

# 20032 - 40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168

## STUDENT ACCOMMODATION

Attachment 1: 40-44 Wellington Road, Clayton

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### DEVELOPMENT SUMMARY

SITE COVERAGE		
NAME	AREA	PERCENTAGE
UNCOVERED SITE	859 m <sup>2</sup>	41%
BUILDING FOOTPRINT	1226 m <sup>2</sup>	59%
	2085 m <sup>2</sup>	
PERMEABILITY		
NAME	AREA	PERCENTAGE
NON-PERMEABLE	1642 m <sup>2</sup>	79%
PERMEABLE	443 m <sup>2</sup>	21%
	2085 m <sup>2</sup>	
INTERNAL GROSS FLOOR AREA (GFA)		
NAME	AREA	
BASEMENT	1566 m <sup>2</sup>	
GROUND	1225 m <sup>2</sup>	
LEVEL 1	1171 m <sup>2</sup>	
LEVEL 2	1056 m <sup>2</sup>	
LEVEL 3	815 m <sup>2</sup>	
LEVEL 4	765 m <sup>2</sup>	
TOTAL INTERNAL GFA	6598 m <sup>2</sup>	
EXTERNAL GROSS FLOOR AREA (GFA)		
NAME	AREA	
GROUND (EXT.)	153 m <sup>2</sup>	
GROUND (EXT.)	68 m <sup>2</sup>	
GROUND (EXT.)	103 m <sup>2</sup>	
GROUND (EXT.)	9 m <sup>2</sup>	
LEVEL 4 (EXT.)	52 m <sup>2</sup>	
TOTAL EXTERNAL GFA	385 m <sup>2</sup>	

ROOM TYPE SUMMARY		
ROOM TYPE	NO. OF ROOMS	NO. OF BEDS
SINGLE	115	115
SINGLE	2	2
SINGLE	4	4
ACCESSIBLE	4	4
ACCESS. - 1 BDRM	3	3
1 BED	2	2
TOTALS: 130	130	130

ROOM SCHEDULE (NLA)				
ROOM TYPE	DESCRIPTION	NO. OF ROOMS	NO. OF BEDS	Area
00				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	27	27	715 m <sup>2</sup>
		27	27	715 m <sup>2</sup>
01				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	29	29	765 m <sup>2</sup>
ROOM TYPE 02	SINGLE OCCUPANCY UNIT	2	2	53 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	40 m <sup>2</sup>
		33	33	891 m <sup>2</sup>
02				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	27	27	718 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	40 m <sup>2</sup>
		29	29	792 m <sup>2</sup>
03				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	16	16	399 m <sup>2</sup>
ROOM TYPE 03	SINGLE OCCUPANCY UNIT	2	2	60 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	41 m <sup>2</sup>
ROOM TYPE 06	ONE BEDROOM UNIT	1	1	37 m <sup>2</sup>
		21	21	571 m <sup>2</sup>
04				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	16	16	403 m <sup>2</sup>
ROOM TYPE 03	SINGLE OCCUPANCY UNIT	2	2	60 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 06	ONE BEDROOM UNIT	1	1	35 m <sup>2</sup>
		20	20	533 m <sup>2</sup>
TOTALS: 130		130	130	3502 m <sup>2</sup>

TOWN PLANNING DRAWING SCHEDULE				
No.	REVISION	DRAWING	REVISION DATE	DESCRIPTION
TP00	I	COVER PAGE	2021.02.24	TOWN PLANNING
TP01	-	SITE SURVEY	2020.12.16	TOWN PLANNING
TP02	A	SITE ANALYSIS	2020.12.16	TOWN PLANNING
TP03A	A	GREATER CONTEXT ANALYSIS	2020.12.16	TOWN PLANNING
TP03B	A	DIAGRAMS - SITE ANALYSIS	2020.12.16	TOWN PLANNING
TP03C	B	DIAGRAMS - MASSING STRATEGY	2021.02.24	TOWN PLANNING
TP03D	B	DIAGRAMS - DESIGN STRATEGY	2021.02.24	TOWN PLANNING
TP03E	-	PERSPECTIVES	2021.02.24	TOWN PLANNING
TP03F	-	PERSPECTIVES	2021.02.24	TOWN PLANNING
TP03G	-	PERSPECTIVES	2021.02.24	TOWN PLANNING
TP03H	-	PERSPECTIVES	2021.02.24	TOWN PLANNING
TP03I	-	PERSPECTIVES	2021.02.24	TOWN PLANNING
TP04	E	DEMOLITION PLAN	2020.12.16	TOWN PLANNING
TP05	I	PROPOSED BASEMENT 1	2021.02.24	TOWN PLANNING
TP06	I	PROPOSED GROUND	2021.02.24	TOWN PLANNING
TP07	I	PROPOSED LEVEL 01	2021.02.24	TOWN PLANNING
TP08	I	PROPOSED LEVEL 02	2021.02.24	TOWN PLANNING
TP09	I	PROPOSED LEVEL 03	2021.02.24	TOWN PLANNING
TP10	H	PROPOSED LEVEL 04	2021.02.24	TOWN PLANNING
TP11	E	PROPOSED ROOF PLAN	2021.02.24	TOWN PLANNING
TP12	D	9am SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP13	D	10am SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP14	D	11am SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP15	D	12noon SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP16	D	1pm SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP17	D	2pm SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP18	D	3pm SHADOW DIAGRAM	2021.02.24	TOWN PLANNING
TP19	B	PROPOSED STREET ELEVATIONS	2021.02.24	TOWN PLANNING
TP20	B	PROPOSED STREET ELEVATIONS	2021.02.24	TOWN PLANNING
TP21	F	PROPOSED ELEVATIONS	2021.02.24	TOWN PLANNING
TP22	F	PROPOSED ELEVATIONS	2021.02.24	TOWN PLANNING
TP23	C	COURTYARD ELEVATIONS	2021.02.24	TOWN PLANNING
TP24	G	PROPOSED SECTIONS	2021.02.24	TOWN PLANNING
TP25	F	PROPOSED SECTIONS	2021.02.24	TOWN PLANNING
TP26	F	PROPOSED SECTIONS	2021.02.24	TOWN PLANNING
TP27	G	PROPOSED SECTIONS	2021.02.24	TOWN PLANNING
TP28	C	BASMENT RAMP DETAILS	2021.02.24	TOWN PLANNING
TP29	C	AREA STUDY	2021.02.24	TOWN PLANNING
TP30	B	ROOM TYPES	2021.02.24	TOWN PLANNING
TP31	-	OVERLOOKING SECTIONS	2021.02.24	TOWN PLANNING

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Revision  
F PRELIMINARY  
G PRELIMINARY  
H TOWN PLANNING  
I TOWN PLANNING

Date  
2020.12.08  
2020.12.11  
2020.12.16  
2021.02.24

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STUDENT ACCOMMODATION  
Address  
40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
Client

Drawing  
COVER PAGE

Sheet No.  
TP00

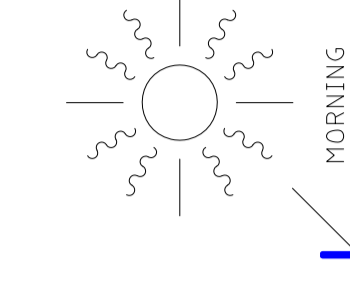
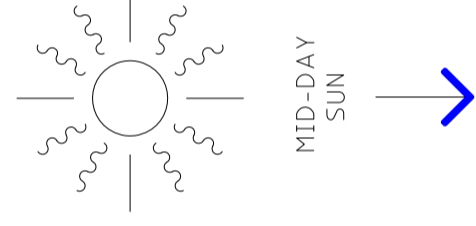
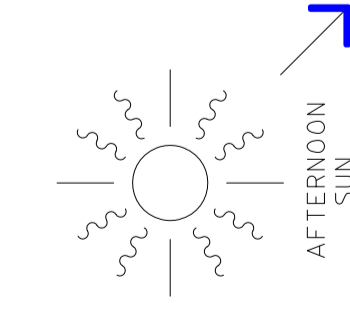
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2021.02.24

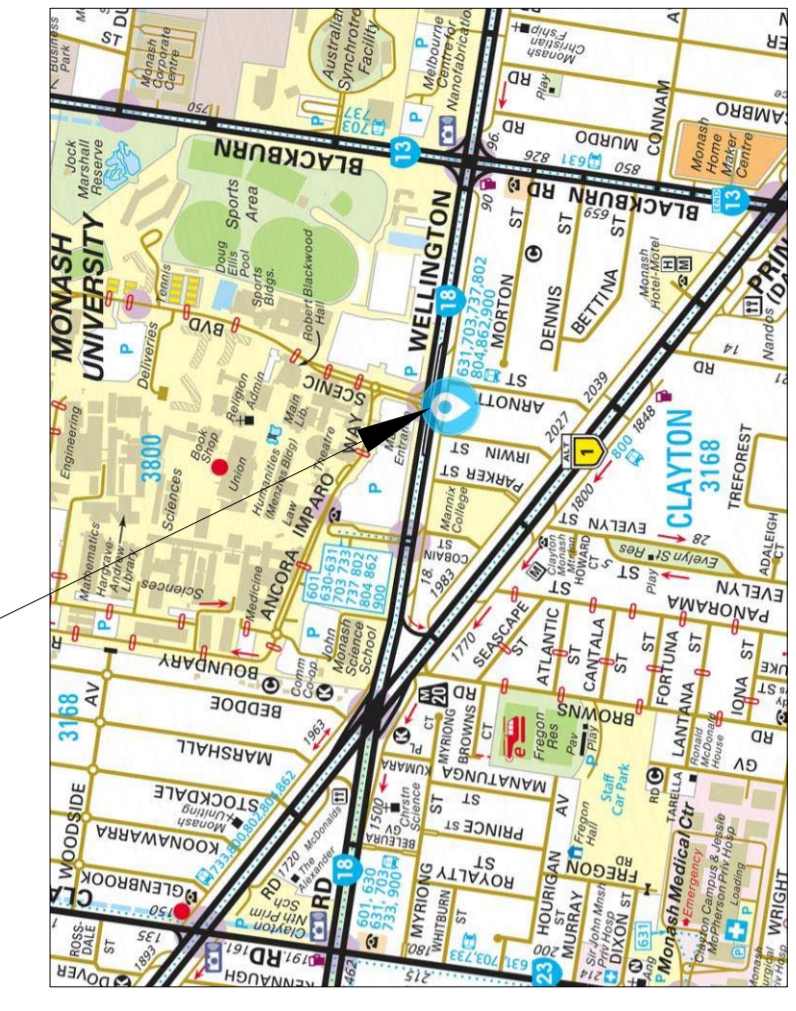
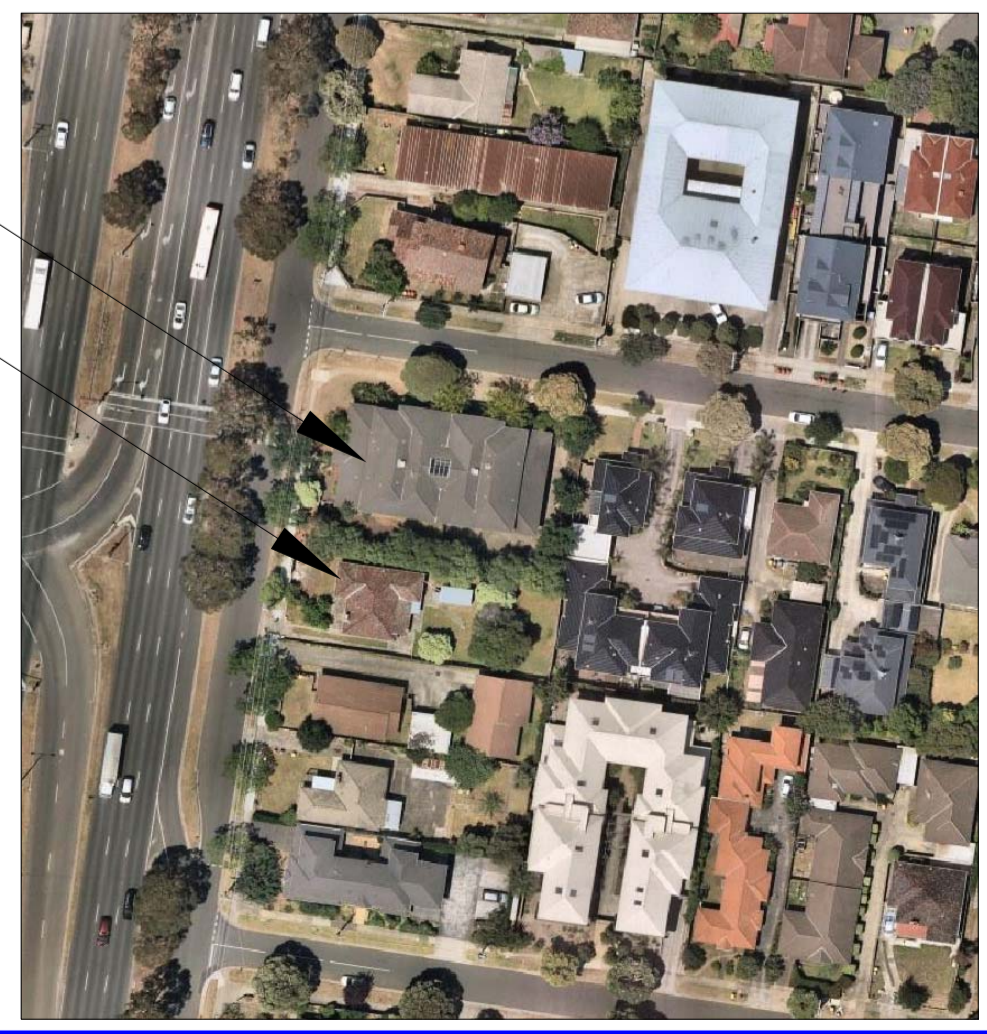
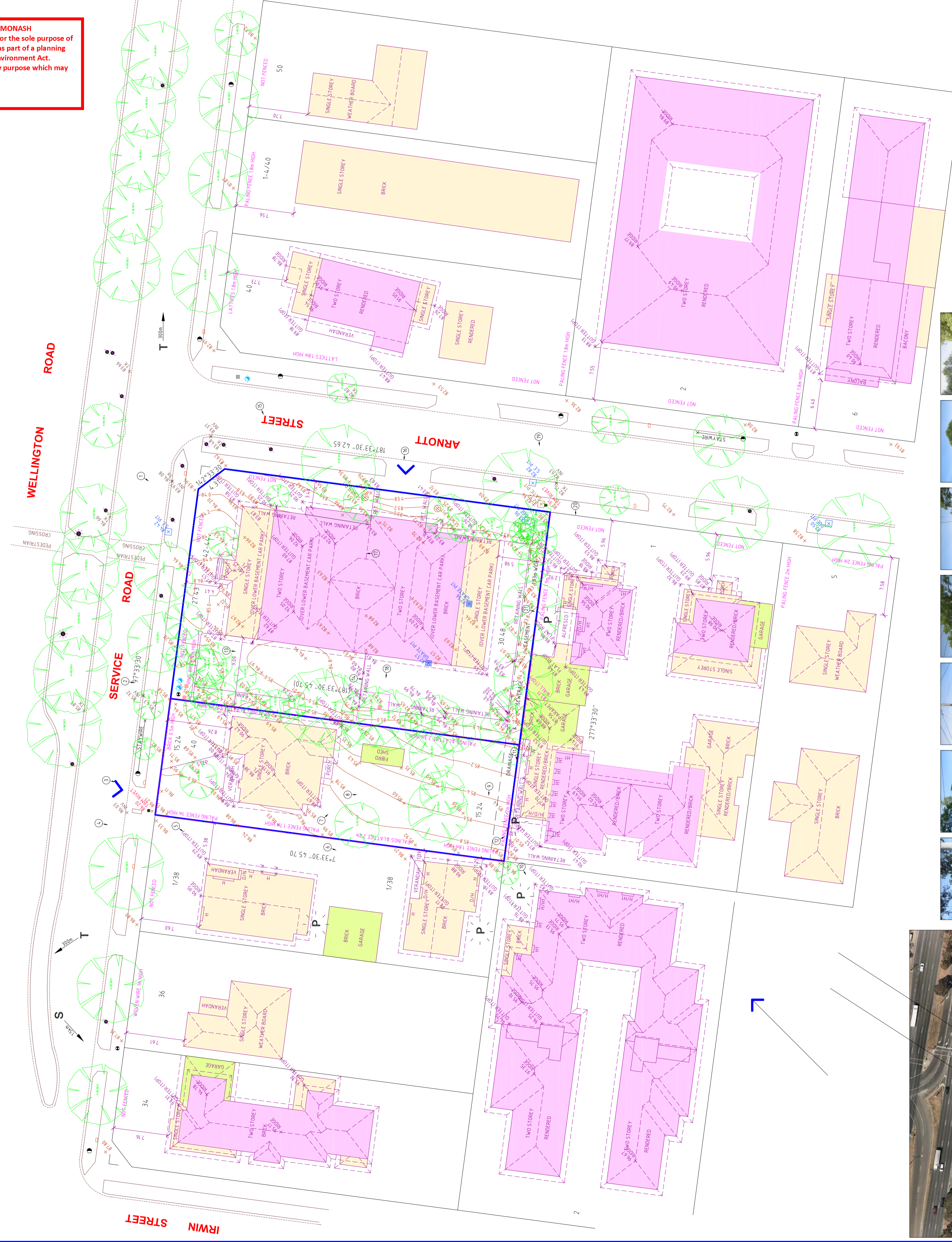
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### Key for Site Context Plan

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

- |  |                                   |  |                             |
|--|-----------------------------------|--|-----------------------------|
|  | Shops                             |  | Grate pit                   |
|  | Transport                         |  | Sewer pit                   |
|  | Private open space                |  | Telecommunications pit      |
|  | Habitable window facing site      |  | Power/light pole            |
|  | H1: Ground floor, H2: 1st floor   |  | Electricity pit/transformer |
|  | N1: 2nd floor, etc.               |  | Sewer inspection point      |
|  | N2: Non-habitable window          |  | Sewer vent                  |
|  | D: Door, D1: 1st floor            |  | Vehicular site entry        |
|  | Tree (Height 3m, Trunk Diam 0.2m) |  | Noise (e.g. from pool area) |
|  | Traffic lights                    |  | Prevailing winds            |
|  | Signal Box/Pit                    |  |                             |
|  | Street/Traffic sign               |  |                             |
|  | Water valve/fire hydrant          |  |                             |
|  | Stormwater/side entry pit         |  |                             |



0 6 12  
 LENGTHS ARE IN METRES

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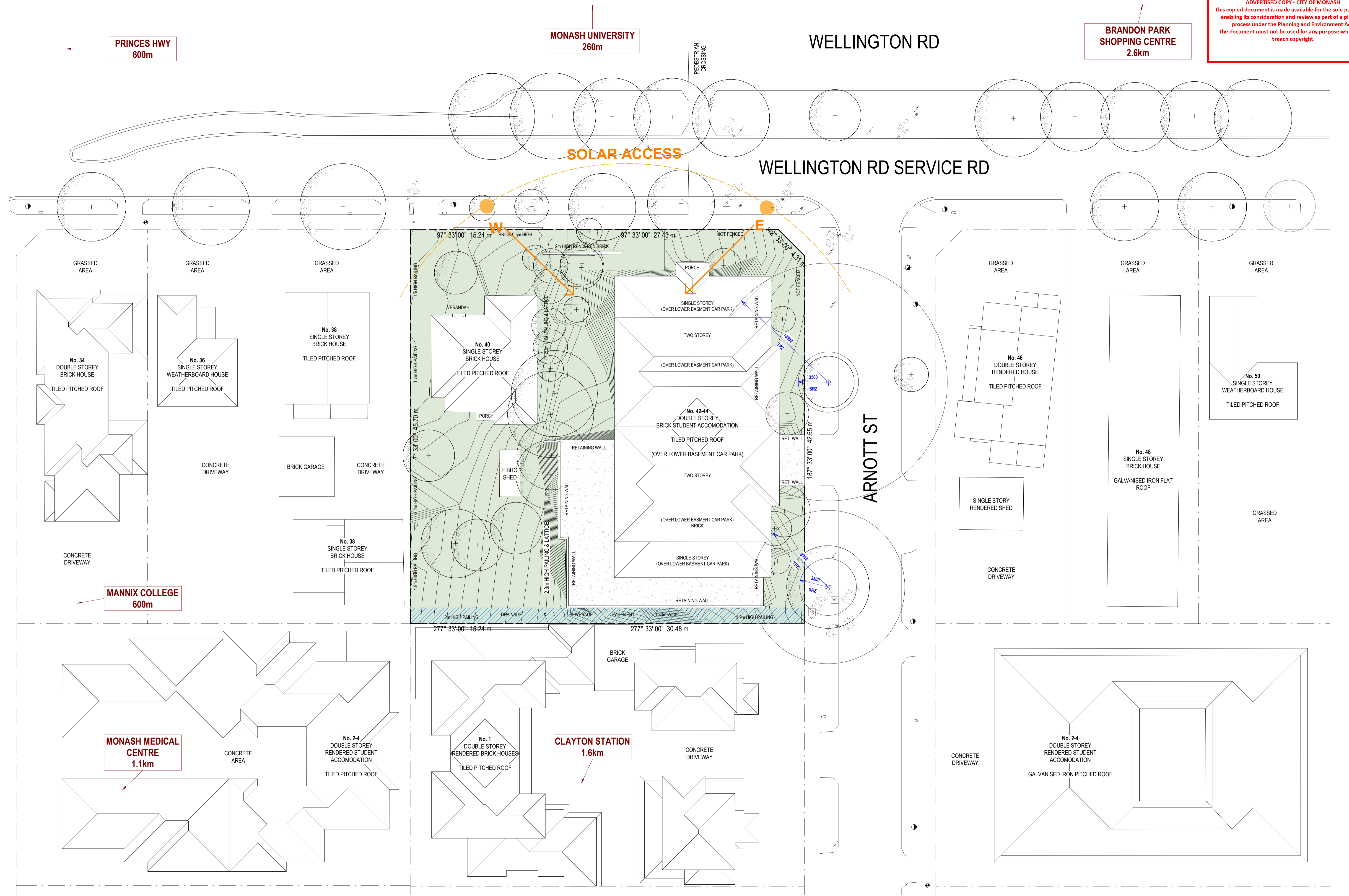


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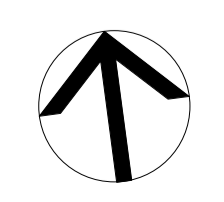
## SITE CONTEXT PLAN 40-44 WELLINGTON ROAD CLAYTON

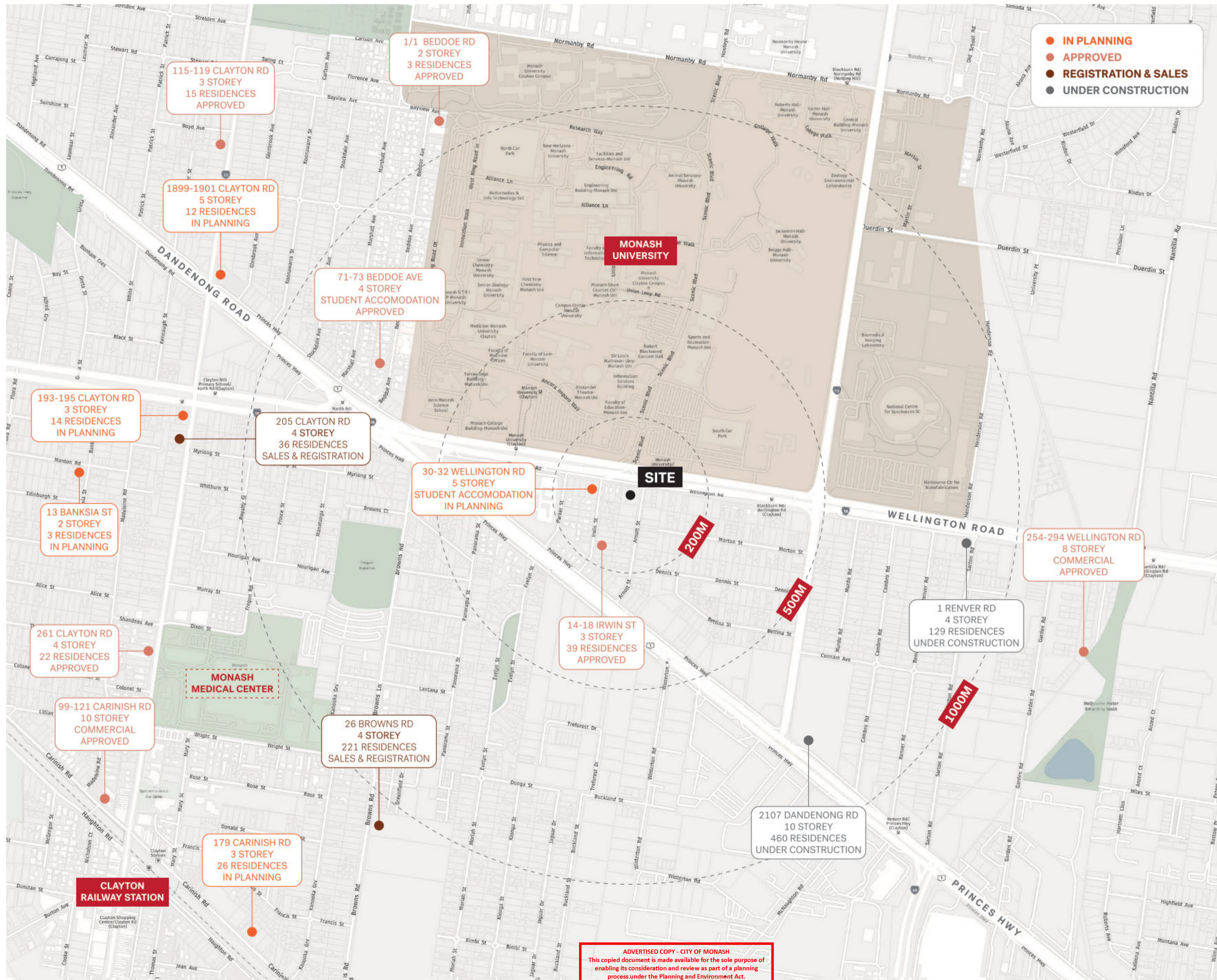
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REF: 8134 REV1



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Student Accomodation / 71-73 Beddoe Avenue



Monash One / 205 Clayton Road

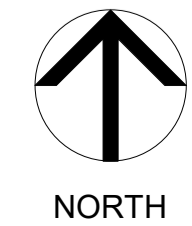


Aster Apartments / 456 Haighton Road



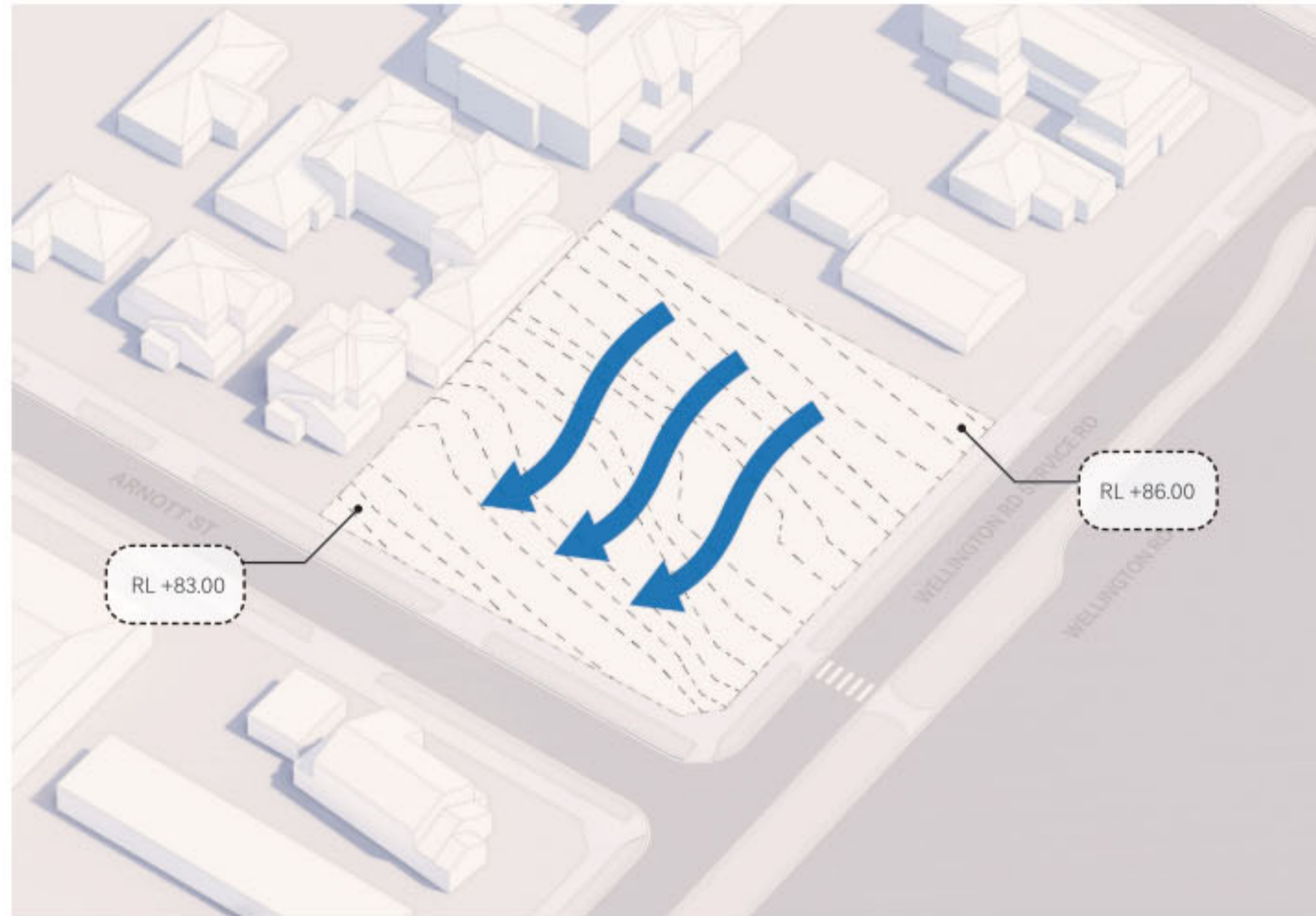
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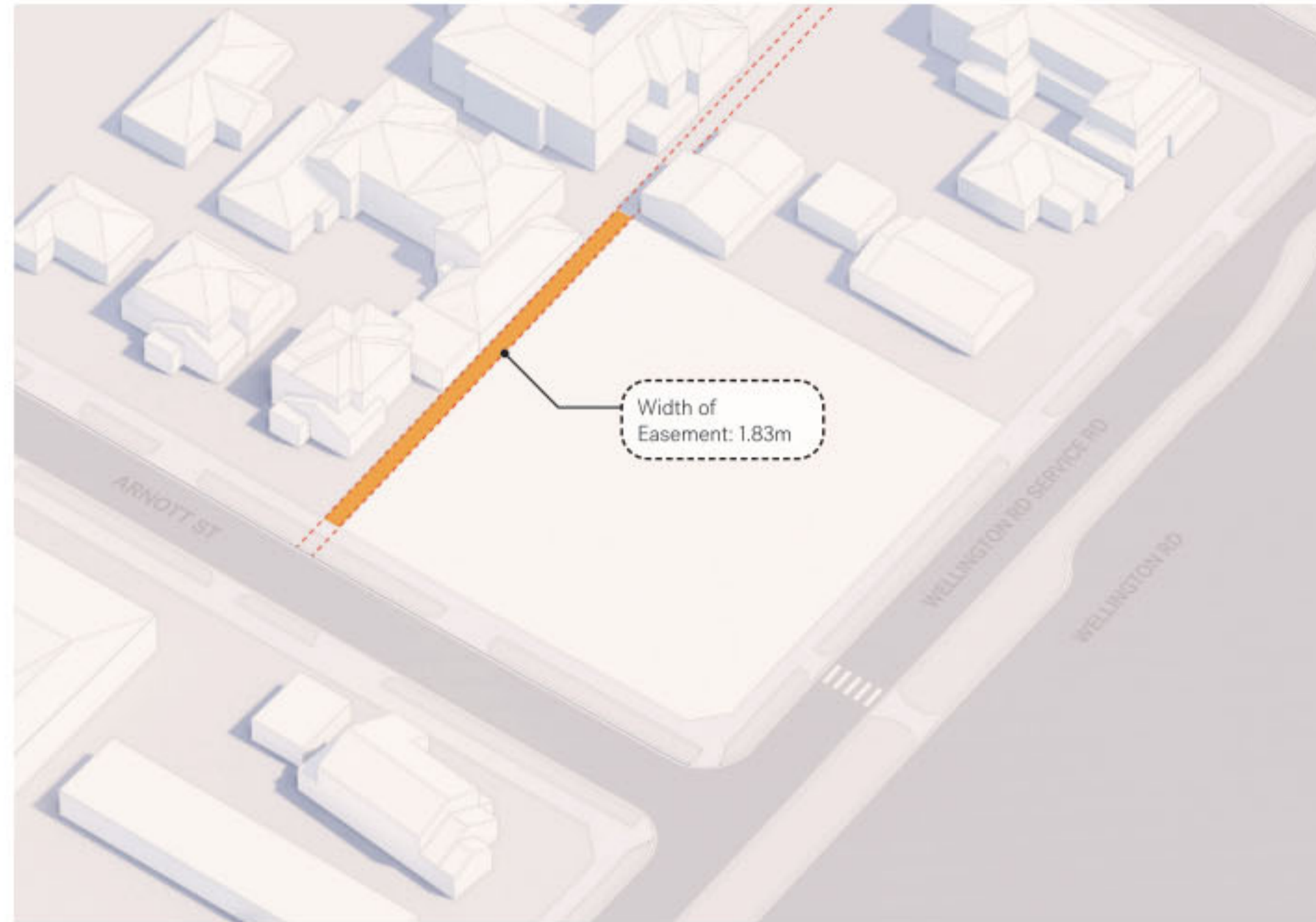
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# DIAGRAMS - SITE ANALYSIS



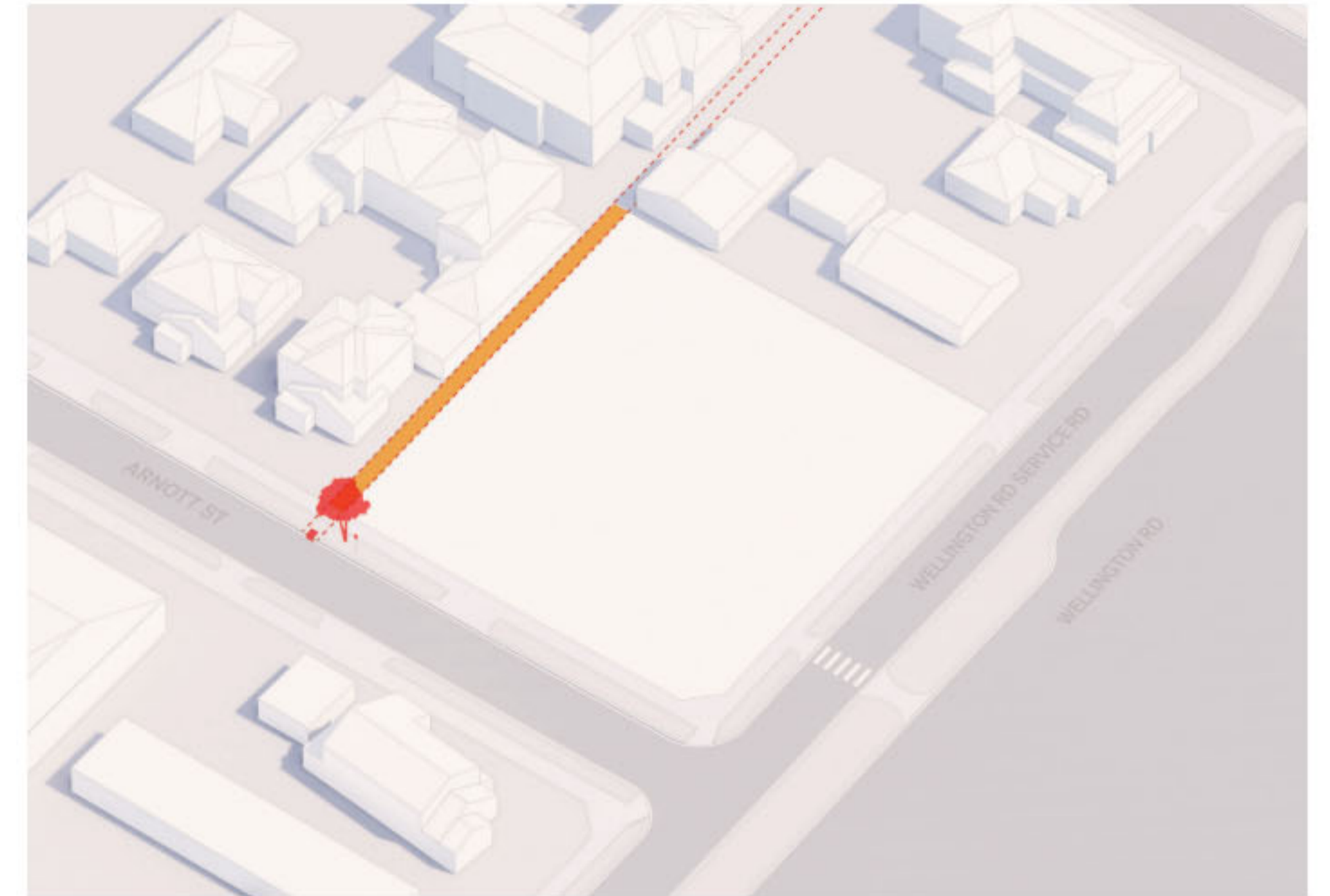
## Site Topography

The prevalent slope on the land is a key parameter to consider in the planning and utilisation



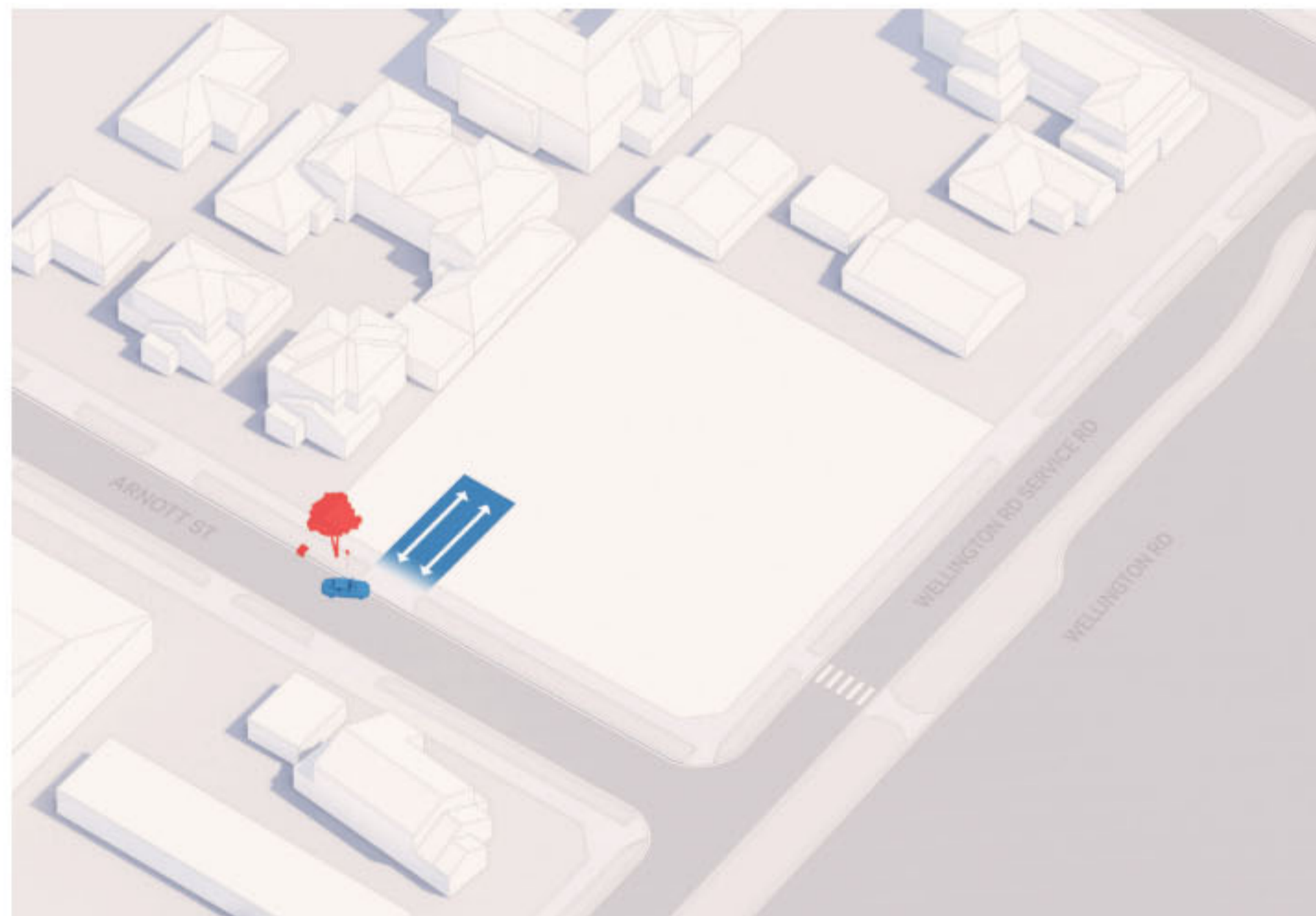
## Utility Easement

The existing on-site easement is a site constraint to take into account.



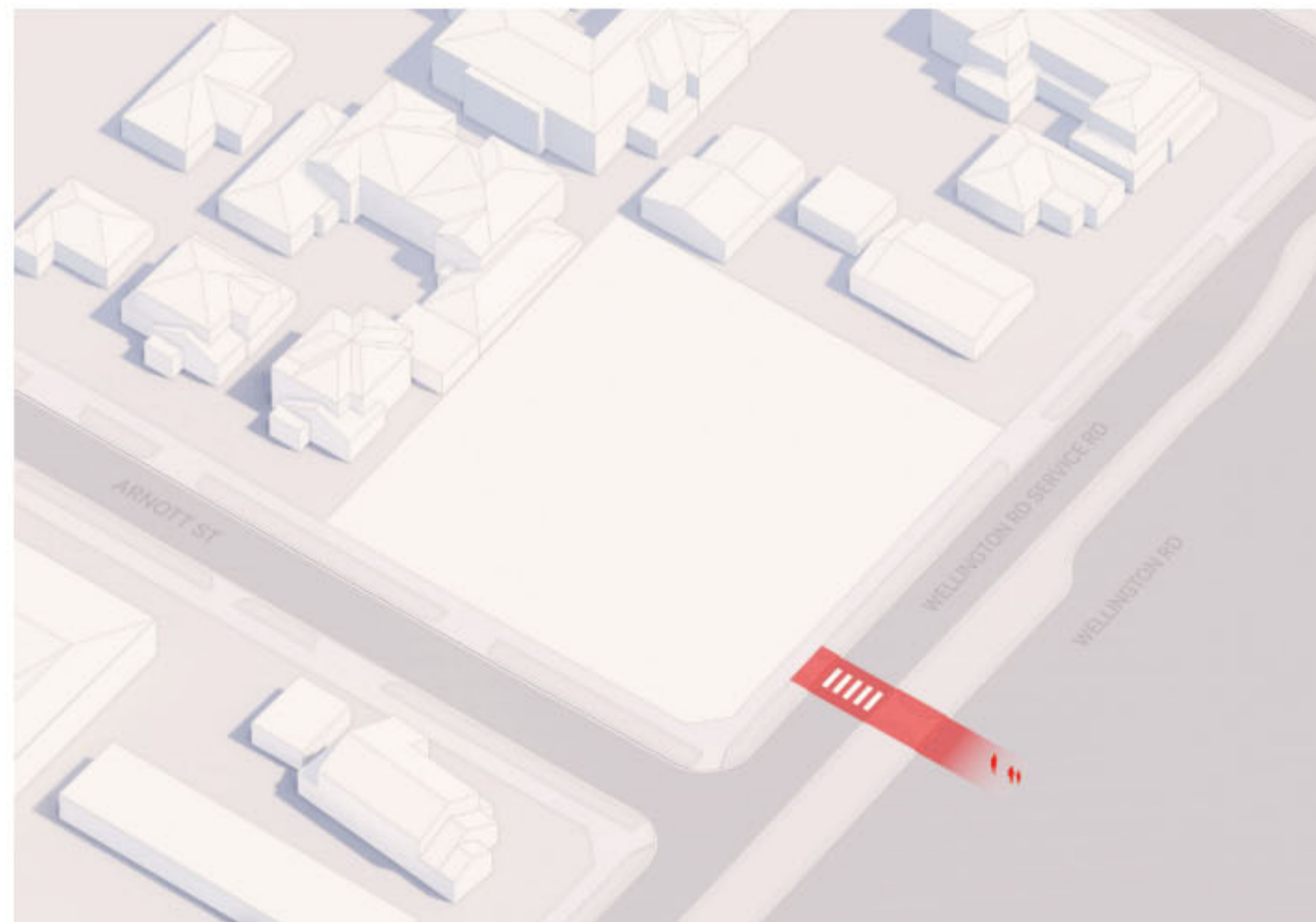
## Potential Obstructions - Sewer Pit, Tree & Signage

The presence of a tree, street signage and civil infrastructure also needs to be taken into regard.



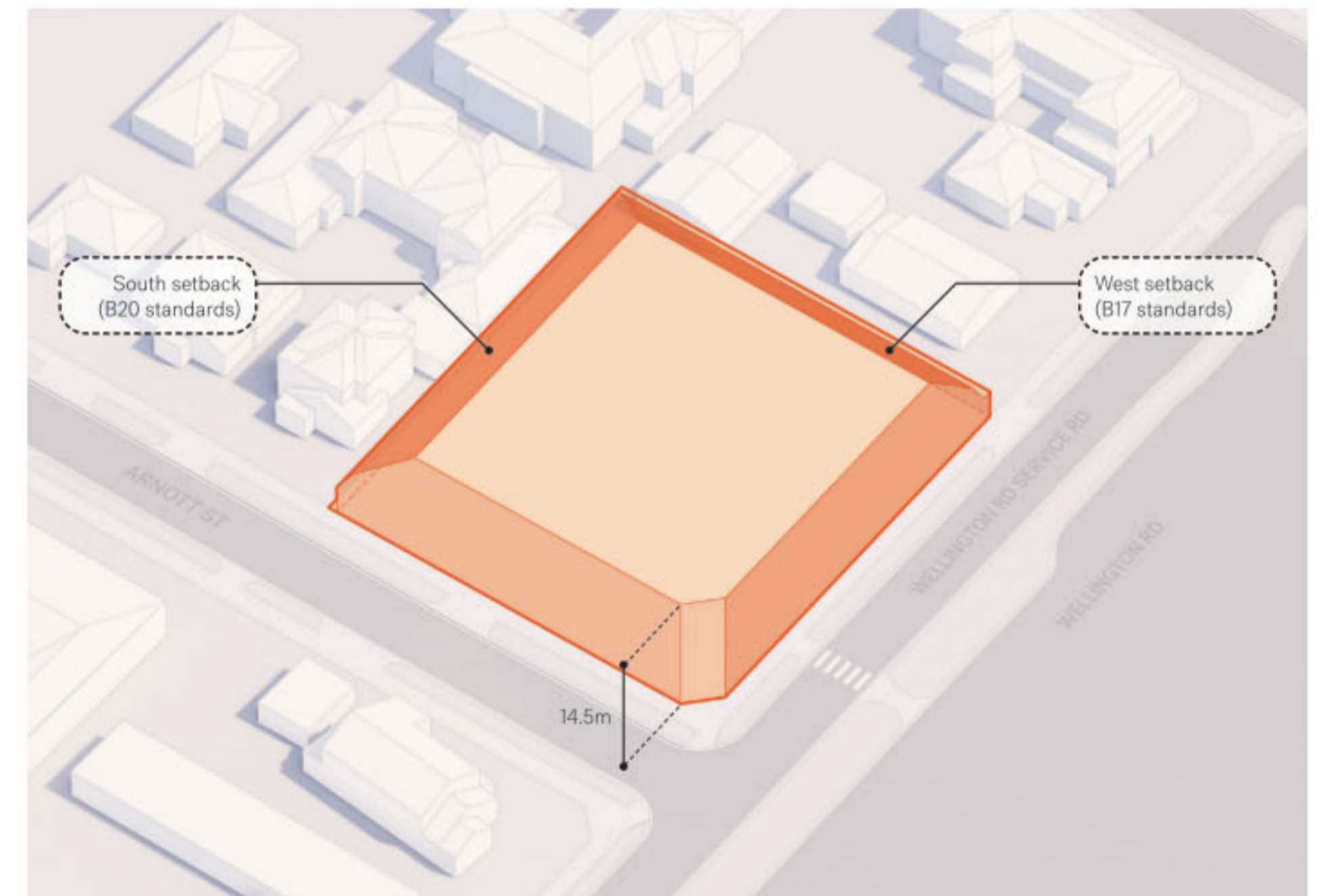
## Proposed Double Crossover

The site lends itself to allowing a vehicular entry point to the south east corner of the site. This responds to the site topography as it mitigates some immediate site constraints.



## Pedestrian Crossing

The building design should take into account the existing pedestrian crossing leading to the site.



## Planning Envelope

The planning envelope applied to the site is as shown, with considerations for differing rear and side setback constraints.



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 A PRELIMINARY TOWN PLANNING

Date  
 2020.12.11  
 2020.12.16

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**DIAGRAMS - SITE ANALYSIS**

Sheet No.  
**TP03B**

Scale  
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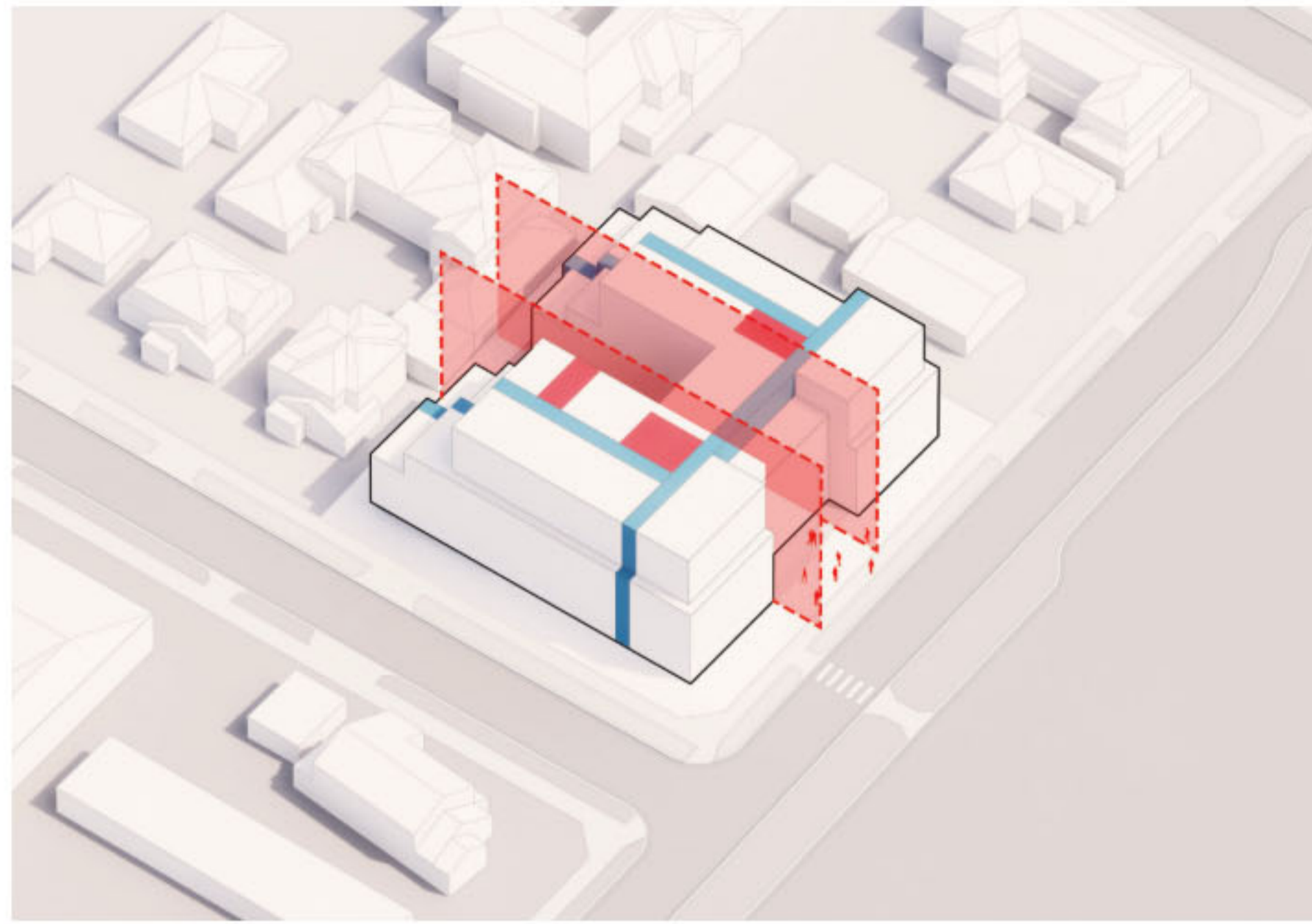
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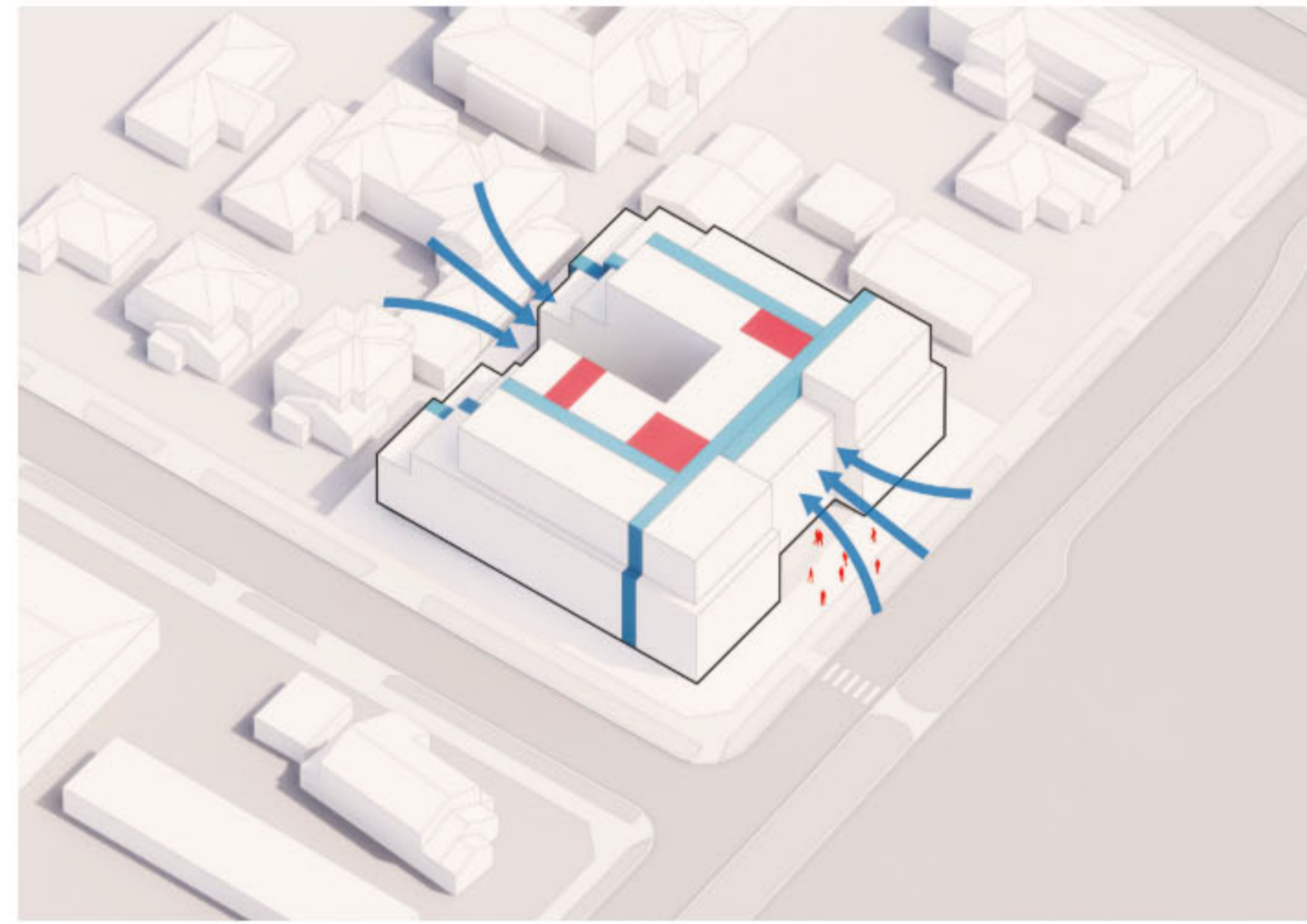
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# DIAGRAMS - MASSING STRATEGY



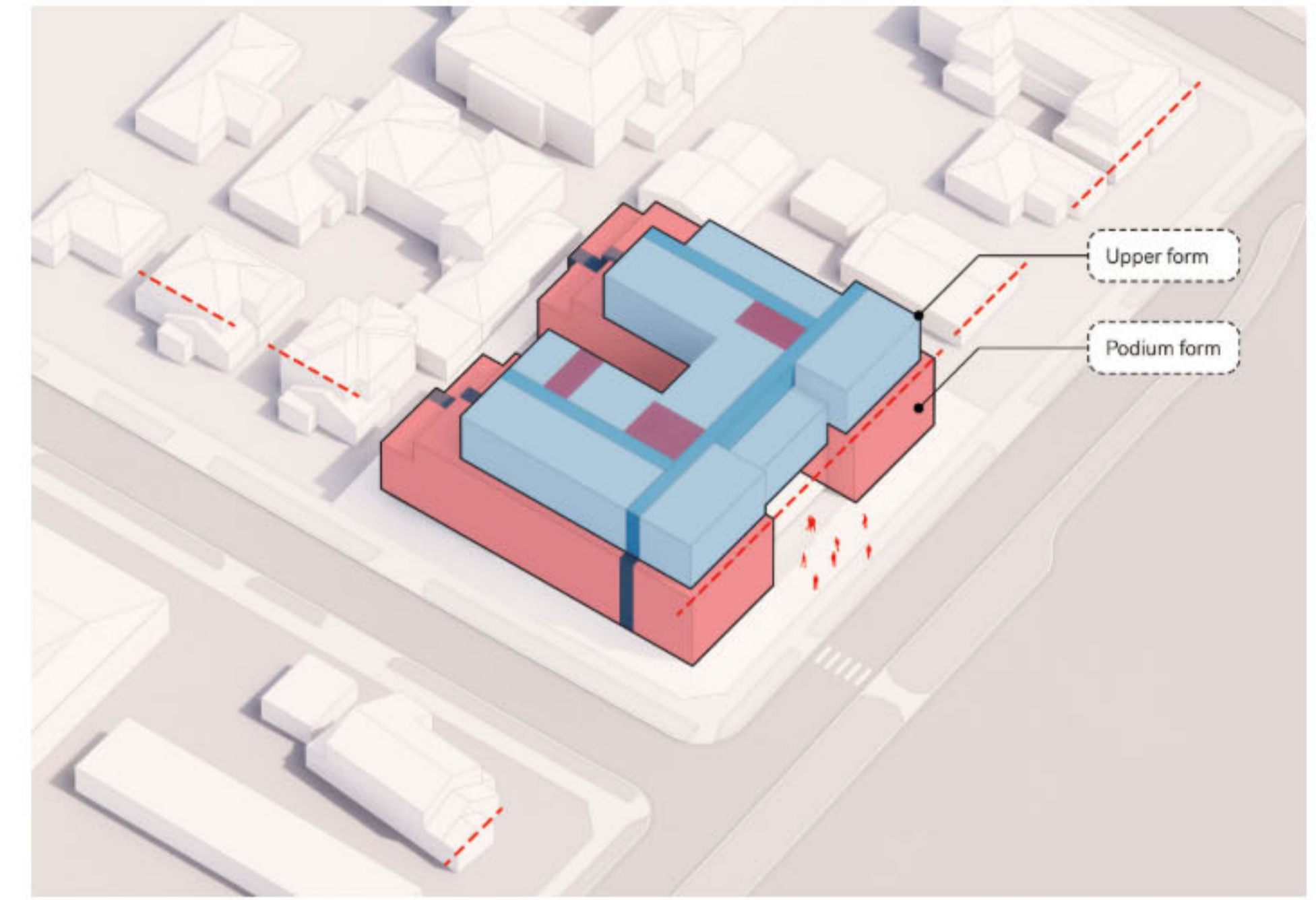
**Massing - North-South Axis**

An initial move is to introduce an incision into the proposed built form such that it aligns with prevailing the North-South axis.



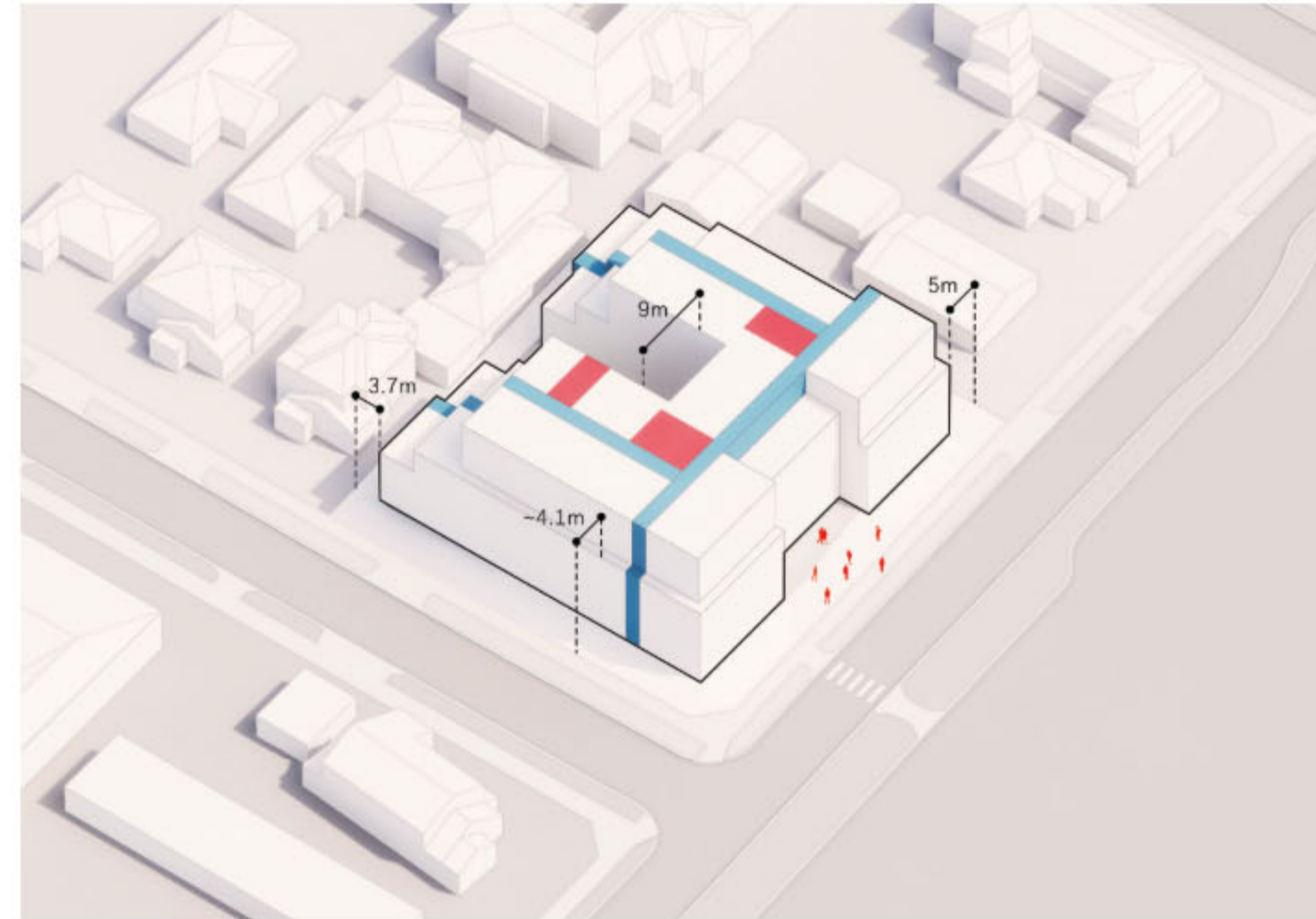
**Massing - Row Typology**

The separation of the form creates 2 "rows" of built form to respond to the contextual buildings' footprints.



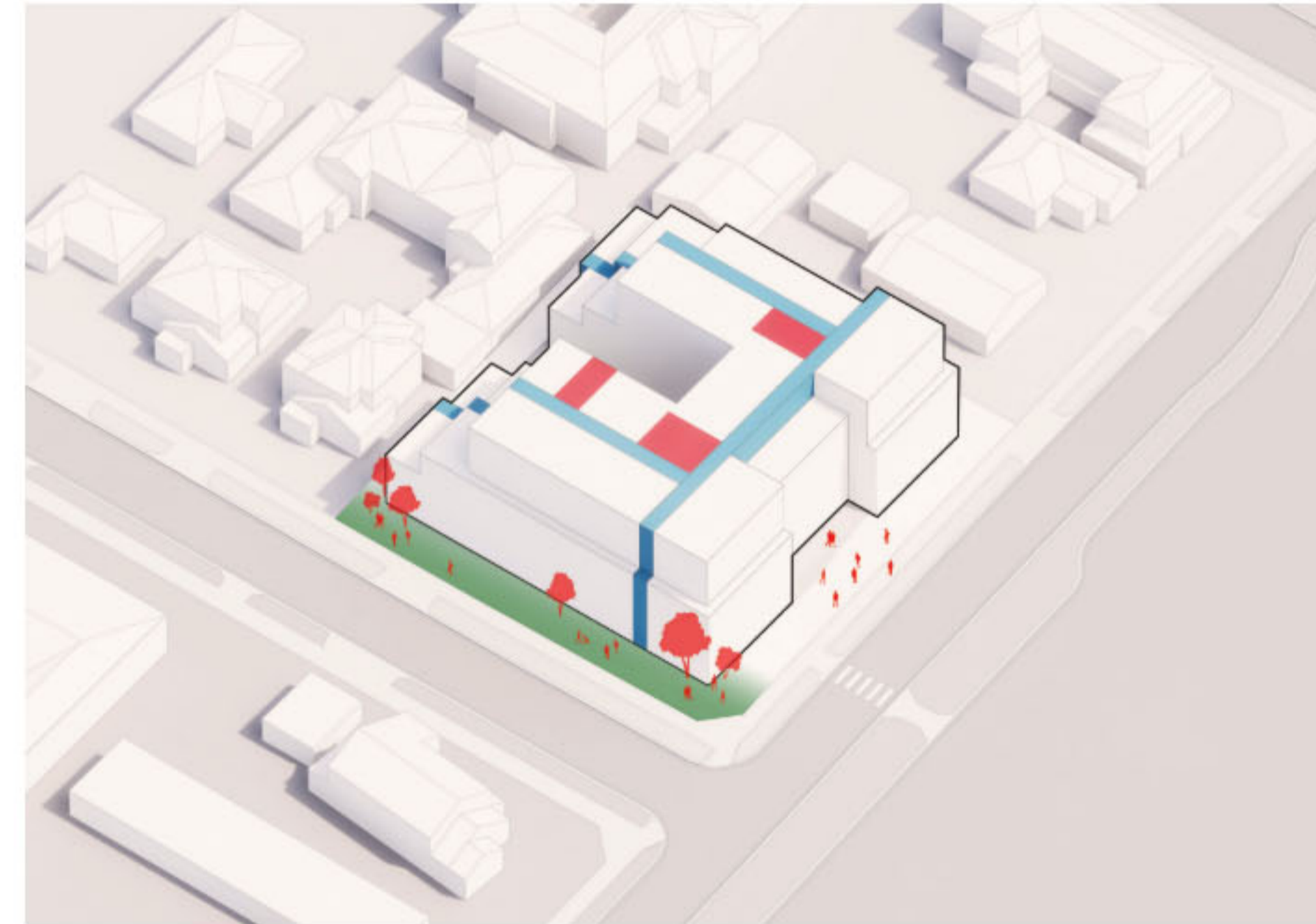
**Form Composition - Podium & Recessed Upper Levels**

The building would then be presented as 2 parts: a podium form and an upper form. This allows the building to be read in sympathy with the existing streetscape.



**Massing - Street Setbacks**

The employed massing strategy would consider the relevant street, side and rear setbacks, as well as allowing for appropriate internal amenity within a common courtyard.



**Massing - Landscaping**

The scheme would allow for generous landscaping zones to the various street interfaces.

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2020.12.11  
2020.12.16  
2021.02.24

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**DIAGRAMS - MASSING STRATEGY**

Sheet No.  
**TP03C**

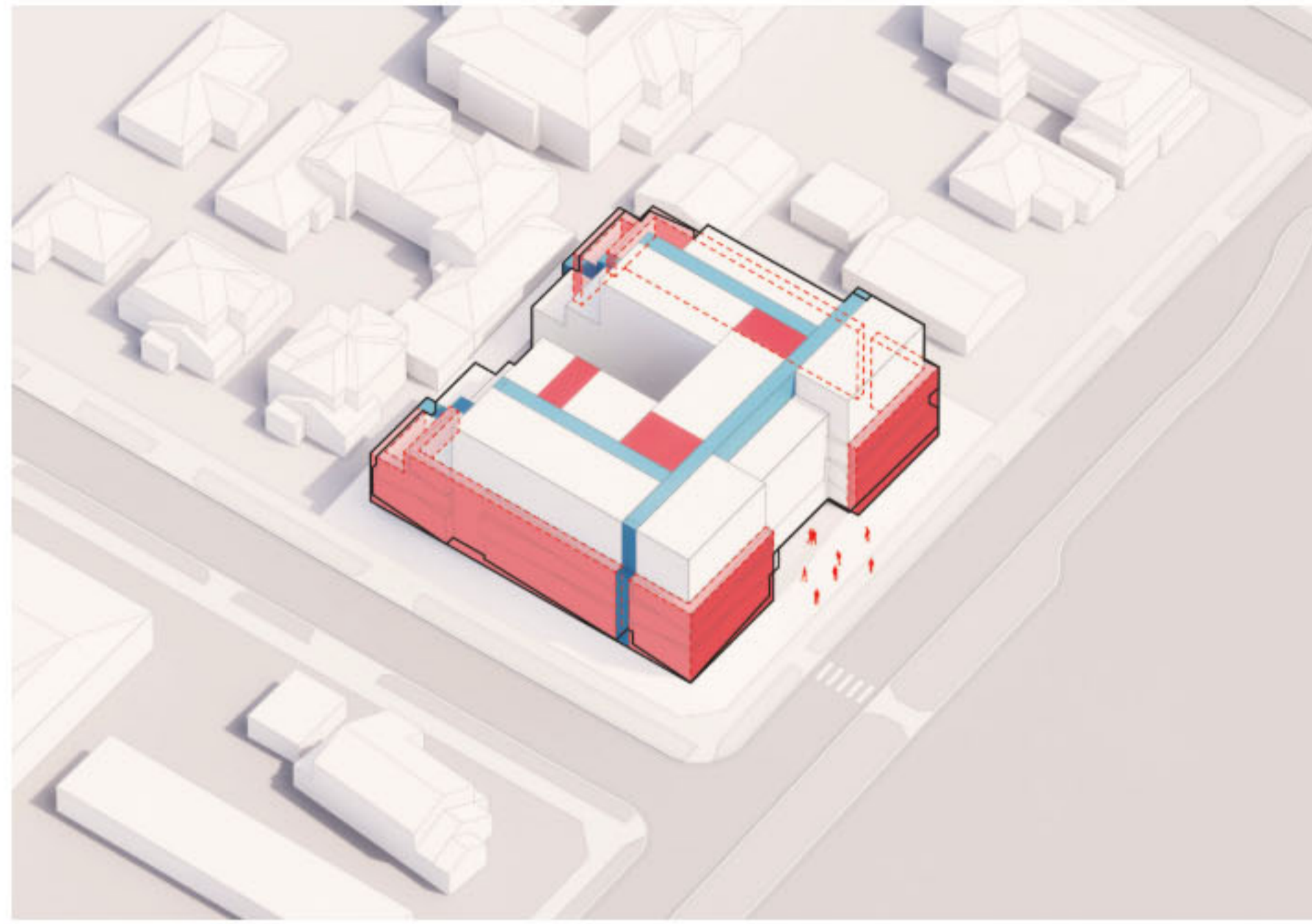
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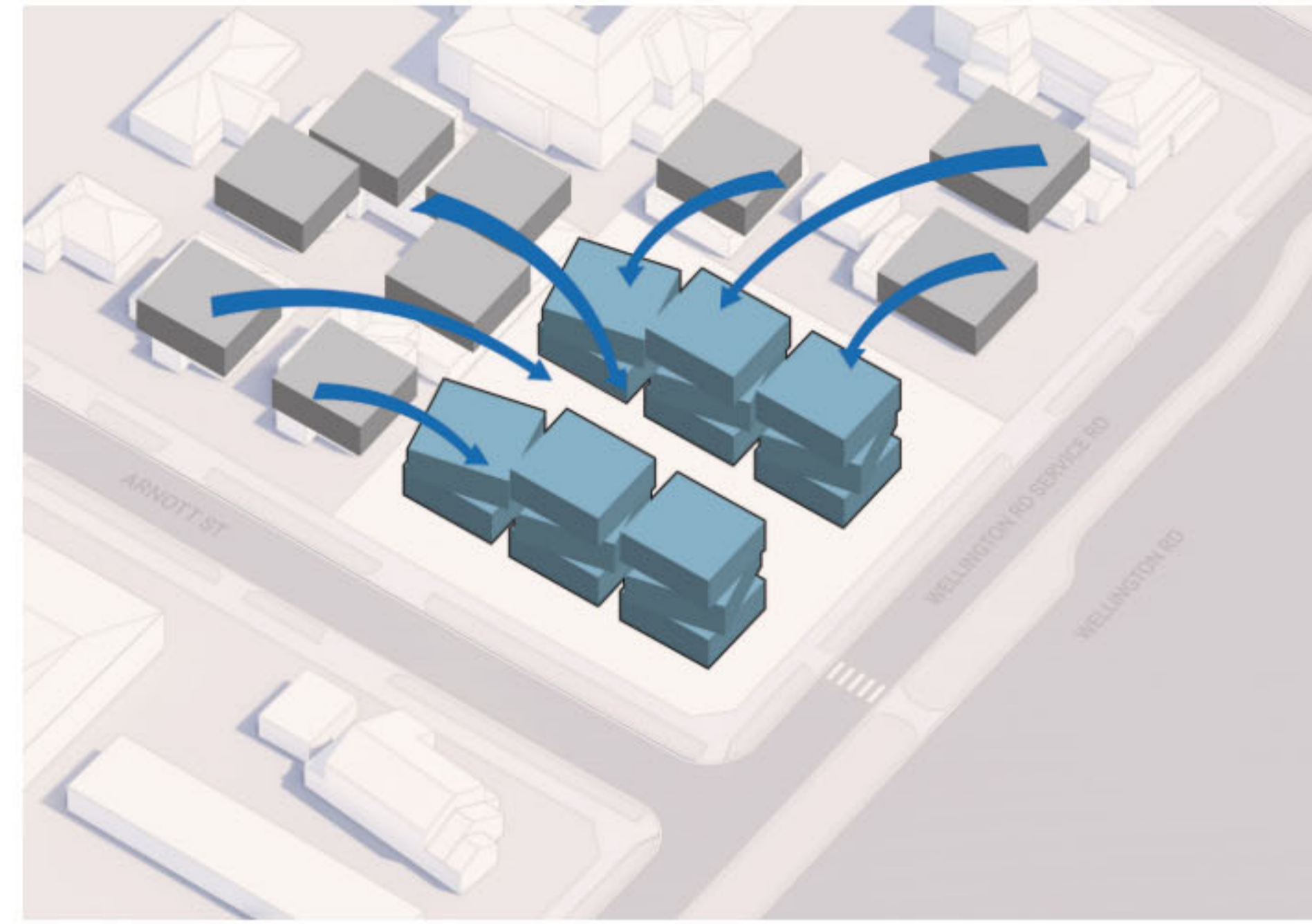
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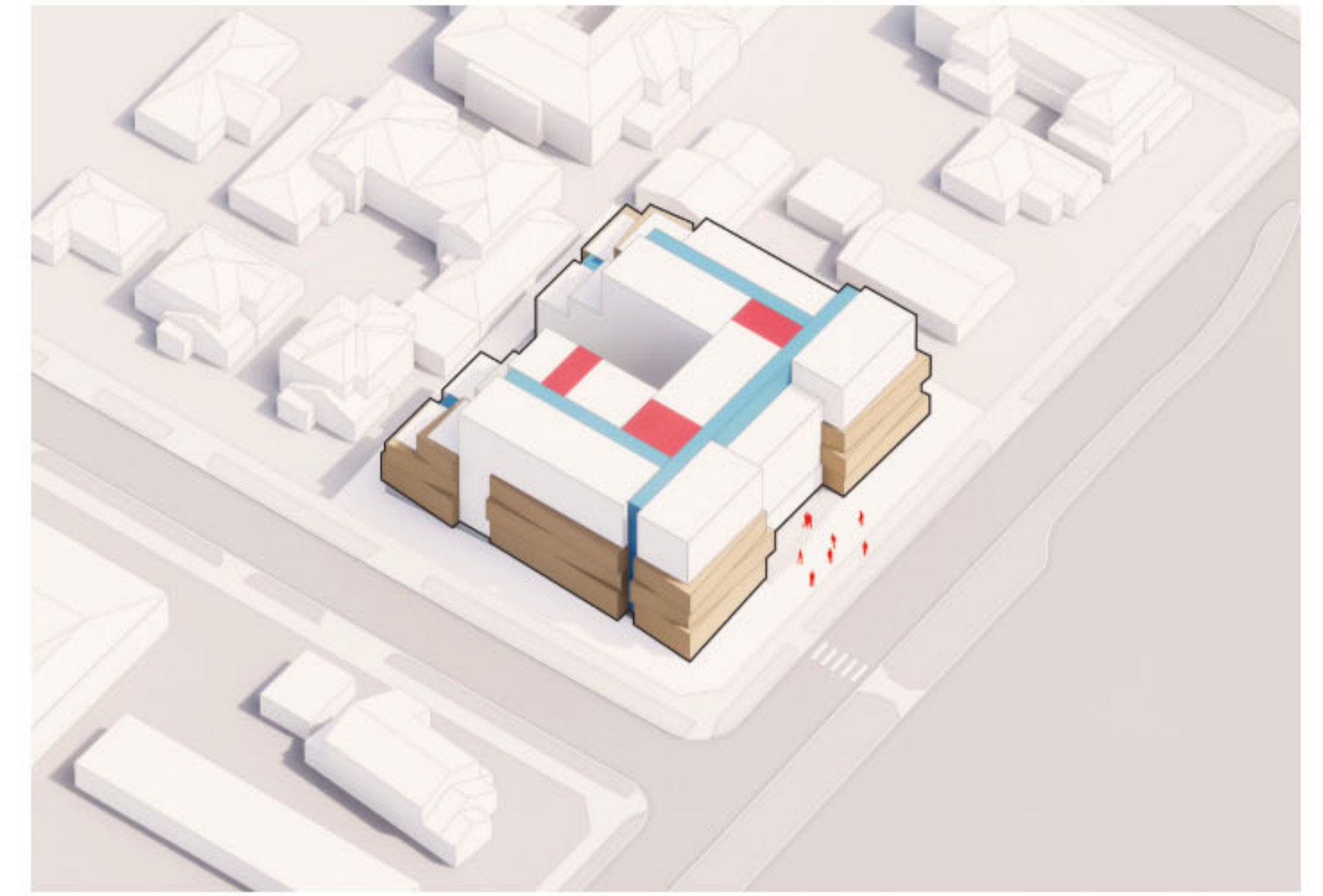
### Metre Wide Facade Buffer - Opportunity for Articulation

The design intent is to ensure that there is opportunity for substantial building and facade articulation.



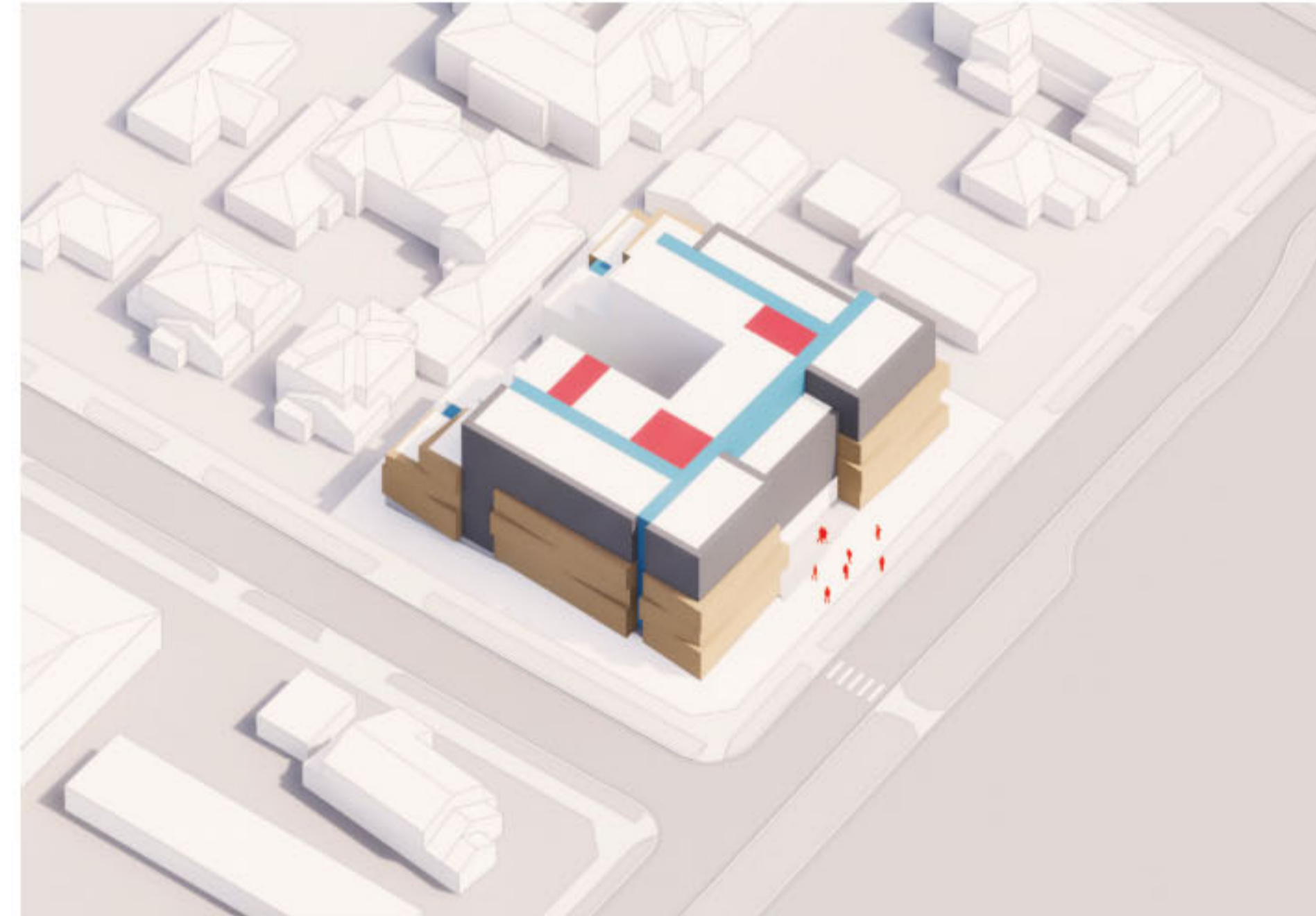
### Massing - Neighbouring Footprints

The narrative explores utilising prevalent neighbouring footprints as a reference point for the articulation and composition of the building's architecture.



### Articulation of Facade - Disruption of Overall Massing

The result is a building that appears additive in nature as the site bridges the residential and insitunal contexts.



### Materiality - Juxtaposition of Colour and Texture

The shifting forms could then be articulated in varying materials to increase the level of articulation and differentiation.



### Depth and Interest - Modular Fenestration System

Fenestration and material variation can add to the articulation of the facade, further breaking down its sense of scale and mass.

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PERSPECTIVES

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TP03E

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**TP03F**

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**PERSPECTIVES**

Sheet No.  
**TP03G**

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Project No.  
**20032**

Use figured dimensions in preference to scale. Verify dimensions at job before shop fabrication. Read drawing in conjunction with specification.

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E [info@odo.co](mailto:info@odo.co)  
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Revision  
TOWN PLANNING

Date  
2021.02.24

Project  
**STUDENT ACCOMMODATION**  
Address  
**40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168**  
Client

Drawing  
**PERSPECTIVES**

Sheet No.  
**TP03H**

Scale  
@ A1

Date  
2021.02.24

Rev.  
-

Drawn by  
**ODO**

Project No.  
**20032**

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Revision  
TOWN PLANNING

Date  
2021.02.24

Project  
STUDENT ACCOMMODATION  
Address  
40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
Client

Drawing  
**PERSPECTIVES**

Sheet No.  
**TP03I**

Scale  
@ A1

Date  
2021.02.24

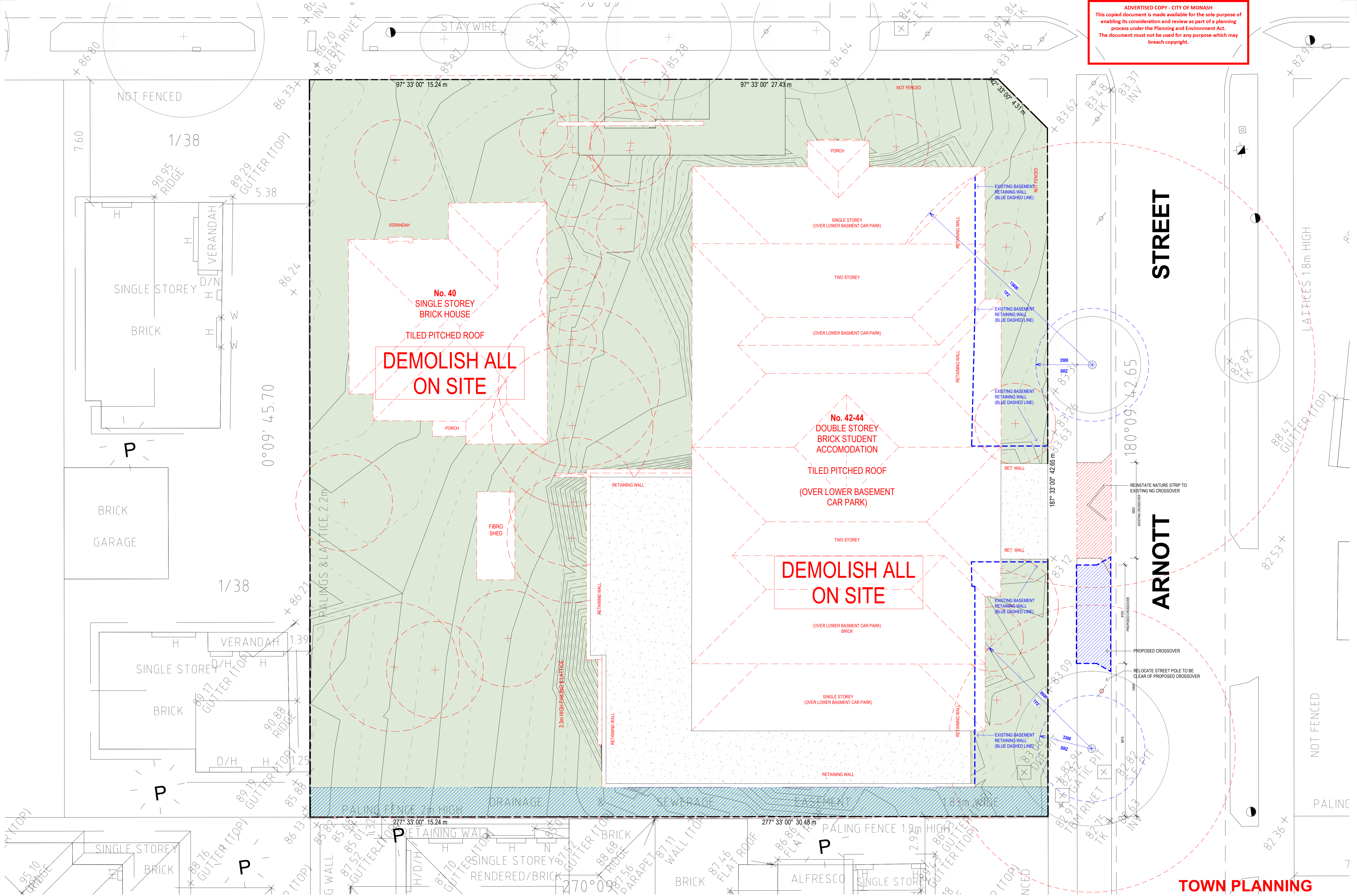
Rev.  
-

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ODO

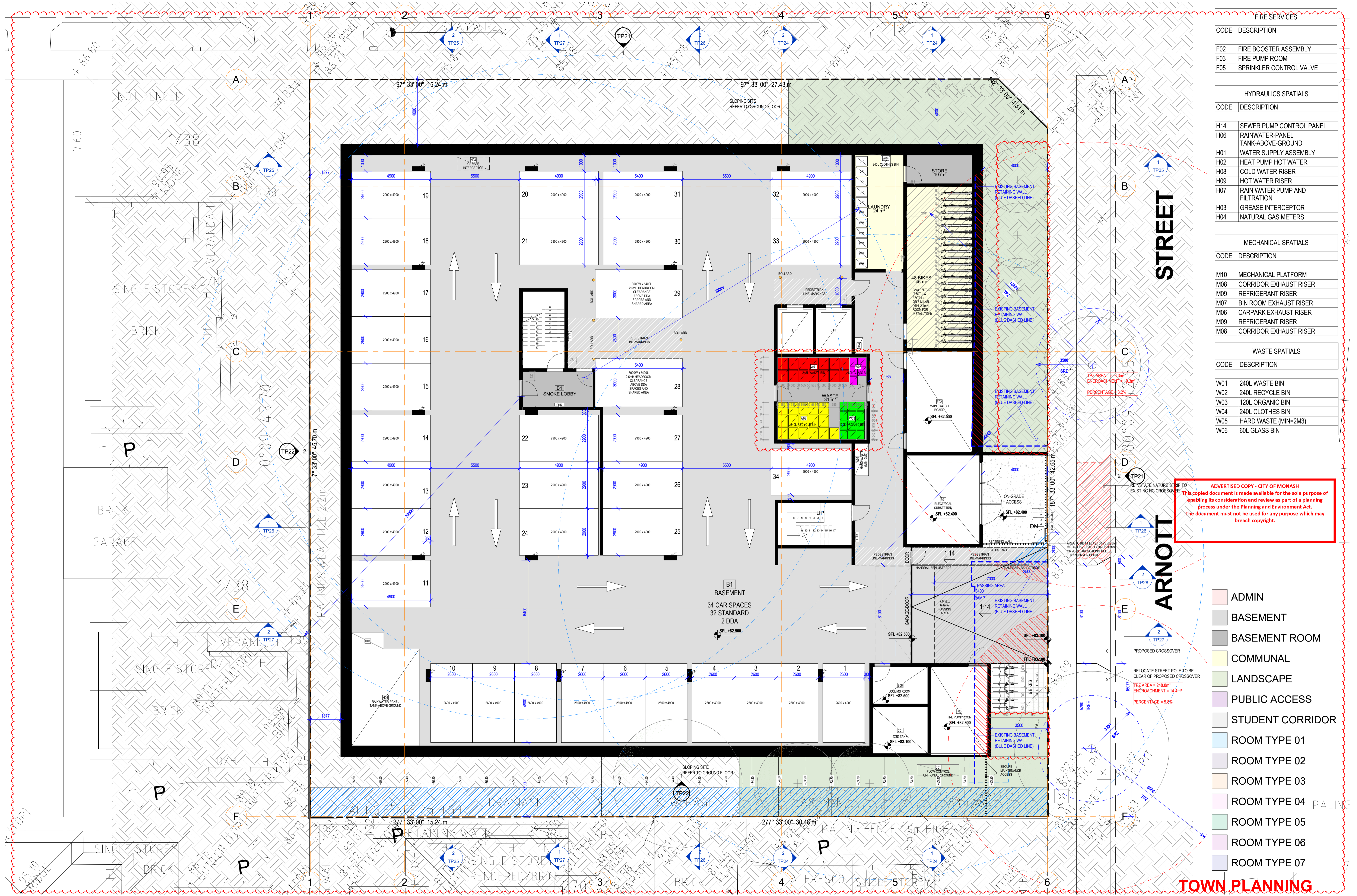
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**TOWN PLANNING**



FIRE SERVICES	
CODE	DESCRIPTION
F02	FIRE BOOSTER ASSEMBLY
F03	FIRE PUMP ROOM
F05	SPRINKLER CONTROL VALVE

HYDRAULICS SPATIALS	
CODE	DESCRIPTION
H14	SEWER PUMP CONTROL PANEL
H06	RAINWATER-PANEL TANK-ABOVE-GROUND
H01	WATER SUPPLY ASSEMBLY
H02	HEAT PUMP HOT WATER
H08	COLD WATER RISER
H09	HOT WATER RISER
H07	RAIN WATER PUMP AND FILTRATION
H03	GREASE INTERCEPTOR
H04	NATURAL GAS METERS

MECHANICAL SPATIALS	
CODE	DESCRIPTION
M10	MECHANICAL PLATFORM
M08	CORRIDOR EXHAUST RISER
M09	REFRIGERANT RISER
M07	BIN ROOM EXHAUST RISER
M06	CARPARK EXHAUST RISER
M09	REFRIGERANT RISER
M08	CORRIDOR EXHAUST RISER

WASTE SPATIALS	
CODE	DESCRIPTION
W01	240L WASTE BIN
W02	240L RECYCLE BIN
W03	120L ORGANIC BIN
W04	240L CLOTHES BIN
W05	HARD WASTE (MIN=2M3)
W06	60L GLASS BIN

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- BASEMENT ROOM
- COMMUNAL
- LANDSCAPE
- PUBLIC ACCESS
- STUDENT CORRIDOR
- ROOM TYPE 01
- ROOM TYPE 02
- ROOM TYPE 03
- ROOM TYPE 04
- ROOM TYPE 05
- ROOM TYPE 06
- ROOM TYPE 07

**TOWN PLANNING**

FIRE SERVICES	
CODE	DESCRIPTION
F02	FIRE BOOSTER ASSEMBLY
F03	FIRE PUMP ROOM
F05	SPRINKLER CONTROL VALVE

HYDRAULICS SPATIALS	
CODE	DESCRIPTION
H14	SEWER PUMP CONTROL PANEL
H06	RAINWATER-PANEL TANK-ABOVE-GROUND
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- ROOM TYPE 02
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- ROOM TYPE 06
- ROOM TYPE 07

**STREET**

**ARNOTT**

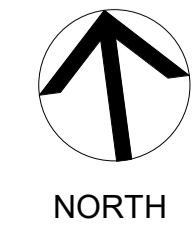
**TOWN PLANNING**



**One Design Office**  
 Miscellaneous Design  
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 Richmond VIC 3121  
 W www.odo.co  
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Revision	Description	Date
F	PRELIMINARY	2020.12.08
G	PRELIMINARY	2020.12.11
H	TOWN PLANNING	2020.12.16
I	TOWN PLANNING	2021.02.24



Project  
**STUDENT ACCOMMODATION**  
**PROPOSED GROUND**  
 Address  
 40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
 Client

Drawing  
**PROPOSED GROUND**  
 Sheet No.  
**TP06**  
 Scale  
 1:100 @ A1  
 Date  
 2021.02.24

Rev.  
**I**  
 Drawn by  
**NKD**  
 Project No.  
**20032**

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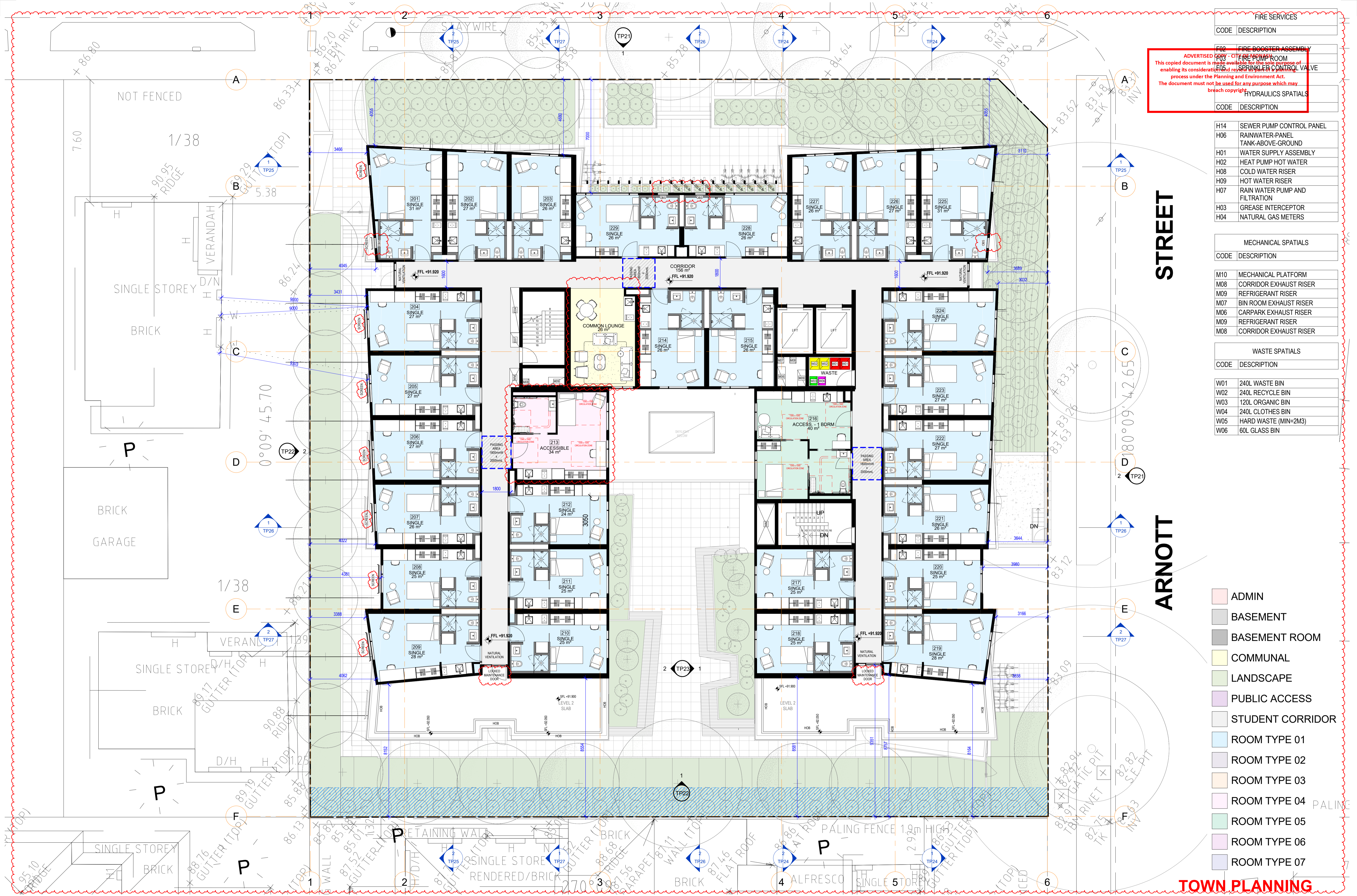
FIRE SERVICES	
CODE	DESCRIPTION
F02	FIRE BOOSTER ASSEMBLY
F03	CITY FIRE PUMP ROOM
F05	SPRINKLER CONTROL VALVE
HYDRAULICS SPATIALS	
CODE	DESCRIPTION
H14	SEWER PUMP CONTROL PANEL
H06	RAINWATER-PANEL TANK-ABOVE-GROUND
H01	WATER SUPPLY ASSEMBLY
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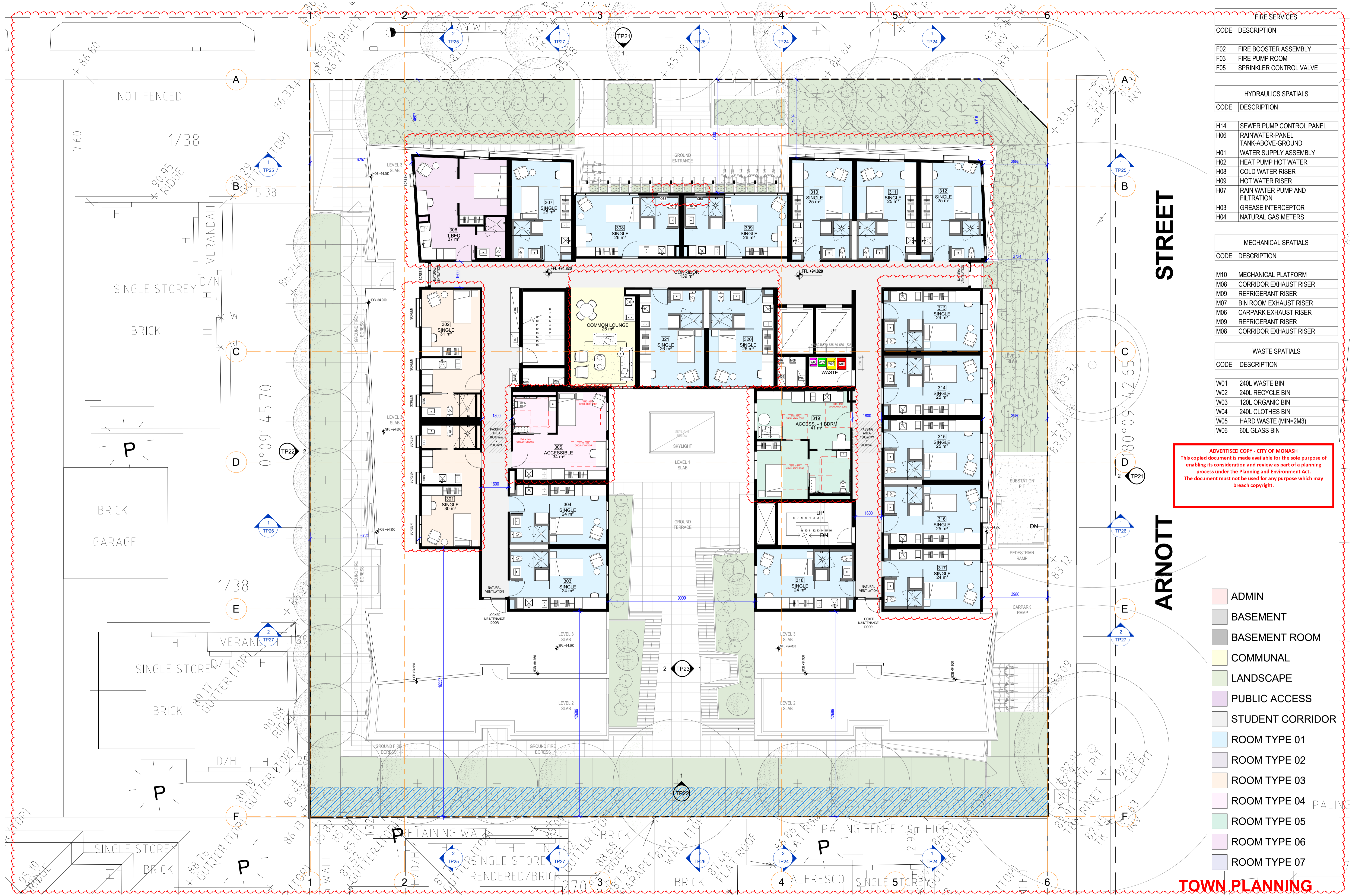
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- COMMUNAL
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- STUDENT CORRIDOR
- ROOM TYPE 01
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STREET

ARNOTT

TOWN PLANNING





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CODE	DESCRIPTION
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F03	FIRE PUMP ROOM
F05	SPRINKLER CONTROL VALVE

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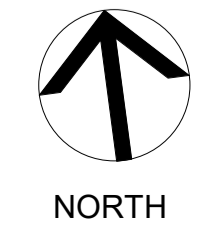
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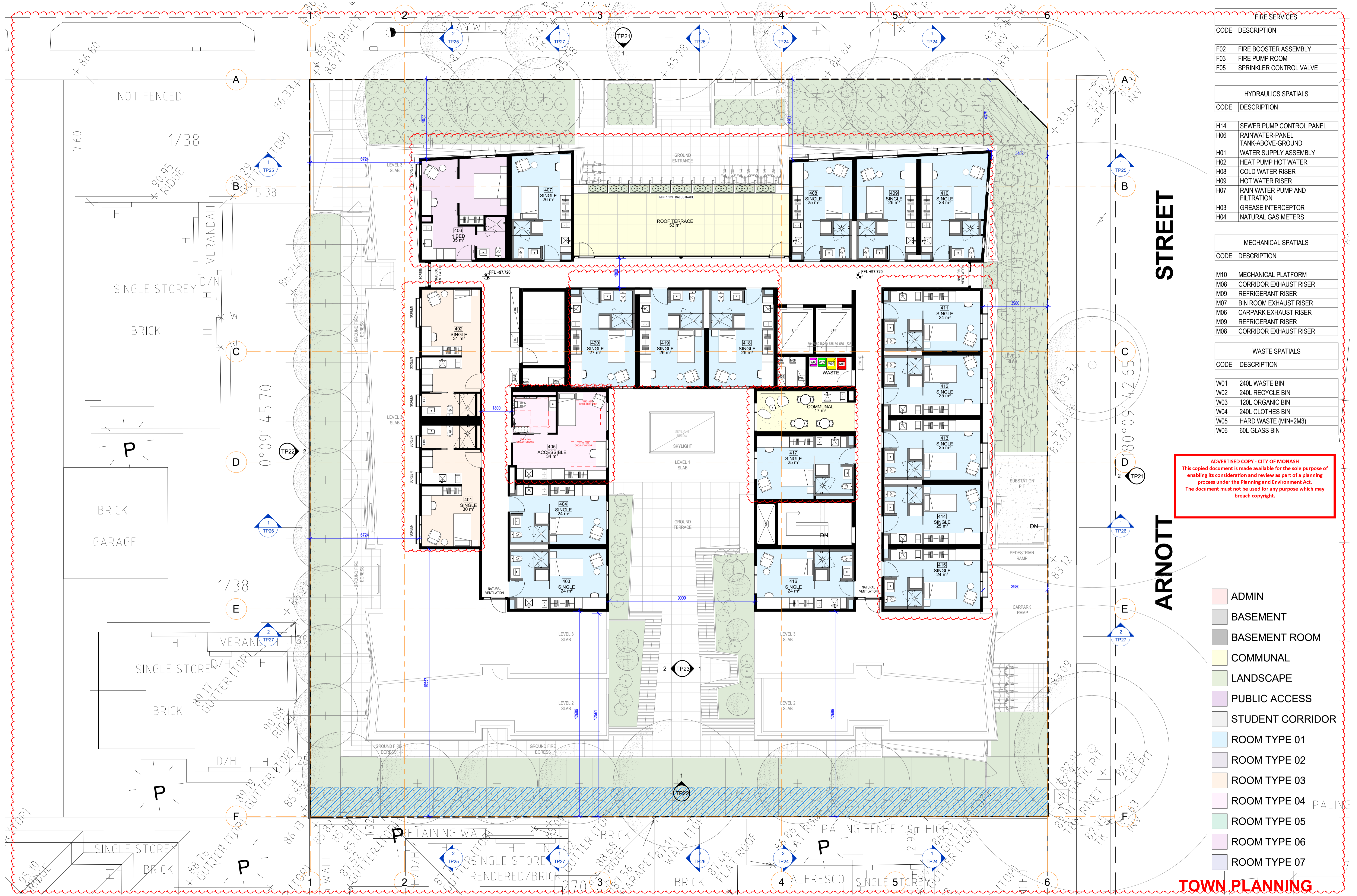
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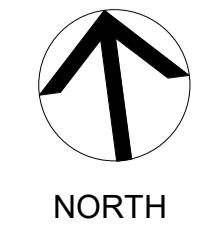
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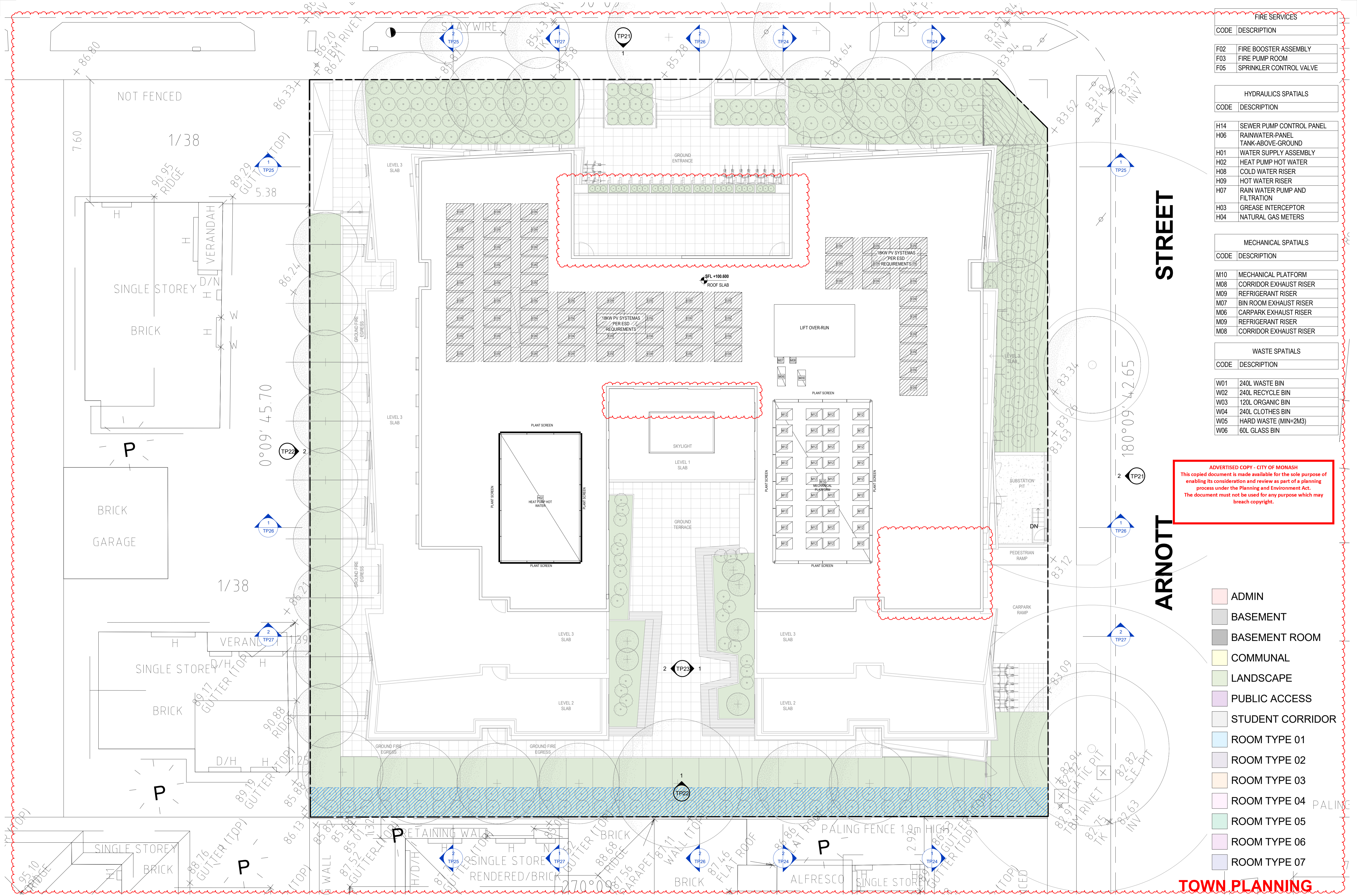
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**TOWN PLANNING**





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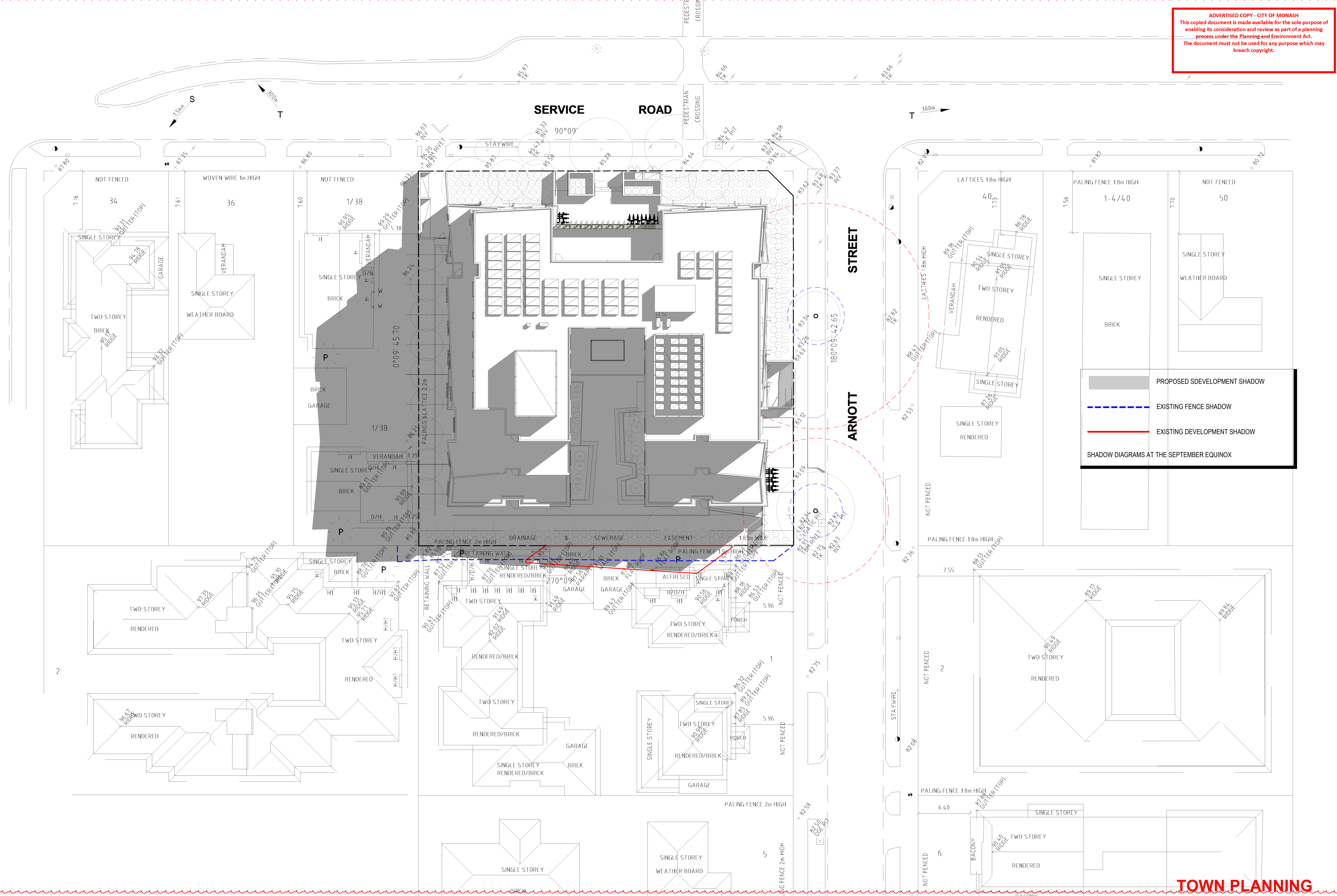
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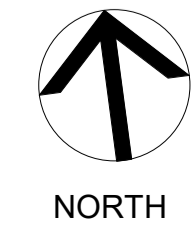
IRWIN STREET



**SHADOW DIAGRAMS AT THE SEPTEMBER EQUINOX**

- PROPOSED SDEVELOPMENT SHADOW
- EXISTING FENCE SHADOW
- EXISTING DEVELOPMENT SHADOW

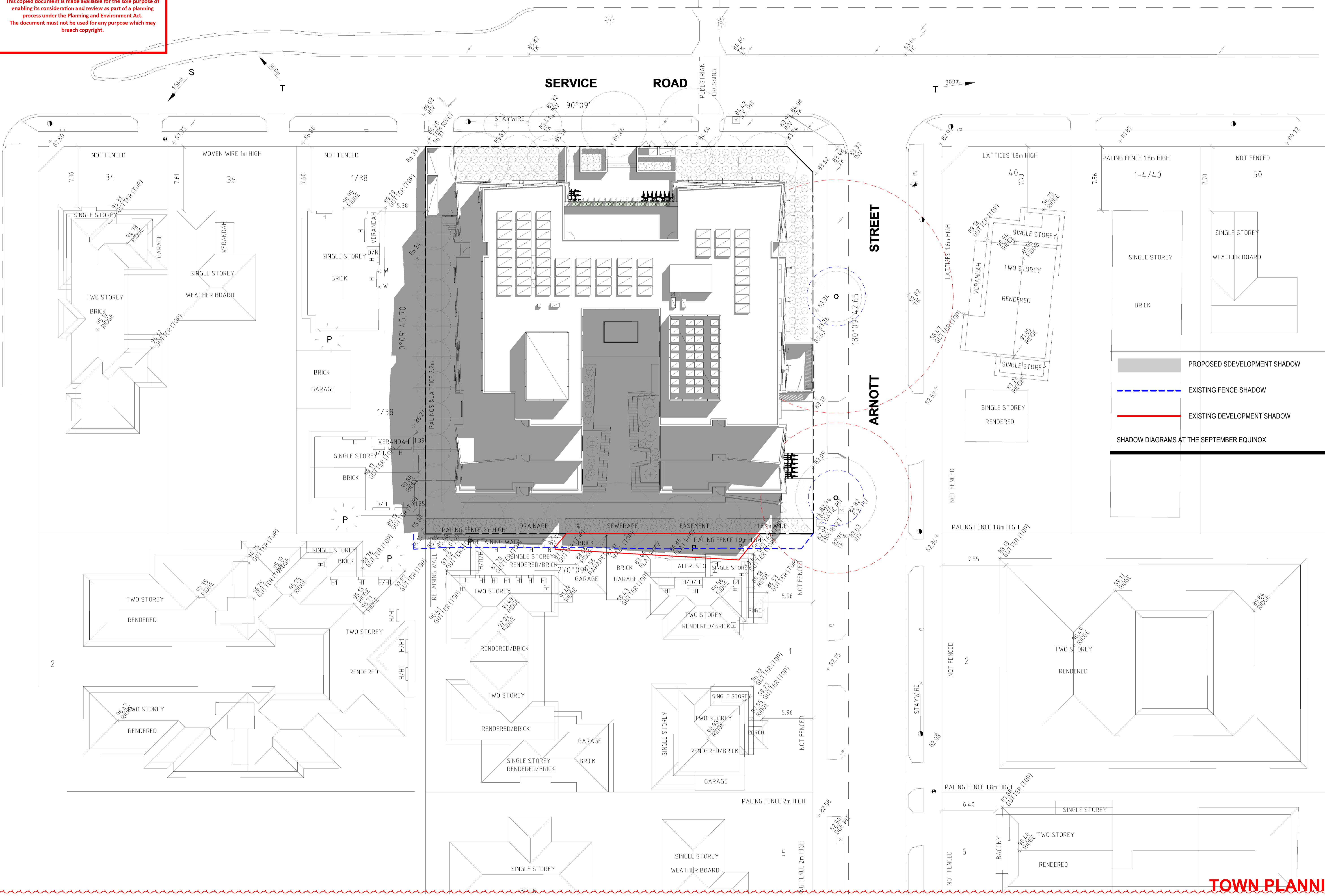
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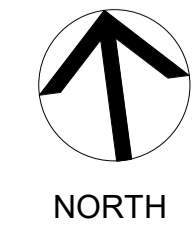
ARNOTT STREET



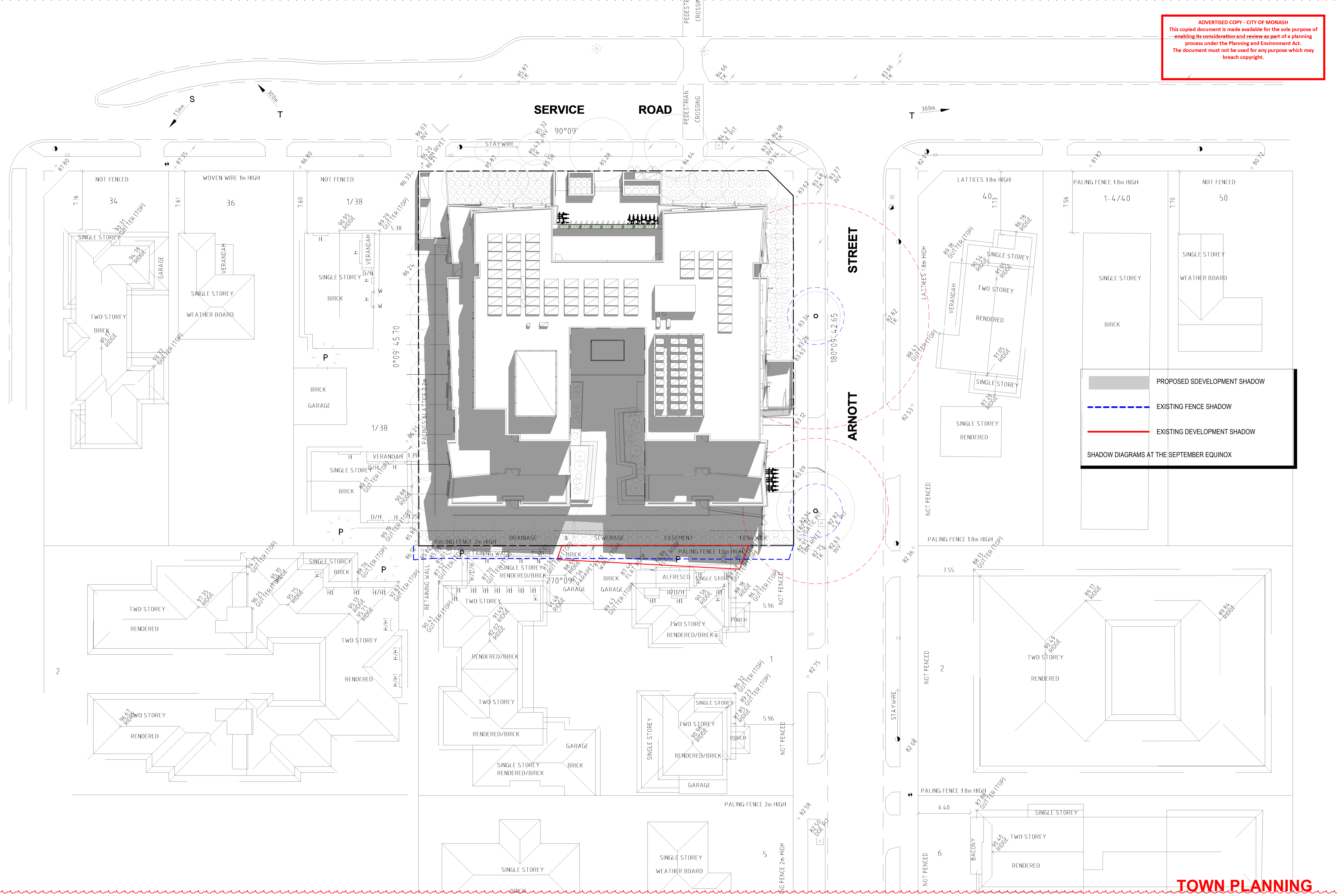
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TOWN PLANNING

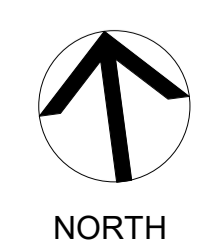


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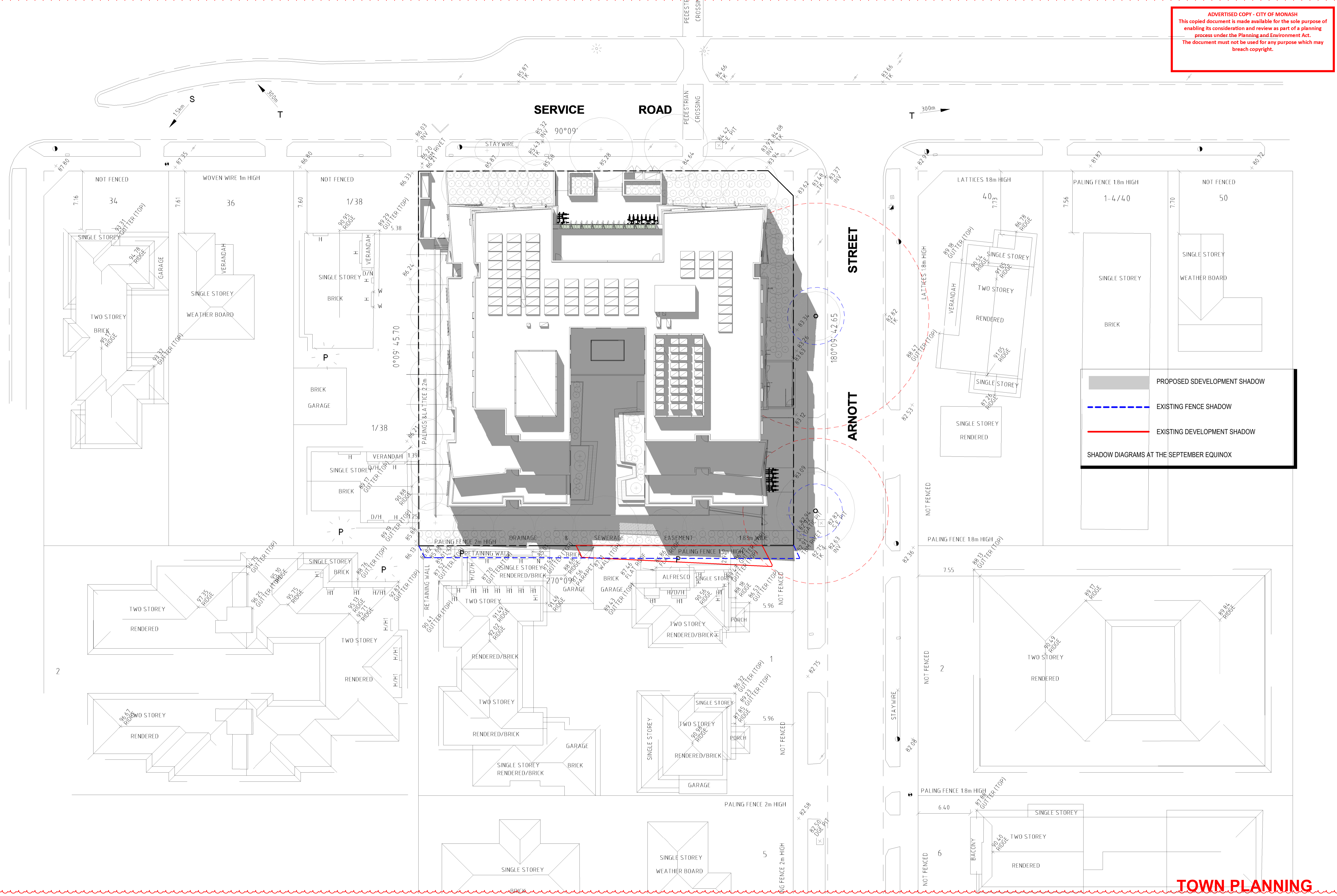






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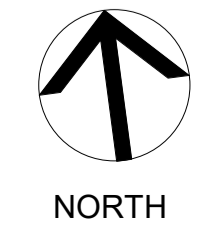
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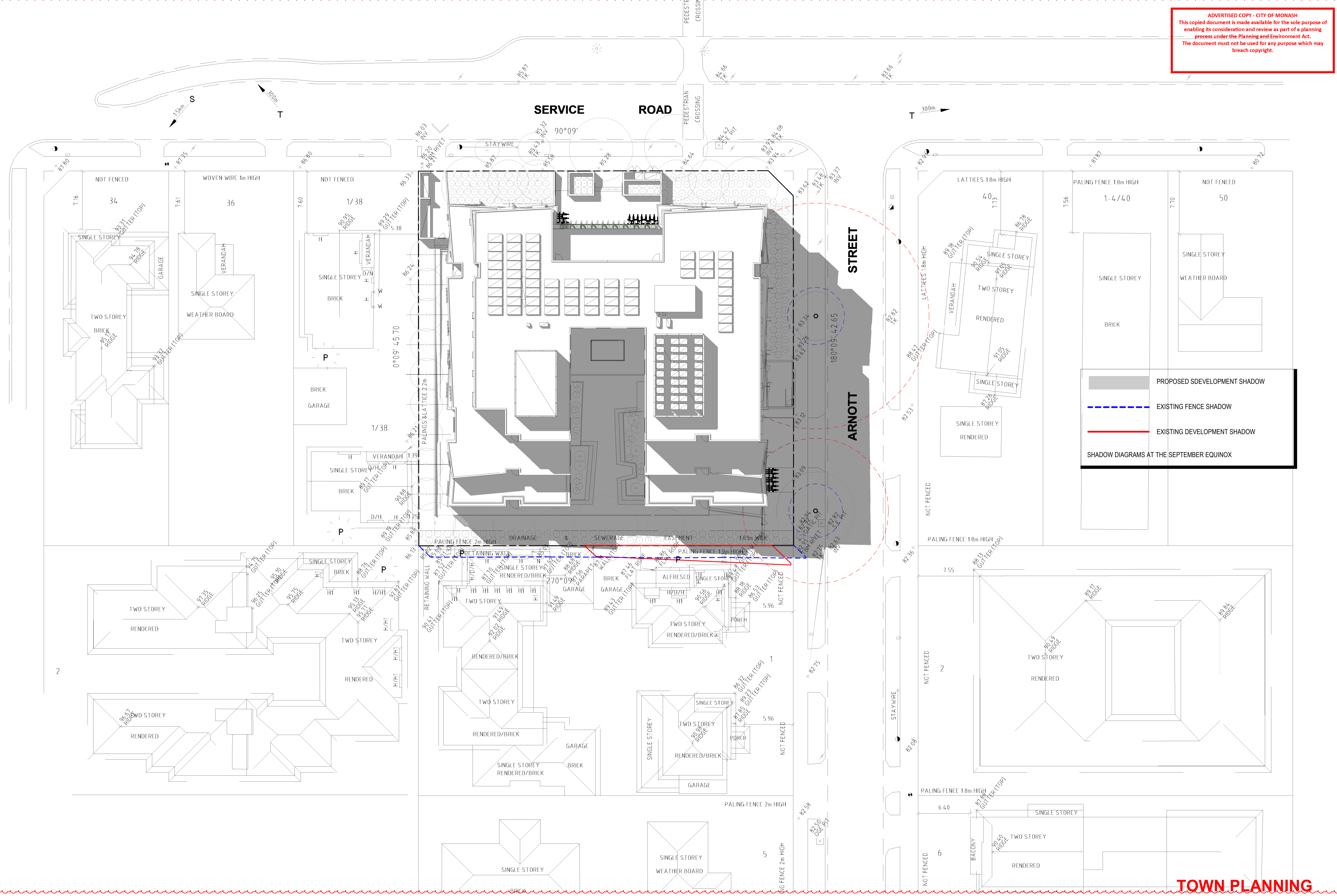
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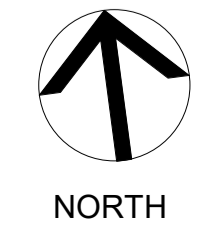


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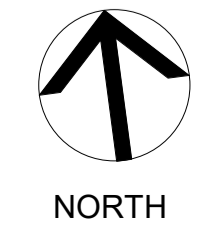


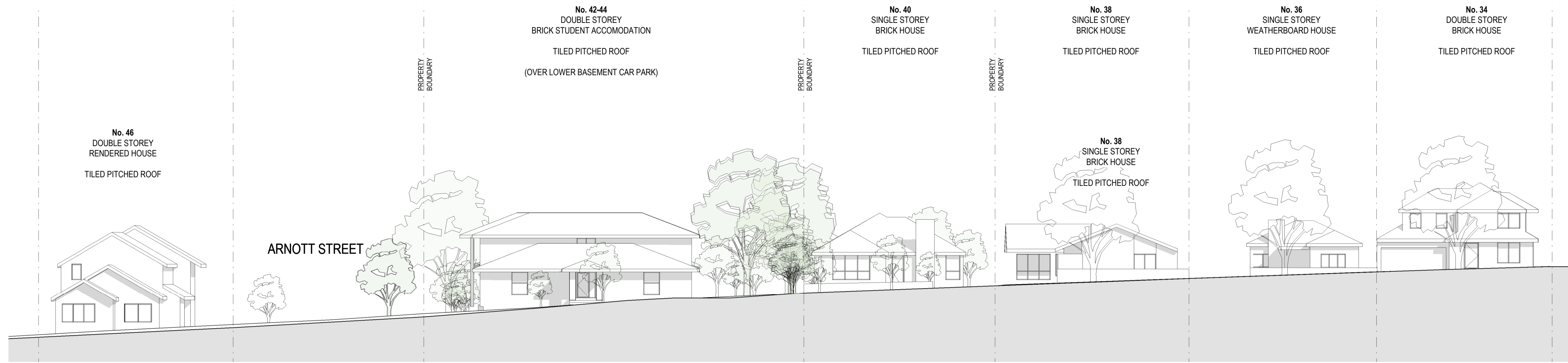
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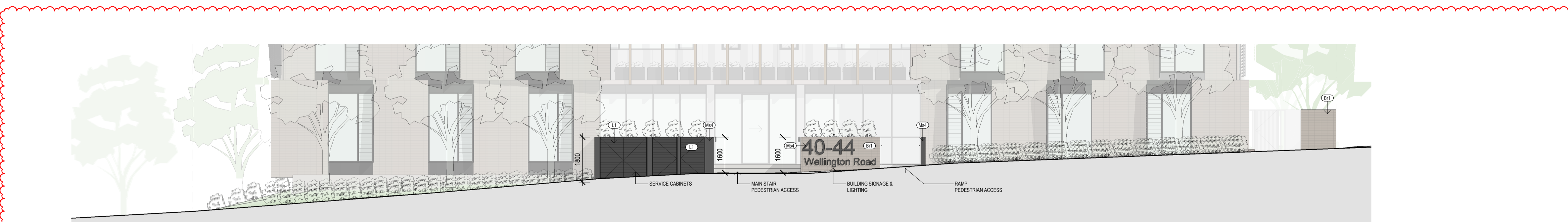




1 EXISTING STREET ELEVATION NORTH  
1 : 200



2 PROPOSED STREET ELEVATION NORTH  
1 : 200



3 PROPOSED FENCE ELEVATION NORTH  
1 : 100

MATERIALS LIST

- Br1** BRICK LOOK
- Fc1** CONCRETE LOOK CLADDING  
COLOUR: LIGHT GREY
- Ms3** PERFORATED METAL  
COLOUR: CHARCOAL
- Ms4** CHARCOAL FINISH
- Lv1** CHARCOAL FINISH LOUVRES
- G1** CLEAR GLASS  
CHARCOAL FRAME
- G2** OBSCURE GLASS  
CHARCOAL FRAME
- Tm1** TIMBER LOOK  
BATTENS

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TOWN PLANNING



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Revision  
A PRELIMINARY  
TOWN PLANNING  
B TOWN PLANNING

Date  
2020.12.11  
2020.12.16  
2021.02.24

Project  
STUDENT ACCOMMODATION  
Address  
40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
Client

Drawing  
PROPOSED STREET  
ELEVATIONS

Sheet No.  
TP19

Scale  
As indicated @ A1  
Date  
2021.02.24

Rev.  
B  
Drawn by  
NKD

Project No.  
20032

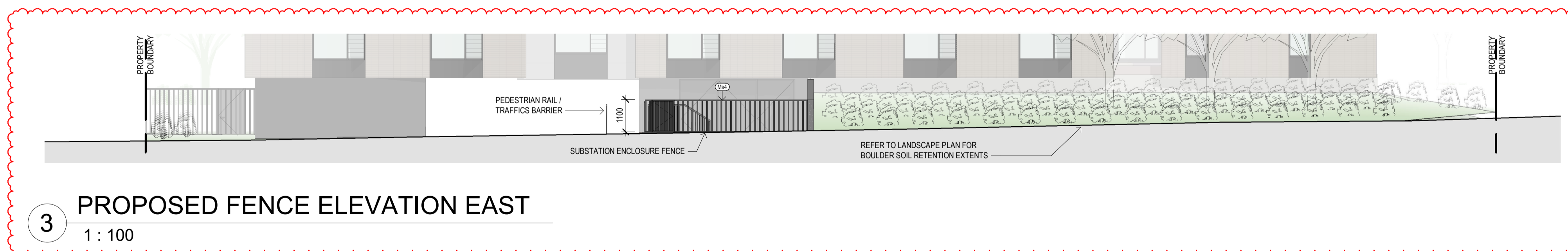
Use figured dimensions in preference to scale. Verify dimensions at job before shop fabrication. Read drawing in conjunction with specification.



**1** EXISTING STREET ELEVATION EAST  
1 : 200


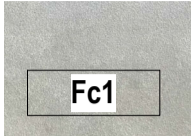








**2** PROPOSED STREET ELEVATION EAST  
1 : 200



**3** PROPOSED FENCE ELEVATION EAST  
1 : 100

**MATERIALS LIST**

-  **Br1** BRICK LOOK
-  **Fc1** CONCRETE LOOK CLADDING  
COLOUR: LIGHT GREY
-  **Ms3** PERFORATED METAL  
COLOUR: CHARCOAL
-  **Ms4** CHARCOAL FINISH
-  **Lv1** CHARCOAL FINISH LOUVRES
-  **G1** CLEAR GLASS  
CHARCOAL FRAME
-  **G2** OBSCURE GLASS  
CHARCOAL FRAME
-  **Tm1** TIMBER LOOK  
BATTENS

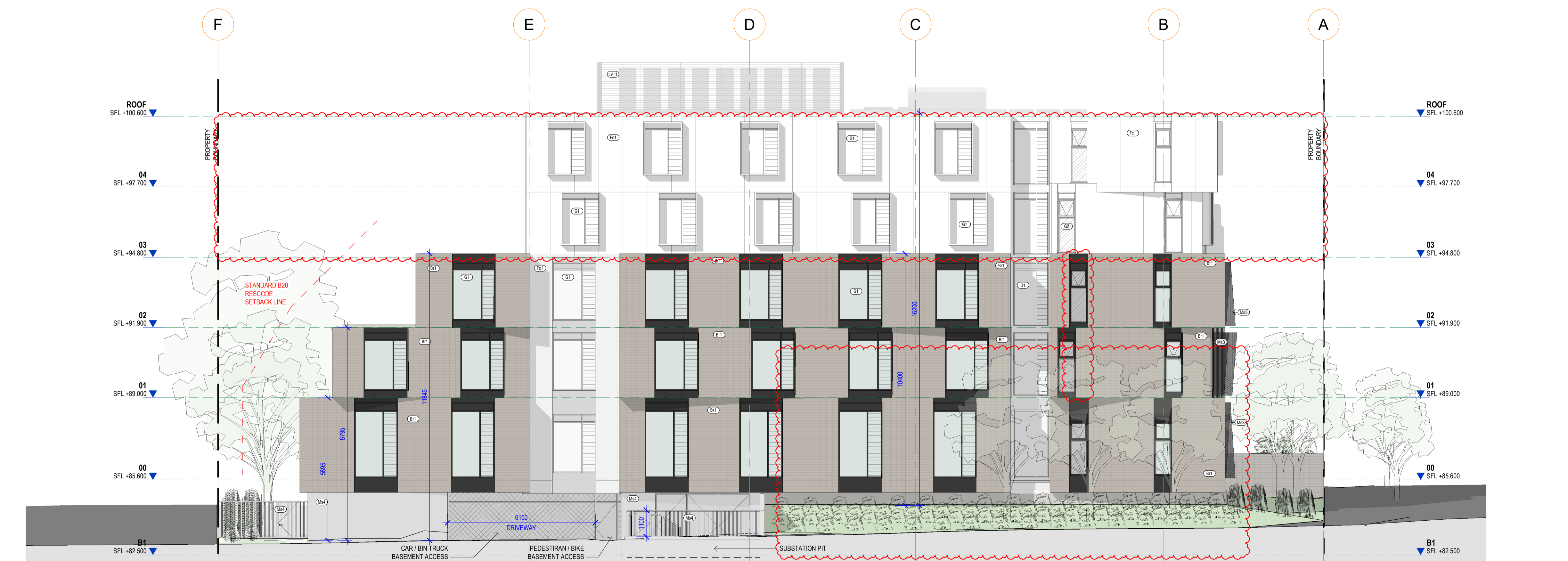
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**1 PROPOSED NORTH ELEVATION**  
1 : 100

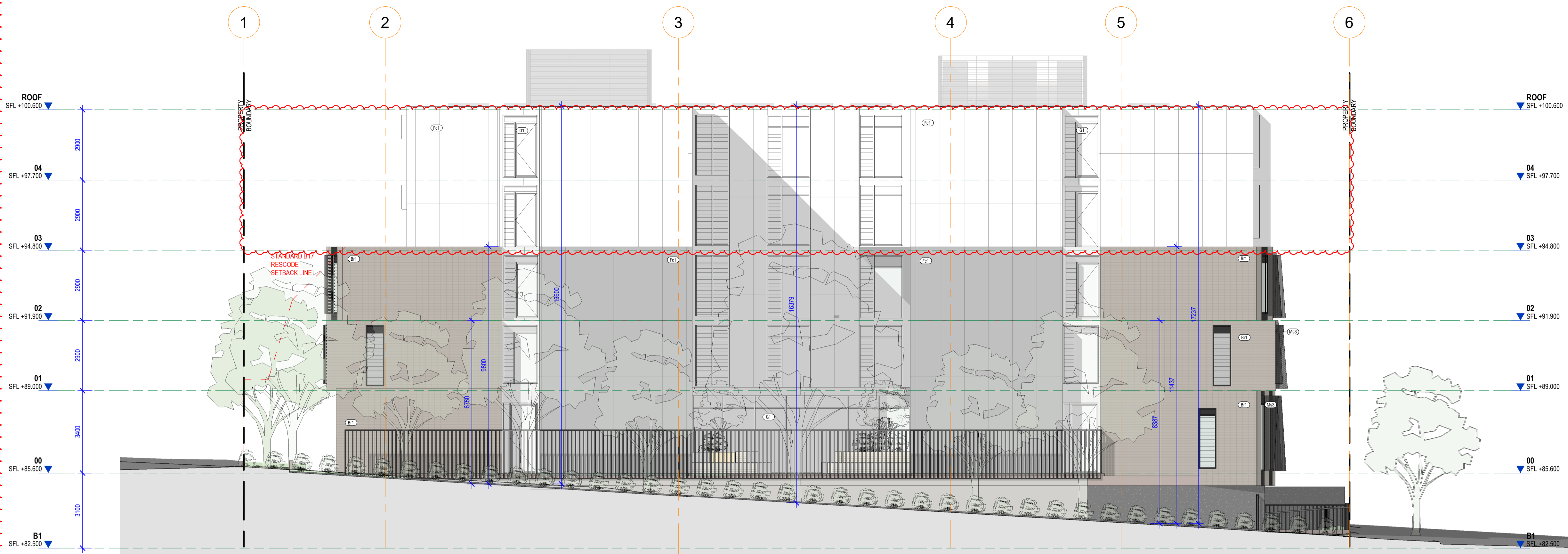
MATERIALS LIST	
	Br1 BRICK LOOK
	Fc1 CONCRETE LOOK CLADDING COLOUR: LIGHT GREY
	Ms3 PERFORATED METAL COLOUR: CHARCOAL
	Ms4 CHARCOAL FINISH
	Lv1 CHARCOAL FINISH LOUVRES
	G1 CLEAR GLASS CHARCOAL FRAME
	G2 OBSCURE GLASS CHARCOAL FRAME
	Tm1 TIMBER LOOK BATTENS

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**2 PROPOSED EAST ELEVATION**  
1 : 100

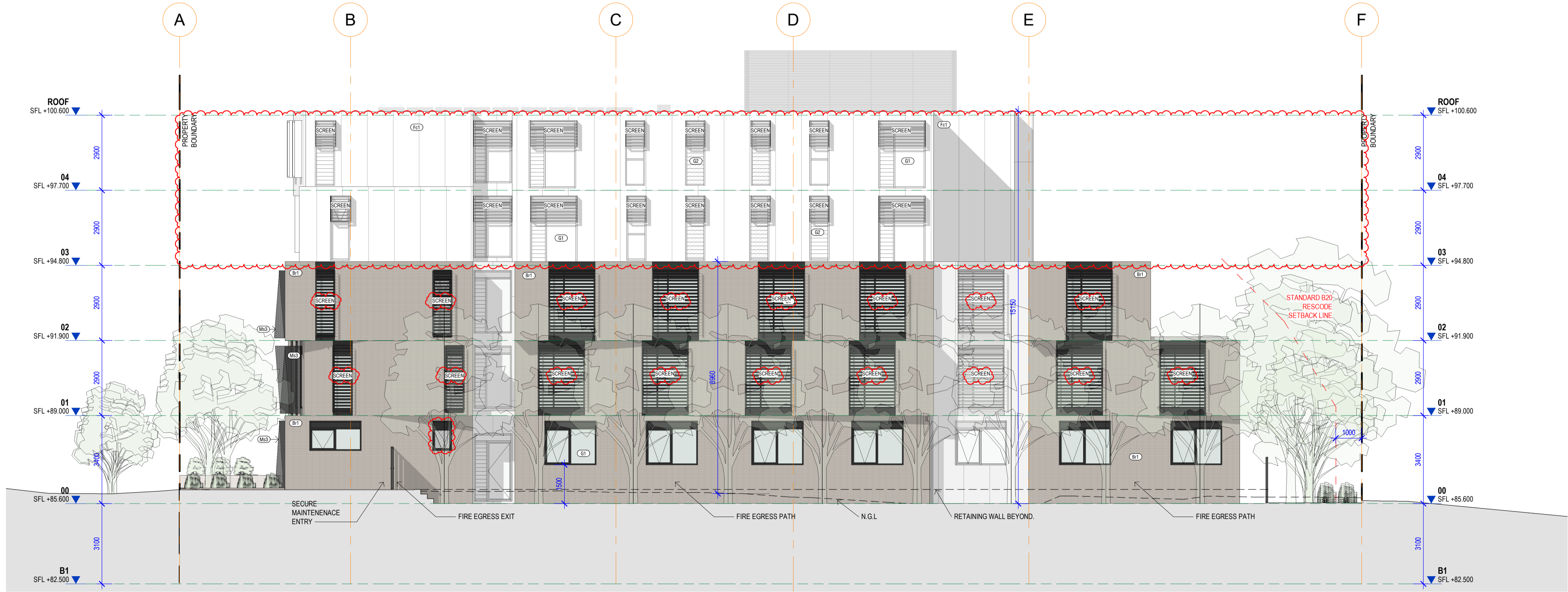
**TOWN PLANNING**



**1 PROPOSED SOUTH ELEVATION**  
1 : 100

**MATERIALS LIST**

	Br1	BRICK LOOK
	Fc1	CONCRETE LOOK CLADDING COLOUR: LIGHT GREY
	Ms3	PERFORATED METAL COLOUR: CHARCOAL
	Ms4	CHARCOAL FINISH
	Lv1	CHARCOAL FINISH LOUVRES
	G1	CLEAR GLASS CHARCOAL FRAME
	G2	OBSCURE GLASS CHARCOAL FRAME
	Tm1	TIMBER LOOK BATTENS

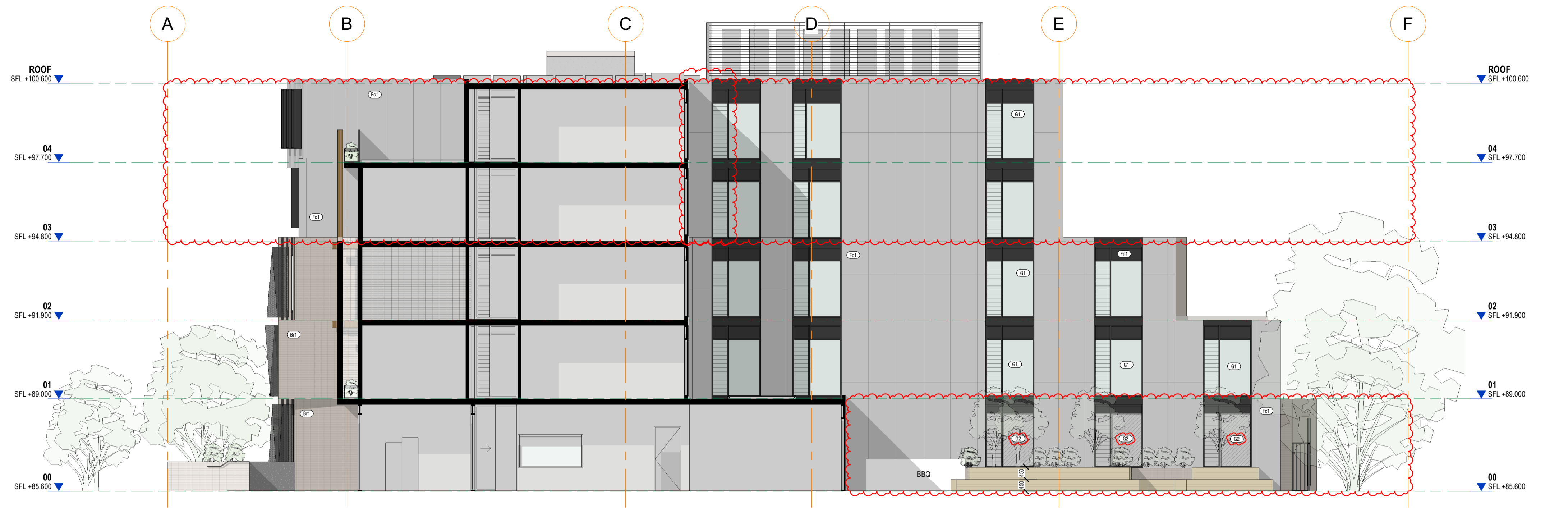


**2 PROPOSED WEST ELEVATION**  
1 : 100

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1 COURTYARD ELEVATION - WEST  
 1 : 100



2 COURTYARD ELEVATION - EAST  
 1 : 100

TOWN PLANNING



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 Multidisciplinary Design  
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 Richmond VIC 3121  
 W www.odo.co  
 E info@odo.co  
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Revision	Date
A PRELIMINARY	2020.11.27
B PRELIMINARY	2020.12.11
C TOWN PLANNING	2020.12.16
	2021.02.24

Project  
 STUDENT ACCOMMODATION  
 Address  
 40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
 Client

Drawing  
**COURTYARD ELEVATIONS**

Sheet No.  
**TP23**

Scale  
 1 : 100 @ A1

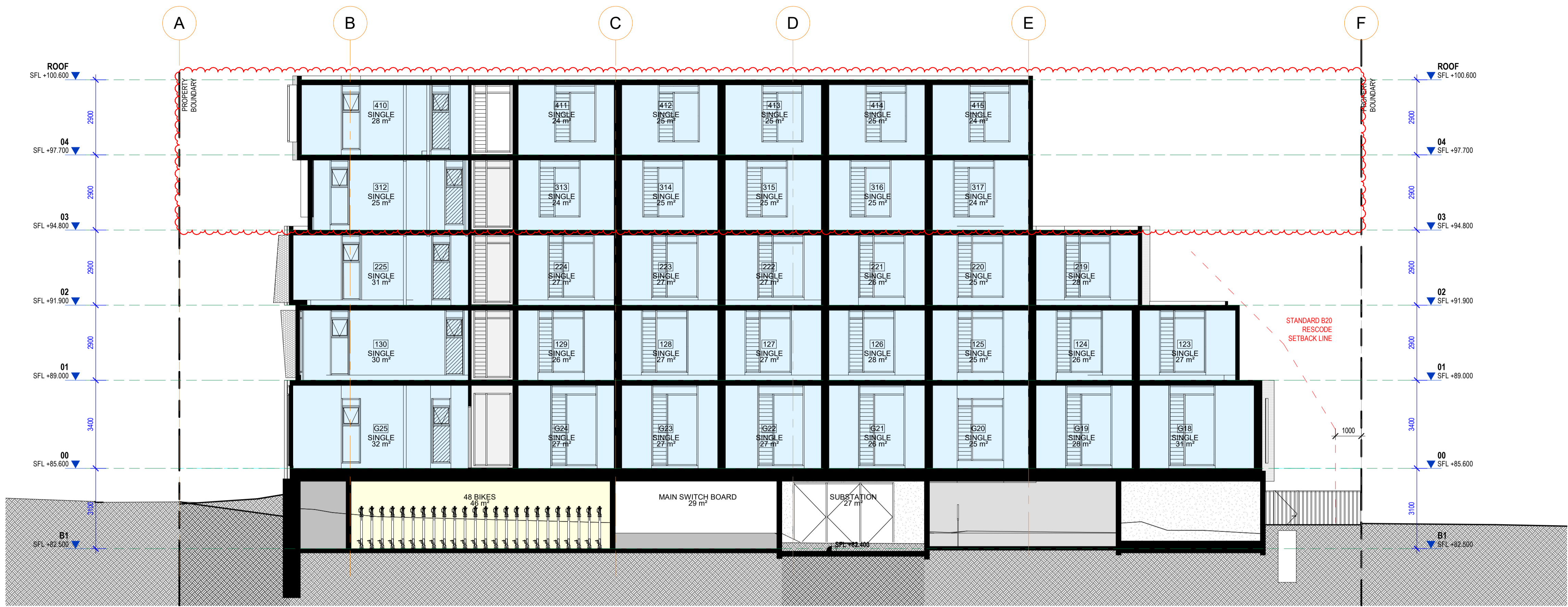
Rev.  
**C**  
 Date  
 2021.02.24  
 Drawn by  
 NKD

Project No.  
**20032**

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1 PROPOSED LONG SECTION A  
 1 : 100

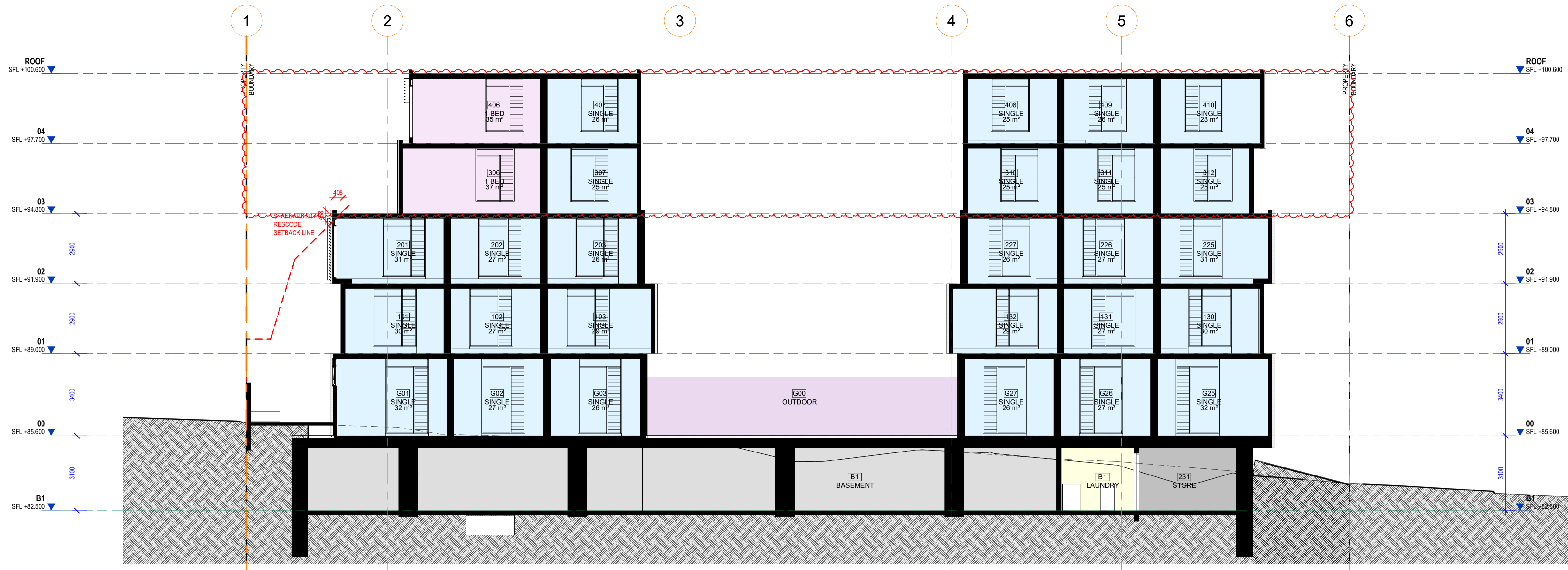


2 PROPOSED LONG SECTION B  
 1 : 100

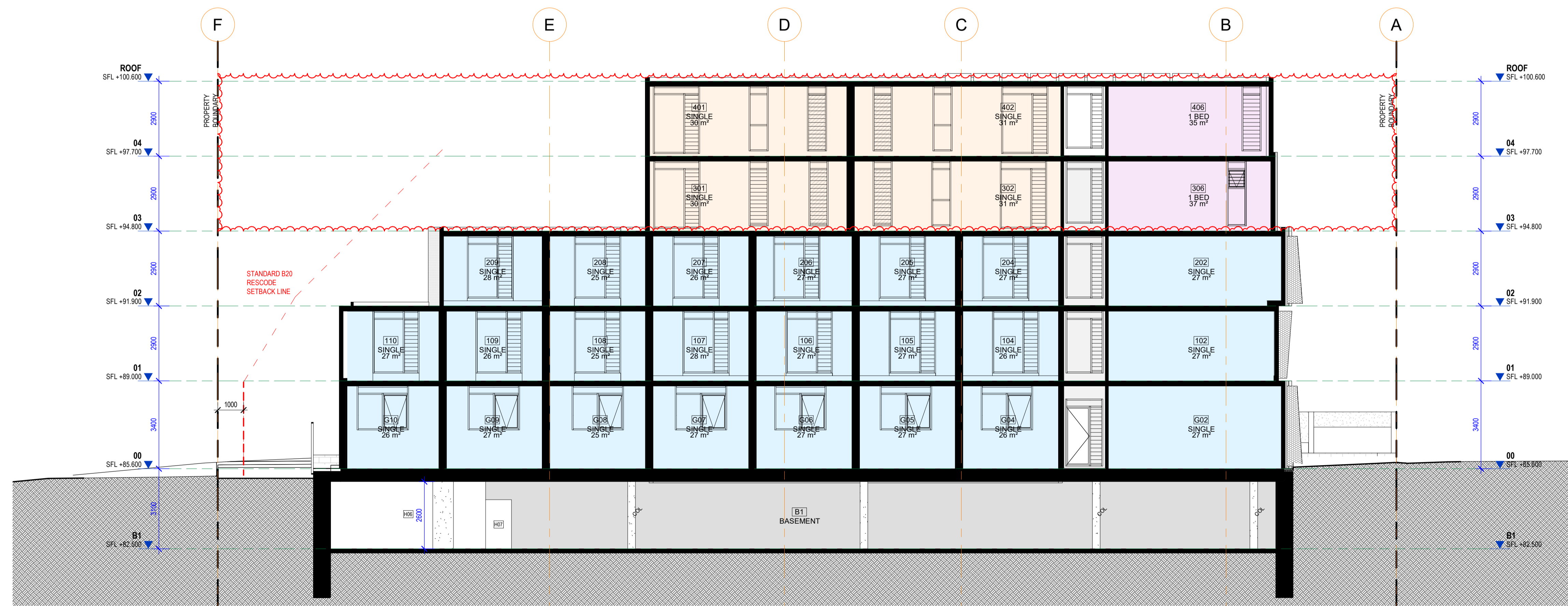
- ADMIN
- BASEMENT
- BASEMENT ROOM
- COMMUNAL
- LANDSCAPE
- PUBLIC ACCESS
- STUDENT CORRIDOR
- ROOM TYPE 01
- ROOM TYPE 02
- ROOM TYPE 03
- ROOM TYPE 04
- ROOM TYPE 05
- ROOM TYPE 06
- ROOM TYPE 07

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1 PROPOSED SHORT SECTION A  
 1 : 100



2 PROPOSED LONG SECTION D  
 1 : 100

- ADMIN
- BASEMENT
- BASEMENT ROOM
- COMMUNAL
- LANDSCAPE
- PUBLIC ACCESS
- STUDENT CORRIDOR
- ROOM TYPE 01
- ROOM TYPE 02
- ROOM TYPE 03
- ROOM TYPE 04
- ROOM TYPE 05
- ROOM TYPE 06
- ROOM TYPE 07

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Revision  
 C PRELIMINARY  
 D PRELIMINARY  
 E TOWN PLANNING  
 F TOWN PLANNING

Date  
 2020.12.08  
 2020.12.11  
 2020.12.16  
 2021.02.24

Project  
 STUDENT ACCOMMODATION  
 Address  
 40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
 Client

Drawing  
**PROPOSED SECTIONS**

Sheet No.  
**TP25**

Scale  
 1 : 100 @ A1

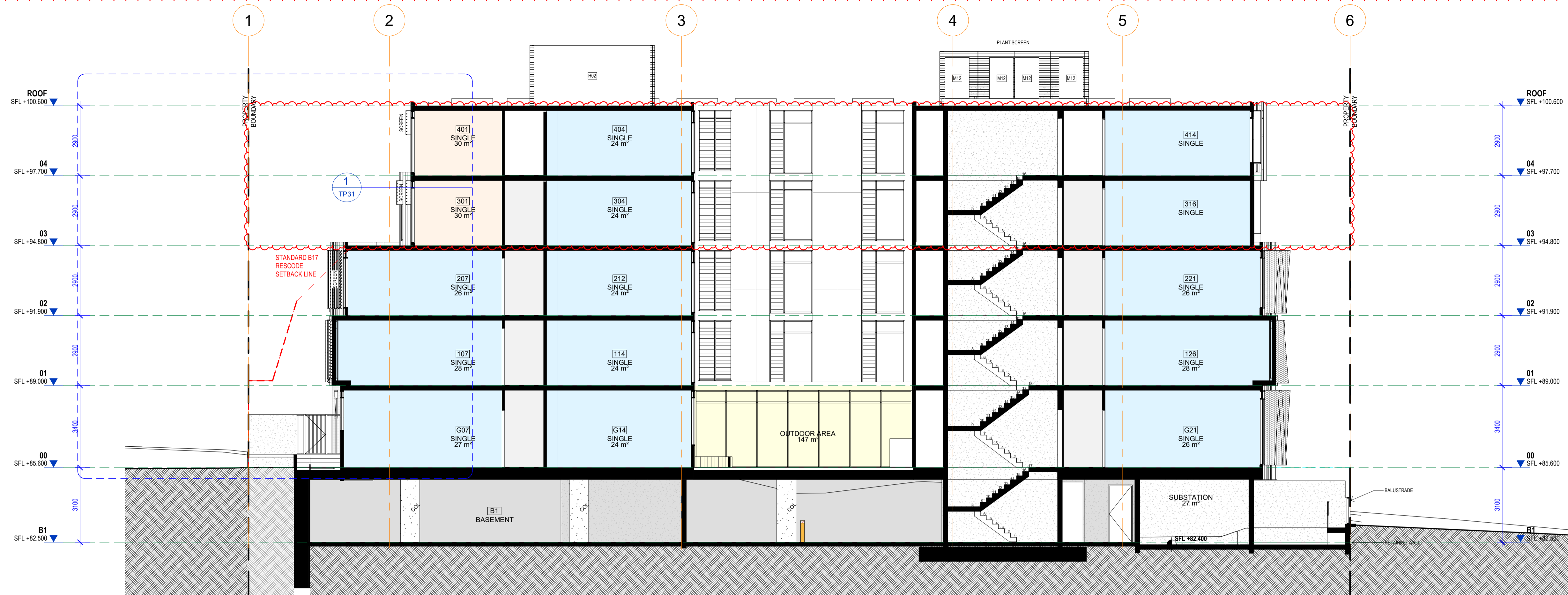
Date  
 2021.02.24

Rev.  
**F**  
 Drawn by  
 NKD

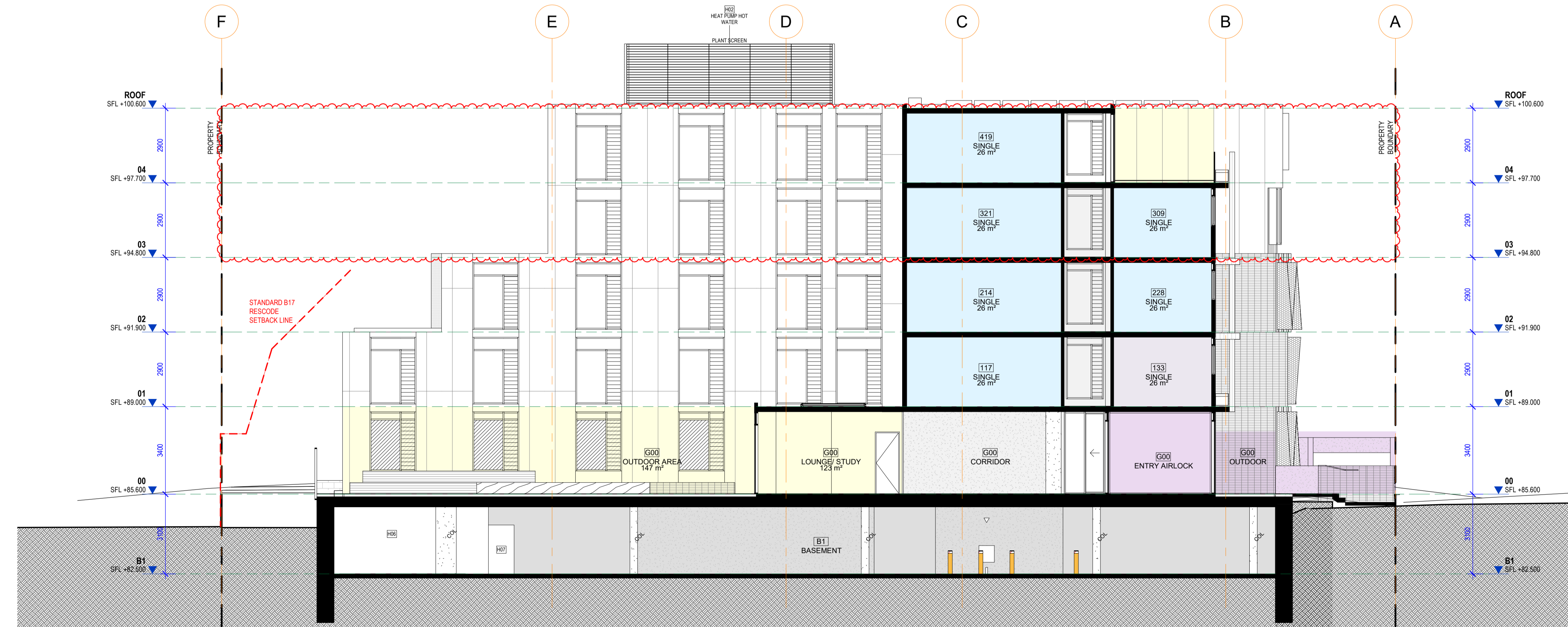
Project No.  
**20032**

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1 PROPOSED SHORT SECTION C  
 1 : 100

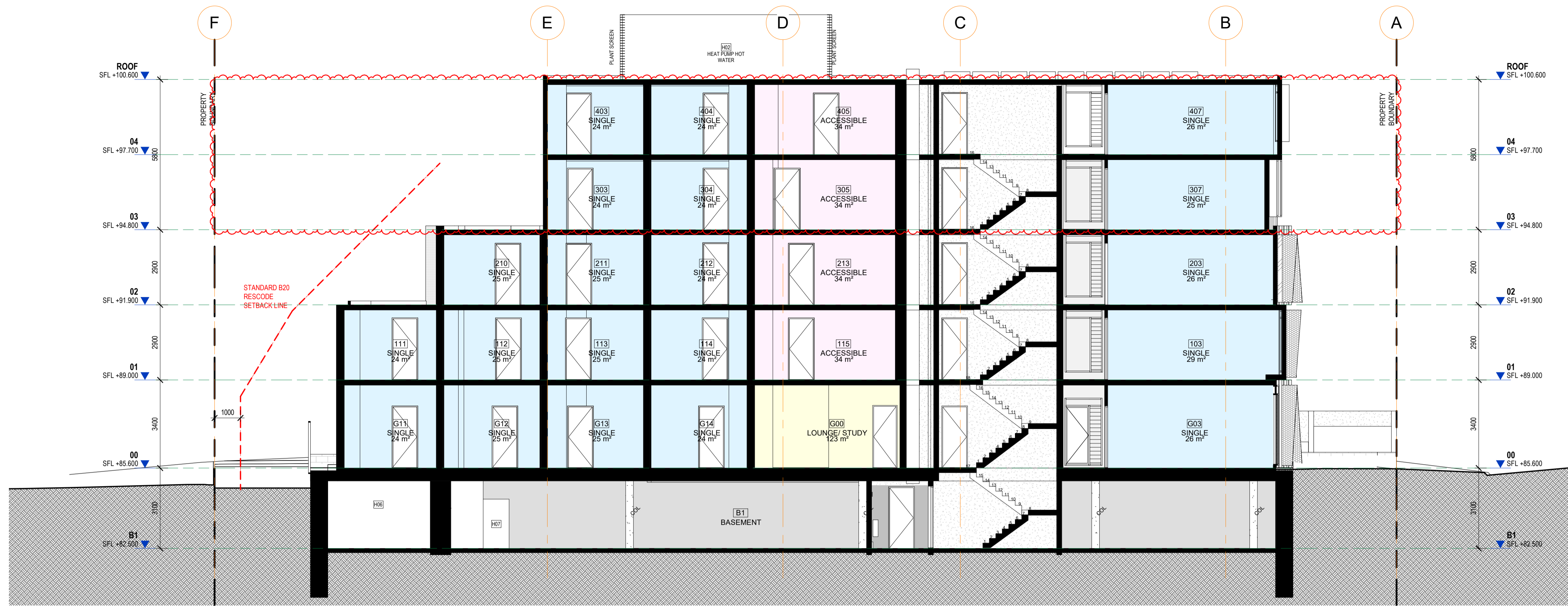


2 PROPOSED LONG SECTION C1  
 1 : 100

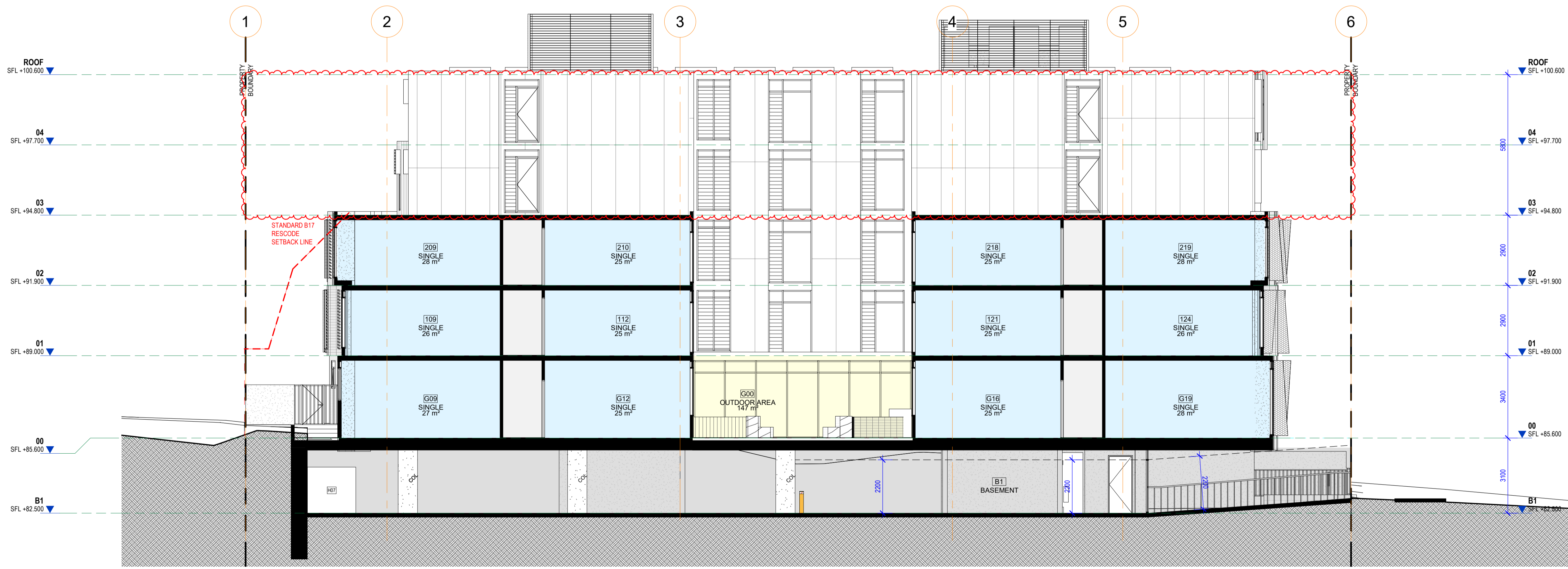
- ADMIN
- BASEMENT
- BASEMENT ROOM
- COMMUNAL
- LANDSCAPE
- PUBLIC ACCESS
- STUDENT CORRIDOR
- ROOM TYPE 01
- ROOM TYPE 02
- ROOM TYPE 03
- ROOM TYPE 04
- ROOM TYPE 05
- ROOM TYPE 06
- ROOM TYPE 07

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1 PROPOSED LONG SECTION C  
 1 : 100



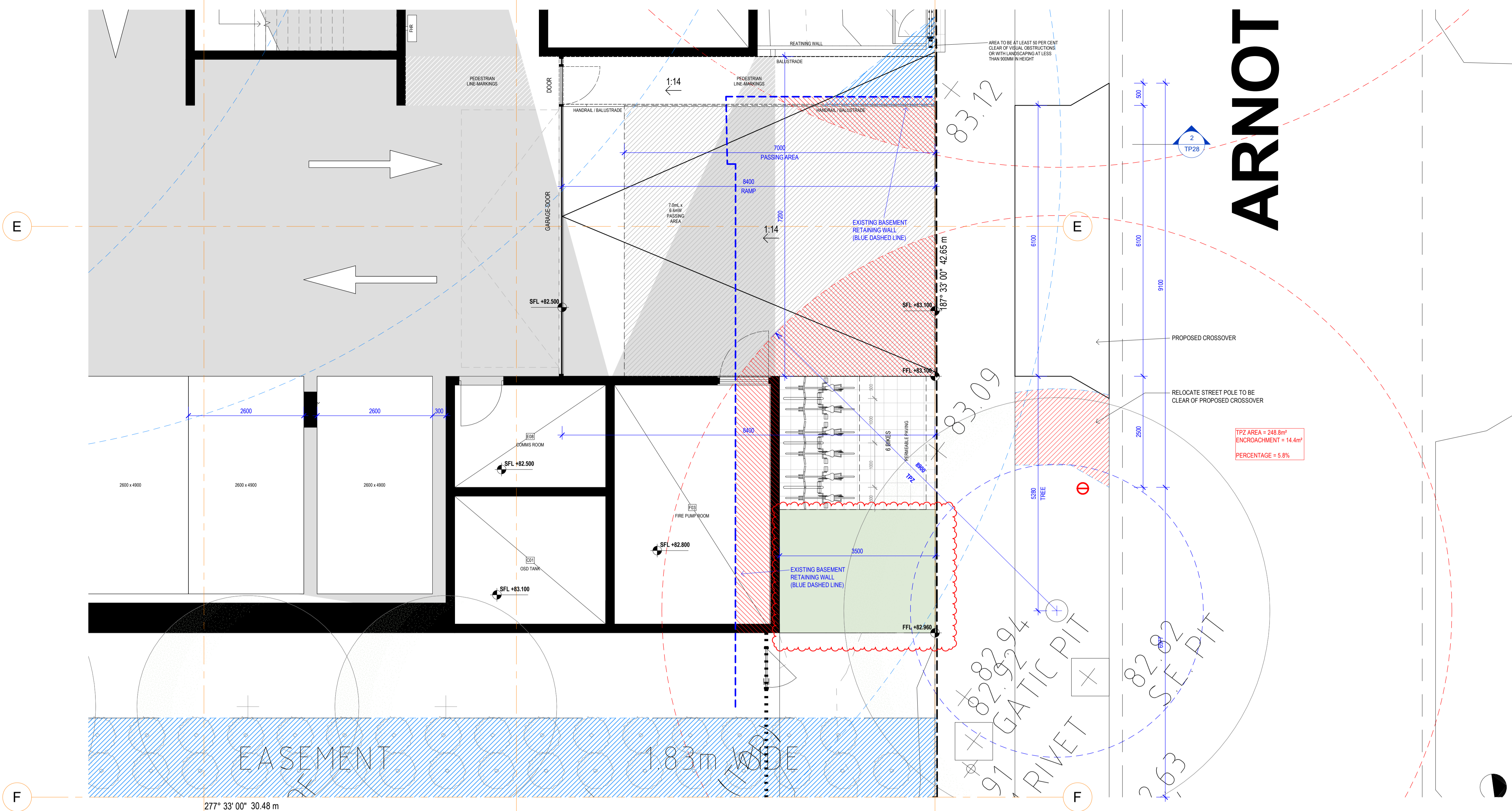
2 PROPOSED SHORT SECTION D  
 1 : 100

- ADMIN
- BASEMENT
- BASEMENT ROOM
- COMMUNAL
- LANDSCAPE
- PUBLIC ACCESS
- STUDENT CORRIDOR
- ROOM TYPE 01
- ROOM TYPE 02
- ROOM TYPE 03
- ROOM TYPE 04
- ROOM TYPE 06
- ROOM TYPE 07

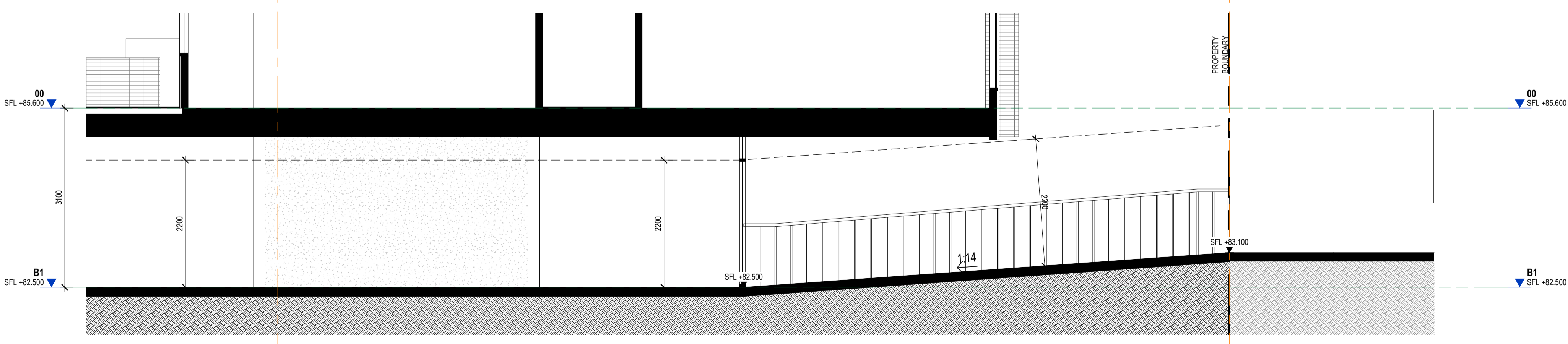
TOWN PLANNING

# ARNOT

82.53+



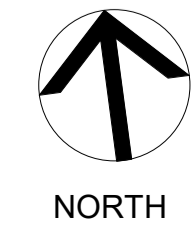
1 BASEMENT RAMP ENTRY PLAN  
1 : 50

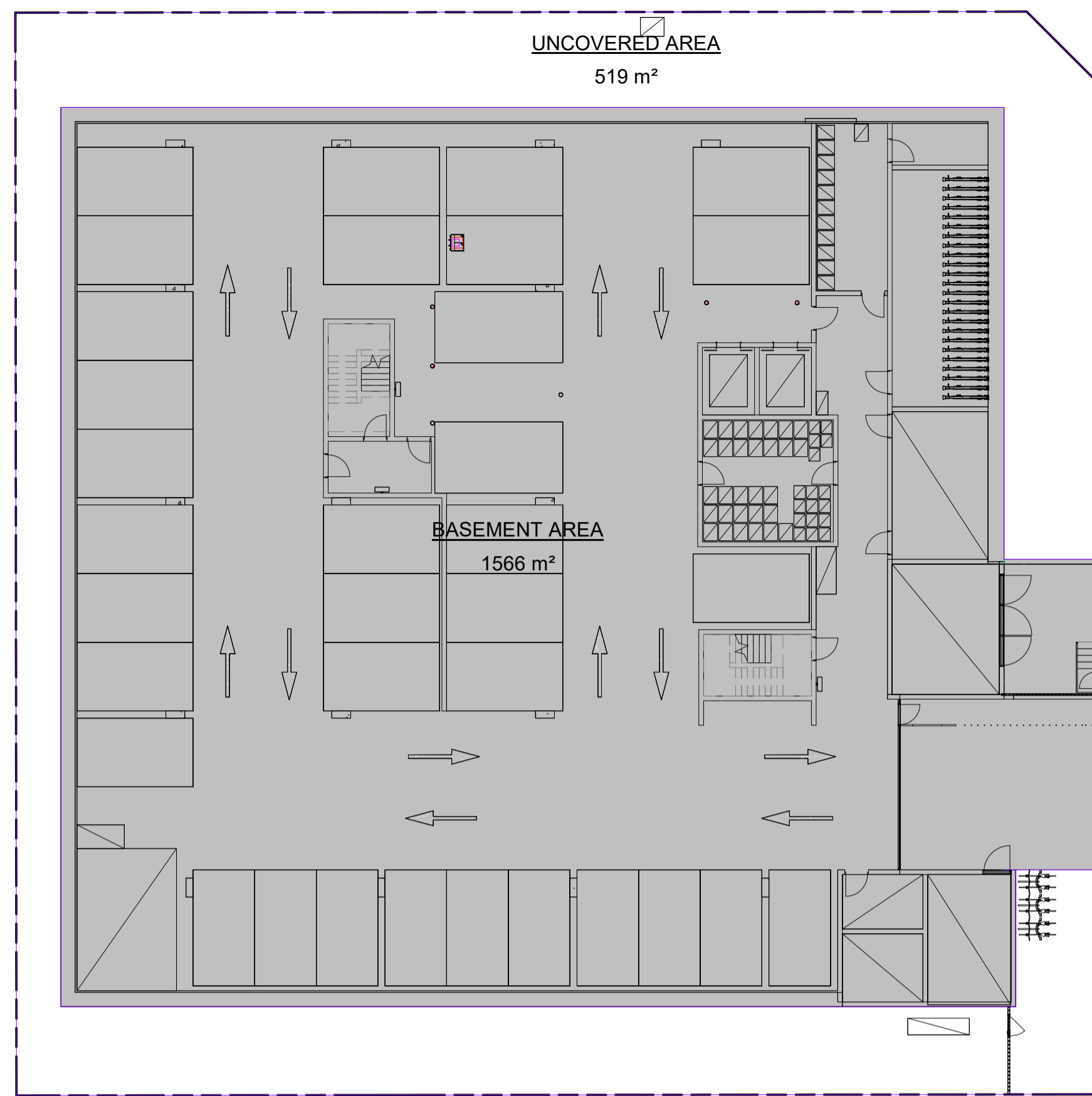


2 B1 - CARPARK / PEDESTRIAN RAMP - SECTION A  
1 : 50

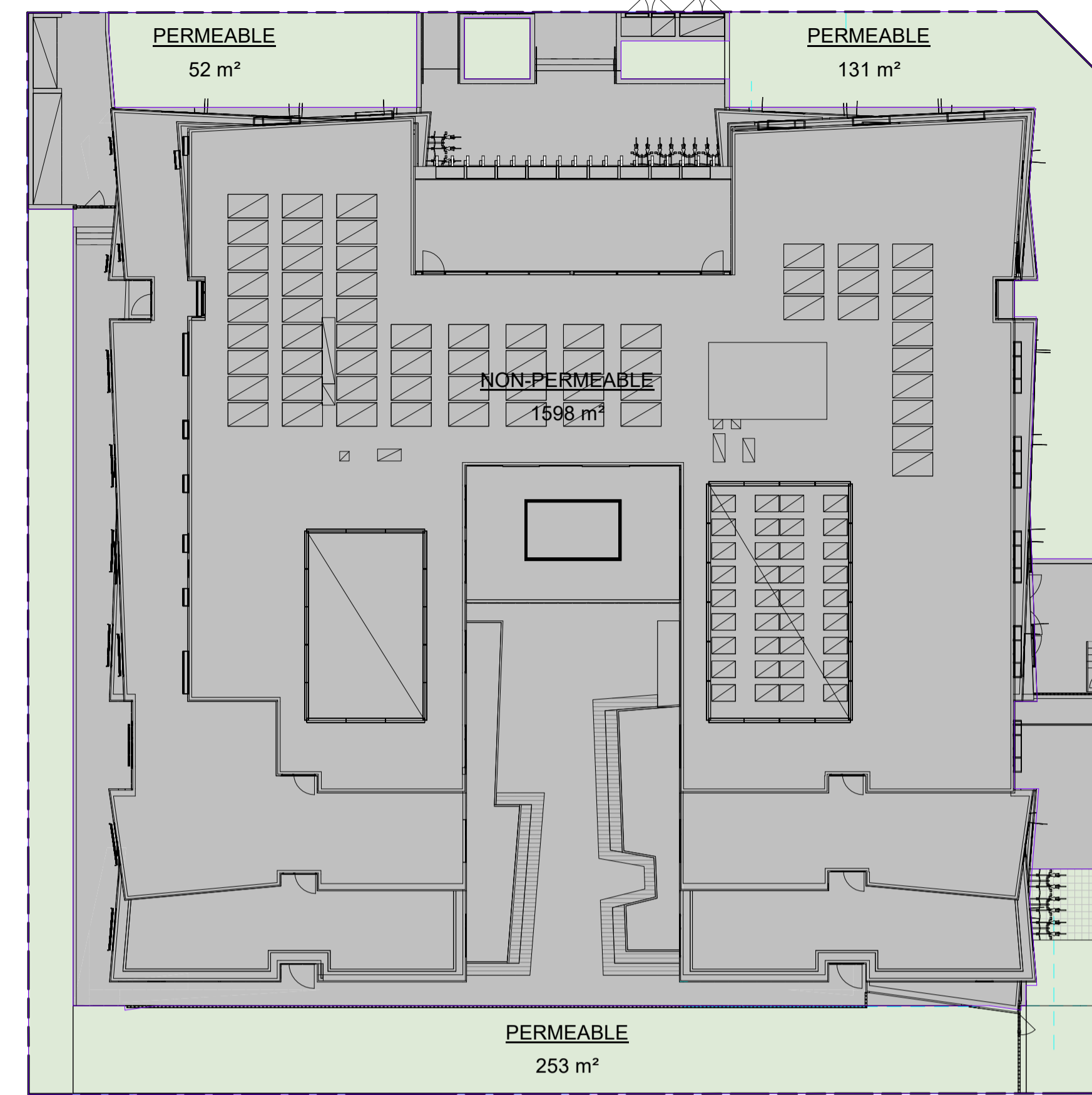
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## TOWN PLANNING





BASEMENT AREA		
NAME	AREA	PERCENTAGE
BASEMENT AREA	1566 m <sup>2</sup>	75%
UNCOVERED AREA	519 m <sup>2</sup>	25%
	2085 m <sup>2</sup>	



PERMEABILITY		
NAME	AREA	PERCENTAGE
NON-PERMEABLE	1642 m <sup>2</sup>	79%
PERMEABLE	443 m <sup>2</sup>	21%
	2085 m <sup>2</sup>	

**3** BASEMENT COVERAGE  
1 : 200

**1** 00 GROUND FLOOR AREA  
1 : 200

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SITE COVERAGE		
NAME	AREA	PERCENTAGE
UNCOVERED SITE	859 m <sup>2</sup>	41%
BUILDING FOOTPRINT	1226 m <sup>2</sup>	59%
	2085 m <sup>2</sup>	

**2** SITE COVERAGE  
1 : 200

**TOWN PLANNING**

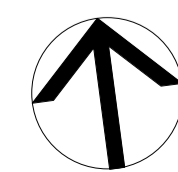


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Revision  
- PRELIMINARY  
A PRELIMINARY  
B TOWN PLANNING  
C TOWN PLANNING

Date  
2020.12.08  
2020.12.11  
2020.12.16  
2021.02.24



NORTH

Project  
**STUDENT ACCOMMODATION**  
Address  
40 - 44 WELLINGTON ROAD, CLAYTON, VIC 3168  
Client

Drawing  
**AREA STUDY**

Sheet No.  
**TP29**

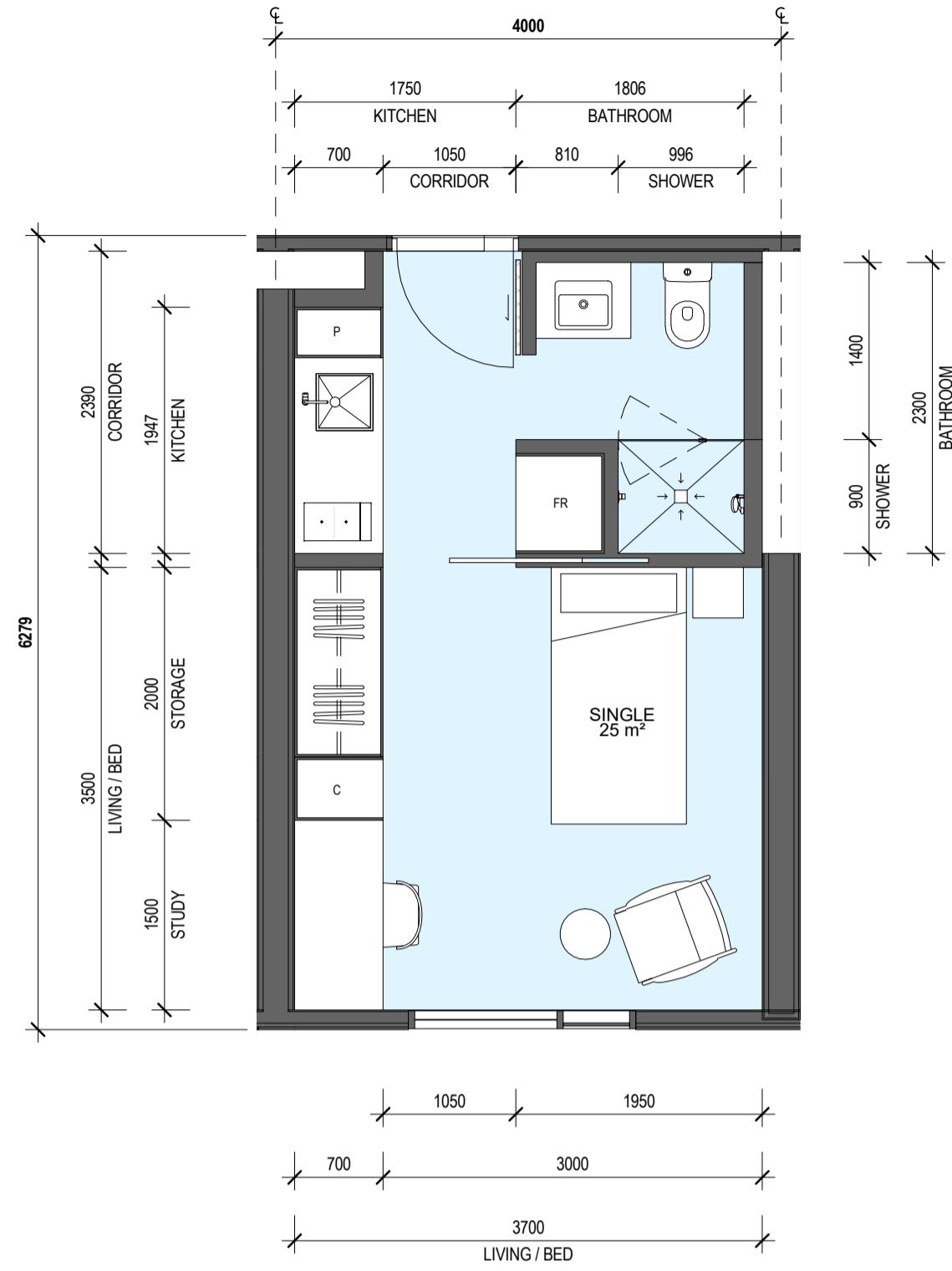
Scale  
1 : 200 @ A1

Rev.  
**C**  
Drawn by  
**ODO**

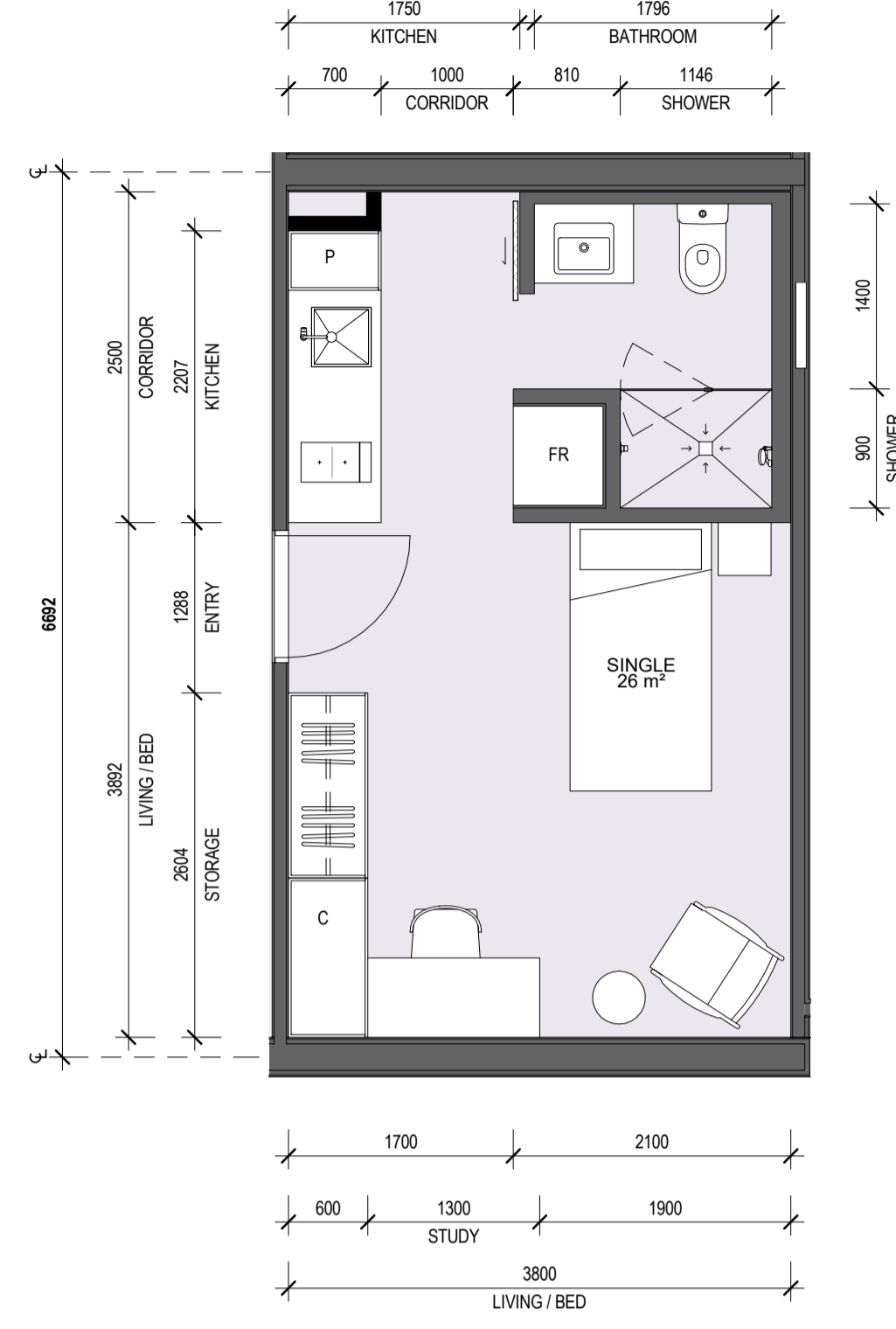
Date  
2021.02.24

Project No.  
**20032**

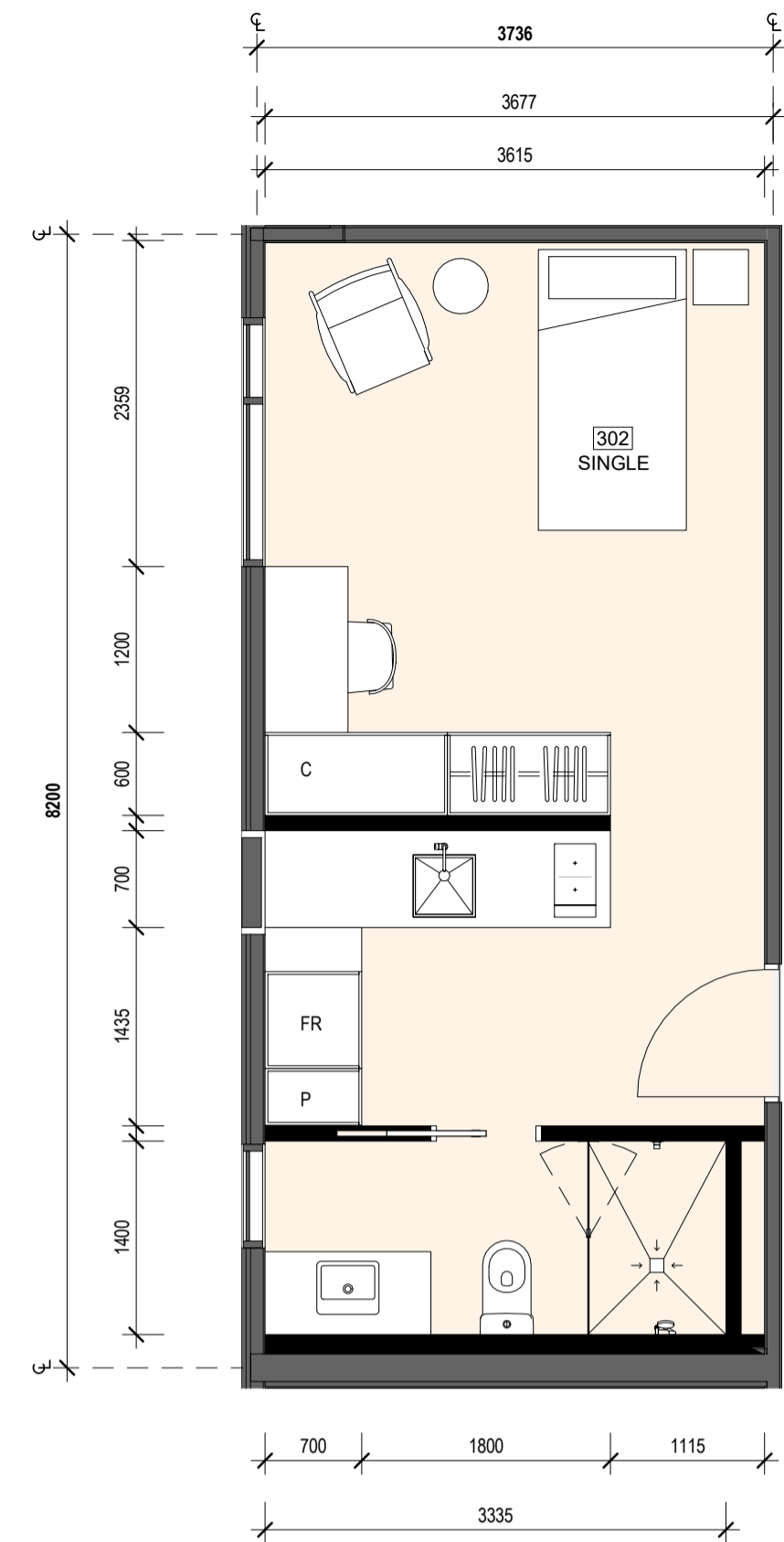
Use figured dimensions in preference to scale. Verify dimensions at job before shop fabrication. Read drawing in conjunction with specification.



1 ROOM TYPE 01  
1 : 50



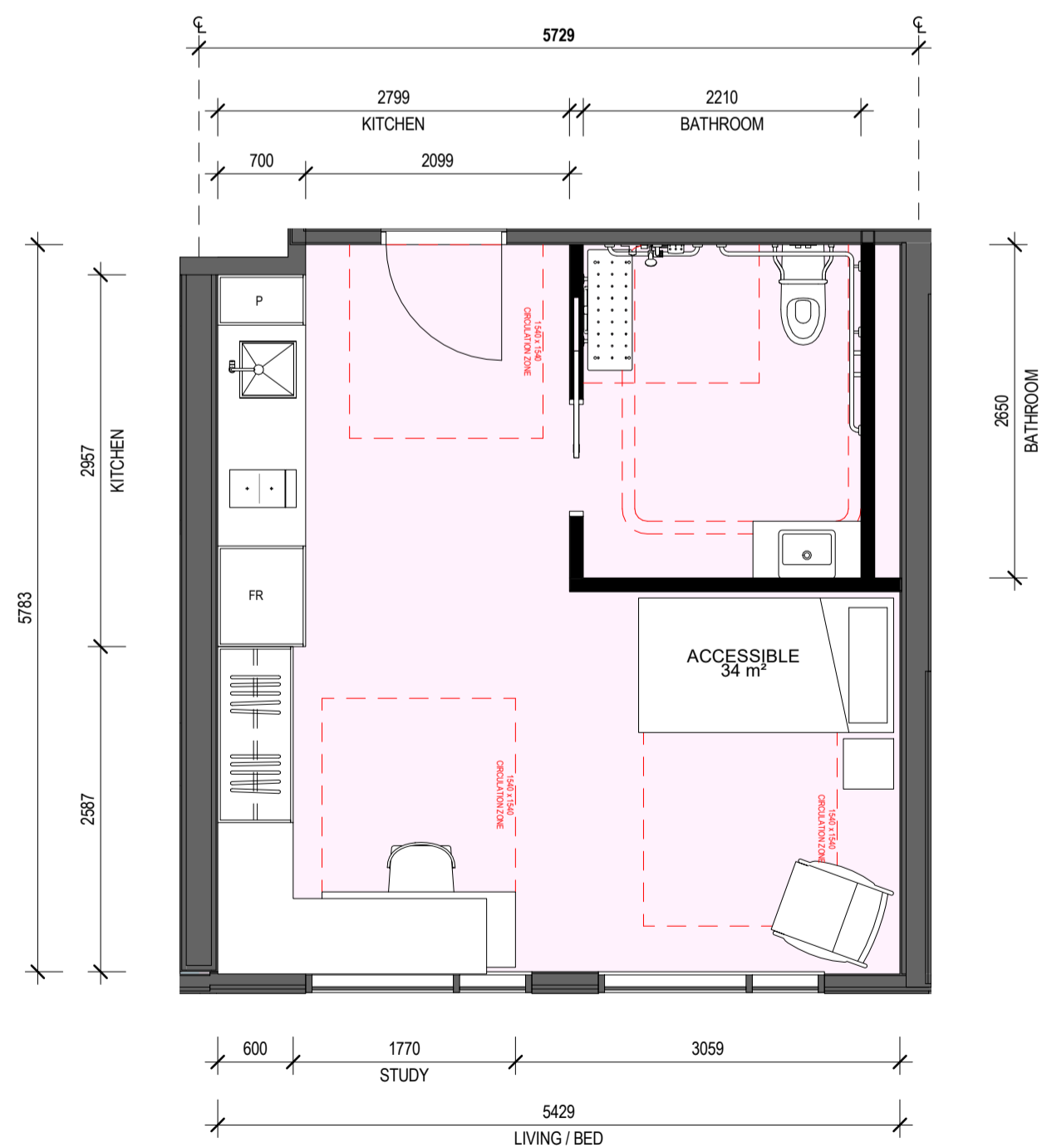
2 ROOM TYPE 02  
1 : 50



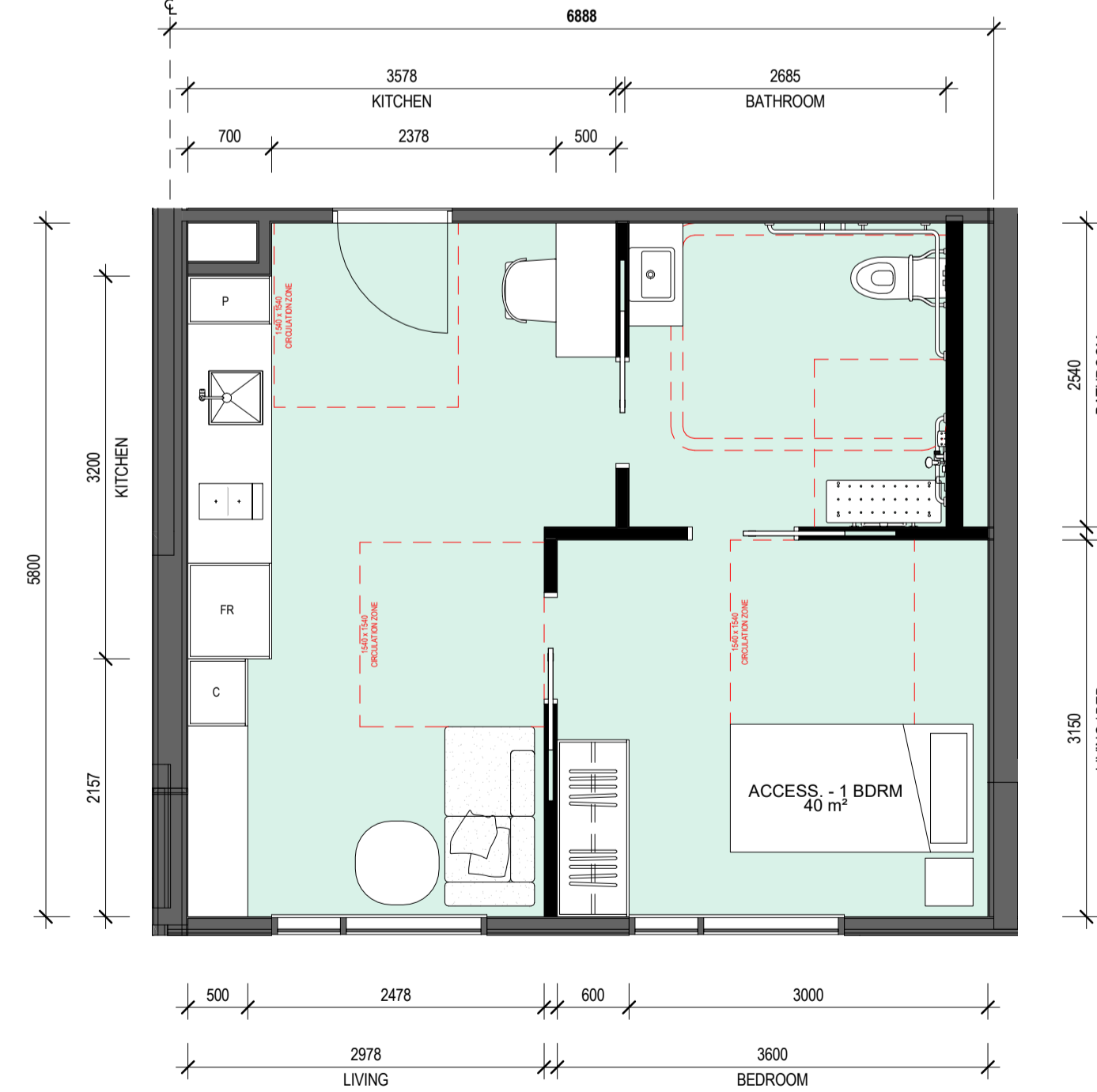
3 ROOM TYPE 03  
1 : 50

ROOM TYPE SUMMARY			
ROOM TYPE	DESCRIPTION	NO. OF ROOMS	NO. OF BEDS
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	115	115
ROOM TYPE 02	SINGLE OCCUPANCY UNIT	2	2
ROOM TYPE 03	SINGLE OCCUPANCY UNIT	4	4
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	4	4
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	3	3
ROOM TYPE 06	ONE BEDROOM UNIT	2	2
TOTALS: 130		130	130

ROOM SCHEDULE (NLA)				
ROOM TYPE	DESCRIPTION	NO. OF ROOMS	NO. OF BEDS	Area
00				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	27	27	715 m <sup>2</sup>
		27	27	715 m <sup>2</sup>
01				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	29	29	765 m <sup>2</sup>
ROOM TYPE 02	SINGLE OCCUPANCY UNIT	2	2	53 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	40 m <sup>2</sup>
		33	33	891 m <sup>2</sup>
02				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	27	27	718 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	40 m <sup>2</sup>
		29	29	792 m <sup>2</sup>
03				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	16	16	399 m <sup>2</sup>
ROOM TYPE 03	SINGLE OCCUPANCY UNIT	2	2	60 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 05	ONE BEDROOM ACCESS. UNIT	1	1	41 m <sup>2</sup>
ROOM TYPE 06	ONE BEDROOM UNIT	1	1	37 m <sup>2</sup>
		21	21	571 m <sup>2</sup>
04				
ROOM TYPE 01	SINGLE OCCUPANCY UNIT	16	16	403 m <sup>2</sup>
ROOM TYPE 03	SINGLE OCCUPANCY UNIT	2	2	60 m <sup>2</sup>
ROOM TYPE 04	SINGLE ACCESSIBLE UNIT	1	1	34 m <sup>2</sup>
ROOM TYPE 06	ONE BEDROOM UNIT	1	1	35 m <sup>2</sup>
		20	20	533 m <sup>2</sup>
TOTALS: 130		130	130	3502 m <sup>2</sup>



4 ROOM TYPE 04  
1 : 50



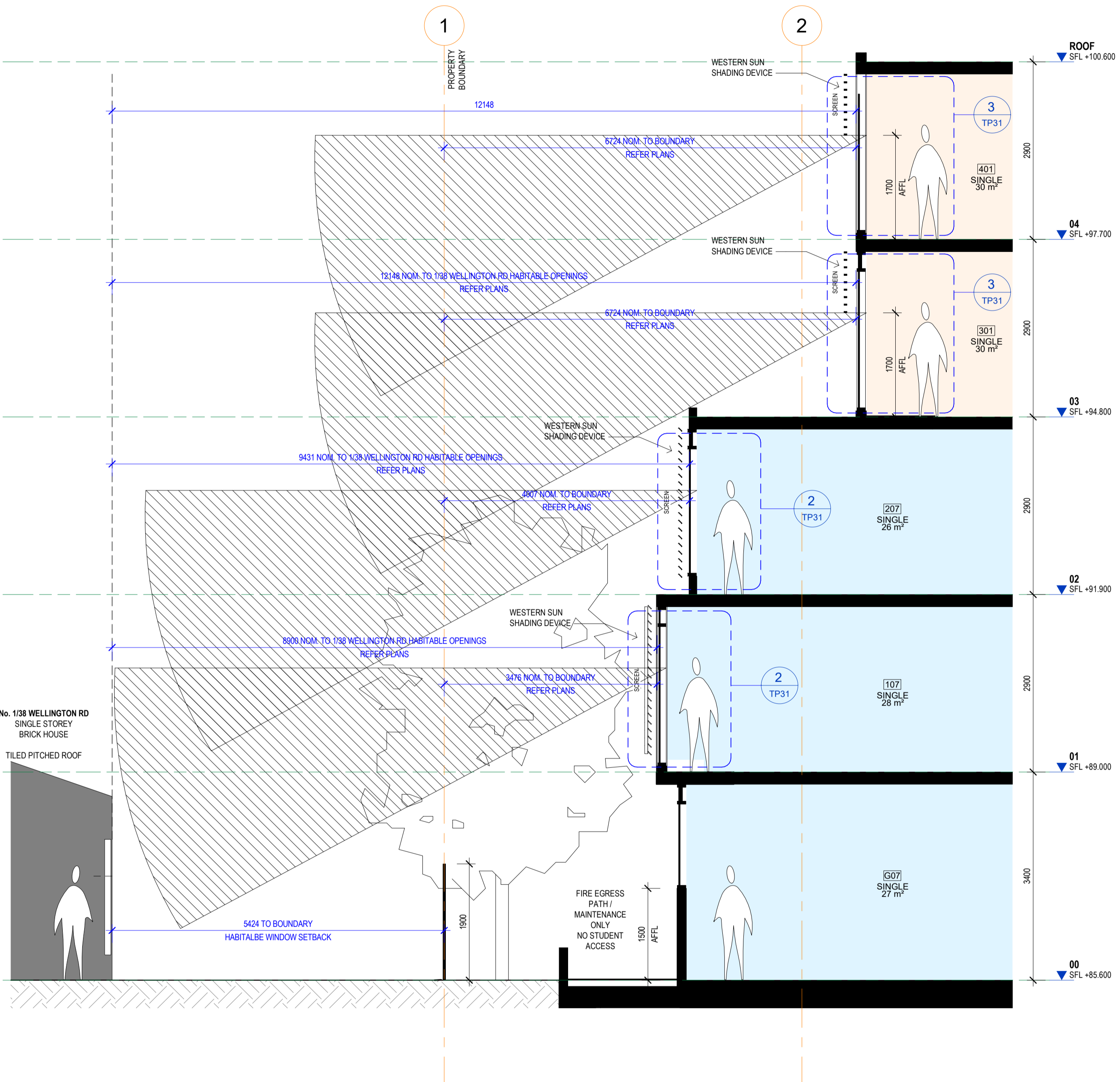
5 ROOM TYPE 05  
1 : 50



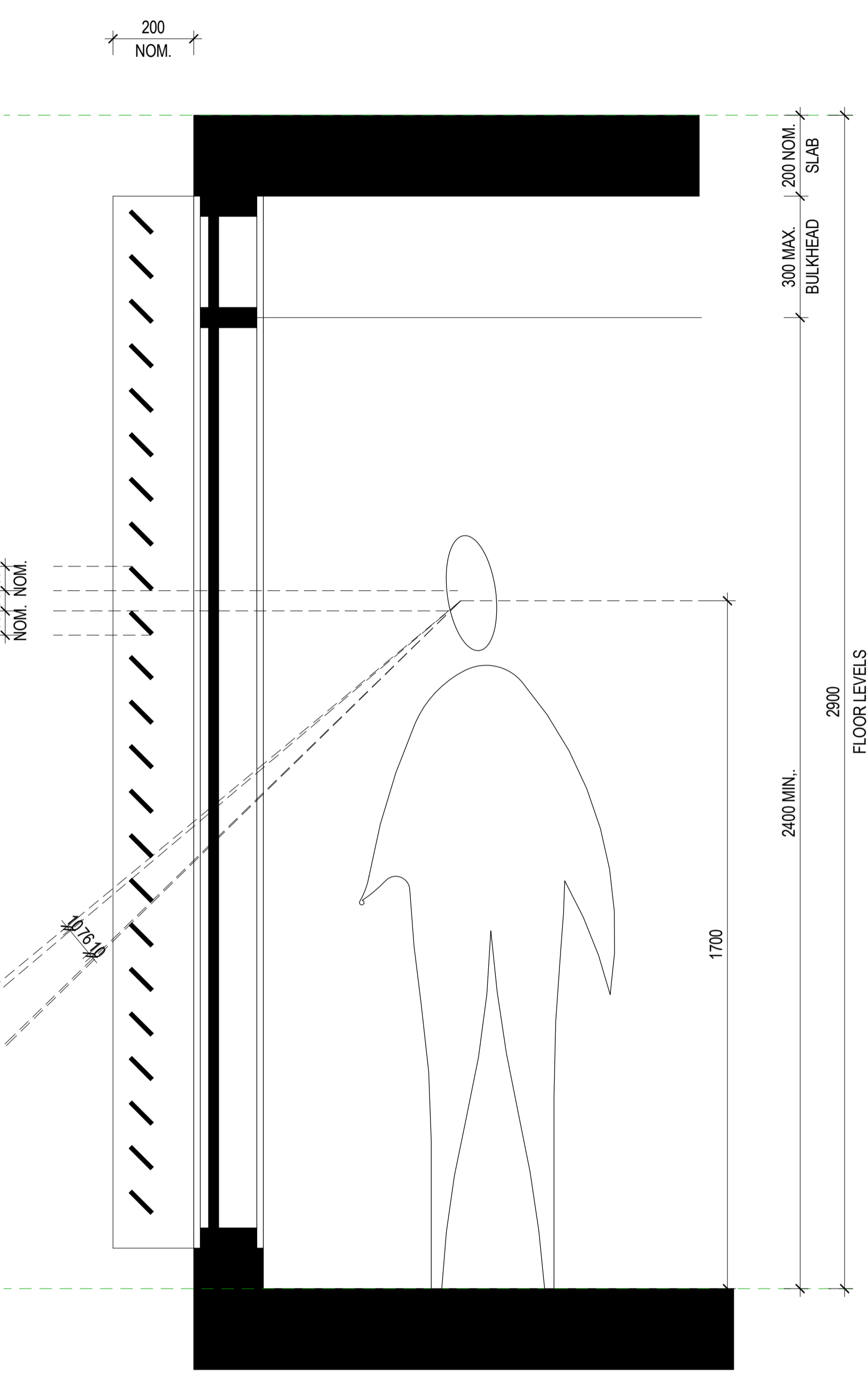
6 ROOM TYPE 06  
1 : 50

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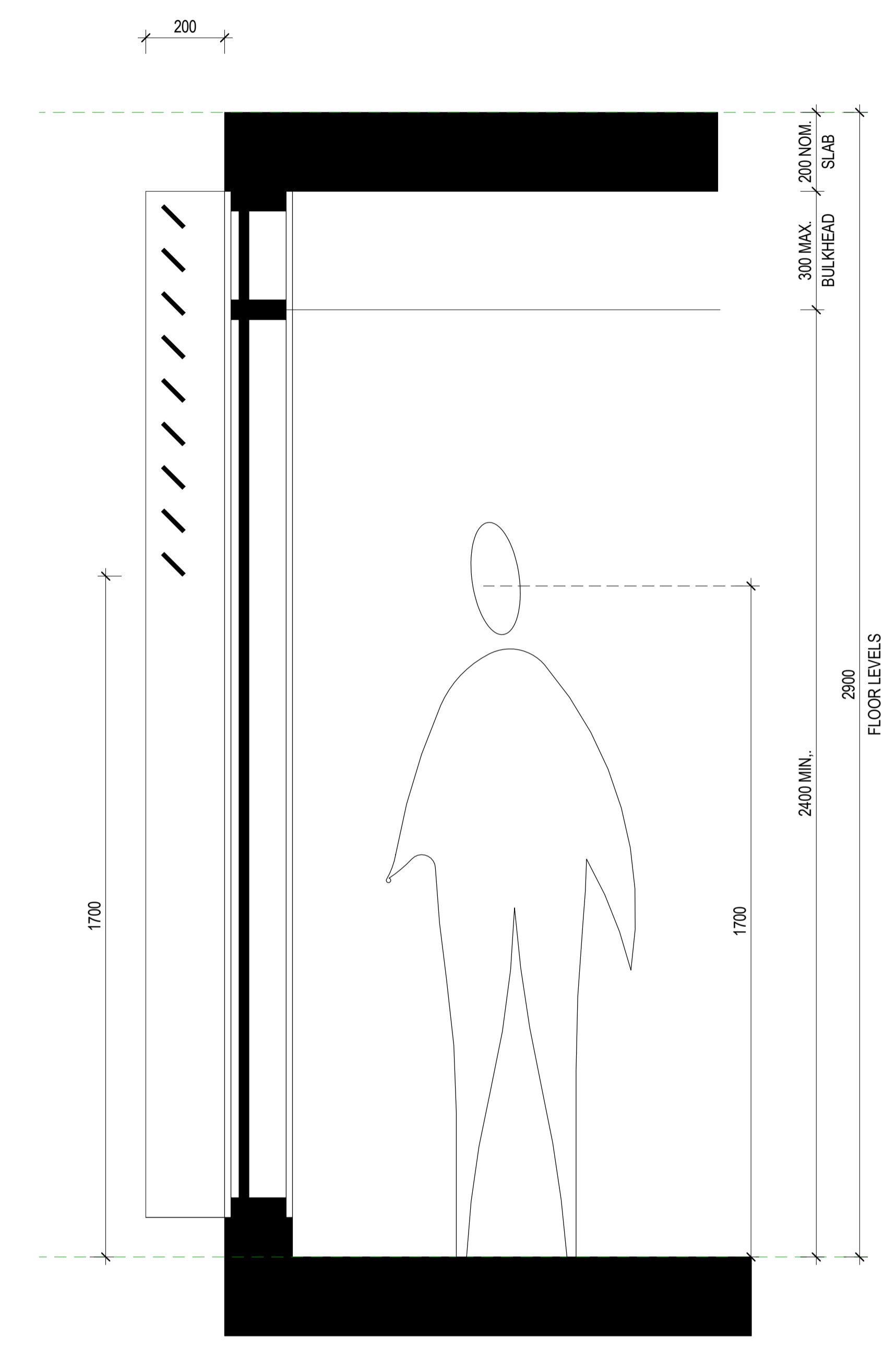
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1 OVERLOOKING / SCREEN SECTIONS - WEST FACADE  
 1 : 50



2 SCREEN DETAIL TYPE 01  
 1 : 10



3 SCREEN DETAIL TYPE 02  
 1 : 10

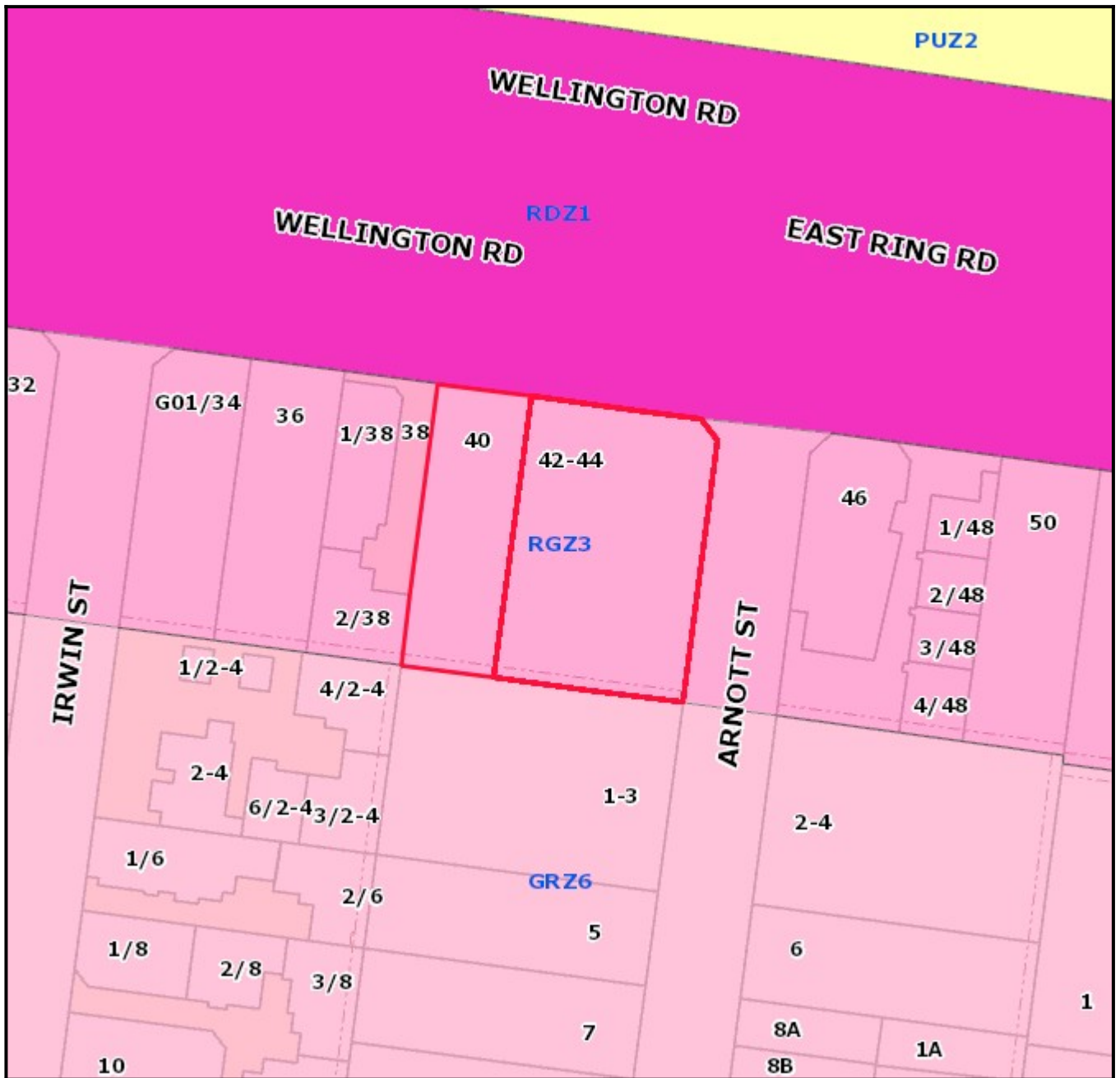


Attachment 2: 40-44 Wellington Road, Clayton





# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**




1:1000

**Address**

42-44 Wellington Road CLAYTON VIC 3168