

MULTI-RESIDENTIAL DEVELOPMENT 101-105 CLAYTON ROAD, OAKLEIGH EAST




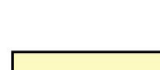
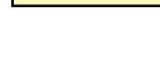
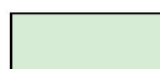



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LOCAL PLANNING CONTROLS

PLANNING ZONES	
	CA COMMONWEALTH LAND
	GRZ GENERAL RESIDENTIAL ZONE (SUBJECT SITE - GRZ3)
	RGZ RESIDENTIAL GROWTH ZONE
	PUZ PUBLIC USE ZONE
	PPRZ PUBLIC PARK & RECREATION ZONE
	SUZ SPECIAL USE ZONE
	INZ INDUSTRIAL USE ZONE
	CZ COMMERCIAL ZONE
	TRZ TRANSPORT ROAD ZONE

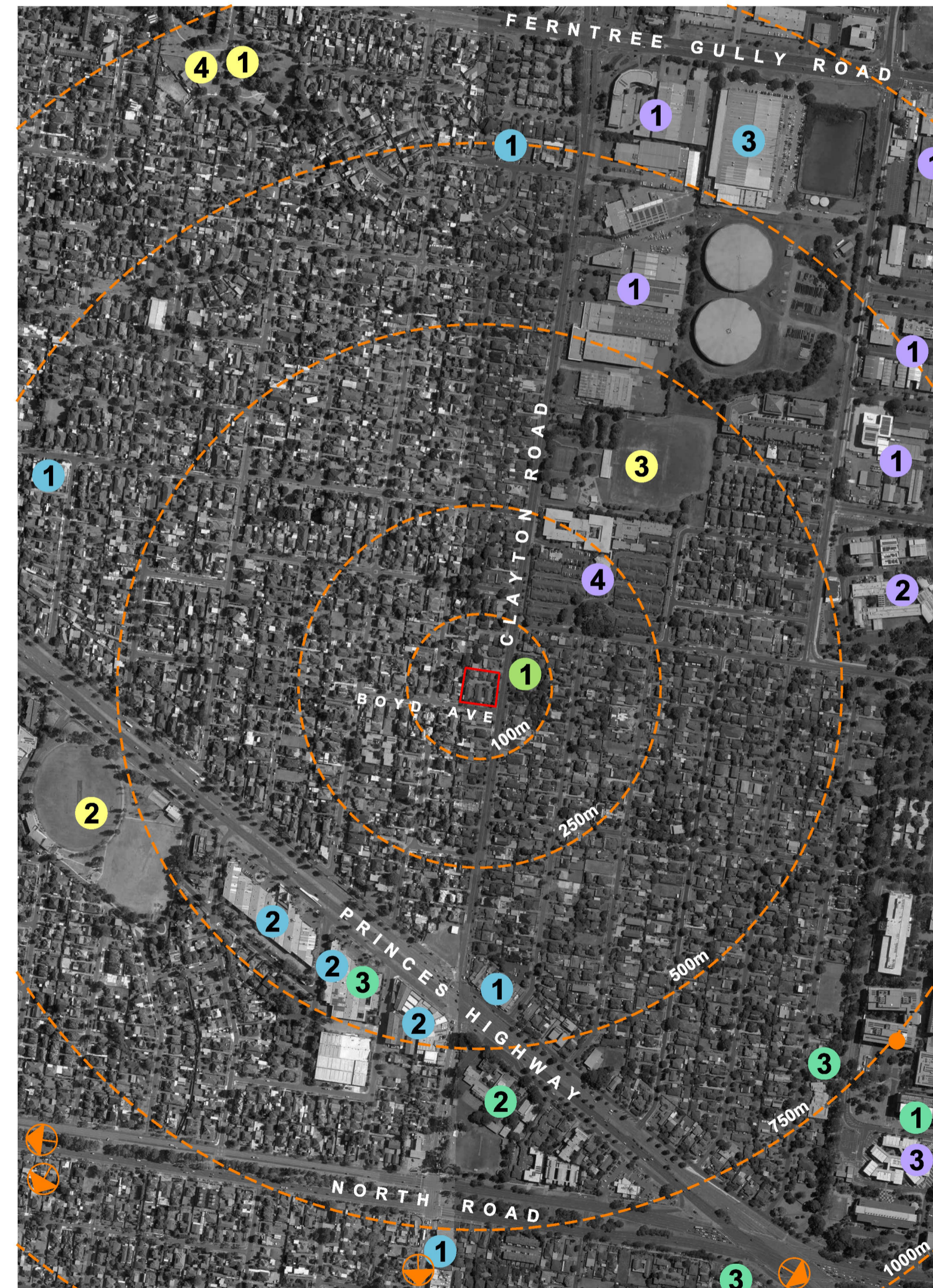
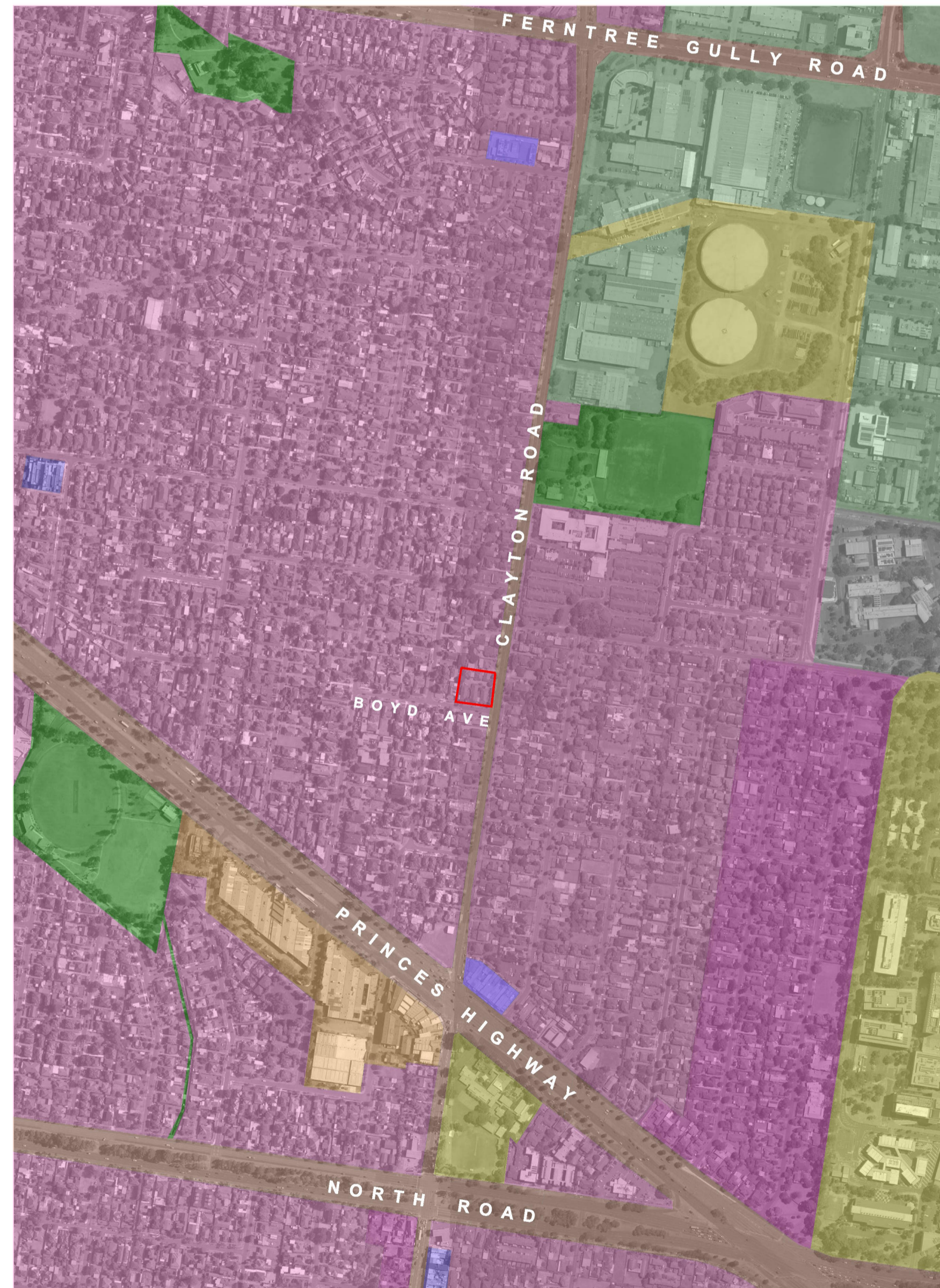
LOCAL AMENITY

GREEN SPACE & ACTIVITIES	RETAIL, FOOD & DRINK	FURTHER AWAY
1 FE HUNT RESERVE	1 STRIP SHOPS	 2,100m WOOLWORTHS
2 PRINCES HIGHWAY RESERVE	2 SHOPPING PRECINCT	 2,900m COLES
3 CARLSON AVENUE RESERVE	3 BUNNINGS	 4,100m MONASH MEDICAL CENTRE
4 SCOUT GROUP	EMPLOYMENT / BUSINESS ACTIVITY CENTRE	 3,200m SOUTH OAKLEIGH COLLEGE
MEDICAL	1 FTREE GULLY ROAD BUSINESS AREA	
1 MEDICAL CENTRE	2 CSIRO	
EDUCATION	3 MONASH UNIVERSITY	
1 MONASH UNIVERSITY	4 AGED CARE	
2 CLAYTON NORTH PRIMARY SCHOOL		
3 CHILDCARE		

LOCAL CONNECTIVITY

ROADS	PUBLIC TRANSPORT
 ARTERIAL ROAD	BUS ROUTES
 MAIN ROAD	733 OAKLEIGH - BOXHILL
 SIDE STREET	800, 802, 804, 862, 601, 900, 630, 703 & 631
 MINOR STREET, LANE, OR ALLEYWAY	 LOCAL BUS STOP
 4,800m MONASH FREEWAY ON-RAMP	 1,800m CLAYTON TRAIN STATION PACKENHAM / CRANBOURNE

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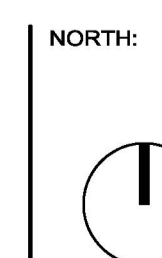
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B 08.02.23 RFI RESPONSE, NO CHANGE FROM ISSUE A.

ISSUE: DATE: AMENDMENT:
RFI RESPONSE
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PROJECT:
PROPOSED MULTI-UNIT DEVELOPMENT AT: 101-105 CLAYTON ROAD, OAKLEIGH EAST

DRAWING TITLE:
NEIGHBOURHOOD ANALYSIS



DRAWING No.:
TP-02
ISSUE:
B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.
DATE: FEB. 2022 JOB No.:
REF: 2036 - TP
DRAWN BY: KC **2036**

DEVELOPMENT CONTEXT

4,300m
568 NEERIM ROAD
HUGHESDALE

STAGE	COMPLETED
ZONE	GRZ2
DWELLINGS	26
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

1,800m
636 BLACKBURN ROAD
NOTTING HILL

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	19
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

3,200m
1 BERYL AVE
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ1, DP05
DWELLINGS	83 (18 3-STORY)
FLOOR LEVELS	3 MAX.
TYPOLGY	TOWNHOUSES

150m
115 CLAYTON ROAD
OAKLEIGH EAST

STAGE	PRE-DEVELOPMENT
ZONE	GRZ3
DWELLINGS	15
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES



3,000m
2 MILL ROAD,
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ5
DWELLINGS	5
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

2,600m
48 HAUGHTONS ROAD
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ3
DWELLINGS	2
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

250m
27 KOONAWARRA STREET
OAKLEIGH EAST

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	34
FLOOR LEVELS	3
TYPOLGY	APARTMENTS

650m
474-1478 NORTH ROAD
CLAYTON

STAGE	COMPLETED
ZONE	RGZ3
DWELLINGS	21
FLOOR LEVELS	3 + BASEMENT
TYPOLGY	TOWNHOUSES

750m
1726-1728 DANDENONG ROAD &
1453-1457 NORTH ROAD, CLAYTON

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	100 +
FLOOR LEVELS	4 + BASEMENT
TYPOLGY	STUDENT HOUSING

NEIGHBOURHOOD CONTEXT

DWELLING & STOREYS

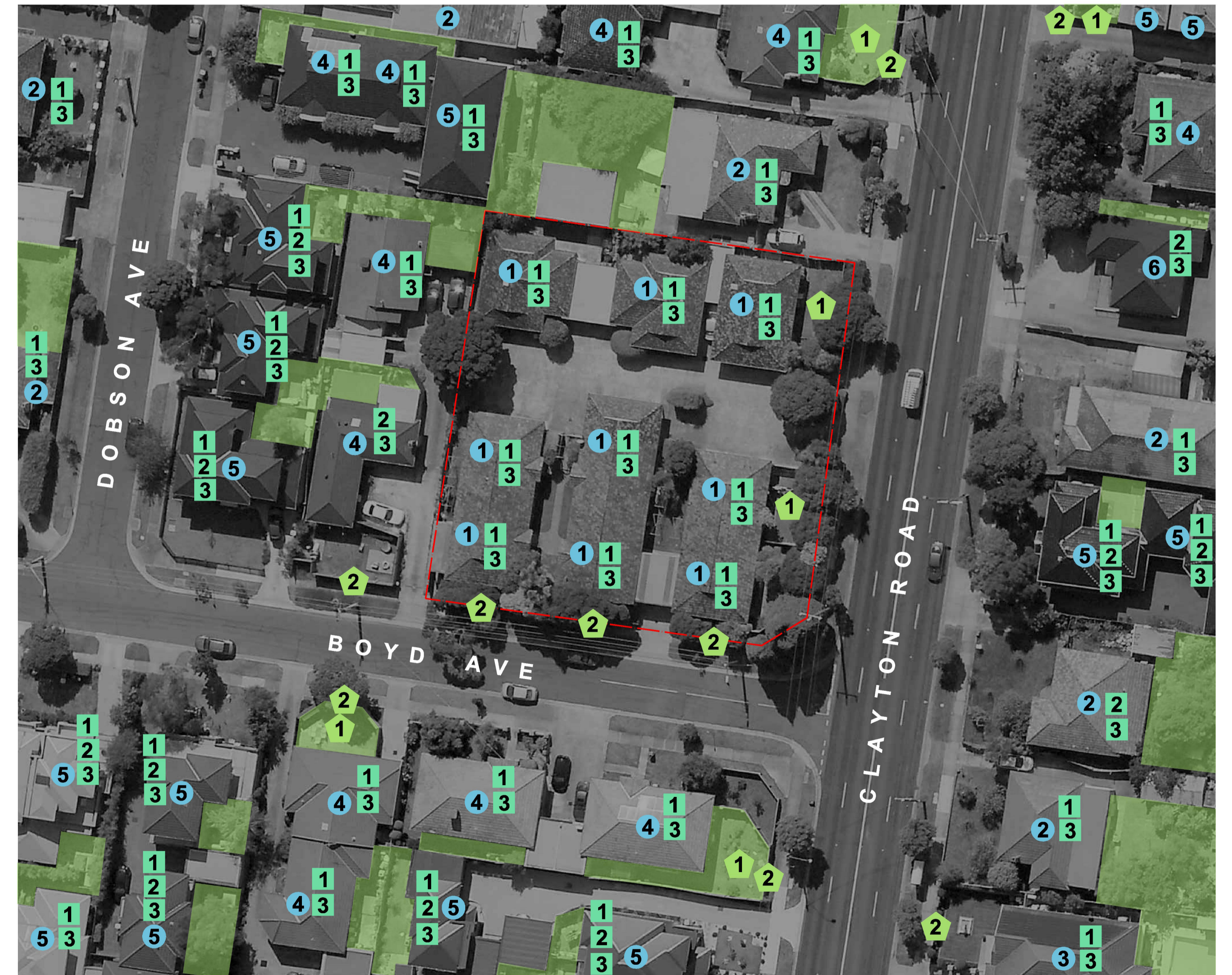
- 1 SUBJECT SITE
SINGLE STOREY DWELLING
- 2 SINGLE STOREY DWELLING ON
BLOCK
- 3 DOUBLE STOREY DWELLING ON
LOCK
- 4 MULTI-UNIT DEVELOPMENT /
SUBDIVISION
SINGLE STOREY DWELLING
- 5 MULTI-UNIT DEVELOPMENT /
SUBDIVISION
DOUBLE STOREY DWELLING
- 6 COMMERCIAL PREMISES

FACADE & FORM

- 1 BRICK FACADE
- 2 WEATHERBOARD FACADE
- 3 PITCHED ROOF

FENCE & PRIVATE OPEN SPACE

- PRIVATE OPEN SPACE
- 1 PRIVATE OPEN SPACE
IN FRONT SETBACK
- 2 > 1.5m HIGH FRONT FENCE



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PROJECT:
PROPOSED
MULTI-UNIT
DEVELOPMENT AT:
101-105 CLAYTON
ROAD, OAKLEIGH EAST

DRAWING TITLE:
NEIGHBOURHOOD
CONTEXT

NORTH:

DRAWING No.:
TP-03

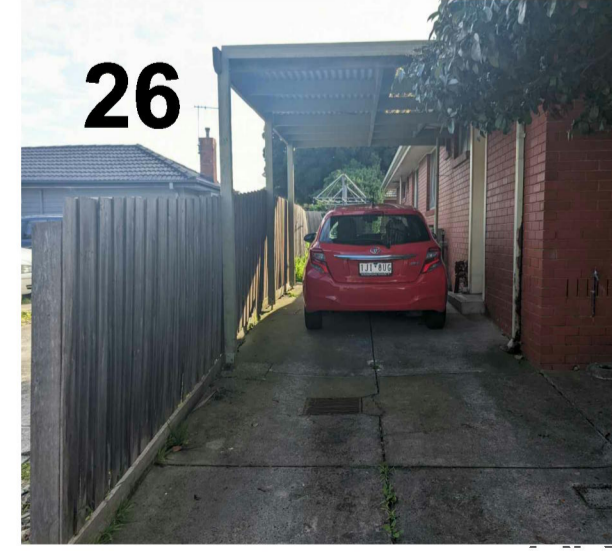
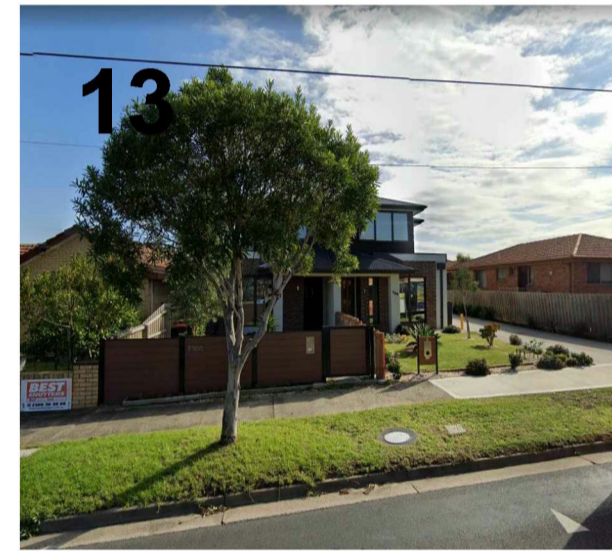
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DEVELOPMENT CONTEXT

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PROJECT:
PROPOSED
MULTI-UNIT
DEVELOPMENT AT:
101-105 CLAYTON
ROAD, OAKLEIGH EAST

DRAWING TITLE:
STREET
CONTEXT

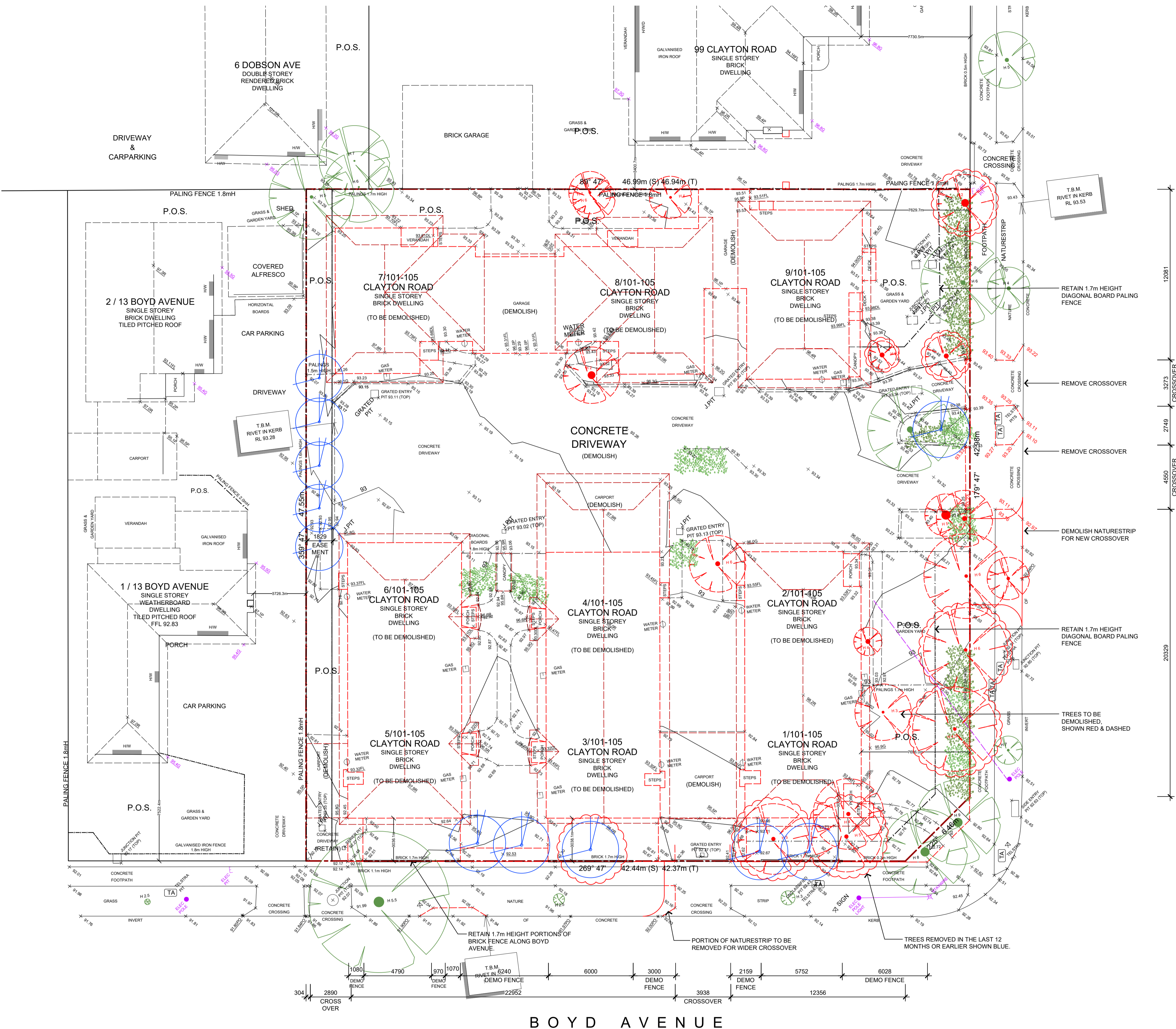
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TP-04

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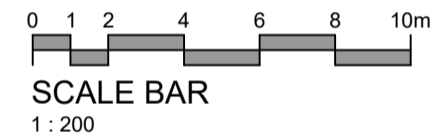
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BUILDING TO BE DEMOLISHED
 TREE REMOVED IN THE PAST 12 MONTHS, OR EARLIER (UNKNOWN REASON) REFER LANDSCAPE AMENDMENT PLAN: PROJECT No. 22-126 (SUBMITTED TO COUNCIL OCTOBER 2022)
 TREE/LARGE SHRUB TO BE REMOVED
 TREE TO BE RETAINED

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED LEGEND FOR DEMO TREES. - CORRECTED 2 TREES IN UNIT 1'S POS: NOW SHOWN AS TO BE REMOVED. - CORRECTED TO SHOW 1 TREE TO UNIT 3 AS "ALREADY REMOVED" (MISSED IN ORIGINAL PLANNING APPLICATION). - AMENDED TO REMOVE 3 TREES IN FRONT OF UNIT 9. - AMENDED TO REMOVE 1 TREE IN FRONT OF UNIT 2. - AMENDED TO REMOVE 1 TREE IN FRONT OF UNIT 1.



RFI RESPONSE
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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

NORTH:

DRAWING No.: **TP-05**

ISSUE: **B**

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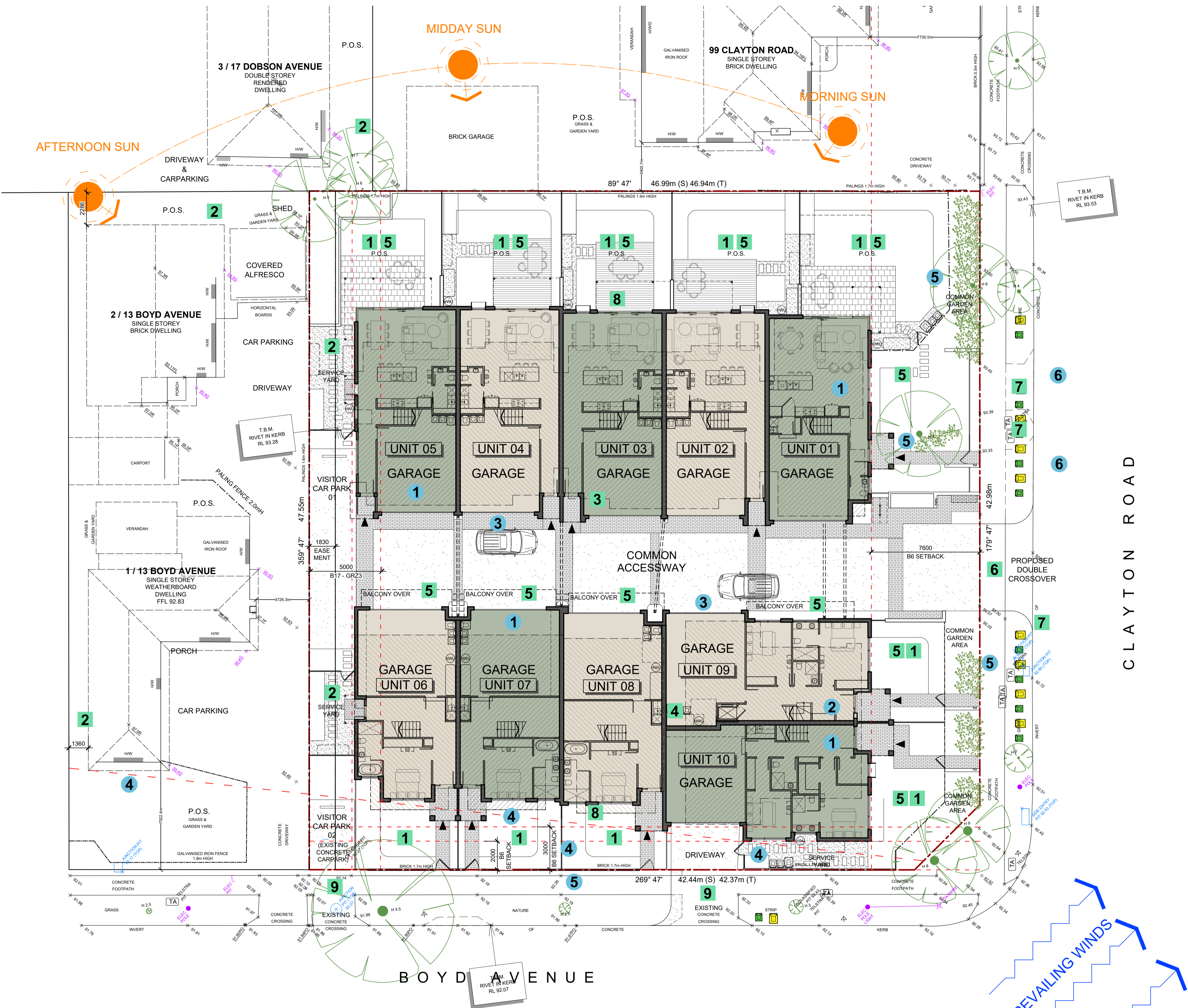
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EXISTING CONDITIONS AND DEMOLITION PLAN
 SCALE 1:150

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RFI
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DESIGN RESPONSE

NEIGHBOURHOOD CHARACTER

- 1 MIX OF LIVING TYPOLOGIES FOR DWELLING DIVERSITY, LIFESTYLE DIVERSITY AND INCOME DIVERSITY.
- 2 MIX OF DWELLING ACCESSIBILITY TO BE INCLUSIVE OF COMMUNITY NEEDS.
- 3 GARAGE DOORS MOVED OFF-STREET TO REDUCE GARAGE-DOMINANT STREET FRONTAGES
- 4 UNITS 06-10 ARE STAGGERED BACK FROM BOYD AVENUE TO TIE INTO THE SETBACK & CHARACTER OF FURTHER ALONG BOYD AVENUE.
- 5 INTEGRATION OF CONSTRUCTION DETAILS SEEN IN OLDER & NEWER EXISTING BUILDING STOCK OF THE AREA:
HIT & MISS BRICKWORK
LOWER LEVEL BRICK WALLS
BRICK FRONT FENCE
PITCHED ROOFS
PROJECTING ENTRY PORCH
- 6 OPPORTUNITY FOR NEW STREET TREES ALONG CLAYTON ROAD, IN KEEPING WITH MONASH CITY COUNCIL'S GARDEN CHARACTER

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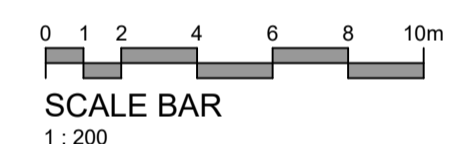
SITE LAYOUT AND BUILDING MASSING

- 1 PRIVATE LANDSCAPED AREAS FOR EACH DWELLING
- 2 DECREASED REAR SETBACK IN KEEPING WITH TYPICAL SMALL SETBACK NEIGHBOURHOOD CHARACTER.
- 3 REDUCED FOOTPRINT OF UPPER LEVELS ALLOWS FOR LIGHT PENETRATION TO SOUTHERN DWELLINGS & COMMON ACCESSWAY
- 4 CLEAR BREAK IN MASS AT FIRST FLOOR TO REDUCE OVERALL BULK.
- 5 NORTH-FACING S.P.O.S AND SECONDARY BALCONIES
- 6 ONE CROSSOVER TO CLAYTON ROAD, INSTEAD OF TWO CROSSOVERS AND A SPLASHBACK
- 7 REMOVE TWO SINGLE CROSSOVERS AND REDUNDANT CROSSOVER TO CLAYTON ROAD. INCREASE OF GREEN NATURESTRIP TO STREET FRONTAGE.
- 8 RHYTHMIC TOWNHOUSE FEEL OF DEVELOPMENT
- 9 MAINTAIN EXISTING CROSSOVER

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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**DESIGN REPOSE
PLAN**



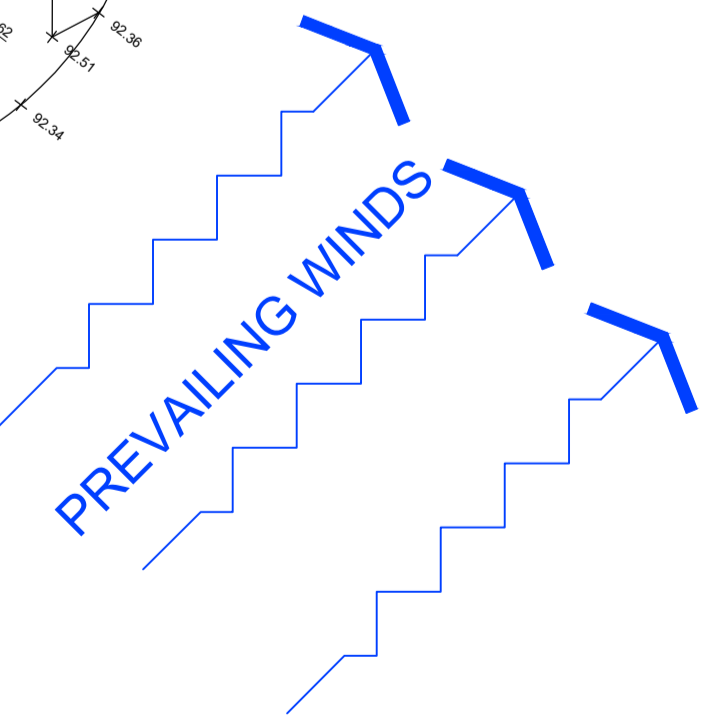
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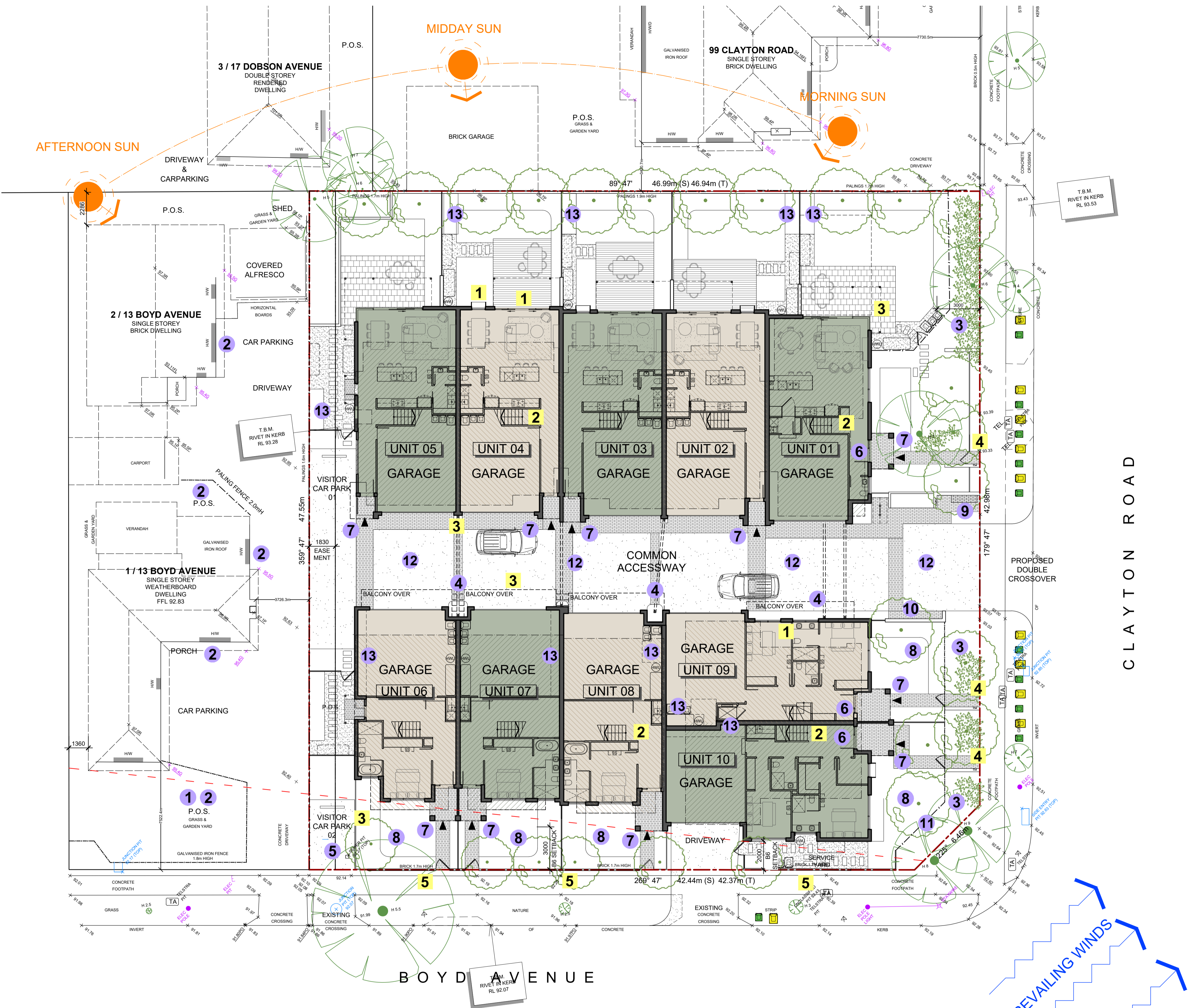
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REF: 2036 > TP
JOB No.:
DRAWN BY: KC
2036

DESIGN RESPONSE PLAN
SCALE 1:150





DESIGN RESPONSE

AMENITY

- 1 FURTHER OVERSHADOWING OF NEIGHBOURING PRIVATE OPEN SPACES ONLY OCCURS BETWEEN 9-10AM.
- 2 OVERLOOKING TO NEIGHBOURING WINDOWS & PRIVATE OPEN SPACE IS MITIGATED THROUGH PRIVACY DEVICES ON PROPOSED LEVEL 1 & 2
- 3 LARGE AND WELL PLANTED, COMMON GARDEN AREA OPEN TO CLAYTON ROAD
- 4 VEGETATION BREAKS ALONG COMMON ACCESSWAY
- 5 REUSE EXISTING CARPARK SPACE FOR NEW VISITOR CARPARK
- 6 DDA ACCESSIBLE FROM MUNICIPAL FOOTPATH TO INTERIOR OF GROUND FLOOR FOR UNITS 1, 9 AND 10.
- 7 CHANGE OF MATERIALS PROVIDES CLEAR VISUAL IDENTIFICATION OF ENTRY PORCHES AND SENSE OF ADDRESS
- 8 GROUND LEVEL GARDEN SPACE PROVIDED FOR REVERSE-LIVING DWELLINGS.
- 9 COMMUNITY BENCHSEAT ADJACENT PEDESTRIAN ENTRY AND LETTERBOXES.
- 10 PEDESTRIAN REFUGE ALONG COMMON ACCESSWAY
- 11 SITE AND STREET CORNER IS SOFTENED BY TREES AND WELL PLANTED COMMON GARDEN AREA.
- 12 VISUAL AND TACTILE CHANGE IN MATERIAL TO PROMPT VEHICLE DRIVERS OF SHARED ACCESSWAY.
- 13 SECURE AND PRIVATE EXTERNAL STORAGE TO EACH DWELLING

DETAILED DESIGN

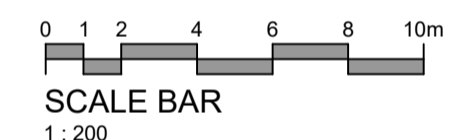
- 1 NORTH-FACING WINDOWS PROTECTED BY PERGOLAS, WINDOW HOODS OR PROJECTING ROOFS
- 2 CENTRALISED STAIR CORE ACTS AS THERMAL CHIMNEY FOR PASSIVE AIR CIRCULATION
- 3 ATTRACTIVE, MODERN AND WELL-PROPORTIONED FACADES PROVIDE VISUAL DIVERSITY TO THE NEIGHBOURHOOD & PROMINENT STREET CORNER.
- 4 PEDESTRIAN REFUGE OFF FOOTPATH FOR PRIVATE PEDESTRIAN GATES.
- 5 KEEP EXISTING BRICK FENCE TO RETAIN EXISTING NEIGHBOURHOOD CHARACTER AND SHOWCASE 1970'S BRICK CRAFTSMANSHIP.

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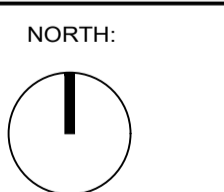


RFI RESPONSE
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PROJECT:
MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

DRAWING TITLE:
DESIGN REPOSE PLAN



DRAWING No.:
TP-08

ISSUE:
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DESIGN RESPONSE PLAN
SCALE 1:150



PLAN LEGEND

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- BP PROPOSED DWELLINGS
- CU CUPBOARD
- CC CONDENSER UNIT FOR HEAT/COOL
- Ex EXISTING
- FB FENCE - BRICK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- FL FLOOR LEVEL TO AUSTRALIAN HEIGHT DATUM
- HLW HIGHLIGHT WINDOW STARTS ABOVE 1.7m ABOVE FLOOR LEVEL
- MB MAILBOX
- PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS. MIN. 75% OBSCURED TO 1.7m ABOVE FL
- SL SKYLIGHT
- SS SPLIT SYSTEM
- TEL TELSTRA PIT
- TG TRANSLUCENT GLAZING MINIMUM 75% OBSCURED
- TPZ TREE PROTECTION ZONE
- WH WINDOW HOOD
- EXISTING TREE
- PROPOSED TREE
- 240L RECYCLING BIN
- 120L FOGO BIN
- 120L GARBAGE BIN

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B	08.02.23	RFI RESPONSE - AMENDED NOTE FOR RAINGARDEN - ADDED BINS IN COLLECTION POSITION ON NATURESTRIP - ADDED RETAINING WALL HEIGHT - ADDED NOTES FOR SURFACE FINISHES - ADDED TREE PROTECTION ZONES - NOTE ADDED FOR UNIT NUMBER AND IDENTIFICATION LIGHT TO FRONT OF ALL PORCHES & ALSO UNIT NUMBER TO STREET-FACING SIDE OF UNIT 2-5 PORCHES - "VERANDAH" CHANGED TO "PERGOLA" - CORRECTED UNIT 7 PORCH SETBACK DIMENSION - ADDED NOTE FOR DIRECTIONAL SIGNAGE TO UNITS 2-5 - AMENDED UNIT 4 & 5 POSE SIZE - NOTES & DIMENSIONS ADDED FOR FRONT SETBACK EXISTING FENCE - ADDED EXTRA NOTE FOR LIFT - ADDED EXTRA NOTE FOR ACCESSIBLE PATH OF TRAVEL

SCALE BAR
 1:100

RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
 MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166

DRAWING TITLE:
 GROUND LEVEL FLOOR PLAN

DRAWING No.:
 TP-09

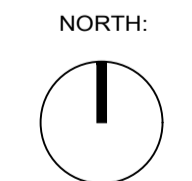
ISSUE:
 B

DATE: FEB. 2022
 REF: 2036 - TP

JOB No.:
 2036

DRAWN BY: KC

GROUND FLOOR PLAN
 SCALE 1:100





PLAN LEGEND

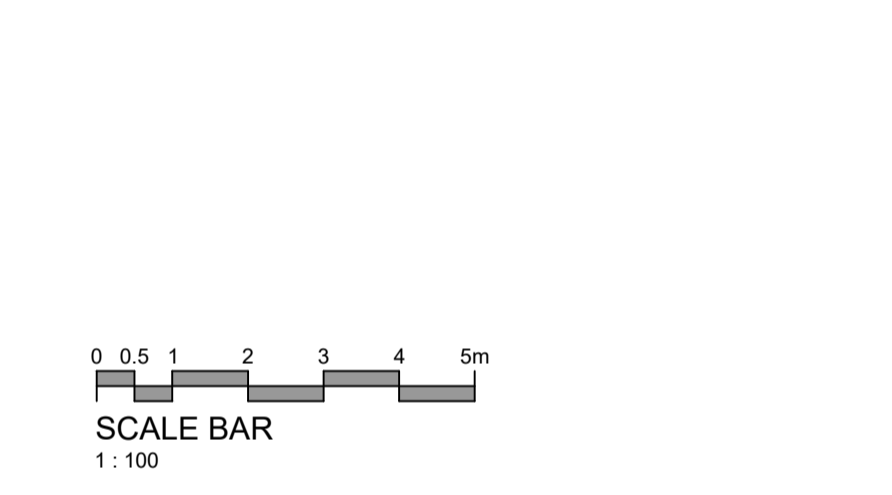
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- BP BRIDGE PATH
- C CUPBOARD
- CU CONDENSER UNIT FOR HEAT/COOL
- Ex. EXISTING
- FB FENCE - BRICK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- FL FLOOR LEVEL
- HLW HIGHLIGHT WINDOW
- MB MAILBOX
- PS PRIVACY SCREEN
- SL SKYLIGHT
- SS SPLIT SYSTEM
- TEL TELSTRA PIT
- TG TRANSLUCENT GLAZING
- TPZ TREE PROTECTION ZONE
- WH WINDOW HOOD
- EXISTING TREE
- PROPOSED TREE
- 240L RECYCLING BIN
- 120L FOGO BIN
- 120L GARBAGE BIN

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 W www.rpcarchitects.com.au

ISSUE: DATE: AMENDMENT:

A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - INCREASED IF BALCONY SIZE - OVERLOOKING SHOWN IN COMPLIANCE WITH B23. - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**LEVEL 1
 FLOOR PLAN**

NORTH:

DRAWING No.:
TP-10

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

LEVEL 1 FLOOR PLAN
 SCALE 1:100

BOYD AVENUE

CLAYTON ROAD



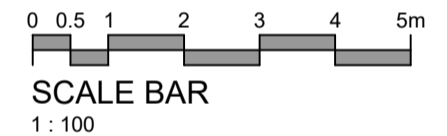
PLAN LEGEND

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- PROPOSED DWELLINGS
- BP BRIDGE PATH
- C CUPBOARD
- CU CONDENSER UNIT FOR HEAT/COOL
- Ex. EXISTING
- FB FENCE - BRICK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- FL FLOOR LEVEL TO AUSTRALIAN HEIGHT DATUM
- HLW HIGHLIGHT WINDOW STARTS ABOVE 1.7m ABOVE FLOOR LEVEL
- MB MAILBOX
- PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS. MIN. 75% OBSCURED TO 1.7m ABOVE FL
- SL SKYLIGHT
- SS SPLIT SYSTEM
- TG TELSTRA PIT
- TLG TRANSLUCENT GLAZING MINIMUM 75% OBSCURED
- TPZ TREE PROTECTION ZONE
- WH WINDOW HOOD
- EXISTING TREE
- PROPOSED TREE
- 240L RECYCLING BIN
- 120L FOGO BIN
- 120L GARBAGE BIN

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**LEVEL 2
 FLOOR PLAN**

NORTH:

DRAWING No.:
TP-11

ISSUE:
B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

LEVEL 2 FLOOR PLAN
 SCALE 1:150

BOYD AVENUE

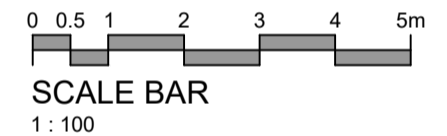
CLAYTON ROAD

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - INCREASED IF BALCONIES BELOW. - "VERANDAH" CHANGED TO "PERGOLA"

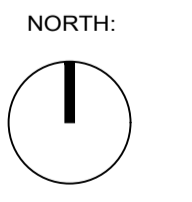


RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
ROOF PLAN



DRAWING No.:
TP-12

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 - TP
 DRAWN BY: KC

JOB No.:
2036

SHADOW DIAGRAM - 9am SEPTEMBER 22
 SCALE 1:150

BOYD AVENUE



SHADOW LEGEND

EXISTING SHADOWS

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ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

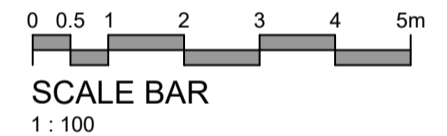
1 / 13 BOYD AVENUE OVERSHADOWING AT 9am

	m ²	%
TOTAL P.O.S. AREA	162.3	-
EXISTING SHADOWS	115.6	71.2 %
ADDITIONAL SHADOWS	6.1	3.7 %
TOTAL SHADOWS	121.7	74.9 %
AREA NOT IN SHADOW	40.6	25.0 %

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.



RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:

**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:

**SHADOW DIAGRAM
 9am SEPTEMBER 22**

NORTH:

DRAWING No.:

TP-13

ISSUE:

B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:

2036

SHADOW DIAGRAM - 9am SEPTEMBER 22
 SCALE 1:150

BOYD AVENUE

CLAYTON ROAD



SHADOW LEGEND

EXISTING SHADOWS

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ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

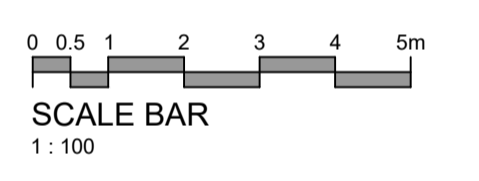
1 / 13 BOYD AVENUE OVERSHADOWING AT 10am

NO OVERSHADOWING OF POS

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.



RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:

MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166

DRAWING TITLE:

SHADOW DIAGRAM
 10pm SEPTEMBER 22

NORTH:

DRAWING No.:

TP-14

ISSUE:

B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

DATE: FEB. 2022

JOB No.:

REF: 2036 > TP

DRAWN BY: KC

2036

SHADOW DIAGRAM - 10am SEPTEMBER 22
 SCALE 1:150

BOYD AVENUE

CLAYTON ROAD



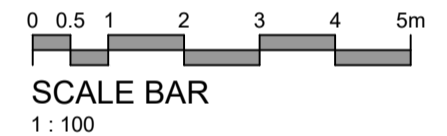
SHADOW LEGEND

EXISTING SHADOWS
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 ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

1 / 13 BOYD AVENUE OVERSHADOWING AT 12pm
 NO OVERSHADOWING OF POS

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 W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.



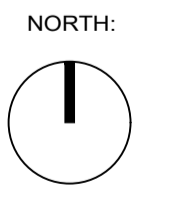
RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
 MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166

DRAWING TITLE:
 SHADOW DIAGRAM
 12pm SEPTEMBER 22



DRAWING No.:
TP-15

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

SHADOW DIAGRAM - 12pm SEPTEMBER 22
 SCALE 1:150

BOYD AVENUE

CLAYTON ROAD



SHADOW LEGEND

EXISTING SHADOWS

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ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

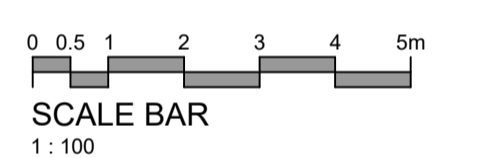
1 / 13 BOYD AVENUE OVERSHADOWING AT 3pm

NO OVERSHADOWING OF POS

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE, NO CHANGE FROM ISSUE A



RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:

**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:

**SHADOW DIAGRAM
 3pm SEPTEMBER 22**

NORTH:

DRAWING No.:

TP-16

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

ISSUE:

B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:

2036

SHADOW DIAGRAM - 3pm SEPTEMBER 22
 SCALE 1:150

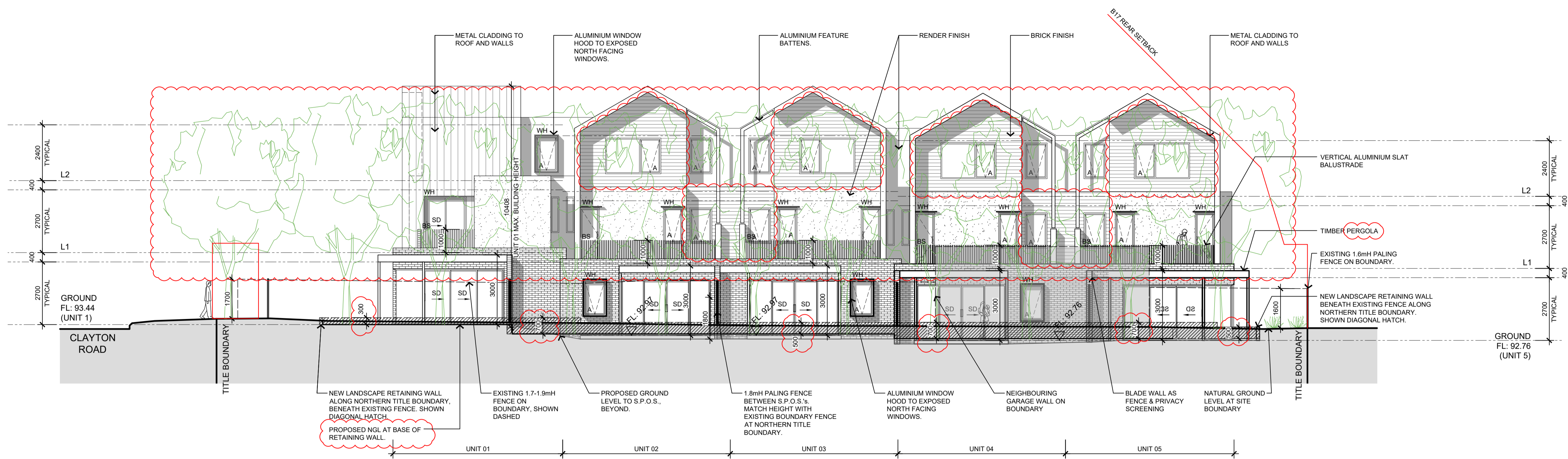
BOYD AVENUE

CLAYTON ROAD

ELEVATION LEGEND

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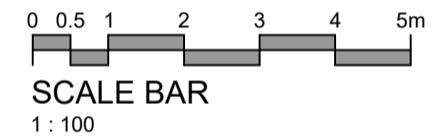
BS	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE



NORTH ELEVATION
SCALE 1:100

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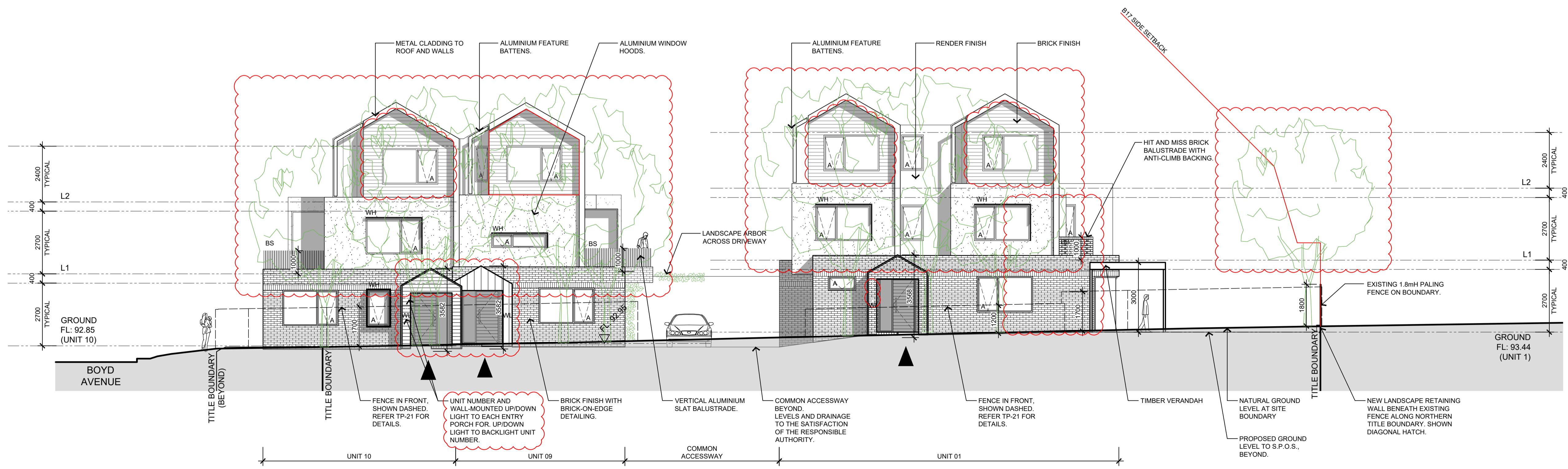
ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - HEIGHTS ADDED TO RETAINING WALL ALONG NORTH BOUNDARY - AMENDED PROPOSED TREE HEIGHTS - TREE REMOVED AT NORTH-EAST CORNER - EXISTING TREE REMOVED ALONG EAST - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH - "VERANDAH" CHANGED TO "PERGOLA" - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL



RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:
 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: NORTH:
**NORTH ELEVATION
 EAST ELEVATION**



EAST ELEVATION - CLAYTON ROAD
SCALE 1:100

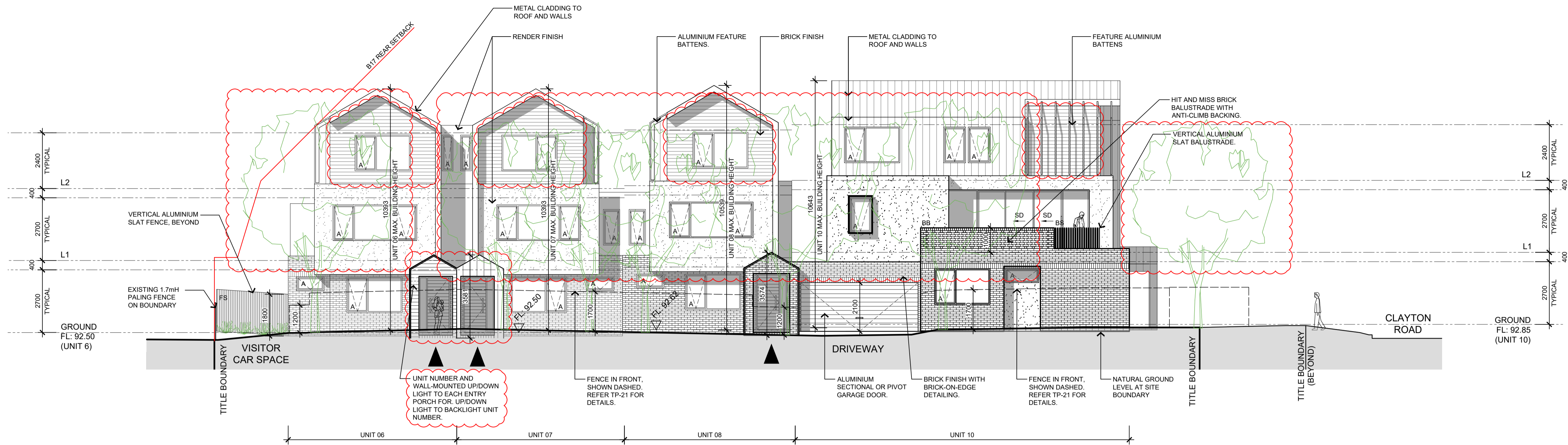
DRAWING No.:
TP-17
 ISSUE: B
 DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC
 JOB No.:
2036

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ELEVATION LEGEND

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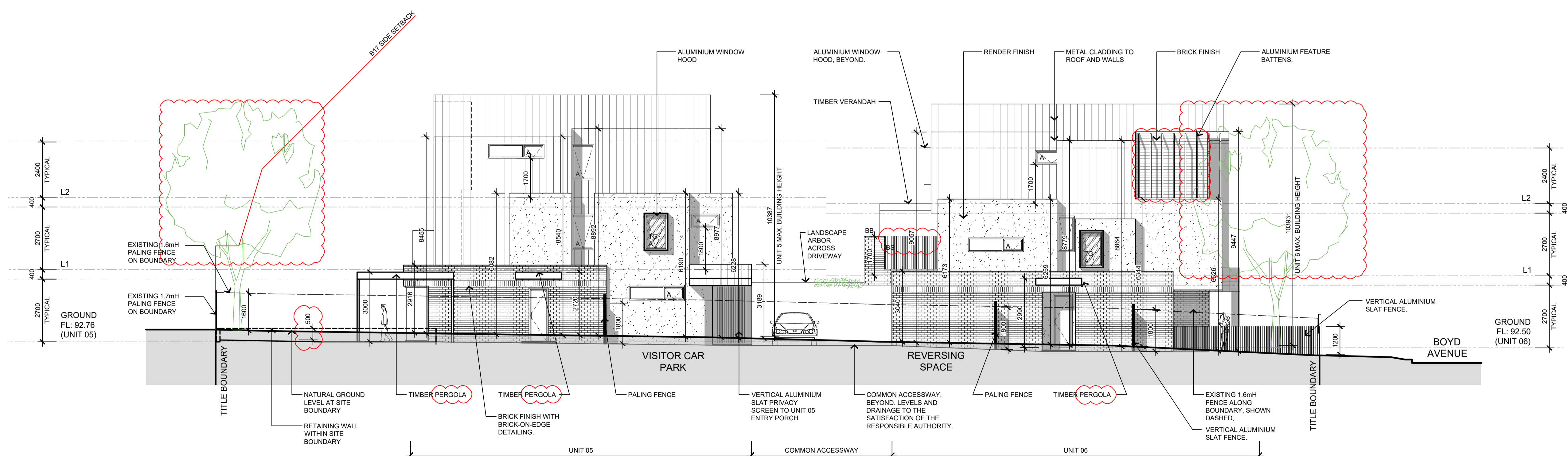
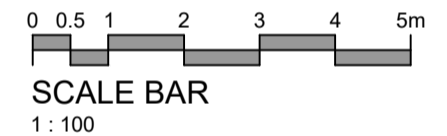
BS	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE



SOUTH ELEVATION - BOYD AVENUE
 SCALE 1:100

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - RETAINING WALL HEIGHT SHOWN. - AMENDED PROPOSED TREE HEIGHTS - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH. - "VERANDAH" CHANGED TO "PERGOLA" - CORRECTED BALUSTRADE HEIGHT TO UNIT 6 BALCONY. - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL



WEST ELEVATION
 SCALE 1:100

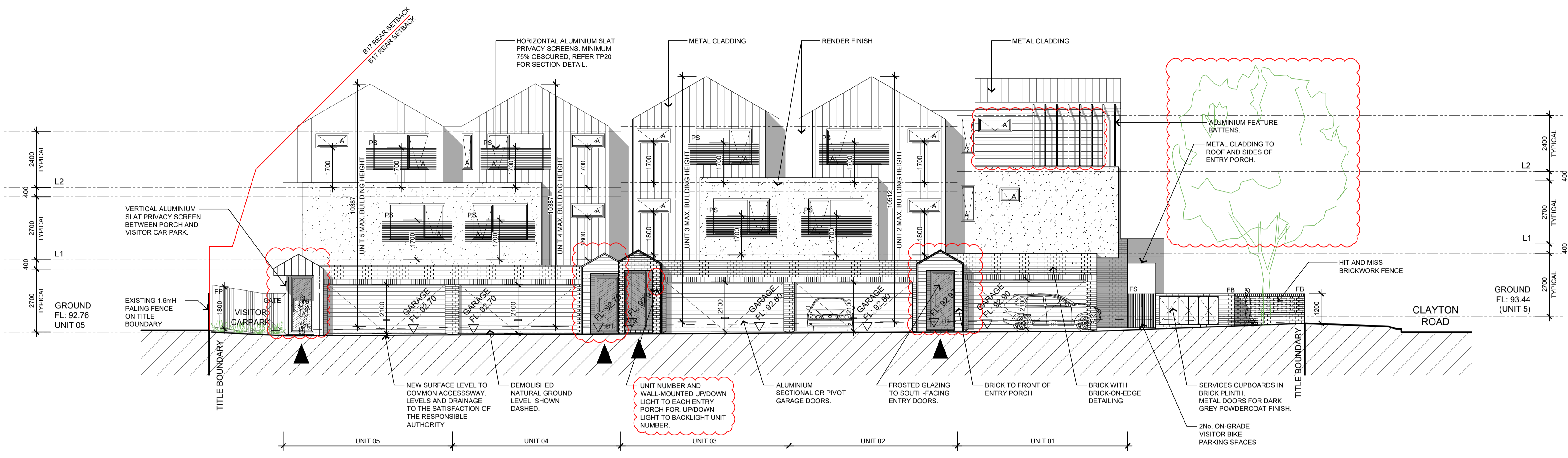
RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:
 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**
 DRAWING TITLE:
**SOUTH ELEVATION
 WEST ELEVATION**
 NORTH:

DRAWING No.:
TP-18
 ISSUE:
B
 WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.
 DATE: FEB. 2022
 REF: 2036 > TP
 JOB No.:
 DRAWN BY: KC
2036

ELEVATION LEGEND	
BS	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE

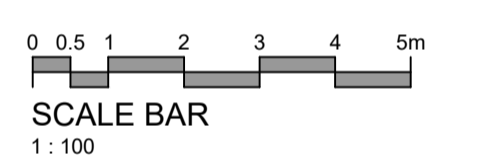
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NORTH ELEVATION (SITE INTERNAL)
 SCALE 1:100

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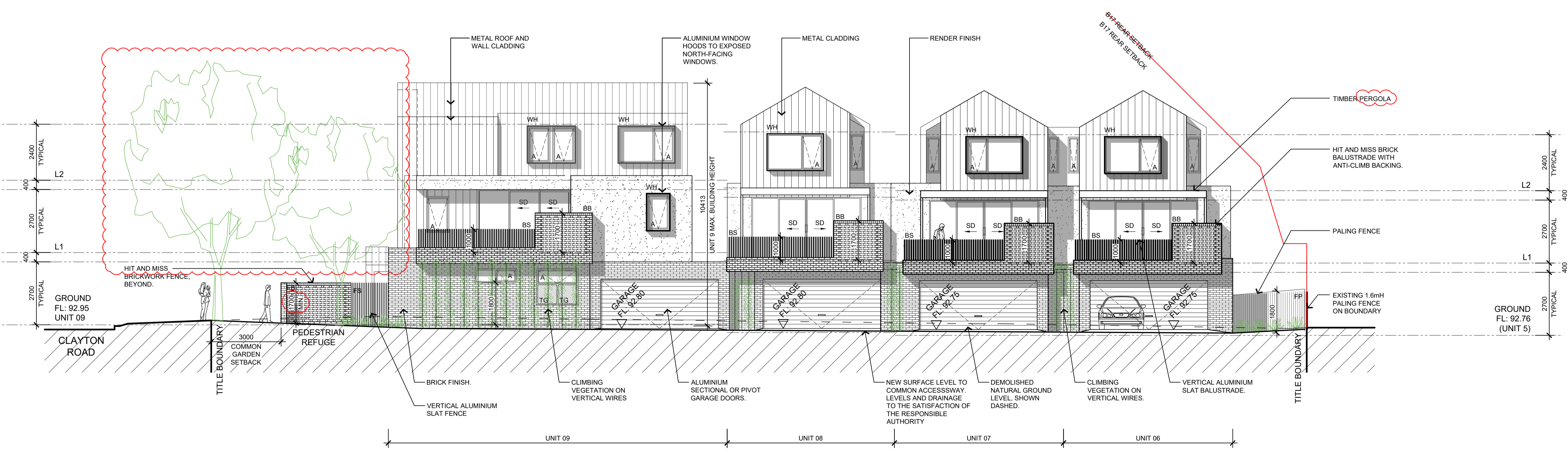
ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS. - BRICK FENCE DIMENSION CORRECTED TO SUIT FENCE HEIGHT. - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH. - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL - "VERANDAH" CHANGED TO "PERGOLA"



RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:
 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: NORTH:
**NORTH ELEVATION (INTERNAL)
 SOUTH ELEVATION (INTERNAL)**

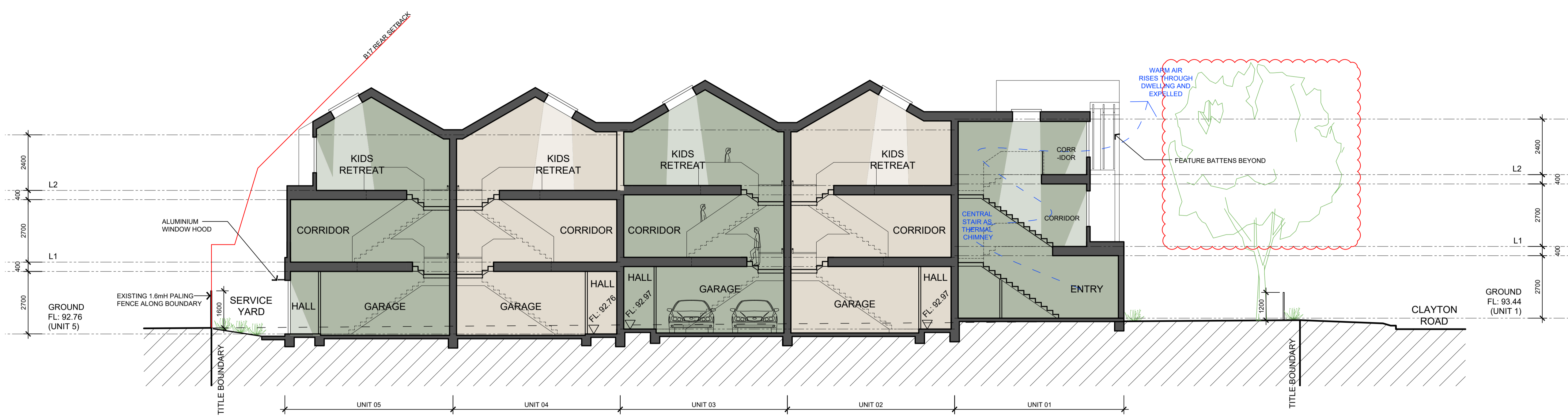


SOUTH ELEVATION (SITE INTERNAL)
 SCALE 1:100

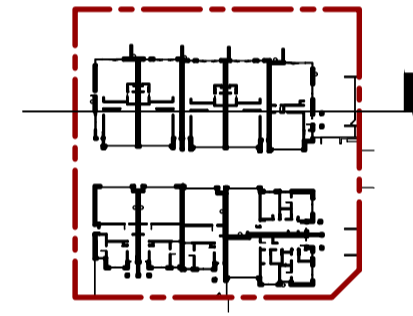
DRAWING No.:
TP-19
 ISSUE: B
 DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC
 NORTH:
 JOB No.:
2036

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.

ELEVATION LEGEND	
BS	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCOSCE

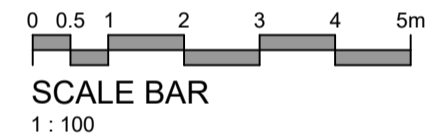


SECTION A-A
SCALE 1:100



RPC ARCHITECTS
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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS. - AMENDED WORDING FOR ACCESSIBILITY NOTE.

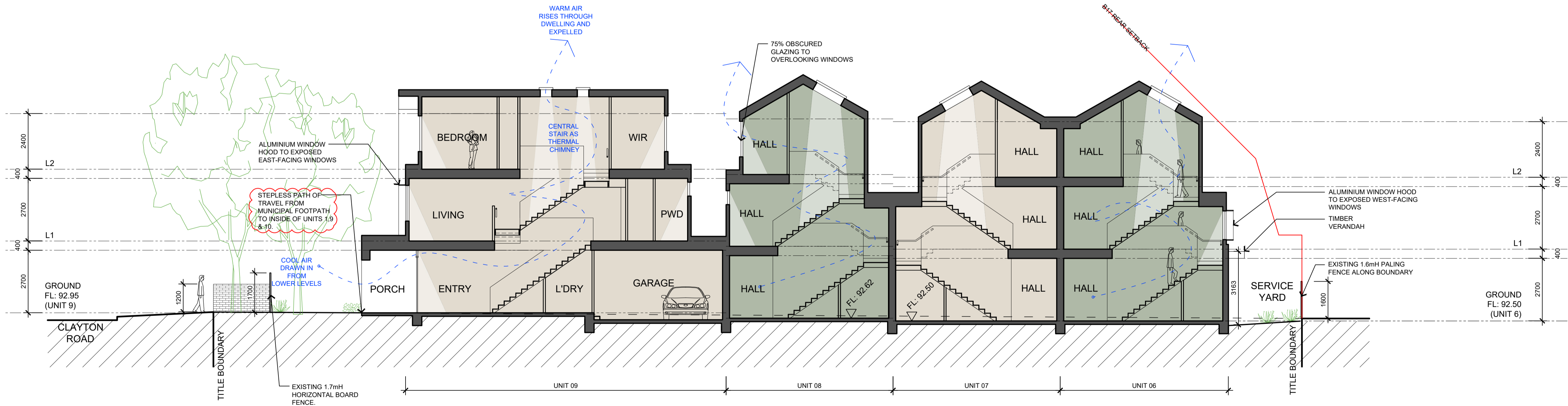


RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

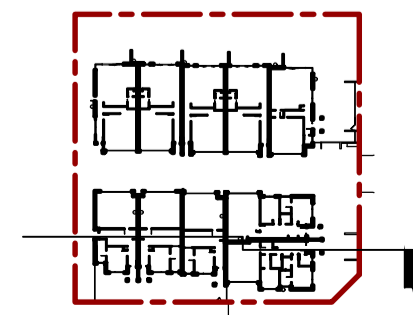
CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **SITE SECTIONS** NORTH:



SECTION B-B
SCALE 1:100



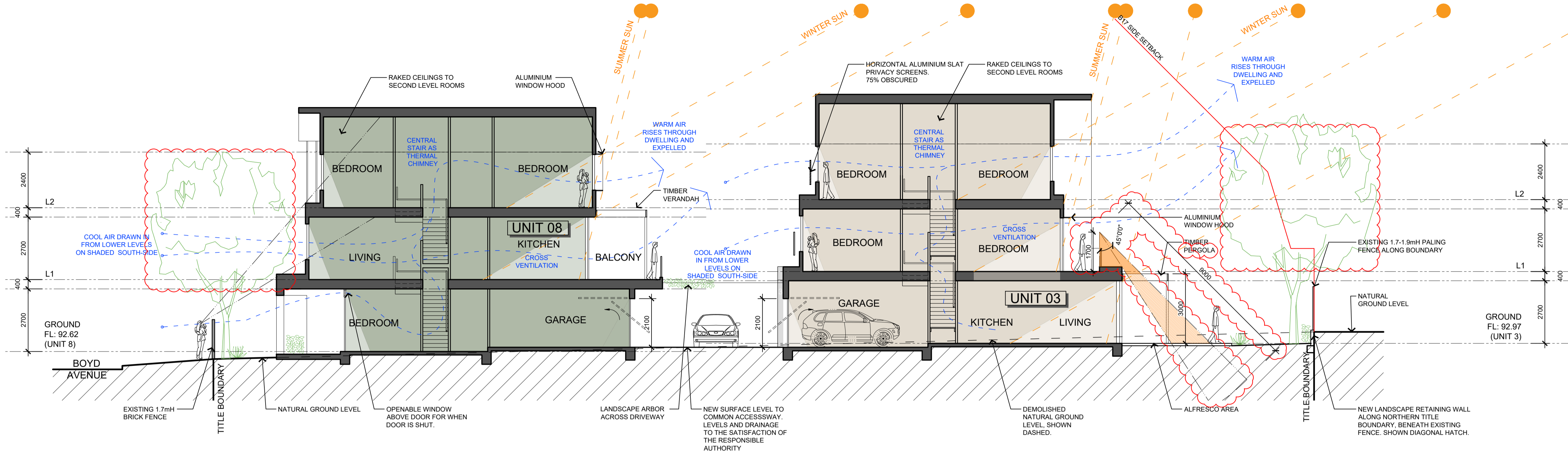
DRAWING No.: **TP-20**
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

ISSUE: **B** DATE: FEB. 2022 JOB No.:
REF: 2036 - TP
DRAWN BY: KC **2036**

ELEVATION LEGEND

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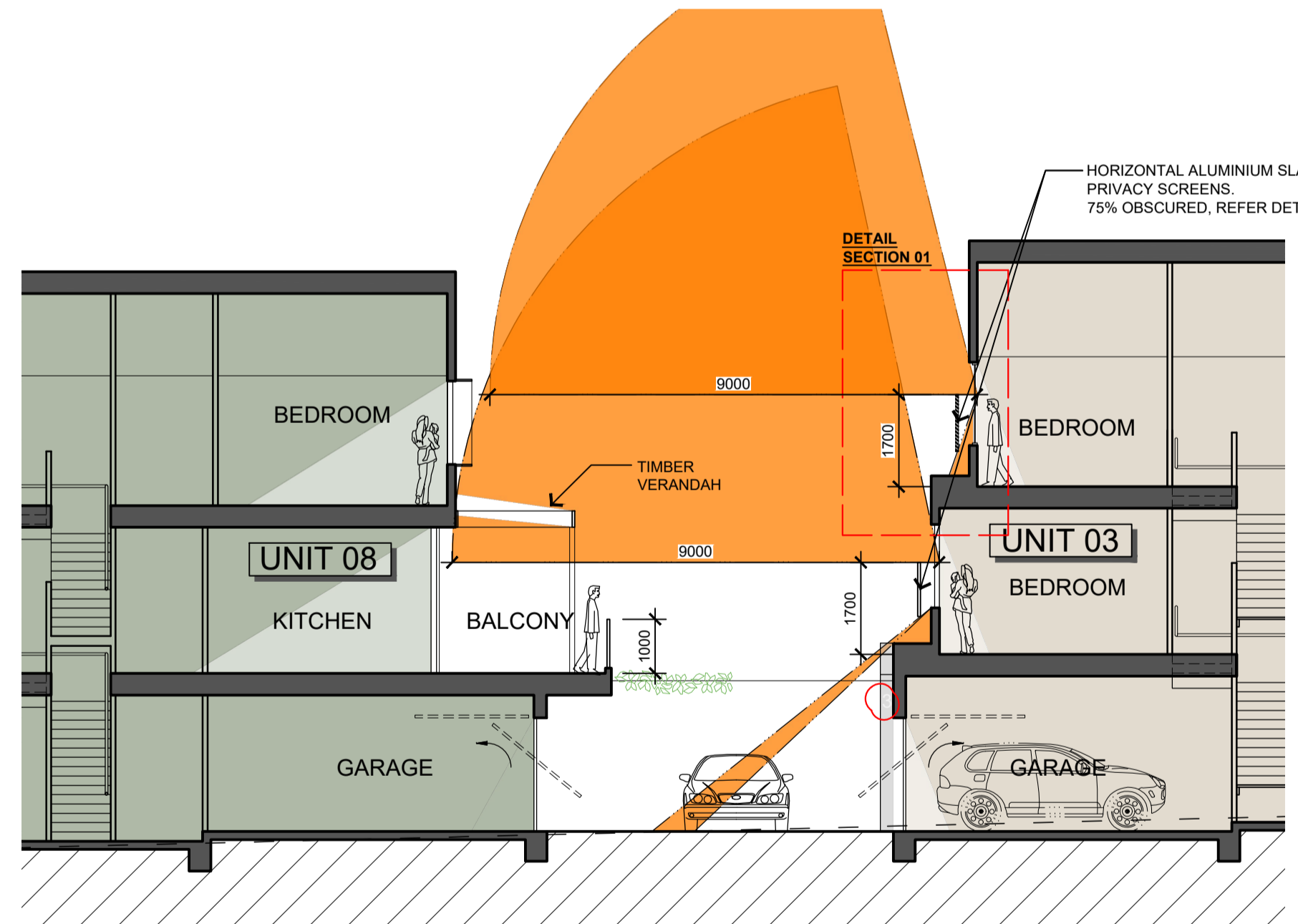
BS	BALUSTRADE - BRICKWORK
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - BRICKWORK
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE



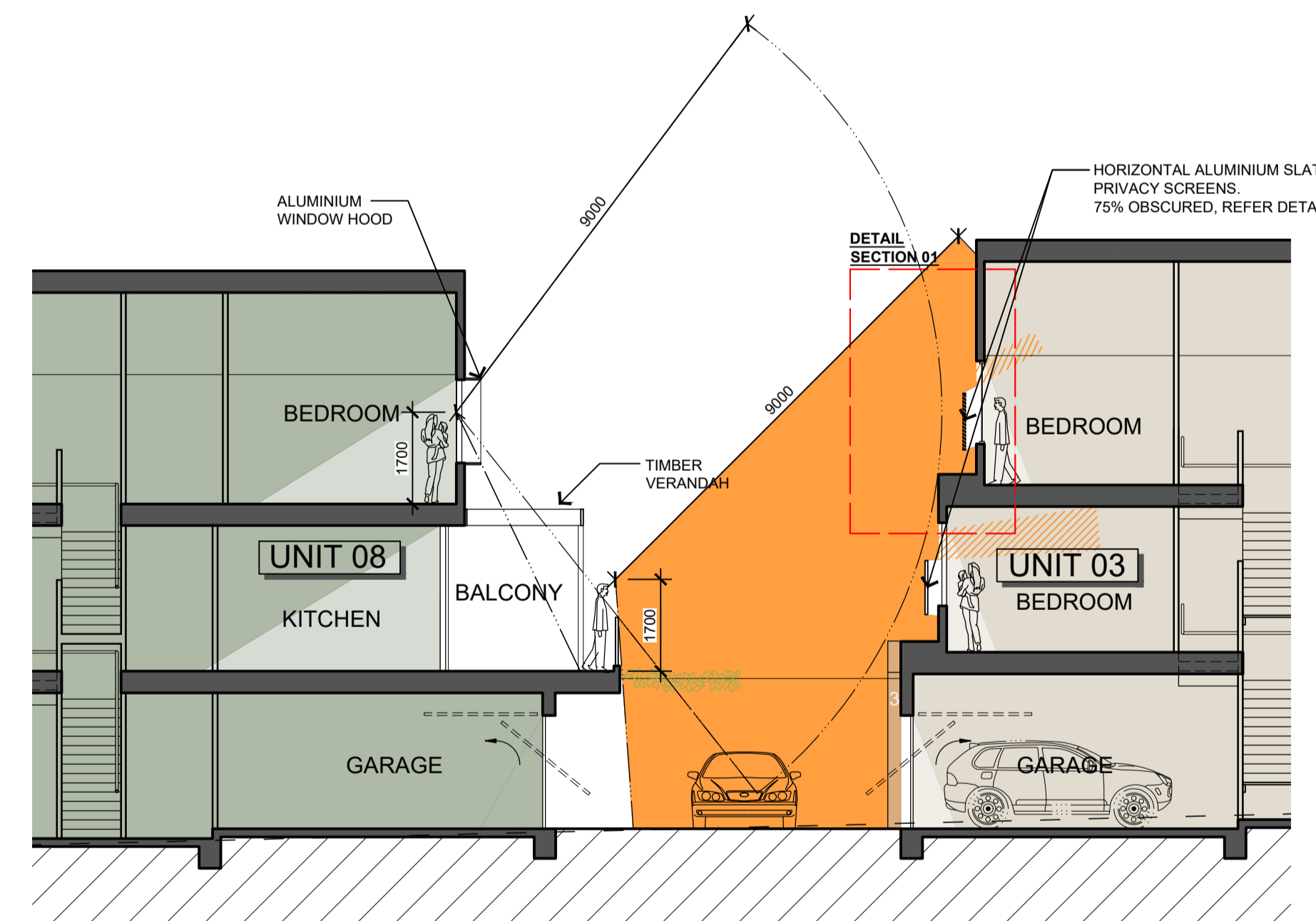
SECTION C-C
 SCALE 1:100

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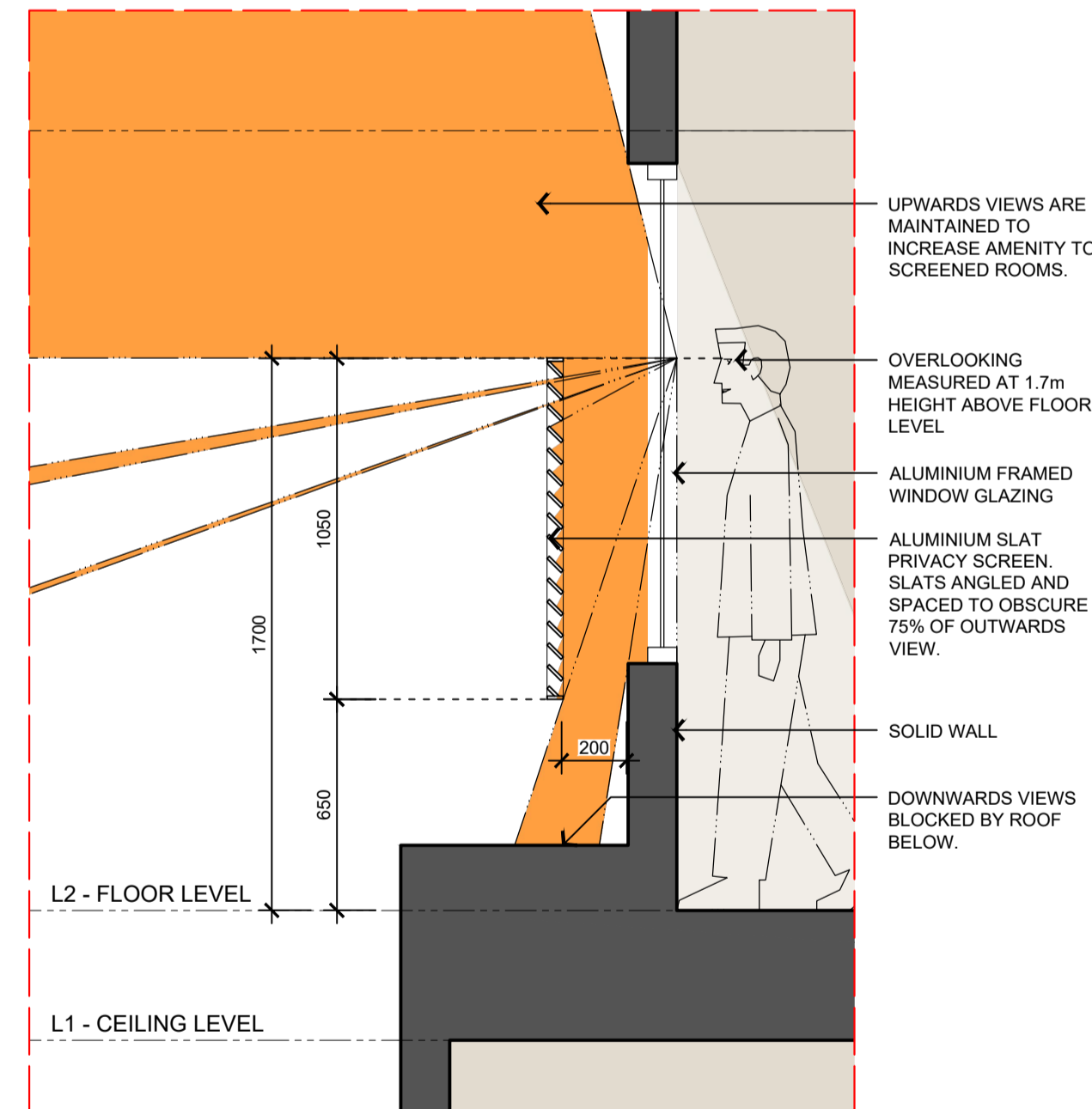
ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - UPDATED BALCONY WIDTH AND B23 OVERLOOKING SHOWN - AMENDED PROPOSED TREE HEIGHTS. - ADDED UNIT NUMBER TO SIDE OF PORCHES ALONG COMMON ACCESSWAY. - "VERANDAH" CHANGED TO "PERGOLA"



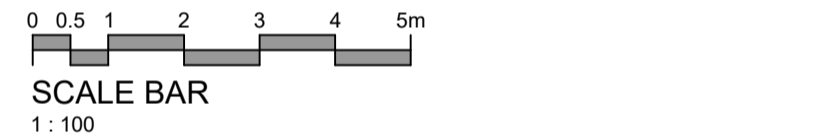
SECTION C - OVERLOOKING
 SCALE 1:100



SECTION C - OVERLOOKING
 SCALE 1:100



DETAIL SECTION 01
 SCALE 1:20



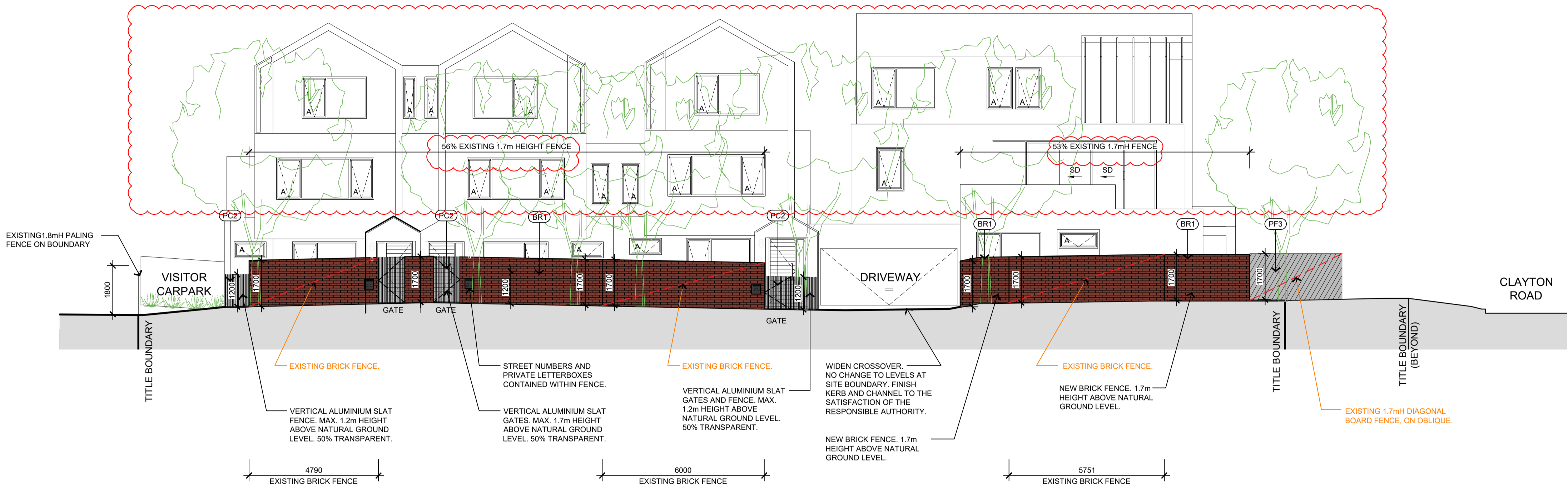
RFI RESPONSE
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CLIENT:
 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **SITE SECTIONS** NORTH:

DRAWING No.: **TP-21**
 ISSUE: **B**
 DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC
 JOB No.:
2036

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.



SOUTH STREETSCAPE ELEVATION - BOYD AVENUE
SCALE 1:100

EXTERNAL FINISHES LEGEND

- BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
- BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
- MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
- RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
- PF1 PERGOLA TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
- PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
- PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
- PC1 WINDOW FRAME, WINDOW HOOD, PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
- PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
- TF1 BALCONY & SELECTED ALRESCO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
- CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
- PV1 SELECTED ALRESCO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
- CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

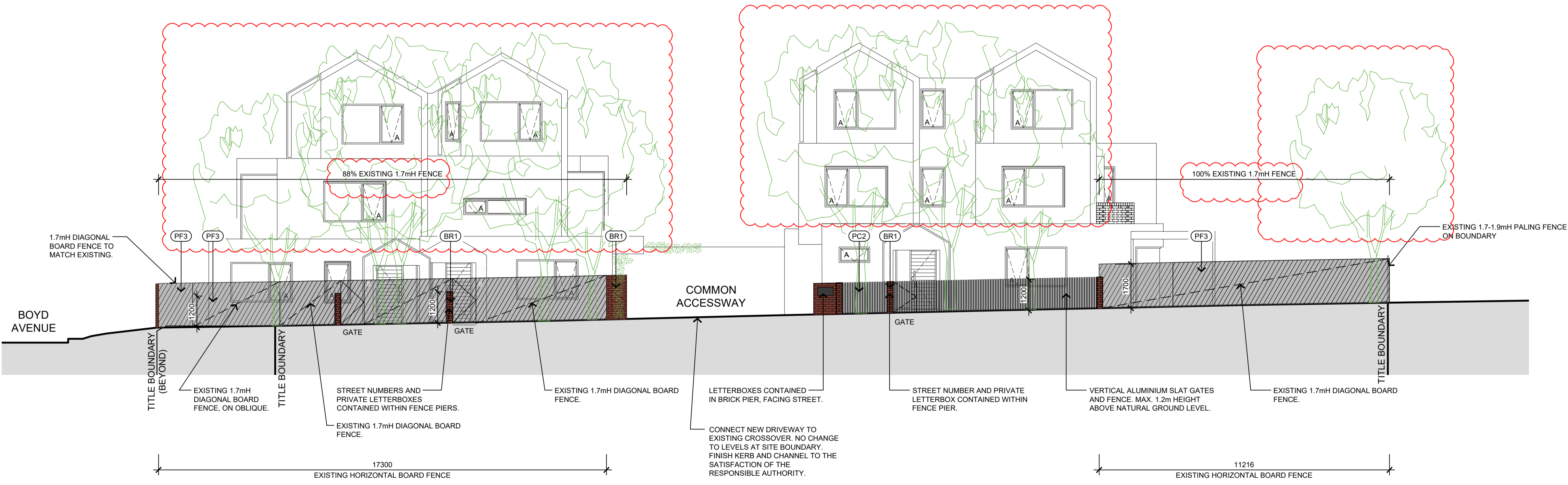
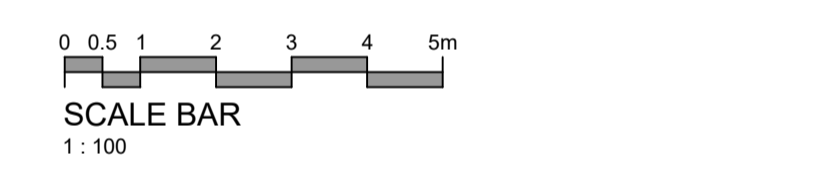
ELEVATION LEGEND

- WB WALL ON BALUSTRADE - BRICKWORK
- BS BALUSTRADE - VERTICAL ALUMINIUM SLATS
- FB FENCE - BRICKWORK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
- SD SLIDING DOOR
- TG TRANSLUCENT GLAZING MIN. 75% OBSCURED
- WH WINDOW HOOD - SOLID ALUMINIUM
- WL WALL LIGHT - UP/DOWN SCONCE

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ISSUE: DATE: AMENDMENT:

A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS: - SHOWING % OF EAST & SOUTH FENCE ABOVE 1.7mH - ADDED CC1 TO SCHEDULE



EAST STREETSCAPE ELEVATION - CLAYTON ROAD
SCALE 1:100

RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **STREETSCAPE ELEVATIONS**

NORTH:

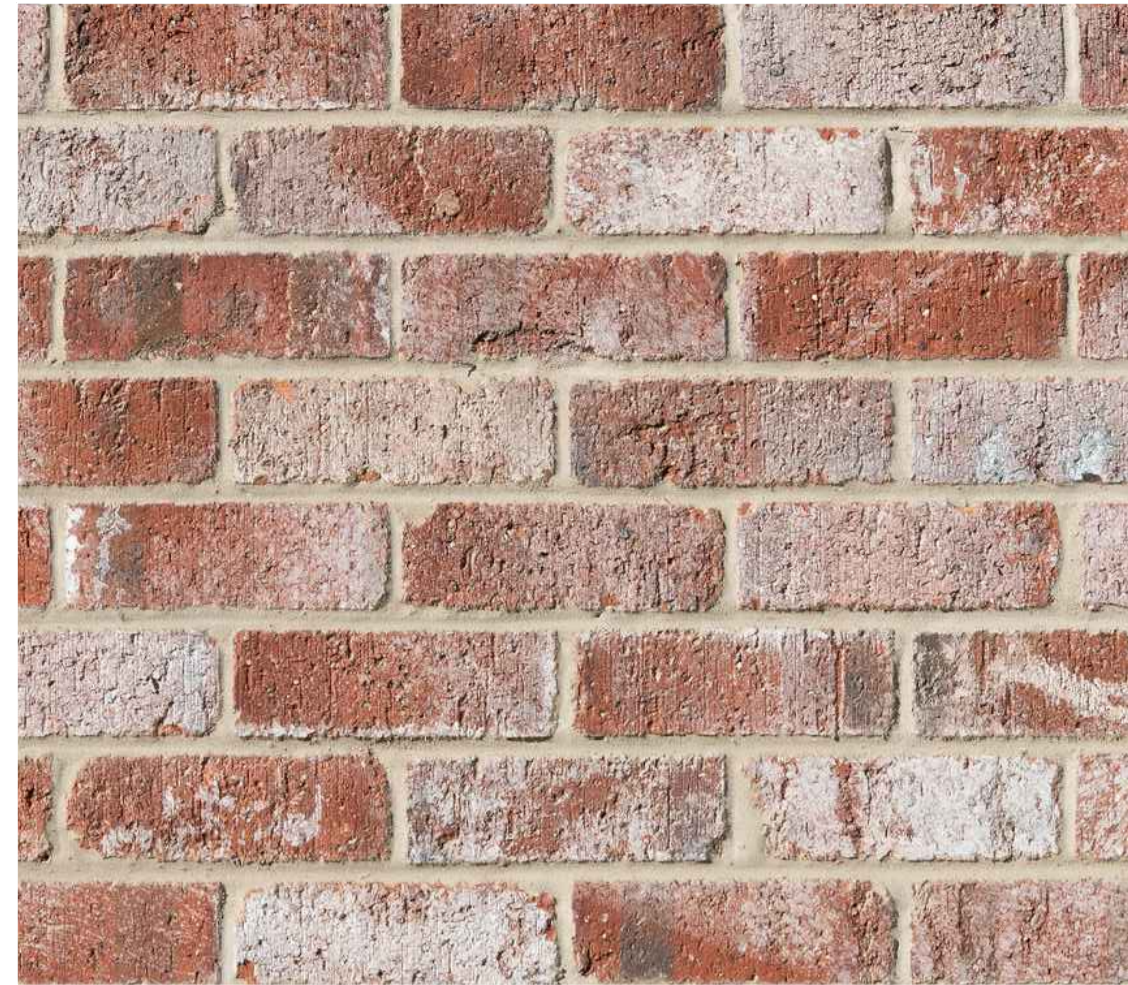
DRAWING No.: **TP-22**

ISSUE: **B**

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DATE: FEB. 2022
JOB No.:
REF: 2036 > TP
DRAWN BY: KC

2036



BR1



BR2



RF1



MC1



PC1



PC2



PF1



TF1



PV1



CC1

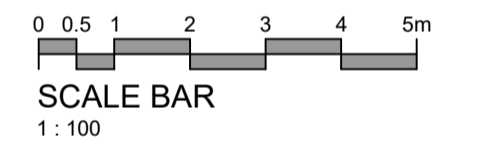
EXTERNAL FINISHES LEGEND

	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 (PERGOLA) TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD, PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RF1 RESPONSE - ADDED CC1 TO SCHEDULE - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

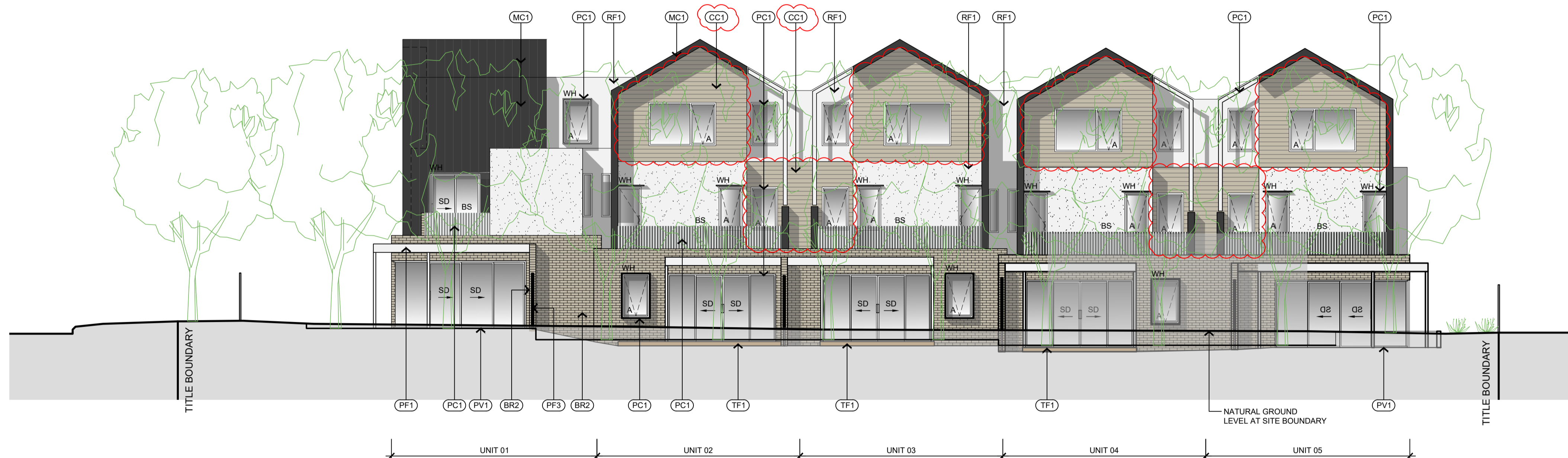
DRAWING TITLE: EXTERNAL FINISHES NORTH:

DRAWING No.: **TP-23**
ISSUE: **B**
DATE: FEB. 2022
REF: 2036 > TP
DRAWN BY: KC
JOB No.: **2036**



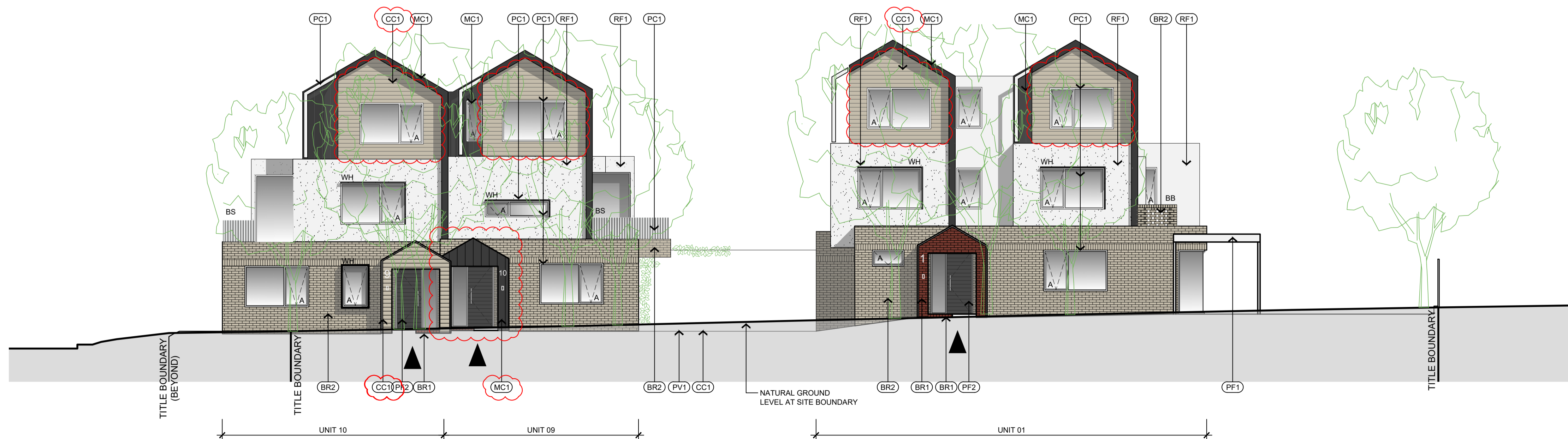
SOUTH ELEVATION - BOYD AVENUE

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION - CLAYTON ROAD

SCALE 1:100

EXTERNAL FINISHES LEGEND

	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 PERGOLA TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

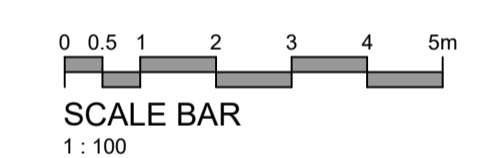
ELEVATION LEGEND

	BB BALUSTRADE - BRICKWORK
	BS BALUSTRADE - VERTICAL ALUMINIUM SLATS
	FB FENCE - BRICKWORK
	FP FENCE - TIMBER PALING
	FS FENCE - VERTICAL ALUMINIUM SLATS
	PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
	SD SLIDING DOOR
	TG TRANSLUCENT GLAZING MIN. 75% OBSCURED
	WH WINDOW HOOD - SOLID ALUMINIUM
	WL WALL LIGHT - UP/DOWN SCONCE

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RF1 RESPONSE - ADDED CC1 TO SCHEDULE - AMENDED ENTRY PORCH WALL CLADDING FINISHES - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - "VERANDAH" CHANGED TO "PERGOLA"



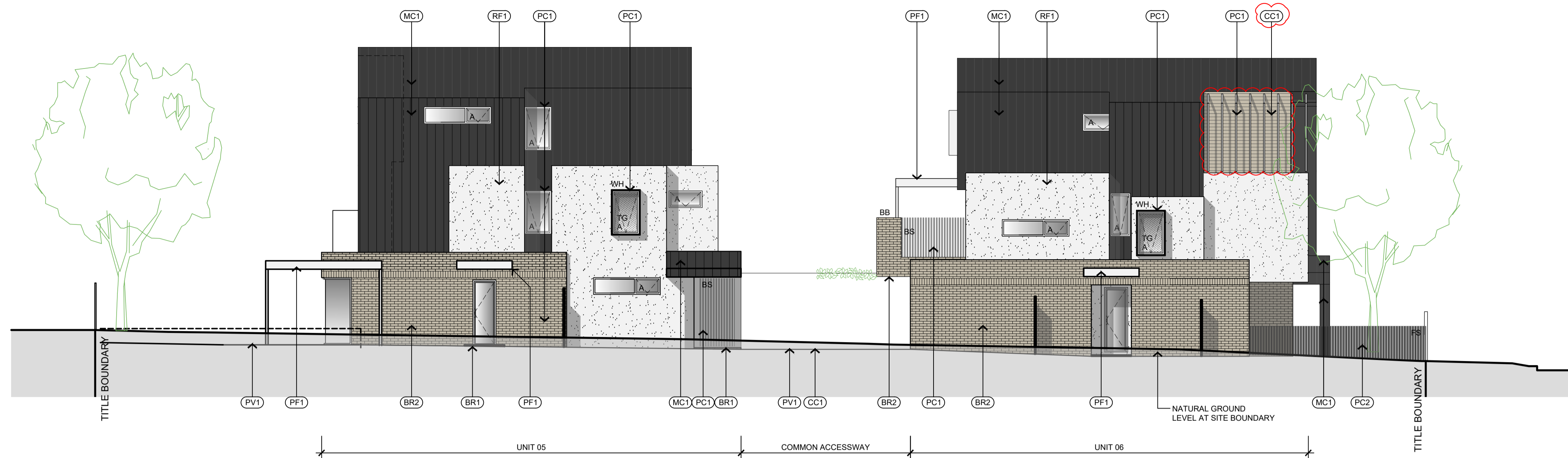
RF1 RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **EXTERNAL FINISHES ELEVATIONS** NORTH:

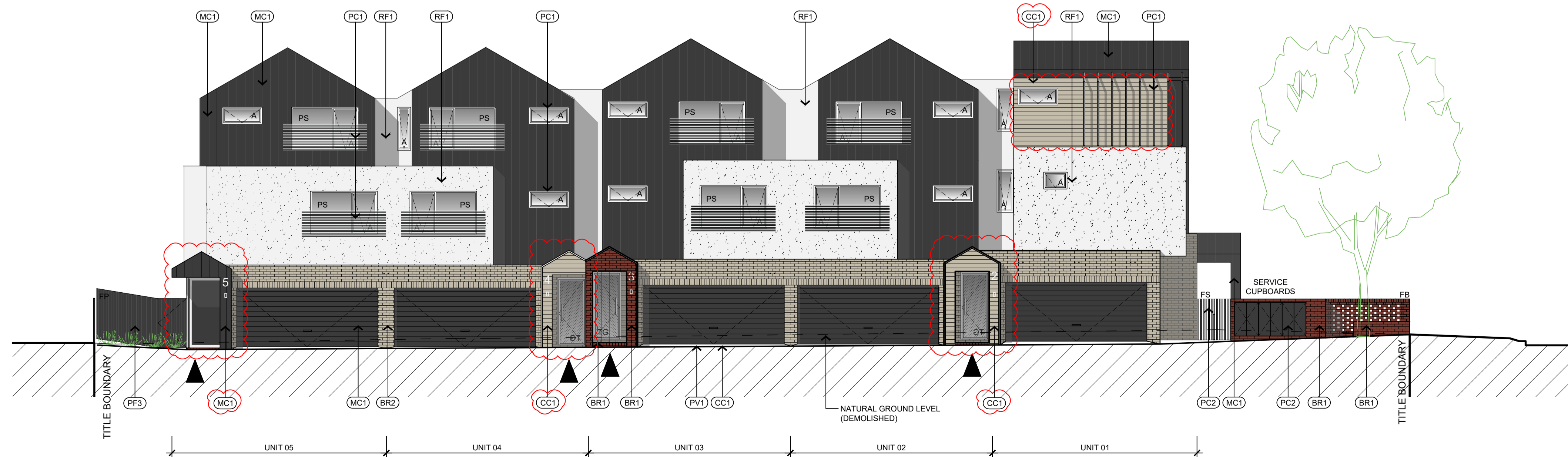
DRAWING No.: **TP-24**
ISSUE: **B**
DATE: FEB. 2022
REF: 2036 > TP
DRAWN BY: KC
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JOB No.: **2036**



WEST ELEVATION
SCALE 1:100




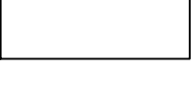
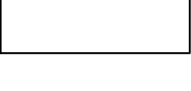


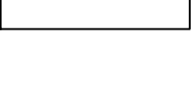


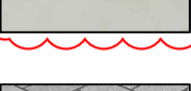




NORTH ELEVATION (SITE INTERNAL)
SCALE 1:100



SOUTH ELEVATION (SITE INTERNAL)
SCALE 1:100

EXTERNAL FINISHES LEGEND

-  **BR1 WALL, PORCH AND FENCE BRICKWORK**
COLOUR: MOTTLED RED, WHITE & BROWN
-  **BR2 WALL BRICKWORK**
COLOUR: MOTTLED TAN, CREAM & WHITE
-  **MC1 WALL AND GARAGE DOOR**
STANDING SEAM METAL CLADDING
FINISH: POWDERCOAT
COLOUR: DARK GREY
-  **RF1 WALL CEMENT SHEET FOR RENDER FINISH**
COLOUR: OFF WHITE
-  **PF1 PERGOLA**
TIMBER FOR PAINT FINISH
COLOUR: OFF WHITE
-  **PF2 FRONT DOOR**
DOOR LEAF FOR PAINT FINISH
COLOUR: DARK GREY
-  **PF3 FENCE**
EXISTING & NEW PALINGS FOR PAINT FINISH
COLOUR: DARK GREY
-  **PC1 WINDOW FRAME, WINDOW HOOD**
PRIVACY SCREEN, BALUSTRADE,
FEATURE BATTEN
ALUMINIUM FOR POWDERCOAT FINISH
COLOUR: WHITE
-  **PC2 FENCE**
ALUMINIUM FOR POWDERCOAT FINISH
COLOUR: DARK GREY
-  **TF1 BALCONY & SELECTED ALRESKO**
COMPOSITE DECKING
COLOUR: LIGHT TIMBER TONES
-  **CC1 CEMENT SHEET CLADDING**
HORIZONTAL WEATHERBOARDS
FINISH: PAINT
COLOUR: TAN TO MATCH BRICK TONES
-  **PV1 SELECTED ALRESKO, PRIVATE PATH,**
COMMON PATH
PERMEABLE PAVERS
COLOUR: WARM, MID-GREY TONES
-  **CC1 DRIVEWAY**
NATURAL CONCRETE
COLOUR: WARM, LIGHT-GREY TONES

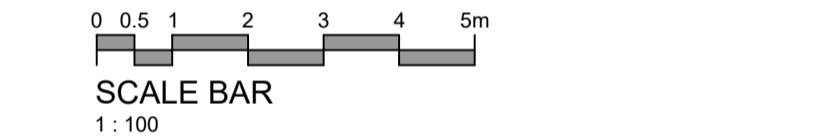
ELEVATION LEGEND

- BB** BALUSTRADE - BRICKWORK
- BS** BALUSTRADE - VERTICAL ALUMINIUM SLATS
- FB** FENCE - BRICKWORK
- FP** FENCE - TIMBER PALING
- FS** FENCE - VERTICAL ALUMINIUM SLATS
- PS** PRIVACY SCREEN
HORIZONTAL ALUMINIUM SLATS
MIN. 75% OBSCURED
- SD** SLIDING DOOR
- TG** TRANSLUCENT GLAZING
MIN. 75% OBSCURED
- WH** WINDOW HOOD - SOLID ALUMINIUM
- WL** WALL LIGHT - UP/DOWN SCONCE

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ISSUE: DATE: AMENDMENT:

ISSUE	DATE	AMENDMENT
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RF1 RESPONSE - AMENDED PORCH WALL CLADDING FINISH - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - ADDED CC1 TO SCHEDULE - "VERANDAH" CHANGED TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **EXTERNAL FINISHES ELEVATIONS** NORTH:

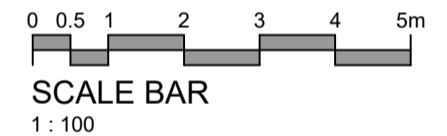
DRAWING No.: **TP-25**
ISSUE: **B**
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DATE: FEB. 2022
JOB No.: **2036**
REF: 2036 > TP
DRAWN BY: KC

GARDEN AREA LEGEND

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ISSUE: DATE: AMENDMENT:
A 25.11.22 ISSUED FOR PLANNING APPLICATION
B 08.02.23 RFI RESPONSE, NO CHANGE FROM A.

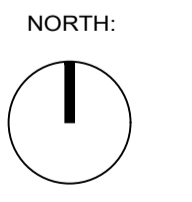


RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

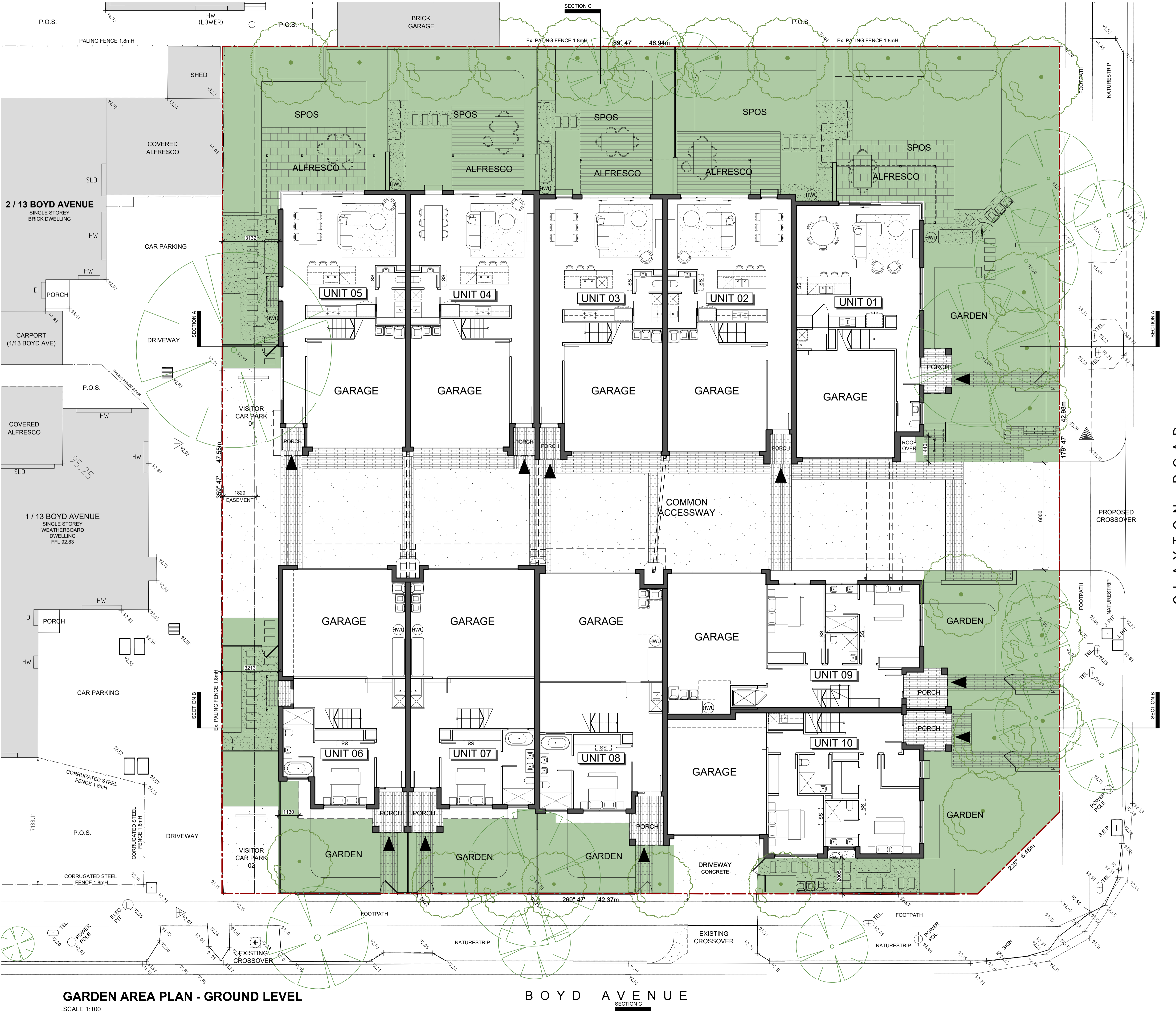
PROJECT:
MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

DRAWING TITLE:
GARDEN AREA PLAN



DRAWING No.:
TP-26

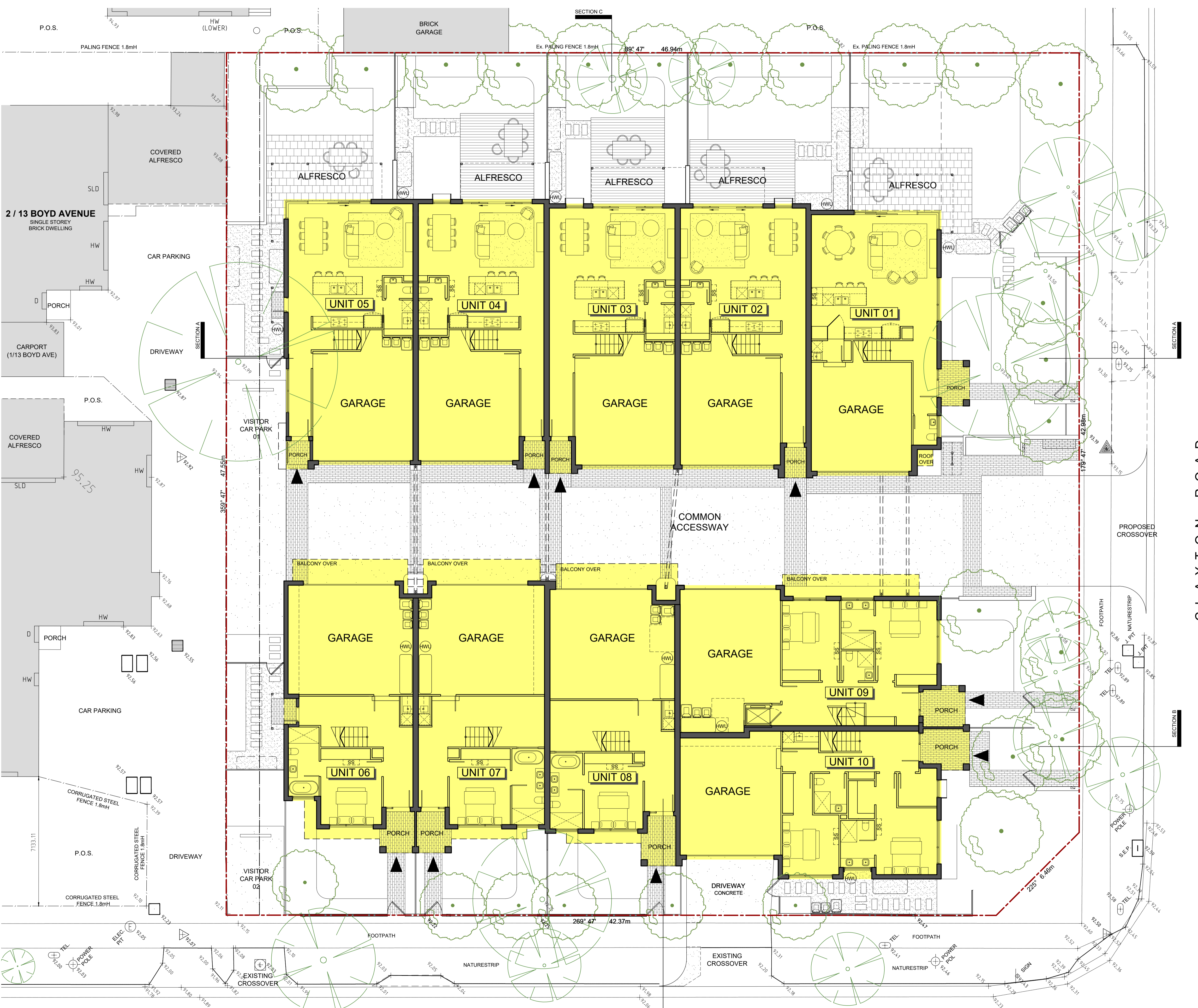
ISSUE: B DATE: FEB. 2022 JOB No.: 2036
REF: 2036 > TP
DRAWN BY: KC



GARDEN AREA PLAN - GROUND LEVEL
SCALE 1:100

BOYD AVENUE

CLAYTON ROAD

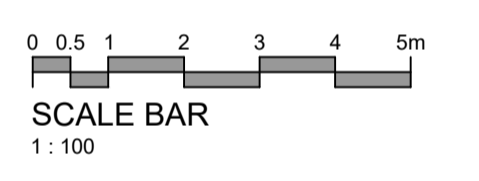


SITE COVERAGE LEGEND

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ISSUE: DATE: AMENDMENT:
 A 08.02.23 RFI RESPONSE, NEW SHEET.

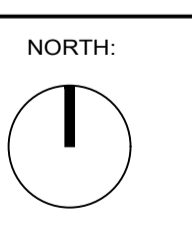


RFI RESPONSE
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CLIENT:

PROJECT:
 MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166

DRAWING TITLE: **SITE COVERAGE PLAN**



DRAWING No.: **TP-26**

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ISSUE: **B** DATE: FEB. 2022 JOB No.: **2036**
 REF: 2036 - TP DRAWN BY: KC

SITE COVERAGE PLAN - GROUND LEVEL
 SCALE 1:100

BOYD AVENUE

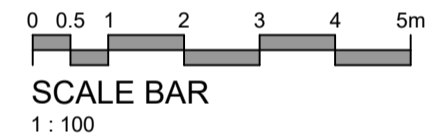
CLAYTON ROAD

PERMEABILITY LEGEND

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ISSUE: DATE: AMENDMENT:
A 08.02.23 RFI RESPONSE, NEW SHEET.

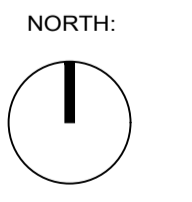


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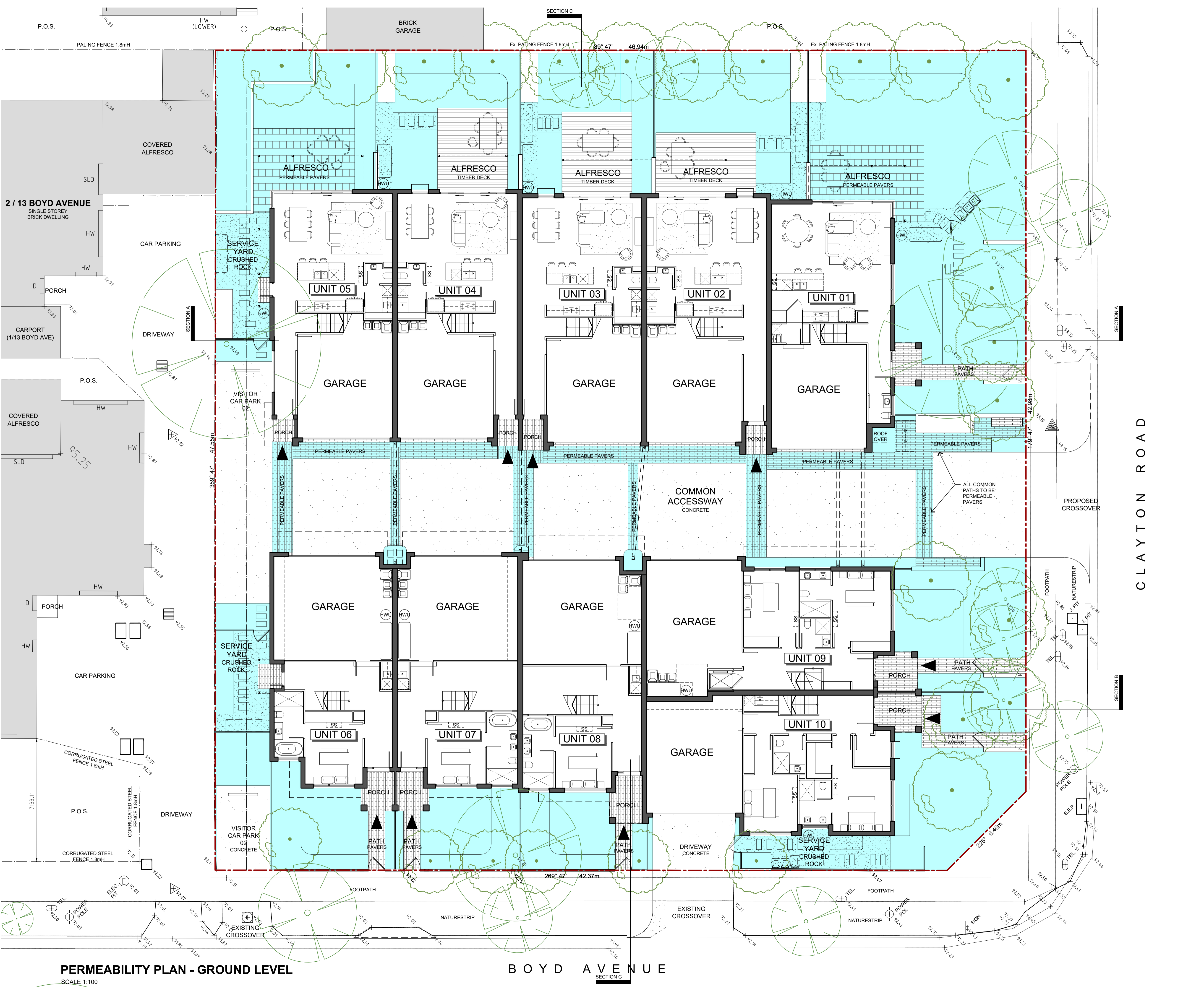
PROJECT:
MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

DRAWING TITLE:
PERMEABILITY PLAN



DRAWING No.:
TP-26

ISSUE: B DATE: FEB. 2022 JOB No.: 2036
REF: 2036 - TP DRAWN BY: KC



PERMEABILITY PLAN - GROUND LEVEL
SCALE 1:100

BOYD AVENUE

CLAYTON ROAD

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INTERNAL & EXTERNAL STORAGE - GROUND LEVEL
 SCALE 1:200



INTERNAL STORAGE - LEVEL 1
 SCALE 1:200

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ISSUE: DATE: AMENDMENT:
 A 25.11.22 ISSUED FOR PLANNING APPLICATION
 B 08.02.23 RFI RESPONSE
 - CORRECTED EXTERNAL STORAGE TO CUBIC METERS (WAS SQM).



INTERNAL STORAGE - LEVEL 2
 SCALE 1:200

INTERNAL STORAGE ANALYSIS
 READILY PROVIDED IN CABINETS, DESK SHELVING & WARDROBES

TYPE	STORAGE (m ²)
UNIT 01	
KITCHEN	4.6
LAUNDRY	0.9
BATHROOMS	1.3
WARDROBES	16.4
OTHER CPDS	2.5
TOTAL	25.7
UNIT 02	
KITCHEN	3.5
LAUNDRY	2.0
BATHROOMS	1.6
WARDROBES	16.9
OTHER CPDS	3.6
STUDY NOOK	0.9
TOTAL	25.0
UNIT 03	
KITCHEN	3.5
LAUNDRY	2.0
BATHROOMS	1.6
WARDROBES	17.0
OTHER CPDS	3.4
STUDY NOOK	0.6
TOTAL	24.6
UNIT 04	
KITCHEN	3.5
LAUNDRY	2.0
BATHROOMS	1.6
WARDROBES	16.5
OTHER CPDS	3.3
STUDY NOOK	0.6
TOTAL	24.0
UNIT 05	
KITCHEN	3.5
LAUNDRY	2.0
BATHROOMS	1.6
WARDROBES	19.2
OTHER CPDS	2.4
STUDY NOOK	0.3
TOTAL	25.5

TYPE	STORAGE (m ²)
UNIT 06	
KITCHEN	8.9
LAUNDRY	0.6
BATHROOMS	1.0
WARDROBES	12.6
OTHER CPDS	2.4
STUDY NOOK	0.5
TOTAL	17.1
UNIT 07	
KITCHEN	9.5
LAUNDRY	0.6
BATHROOMS	1.1
WARDROBES	12.6
OTHER CPDS	2.4
STUDY NOOK	0.5
TOTAL	17.2
UNIT 08	
KITCHEN	9.5
LAUNDRY	0.6
BATHROOMS	1.1
WARDROBES	12.6
OTHER CPDS	2.4
TOTAL	26.2
UNIT 09	
KITCHEN	7.5
LAUNDRY	2.8
BATHROOMS	2.7
WARDROBES	13.5
OTHER CPDS	4.6
TOTAL	31.1
UNIT 10	
KITCHEN	9.7
LAUNDRY	0.7
BATHROOMS	1.7
WARDROBES	13.2
OTHER CPDS	3.9
TOTAL	29.2

EXTERNAL STORAGE ANALYSIS

TYPE	HEIGHT	STORAGE (m ³)
UNIT 01		
SHED	2.1m	6.0
UNIT 02		
SHED	2.1m	6.0
UNIT 03		
SHED	2.1m	6.0
UNIT 04		
SHED	2.1m	6.0
UNIT 05		
SHED	2.1m	6.0
UNIT 06		
GARAGE STORAGE	2.4m	8.6
UNIT 07		
GARAGE STORAGE	2.4m	8.6
UNIT 08		
GARAGE STORAGE	2.7m	6.6
UNIT 09		
GARAGE STORAGE	2.6m	6.7
UNIT 10		
GARAGE STORAGE	2.4m	7.4

RFI RESPONSE
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CLIENT:
 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **STORAGE ANALYSIS**
 NORTH:

DRAWING No.: **TP-27**
 ISSUE: **B**
 DATE: FEB. 2022
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2036

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	UNIT 01	UNIT 02	UNIT 03	UNIT 04	UNIT 05	UNIT 06	UNIT 07	UNIT 08	UNIT 09	UNIT 10
FLOOR AREA (m²) GROUND LEVEL	69	66	66	66	66	48	52	51	65	70
FLOOR AREA (m²) LEVEL 1	80	76	77	77	77	81	83	83	75	75
FLOOR AREA (m²) LEVEL 2	57	59	61	62	56	59	59	58	61	56
TOTAL FLOOR AREA (m²)	206	201	204	205	199	188	194	192	201	201
FLOOR AREA (m²) GARAGE	36	37	37	37	37	45	44	44	43	39
TOTAL FLOOR AREA (m²) INCLUDING GARAGE	242	238	241	242	236	233	238	236	244	240
S.P.O.S. (m²) GROUND LEVEL	100	75	64	67	75	0	0	0	0	0
S.P.O.S. (m²) BALCONY	0	0	0	0	0	20	20	20	22	20
TOTAL S.P.O.S. (m²)	100	75	64	67	75	20	20	20	22	20
FRONT GARDEN (m²) GROUND LEVEL	68	0	0	0	27	57	35	34	34	58
SECONDARY BALCONY (m²)	3	9	9	9	9	0	0	0	0	0
TOTAL SECONDARY P.O.S. (m²)	71	9	9	9	36	57	35	34	34	58
TOTAL P.O.S. (m²) INCLUDING S.P.O.S.	171	84	73	76	111	77	55	54	56	78
No. OF BEDROOMS	4	4	4	4	4	3	3	3	4	4
No. OF BATHROOMS	3+ PWDR	3+ PWDR	3+ PWDR	3+ PWDR	3+ PWDR	2+ PWDR	2+ PWDR	2+ PWDR	3+ PWDR	3+ PWDR
No. OF STUDY / OFFICES	1	STUDY NOOK	STUDY NOOK	STUDY NOOK	1+ STUDY NOOK	1+ STUDY NOOK	1+ STUDY NOOK	1	1	2
DDA ACCESS FROM STREET	Y	N	N	N	N	N	N	N	Y	Y

DEVELOPMENT ANALYSIS




SITE AREA 2,224.5 m²

ALL MEASUREMENTS, DIMENSIONS, SIZES AND FORMS ARE INDICATIVE ONLY. DEVELOPMENT APPROVAL IS SUBJECT TO COUNCIL AND OTHER RESPONSIBLE AUTHORITY'S SATISFACTION OF REQUIRED ORDINANCES, STANDARDS AND REQUIREMENTS.

WASTE MANAGEMENT

WASTE MANAGEMENT PLAN

PREPARED BY TRAFFIX GROUP

	REQUIRED 1No. 240L BIN FOR RECYCLING PER DWELLING PROVIDED	10
	REQUIRED 1No. 120L BIN FOR FOGO PER DWELLING PROVIDED	10
	REQUIRED 1No. 120L BIN FOR GARBAGE PER DWELLING PROVIDED	10

TRAFFIC

TRAFFIC MANAGEMENT REPORT

PREPARED BY TRAFFIX GROUP

RESIDENTIAL CAR PARKING REQUIRED	20
RESIDENTIAL CAR PARKING PROVIDED	20
VISITOR CAR PARKING REQUIRED	2
VISITOR CAR PARKING PROVIDED	2
RESIDENTIAL BIKE PARKING REQUIRED	0
RESIDENTIAL BIKE PARKING PROVIDED	10
VISITOR BIKE PARKING REQUIRED	0
VISITOR BIKE PARKING PROVIDED	2

SUSTAINABLE DESIGN

SUSTAINABLE SCORECARD (B.E.S.S.)

PREPARED BY THE URBAN LEAF

MANAGEMENT	0%
WATER	50%
ENERGY	50%
STORMWATER	100%
I.E.O.	60%
TRANSPORT	66%
WASTE	50%
URBAN EQUALITY	25%
INNOVATION	0%
TOTAL	51%

SUSTAINABILITY INITIATIVES

CONSTRUCTION AND BUILDING MANAGEMENT

- INDIVIDUAL METERING
- CONTRACTORS TO HAVE VALID ENVIRONMENTAL CREDENTIALS
- PROJECT SPECIFIC ENVIRONMENTAL MANAGEMENT PLAN DURING OCCUPATION

WATER

- EFFICIENT FITTINGS & APPLIANCES
 - SHOWERHEAD: 3' WELS, TAPS & BASINS: 5' WELS, TOILETS: 4' WELS, DISHWASHER: 5' WELS
 - OTHER APPLIANCES BY DEVELOPER TO BE WITHIN 1' WELS OF THE BEST AVAILABLE
- WATER EFFICIENT LANDSCAPING (NO IRRIGATION, NATIVE & DROUGHT TOLERANT PLANTS)

ENERGY

- 6-STAR ENERGY RATING COMMITMENT (ASSESSED & COMPLETED AT BUILDING APPROVAL STAGE)
- REVERSE CYCLE SPLIT SYSTEM HEATING
- REFRIGERATED SPACE COOLING SYSTEM
- GAS INSTANTANEOUS HOT WATER SYSTEMS (MIN. 5')
- LED LIGHTING THROUGHOUT, LED/SOLAR FOR GARDEN LIGHTING
- MAXIMUM 4W / m² MAX. ILLUMINATION DENSITY
- TWO-WAY SWITCHING IN HALLS / STAIRWELLS
- EXTERNAL LIGHTING CONTROLLED BY MOTION SENSORS
- DIMMERS TO BEDROOMS & LIVING AREAS
- PRIVATE CLOTHESLINE TO EACH DWELLING
- EFFICIENT APPLIANCES:
 - FRIDGE/FREEZER: MIN. 3'
 - ALL APPLIANCES PROVIDED BY DEVELOPER TO BE WITHIN 1' OF THE BEST AVAILABLE

STORMWATER

- 100% SCORE ON S.T.O.R.M. ASSESSMENT
- 80% OF ROOF AREA OF UNITS 1-10 TO BE CONNECTED TO 2,500L (1No. TANK PER DWELLING) TO BE USED FOR TOILET FLUSHING AND IRRIGATION AREA
- 2m² RAINGARDEN CONNECTED FROM UNIT 10'S BALCONY
- PATHWAYS & PEDESTRIAN PATHWAYS IN COMMON AREAS TO BE PERMEABLE PAVING
- RAINWATER TANKS FROM EACH UNIT TO IRRIGATE RESPECTIVE S.P.O.S.

I.E.O.

- NO BORROWED LIGHT TO BEDROOMS
- MEET MCC PART 3.4 FOR LIGHT REQUIREMENTS TO HABITABLE ROOMS
- KITCHENS TO HAVE DEDICATED & SEPARATE EXTRACTION FANS
- ENERGY EFFICIENT MECHANICAL HEATING & COOLING SYSTEMS
- DOUBLE GLAZED WINDOWS TO ALL HABITABLE AREAS
- GLAZING TO COMPLY WITH FUTURE ENERGY REPORT AT BUILDING APPROVAL STAGE
- NORTH FACING HABITABLE ROOMS
- GOOD INSULATION LEVELS

MATERIALS

- LOW VOC PAINTS, FLOORING, WALL & CEILING COVERINGS AND ADHESIVES & SEALANTS
- REDUCE CEMENT USAGE BY SUBSTITUTING WITH INDUSTRIAL WASTE PRODUCT, OR OVERSIZED AGGREGATE BY 30% FOR IN-SITU CONCRETE AND 15% FOR STRESSED CONCRETE.
- 20% OF ALL AGGREGATE USED FOR STRUCTURAL PURPOSES IS TO RECYCLED
- NO NATURAL AGGREGATES ARE TO BE USED FOR NON-STRUCTURAL USES
- PVC USAGE TO BE MINIMISED AND TO MEET BEST PRACTICE GUIDELINES FOR PVC IN THE BUILT ENVIRONMENT. HDPE PIPING FOR WATER DELIVERY TO BE CONSIDERED AS ALTERNATIVE
- ALL TIMBER USED TO BE PLANTATION OR RECYCLED. OTHER TIMBER IMPORTS TO BE FSC2 OR AF53 CERTIFIED
- INSULATION TO CONTAIN MINIMUM 50% RECYCLED GLASS AND NO FORMALDEHYDE BINDER
- ALL FLOORING TO HAVE ECOSPECIFIER, GREEN TAG, CARPET INSTITUTE OF AUSTRALIA OR GECA CERTIFICATION
- ALL JOINERY TO HAVE ECOSPECIFIER, GREEN TAG OR GECA CERTIFICATION
- LIGHT COLOURED MATERIALS. ROOFING (<15° PITCH) TO HAVE MINIMUM 3-YEAR SFI OF 64. UNSHADED HARDSCAPEING SURFACES TO HAVE MINIMUM INITIAL SRI OF 39 OR 3-YEAR SRI OF 34

TRANSPORT

- 2No. PRIVATE CAR PARKS PER DWELLING AND 2No. ON-SITE CAR PARKS FOR VISITORS
- 1No. PRIVATE BIKE PARK PER DWELLING AND 2 SECURE VISITOR BIKE PARKS

WASTE

- WASTE MANAGEMENT PLAN TO BE IMPLEMENTED BY BODY CORPORATE
- FOOD & GARDEN WASTE COLLECTION SERVICE

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - UPDATED UNIT 2-5 BALCONY SIZE - AMENDED UNIT 4 & 5 POS SIZE

RFI RESPONSE

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CLIENT:

PROJECT:

MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

DRAWING TITLE: NORTH:

DEVELOPMENT ANALYSIS

DRAWING No.:

TP-28

ISSUE:

B

DATE: FEB. 2022 JOB No.:

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2036

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