

Architectural Town Planning Submission

209-211 CLAYTON RD, CLAYTON VIC 3168

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8.01 PROJECT TEAM

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1.0 ARCHITECTURAL STATEMENT

1.01 ARCHITECTURAL STATEMENT

The proposal has been designed to accommodate students within a four storey framework, comprising of 80 individual apartments of varying sizes. The design proposal is an outcome which was driven through the understanding of the local neighbourhood, future context and historical fabric.

The site being 1452m² and its location within the 'Residential Growth Zone' provides opportunity of an intensified development; complimentary to the local zoning and evolving density within the immediate streetscape.

Analysing the site's orientation, providing solar access and privacy for both the residents and adjoining neighbours informed and moulded the final building massing and composition.

With a dynamic facade along the Clayton Road street interface, along with open green spaces for the residents it provides for within-envelope connections and visual engagement to the neighbourhood.

The architectural language and material palette was inspired from the surrounding built and natural forms. The result is a contemporary design that achieves an incorporation of intended uses all whilst remaining sympathetic to built and natural fabric of Clayton.



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2.0 SITE ANALYSIS + URBAN CONTEXT

2.01 PROXIMITY AERIAL

SITE DESCRIPTION

The site is located 22kms South-East of Melbourne CBD, situated close to the node of Clayton Road and North Road.

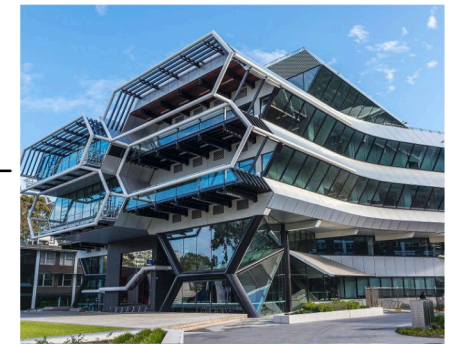
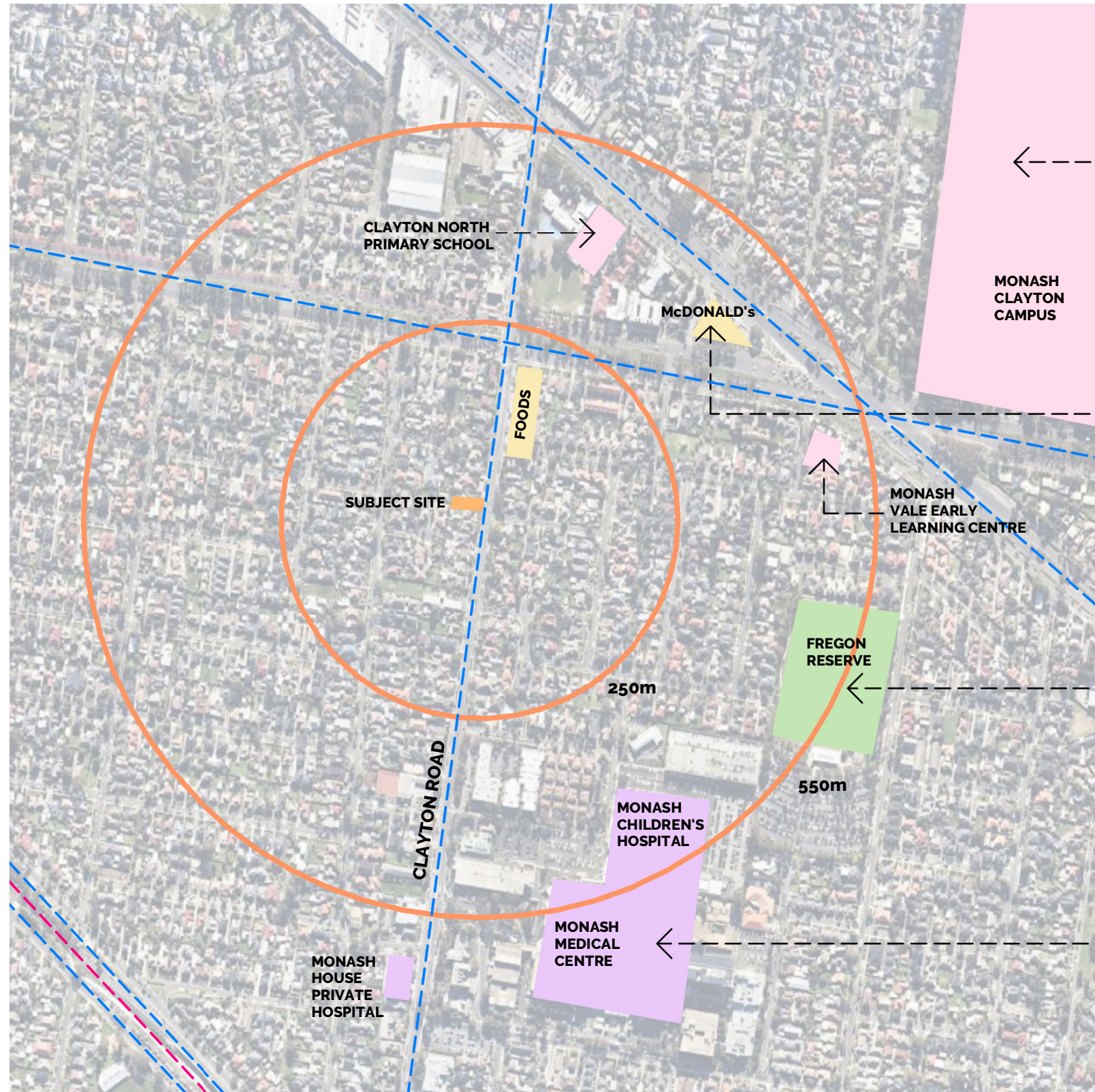
With a site area of 1452 m² and positioned within the 'Clayton Major Activity Centre and Monash National Employment and Innovation Cluster' where housing growth is to be facilitated, it is well suited for an increased residential density.

SITE OPPORTUNITY

Located within 1500m of the Monash University Campus, the site lends itself perfectly for a purpose built student accommodation facility. Supporting this location is the immediate walking distance to public transport infrastructure, and its closeness to public reserves for recreational activities conducive to the needs of the student residents.

LEGEND

- SUBJECT SITE
- EDUCATION DEPARTMENT
- PARKS AND RESERVES
- MEDICAL FACILITIES
- FOOD
- RAILWAY
- ROADS



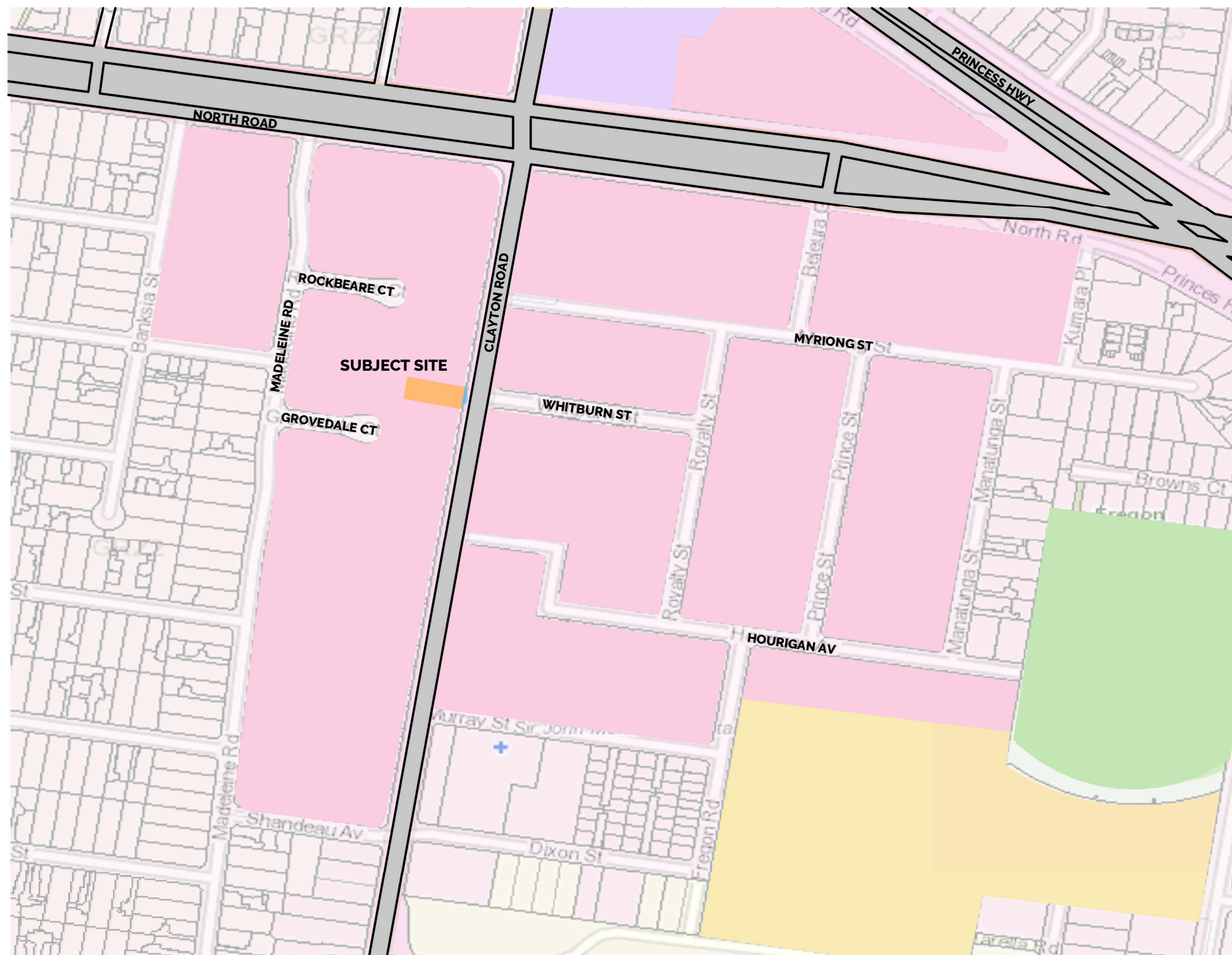
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LEGEND

- SUBJECT SITE
- PUBLIC ZONE - MAIN ROADS
- GENERAL RESIDENTIAL AREA
- PARKS AND RESERVES
- PUBLIC ZONE - EDUCATION
- PUBLIC ZONE - COMMUNITY HEALTH

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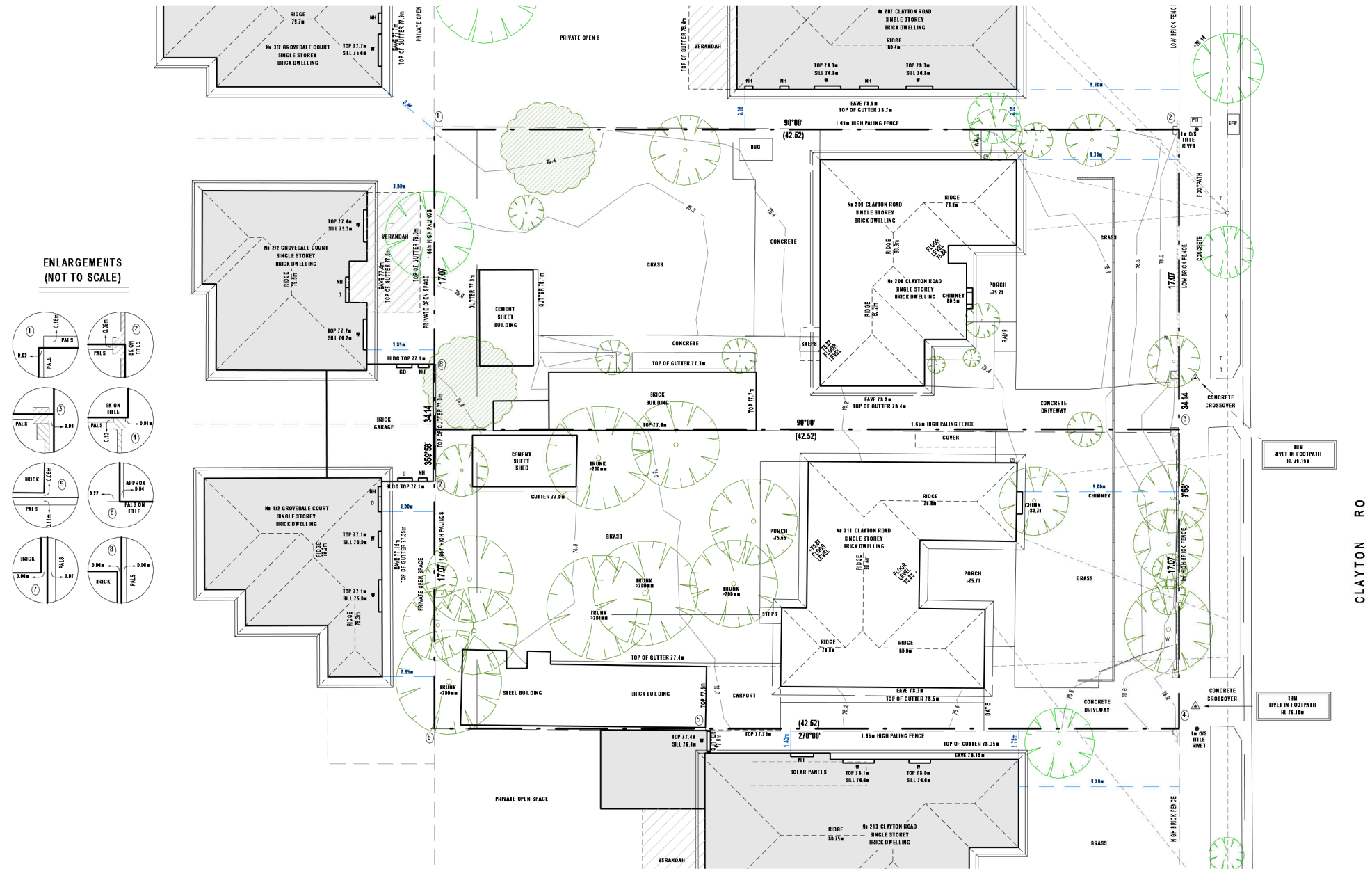


2.0 SITE ANALYSIS + URBAN CONTEXT / 2.03 SITE SURVEY PLAN

REFER TO 'REF 19-200 D1', SHEET 1 OF 1
BY JRL FOR SURVEY DETAILS

DRAWING 1:300

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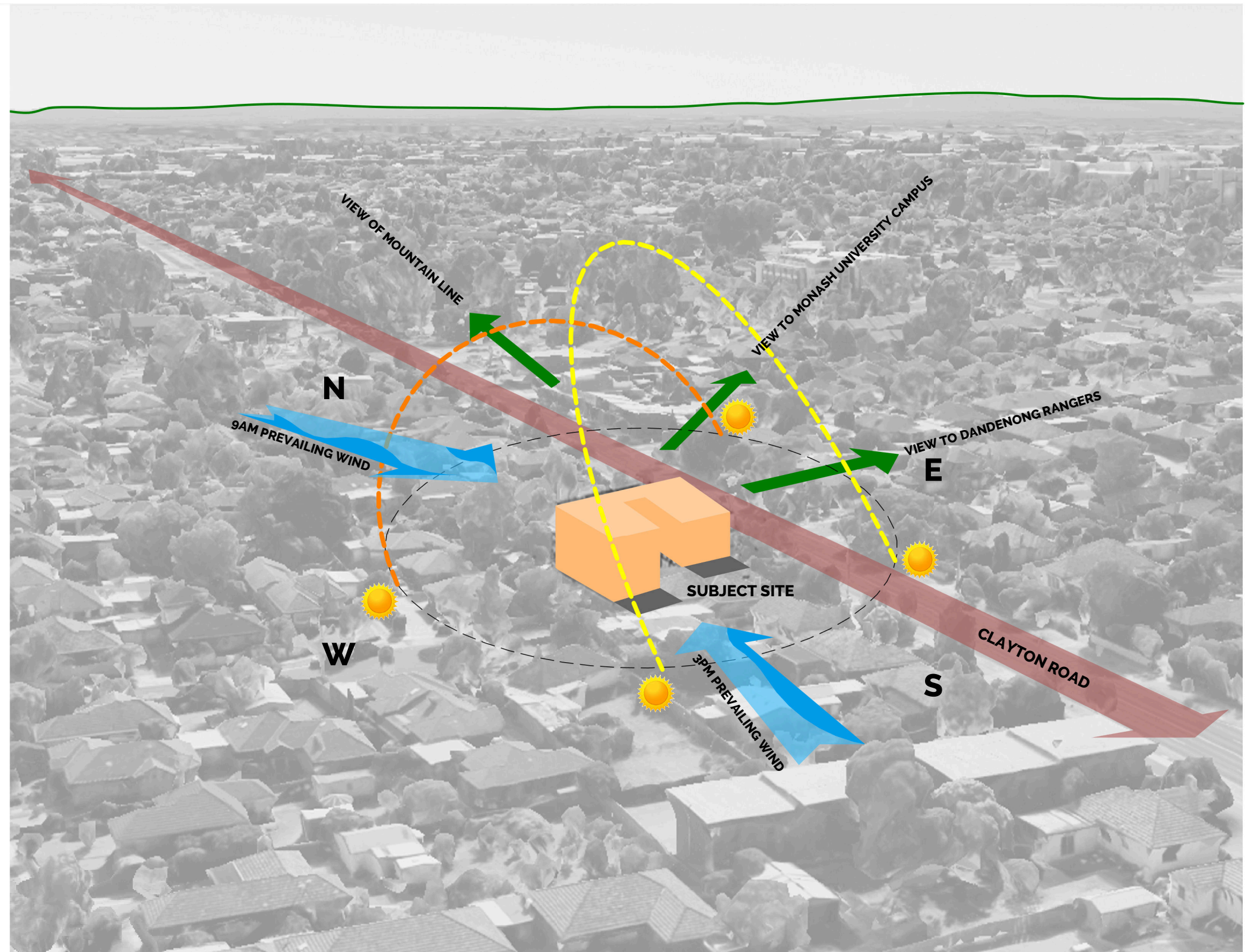


LEGEND

- SUBJECT SITE/ PROPOSED BUILDING
- KEY VIEWS
- MAJOR ROAD
- WIND DIRECTIONS
- SUMMER SUN PATTERN
- WINTER SUN PATTERN

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2.05 URBAN DESIGN PRINCIPLES

Through the neighbourhood analysis conducted, the following urban design principles have been realised and incorporated into the proposed building:

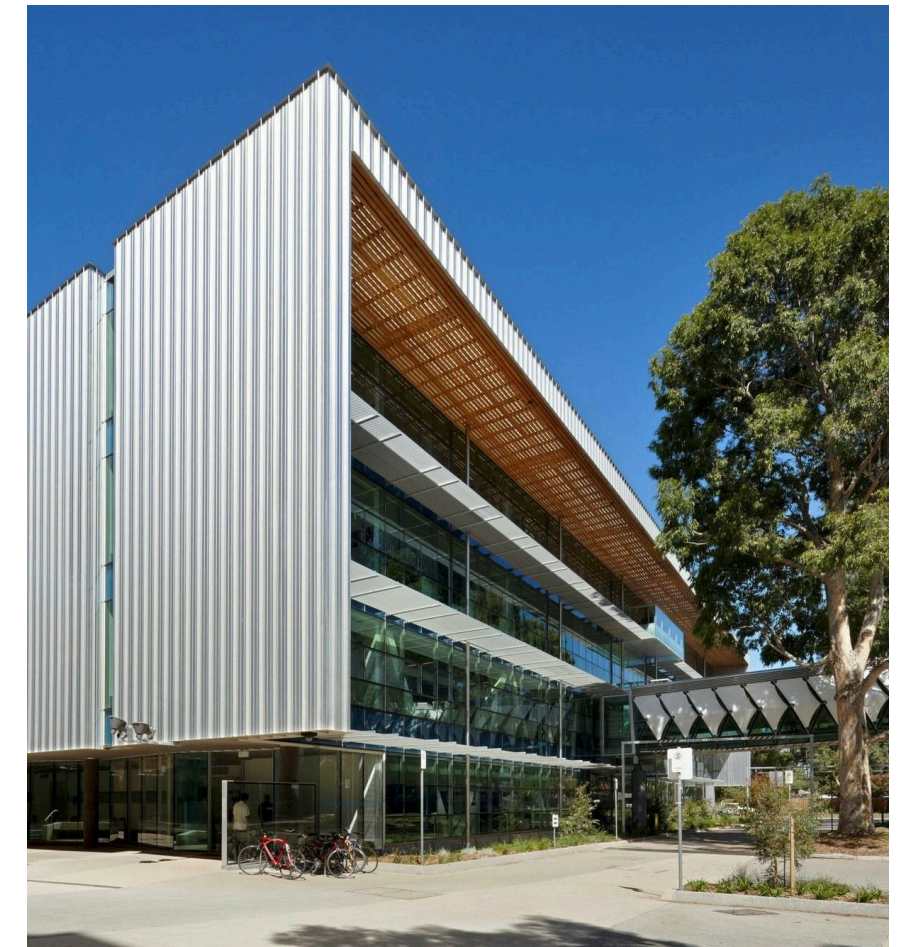
- Create an interesting building that fits within the existing urban fabric.
- Provide useable outdoor spaces for residence.
- Provide safe access to and from the site for pedestrians and vehicles by separating the access locations.
- Provide an excess of landscaping and permeable area.
- Locate onsite parking areas in the building's basement and away from viewing in the public realm.
- Maintain visual and acoustical privacy to and from neighbours.
- Maximise the opportunity for outlook to the public realm.
- Provide equitable access for those with impaired mobility.
- Achieve a high standard of design, build quality and finish quality.



PUBLIC OPEN SPACE

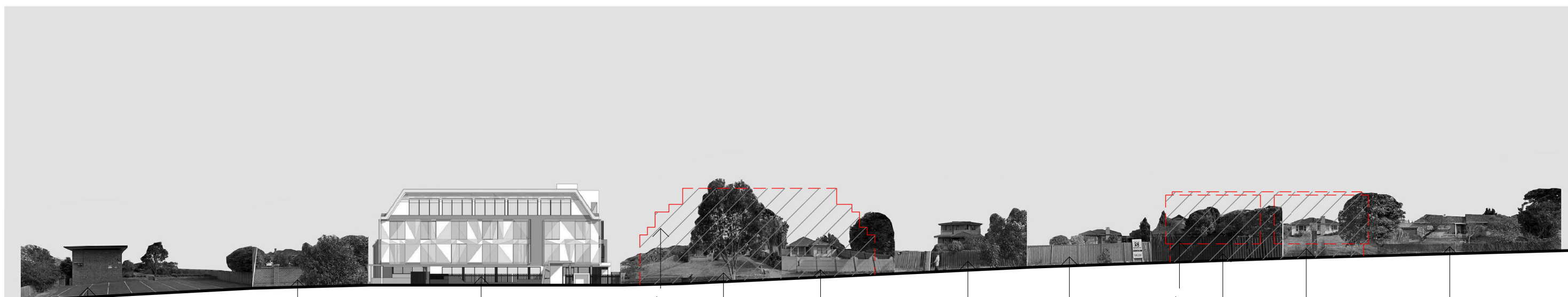


MONASH UNIVERSITY, CLAYTON CAMPUS
GATEWAY BUILDING



MONASH UNIVERSITY, CLAYTON CAMPUS
BIOMEDICAL SCIENCE BUILDING

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- 221 CLAYTON ROAD
2 STOREY BUILDING
- 213 TO 219 CLAYTON ROAD
SAME HEIGHT AND SCALE
1 STOREY BUILDING
- 209-211 CLAYTON ROAD
PROPOSED 4 STOREY BUILDING
- FUTURE PROPOSED DEVELOPMENT
4 STOREY BUILDING
- 207 CLAYTON ROAD
1 STOREY BUILDING
- 205 CLAYTON ROAD
1 STOREY BUILDING
- 203 CLAYTON ROAD
2 STOREY BUILDING
- 197 TO 201 CLAYTON ROAD
2 STOREY BUILDING
- FUTURE PROPOSED DEVELOPMENT
3 STOREY BUILDING
- 195 CLAYTON ROAD
2 STOREY BUILDING
- 193 CLAYTON ROAD
1 STOREY BUILDING
- 191 CLAYTON ROAD
1 STOREY BUILDING

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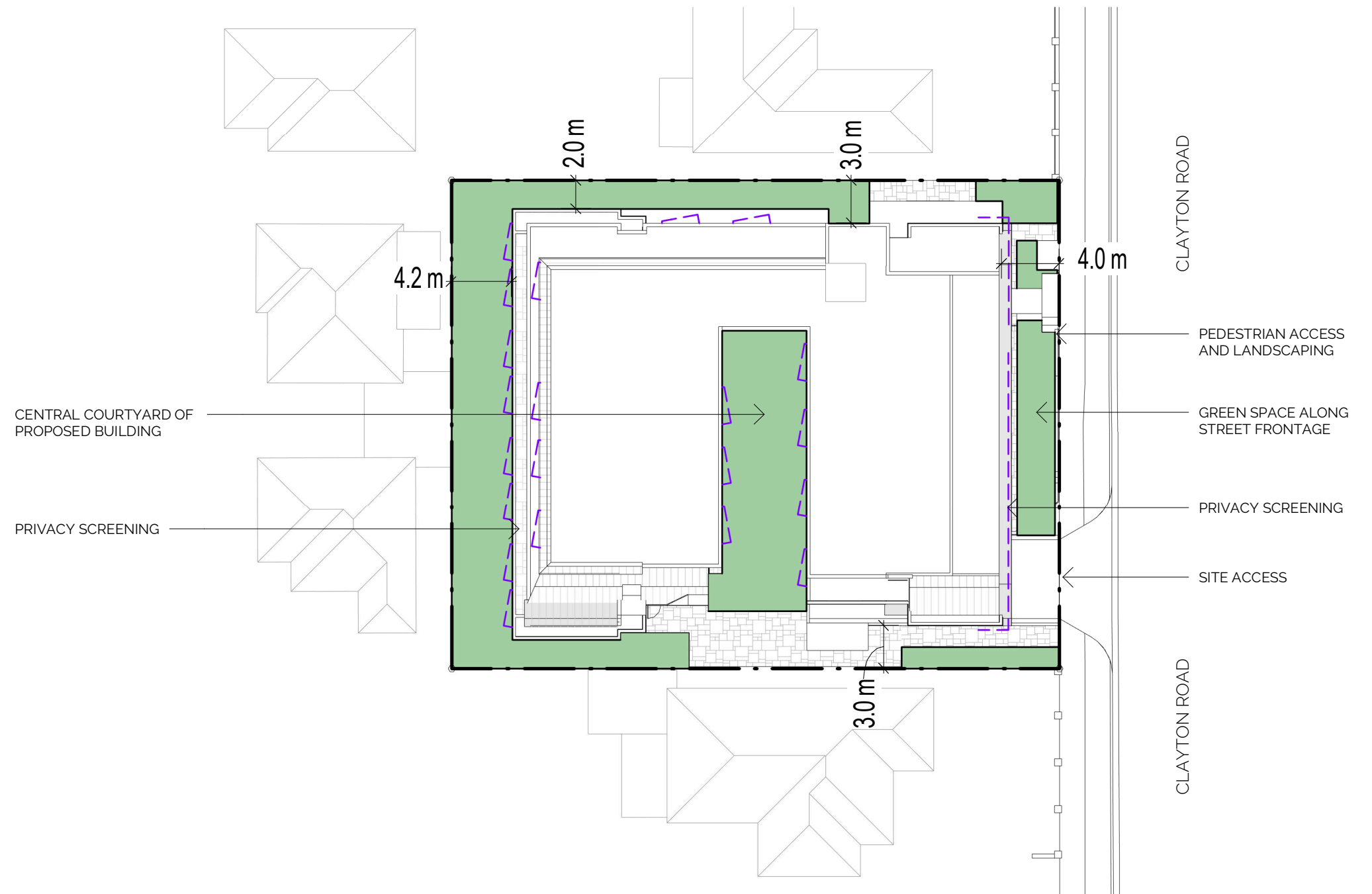
3.0 DESIGN EVOLUTION + RESPONSE

3.01 PLANNING STRATEGIES AND SETBACK DIAGRAM

The form of the proposed building has been designed in a broken down composition, with the material and colour palette assisting with the perceivable building mass at the street interface.

The central courtyard in conjunction with the extended setbacks serve to minimise overshadowing of the neighbouring property, and provides for a quiet haven away from passing traffic noise.

Feature screens have been provided to all facades, providing articulation and contrast with its texture and varying patterns of shadowing. These also aid in privacy, overlooking and sun control.

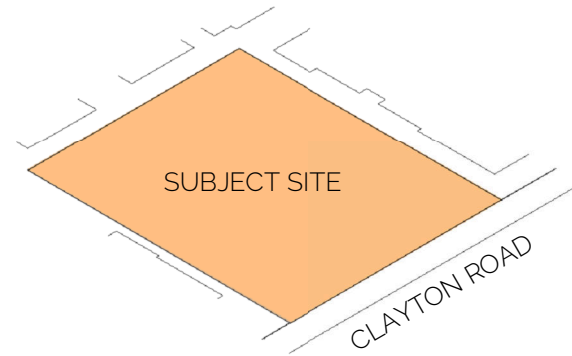


LEGEND

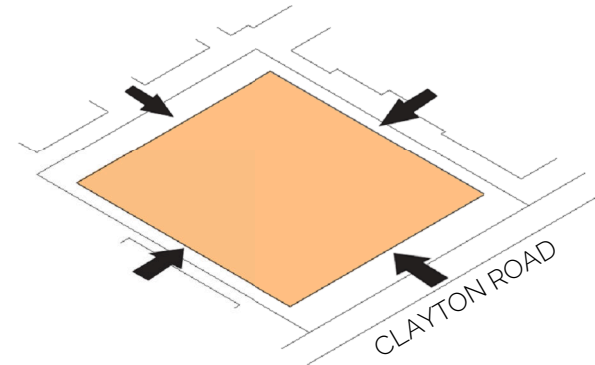
- GREEN SPACE (OPEN OR LANDSCAPED)
- OUTLINE OF ADJACENT BUILDINGS
- BOUNDARY
- SCREEN

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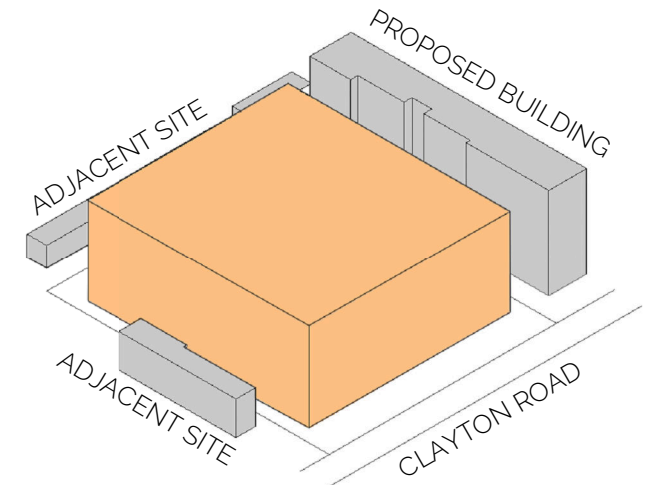


1. EXISTING SITE

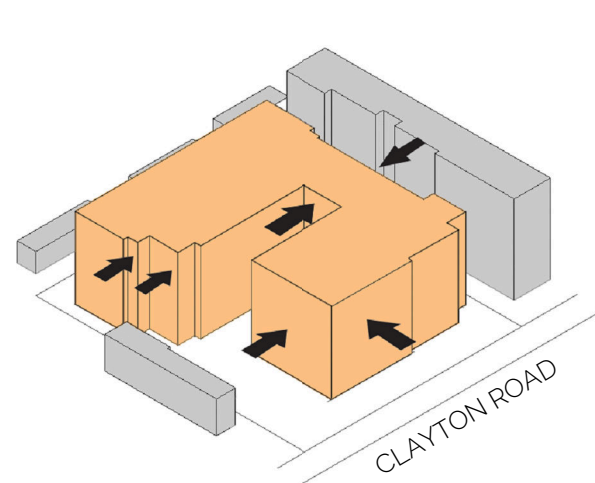


2. BUILDING CIRCULATION

- BUILDING ENTRIES AND SET BACKS

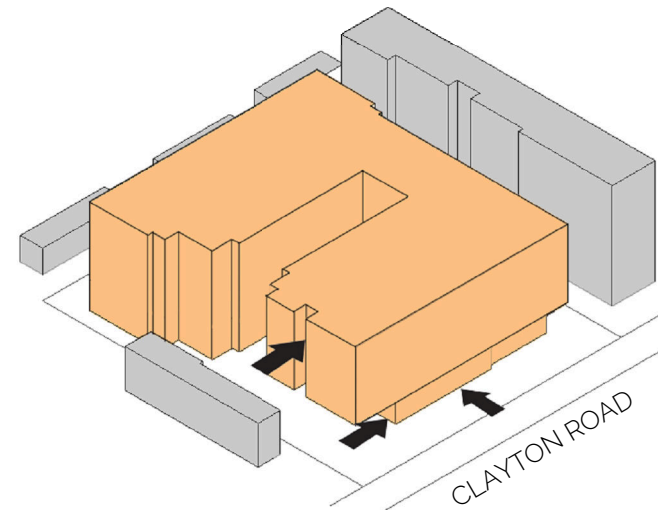


3. BUILDING MASS



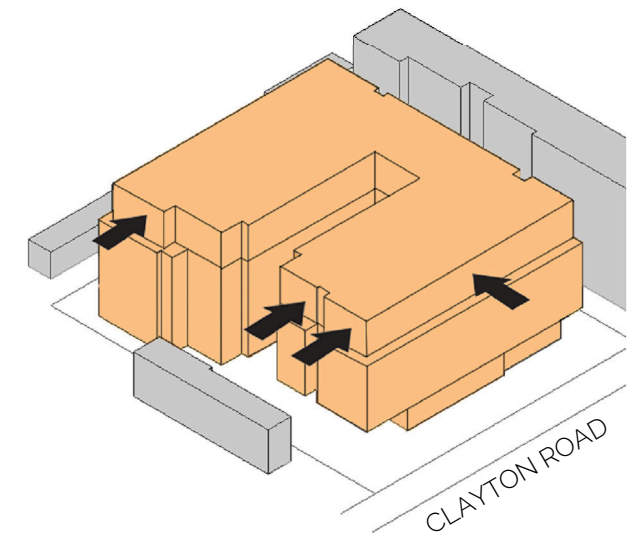
4. LIGHTWELL ACTIVATION

- REDUCE SHADOWING ON ADJACENT SITES
 - PROVIDE LIGHTWELL ON PROPOSED SITE
 - PROVIDE COURTYARD AND OPEN GREEN SPACE



5. BUILDING SETBACKS

- REDUCE BUILDING BULK
 - PROVIDE SITE ENTRIES/BASEMENT ENTRIES



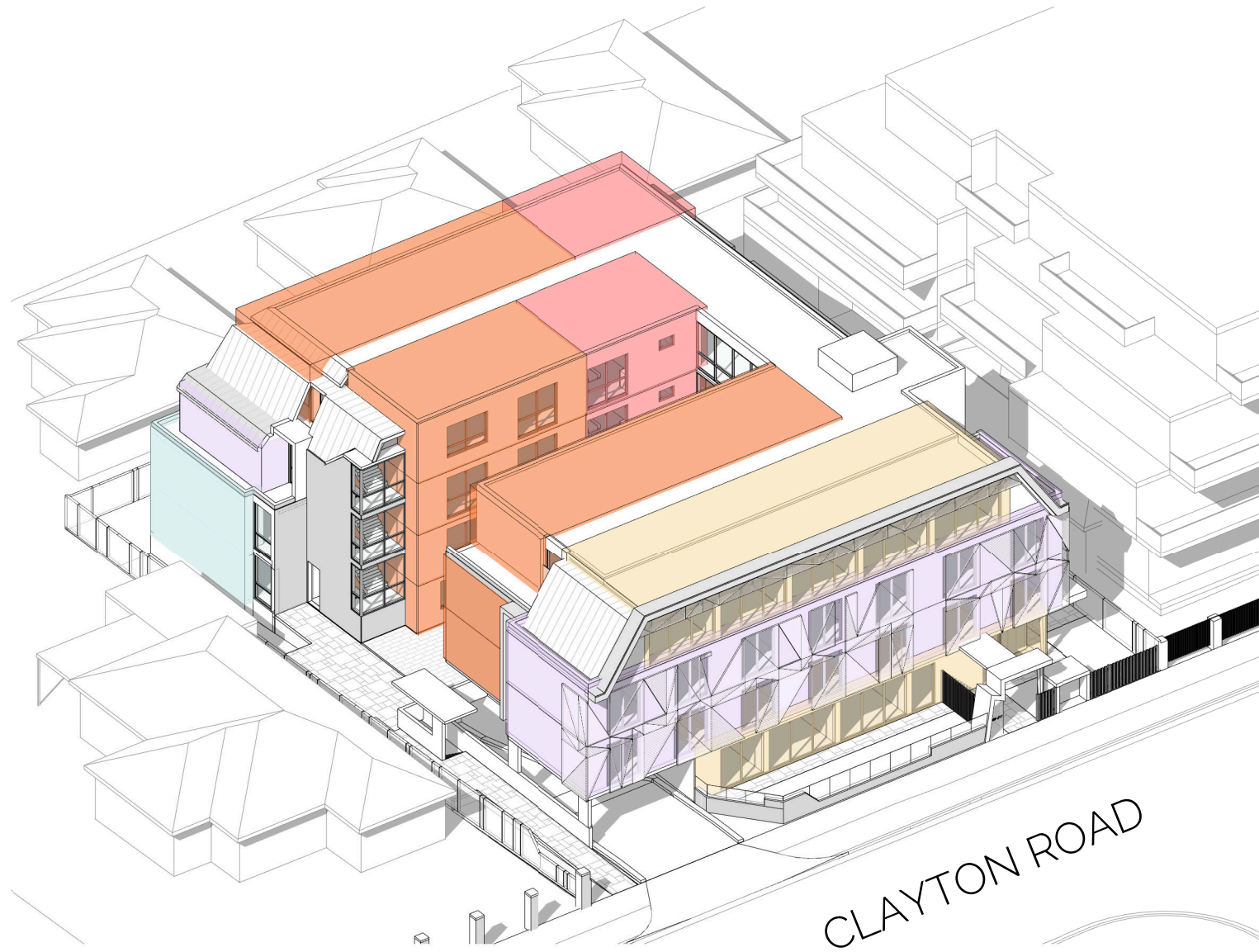
6. BUILDING FORM

- LIGHTWELL ACTIVATION
 - REDUCE BUILDING BULK
 - OPEN COMMUNAL GREENERY SPACE

UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D

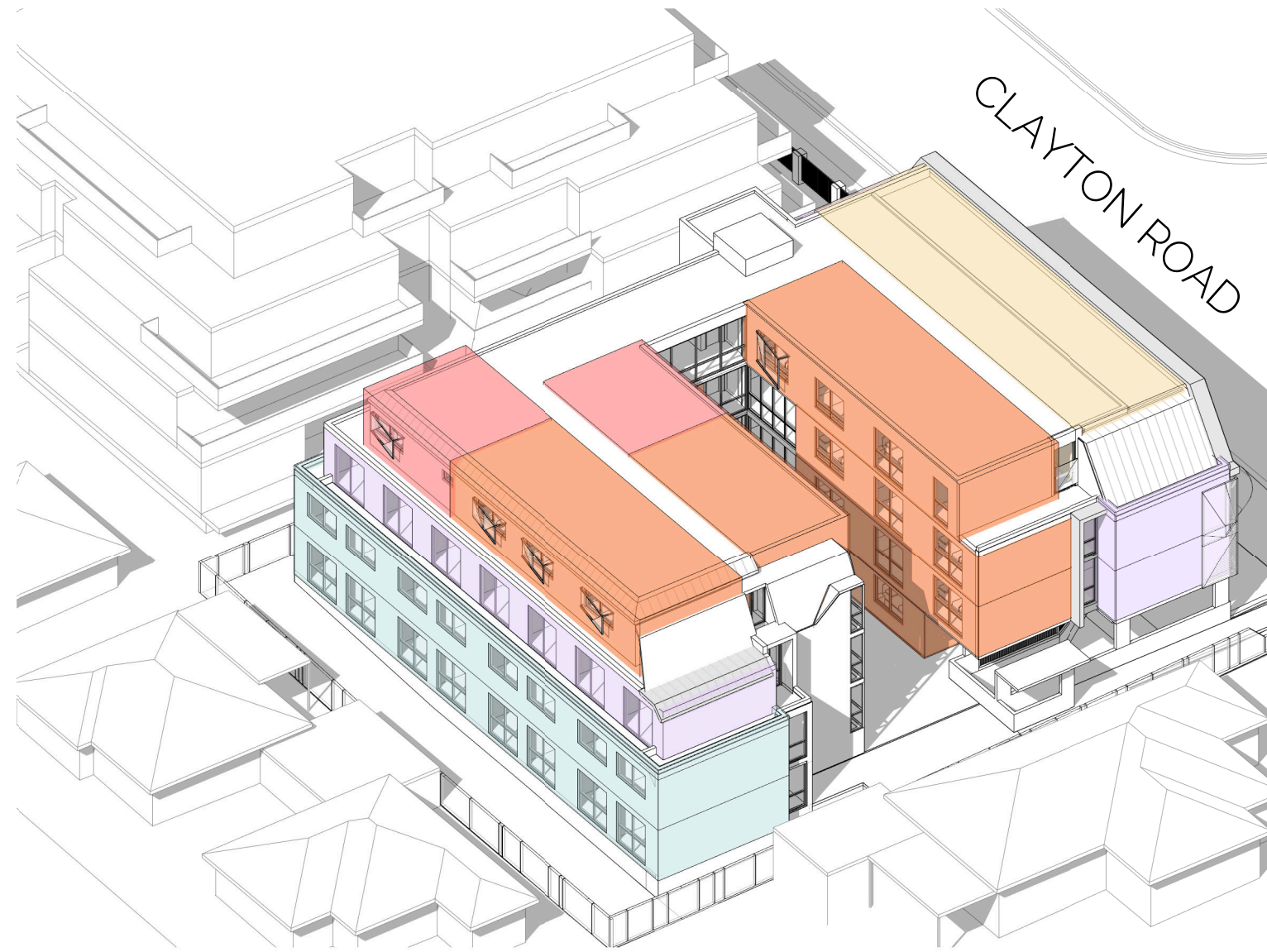
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UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
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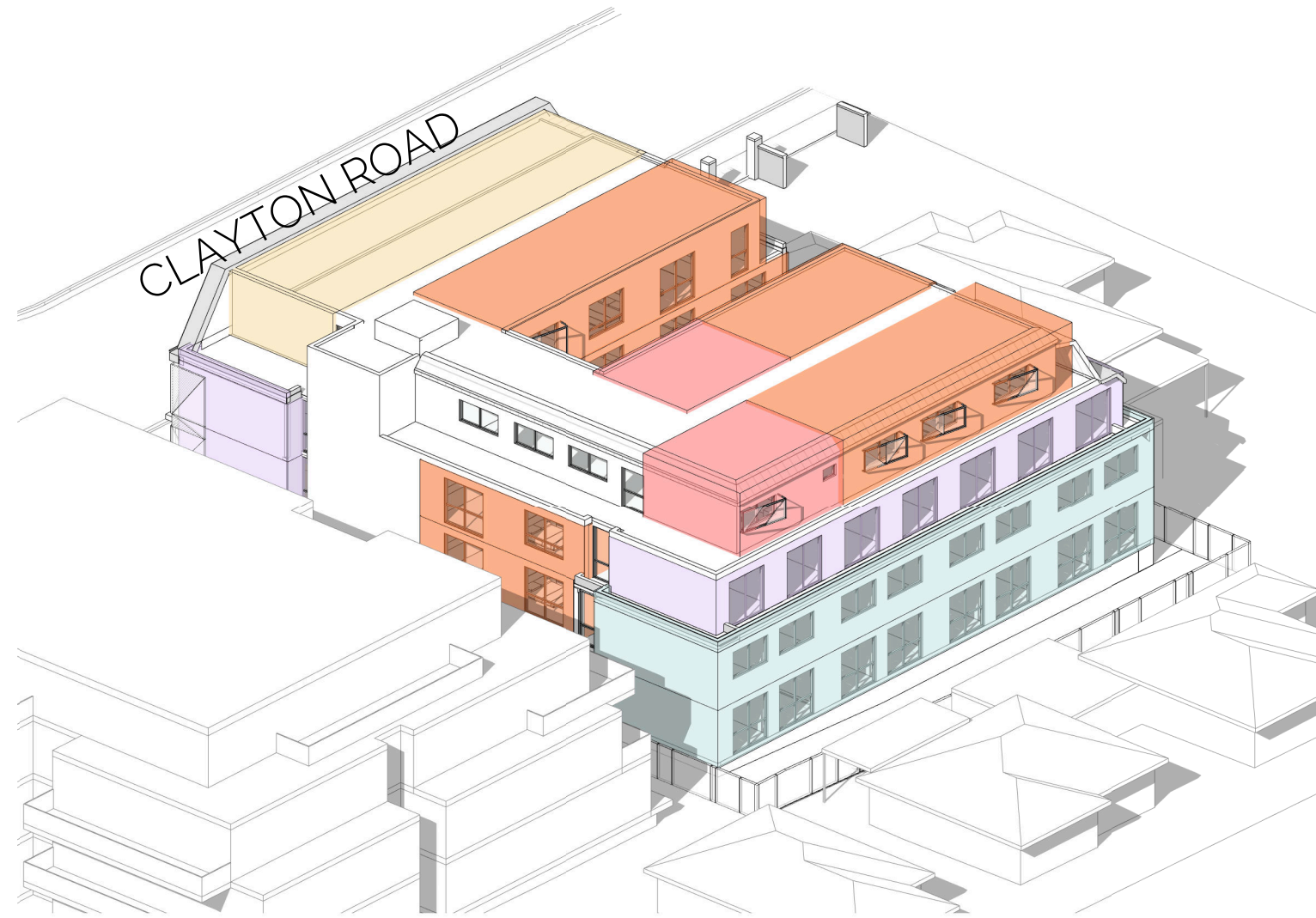
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UNIT TYPE LEGEND

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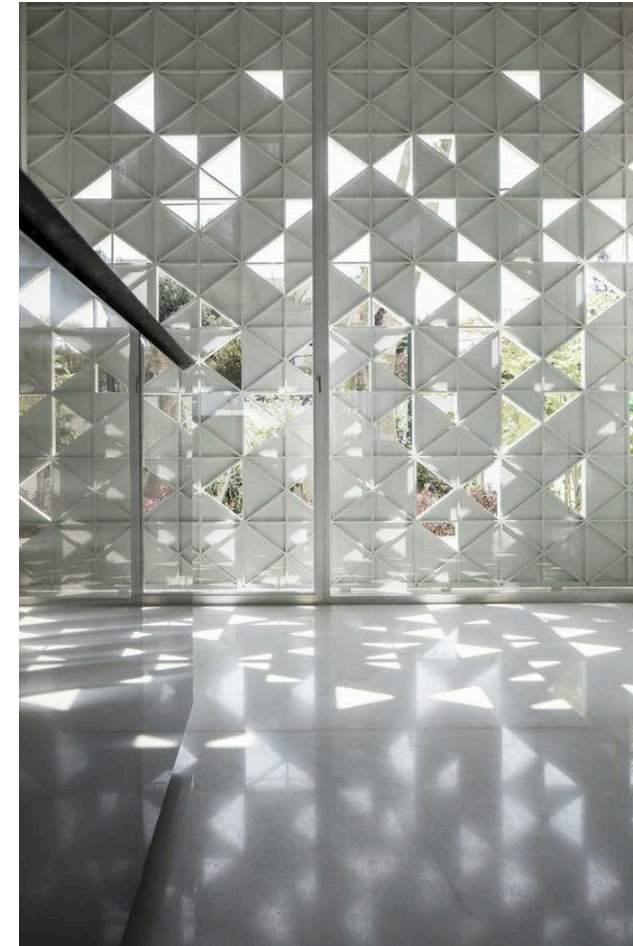
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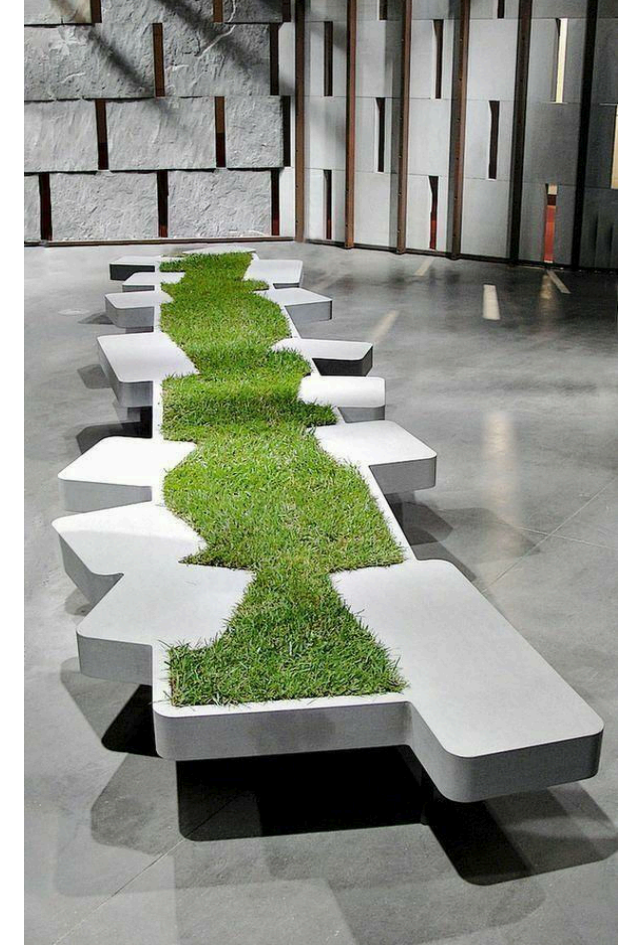
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BENCH SEATING OF NATURAL MATERIALS
ELEVATING GREEN VEGETATION AND FOLIAGE



NATURAL LIGHT FILTERED THROUGH
ARCHITECTURAL SCREENS

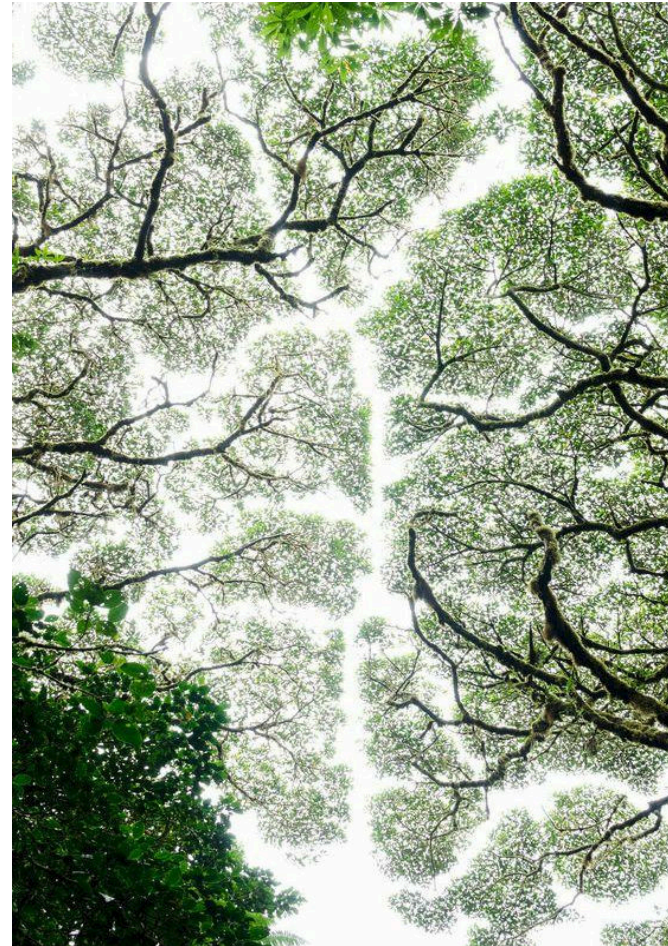


INSERTION OF DISPLACED GROUND COVER
AND GREENERY

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4.0 MATERIALITY

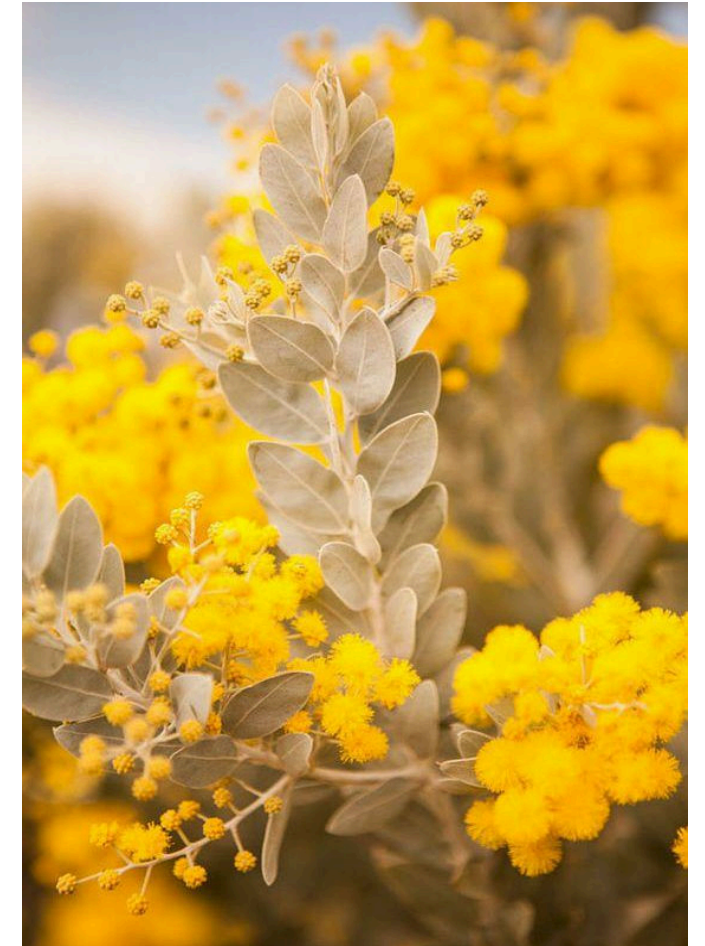
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NATURAL LIGHT FILTERED THROUGH GREENERY

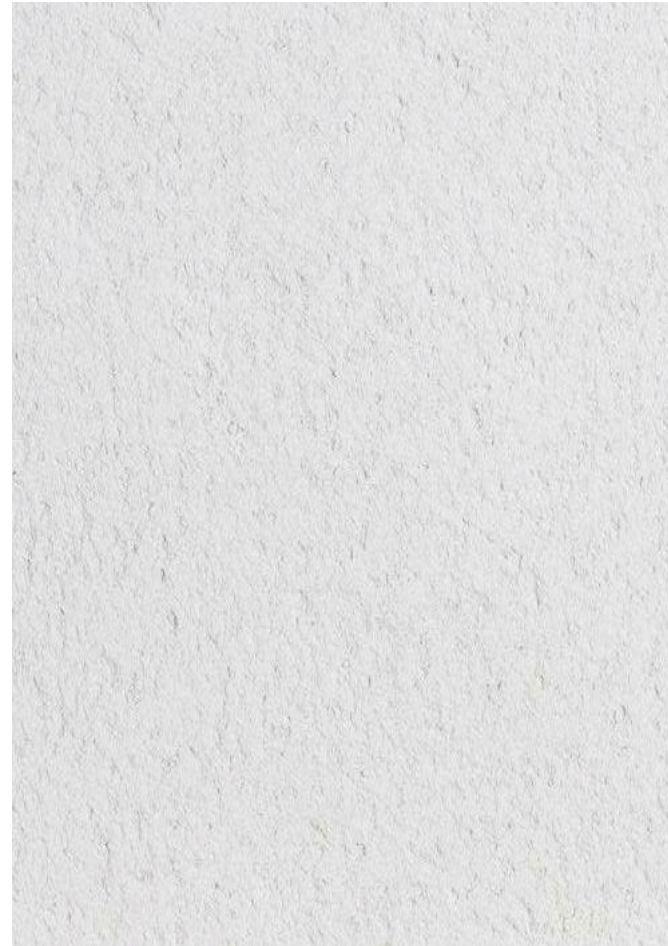


NATURAL LIGHT FILTERED THROUGH ARCHITECTURAL SCREENS

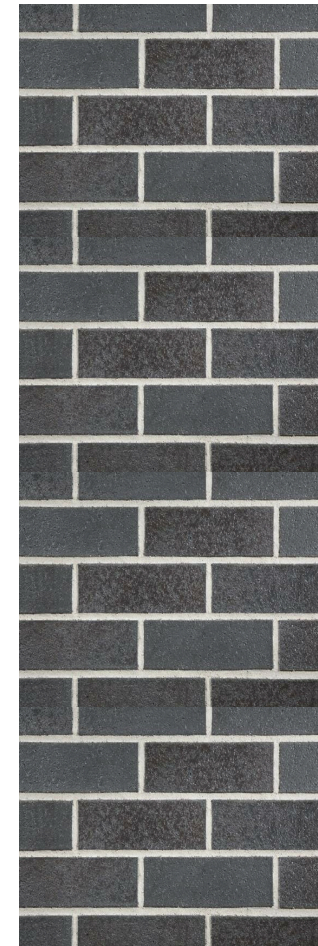


GREY AND GOLD AS FOUND IN FOLIAGE

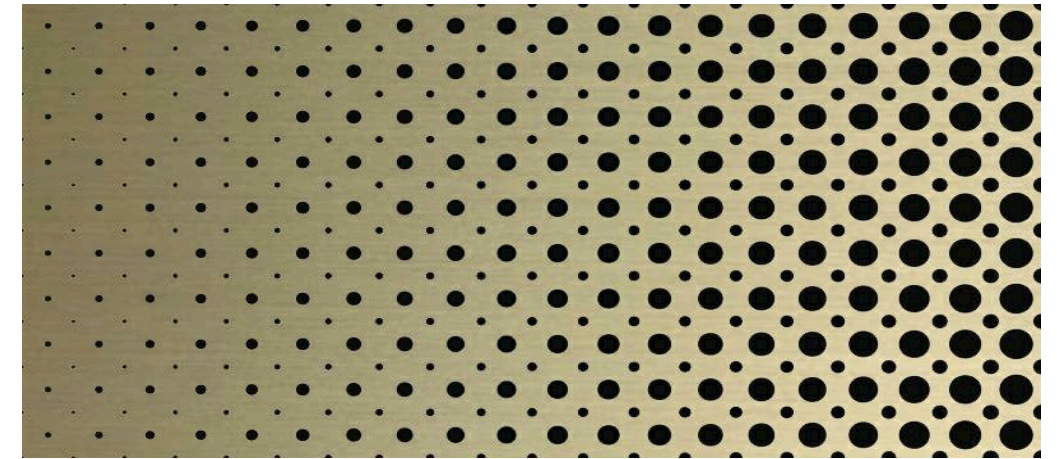
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RF-1 RENDER FINISH TYPE 1



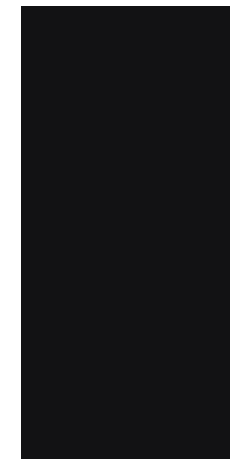
FB-1 FACE BRICK TYPE 1



PERFORATED FEATURE SCREENS



RF-2
RENDER FINISH TYPE 2



SATIN BLACK
POWDERCOAT



PAVERS



BENCH SEATING

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5.0 ARCHITECTURAL RESPONSE

SITE AREA	1452m²
SITE COVER	877.0m ² (60.3%)
PERMEABLE AREA	311.4m ² (20.2%)
OPEN SPACE AREA	440.6m ² (30.3%)
BASEMENT AREA	974.3m ² (67.1%)

BUILDING DATA

ROOMS

GROUND FLOOR	20
LEVEL 1	23
LEVEL 2	22
LEVEL 3	15

GROUND FLOOR	NO.OF ROOMS	AREA (INT. CLEAR)	
TYPE A1	4	@ 24.0m ²	96.0m ²
TYPE A2	7	@ 24.0m ²	168.0m ²
TYPE C	8	@ 27.7m ²	221.6m ²
TYPE D	1	@ 34.2m ²	34.2m ²
		TOTAL	519.8m²

LEVEL 1	NO. OF ROOMS	AREA (INT. CLEAR)	
TYPE A2	7	@ 24.0m ²	168.0m ²
TYPE B	7	@ 25.3m ²	177.1m ²
TYPE C	8	@ 27.7m ²	221.6m ²
TYPE D	1	@ 34.2m ²	34.2m ²
		TOTAL	600.9m²

LEVEL 2	NO. OF ROOMS	AREA (INT. CLEAR)	
TYPE A2	7	@ 24.0m ²	168.0m ²
TYPE B	14	@ 25.3m ²	354.2m ²
TYPE D	1	@ 34.2m ²	34.2m ²
		TOTAL	556.4m²

LEVEL 3	NO. OF ROOMS	AREA (INT. CLEAR)	
TYPE A1	5	@ 24.0m ²	120.0m ²
TYPE A2	8	@ 24.0m ²	192.0m ²
TYPE D	2	@ 34.2m ²	68.4m ²
		TOTAL	380.4m²

TOTAL ROOMS	80	TOTAL AREA	2,057.5m²
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CAR PARKING DATA

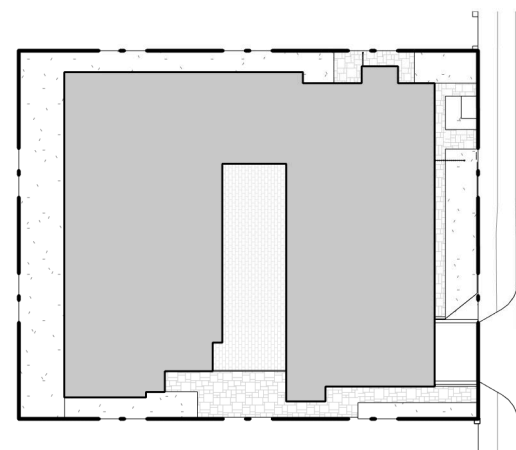
PARKING SPACES	29
CAR RATIO REQUIRED	0.30
CAR RATIO PROVIDED	0.36

BICYCLE PARKING DATA

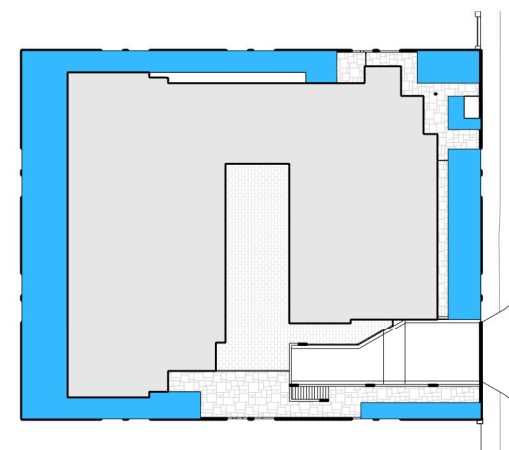
BICYCLE SPACES	48
BICYCLE RATIO REQUIRED	0.5
BICYCLE RATIO PROVIDED	0.56

HORIZONTAL BICYCLE PARKS	14
PERCENTAGE REQUIRED	20%
PERCENTAGE PROVIDED	29%

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SITE COVER
 Total area: 875.0m²
 Total percentage: 60.3%



PERMEABLE AREA
 Total area: 311.4m²
 Total percentage: 20.2%



OPEN SPACE
 Total area: 440.6m²
 Total percentage: 30.3%

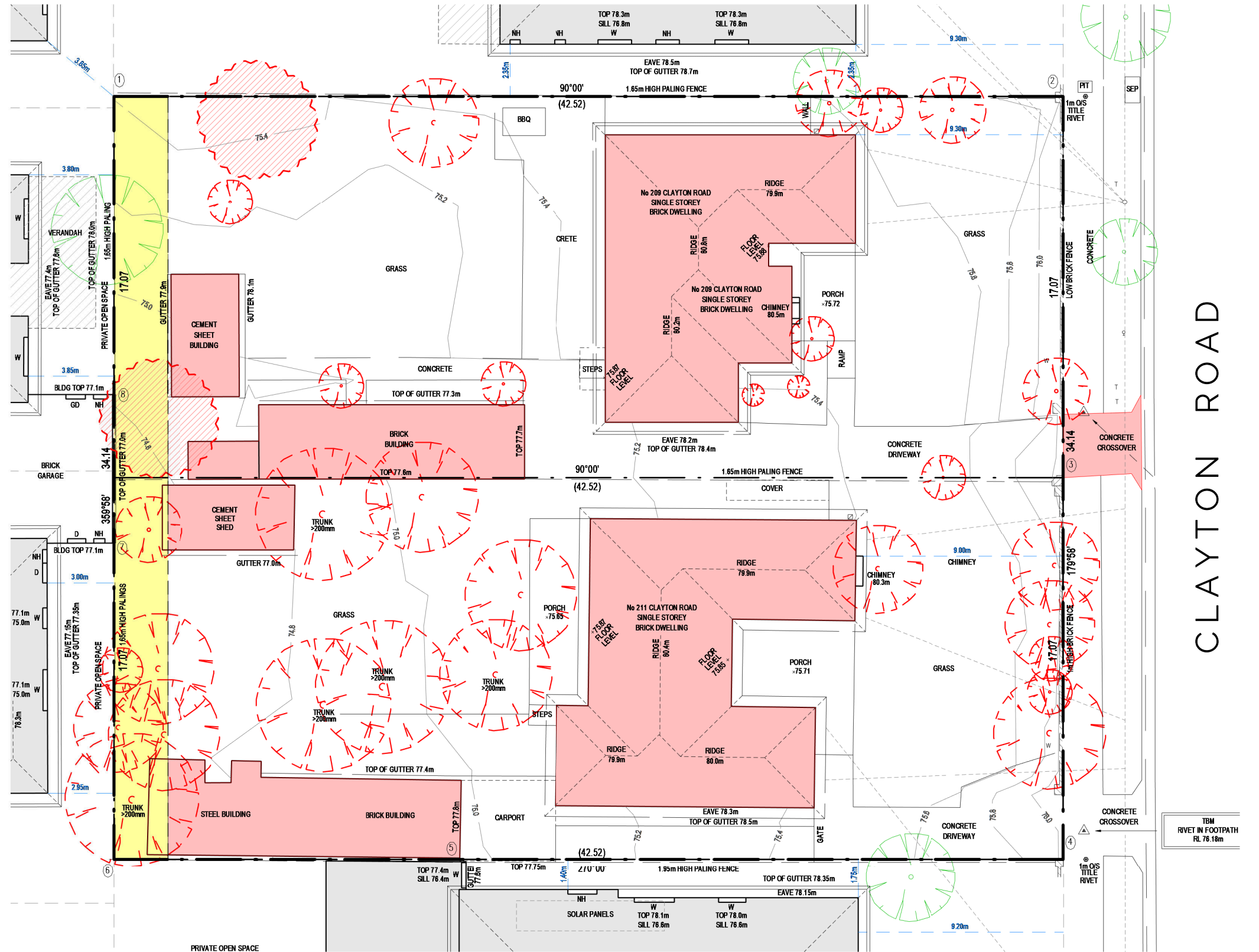
5.02 EXISTING/ DEMOLITION PLAN

LEGEND

- DRAINAGE / SEWERAGE EASEMENT
- EXISTING BUILT FORM TO BE DEMOLISHED
- ADJOINING PROPERTY
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE DEMOLISHED
- BOUNDARY

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CLAYTON ROAD



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PARKING DATA

PARKING AREA

TOTAL PARKING AREA	769.38m ²
BIKE STORE BASEMENT	62.6m ²
BIKE STORAGE GROUND FLOOR	7.6m ²

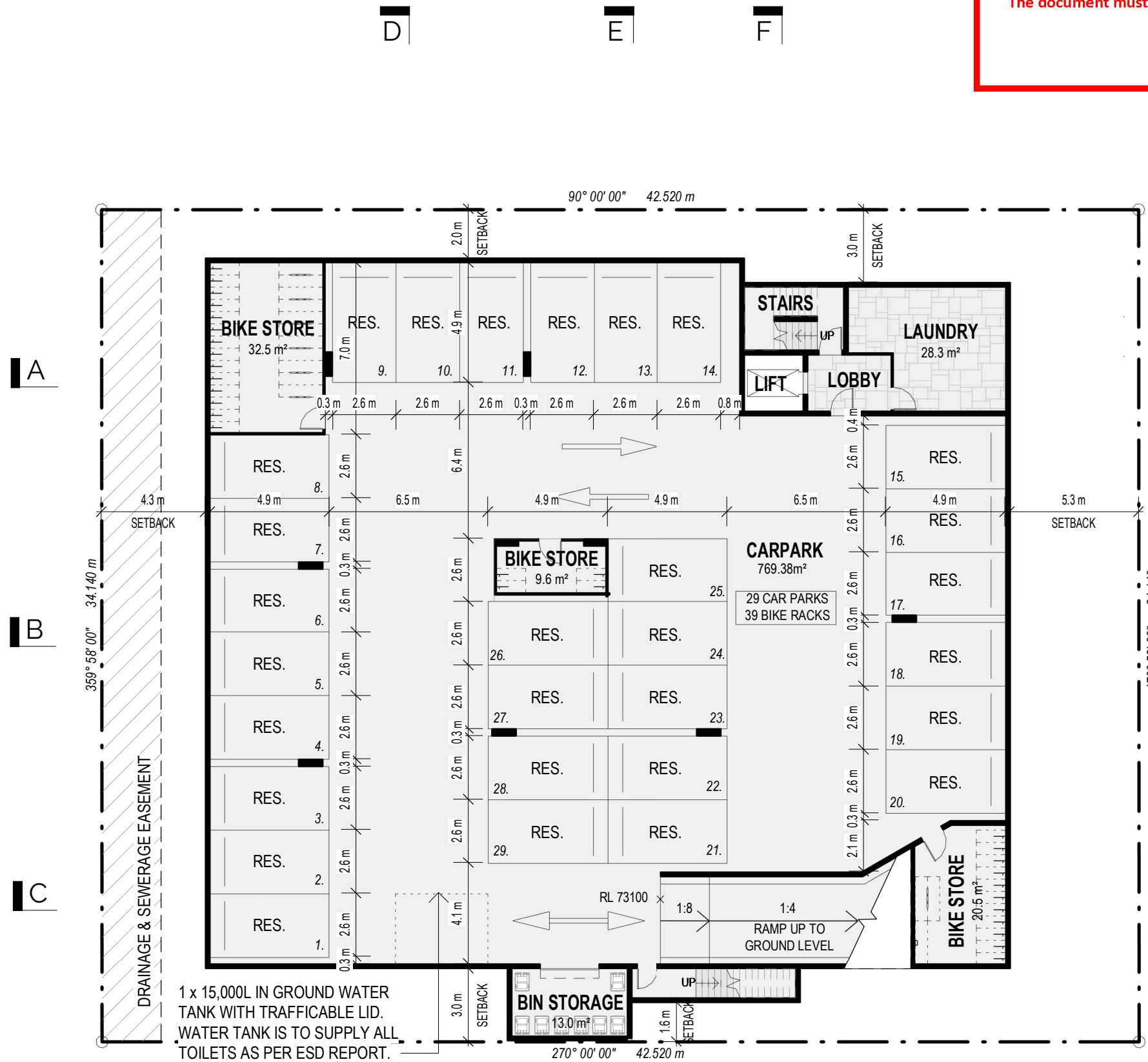
CAR PARKING DATA

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CAR RATIO REQUIRED	0.30
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BICYCLE PARKING DATA

BICYCLE SPACES	48
BICYCLE RATIO REQUIRED	0.5
BICYCLE RATIO PROVIDED	0.56

HORIZONTAL BICYCLE PARKS	14
PERCENTAGE REQUIRED	20%
PERCENTAGE PROVIDED	29%



1 BASEMENT PLAN
1:200



UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D

BUILDING DATA

UNITS	
GROUND FLOOR	20
LEVEL 1	23
LEVEL 2	22
LEVEL 3	15
TOTAL UNITS	80

CAR PARKING DATA

PARKING SPACES	29
CAR RATIO REQUIRED	0.30
CAR RATIO PROVIDED	0.36

BICYCLE PARKING DATA

BICYCLE SPACES	48
BICYCLE RATIO REQUIRED	0.5
BICYCLE RATIO PROVIDED	0.56

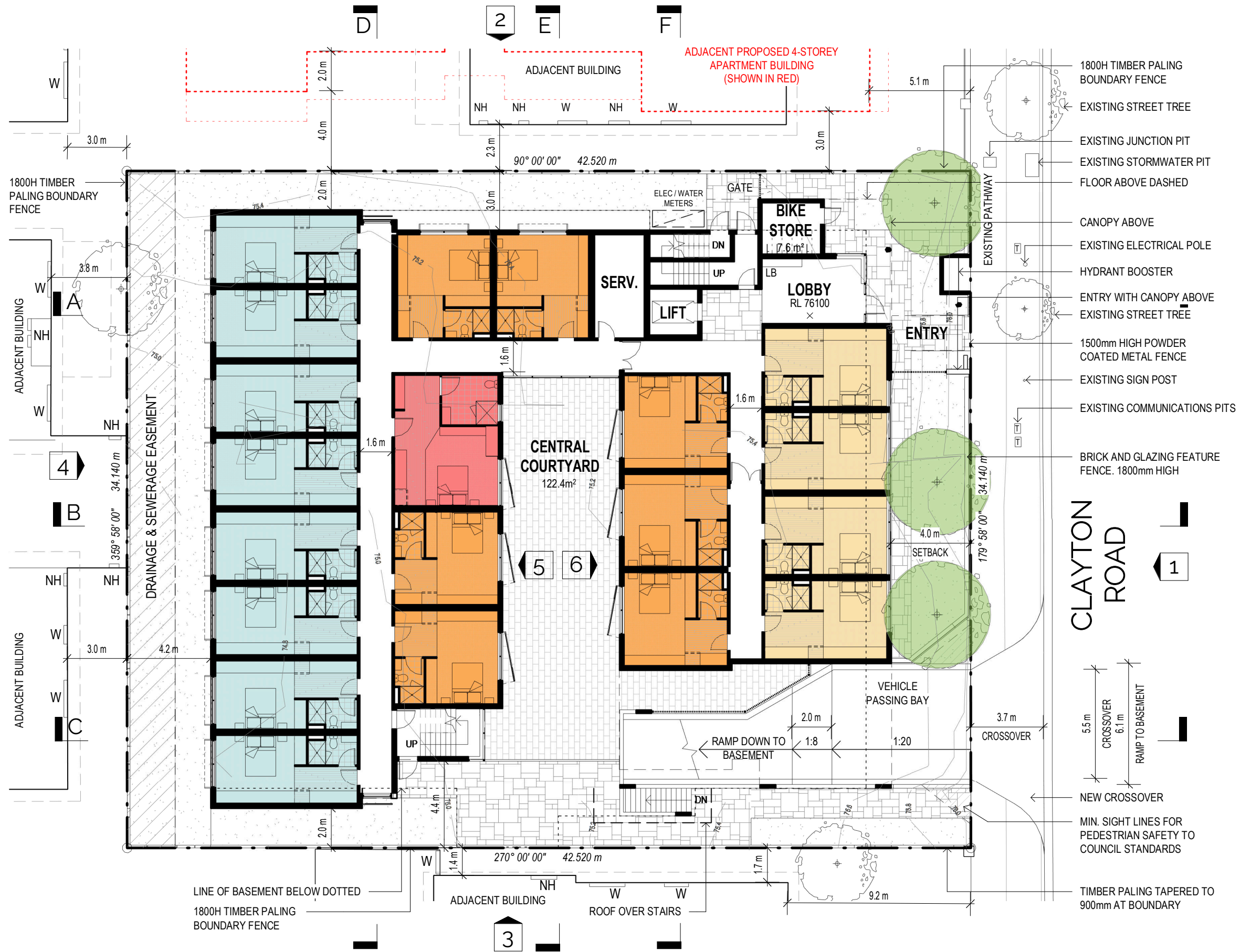
HORIZONTAL BICYCLE PARKS	14
PERCENTAGE REQUIRED	20%
PERCENTAGE PROVIDED	29%

SITE DATA

SITE AREA	1452m ²
SITE COVER	877.0m ² (60.3%)
PERMEABLE AREA	311.4m ² (20.2%)
OPEN SPACE AREA	440.6m ² (30.3%)
BASEMENT AREA	974.3m ² (67.1%)

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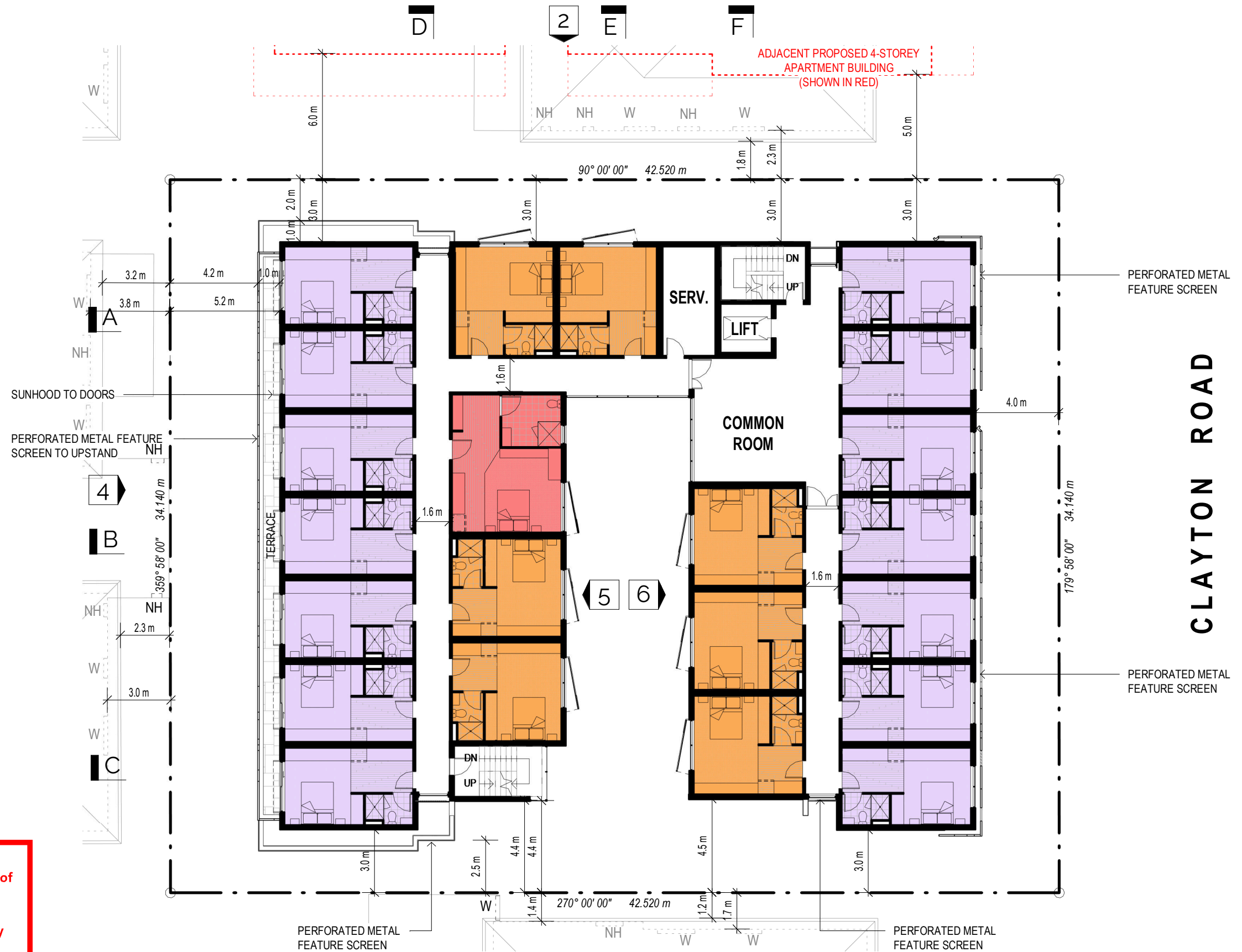
CLAYTON ROAD

DA RFI ISSUE



UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D



1 LEVEL 2 FLOOR PLAN

1:200

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UNIT TYPE LEGEND

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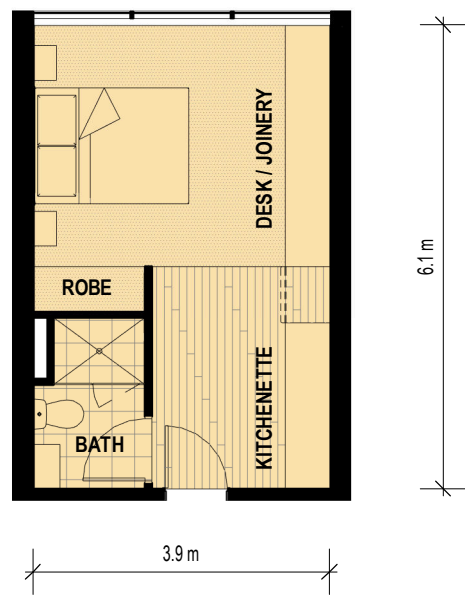


1 LEVEL 3 FLOOR PLAN
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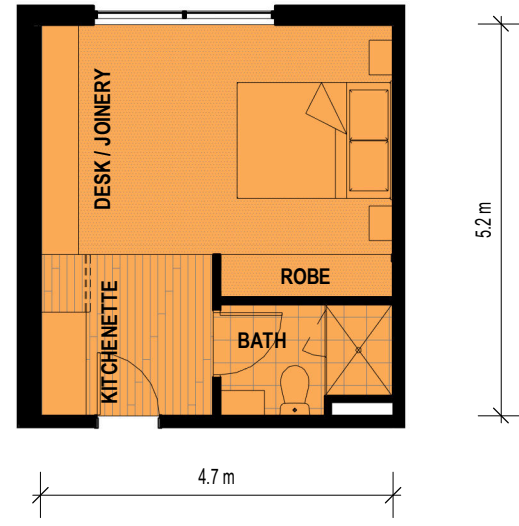
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1 UNIT TYPE A1 - FLOOR PLAN

1:100

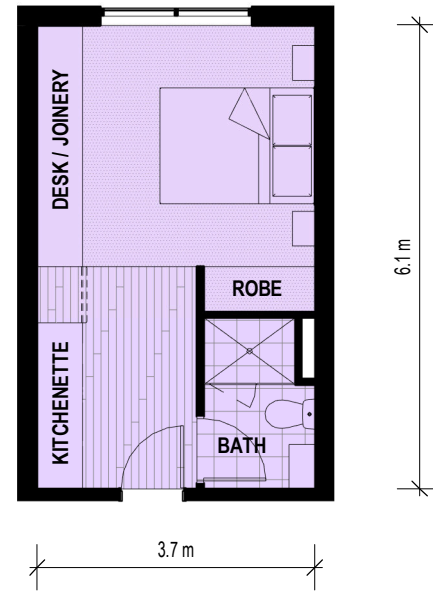
QUANTITY: 9
 INTERNAL CLEAR AREA: 24.0 m²



2 UNIT TYPE A2 - FLOOR PLAN

1:100

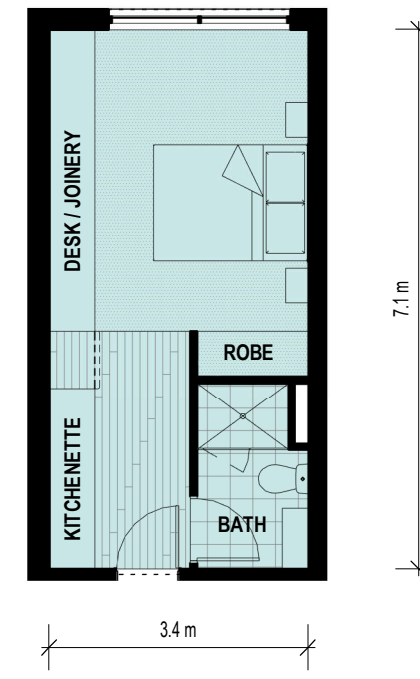
QUANTITY: 29
 INTERNAL CLEAR AREA: 24.0 m²



3 UNIT TYPE B - FLOOR PLAN

1:100

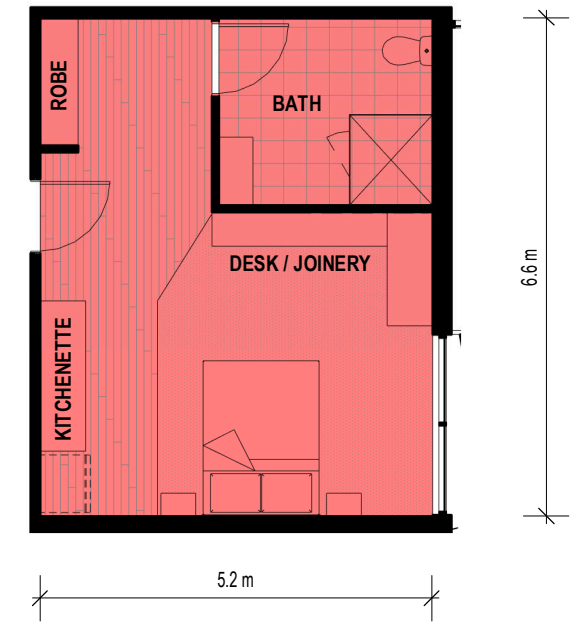
QUANTITY: 21
 APPROX. UNIT AREA: 25.3 m²



4 UNIT TYPE C - FLOOR PLAN

1:100

QUANTITY: 16
 APPROX. UNIT AREA: 27.7 m²



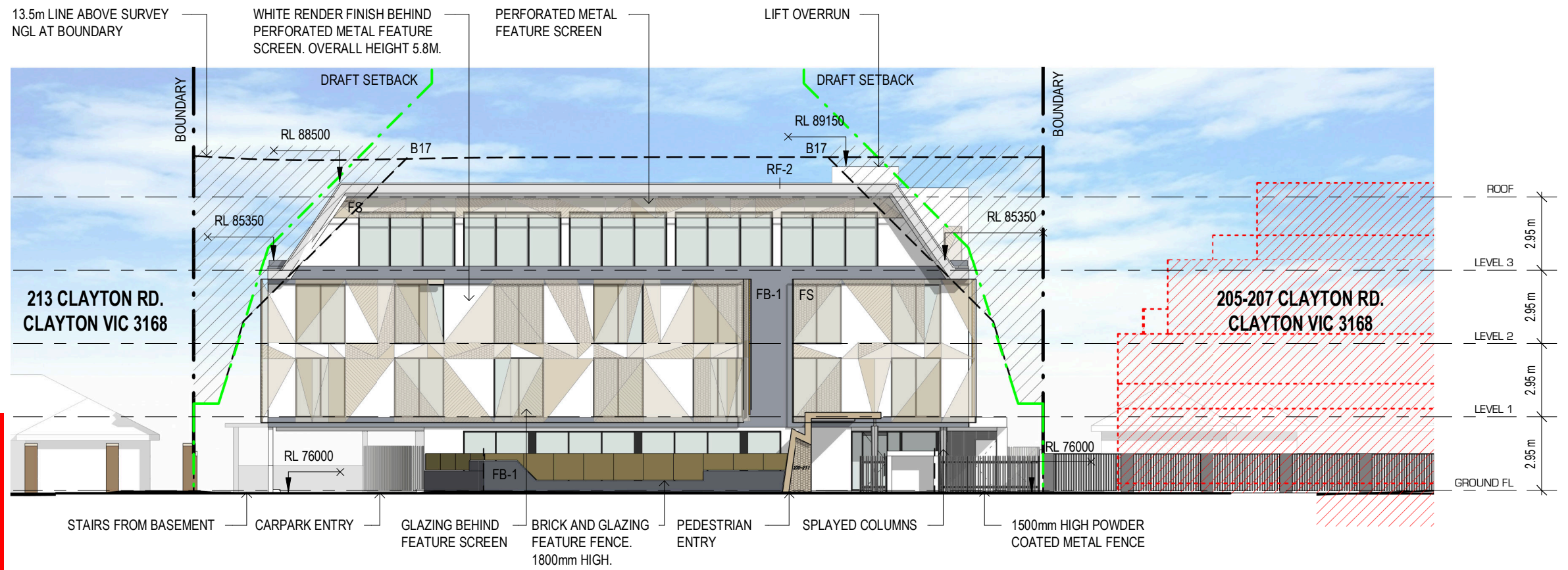
5 UNIT TYPE D - FLOOR PLAN

1:100

QUANTITY: 5
 APPROX. UNIT AREA: 34.2 m²

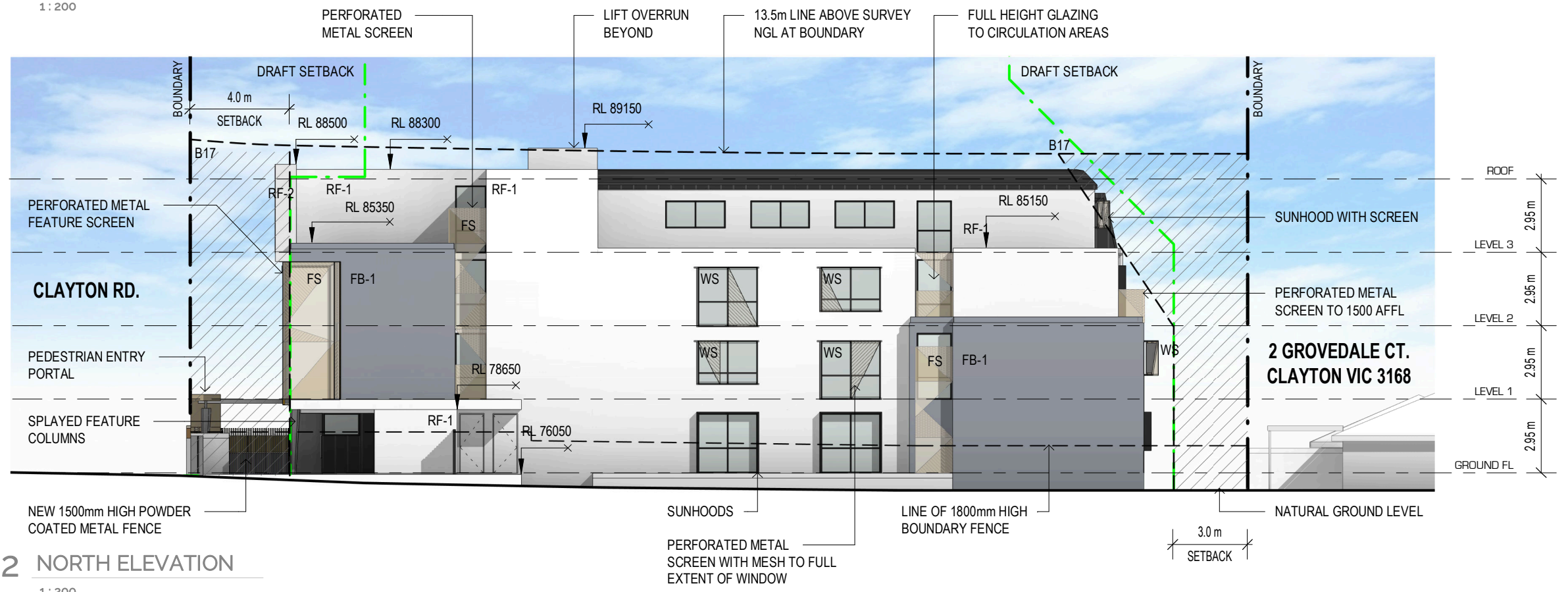
LEGEND

- RF-1 RENDER FINISH TYPE 1
- RF-2 RENDER FINISH TYPE 2
- FB-1 FACE BRICK TYPE 1
- FB-2 FACE BRICK TYPE 2
- FS FEATURE SCREENS (MAX 25% TRANSPARENCY)
- WS WINDOW SCREENS
- MRS METAL ROOF SHEETING
- PF-F PAINT FINISH - FEATURE COLOURS
- NGL NATURAL GROUND LEVEL



1 EAST ELEVATION - CLAYTON ROAD

1:200












2 NORTH ELEVATION

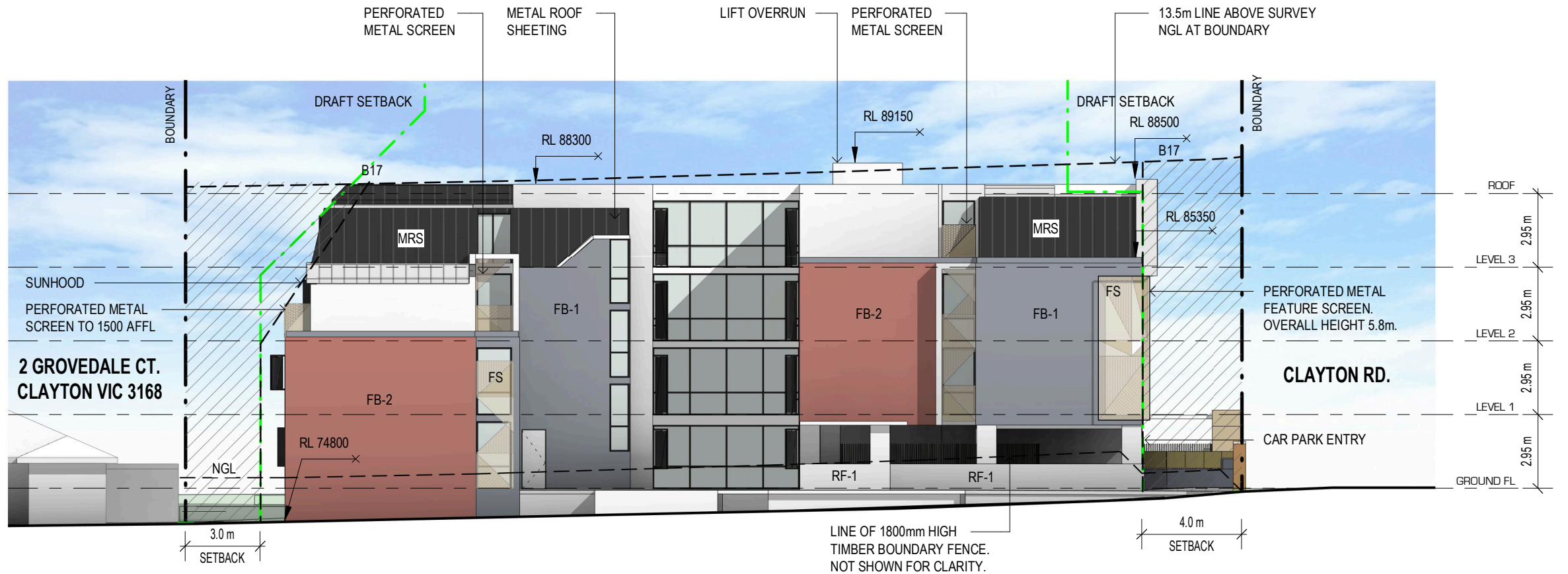
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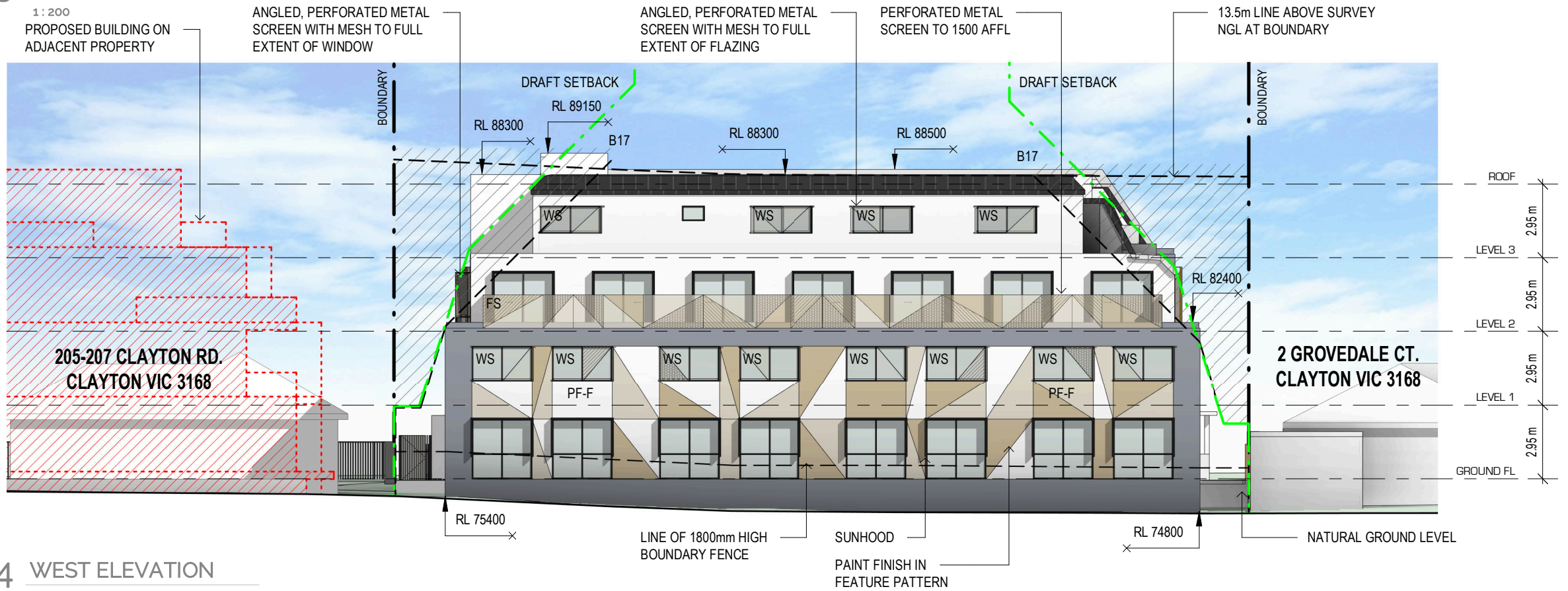
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LEGEND

-  RF-1 RENDER FINISH TYPE 1
-  RF-2 RENDER FINISH TYPE 2
-  FB-1 FACE BRICK TYPE 1
-  FB-2 FACE BRICK TYPE 2
-  FS FEATURE SCREENS (MAX 25% TRANSPARENCY)
-  WS WINDOW SCREENS
-  MRS METAL ROOF SHEETING
-  PF-F PAINT FINISH - FEATURE COLOURS
-  NGL NATURAL GROUND LEVEL



3 SOUTH ELEVATION












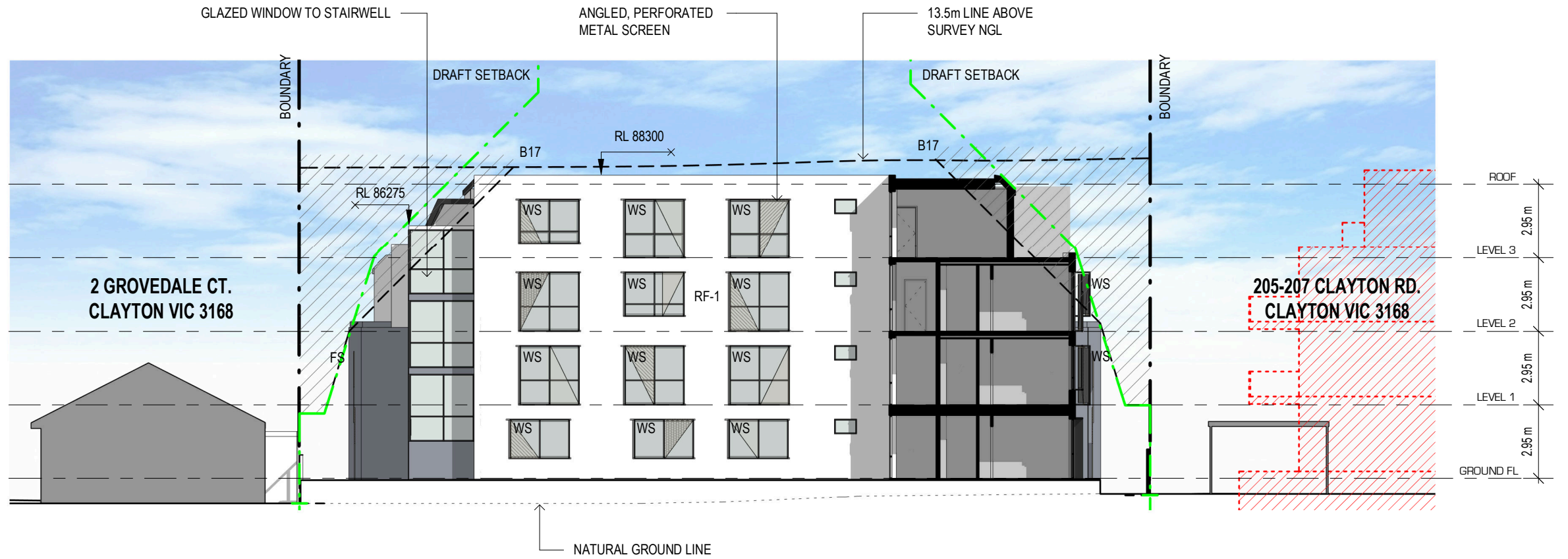
4 WEST ELEVATION

1:200

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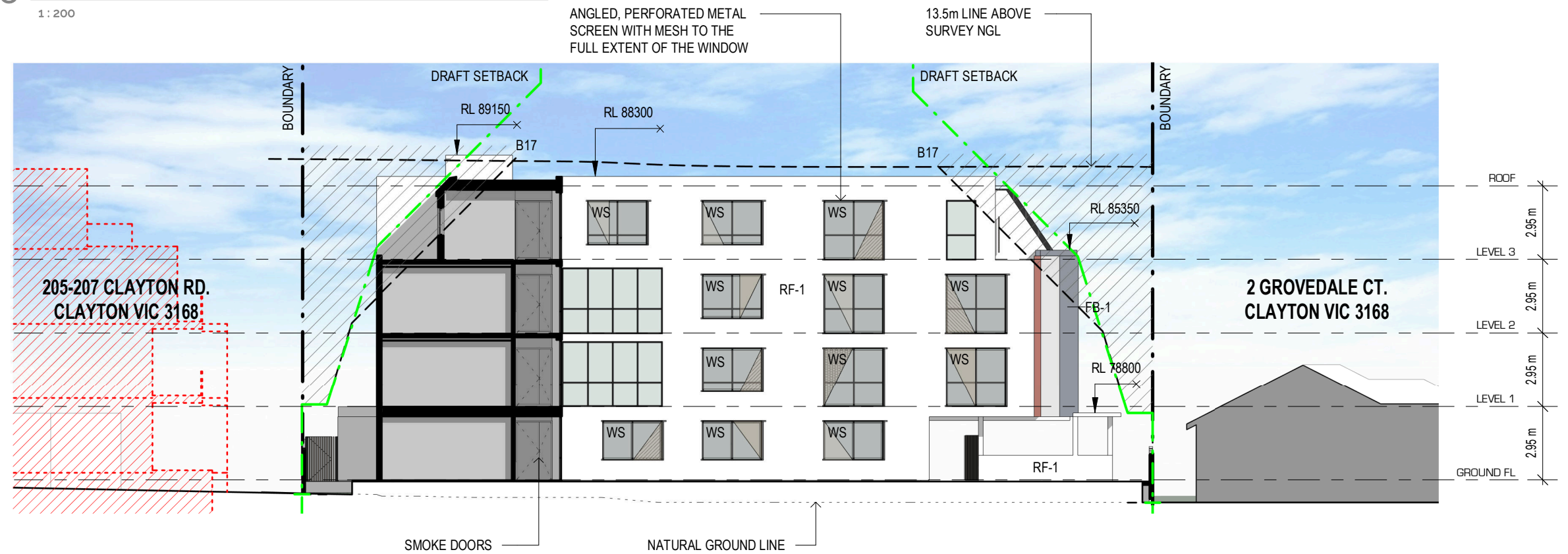
LEGEND

-  RF-1 RENDER FINISH TYPE 1
-  RF-2 RENDER FINISH TYPE 2
-  FB-1 FACE BRICK TYPE 1
-  FB-2 FACE BRICK TYPE 2
-  FS FEATURE SCREENS (MAX 25% TRANSPARENCY)
-  WS WINDOW SCREENS
-  MRS METAL ROOF SHEETING
-  PF-F PAINT FINISH - FEATURE COLOURS
-  NGL NATURAL GROUND LEVEL



5 CENTRAL COURTYARD ELEVATION - WEST FACING

1:200



6 CENTRAL COURTYARD ELEVATION - EAST FACING

1:200

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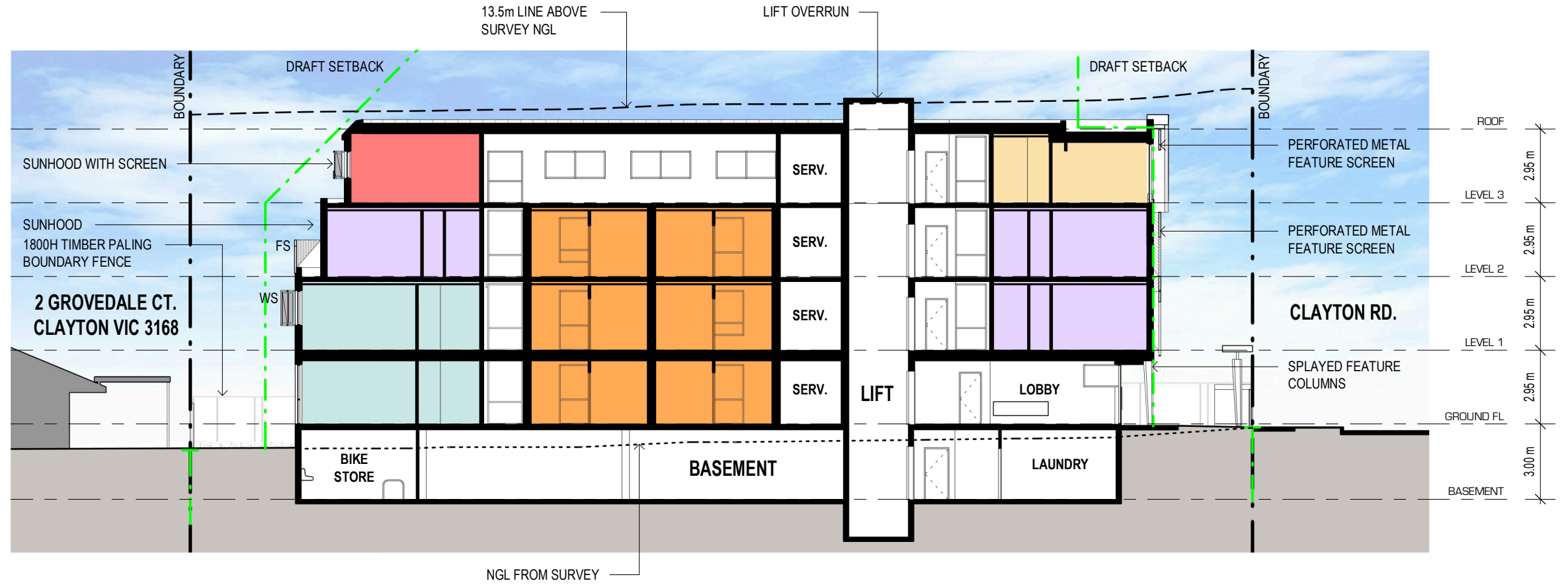


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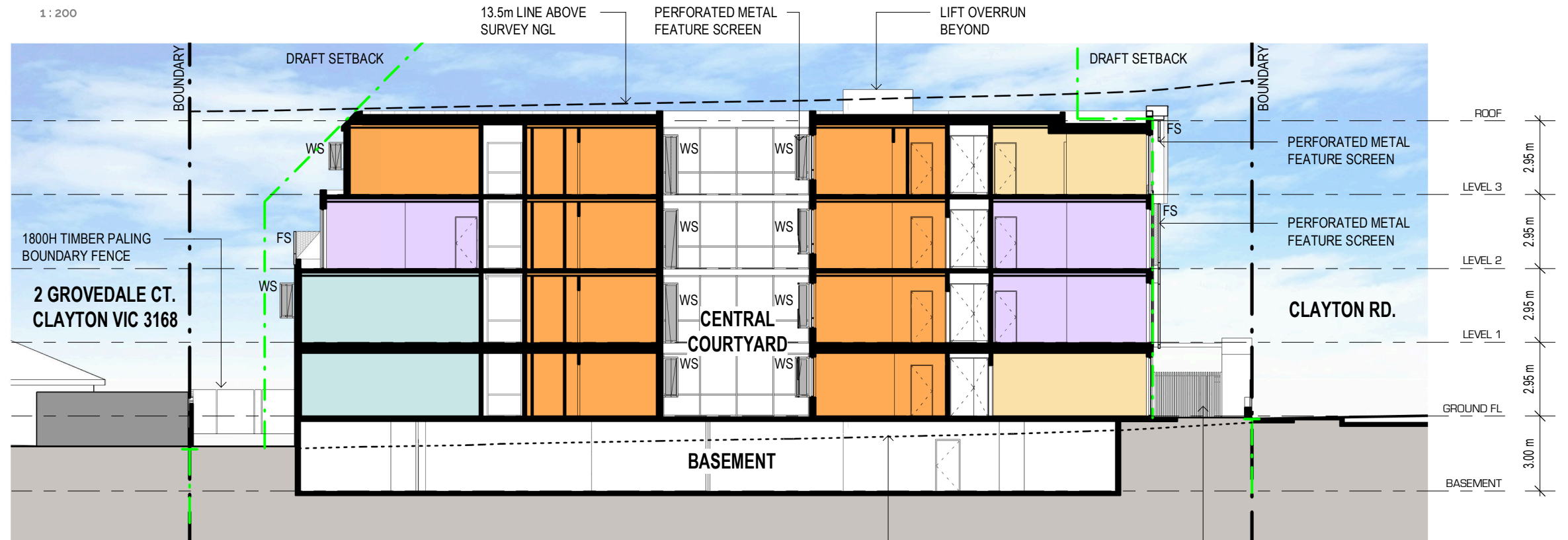
UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D



A SECTION

1:200



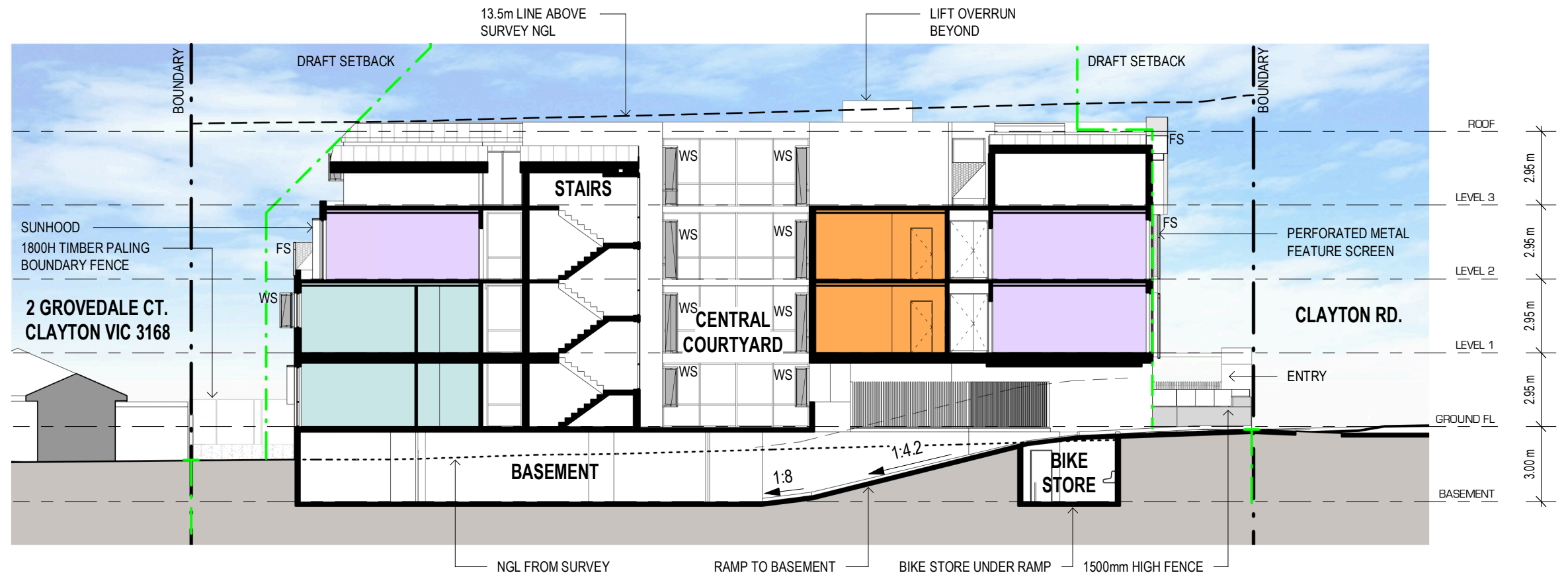
B SECTION

1:200

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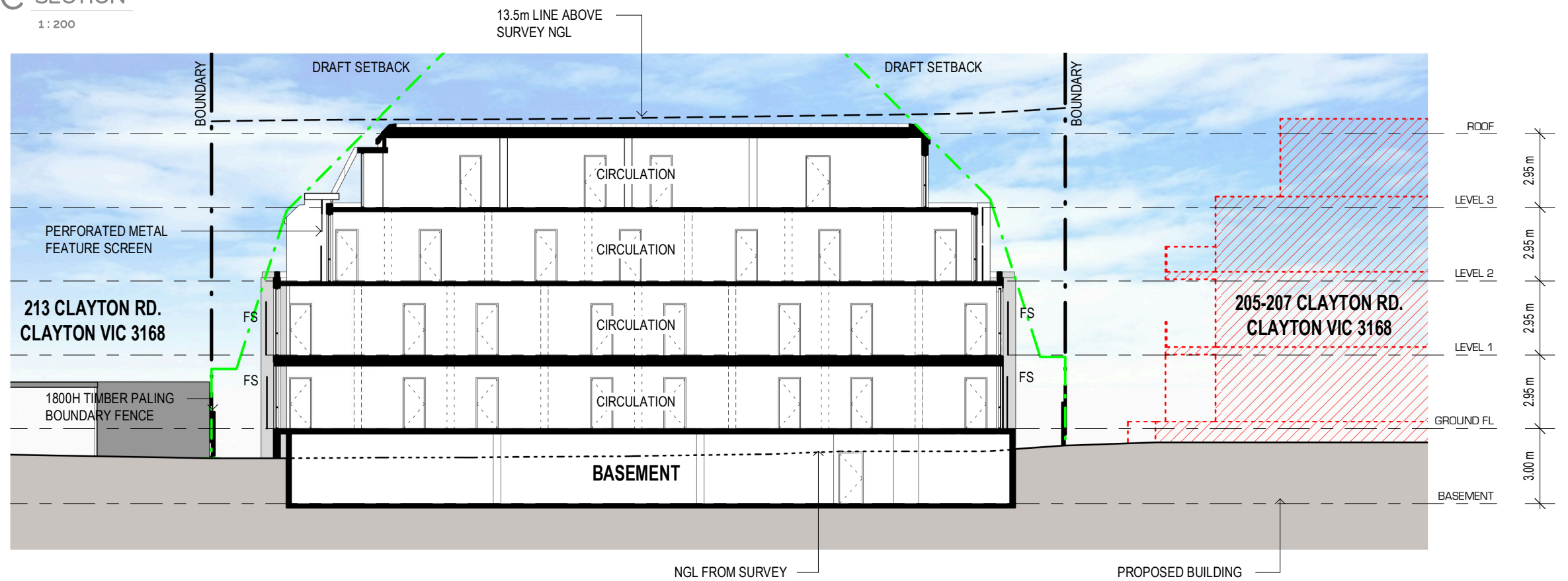
UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D



C SECTION

1:200



D SECTION

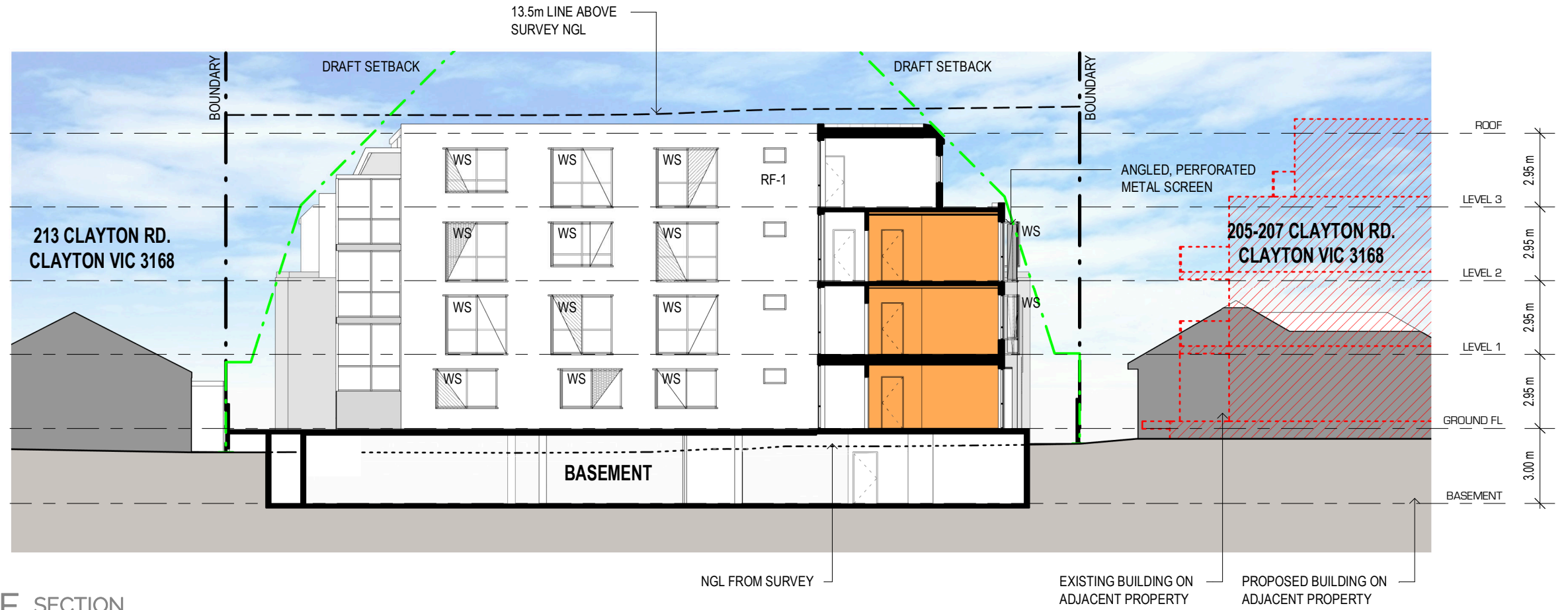
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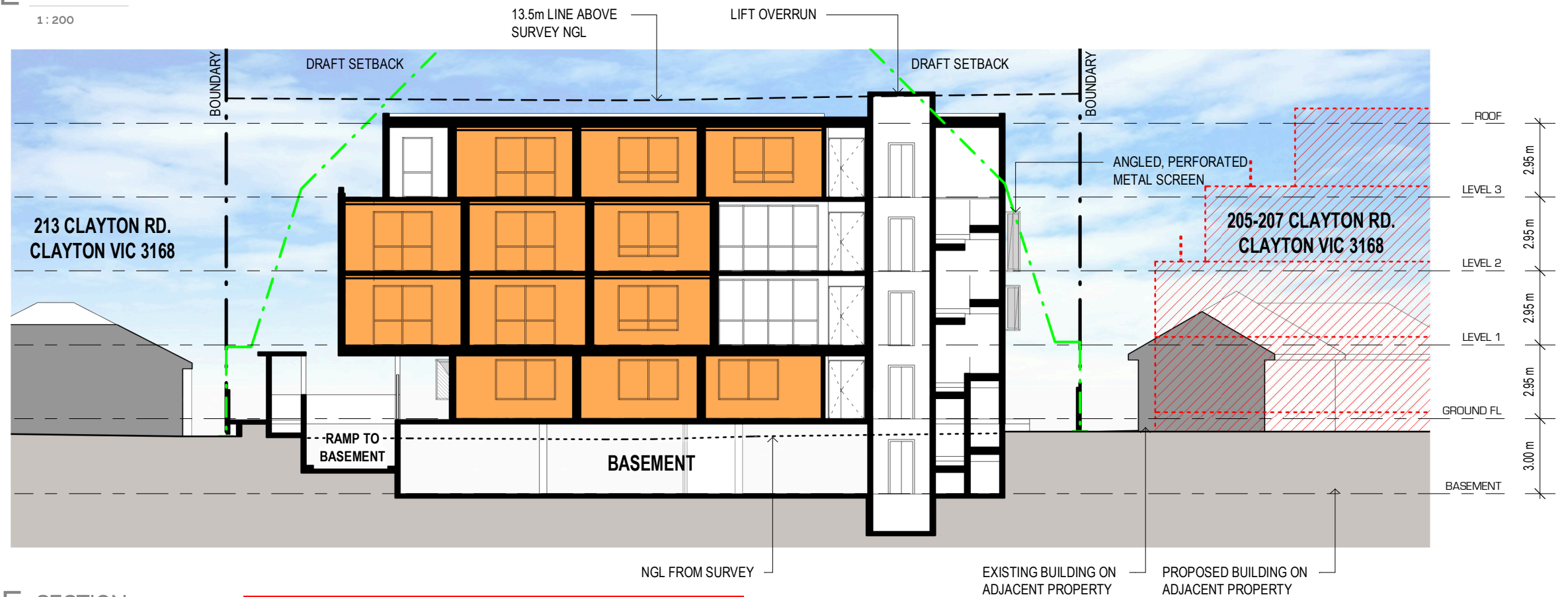
UNIT TYPE LEGEND

- TYPE A1
- TYPE A2
- TYPE B
- TYPE C
- TYPE D



E SECTION

1:200

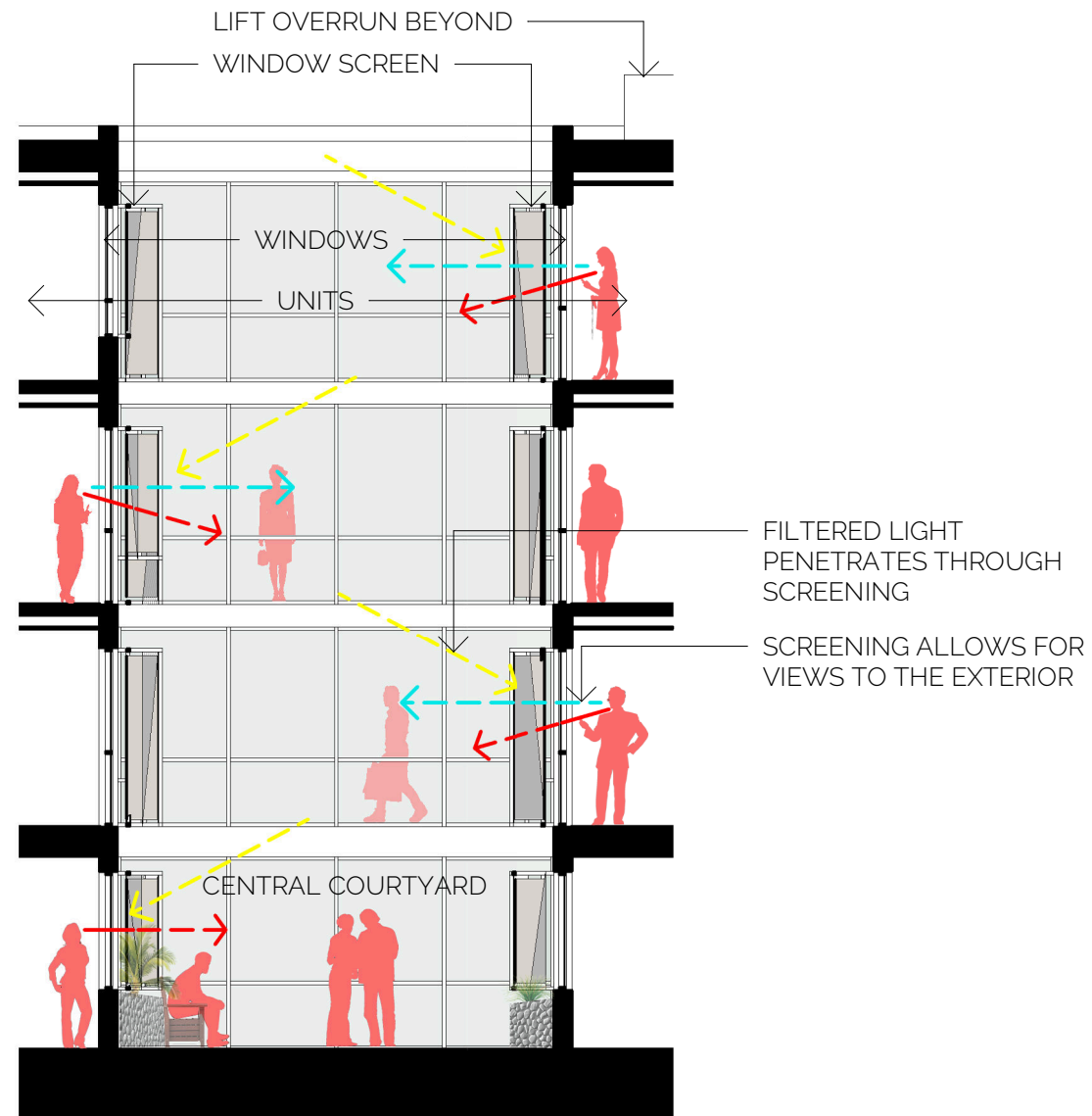


F SECTION

1:200

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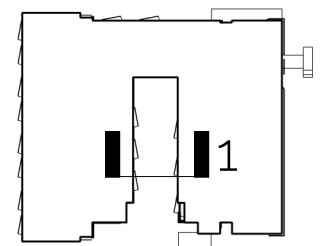
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1 PRIVACY SCREEN SECTION 01
 1:100

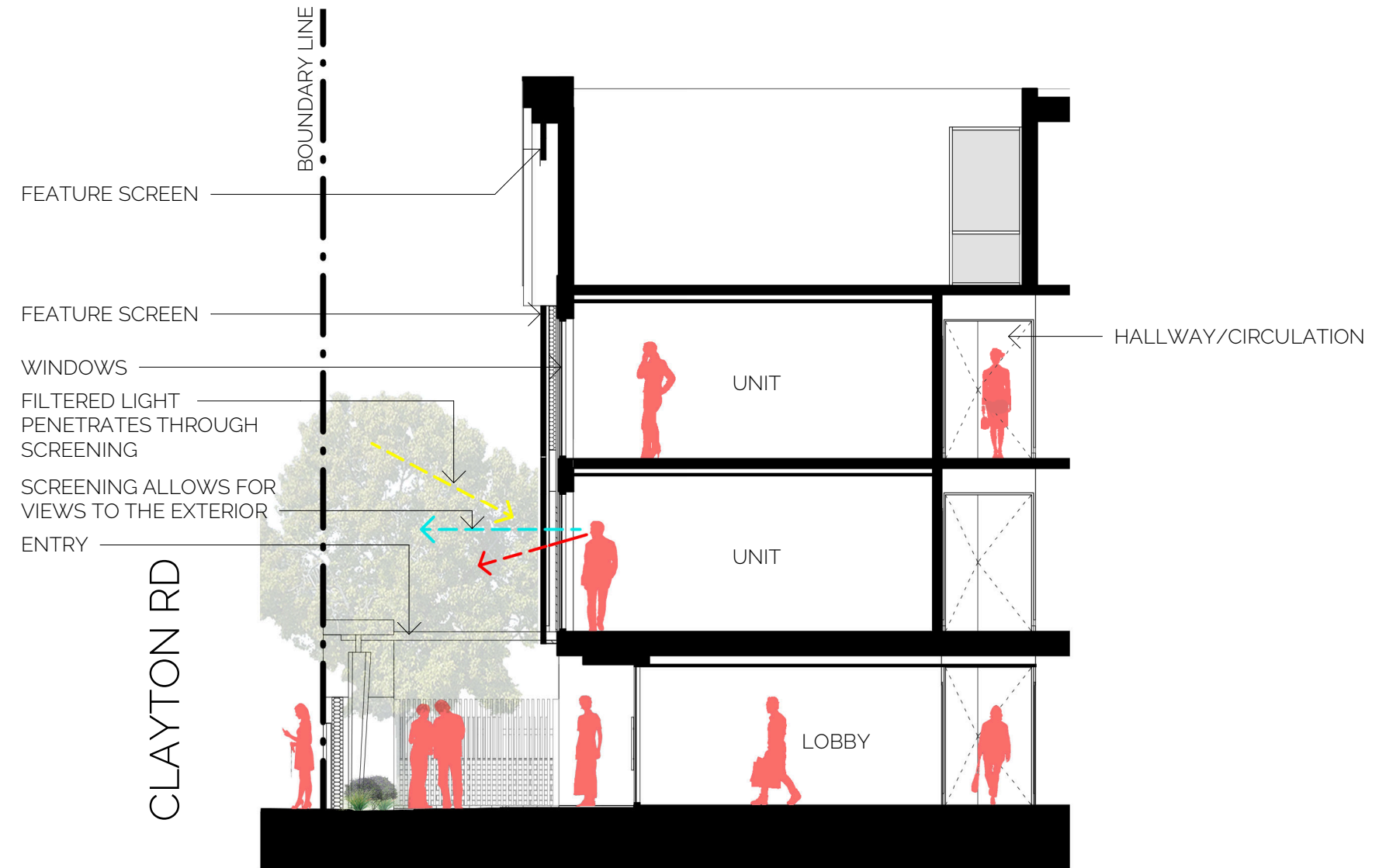
LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW



DA RFI ISSUE

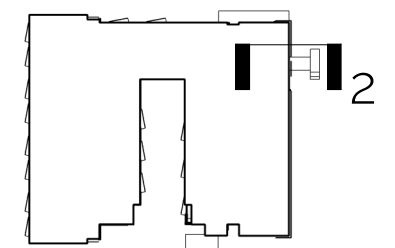
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2 PRIVACY SCREEN SECTION 02
 1:100

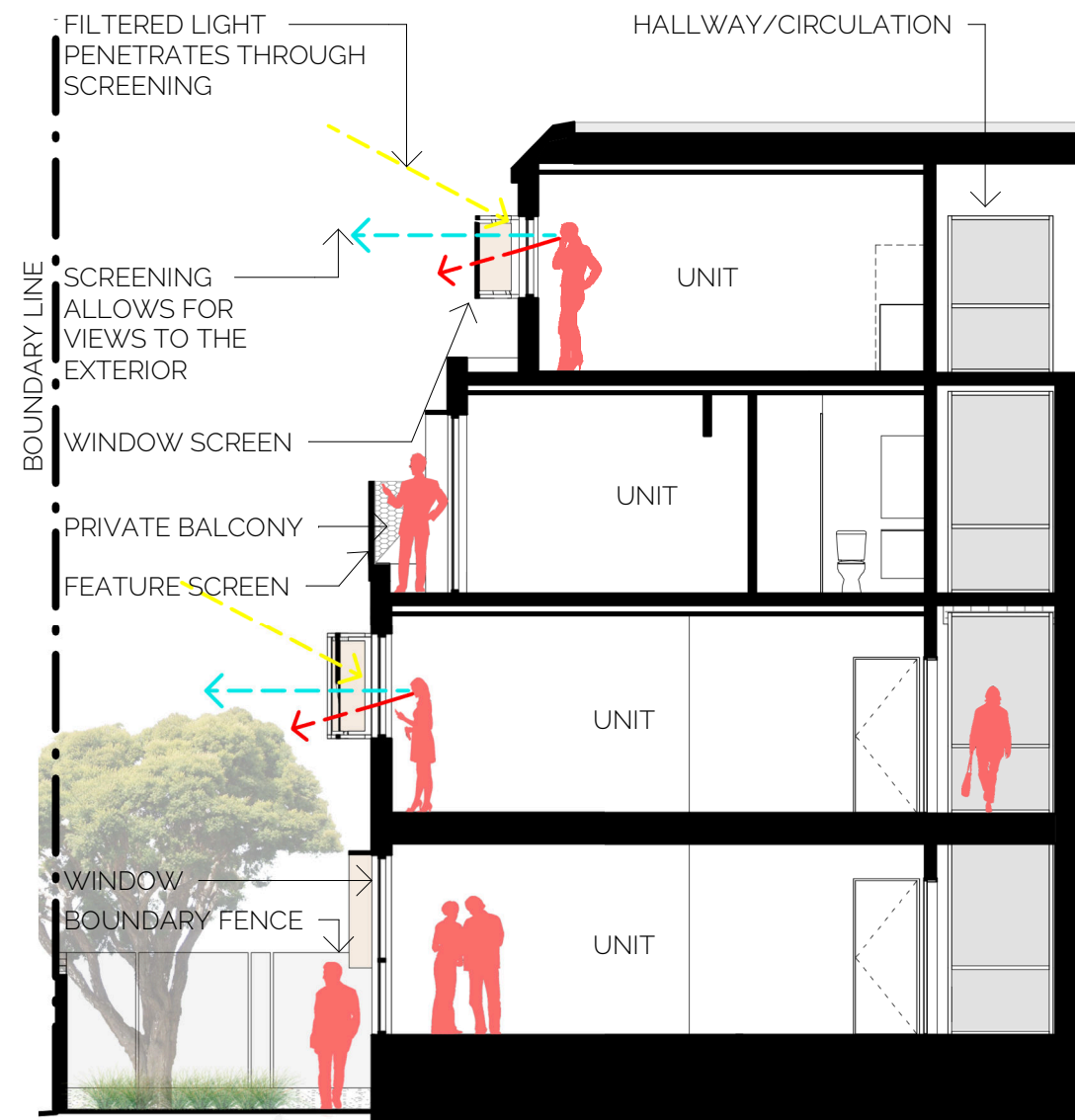
LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW



DA RFI ISSUE

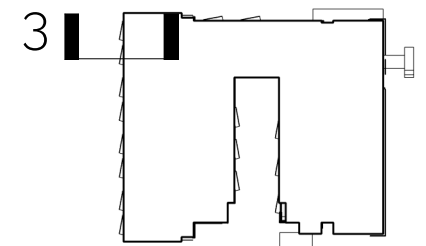
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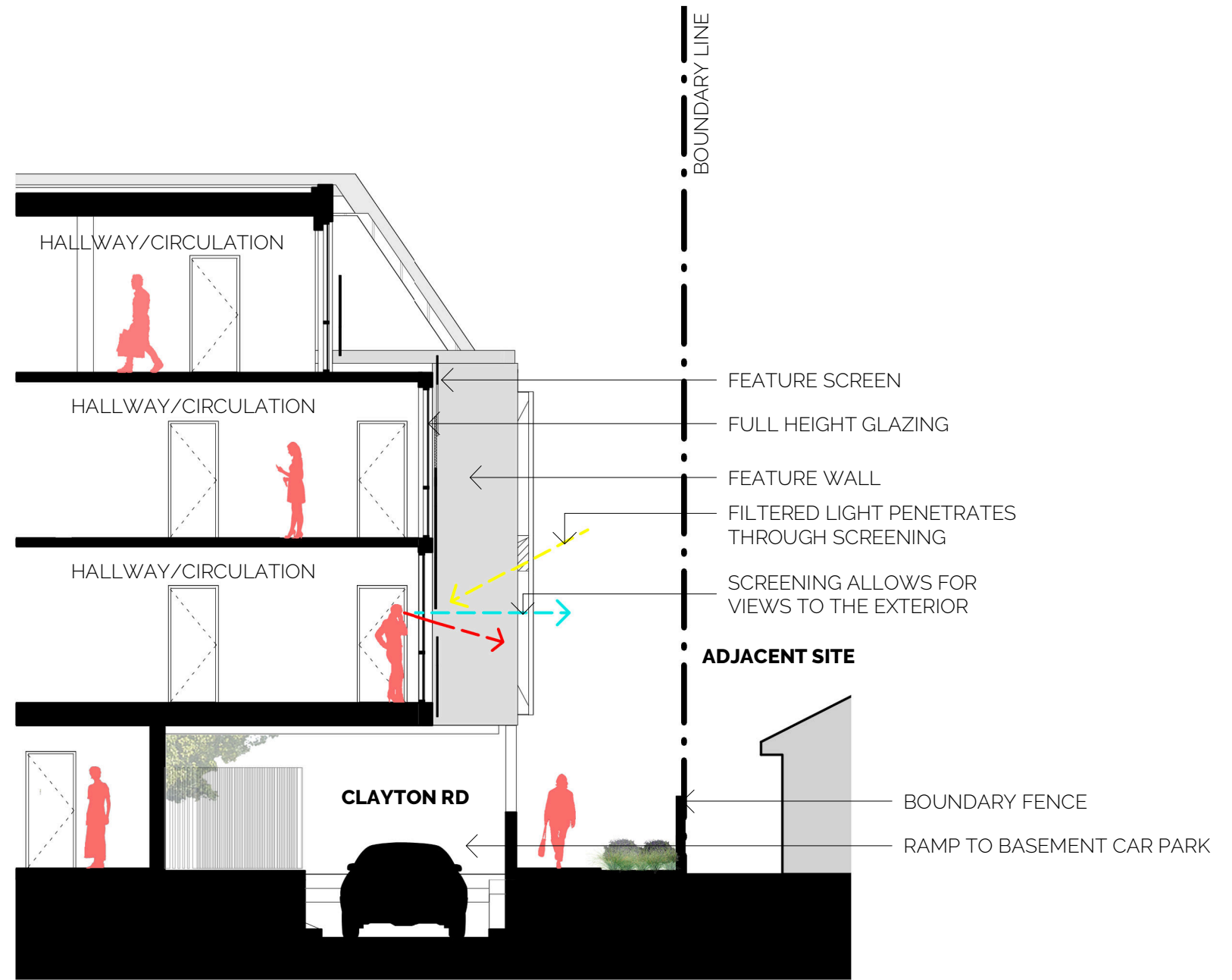
3 PRIVACY SCREEN SECTION 03
 1:100

LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW



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4 PRIVACY SCREEN SECTION 04
 1:100

- LEGEND**
- FILTERED LIGHT
 - VIEW
 - OBSTRUCTED VIEW



4
DA RFI ISSUE

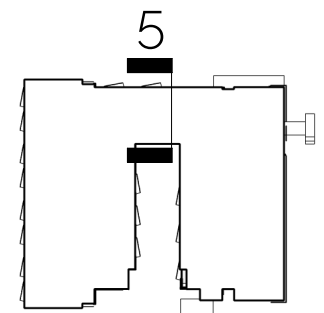
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5 PRIVACY SCREEN SECTION 05
 1:100

LEGEND

- FILTERED LIGHT
- VIEW
- OBSTRUCTED VIEW



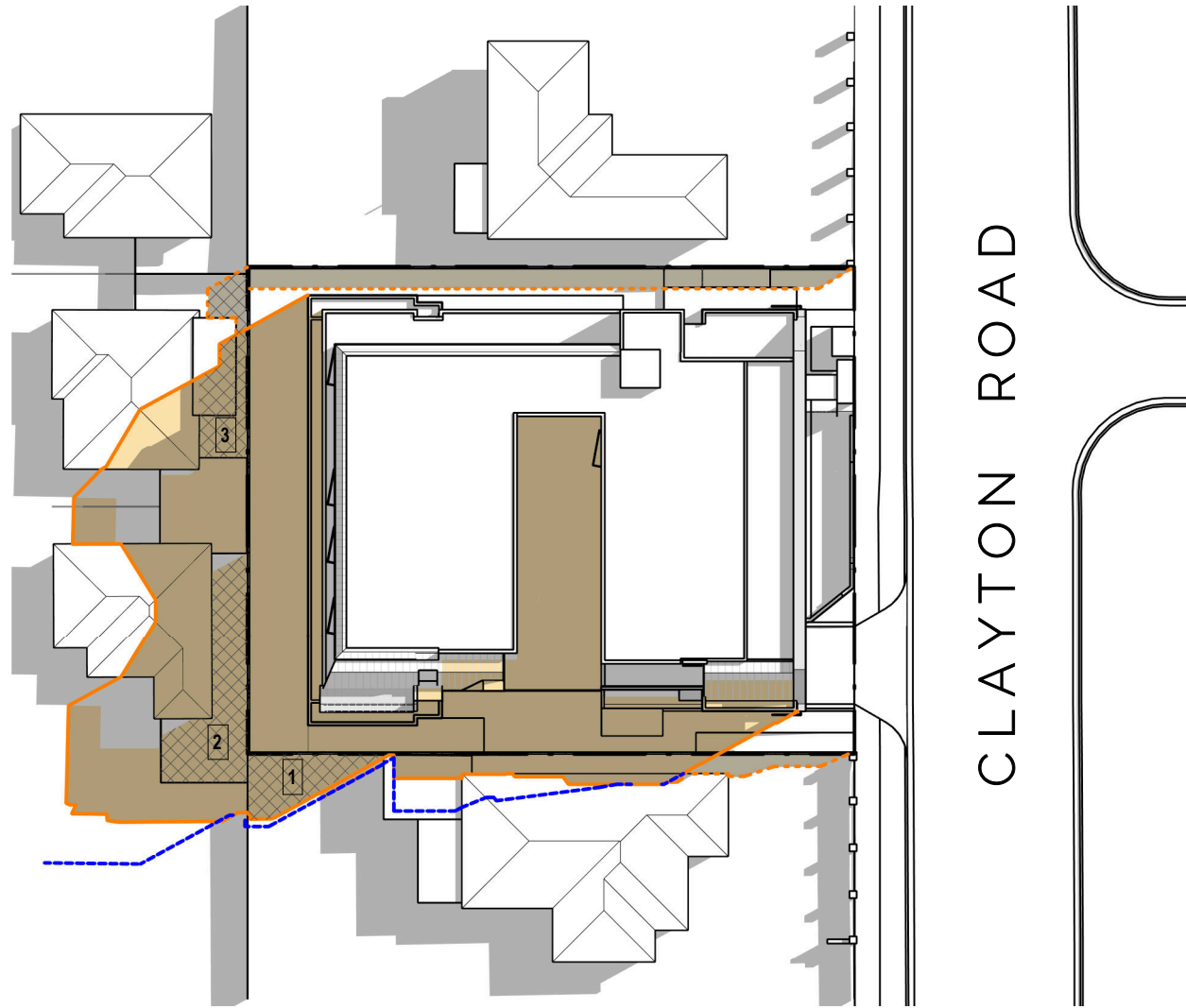
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6.0 SUN/ SHADE DIAGRAMS

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LEGEND

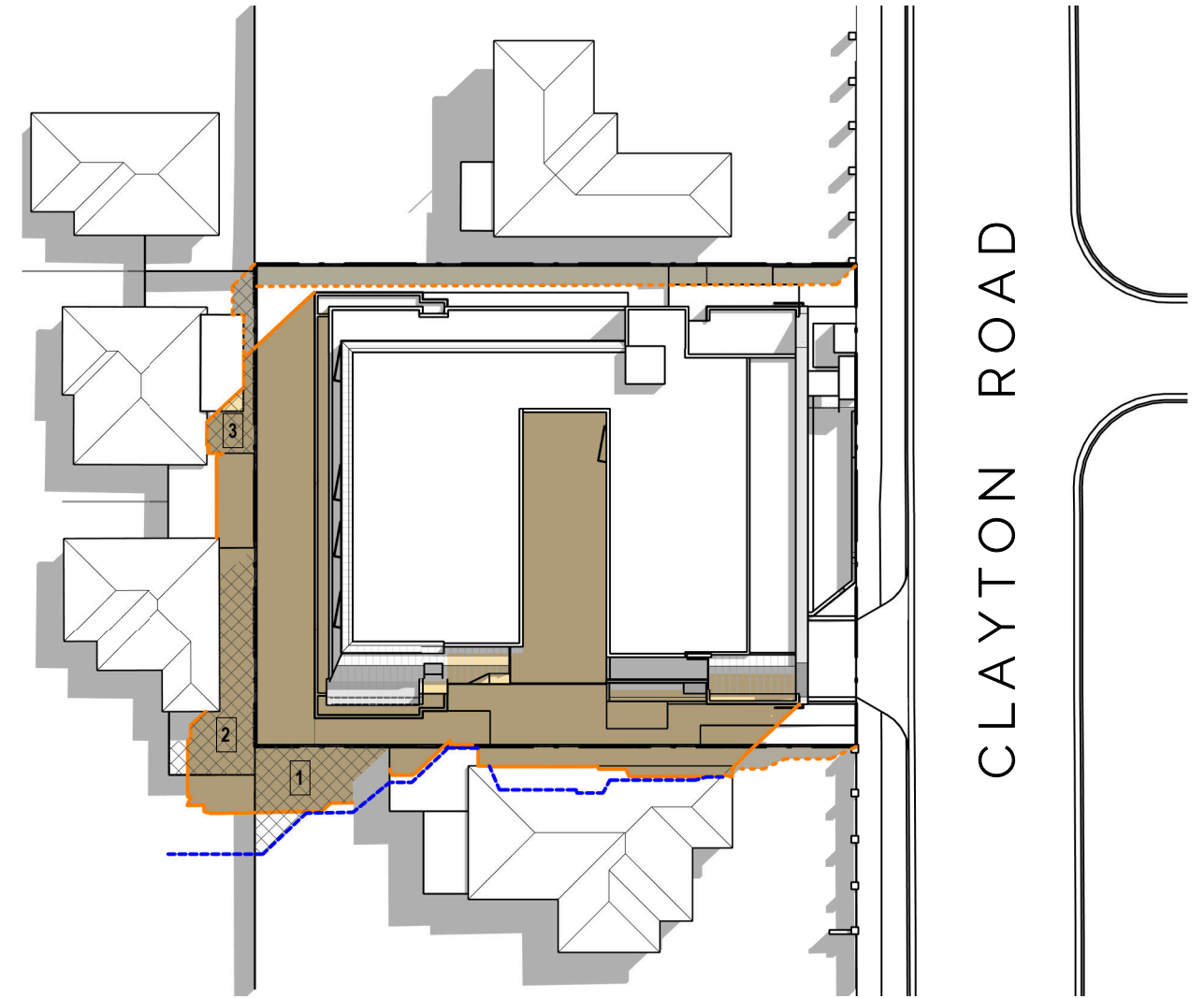
- SHADOW CAST BY EXISTING ADJACENT DWELLINGS
- NEW DEVELOPMENT SHADOW OUTLINE
- - - BOUNDARY FENCE SHADOW OUTLINE
- - - ORIGINAL DESIGN SHADOW OUTLINE



1 SHADOW DIAGRAM - 22nd SEPTEMBER - 9am
 1:500

IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

1.	27.7m ²
2.	53.2m ²
3.	33.4m ²



2 SHADOW DIAGRAM - 22nd SEPTEMBER - 10am
 1:500

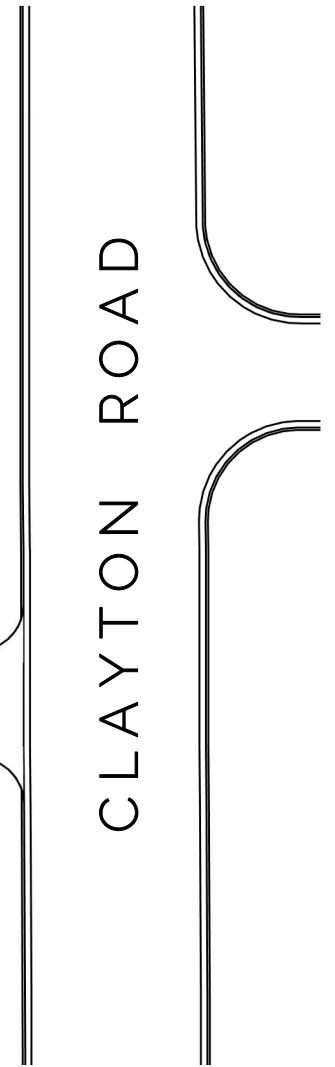
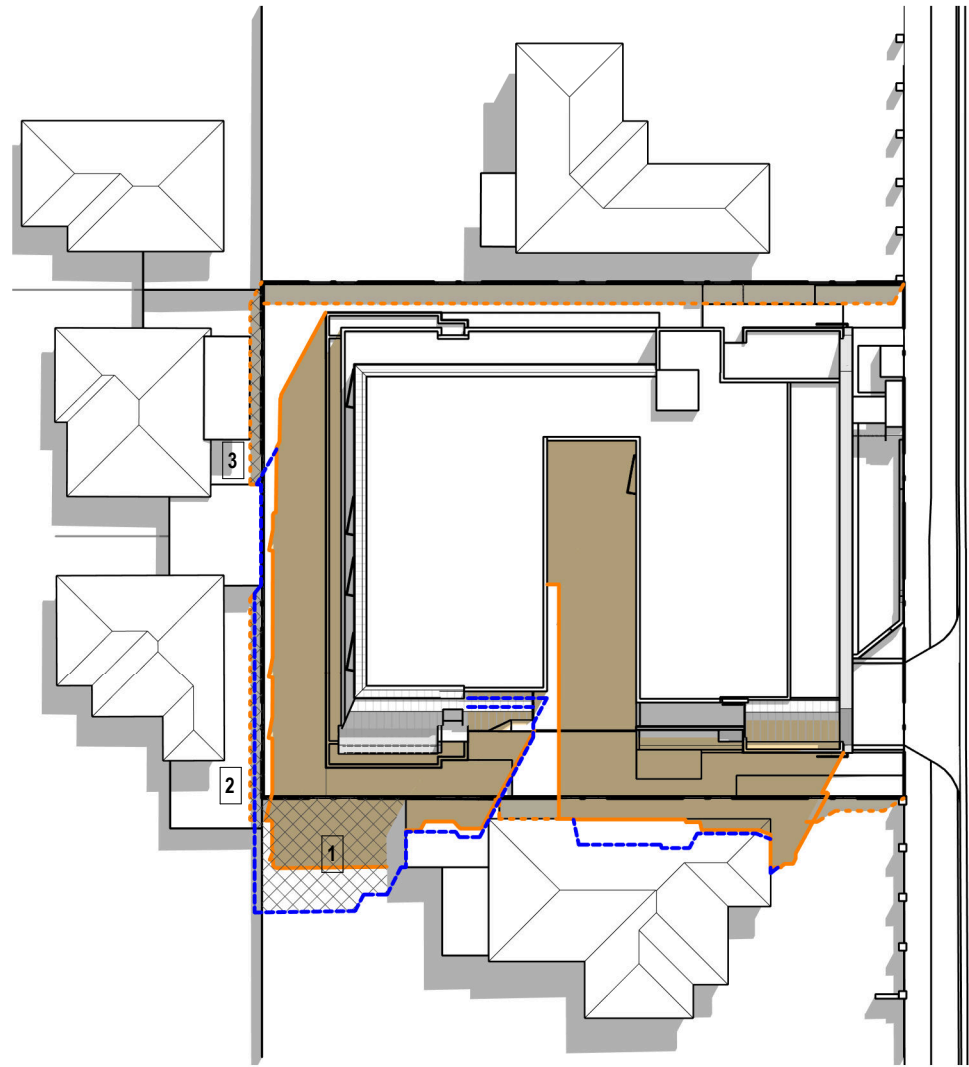
IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

1.	43.3m ²
2.	50.0m ²
3.	20.9m ²



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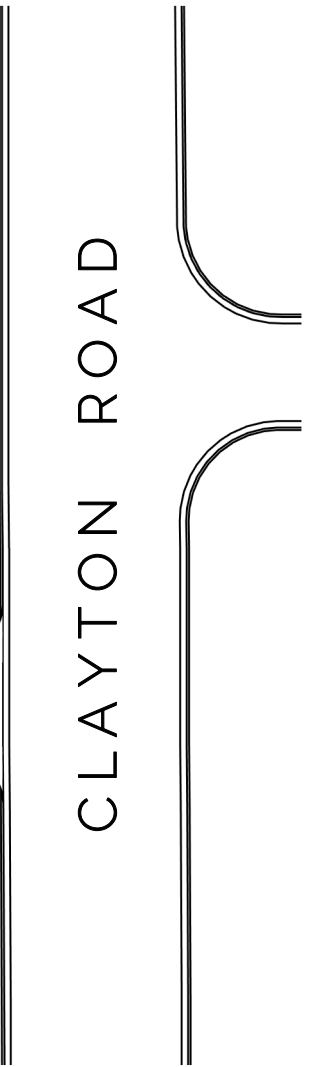
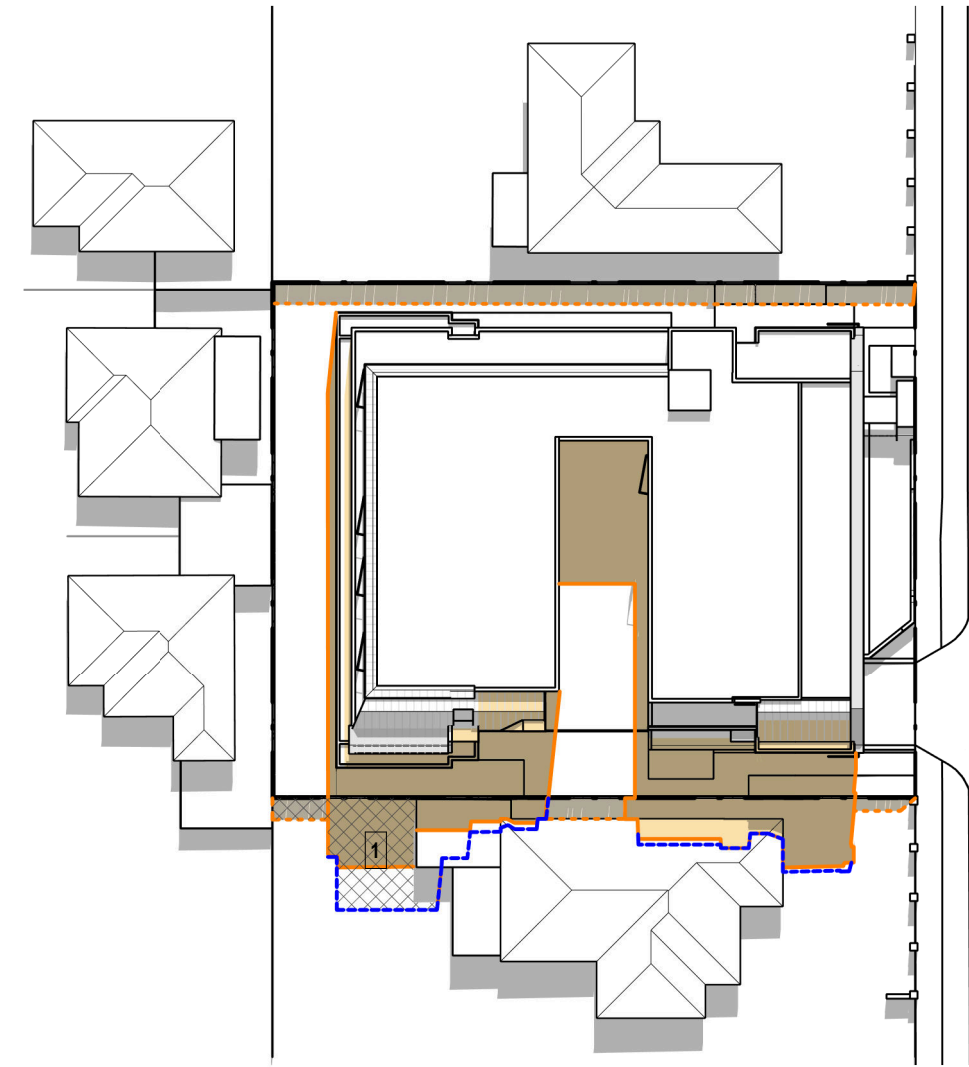
- LEGEND**
- SHADOW CAST BY EXISTING ADJACENT DWELLINGS
 - NEW DEVELOPMENT SHADOW OUTLINE
 - - - BOUNDARY FENCE SHADOW OUTLINE
 - - - ORIGINAL DESIGN SHADOW OUTLINE



IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

- 1. 61.1m²
- 2. 12.2m²
- 3. 9.5m²

1 SHADOW DIAGRAM - 22nd SEPTEMBER - 11am
 1:500



IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

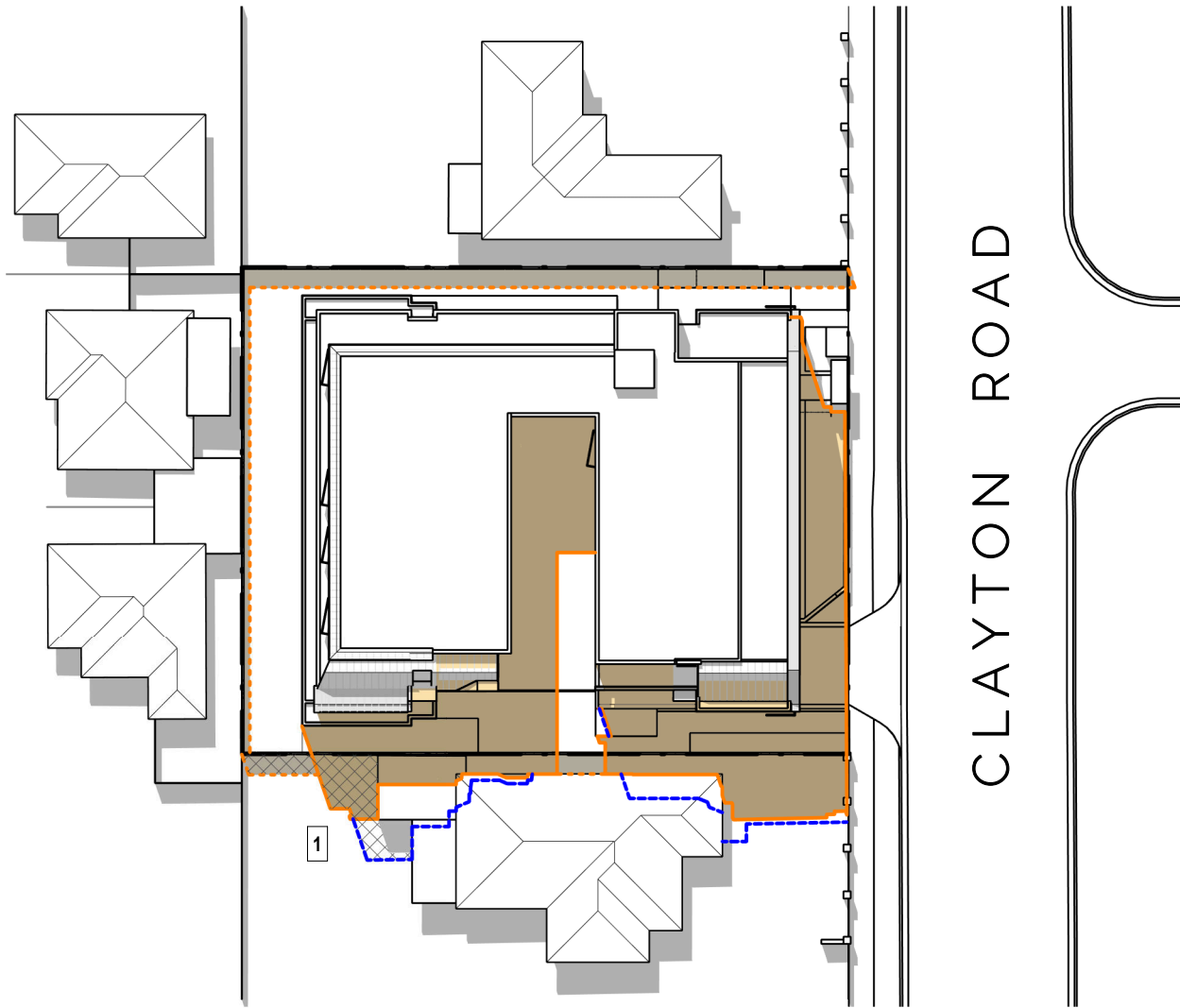
- 1. 45.6m²

2 SHADOW DIAGRAM - 22nd SEPTEMBER - 12pm
 1:500

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LEGEND

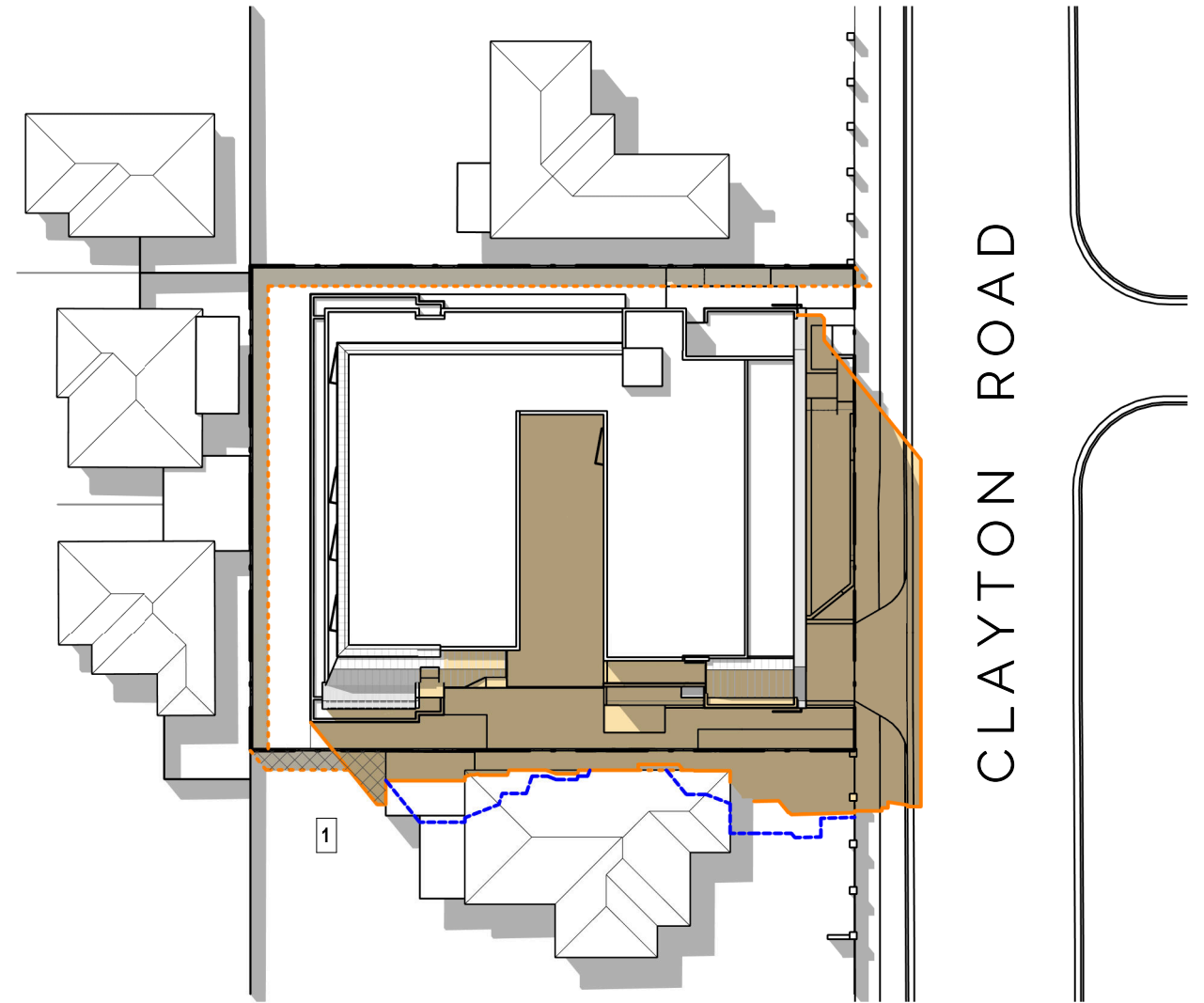
- SHADOW CAST BY EXISTING ADJACENT DWELLINGS
- NEW DEVELOPMENT SHADOW OUTLINE
- - - BOUNDARY FENCE SHADOW OUTLINE
- - - ORIGINAL DESIGN SHADOW OUTLINE



IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

1. 28.5m²

1 SHADOW DIAGRAM - 22nd SEPTEMBER - 1pm
 1:500



IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

1. 15.9m²

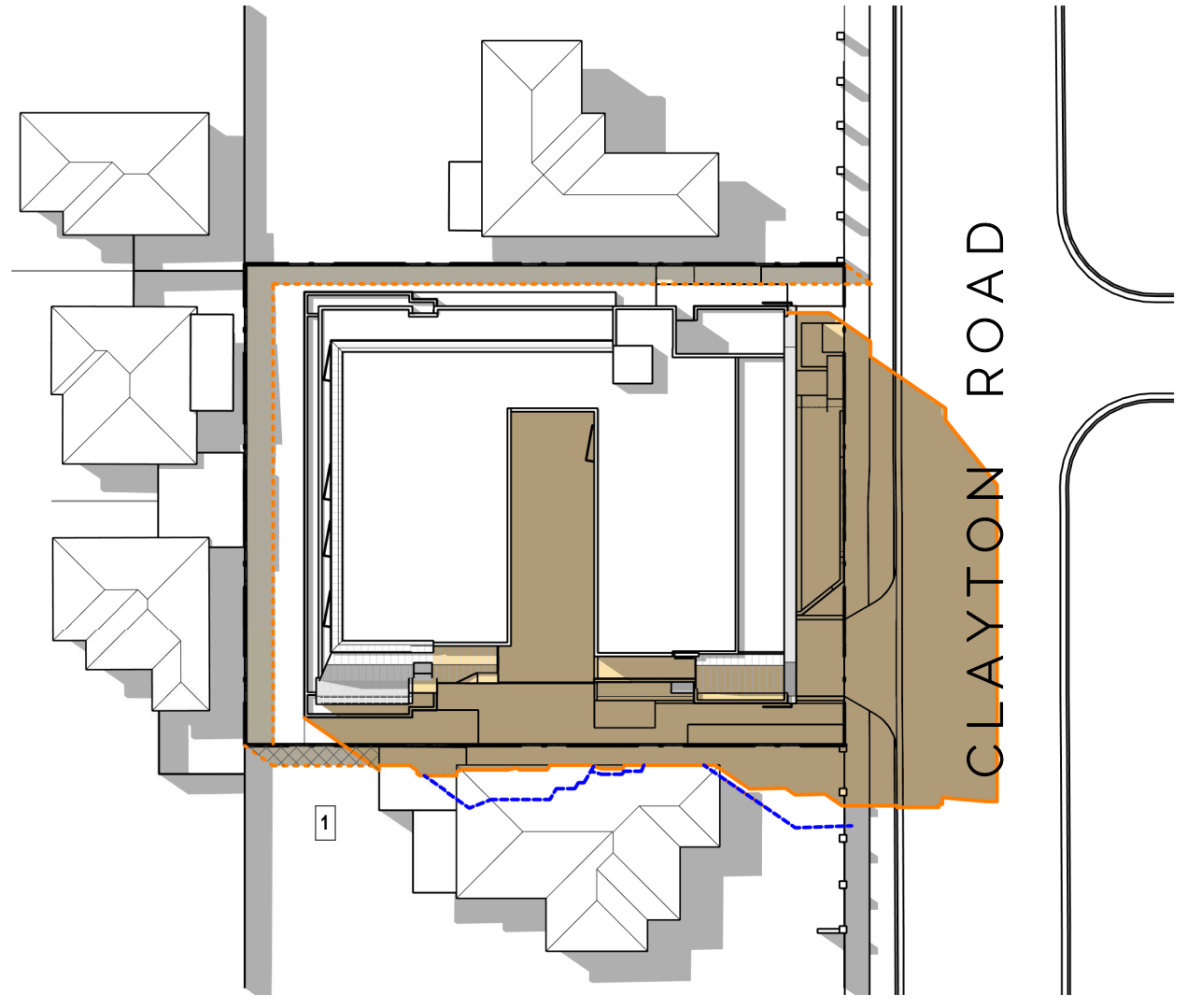
2 SHADOW DIAGRAM - 22nd SEPTEMBER - 2pm
 1:500



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LEGEND

- SHADOW CAST BY EXISTING ADJACENT DWELLINGS
- NEW DEVELOPMENT SHADOW OUTLINE
- BOUNDARY FENCE SHADOW OUTLINE
- ORIGINAL DESIGN SHADOW OUTLINE



IMPACT ON NEIGHBOURING PRIVATE OPEN SPACE (SHOWN HATCHED)

1. 12.0m²

1 SHADOW DIAGRAM - 22nd SEPTEMBER - 3pm
 1:500

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8.0 PROJECT TEAM

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Client

COMPANY: MCMG - Millennium Capital Management Group
ADDRESS: Suite 208 Level 2, 818 Whitehorse Rd, Box Hill, VIC, 3128

Architects

COMPANY: CPO Architects
ADDRESS: Suite 1, Level 13/ 46 Edward Street, Brisbane QLD 4000

Town Planning

COMPANY: Contour Consultants
ADDRESS: Level 1/283 Drummond St, Carlton, VIC, 3053

Civil Engineer

COMPANY: Odyssey Consulting Group
ADDRESS: 19 Lang Parade, Milton, QLD, 4064

Landscape Architects

COMPANY: John Patrick Landscape Architects PTY LTD
ADDRESS: 324 Victoria St, Richmond, VIC, 3121

Land Survey

COMPANY: NLS - Next Level Surveying
ADDRESS: Melbourne, VIC

Arborist Consultant

COMPANY: Treemap Arboriculture
ADDRESS: PO Box 465, Heidelberg, VIC, 3084

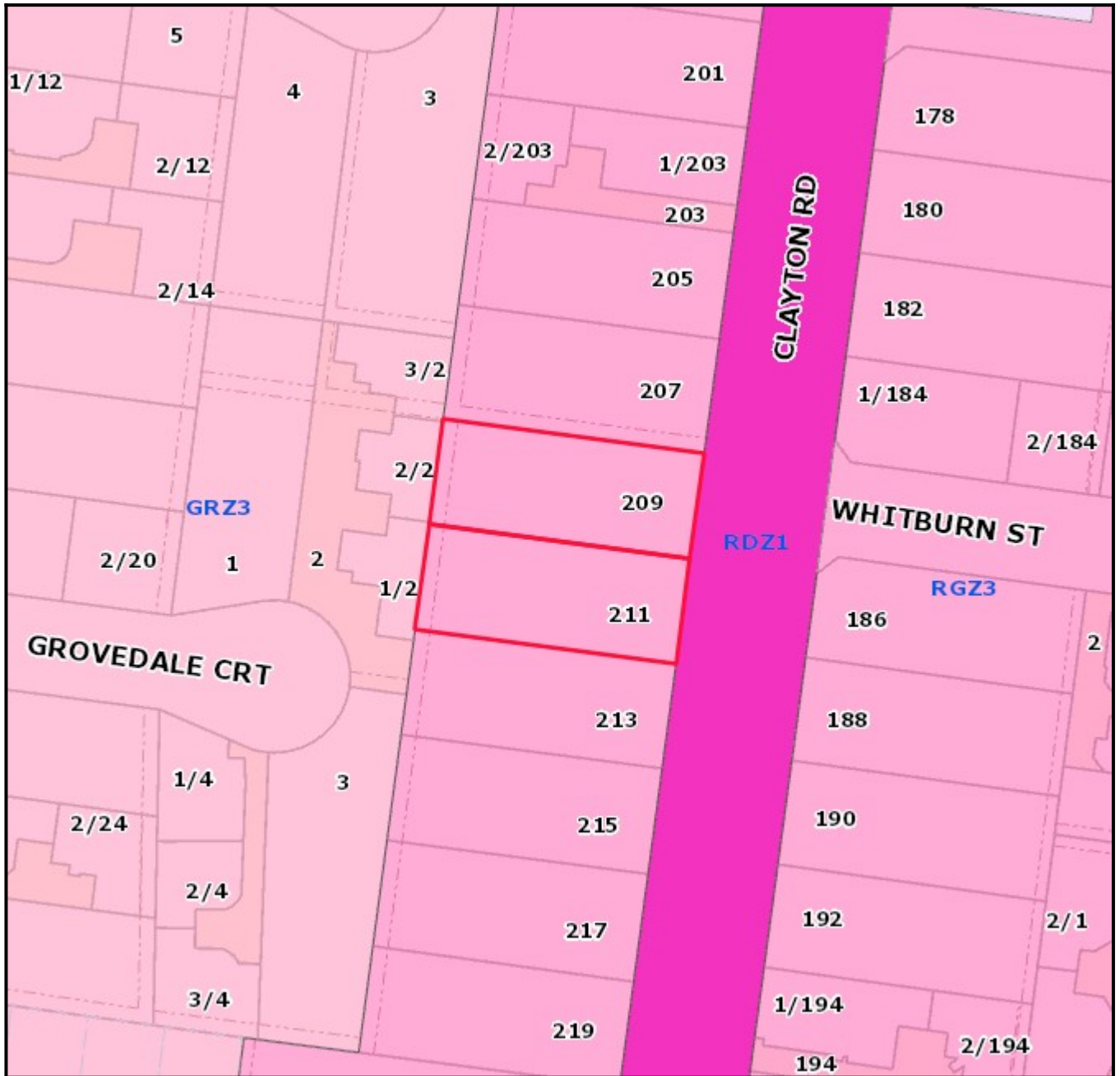
Traffic Engineers

COMPANY: One Mile Grid Traffic Engineers
ADDRESS: 56 Down St, Collingwood, VIC, 3066





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

209-211 Clayton Road CLAYTON VIC 3168