

STUDENT ACCOMMODATION

410-412 HAUGHTON ROAD, CLAYTON VIC 3168

TOWN PLANNING

SHEET NO.	SHEET NAME
CS000	COVER SHEET
SA001	SITE ANALYSIS
SA002	DESIGN RESPONSE
TP101	PROPOSED GROUND FLOOR PLAN
TP102	PROPOSED LEVEL 1 FLOOR PLAN
TP103	PROPOSED LEVEL 2 FLOOR PLAN
TP104	PROPOSED LEVEL 3 FLOOR PLAN
TP105	PROPOSED LEVEL 4 FLOOR PLAN
TP106	PROPOSED ROOF PLAN
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TP201	PROPOSED ELEVATIONS SHEET 2
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TP300	SECTIONS-1
TP301	SECTIONS-2
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TP401	SHADOW DIAGRAMS 2PM & 3PM
TP500	3D RENDER-1
TP501	3D RENDER-2
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TP503	3D RENDER-4
TP504	3D RENDER-5
TP505	3D RENDER-6
TP600	TYPICAL LAYOUTS- TYPE A, B & C

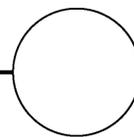
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DEVELOPMENT SUMMARY:	
SITE AREA:	1254 SQM
GROUND FLOOR:	4 X STUDENT ACCOM. ROOMS
LEVEL-1:	20 X STUDENT ACCOM. ROOMS
LEVEL-2:	20 X STUDENT ACCOM. ROOMS
LEVEL-3:	13 X STUDENT ACCOM. ROOMS
LEVEL-4:	COMMUNAL OPEN SPACE- 90 SQM
OVERALL	57 ROOMS
TOTAL CAR PARKS:	14

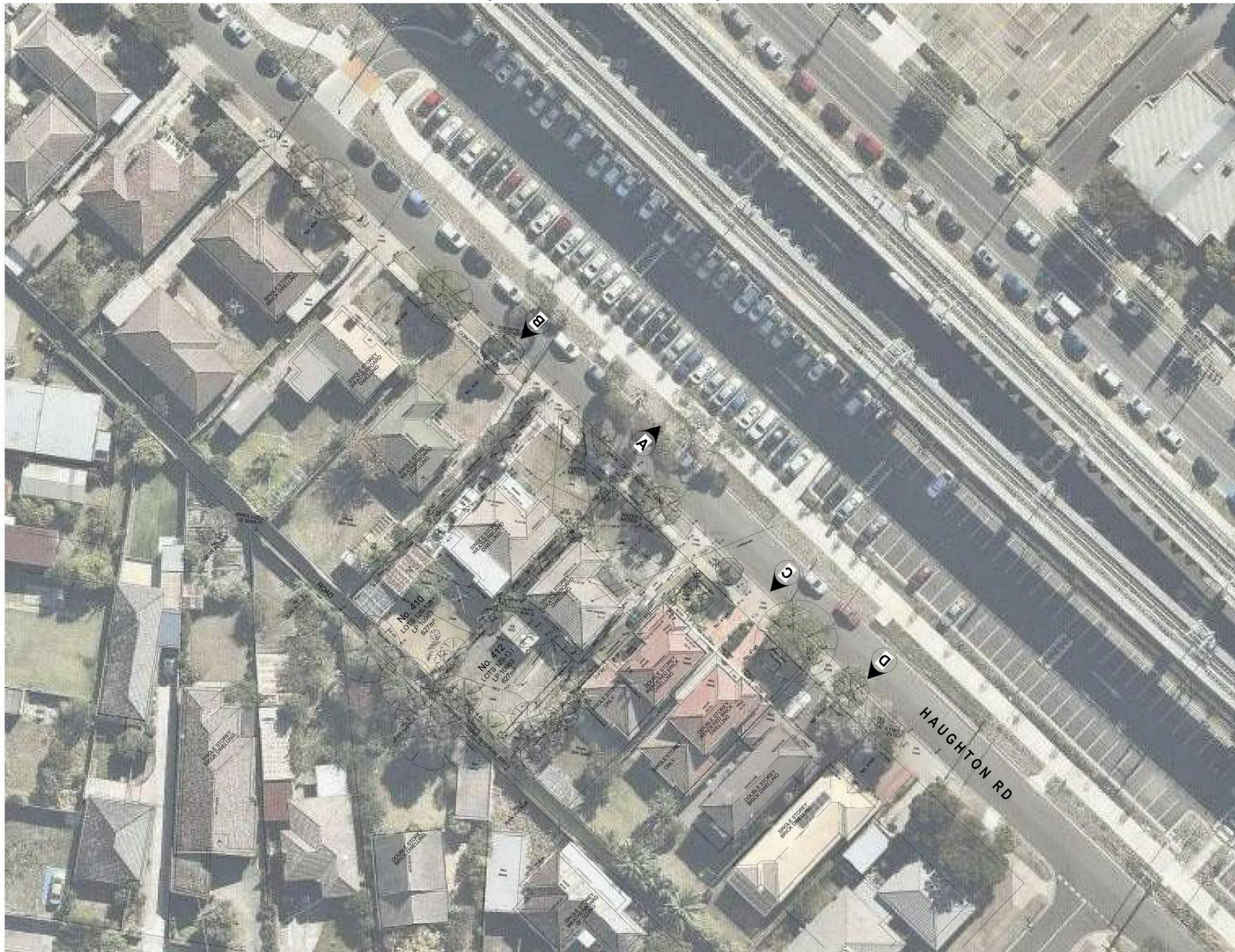
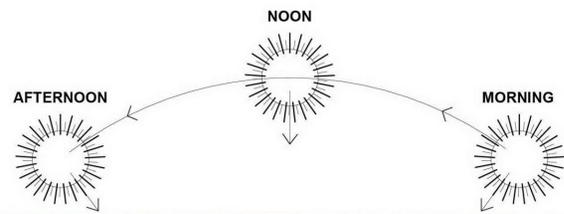
SCHEDULE OF BEDS / ROOMS:		
	ROOMS	BEDS
GROUND	4	4
LEVEL-1	20	24
LEVEL-2	20	22
LEVEL-3	13	17
TOTAL	57	67

	G.F.A. (SQM)	N.S.A. (SQM)
GROUND	401.6	99.3
LEVEL-1	722.3	623.6
LEVEL-2	662.6	565.9
LEVEL-3	478.6	413.5
LEVEL-4	112.1	-
TOTAL	2377.2	1702.3

REV	DESCRIPTION	DRN	CHK.	DATE
A	ISSUE FOR COORDINATION	YK		27.06.2019
B	ISSUE FOR REVIEW	YK		02.07.2019
C	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
D	FOR REVIEW	YK	EG	06.09.2019
E	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



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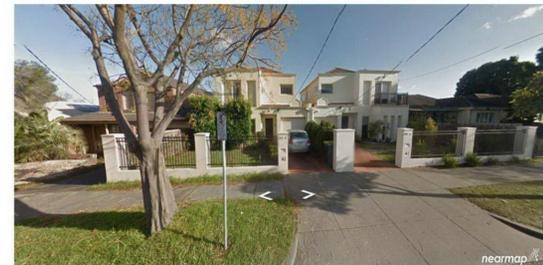
LOCATIONS IN PROXIMITY TO SITE		
18.73 km	↖	MELBOURNE CBD (GPO)
00.26 km	↖	CLAYTON METRO STATION
00.26 km	↖	CLAYTON RD BUS STOP
00.25 km	↖	CLAYTON ROAD
00.24 km	↖	ANZ BANK
00.22 km	↖	COMMONWEALTH BANK
00.26 km	↖	CLAYTON SHOPPING PLAZA
00.41 km	↖	COLES CLAYTON SUPERMARKET
00.35 km	↖	AUSTRALIA POST
00.40 km	↖	CALTEX PETROL STATION
00.32 km	↖	BP PETROL STATION
00.67 km	↖	MONASH MEDICAL CENTRE
01.20 km	↖	MONASH UNIVERSITY, CLAYTON CAMPUS
02.35 km	↖	HUNTINGDALE GOLF CLUB
00.85 km	↖	FREGON RESERVE
00.45 km	↖	CLAYTON LIBRARY
00.66 km	↖	GOODSTART EARLY LEARNING CENTRE
02.36 km	↖	OAKLEIGH SOUTH PRIMARY SCHOOL
00.70 km	↖	CLAYTON POLICE STATION



A - HAUGHTON ROAD - CALYTON RAILWAY STATION



B - 408 HAUGHTON RD

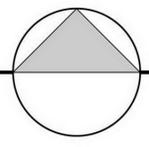


C - 414 HAUGHTON RD



D - 416B HAUGHTON RD

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A	ISSUE FOR REVIEW	YK		02.07.2019
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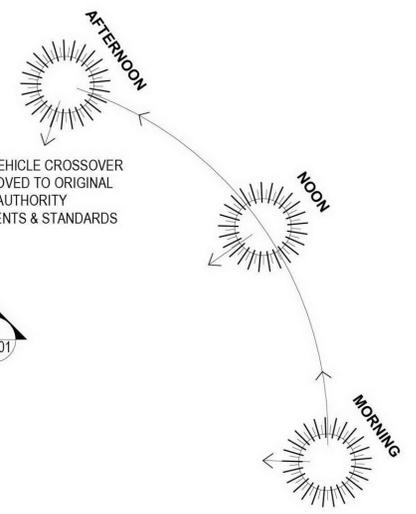
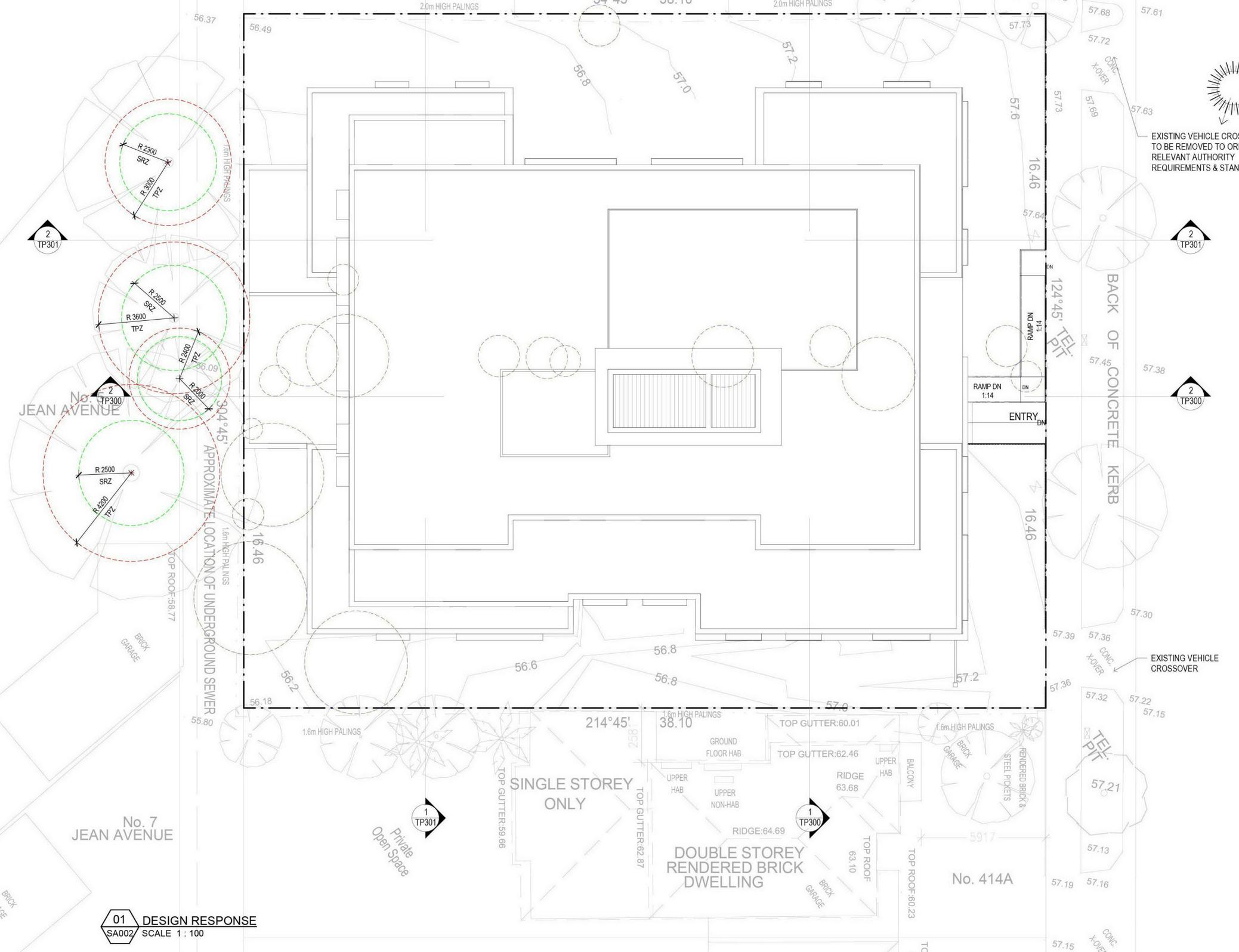
No. 3 JEAN AVENUE

ROAD

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WEATHERBOARD DWELLING

AREA ANALYSIS:	
SITE AREA:	1254 SQM
SITE COVERAGE:	786 SQM (62.6%)
PERMEABILITY:	376 SQM (29.9%)



No. 7 JEAN AVENUE

01 DESIGN RESPONSE
SA002 SCALE 1: 100

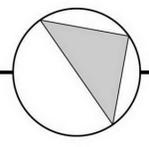


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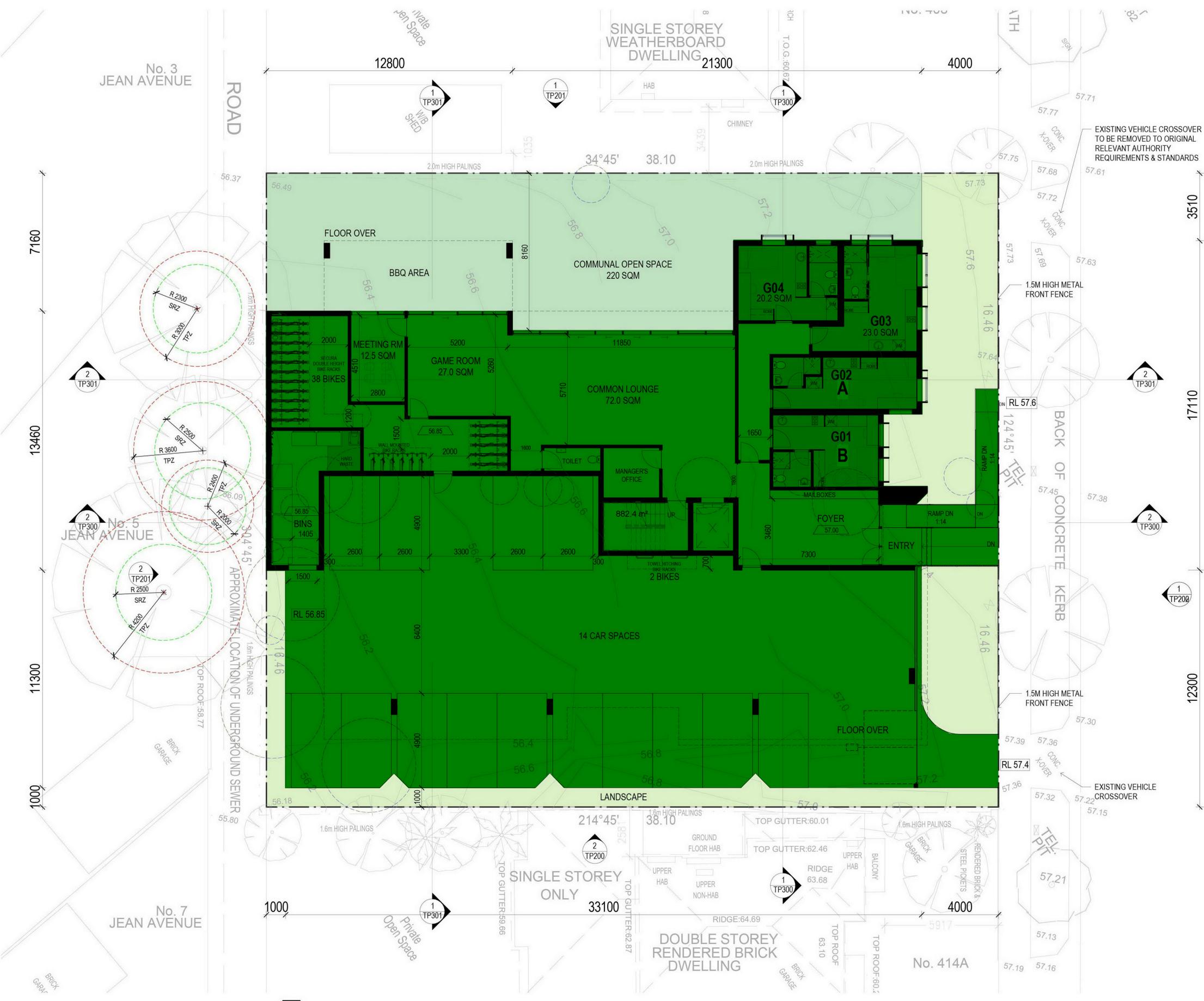
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C	FOR REVIEW	YK	EG	06.09.2019
D	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	DESIGN RESPONSE	YK	1: 100 @ A1	05.07.2019	984

DWG No. SA002 REVISION D

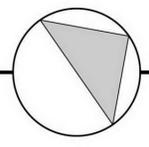


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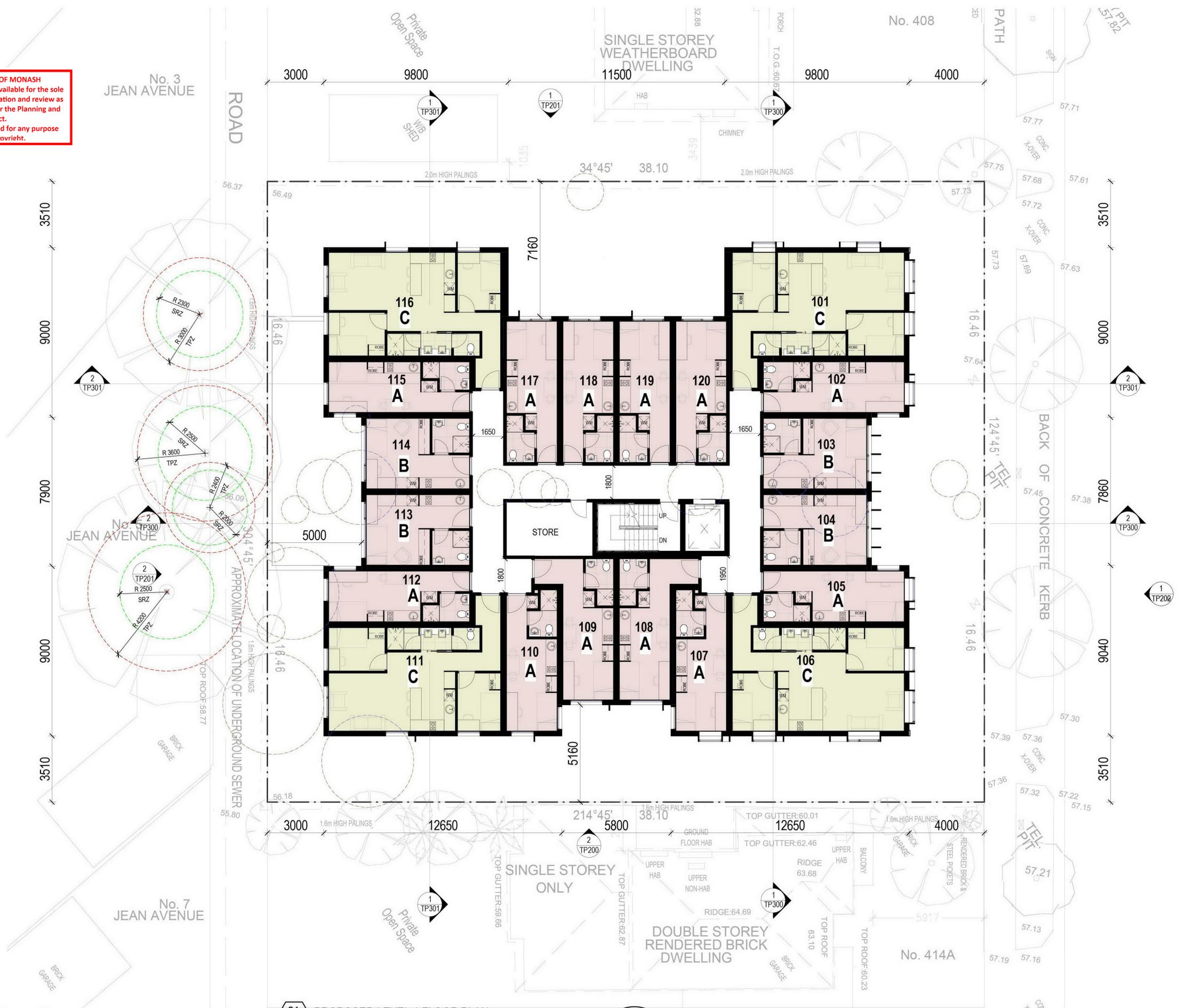


LEGEND:
 TYPE A- STUDIO 20.25m²
 TYPE B- STUDIO 20.60m²
 TYPE C- DOUBLE OCCUPANCY 52.60m²

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HAUGHTON ROAD



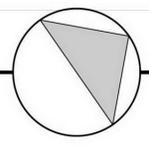
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01 PROPOSED LEVEL 1 FLOOR PLAN
TP102 SCALE 1:100

REV	DESCRIPTION	DRN	CHK	DATE
A	ISSUE FOR COORDINATION	YK		27.06.2019
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TOWN PLANNING

PROJECT
STUDENT ACCOMMODATION
410-412 HAUGHTON ROAD,
CLAYTON VIC 3168

TITLE
PROPOSED LEVEL 1
FLOOR PLAN

DRAWN YK SCALE 1:100 @ A1 PLOT DATE 05.07.2019 JOB No. 984

DWG No. TP102 REVISION E

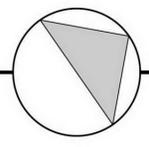


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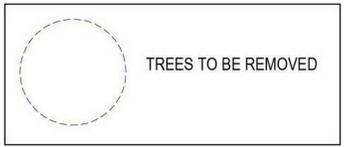


LEGEND:
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 TYPE B- STUDIO 20.60m²
 TYPE C- DOUBLE OCCUPANCY 52.60m²

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E	RESPONSE TO COUNCIL'S RF1	YK	EG	10.09.2019

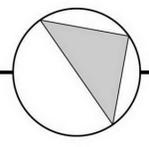


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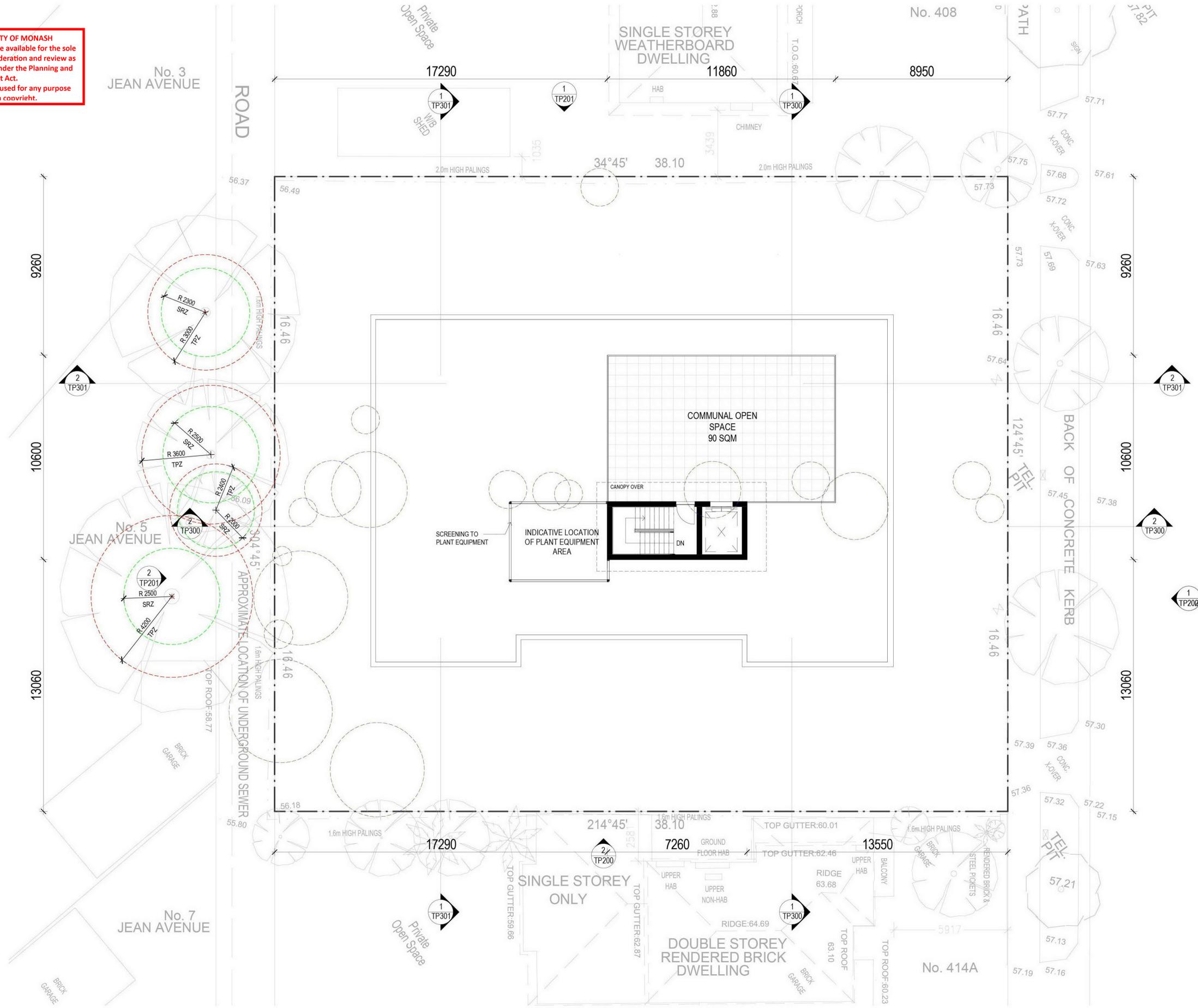


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TYPE C- DOUBLE OCCUPANCY 52.60m²

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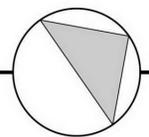
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HAUGHTON ROAD

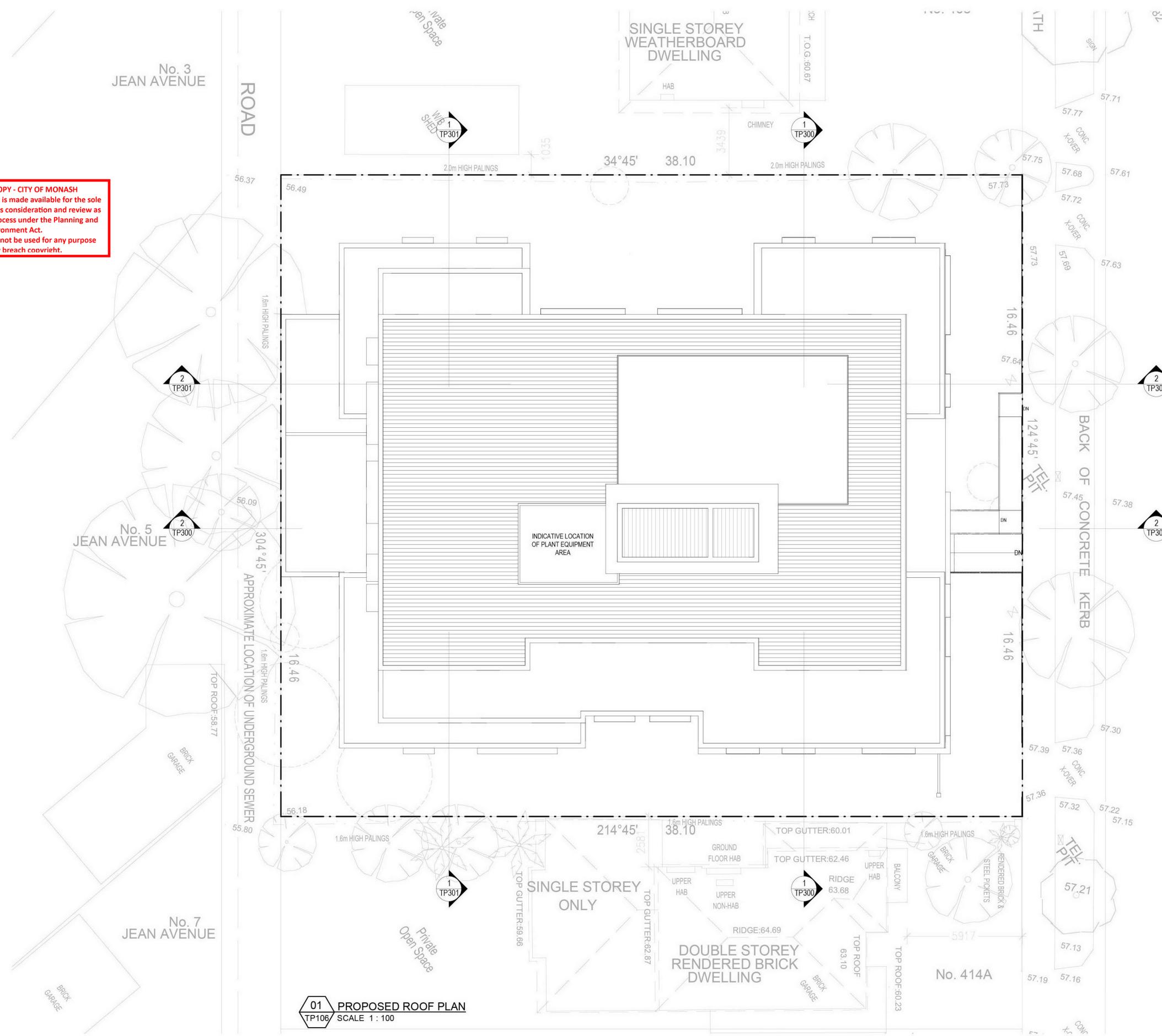


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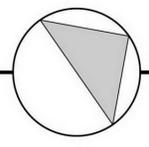
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01 PROPOSED ROOF PLAN
 TP106 SCALE 1 : 100

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D	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



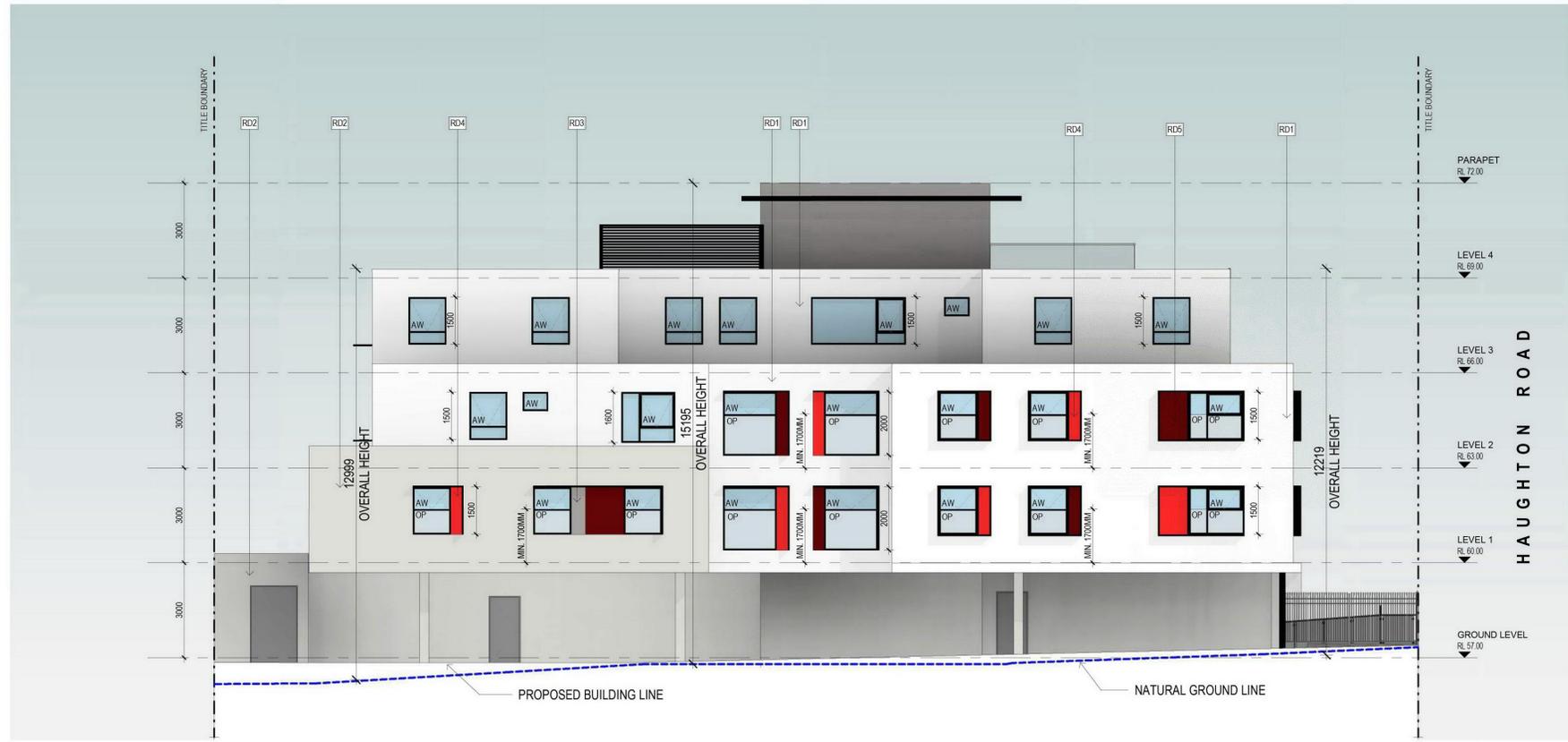
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	PROPOSED ROOF PLAN	YK	1 : 100 @ A1	05.07.2019	984



1 NORTH ELEVATION
TP200 SCALE 1 : 100

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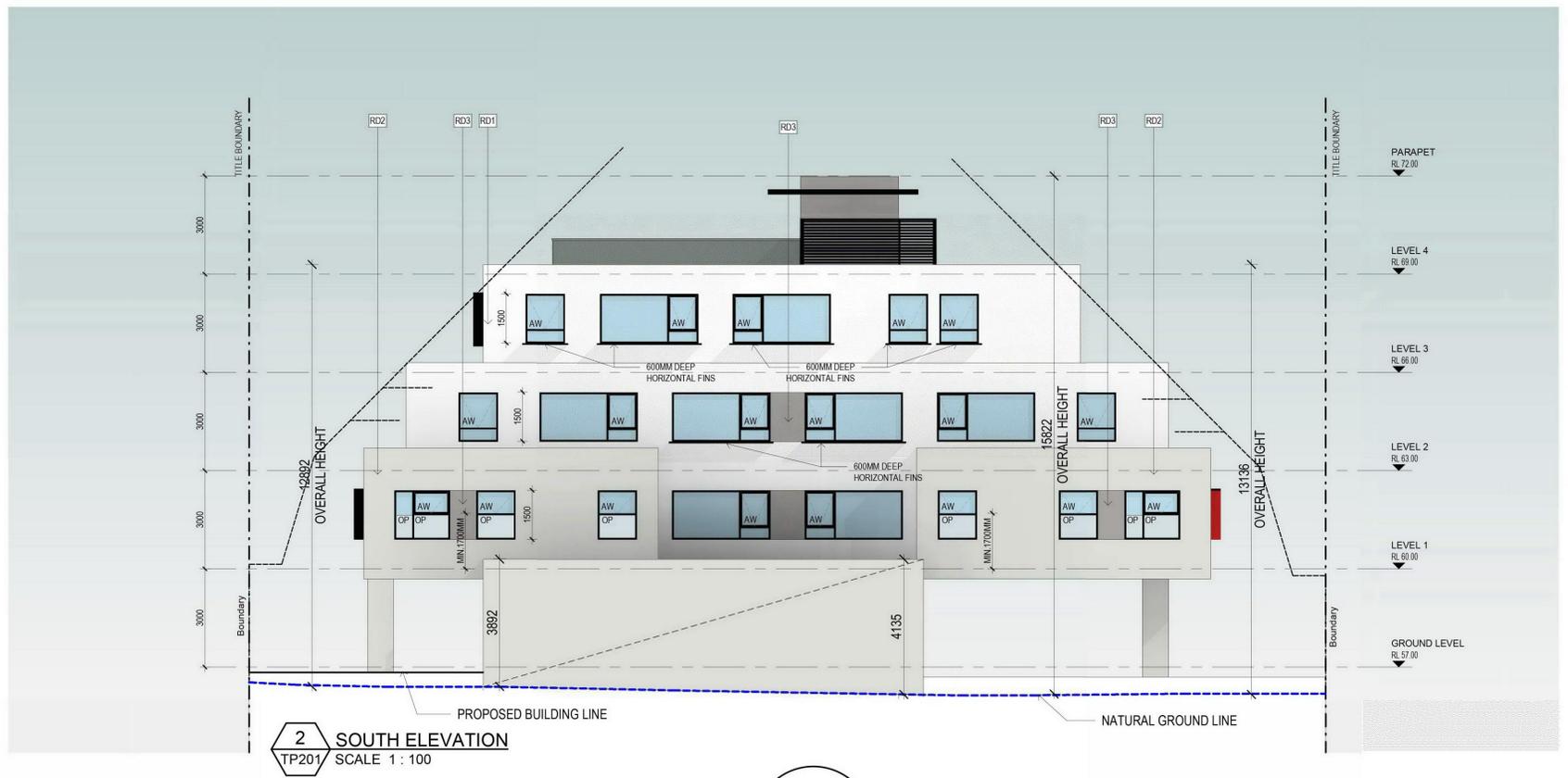
2 EAST ELEVATION
TP200 SCALE 1 : 100

MATERIAL SCHEDULE	
	RD1 RENDER FINISH COLOUR_DULUX 'LEXICON QUARTZ' OR SIMILAR
	RD2 RENDER FINISH COLOUR_DULUX 'LYTTELTON' OR SIMILAR
	RD3 RENDER FINISH COLOUR_DULUX 'STEPNEY' OR SIMILAR
	RD4 RENDER FINISH COLOUR_RED OR SIMILAR
	RD5 RENDER FINISH COLOUR_DARK RED OR SIMILAR
	RD6 RENDER FINISH COLOUR_DULUX 'BLACK' OR SIMILAR
	CD1 COLOBOND CLADDING COLOUR_COLOBOND 'MONUMENT' OR SIMILAR
	PM PERFORATED METAL PANEL
	GD PERFORATED METAL GARAGE DOOR
	F1 METAL FRONT FENCE
	WIN ALUMINIUM WINDOW FRAME_BLACK
	GL1 GLAZED WINDOW FINISH_CLEAR
	OP OPAQUE GLASS MIN. 1700MM HIGH FROM FLOOR LEVEL
	AW AWNING WINDOW (OPENABLE)

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MATERIAL SCHEDULE	
	RD1 RENDER FINISH COLOUR_DULUX 'LEXICON QUARTER' OR SIMILAR
	RD2 RENDER FINISH COLOUR_DULUX 'LYTTELTON' OR SIMILAR
	RD3 RENDER FINISH COLOUR_DULUX 'STEPNEY' OR SIMILAR
	RD4 RENDER FINISH COLOUR_RED OR SIMILAR
	RD5 RENDER FINISH COLOUR_DARK RED OR SIMILAR
	RD6 RENDER FINISH COLOUR_DULUX 'BLACK' OR SIMILAR
	CD1 COLORBOND CLADDING COLOUR_COLORBOND 'MONUMENT' OR SIMILAR
	PM PERFORATED METAL PANEL
	GD PERFORATED METAL GARAGE DOOR
	F1 METAL FRONT FENCE
	WIN ALUMINIUM WINDOW FRAME_BLACK
	GL1 GLAZED WINDOW FINISH_CLEAR
	OP OPAQUE GLASS MIN. 1700MM HIGH FROM FLOOR LEVEL
	AW AWNING WINDOW (OPENABLE)

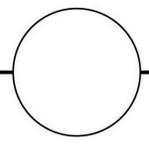
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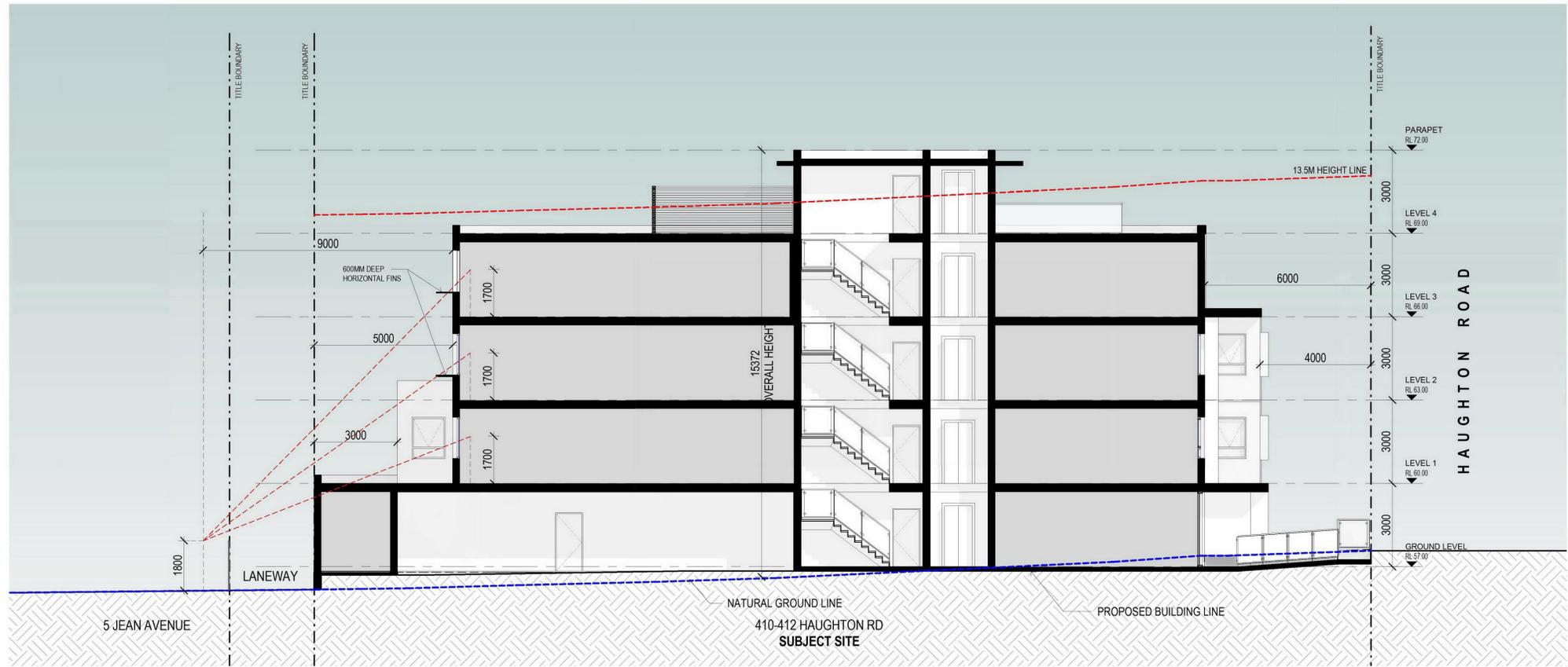
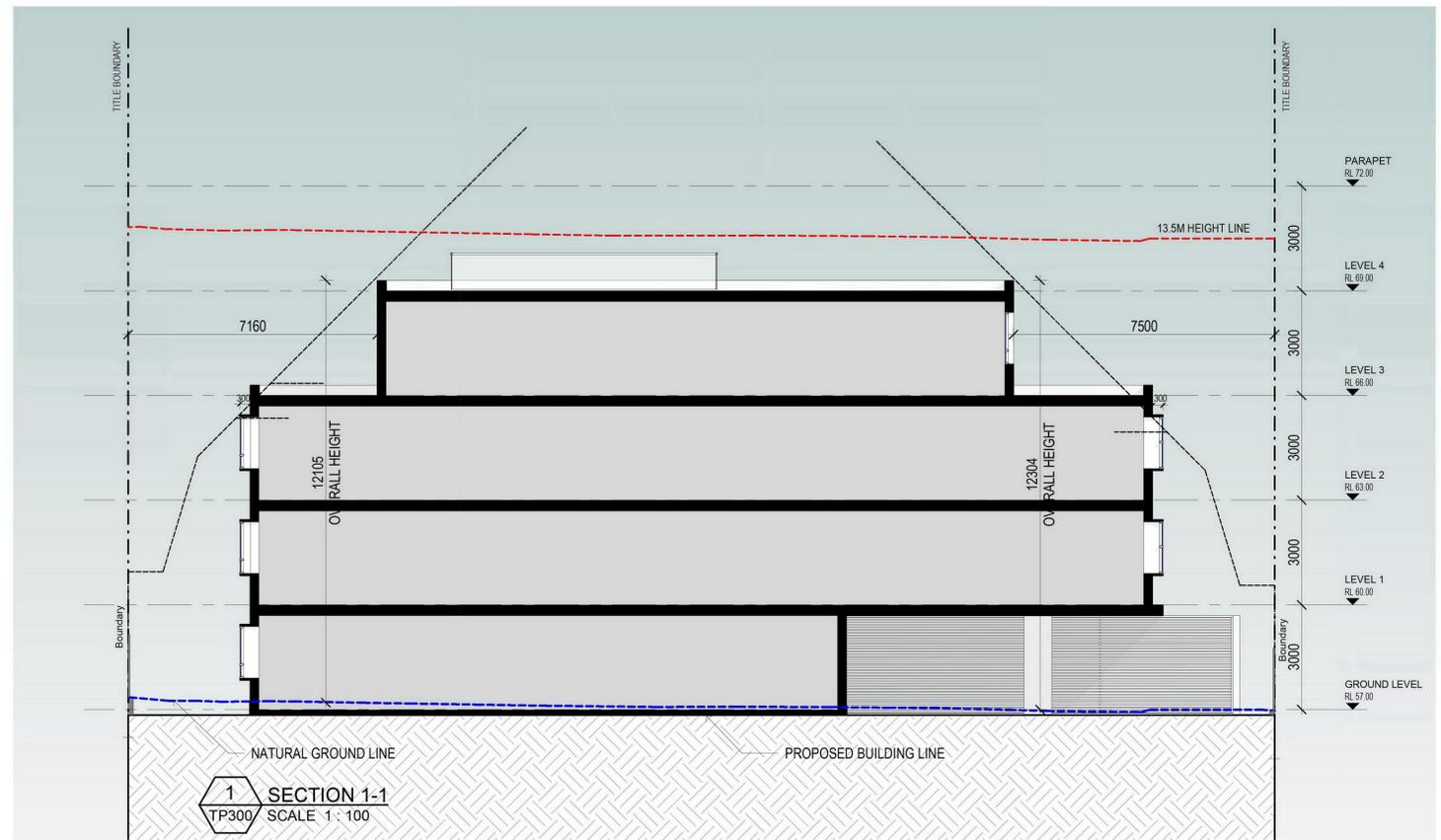


1 STREET ELEVATION
TP202 SCALE 1 : 200

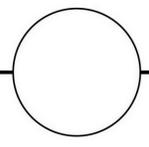
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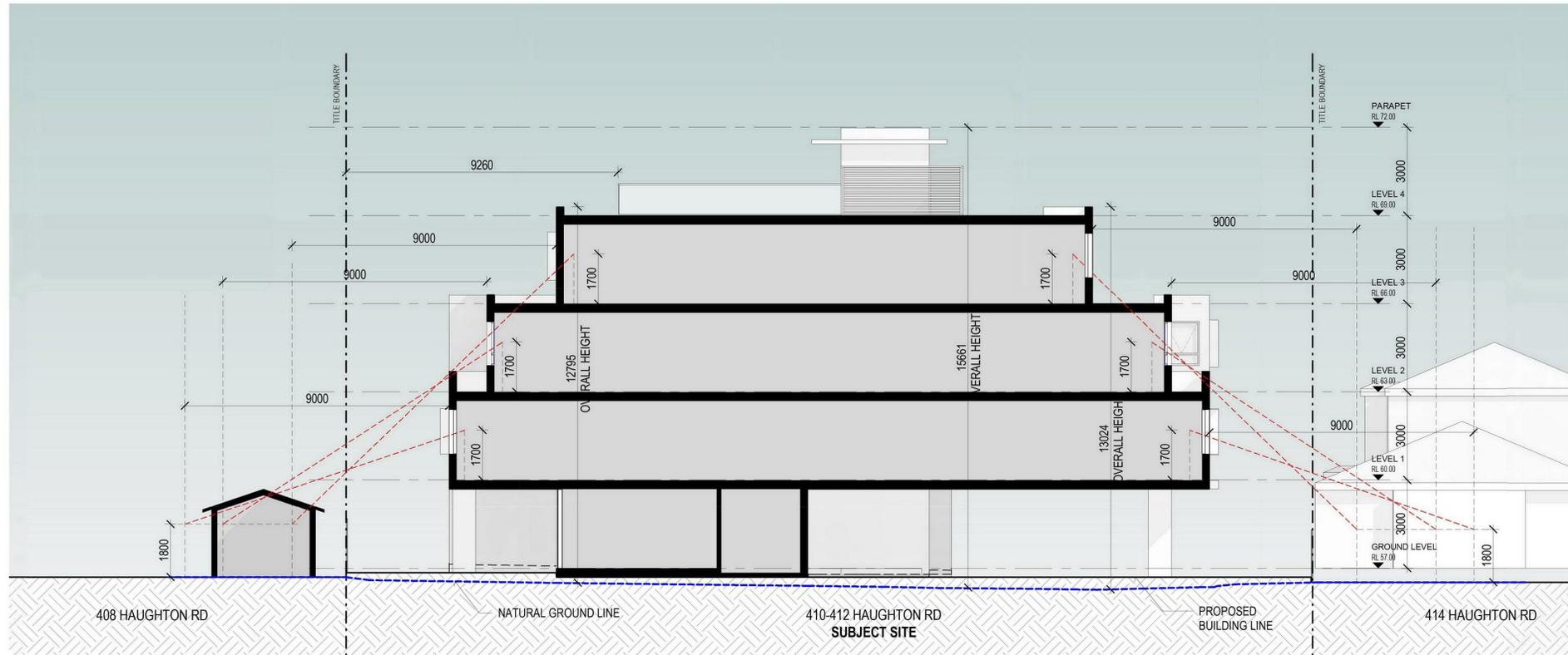
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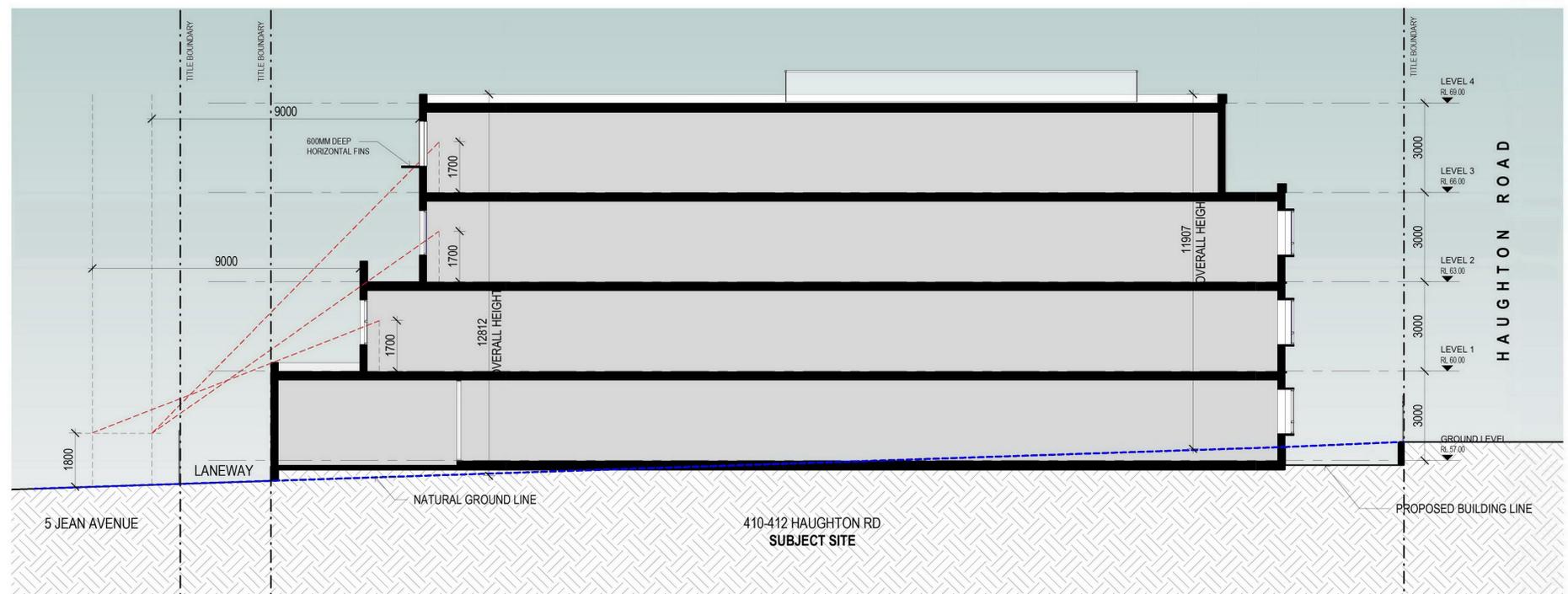
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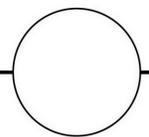


1 SECTION 3-3
 TP301 SCALE 1:100

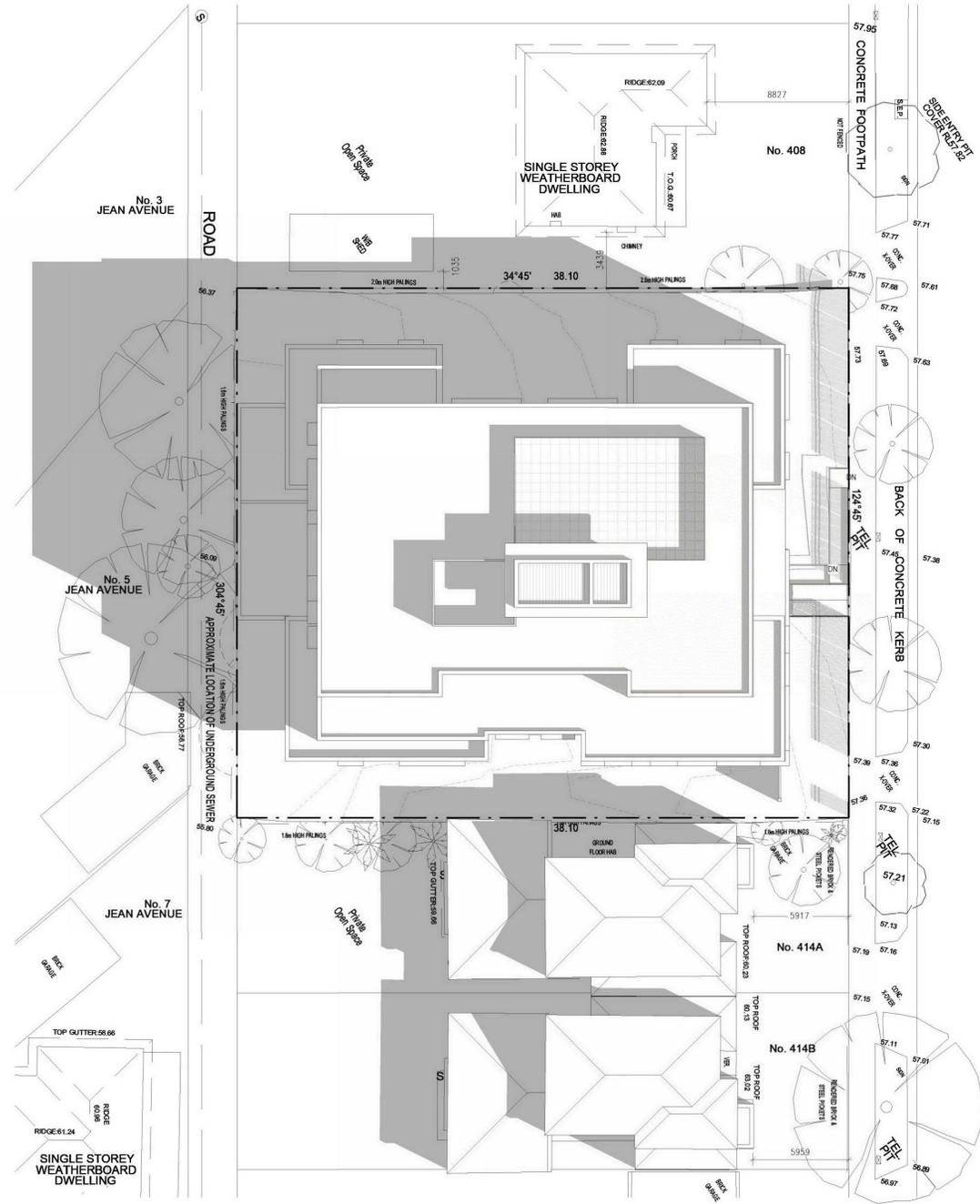


2 SECTION 4-4
 TP301 SCALE 1:100

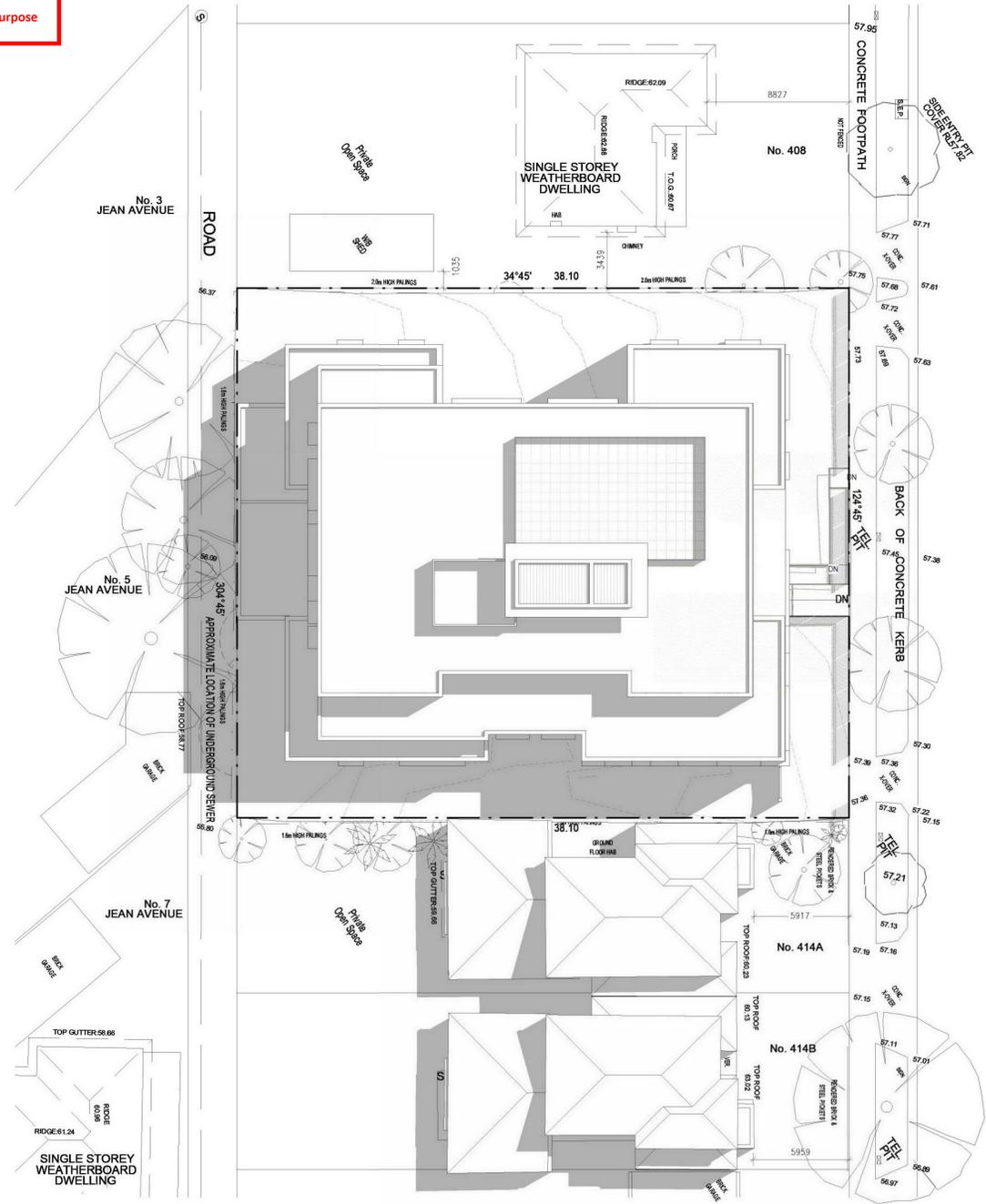
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01 SHADOWS - 22 SEPTEMBER - 9AM
TP400 SCALE 1 : 200

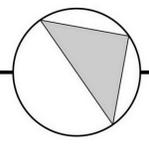


02 SHADOWS - 22 SEPTEMBER - 12NOON
TP400 SCALE 1 : 200

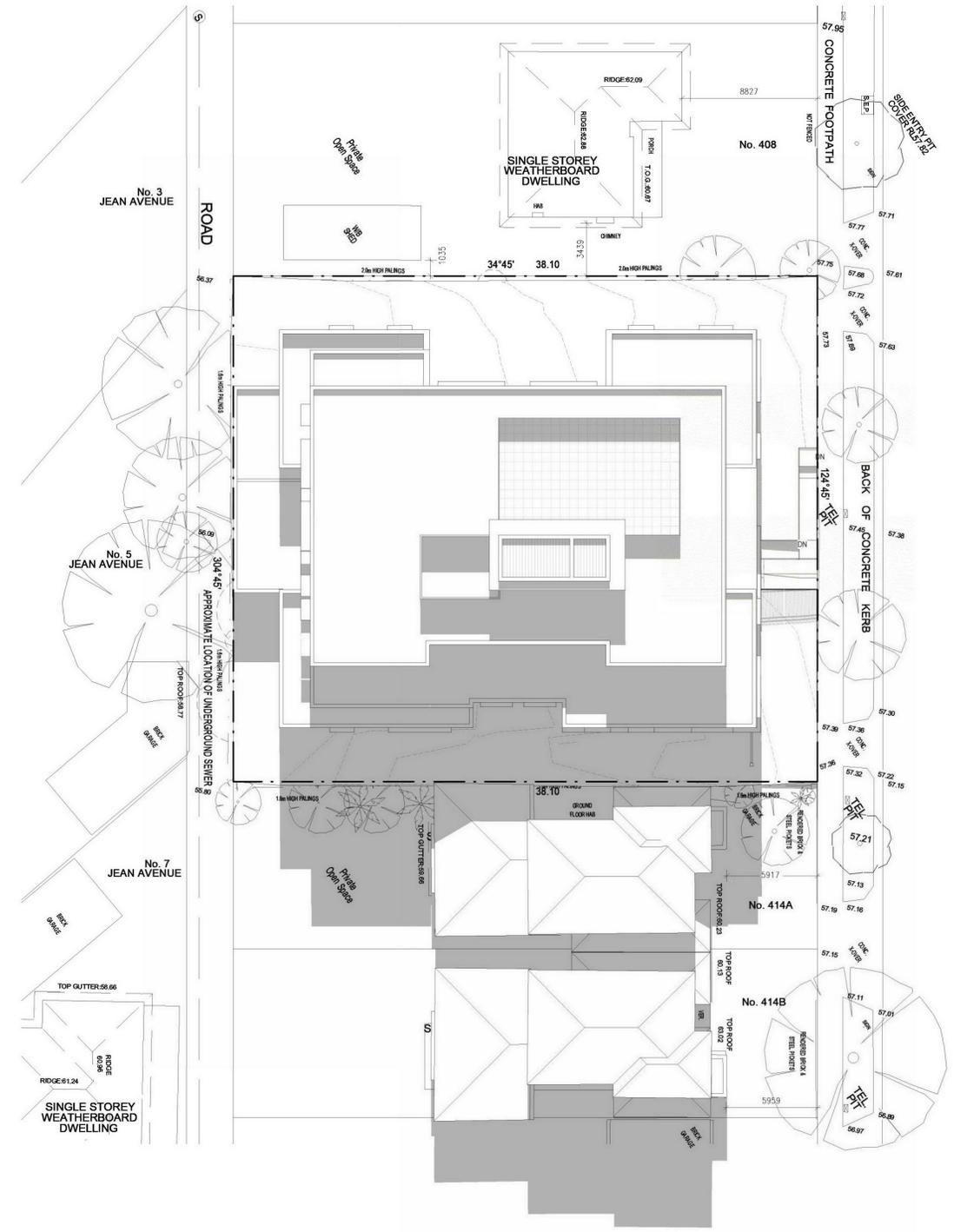
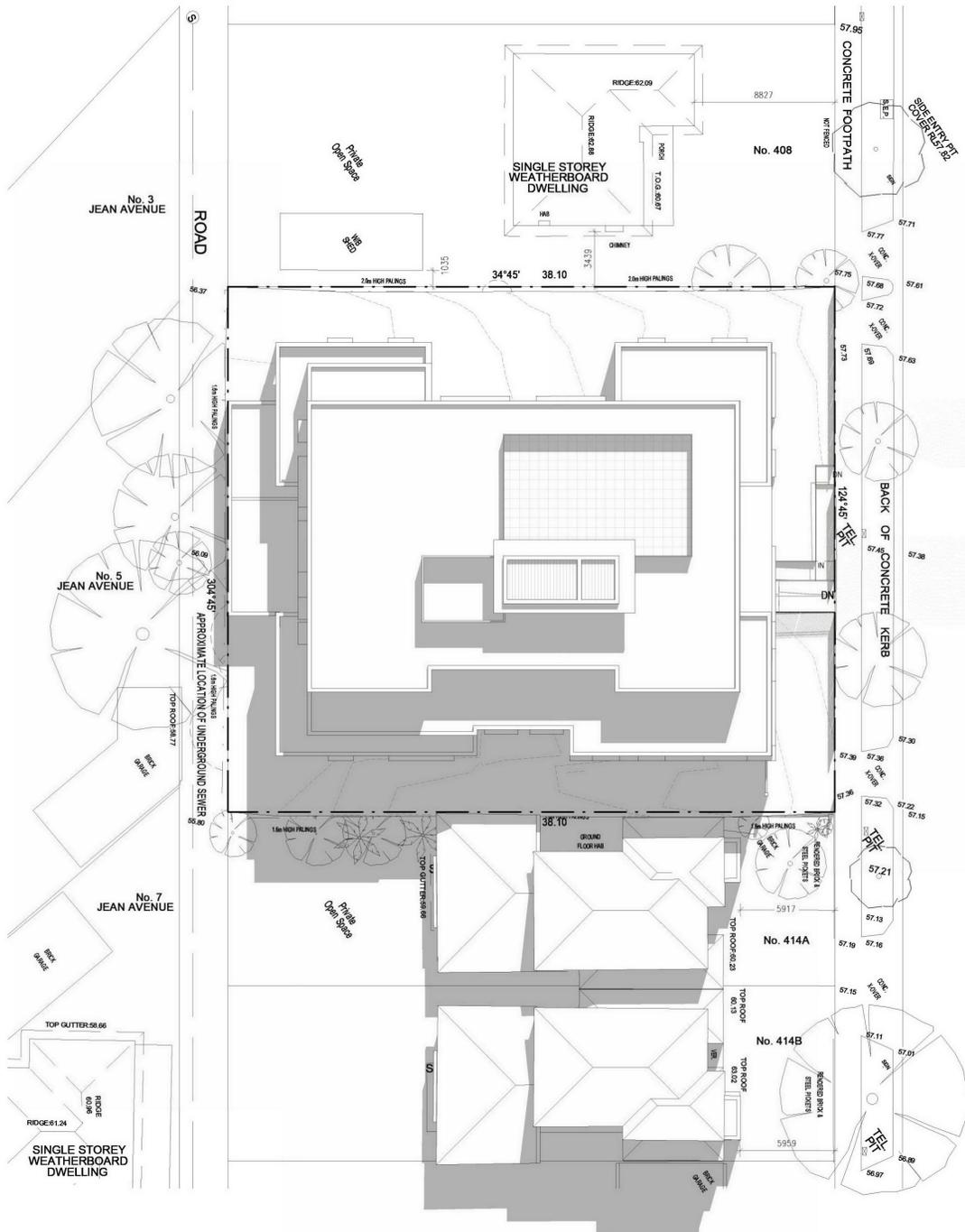
HAUGHTON ROAD

HAUGHTON ROAD

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HAUGHTON ROAD

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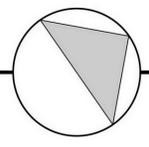
1 SHADOWS - 22 SEPTEMBER - 2PM
TP401 SCALE 1 : 200

2 SHADOWS - 22 SEPTEMBER - 3PM
TP401 SCALE 1 : 200



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REV	DESCRIPTION	DRN	CHK	DATE
A	ISSUE FOR COORDINATION	YK		27.06.2019
B	ISSUE FOR REVIEW	YK		02.07.2019
C	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
D	FOR REVIEW	YK	EG	06.09.2019
E	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



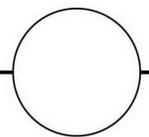
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	SHADOW DIAGRAMS 2PM & 3PM	YK	1 : 200 @ A1	05.07.2019	984
				DWG No.	REVISION
				TP401	E

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REV	DESCRIPTION	DRN	CHK	DATE
A	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
B	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



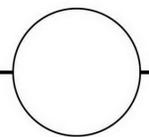
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-1	YK	@ A1	05.07.2019	984



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A	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
B	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



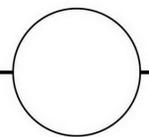
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-2	YK	@ A1	05.07.2019	984

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REV	DESCRIPTION	DRN	CHK	DATE
A	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
B	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



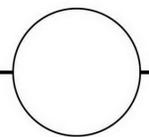
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-3	YK	@ A1	05.07.2019	984

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REV	DESCRIPTION	DRN	CHK	DATE
A	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



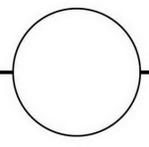
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-4	YK	@ A1	05.07.2019	984



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REV	DESCRIPTION	DRN	CHK	DATE
A	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



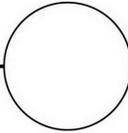
TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-5	YK	@ A1	05.07.2019	984



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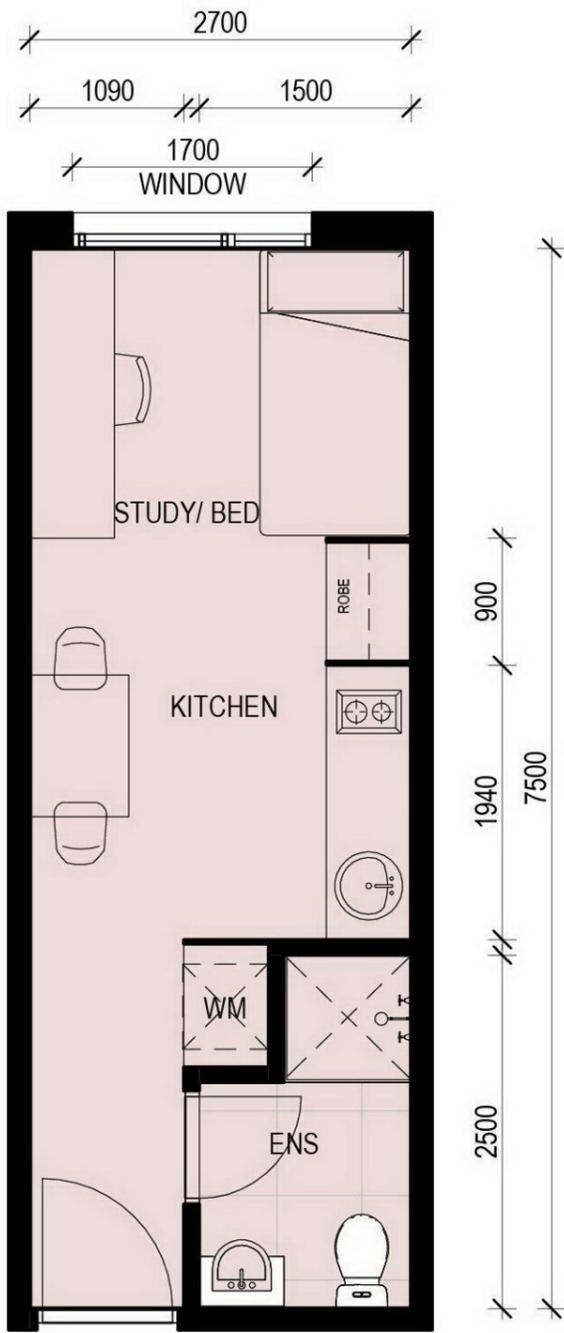
REV	DESCRIPTION	DRN	CHK	DATE
A	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019



TOWN PLANNING

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
STUDENT ACCOMMODATION 410-412 HAUGHTON ROAD, CLAYTON VIC 3168	3D RENDER-6	YK	@ A1	05.07.2019	984
				DWG No.	REVISION
				TP505	A

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TYPICAL STUDIO LAYOUT-TYPE A
 AREA- 20.25 SQM

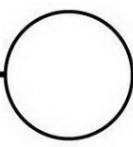


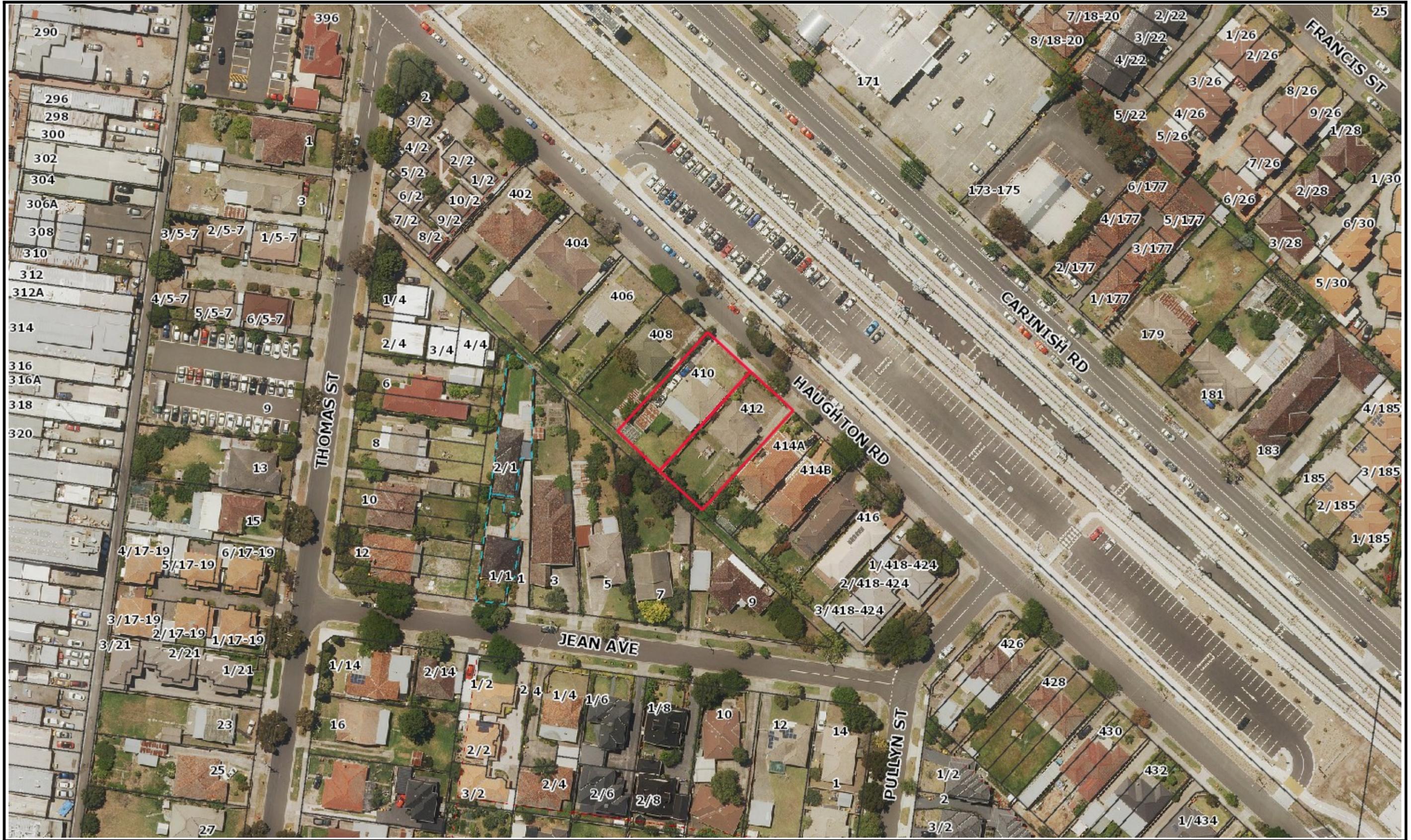
TYPICAL STUDIO LAYOUT-TYPE B
 AREA- 20.60 SQM



TYPICAL DOUBLE OCCUPANCY-TYPE C
 AREA- 52.6 SQM

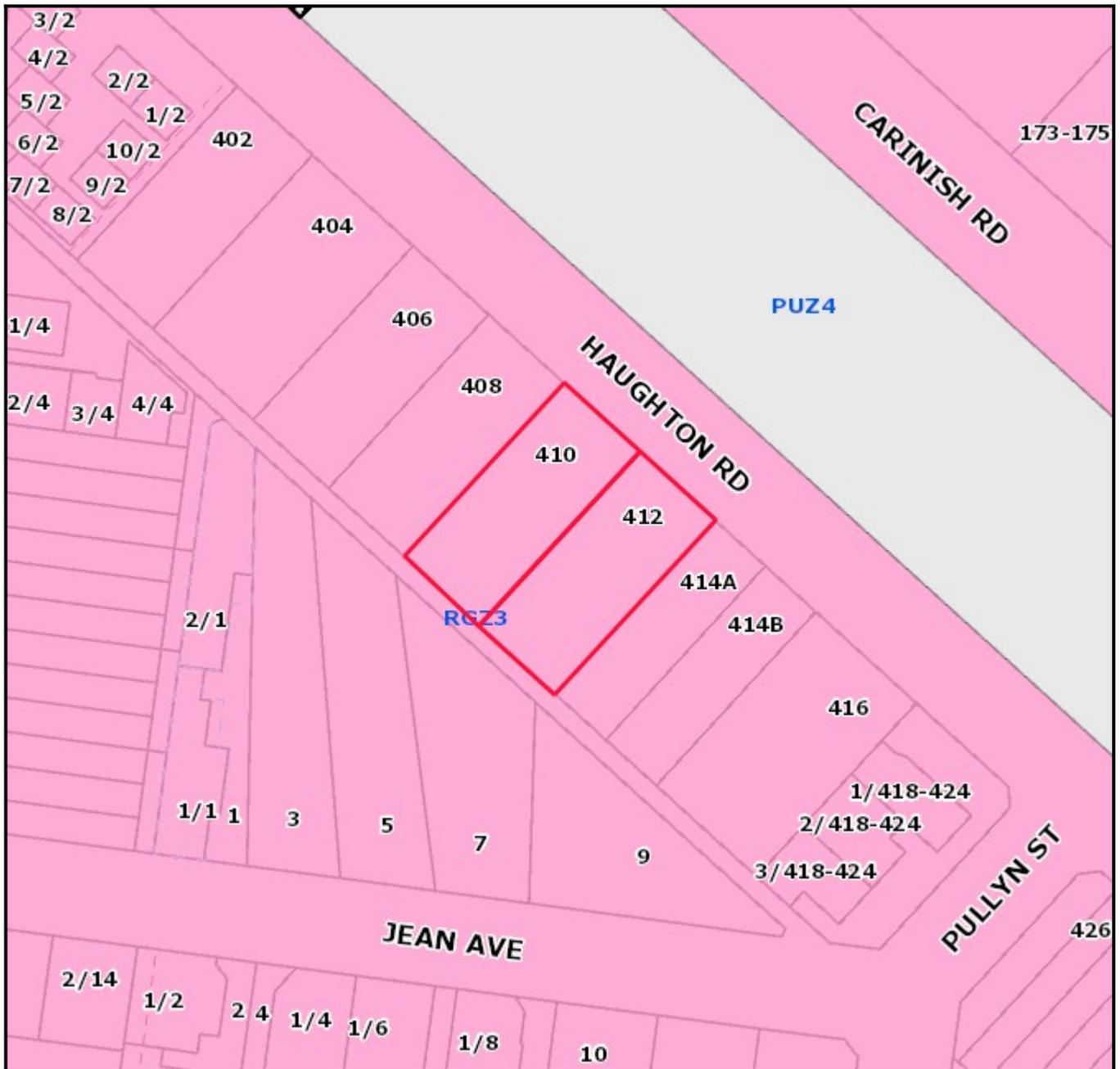
REV	DESCRIPTION	DRN	CHK	DATE
A	ISSUE FOR TOWN PLANNING	YK	EG	05.07.2019
B	FOR REVIEW	YK	EG	06.09.2019
C	RESPONSE TO COUNCIL'S RFI	YK	EG	10.09.2019







Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

410-412 Houghton Road CLAYTON VIC 3168



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2000



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Legend

Property	Open Space Public Access	Social/ family recreation
Proposed Property	Accessway/ trail	Sport
Common Property	Conservation	Utility/ buffer/ enviro constraint
Easements	Memorial Park	Visual amenity
Railines	Play	Water based recreation
Reserves	Relaxation/ contemplation	

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