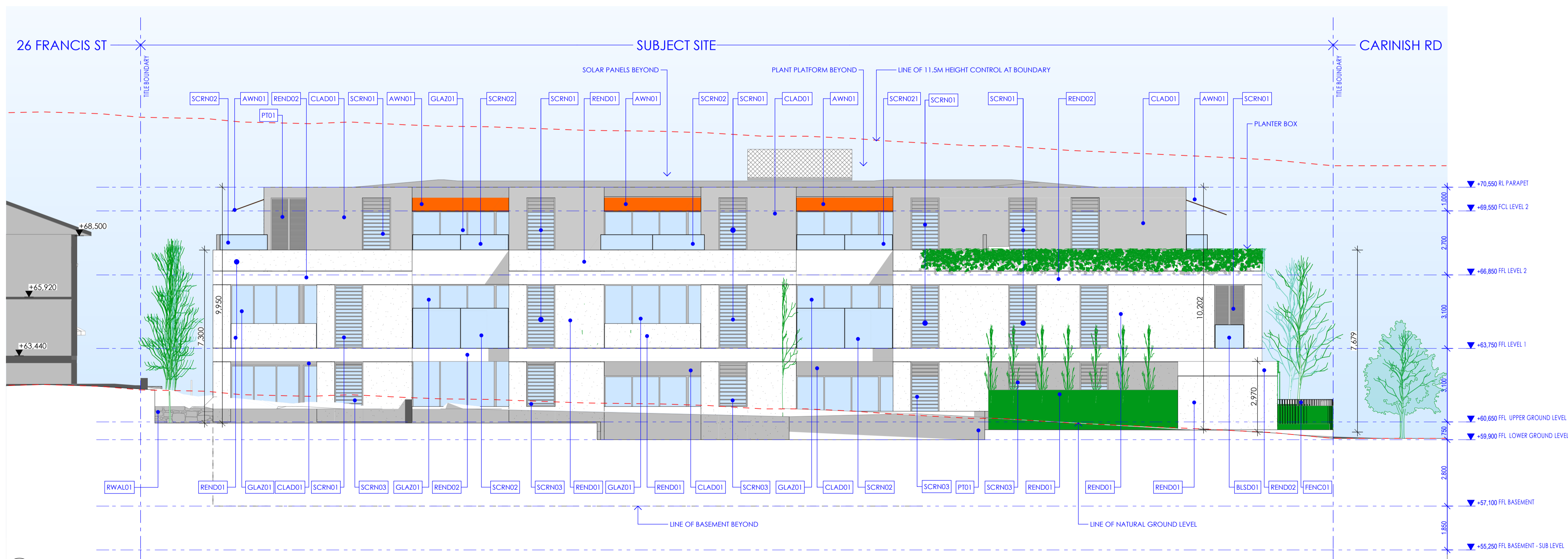
177 CARINISH RD

SUBJECT SITE

181 CARINISH RD



1 WEST (STREET) ELEVATION 1:100



2 SOUTH ELEVATION 1:100

EXTERNAL FINISHES LEGEND	
AAWN01	MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL)
BLSDD1	BALUSTRADE TYPE 01 - CLEAR GLAZING
CONC01	CONCRETE FLOOR FINISH
CLAD01	CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR)
CLAD02	CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR)
FENCE01	METAL FENCING - DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY)
GLAZ01	GLAZING TYPE 01 - CLEAR GLAZING
GATE01	METAL GATE - DARK COLOUR
PT01	PAINT FINISH - DARK COLOUR TO MATCH CLAD02
REND01	RENDER TYPE 01 (LIGHT COLOUR)
REND02	RENDER TYPE 01 (MEDIUM COLOUR)
ROOF01	KLIP LOK ROOFING (NIGHT SKY)
SCRNO1	FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING
SCRNO2	OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING)
SCRNO3	OPERABLE LOUVRED SCREEN FOR SUNSHADING
TILE01	FEATURE FLOOR TILING (DARK COLOUR)
METL01	METAL LETTERBOX - DARK COLOUR

ISSUE FOR PLANNING APPROVAL

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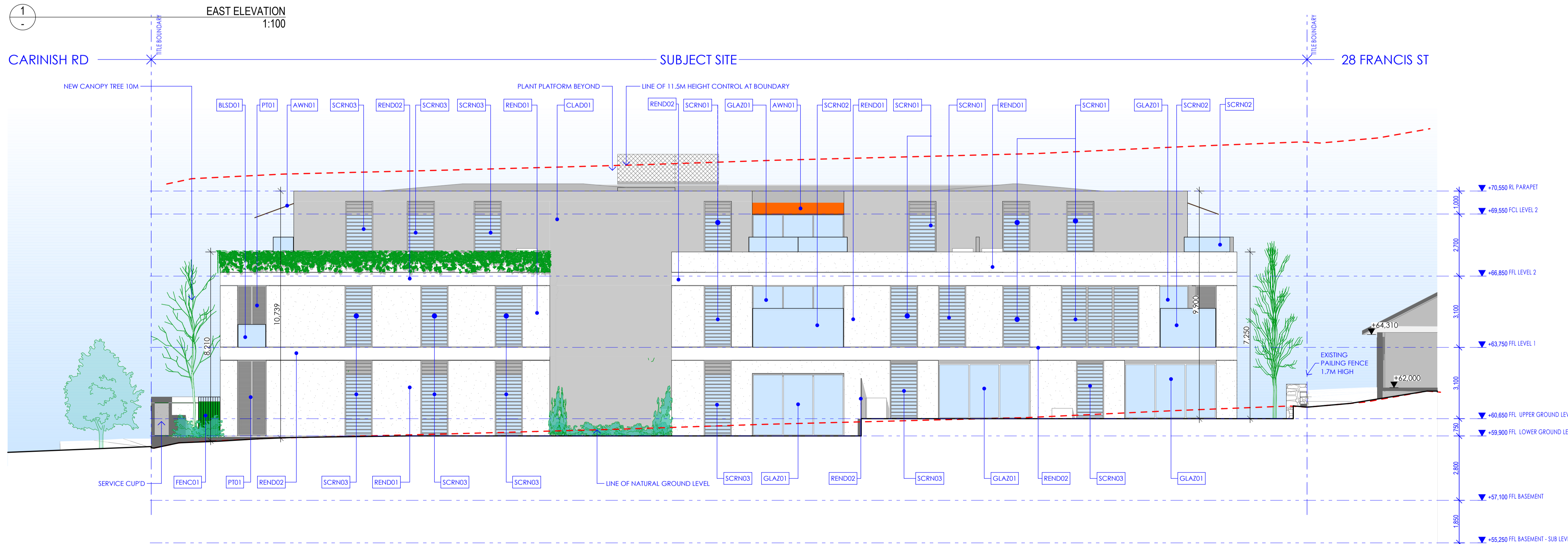
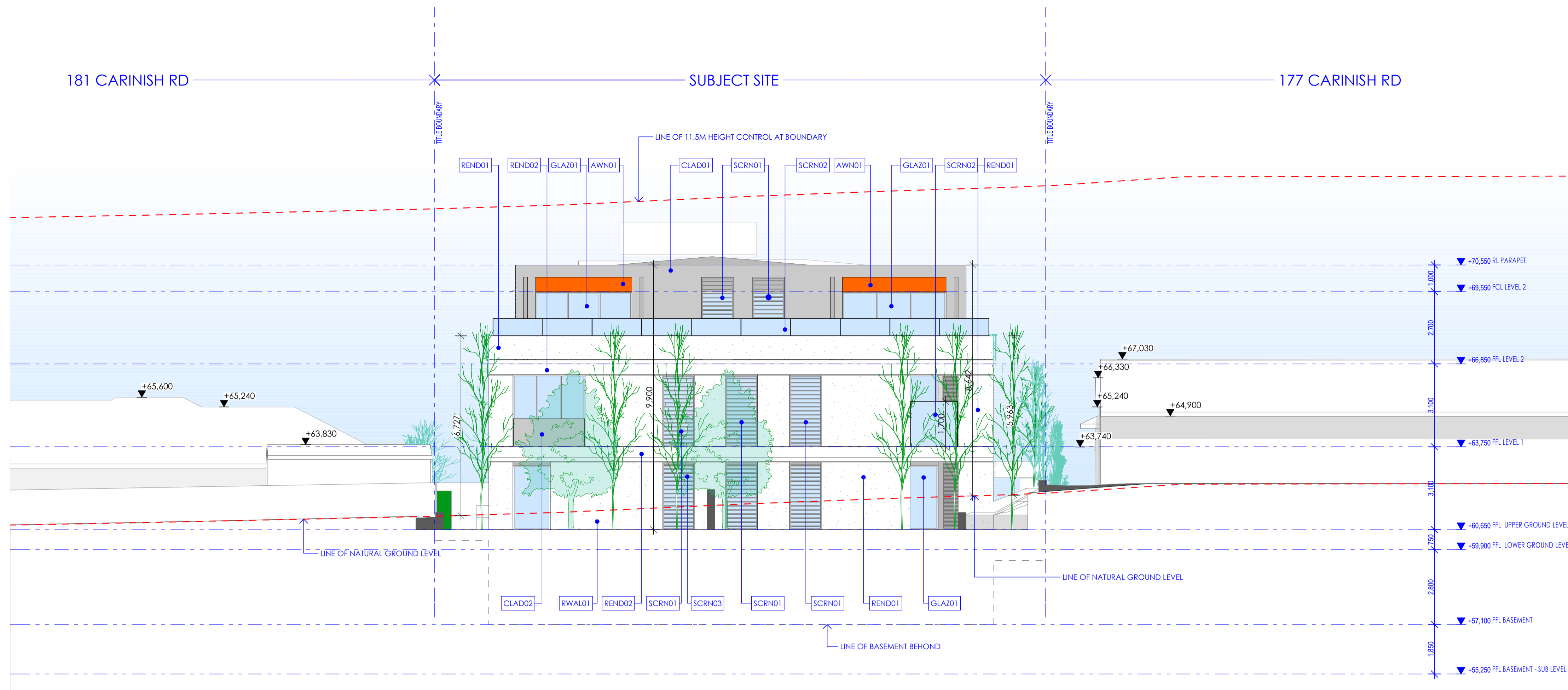
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 ADDRESS
 SUITE 3
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 ACN 607 067 925
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PROJECT
 CARINISH ROAD APARTMENTS
 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 ELEVATIONS - SHEET 01
 DWG NO. TP201
 REVISION
 TP02
 DRAWN
 AZ/CB/MD/JW
 DATE
 10.03.2017

PROJECT NO.
 16018
 SCALE
 1:100 @A1



EXTERNAL FINISHES LEGEND

AWN01	MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL)
BLS01	BALUSTRADE TYPE 01- CLEAR GLAZING
CONC01	CONCRETE FLOOR FINISH
CLAD01	CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR)
CLAD02	CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR)
FENCE01	METAL FENCING -DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY)
GLAZ01	GLAZING TYPE 01 - CLEAR GLAZING
GATE01	METAL GATE - DARK COLOUR
PT01	PAINT FINISH - DARK COLOUR TO MATCH CLAD02
REND01	RENDER TYPE 01 (LIGHT COLOUR)
REND02	RENDER TYPE 01 (MEDIUM COLOUR)
ROOF01	KLIP LOK ROOFING (NIGHT SKY)
SCRN01	FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING
SCRN02	OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING)
SCRN03	OPERABLE LOUVRED SCREEN FOR SUNSHADING
TILE01	FEATURE FLOOR TILING (DARK COLOUR)
METL01	METAL LETTERBOX - DARK COLOUR

ISSUE FOR PLANNING APPROVAL

2

NORTH ELEVATION
1:100

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE

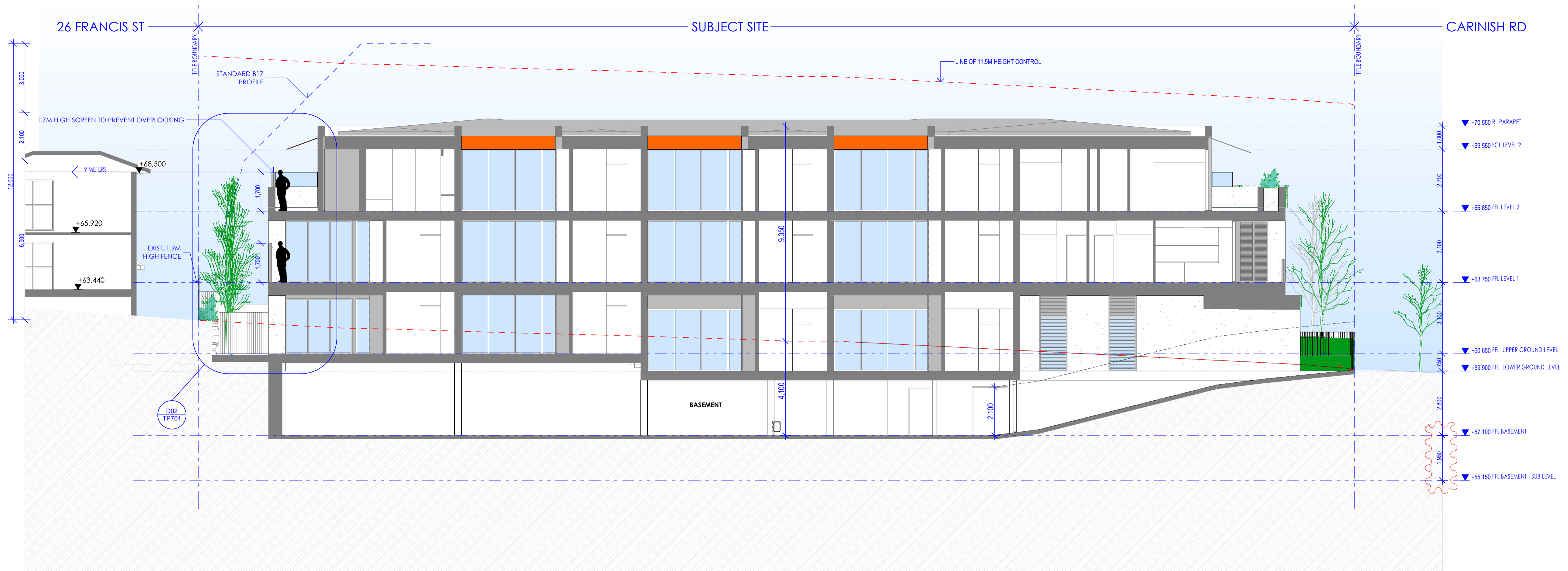
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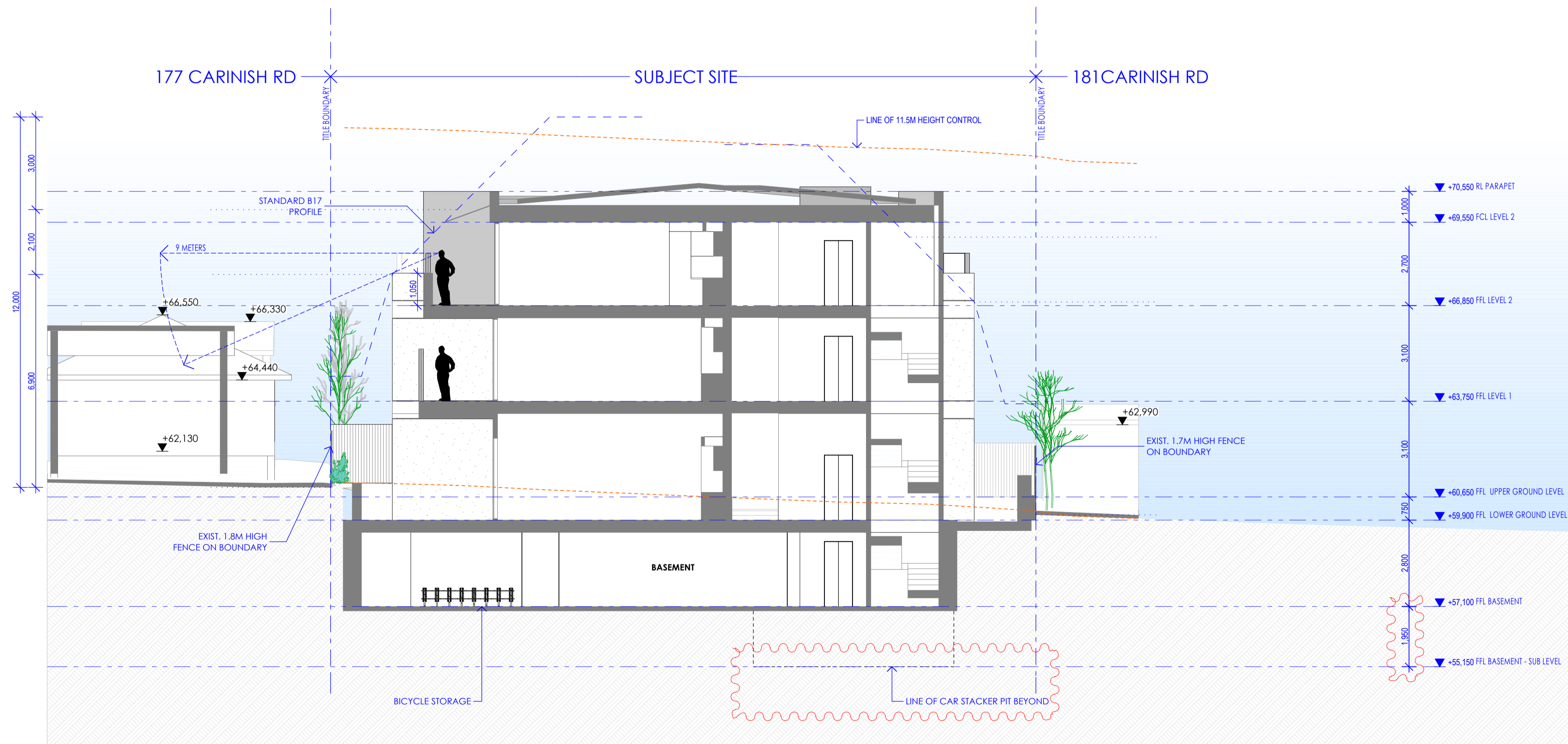


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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
ELEVATIONS - SHEET 02
DWG NO. TP202
REVISION TP01
DRAWN AZ/CB/MD/JW08.12.2016
DATE 08.12.2016
SCALE 1:100 @A1
PROJECT NO. 16018



1 SECTION A-A
1:100



2 SECTION B-B
1:100

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016
TP02	ISSUE FOR PLANNING APPROVAL	10.03.2017

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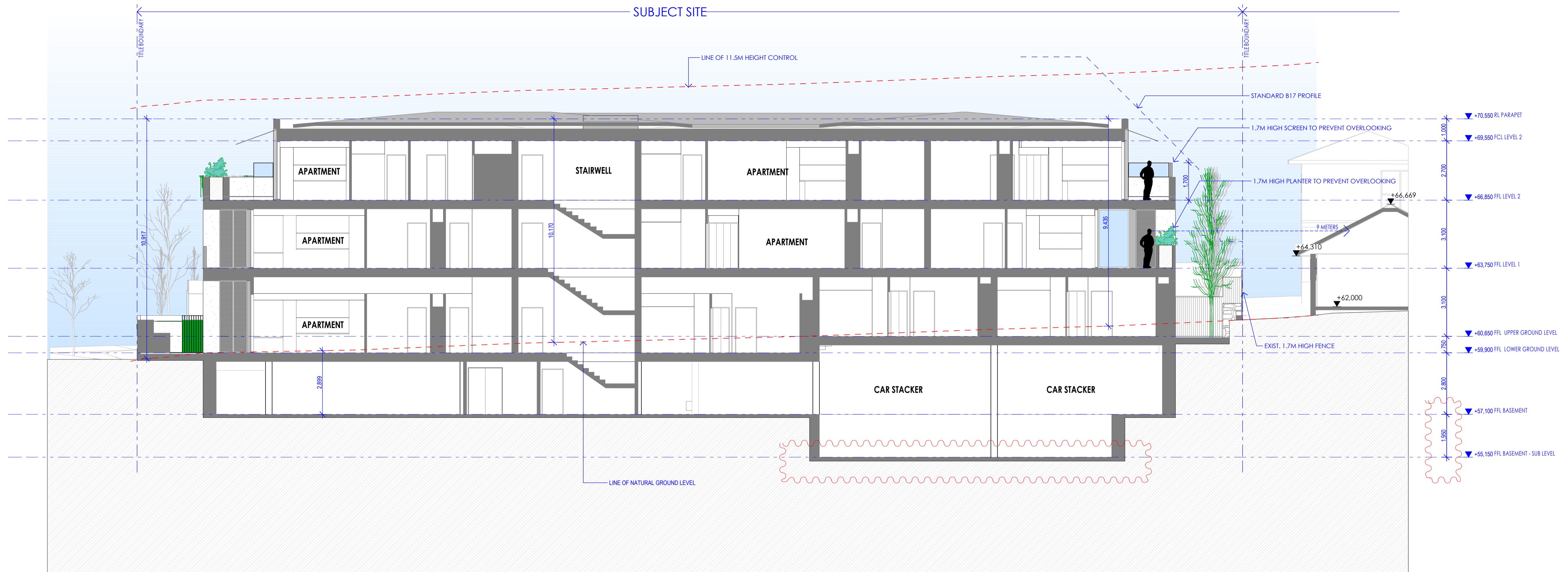
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PROJECT
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ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SECTIONS - SHEET 01
DWG NO. TP203
REVISION
TP02
DRAWN
AZ/CB/MD/JW
DATE
10.03.2017

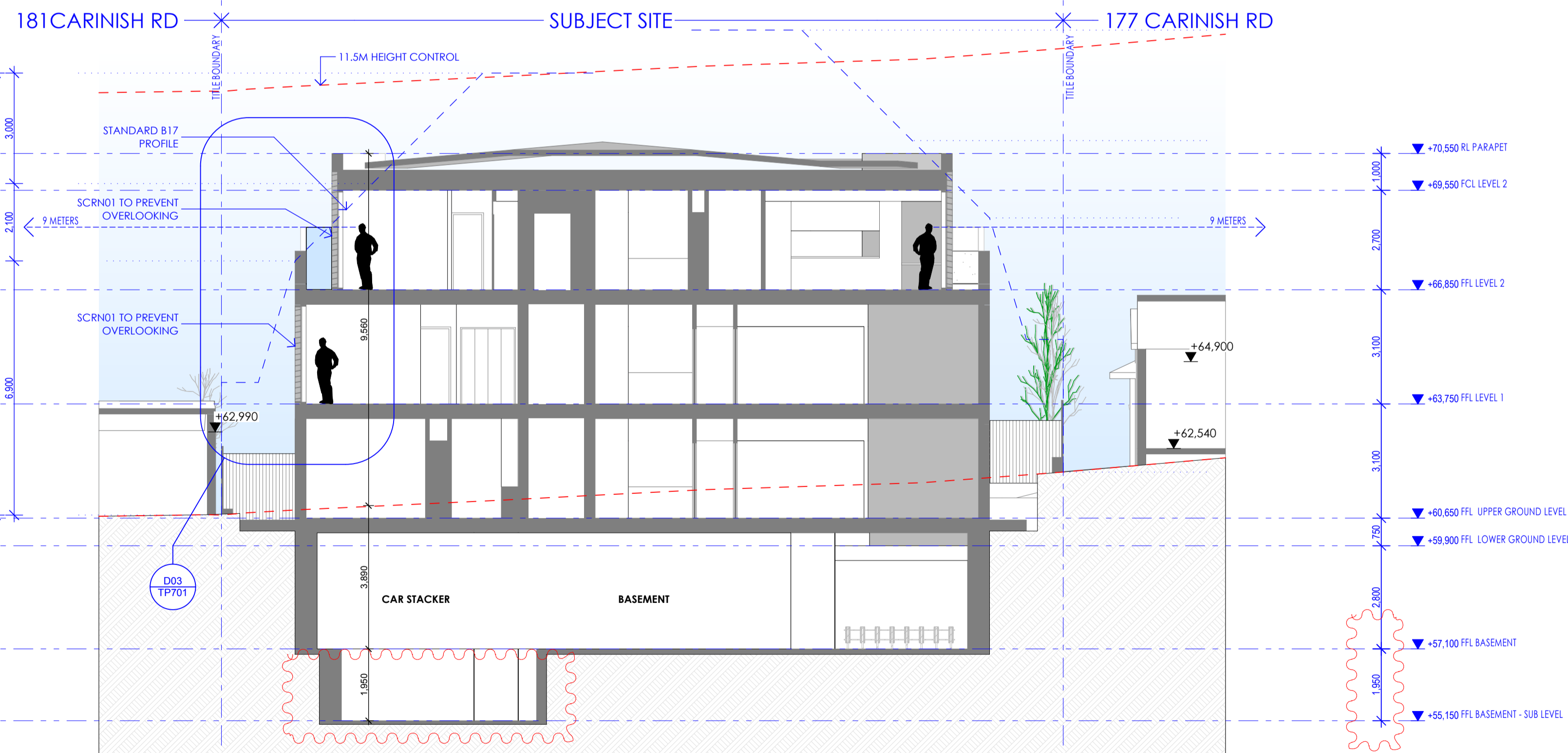
PROJECT NO.
16018
SCALE
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ISSUE FOR PLANNING APPROVAL

SUBJECT SITE



SECTION C-C
1:100



SECTION D-D
1:100

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
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ISSUE FOR PLANNING APPROVAL

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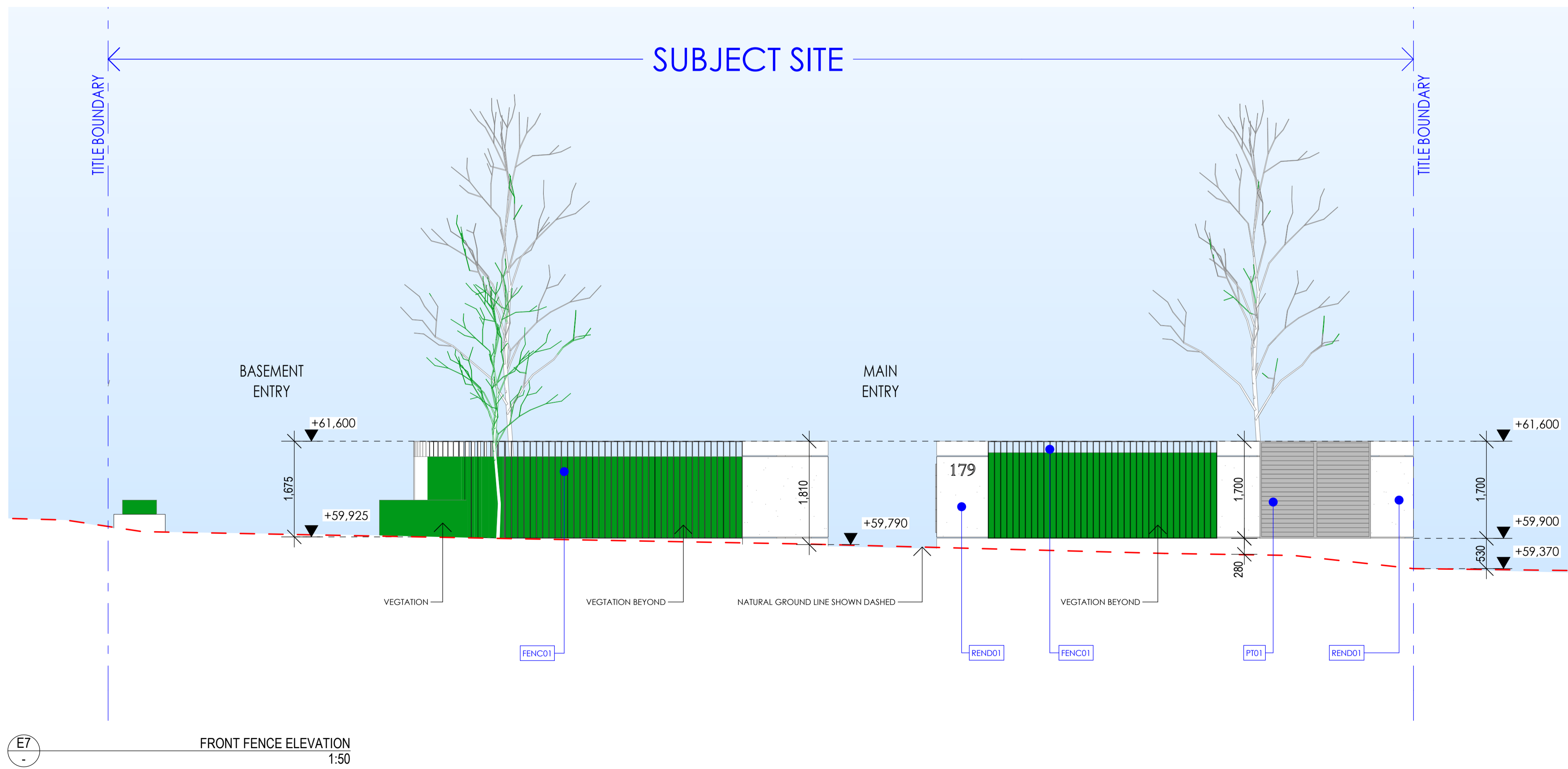
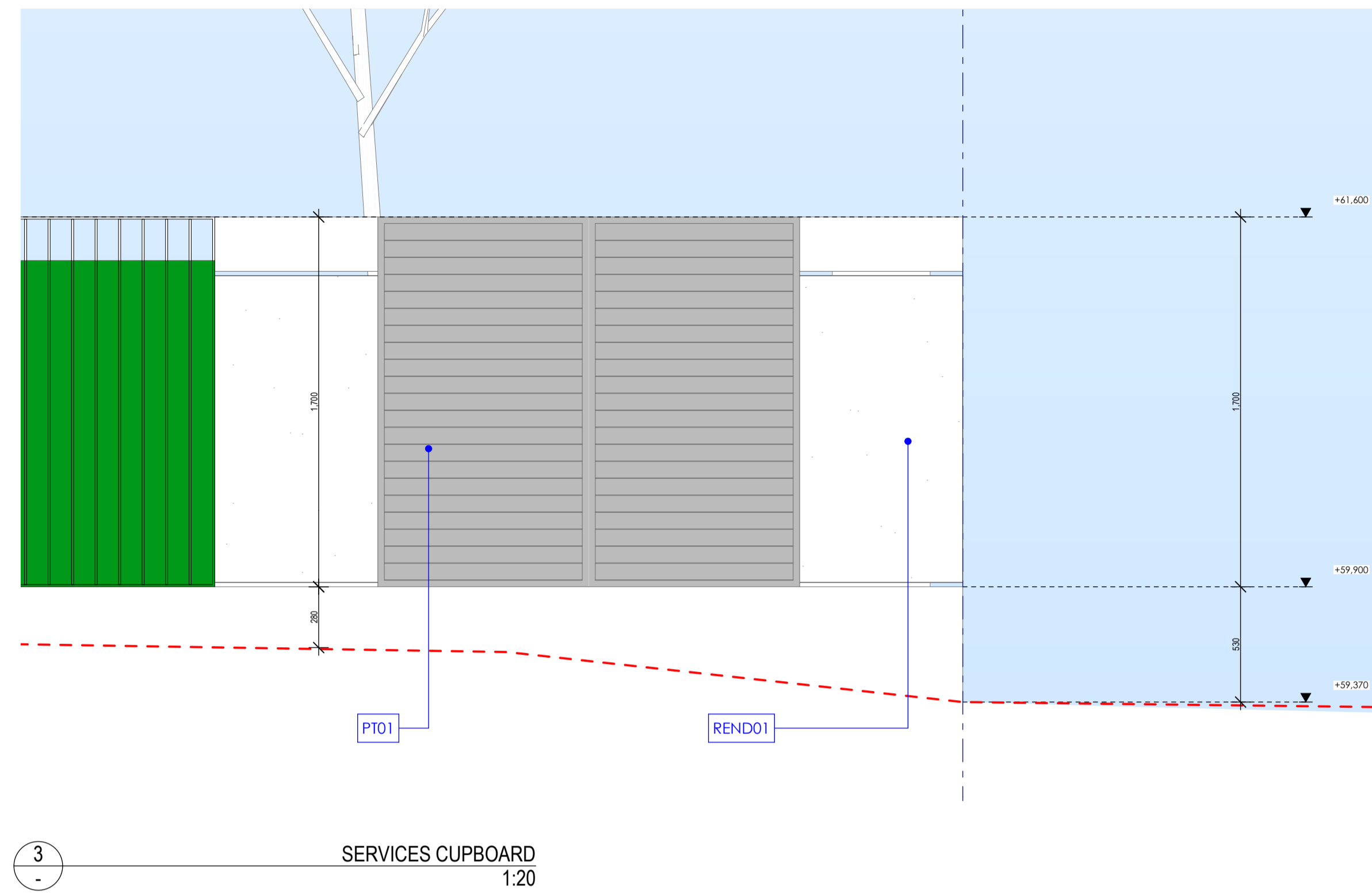
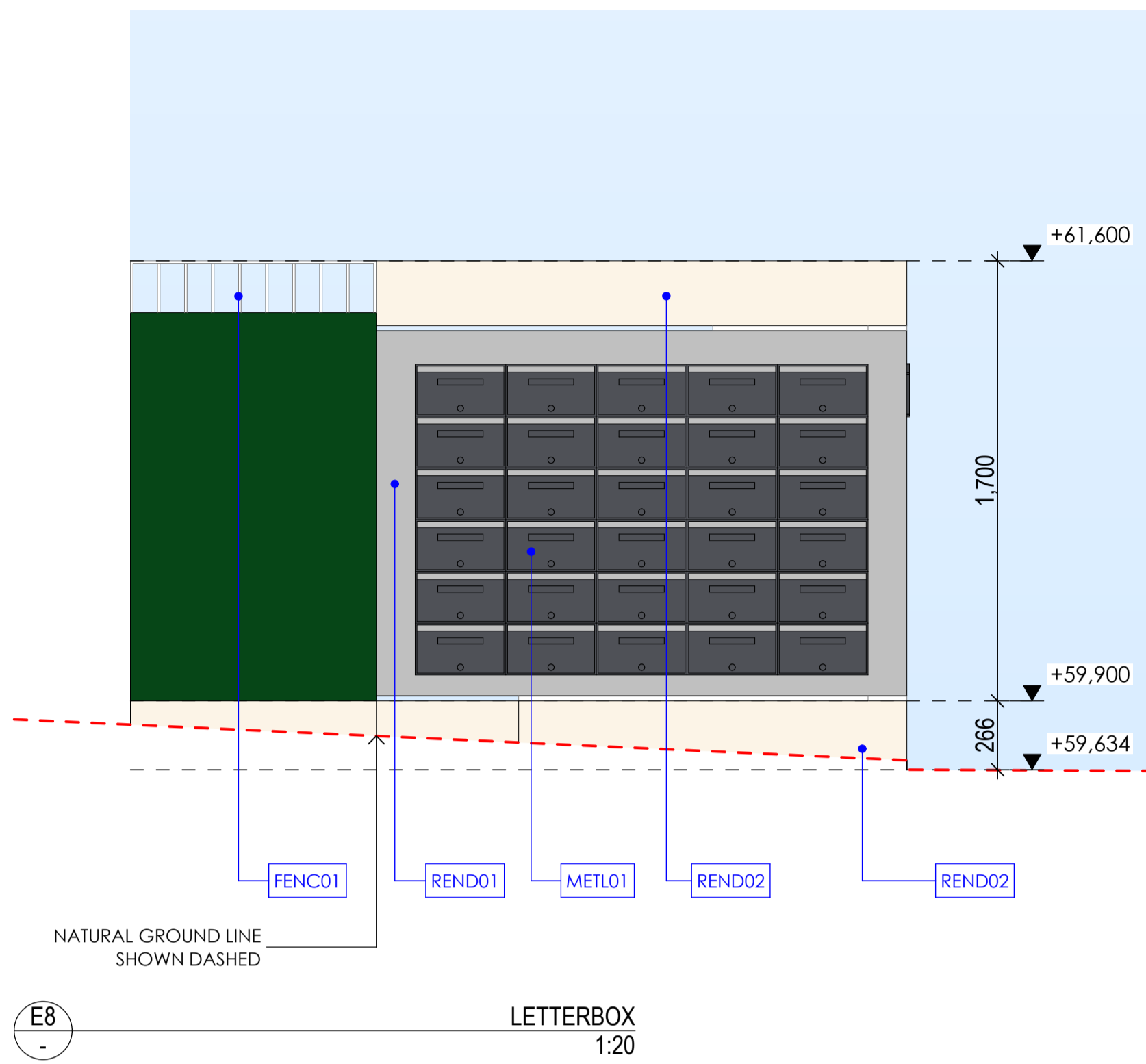
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PROJECT
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ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SECTIONS - SHEET 02
DWG NO. TP204
REVISION
TP02
DRAWN
AZ/CB/MD/JW
DATE
10.03.2017
SCALE
1:100 @A1

PROJECT NO.
16018



EXTERNAL FINISHES LEGEND


AWN01	MOVEABLE AWNING SHADE(SUN / PRIVACY CONTROL)
BLS01	BALUSTRADE TYPE 01- CLEAR GLAZING
CONC01	CONCRETE FLOOR FINISH
CLAD01	CLADDING TYPE 01 - LIGHTWEIGHT CLADDING (MEDIUM COLOUR)
CLAD02	CLADDING TYPE 02 - LIGHTWEIGHT CLADDING (DARK COLOUR)
FENCE01	METAL FENCING -DARK COLOUR (NOT MORE THAN 25% TRANSPARENCY)
GLAZ01	GLAZING TYPE 01 - CLEAR GLAZING
GATE01	METAL GATE - DARK COLOUR
PT01	PAINT FINISH - DARK COLOUR TO MATCH CLAD02
REND01	RENDER TYPE 01 (LIGHT COLOUR)
REND02	RENDER TYPE 01 (MEDIUM COLOUR)
ROOF01	KLIP LOK ROOFING (NIGHT SKY)
SCRN01	FIXED LOUVRED SCREENS WITH 75% OPACITY UP TO 1700FFL TO PREVENT OVERLOOKING
SCRN02	OBSCURE GLAZING BALUSTRADE - TYPE 02 (UP TO 1700FFL TO PREVENT OVERLOOKING)
SCRN03	OPERABLE LOUVRED SCREEN FOR SUNSHADING
TILE01	FEATURE FLOOR TILING (DARK COLOUR)
METL01	METAL LETTERBOX - DARK COLOUR

ISSUE FOR PLANNING APPROVAL

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
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ACN 607 067 925
PH +61 3 9988 1919
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
EXTERNAL WORKS
DWG NO. TP501
REVISION TP01
DRAWN JW/MF
DATE 10.03.2017
SCALE AS SHOWN @ A1

PROJECT NO. 16018

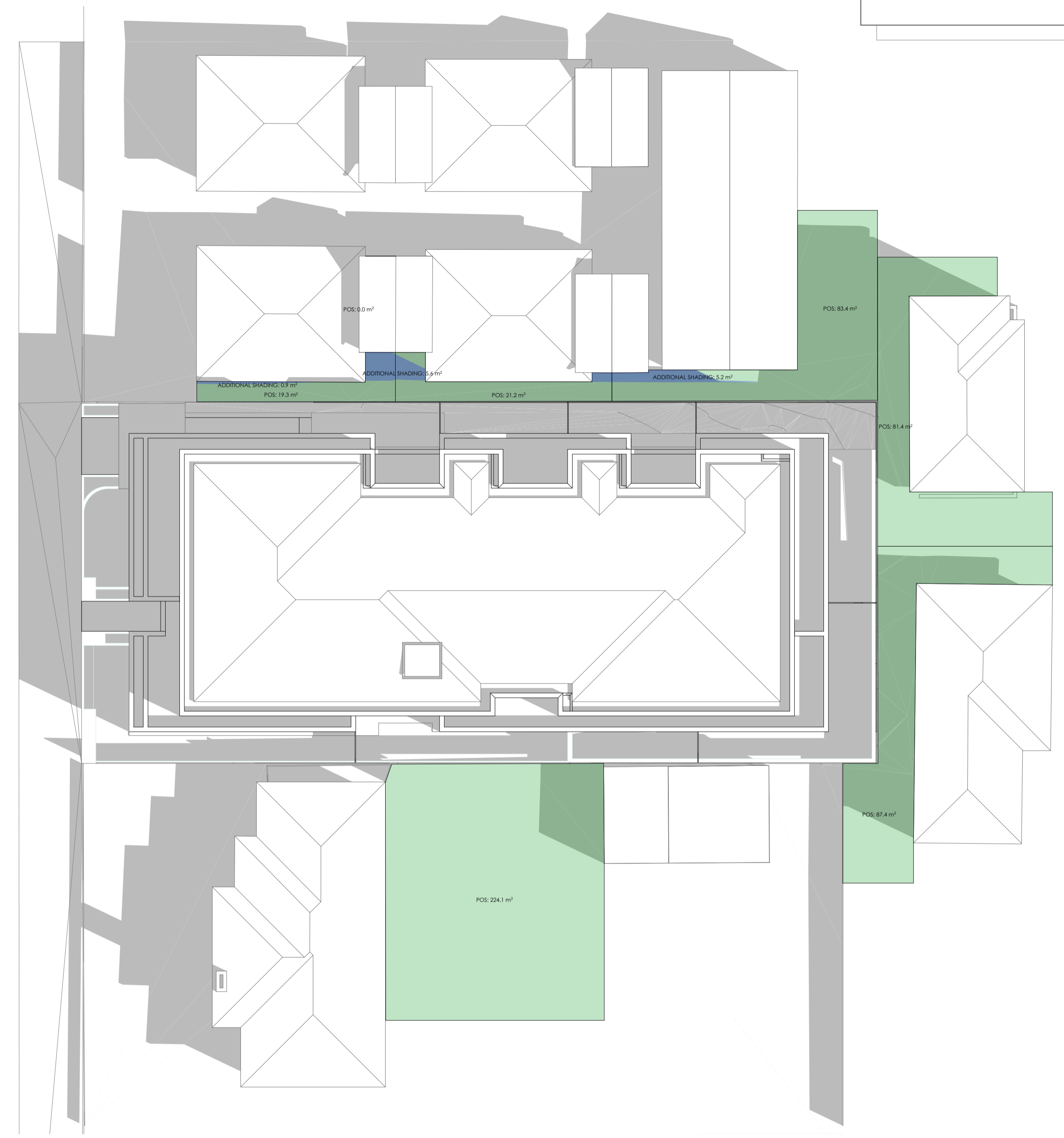
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 9AM
1:200

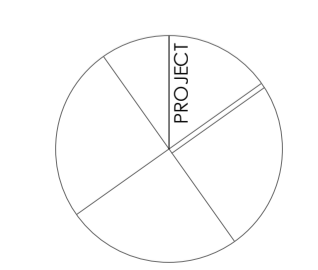


22 SEPTEMBER SHADOWS PROPOSED - 9AM
1:200

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ISSUE	REASON FOR ISSUE	DATE

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PROJECT
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ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 01
DWG NO.
TP601

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

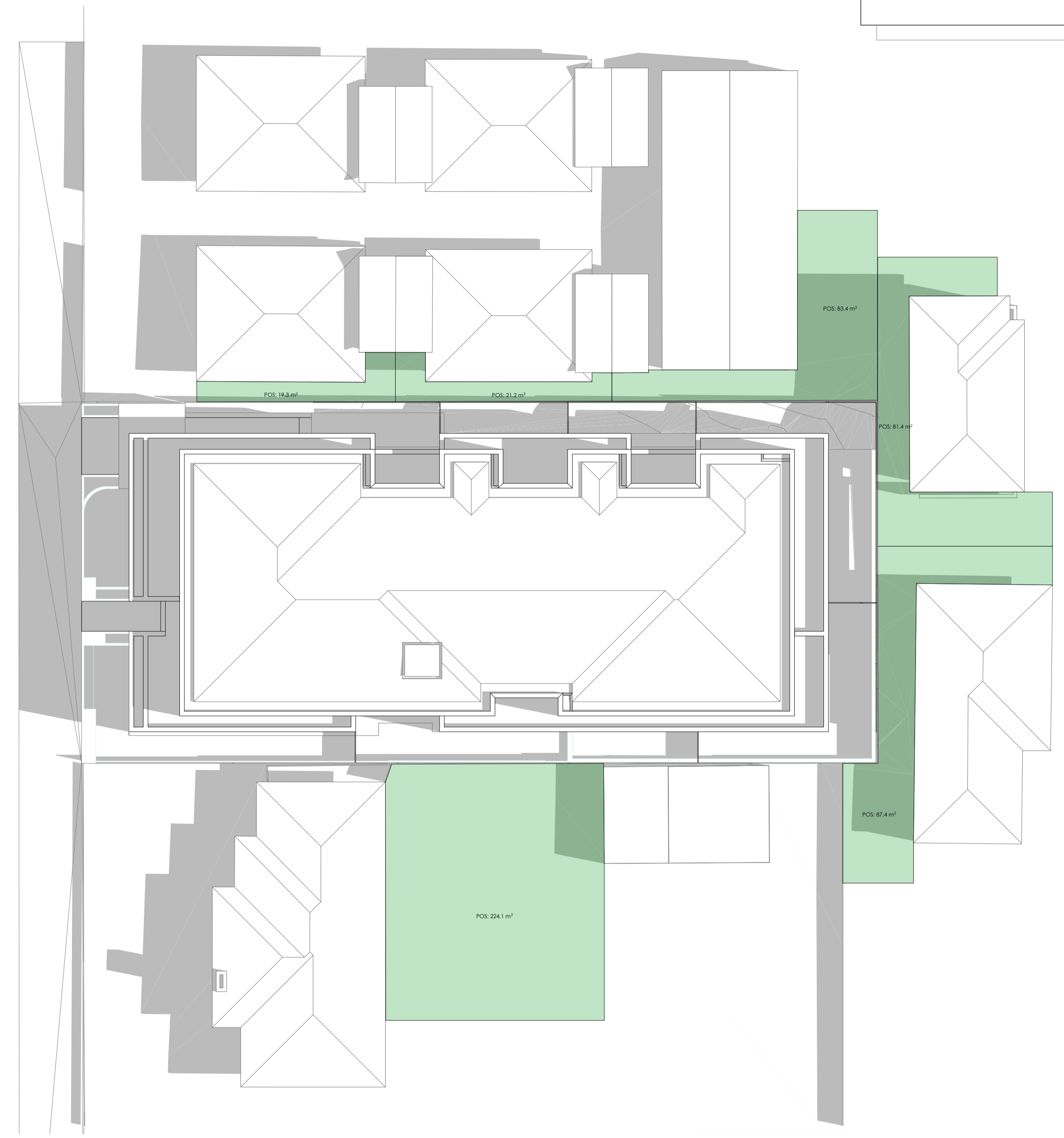
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 10AM
1:200

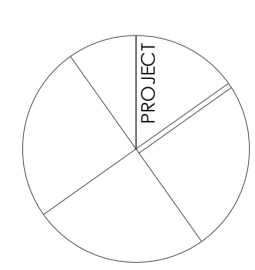


22 SEPTEMBER SHADOWS PROPOSED - 10AM
1:200

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VICTORIA 3142 AUSTRALIA

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ACN 607 067 925
PH +61 3 9988 1919
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PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 02
DWG NO.
TP602

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
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SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

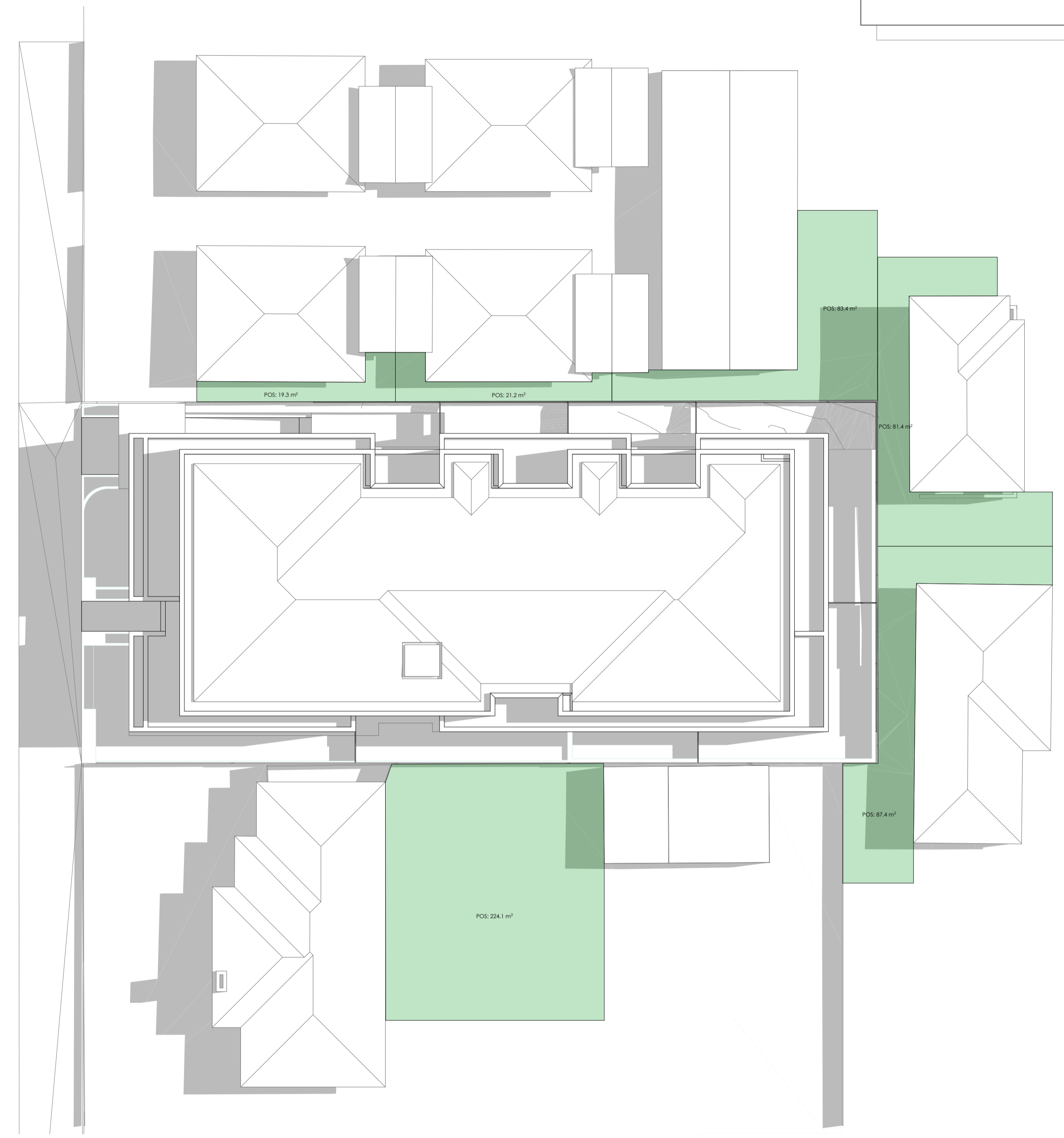
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 11AM
1:200

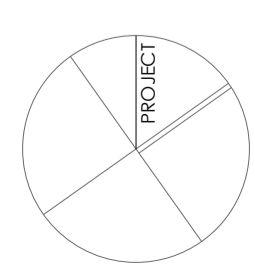


22 SEPTEMBER SHADOWS PROPOSED - 11AM
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ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 03
DWG NO.
TP603

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
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ISSUE FOR PLANNING APPROVAL

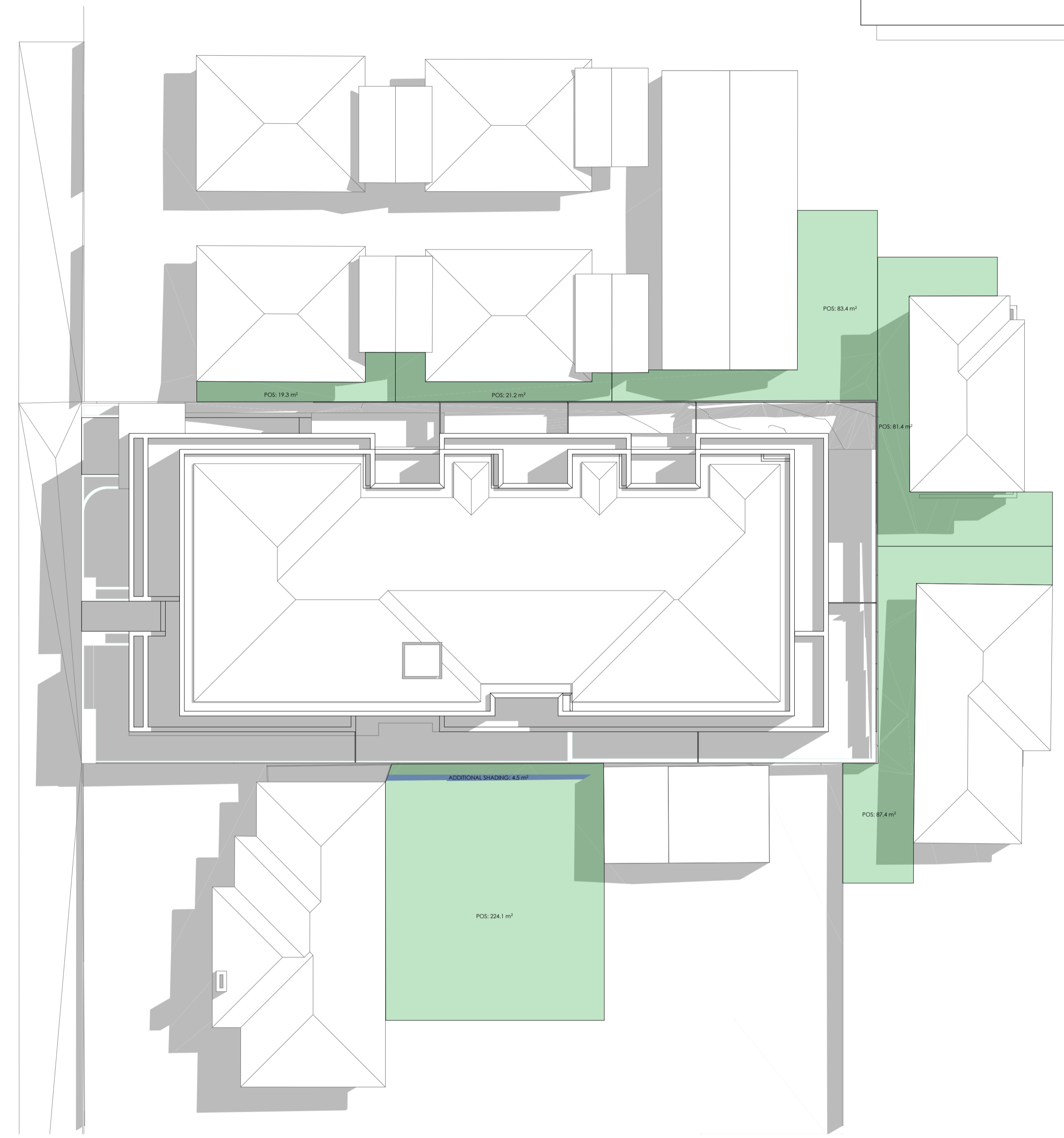
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 12PM
1:200

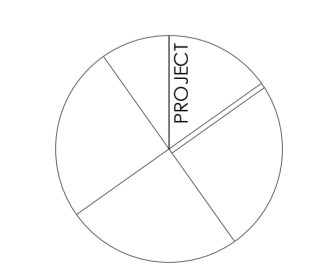


22 SEPTEMBER SHADOWS PROPOSED - 12PM
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ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

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TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA

ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 04
DWG NO.
TP604

REVISION
TP01

DRAWN DATE
AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018

SCALE
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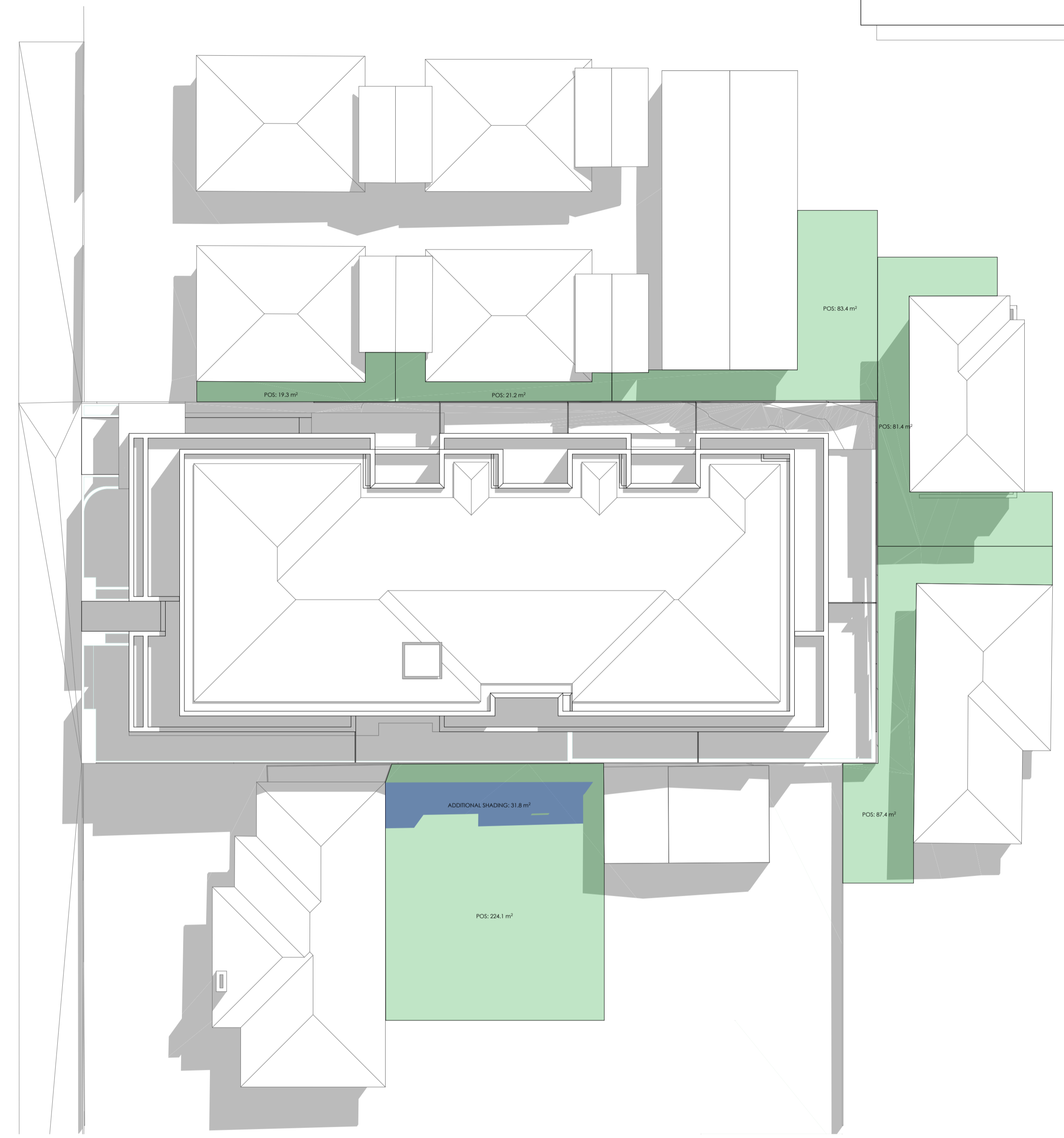
ISSUE FOR PLANNING APPROVAL

SHADOW DIAGRAMS LEGEND

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 1PM
1:200

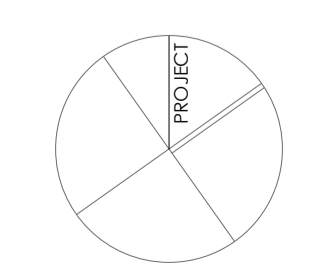


22 SEPTEMBER SHADOWS PROPOSED - 1PM
1:200

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

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CAISSON DESIGN GROUP PTY LTD
TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA

ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 05
DWG NO.
TP605

REVISION
TP01


DRAWN DATE
AZ/CB/MD/JW08.12.2016


PROJECT NO.
16018

SCALE
1:200 @A1

ISSUE FOR PLANNING APPROVAL

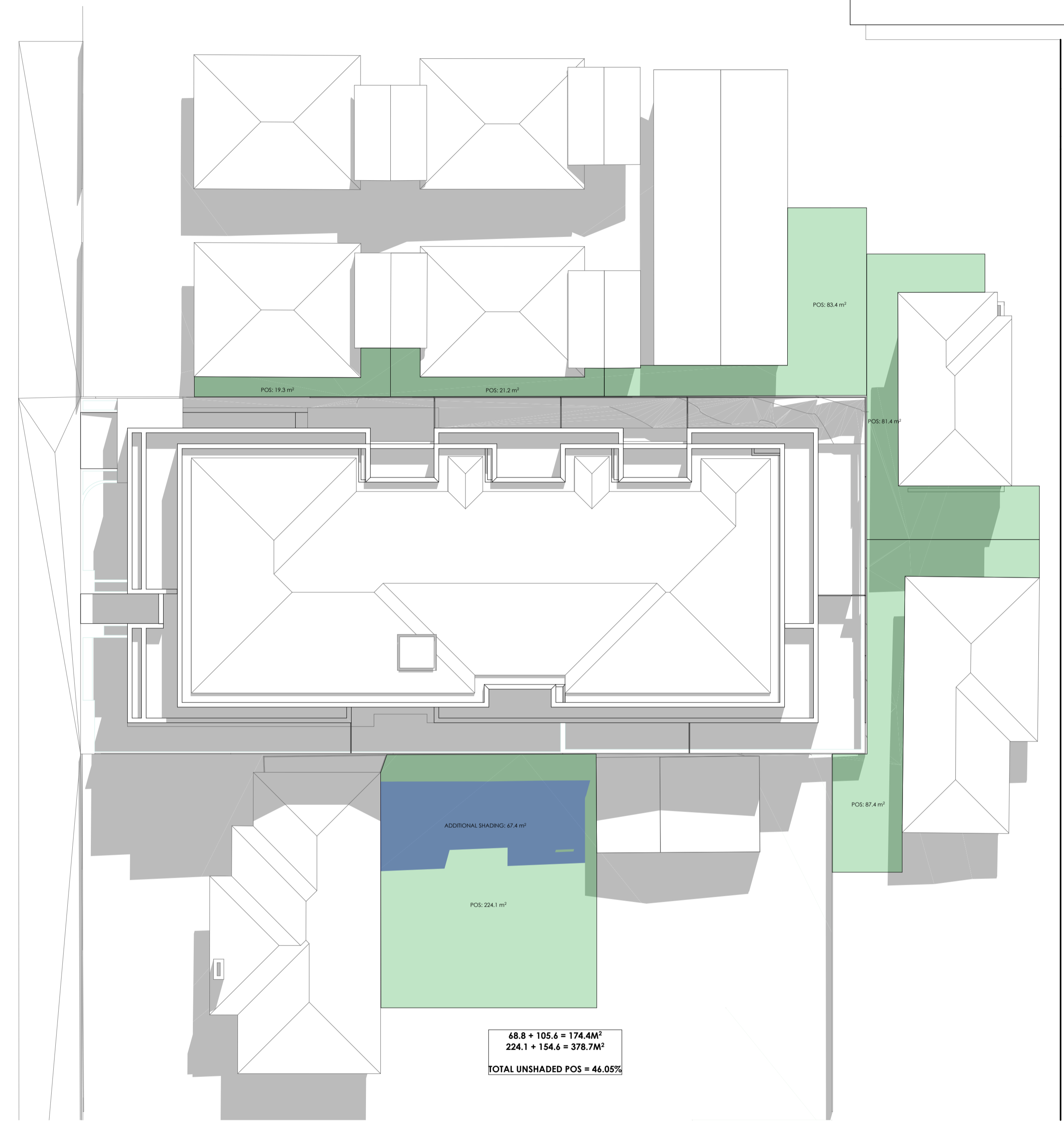
SHADOW DIAGRAMS LEGEND

 ADDITIONAL SHADOW CREATED BY PROPOSED WORKS

 PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 2PM
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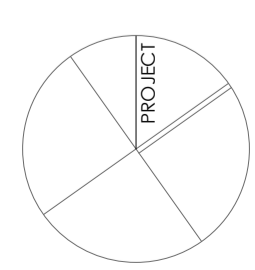


22 SEPTEMBER SHADOWS PROPOSED - 2PM
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ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

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ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA
ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 06
DWG NO.
TP606

REVISION
TP01

DRAWN DATE
AZ/CB/MD/JW08.12.2016

PROJECT NO.
16018
SCALE
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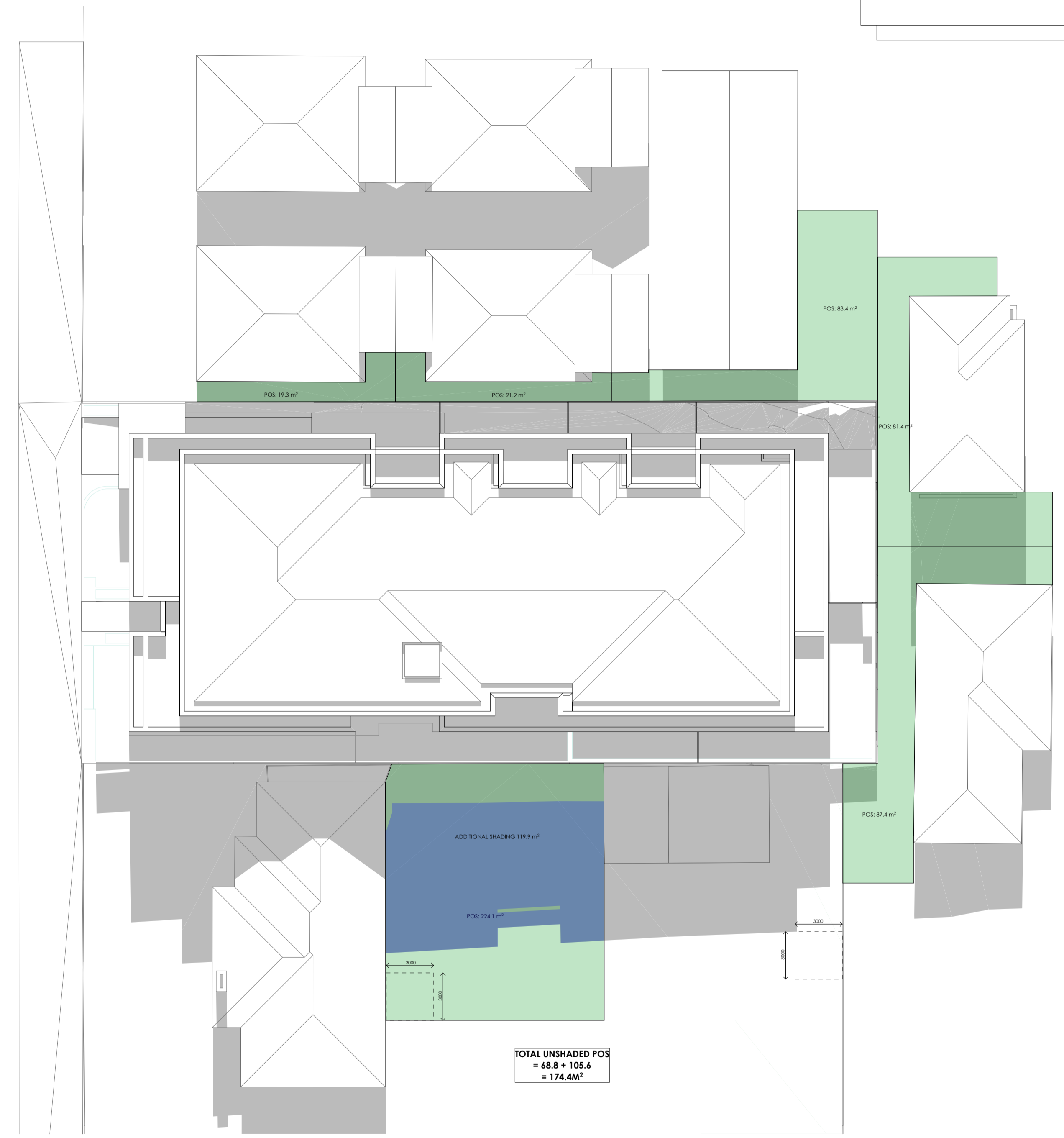
ISSUE FOR PLANNING APPROVAL

SHADOW DIAGRAMS LEGEND

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



22 SEPTEMBER SHADOWS EXISTING - 3PM
1:200

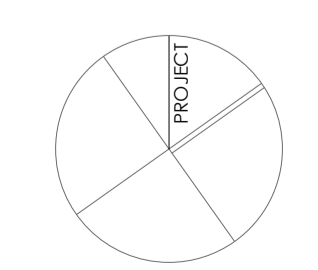


22 SEPTEMBER SHADOWS PROPOSED - 3PM
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ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

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TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA

ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SHADOW DIAGRAMS 07
DWG NO.
TP607

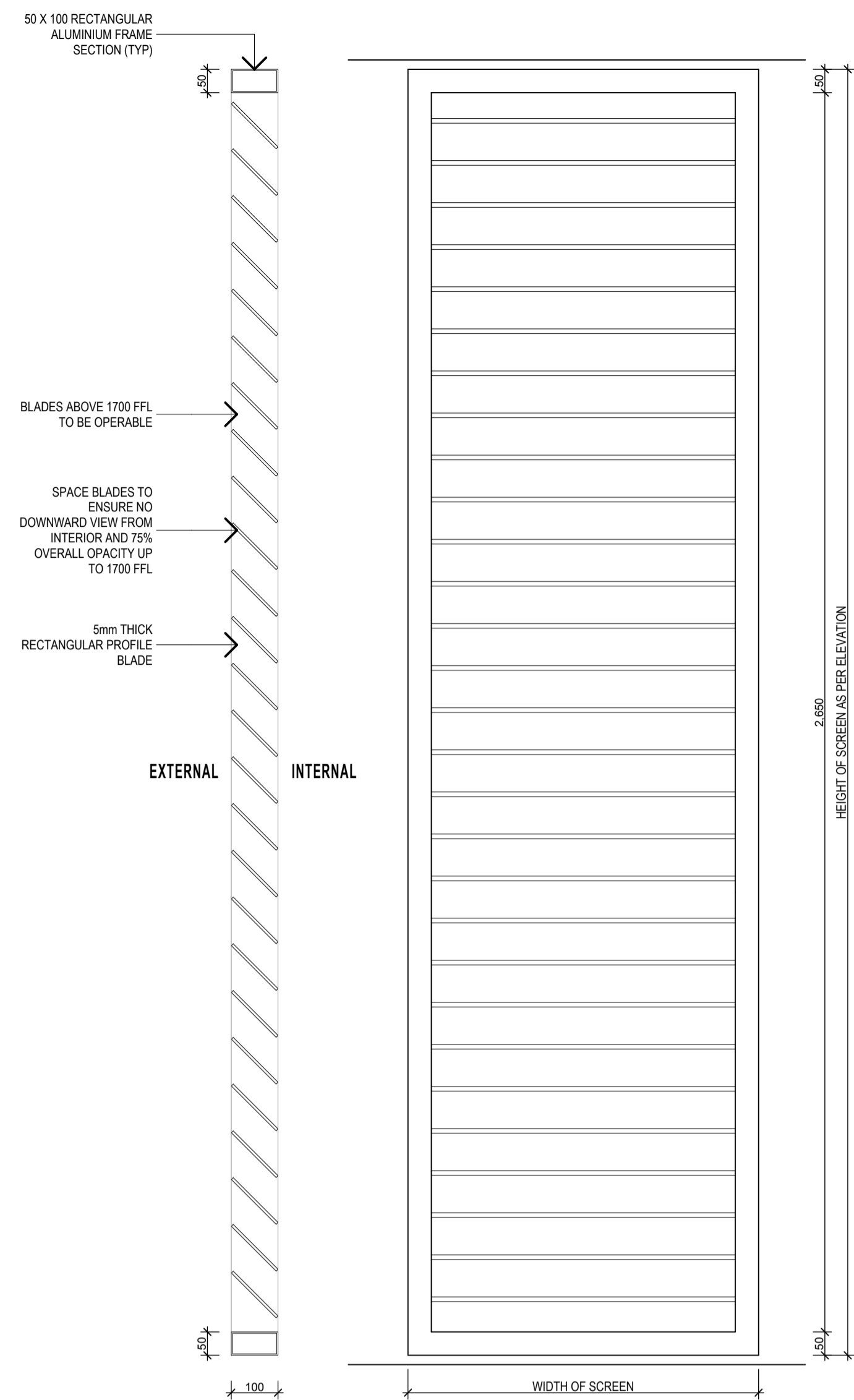
REVISION
TP01

DRAWN
AZ/CB/MD/JW08.12.2016

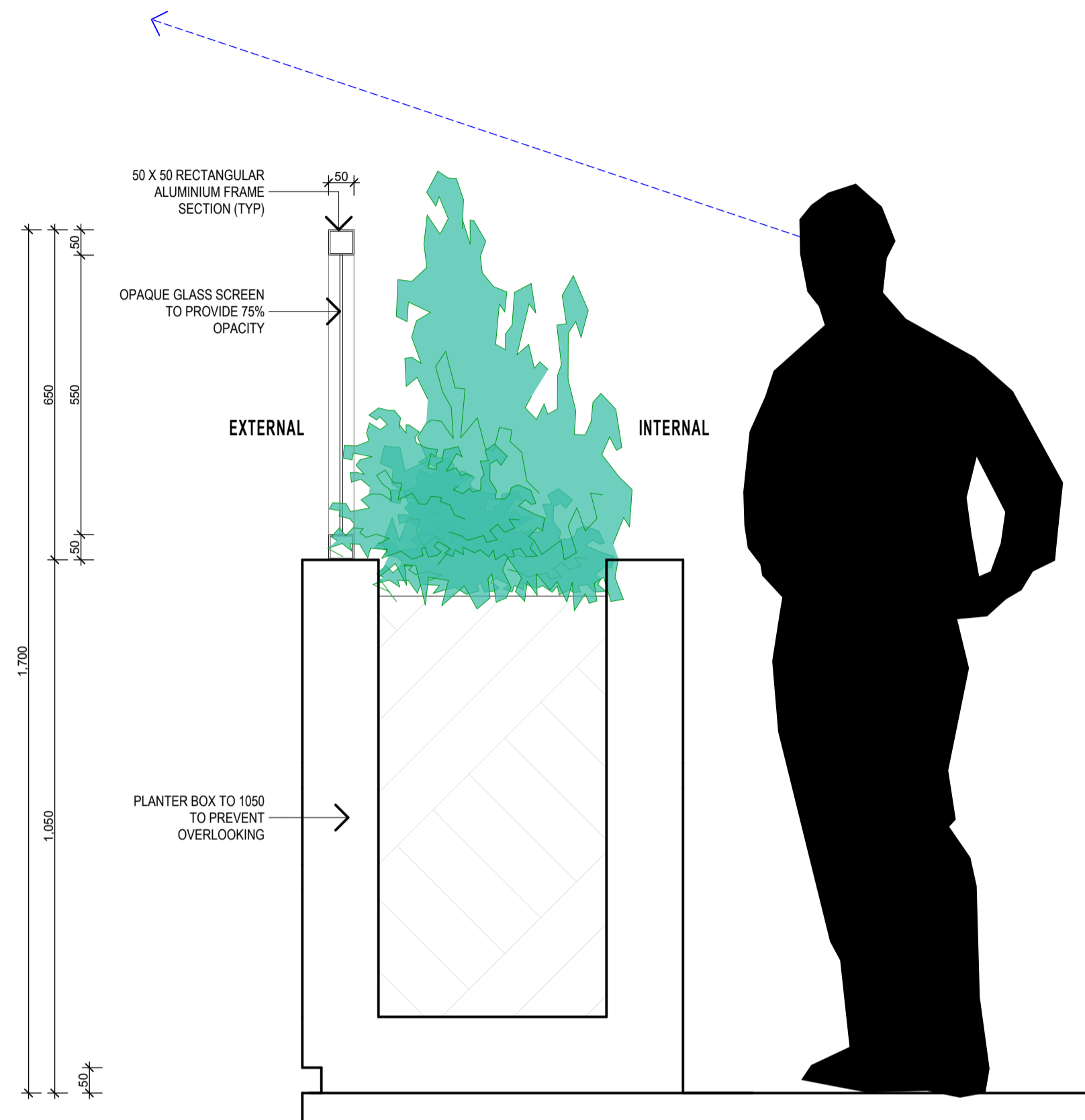
PROJECT NO.
16018

SCALE
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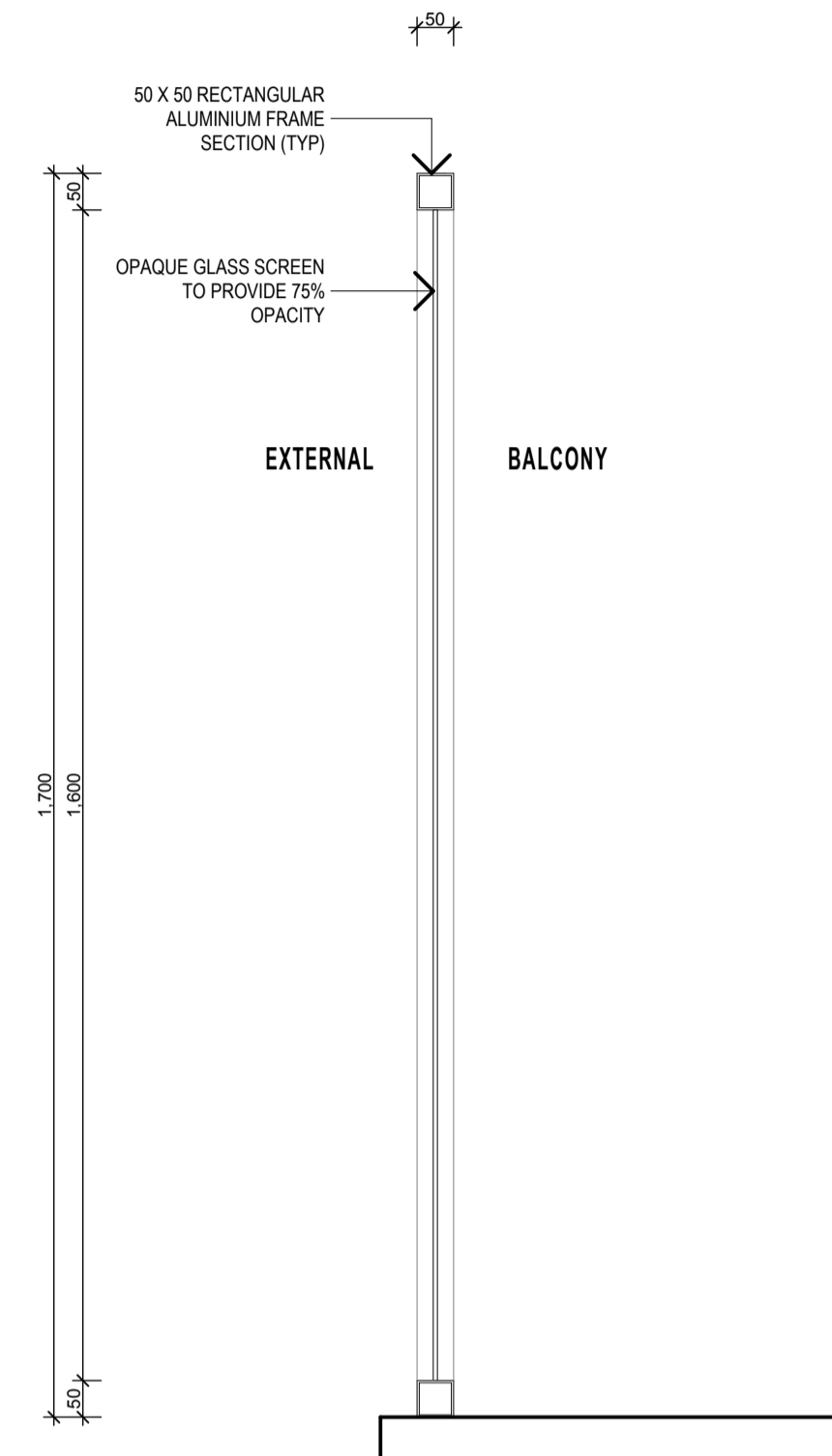
ISSUE FOR PLANNING APPROVAL



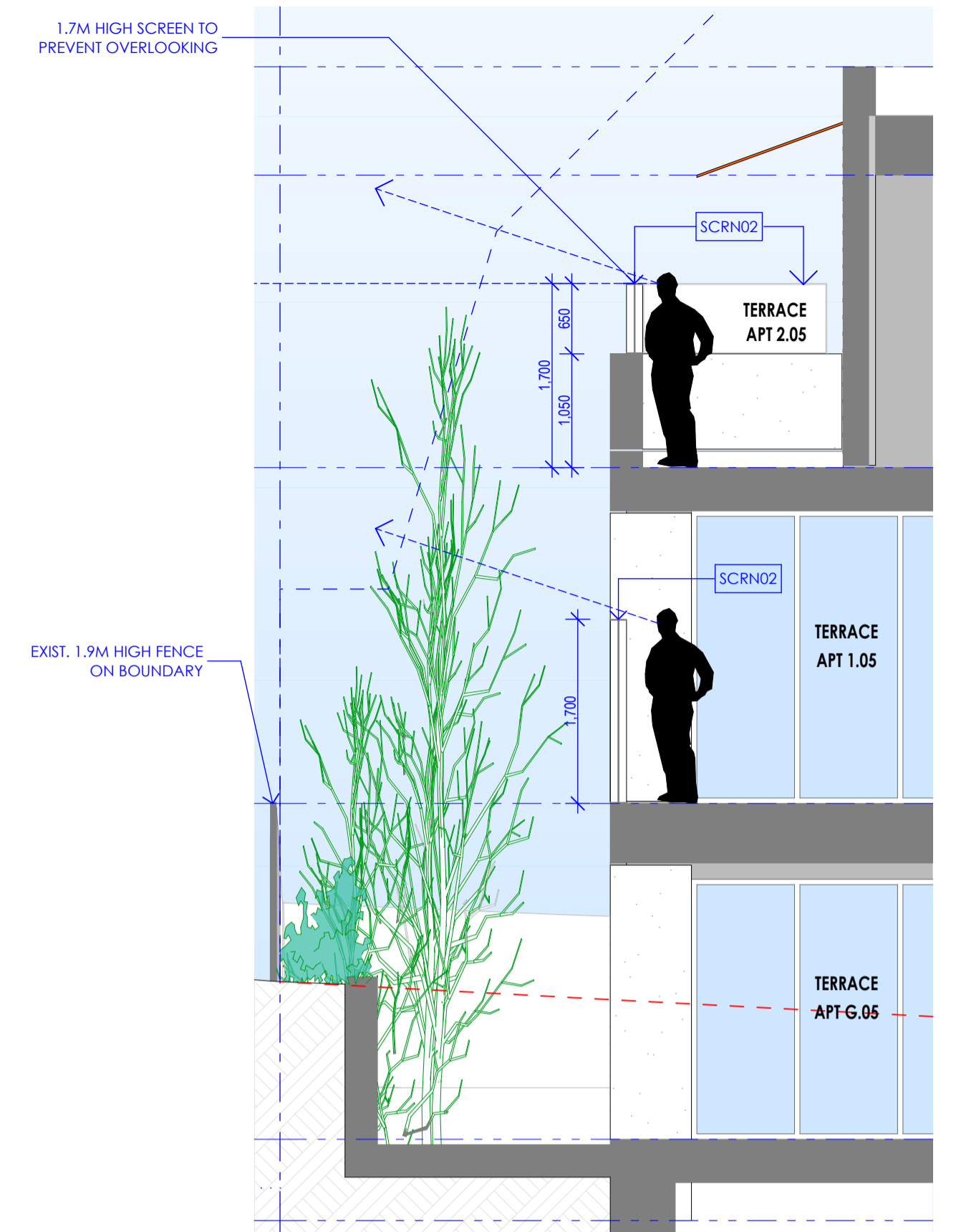
SCR N01 - FIXED WINDOW SCREEN TO PREVENT OVERLOOKING
1:10



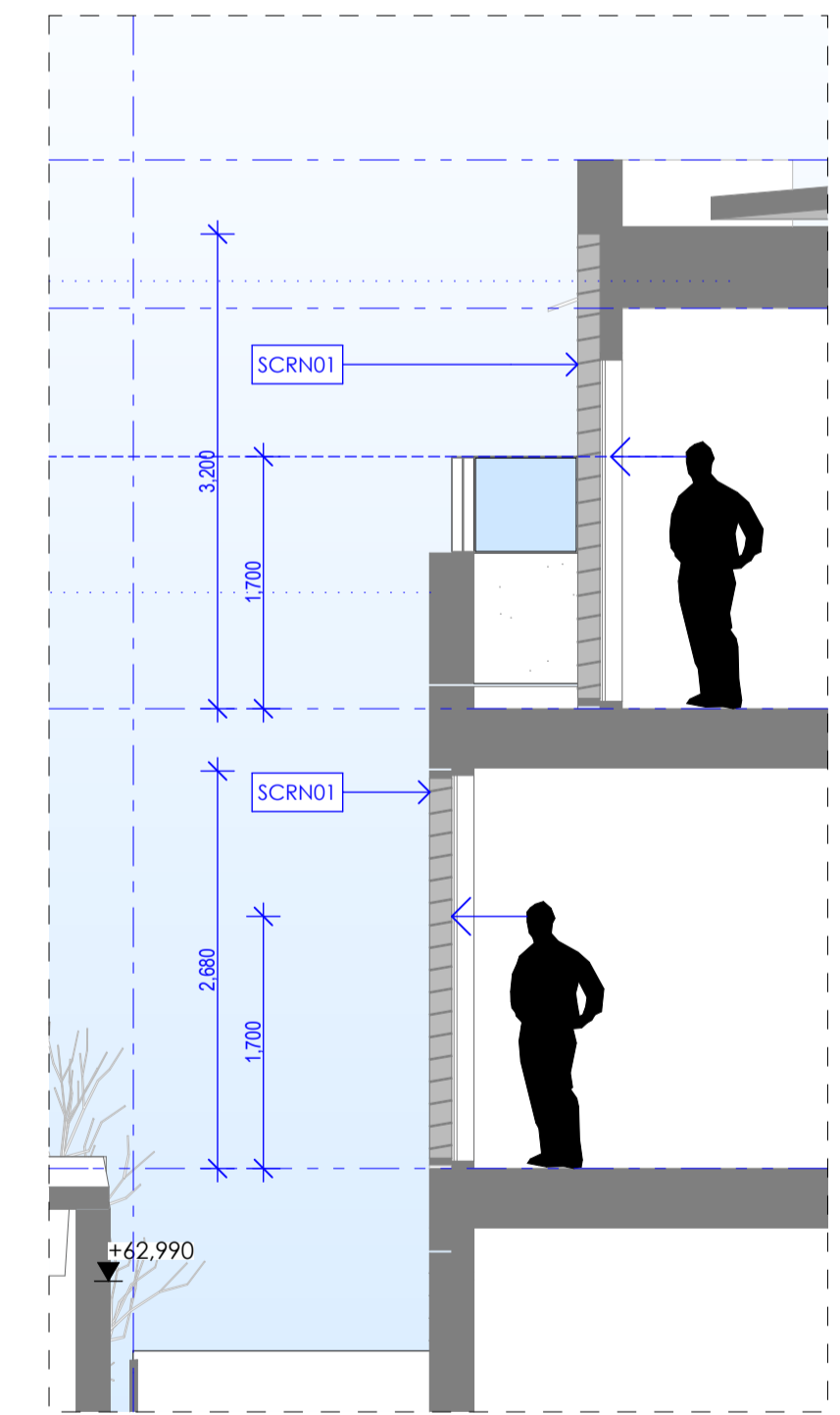
SCR N02 - FIXED SCREEN UP TO 1700 FFL TO PREVENT OVERLOOKING VIA 75% OPACITY
1:10



SCR N02 - FIXED SCREEN UP TO 1700 FFL TO PREVENT OVERLOOKING VIA 75% OPACITY
1:10



2 NORTH BOUNDARY SECTION 01
1:50



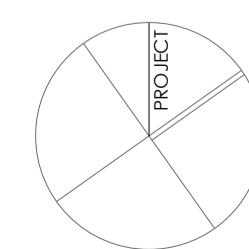
3 WEST BOUNDARY SECTION 01
1:50

1 TYPICAL SCREEN DETAILS
1:10

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

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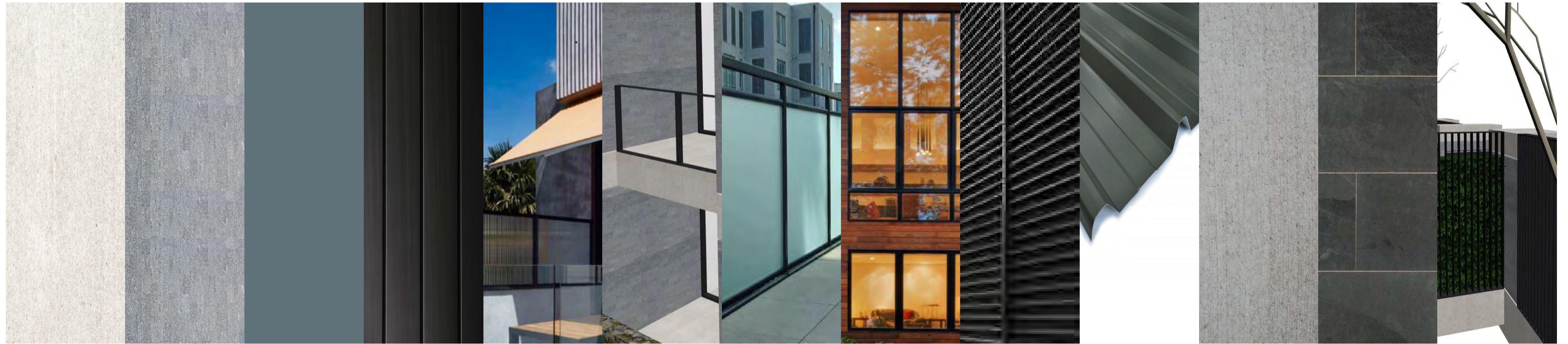


CAISSON DESIGN GROUP PTY LTD
TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA
ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
SCREEN DETAILS
DWG NO. TP01
REVISION TP01
DRAWN AZ/CB/MD/JW08.12.2016
DATE
SCALE VARIOUS

PROJECT NO.
16018

ISSUE FOR PLANNING APPROVAL



REND01 REND02 CLAD01 CLAD02 AWN01 BLSD01 BLSD02 GLAZ01 SCRNO1 ROOF01 CONC01 TILE01 FENC01

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	08.12.2016

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE

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CAISSON DESIGN GROUP PTY LTD
TRADING AS
ARCHITECTURE CAISSON
SUITE 3
14 WALLACE AVE TOORAK
VICTORIA 3142 AUSTRALIA
ABN 56 607 067 925
ACN 607 067 925
PH +61 3 9988 1919
WWW.CAISSON.COM.AU

PROJECT
CARINISH ROAD APARTMENTS
ADDRESS
179 CARINISH ROAD, CLAYTON VIC
DWG TITLE
EXTERNAL FINISHES
DWG NO. TP702
REVISION TP01
DRAWN DATE
AZ/CB/MD/JW08.12.2016
SCALE

ISSUE FOR PLANNING APPROVAL

PROJECT NO.
16018



EXISTING URBAN CONTEXT PLAN



PROPOSED URBAN CONTEXT PLAN

LEGEND

- SINGLE DWELLING
- MULTI-UNIT DEVELOPMENT
- COMMERCIAL USE
- PUBLIC SERVICES
- ON STREET PARKING

ISSUE	REASON FOR ISSUE	DATE
TP01	ISSUE FOR PLANNING APPROVAL	10.03.2017

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE

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 TRADING AS
ARCHITECTURE CAISSON
 SUITE 3
 14 WALLACE AVE TOORAK
 VICTORIA 3142 AUSTRALIA
 ABN 56 607 067 925
 ACN 607 067 925
 PH +61 3 9988 1919
 WWW.CAISSON.COM.AU

PROJECT
 CARINISH ROAD APARTMENTS
 ADDRESS
 179 CARINISH ROAD, CLAYTON VIC
 DWG TITLE
 URBAN CONTEXT PLAN
 DWG NO.
 TP801

REVISION
 TP01

DRAWN
 JW/MF

DATE
 10.03.2017

SCALE
 1:1000@A1

ISSUE FOR PLANNING APPROVAL

PROJECT NO.
 16018

NOTATIONS

- 1 THE LOCATION OF SURFACE FEATURES ONLY HAVE BEEN DETERMINED BY THIS SURVEY.
- 2 ALL SERVICES SHOWN HEREON HAVE BEEN DETERMINED BY DIRECT MEASUREMENT WHERE POSSIBLE. IF DIRECT MEASUREMENT WAS NOT POSSIBLE ON THE DATE OF SURVEY THEN THE LOCATION OF THAT SERVICE HAS BEEN DETERMINED FROM SERVICE AUTHORITY RECORDS.
- 3 PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE "DIAL BEFORE YOU DIG" AND/OR THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATIONS OF THOSE SERVICES UNABLE TO BE DETERMINED BY DIRECT MEASUREMENT ON THE DATE OF SURVEY.
- 4 THE LEVEL DATUM FOR THIS SURVEY IS THE AUSTRALIAN HEIGHT DATUM VIDE PM 673 PARISH OF MORDIALLOC RL 77.58.
- 5 CONTOURS SHOWN HEREON ARE INDICATIVE OF SITE TOPOGRAPHY ONLY AND SPOT LEVELS ARE ACCURATE ONLY AT THE SURVEY POSITIONS AS SHOWN.
THE CONTOUR INTERVAL FOR THIS PLAN IS 0.2 METRES.
WHOLE METRE CONTOURS ARE DENOTED BY CONTINUOUS LINES.
0.2 METRE CONTOURS ARE DENOTED BY BROKEN LINES.
- 6 TREE CANOPY SPREADS SHOWN HEREON ARE A GENERAL INDICATION OF THE DRIP LINE OF THE TREE CANOPY AND ARE NOT NECESSARILY SYMMETRICAL OR THE SHAPE SHOWN.
TREE TYPES STATED HEREON ARE A DESCRIPTION BASED ON GENERAL APPEARANCE TO ASSIST WITH LOCATION AND HAVE NOT BEEN VERIFIED BY AN ARBORIST.
- 7 THIS PLAN HAS BEEN PREPARED TO A SCALE OF 1:100 AND ANY MANIPULATION OF THIS PLAN TO ANY OTHER SCALE MAY IMPAIR THE ACCURACY OF THE DRAWING.
- 8 THE INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS AS EXISTED ON THE DATE OF SURVEY. SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY WORKS OR CHANGES TO SITE CONDITIONS UNDERTAKEN SINCE THAT DATE.
- 9 INTELLECTUAL PROPERTY REMAINS WITH SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD FOR THE INFORMATION SHOWN HEREON.
- 10 ALL NOTES SHOWN ON THIS PLAN ARE AN IMPORTANT AND AN INTEGRAL PART OF THIS PLAN. MUST REMAIN ON THIS PLAN AND MUST BE READ IN CONJUNCTION WITH THE PLAN DETAIL.
- 11 DATE OF SURVEY 11/08/2010

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE PURPOSE OF SUPPORTING AN APPLICATION FOR A TOWN PLANNING PERMIT ONLY BY MR G. HAYMAN

BUILDING SETBACKS SHOWN THUS HAVE BEEN MEASURED FROM EXISTING FENCING 10.0



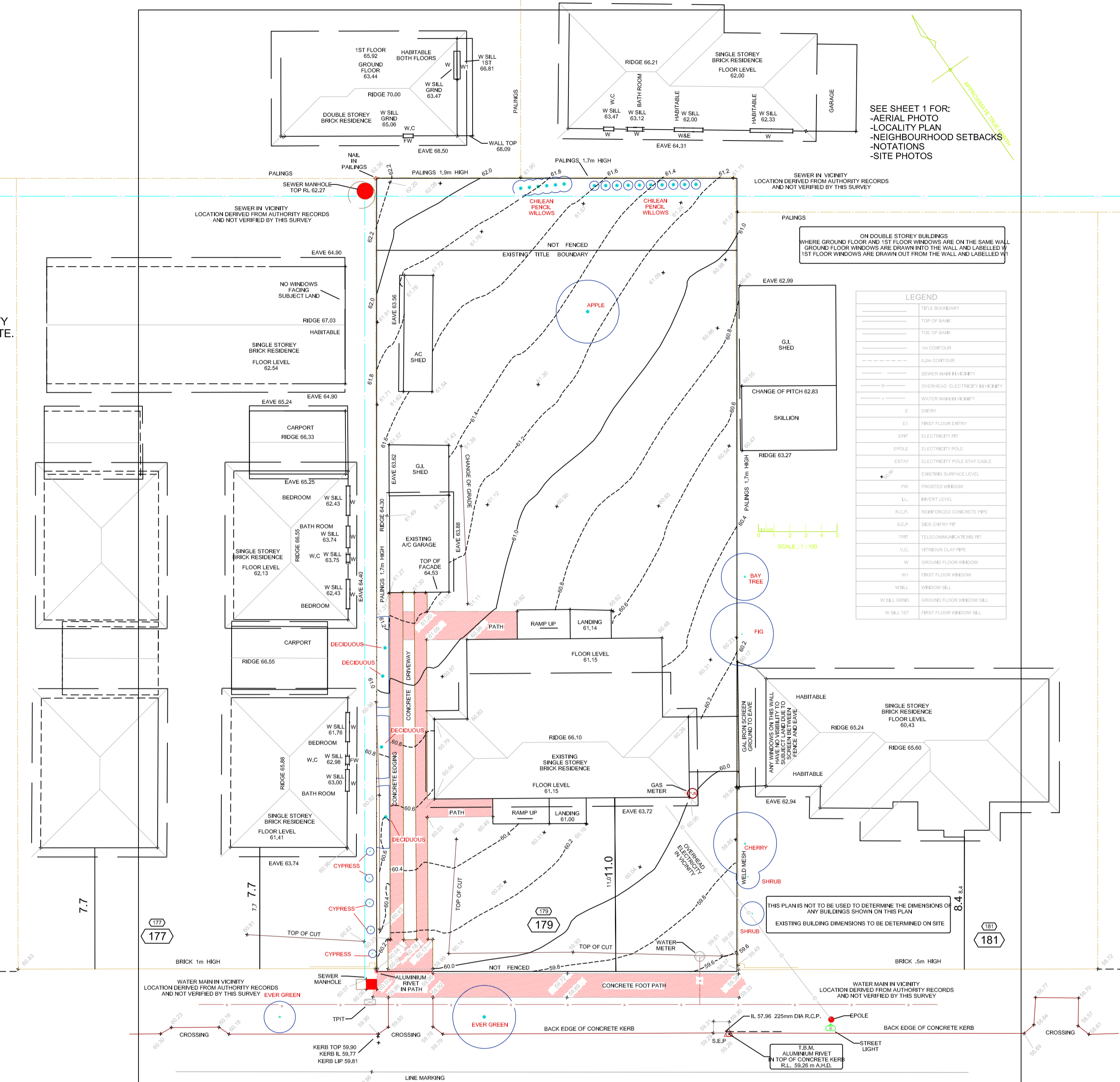
SEE SHEET 2 FOR:
-LEGEND
-SITE DETAIL

THE OUTLINE OF BUILDINGS SHOWN WITH DASHED LINES HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY AND ARE NOT SUBJECT TO SURVEY

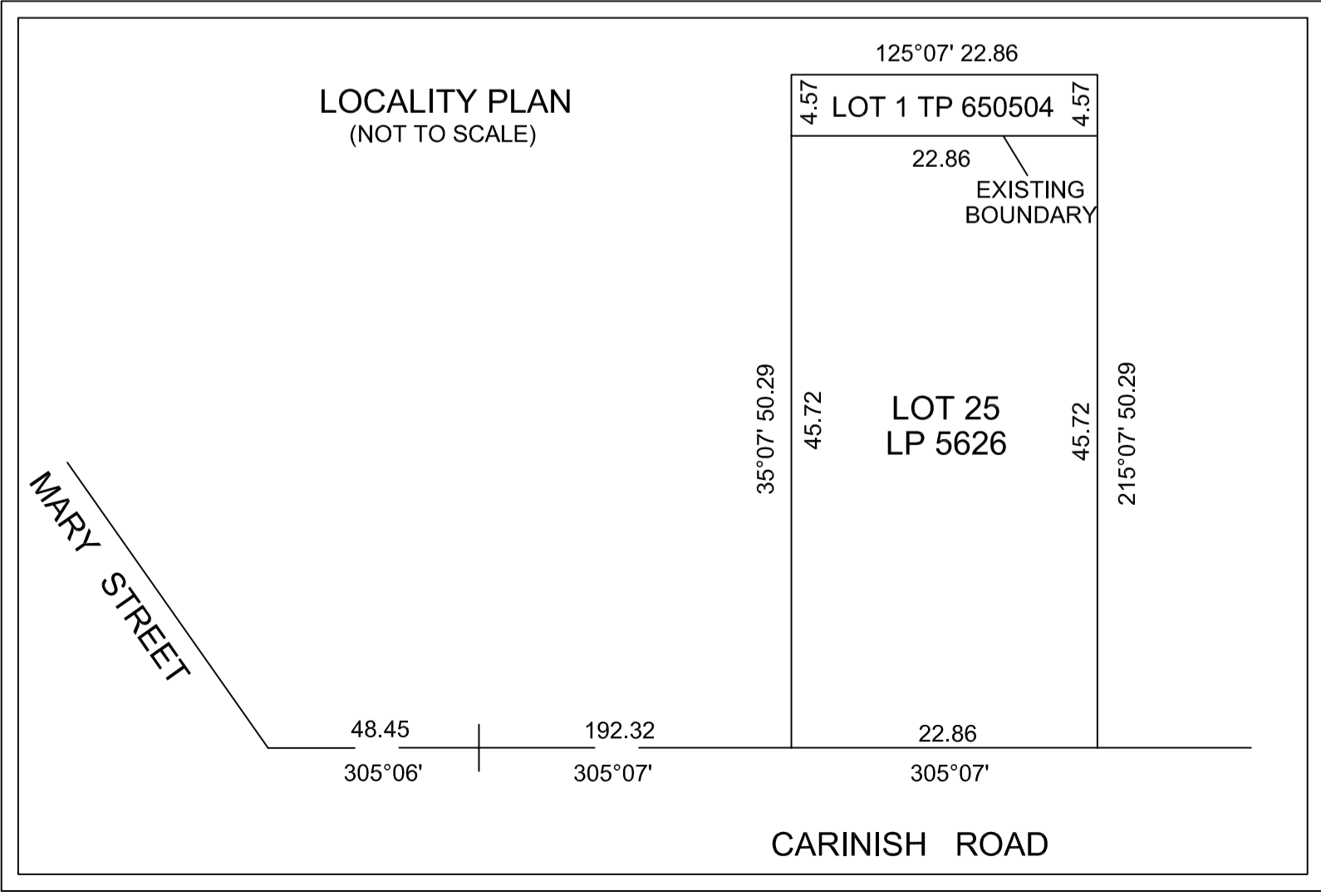
SEE SHEET 1 FOR:
-AERIAL PHOTO
-LOCALITY PLAN
-NEIGHBOURHOOD SETBACKS
-NOTATIONS
-SITE PHOTOS

LEGEND

[Symbol]	FIELD BOUNDARY
[Symbol]	TOP OF BANK
[Symbol]	TOE OF BANK
[Symbol]	RAIL CONTOUR
[Symbol]	RAIN CONTOUR
[Symbol]	SEWER MAIN VELOCITY
[Symbol]	OVERHEAD ELECTRICITY VELOCITY
[Symbol]	WATER MAIN VELOCITY
[Symbol]	ENTRY
[Symbol]	FIRST FLOOR ENTRY
[Symbol]	ELECTRICITY PIT
[Symbol]	ELECTRICITY POLE
[Symbol]	ELECTRICITY POLE ENTRY CABLE
[Symbol]	EMERGENCY SURFACE LEVEL
[Symbol]	PAVEMENT BOUNDARY
[Symbol]	WATER LEVEL
[Symbol]	NON-FENCED CONCRETE PILE
[Symbol]	SIDE ENTRY PILE
[Symbol]	TELECOMMUNICATIONS PILE
[Symbol]	UTERINE CLAY PILE
[Symbol]	GROUND FLOOR WINDOW
[Symbol]	FIRST FLOOR WINDOW
[Symbol]	WINDOW SILL
[Symbol]	GROUND FLOOR WINDOW SILL
[Symbol]	FIRST FLOOR WINDOW SILL



THIS PLAN IS NOT TO BE USED TO DETERMINE THE DIMENSIONS OF ANY BUILDINGS SHOWN ON THIS PLAN EXISTING BUILDING DIMENSIONS TO BE DETERMINED ON SITE



THE OUTLINE OF BUILDINGS SHOWN WITH DASHED LINES HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY AND ARE NOT SUBJECT TO SURVEY

BUILDING SETBACKS SHOWN THUS HAVE BEEN MEASURED FROM EXISTING FENCING 10.0

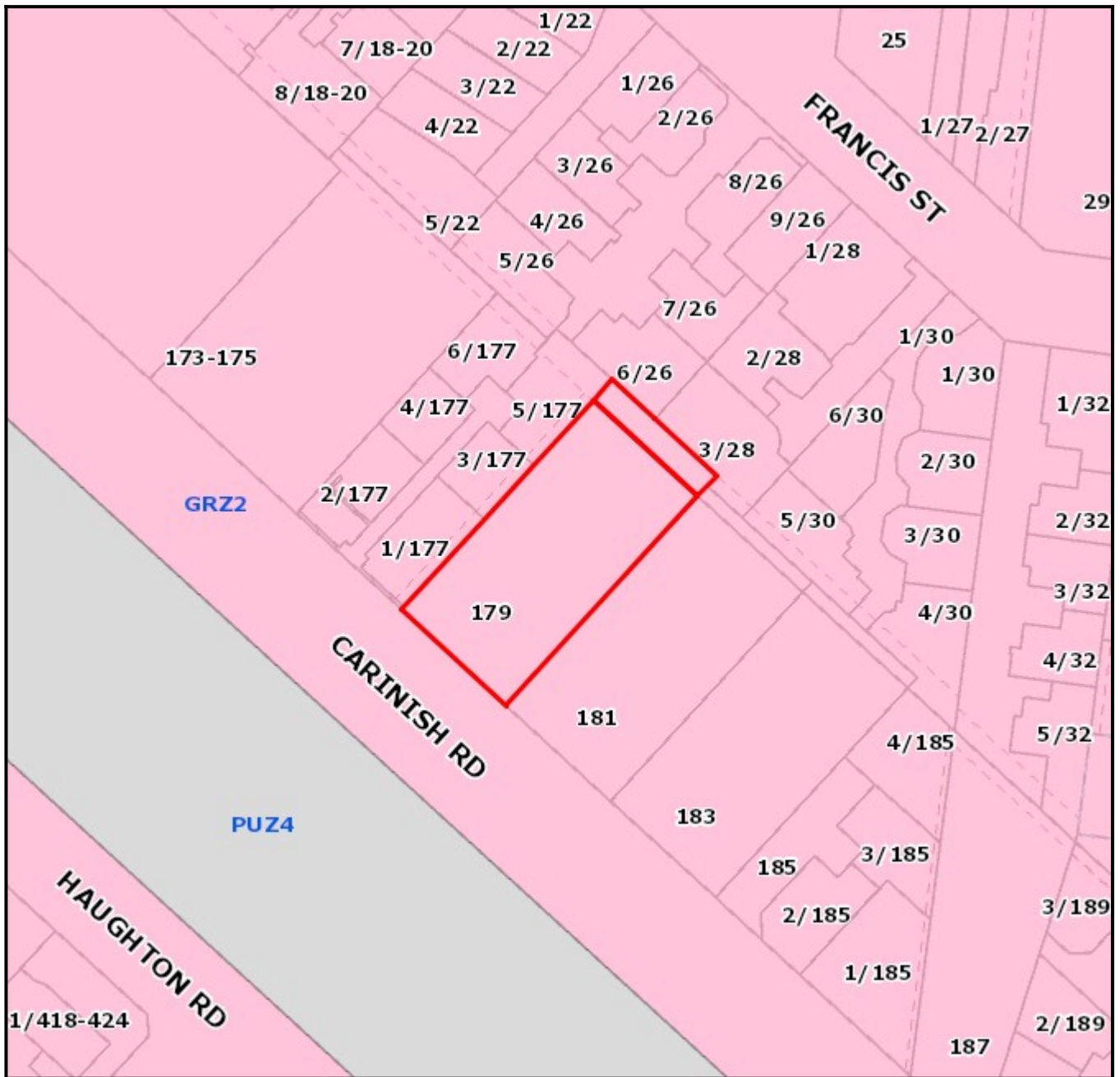
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Planning Overlays and Zones



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	

1:1000

Address

179 Carinish Road CLAYTON VIC 3168