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TOWN PLANNING - INDEX

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PLANNING SUBMISSION - 3 OF 3

TOWN PLANNING

410-412 HAUGHTON ROAD
CLAYTON, VIC

RESIDENTIAL PROPOSAL
SPECIALIST DISABILITY
ACCOMMODATION (SDA) &
STANDARD UNITS

APARTMENT SUMMARY

APARTMENT TYPE	APARTMENT COUNT
1 BEDROOM - SDA	4
2 BEDROOM - SDA	10
2 BEDROOM - STANDARD	4
Total Apartments	18

CAR PARKING - BREAKDOWN

ALLOCATION	TYPE	CAR SPACES
GROUND FLOOR LOWER		
Residential	Standard	4
Residential SDA / OOA	Accessible	4
Residential SDA / OOA	Standard	2
Total Car Parking		10

BIKE PARKING - BREAKDOWN

ALLOCATION	TYPE	BIKE SPACES
GROUND FLOOR LOWER		
Residential	Floor Based Hoop	6
GROUND FLOOR UPPER		
Residential	Floor Based Hoop	4
Grand total		10

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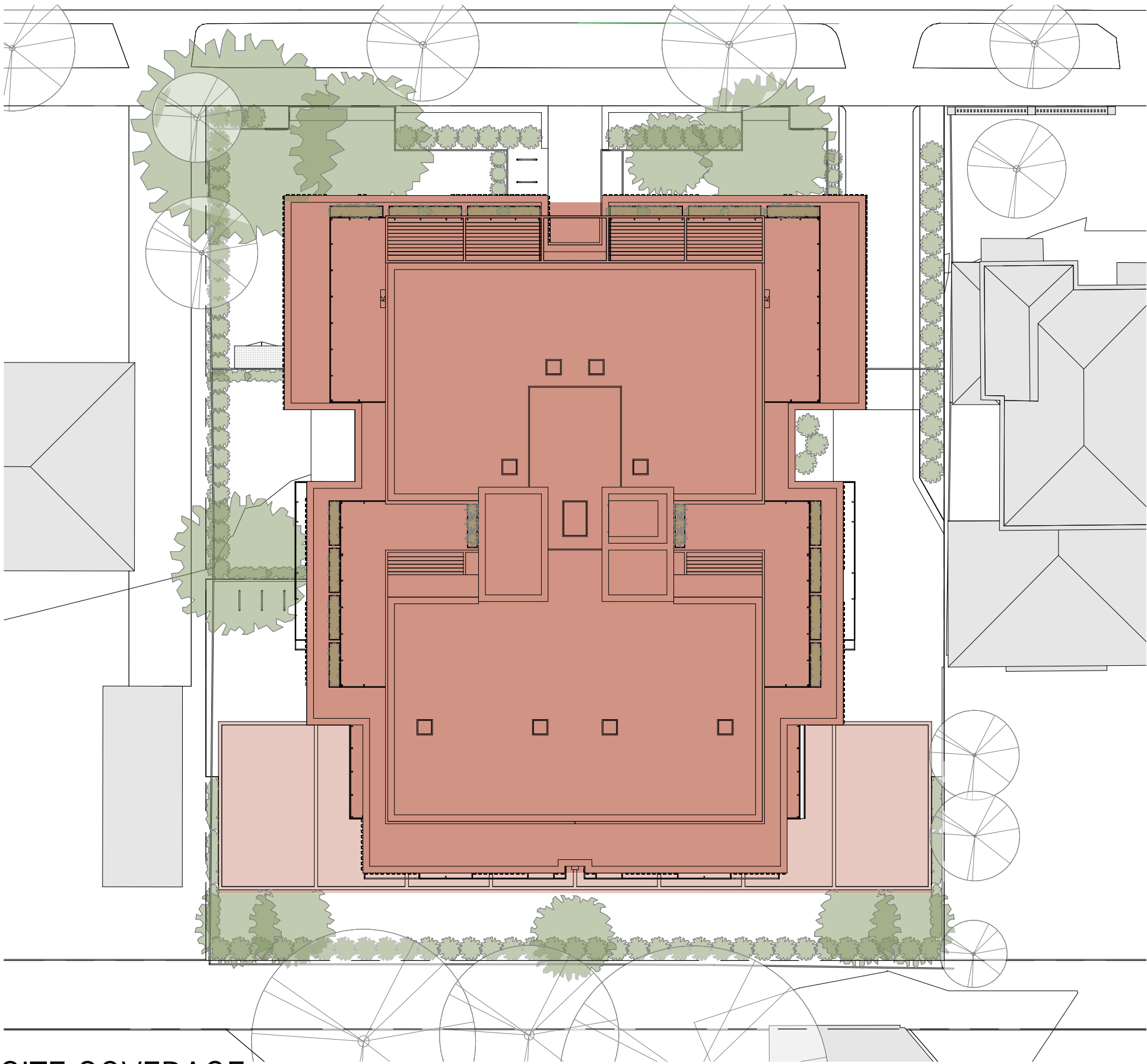
REVISION DESCRIPTION		
	(i)	Storage cage note added

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

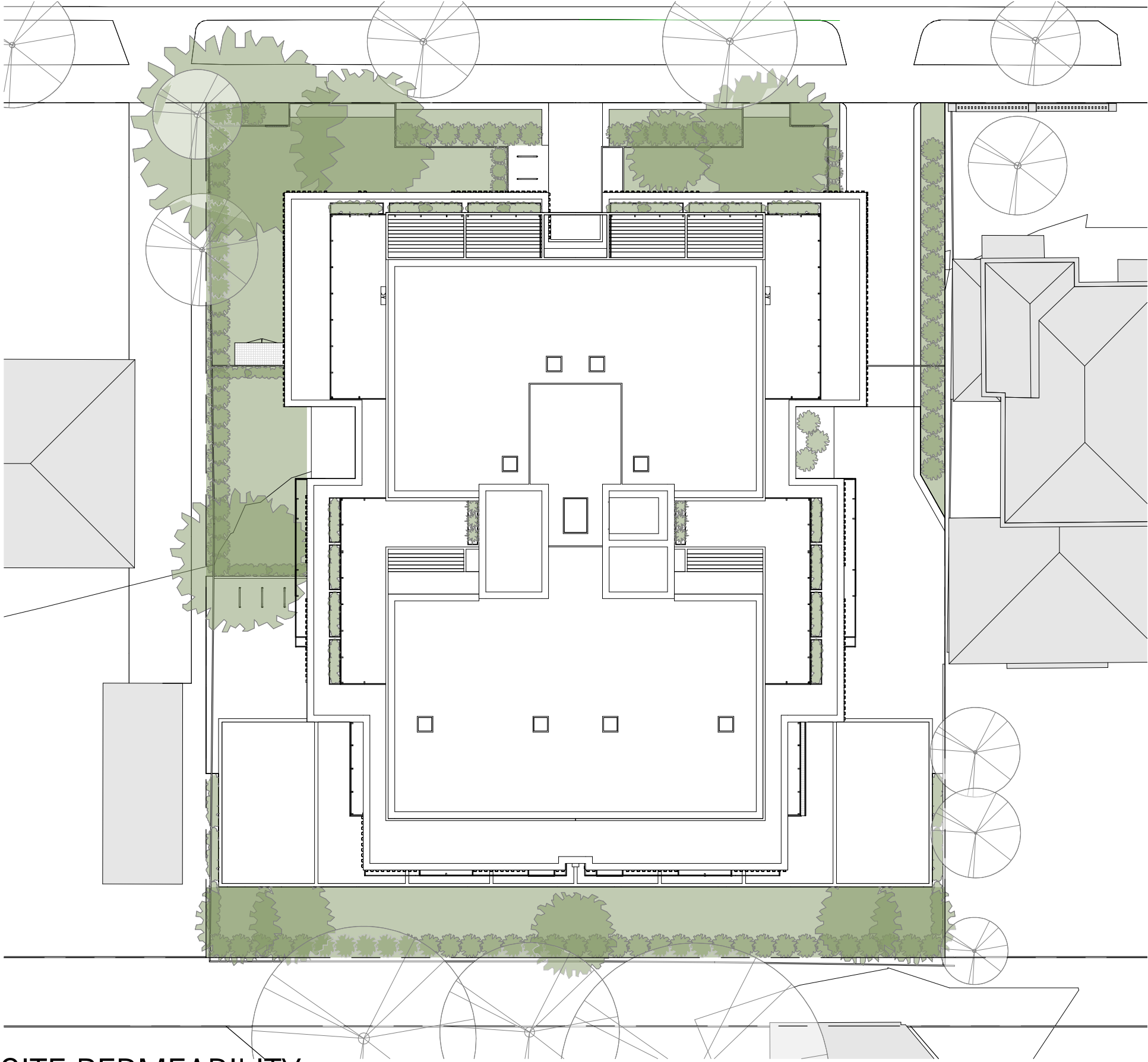
RESIDENTIAL PROPOSAL
TOWN PLANNING

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SITE COVERAGE



SITE PERMEABILITY

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DEVELOPMENT SCHEDULE

- Site coverage
- Permeable area

SITE TOTAL AREA		1,254m²
SITE COVERAGE	Dwelling	699m² (56%)
	Car Parking	110m² (9%)
	Total	809m² (65%)
SITE PERMEABILITY		275m² (22%)

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development
- Individual metering (electrical, water and gas where applicable) to all apartments and common area as specified in SMP Report prepared by JBA engineering

PARKING NOTES

The parking area design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by RATIO for further details.

- Allow for numbering and line marking to all carparks
- Car spaces to be typically 2600 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- Allow for minimum head clearance of 2.2m to all areas of carpark, and 2.5m above disabled carparks
- 'Arc de Triomphe' floor based hoop bike storage (or similar) @ 1000mm centers

PARKING ALLOCATION

refer to parking schedule for parking information

STORAGE NOTES

The development proposal complies with the following Standard (Clause 55.07-10)

Each dwelling to have access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) to meet the requirement :

DWELLING TYPE	MIN. STORAGE VOLUME	MIN. STORAGE VOLUME IN THE DWELLING
1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

Storage cages to be integrated within the building design and to have high quality finishes

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be confirmed on site. Refer to Landscape plan and Arboricultural report prepared by John Patrick Landscape Architects. Landscape to be water efficient, refer also to SMP Report prepared by JBA engineering.

DRAWING SCALE

NA



410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP010 - B
TOWN PLANNING ISSUE	
SCHEDULES & GENERAL NOTES	

CBG



(revision descriptions located on right side of this sheet)

A	12.03.2021	TOWN PLANNING ISSUE
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NORTH

DRAWING SCALE
1:100 @ A1
1:200 @ A3

4m

COLOUR LEGEND

- 1 Bedroom Apartment
Improved Liveability
Robust (G02 only)
- 2 Bedroom Apartment
Fully Accessible/High Physical Support (GF-L2)
Standard apartments (L3)
- OOA (On-site Overnight Assistance)
- Services
- Planting
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
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DWELLING TYPE	MIN. STORAGE VOLUME	MIN. STORAGE VOLUME IN THE DWELLING
1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

Storage cages to be integrated within the building design and to have high quality finishes

ACCESSIBILITY NOTES

The development proposal complies with the following Standard. Apartments noted as Clause 55.05-6 compliant, achieve the following:

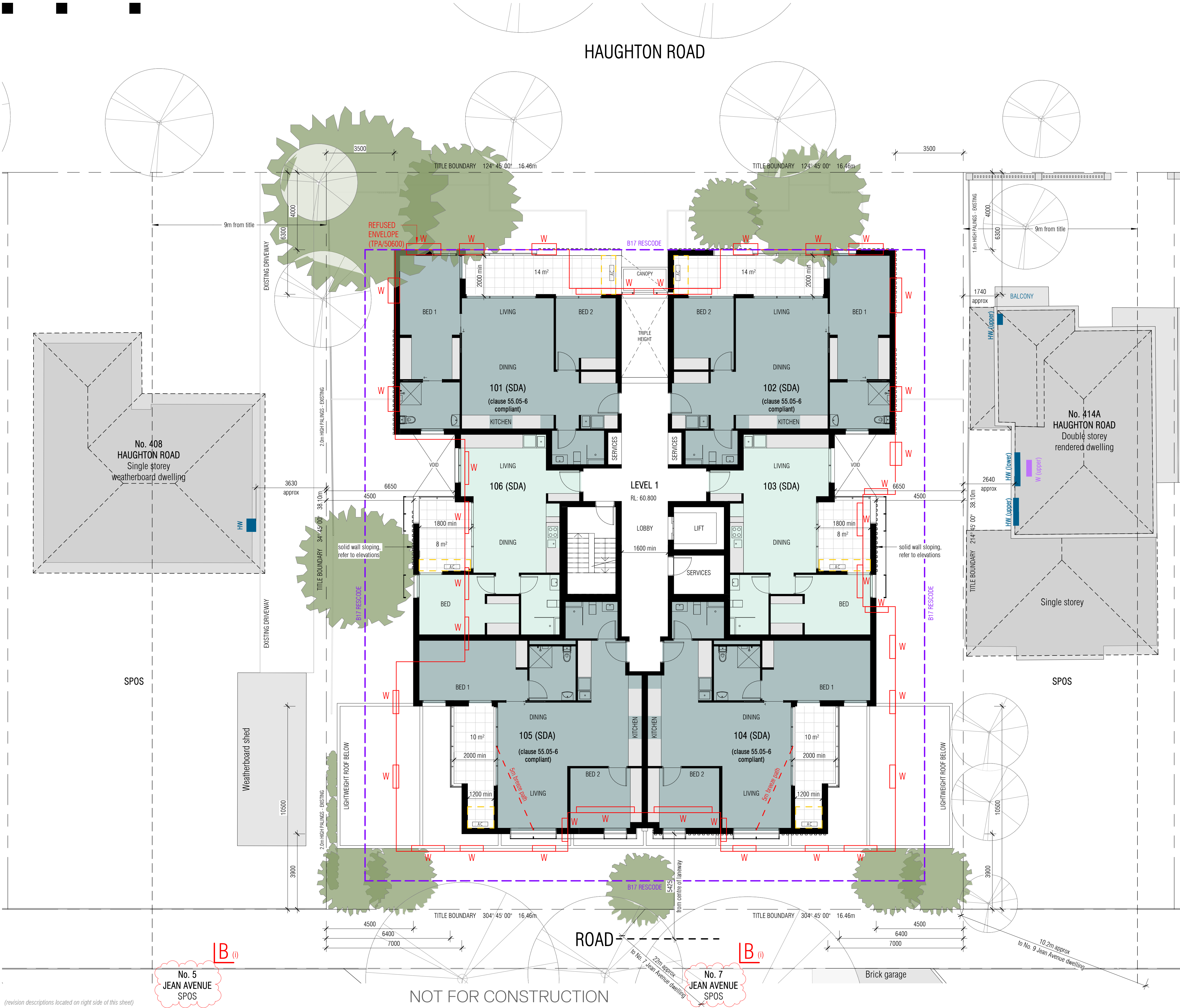
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard.

REVISION DESCRIPTION	
(i)	Clarification of front fencing. Encroachment note added
(ii)	Numbering of properties to the south corrected
(iii)	Distance from the widened crossover to the existing street tree added
(iv)	Storage cage note and side walls added
(v)	Front services note added

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP100 - B
TOWN PLANNING ISSUE	
GROUND LEVEL	

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NORTH

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1:200 @ A3



COLOUR LEGEND

- 1 Bedroom Apartment
Improved Liveability
Robust (G02 only)
- 2 Bedroom Apartment
Fully Accessible/High Physical Support (GF-L2)
Standard apartments (L3)
- OOA (On-site Overnight Assistance)
- Services
- Planting
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
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1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

Storage cages to be integrated within the building design and to have high quality finishes

PRIVATE OPEN SPACE NOTES

The development proposal complies with the following Standard (Clause 55.05-4 and 55.07-9):

DWELLING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

ACCESSIBILITY NOTES

The development proposal complies with the following Standard. Apartments noted as Clause 55.05-6 compliant, achieve the following:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard.

REVISION DESCRIPTION
(i) Numbering of properties to the south corrected
(ii) Storage cage note added

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP101 - B
TOWN PLANNING ISSUE	
LEVEL 1	

CBG

- All apartments to have a minimum energy rating of 5 stars
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(Clause 55.07-10)

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DWELLING TYPE	MINIMUM. AREA	MINIMUM. DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

The development proposal complies with the following Standard Apartments noted as Clause 55.05-6 compliant, achieve the following:

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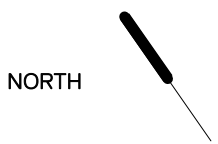
Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard

REVISION DESCRIPTION		
		(i) Numbering of properties to the south corrected
		(ii) Storage cage note added

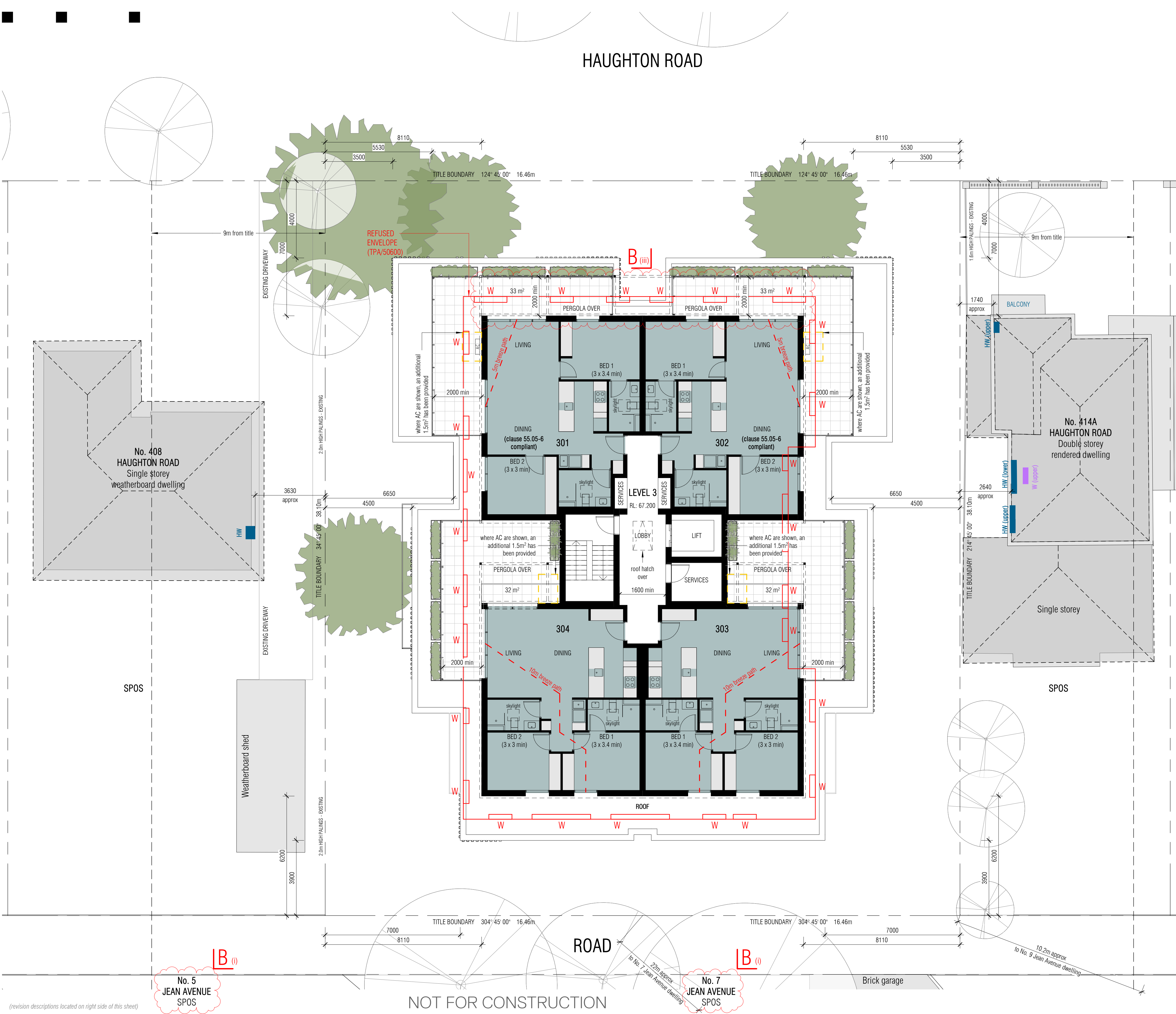
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	TP102 - B
TOWN PLANNING ISSUE	
LEVEL 2	



COLOUR LEGEND

- 1 Bedroom Apartment
Improved Liveability
Robust (G02 only)
- 2 Bedroom Apartment
Fully Accessible/High Physical Support (GF-L2)
Standard apartments (L3)
- OOA (On-site Overnight Assistance)
- Services
- Planting
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
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FUNCTIONAL LAYOUT OBJECTIVE NOTES

The development proposal complies with the Standard (Clause 55.07-12) and provides the following:
(TABLE D7 - Bedroom dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 meters	3.4 meters
All Other Bedrooms	3.0 meters	3.0 meters

NOTE: Wardrobes are provided in an addition to the minimum internal room dimensions

(TABLE D8 - Living area dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.3 meters	10.0 square meters
2 or More Bedrooms	3.6 meters	12.0 square meters

NOTE: Living area dimensions excluding dining and kitchen areas

STORAGE NOTES

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Storage cages to be integrated within the building design and to have high quality finishes

REVISION DESCRIPTION	
(i)	Numbering of properties to the south corrected
(ii)	Storage cage note added
(iii)	Pergola structure on Level 3 updated

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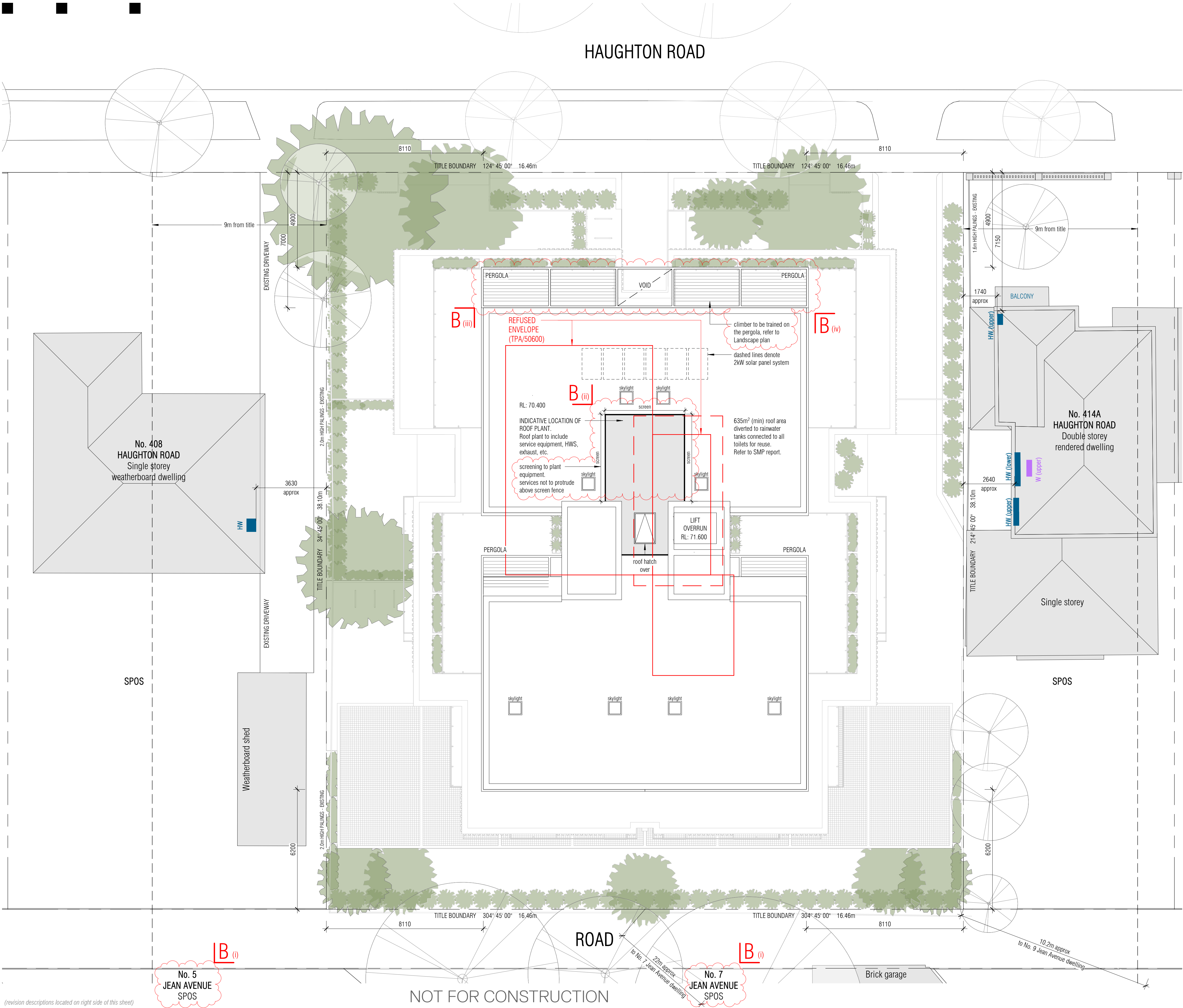
DRAWING SCALE 1:100 @ A1
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4m

NORTH

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP103 - B
TOWN PLANNING ISSUE	
LEVEL 3	

CBG



- GENERAL NOTES
- All apartments to have a minimum energy rating of 5 stars
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LANDSCAPE NOTE

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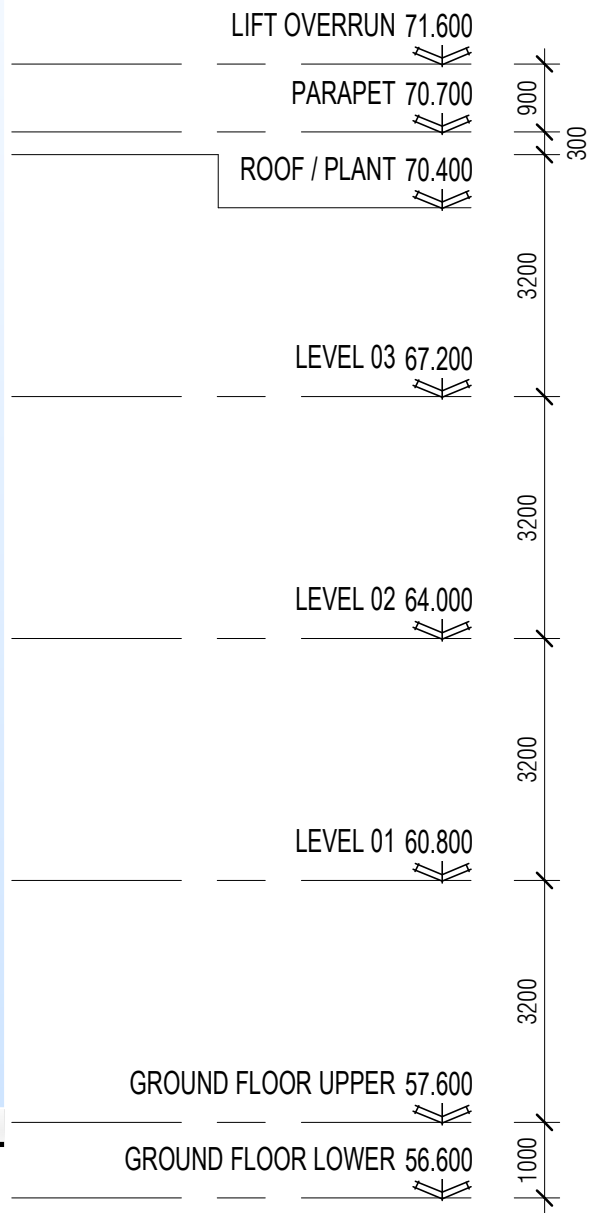
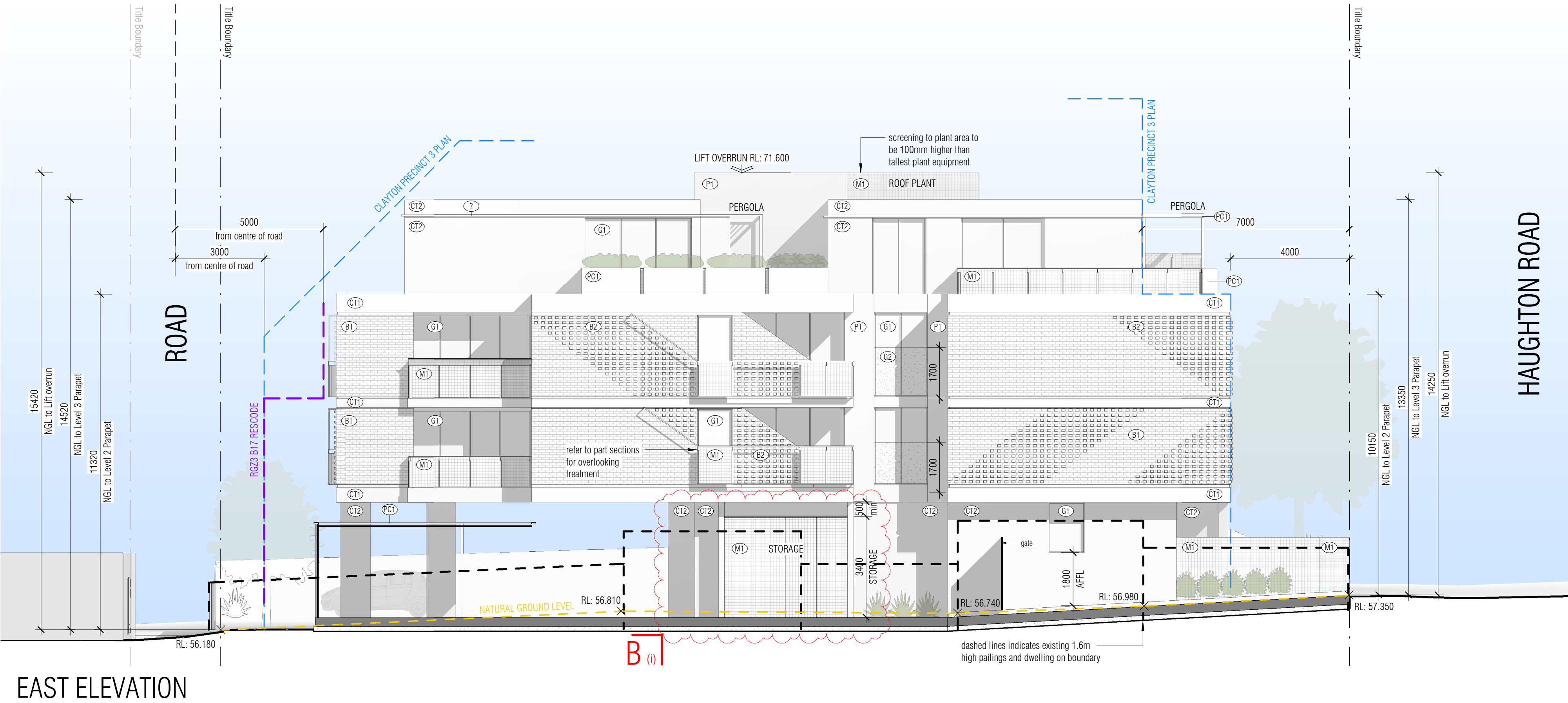
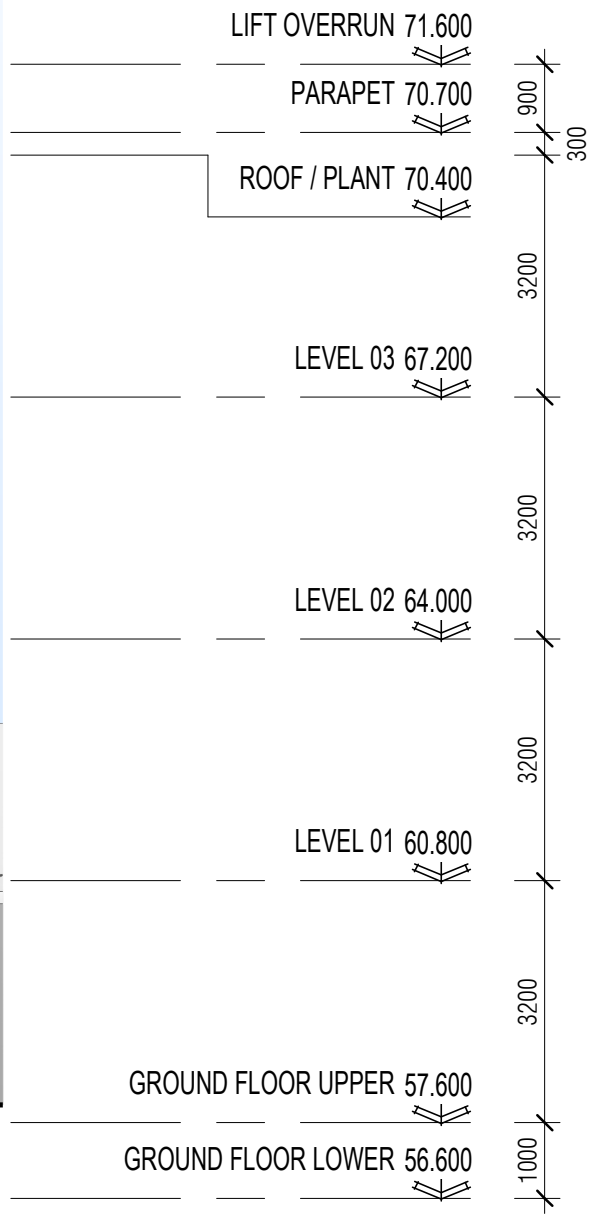
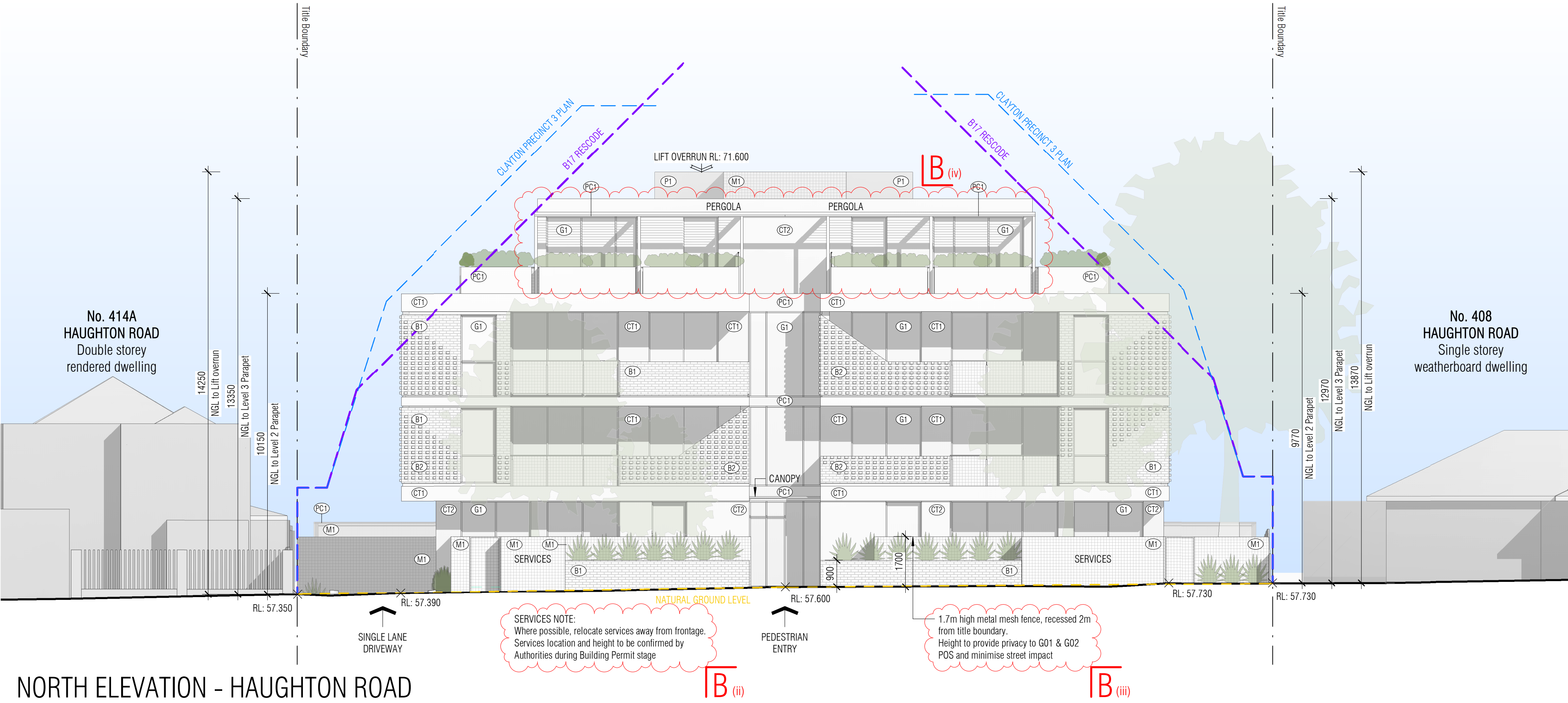
4m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021
TOWN PLANNING ISSUE	TP104 - B
ROOF PLAN	



FINISHES LEGEND

- ⊗ Finish Code
- B1 BRICK - LIGHT COLOUR
- B2 BRICK - LIGHT COLOUR + PATTERN
- CT1 CONCRETE LOOK - light grey
- CT2 CONCRETE LOOK - grey
- G1 GLASS - clear
(all glass unless otherwise specified)
- G2 GLASS - obscure
(max 25% transparency)
- M1 METAL MESH - charcoal
(max 25% openings)
- P1 PAINT - charcoal
- P2 PAINT - black
- PC1 POWDERCOAT - charcoal
(window frames and balustrades)



REVISION DESCRIPTION	
(i)	Storage cabinets shown on elevation plans, finish and height added
(ii)	Front services note added
(iii)	Front fencing note added
(iv)	Pergola structure on Level 3 updated

(revision descriptions located on right side of this sheet)

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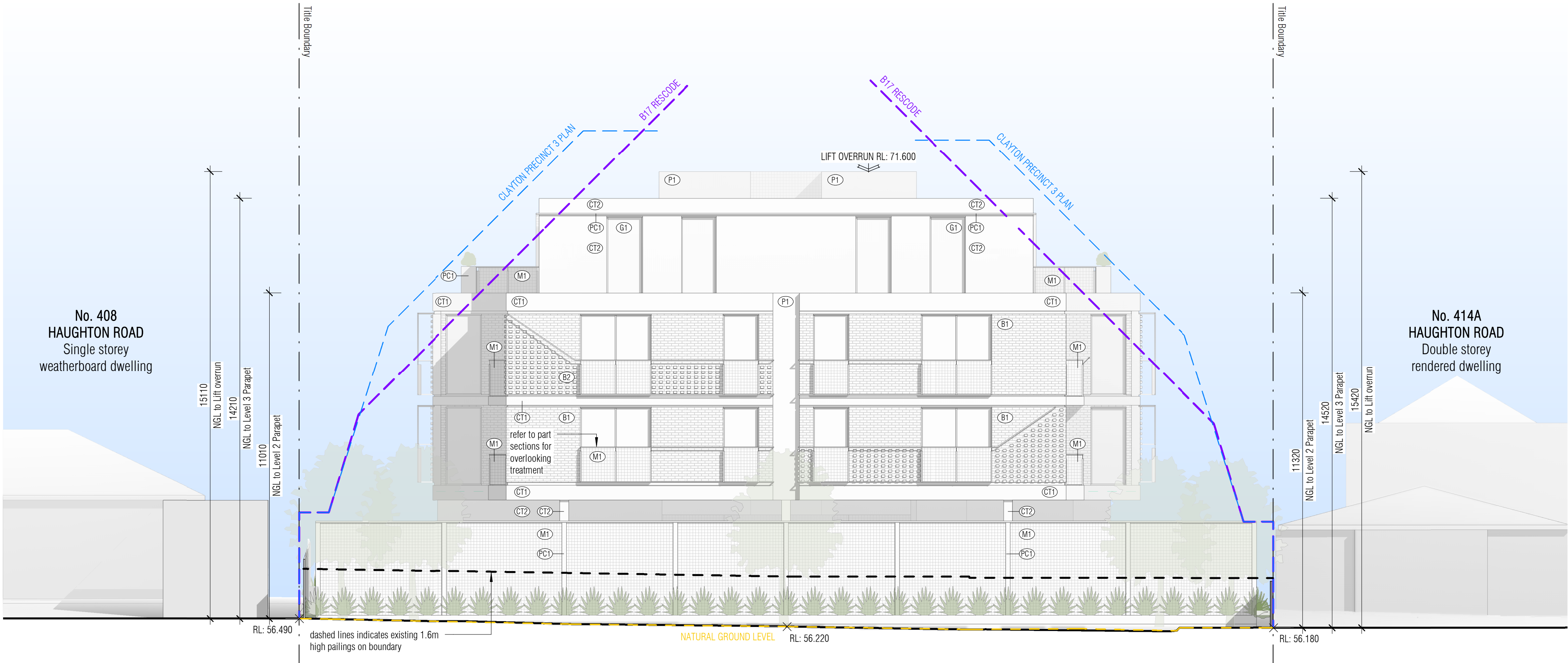
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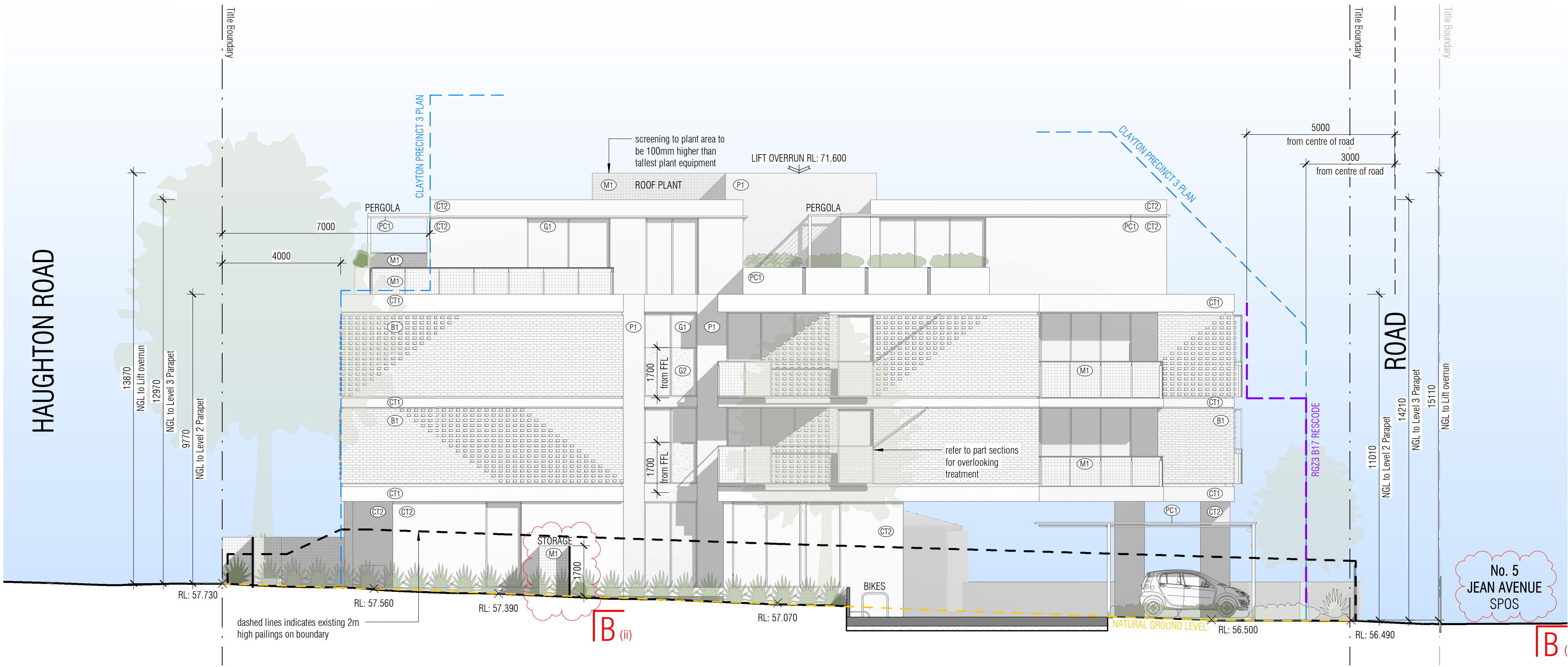


410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP200 - B
TOWN PLANNING ISSUE ELEVATIONS	

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SOUTH ELEVATION - ROAD



WEST ELEVATION

(revision descriptions located on right side of this sheet)

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4m

FINISHES LEGEND

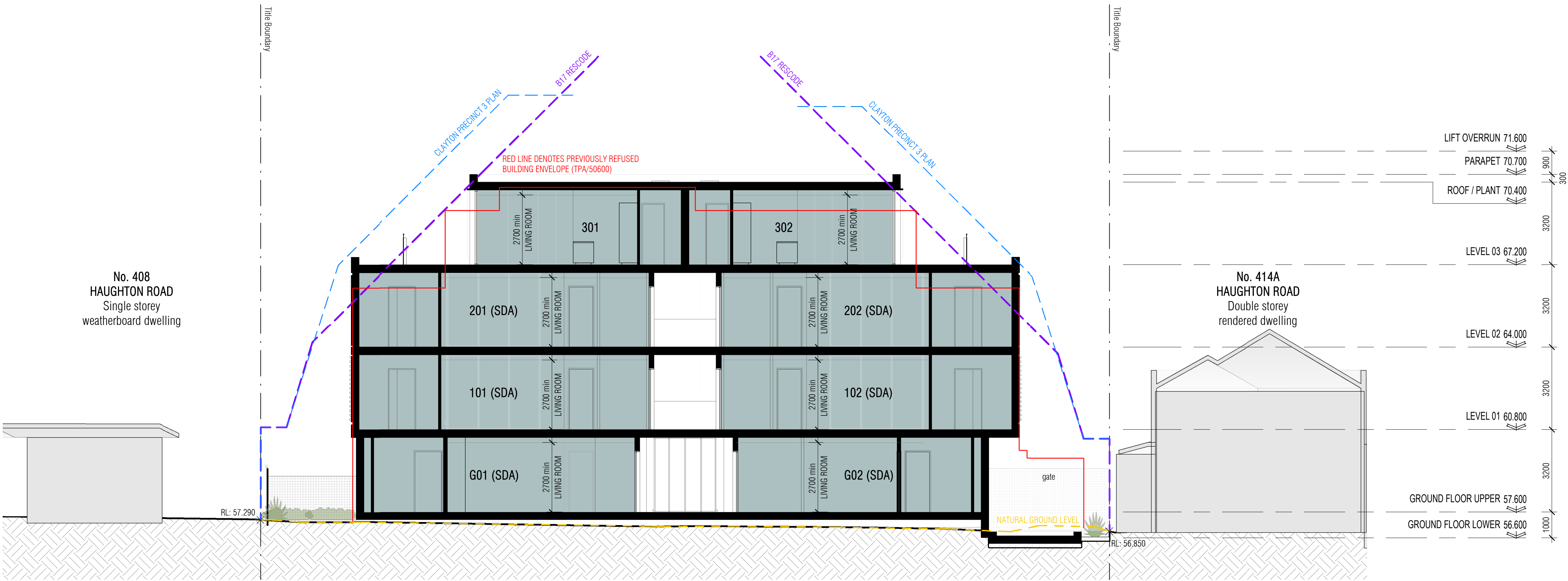
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(all glass unless otherwise specified)
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(window frames and balustrades)

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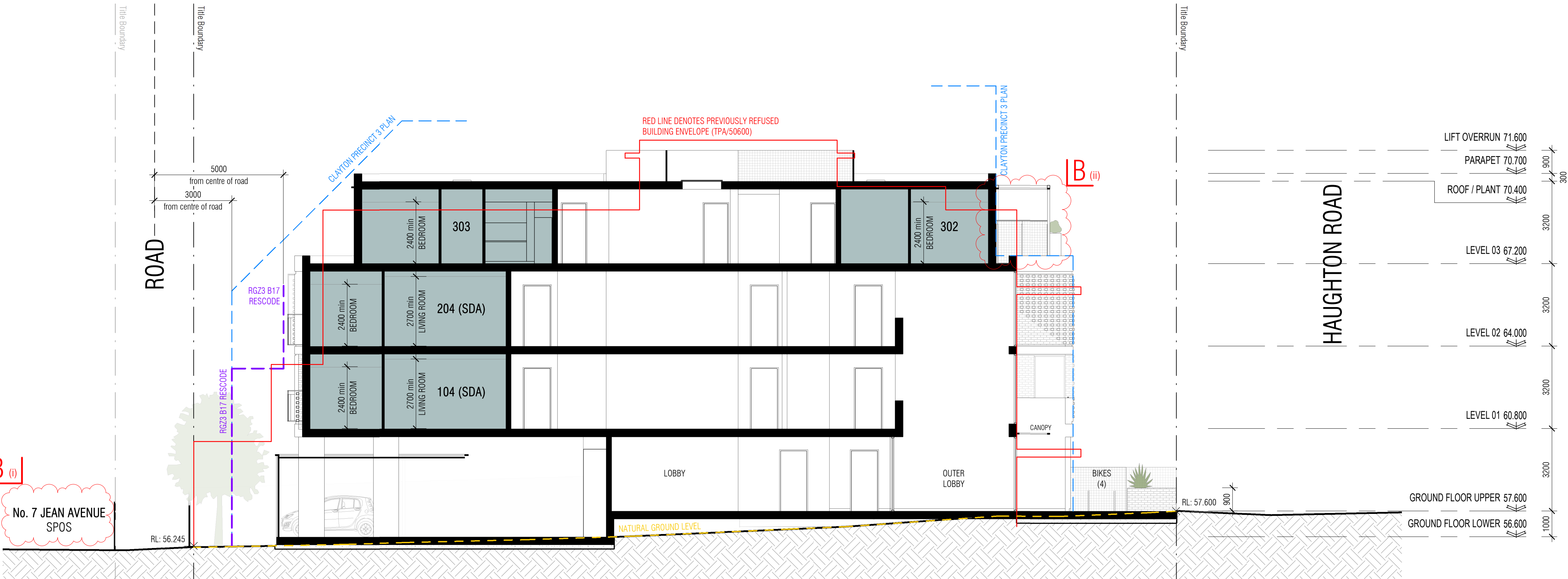
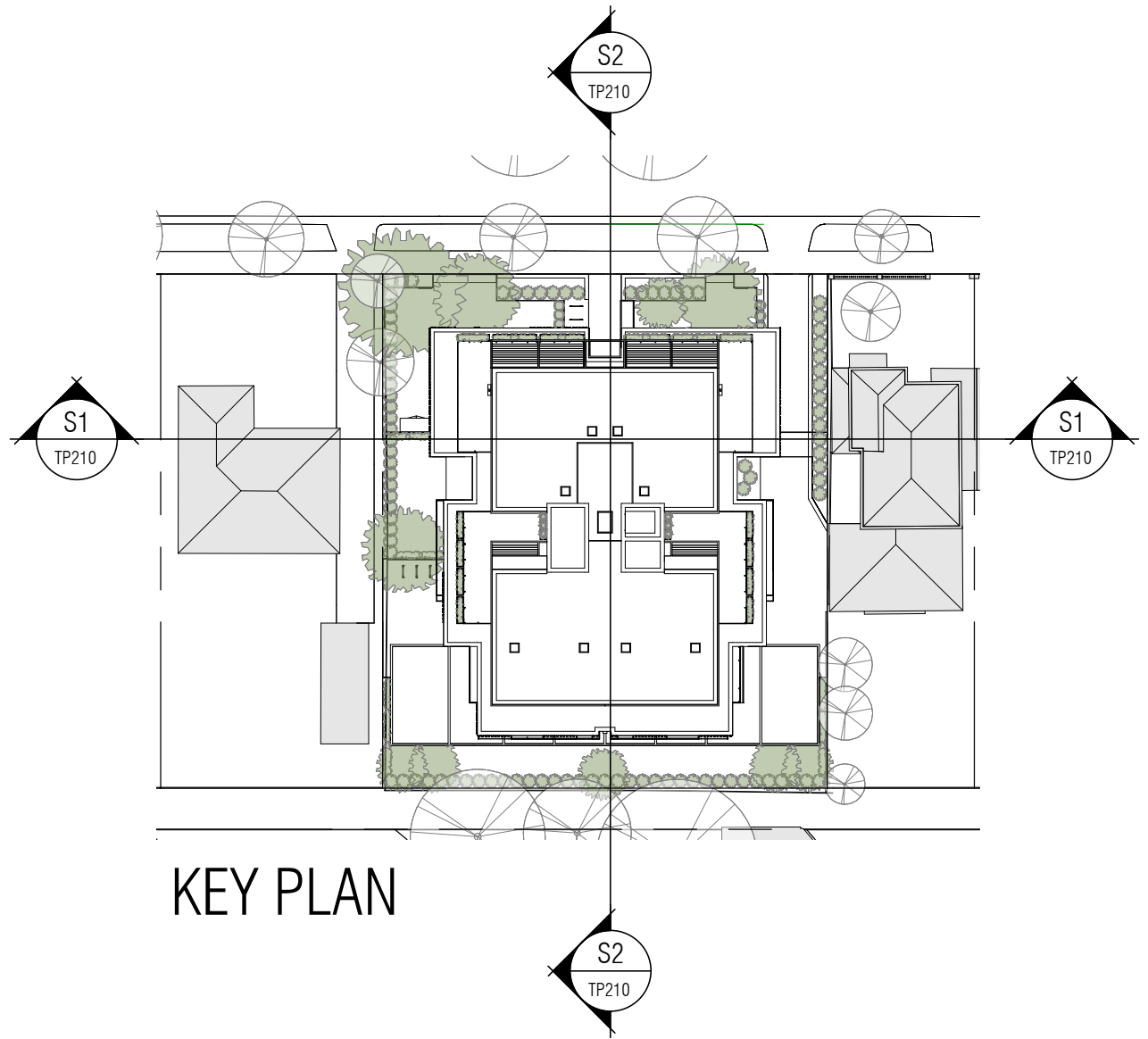
REVISION DESCRIPTION	
(i)	Numbering of properties to the south corrected
(ii)	Storage cabinets shown on elevation plans, finish and height added
(ii)	Pergola structure on Level 3 updated

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP201 - B
TOWN PLANNING ISSUE	
ELEVATIONS	

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SECTION 1



SECTION 2

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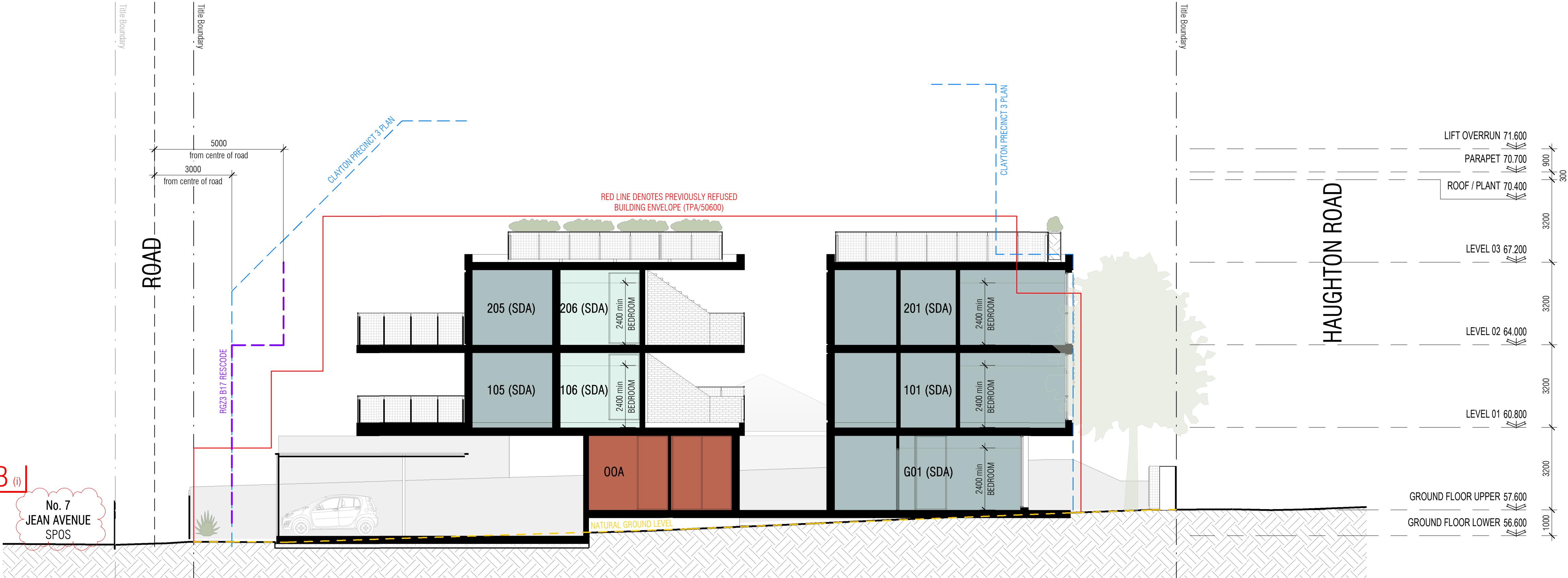
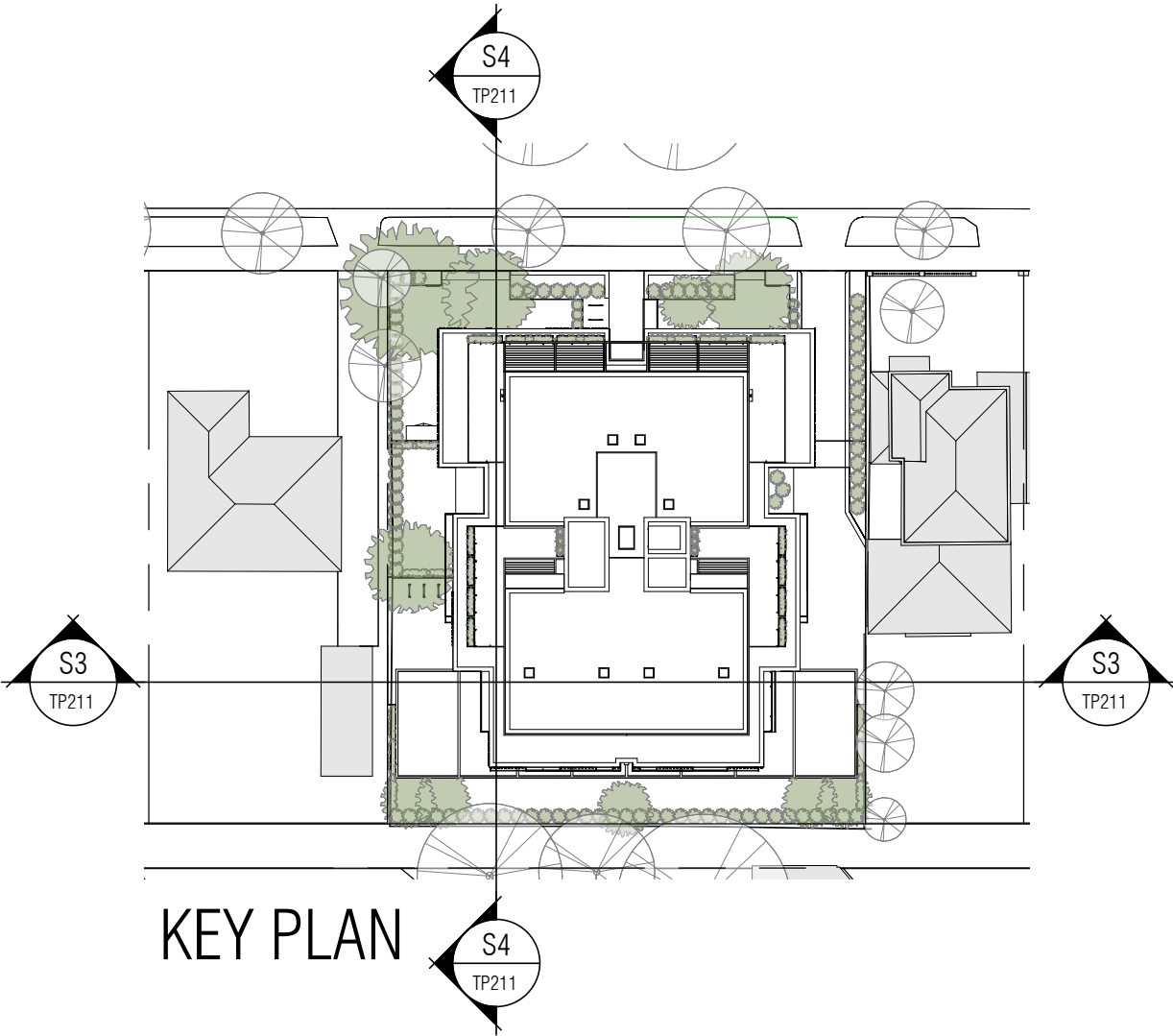
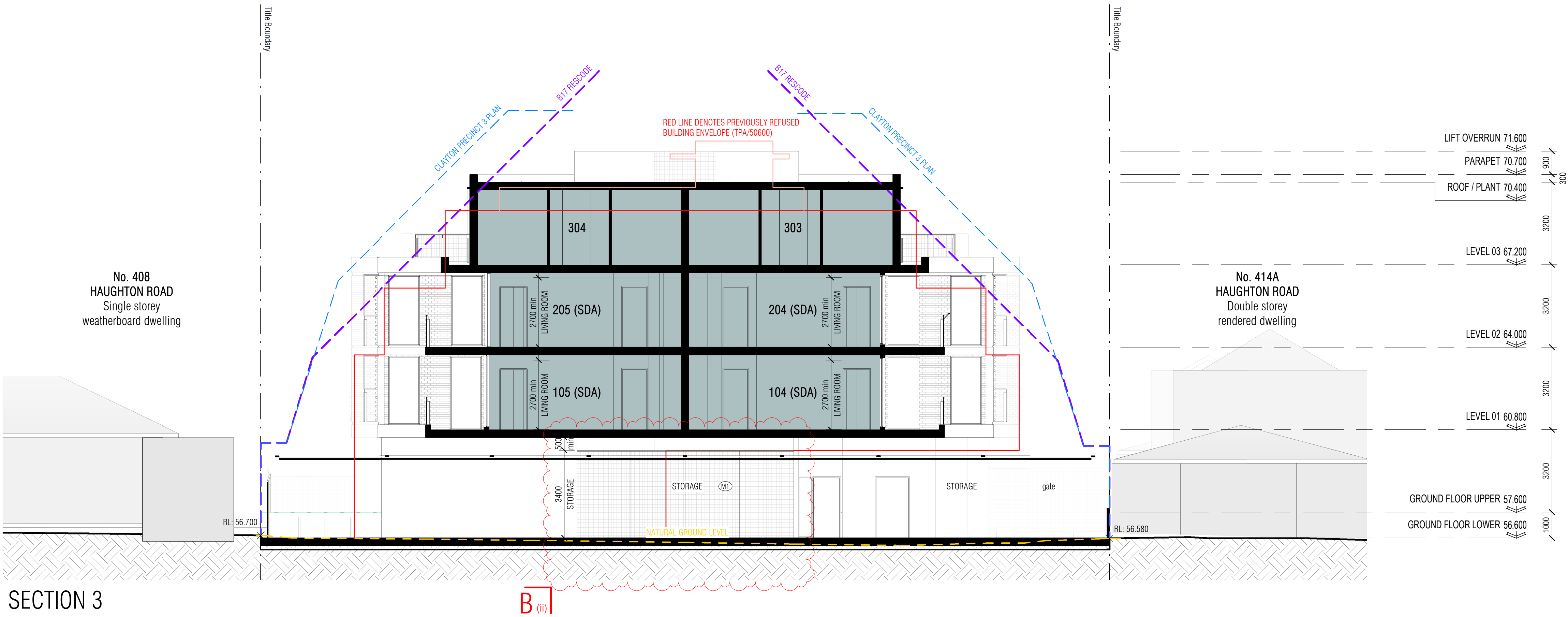
DRAWING SCALE
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1:200 @ A3

4m

REVISION DESCRIPTION	
(i)	Numbering of properties to the south corrected
(ii)	Pergola structure on Level 3 updated

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP210 - B
TOWN PLANNING ISSUE	
SECTIONS	

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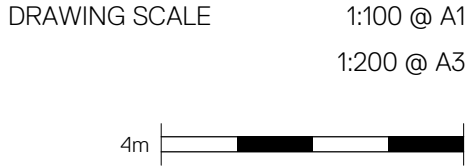
SECTION 4

(revision descriptions located on right side of this sheet)

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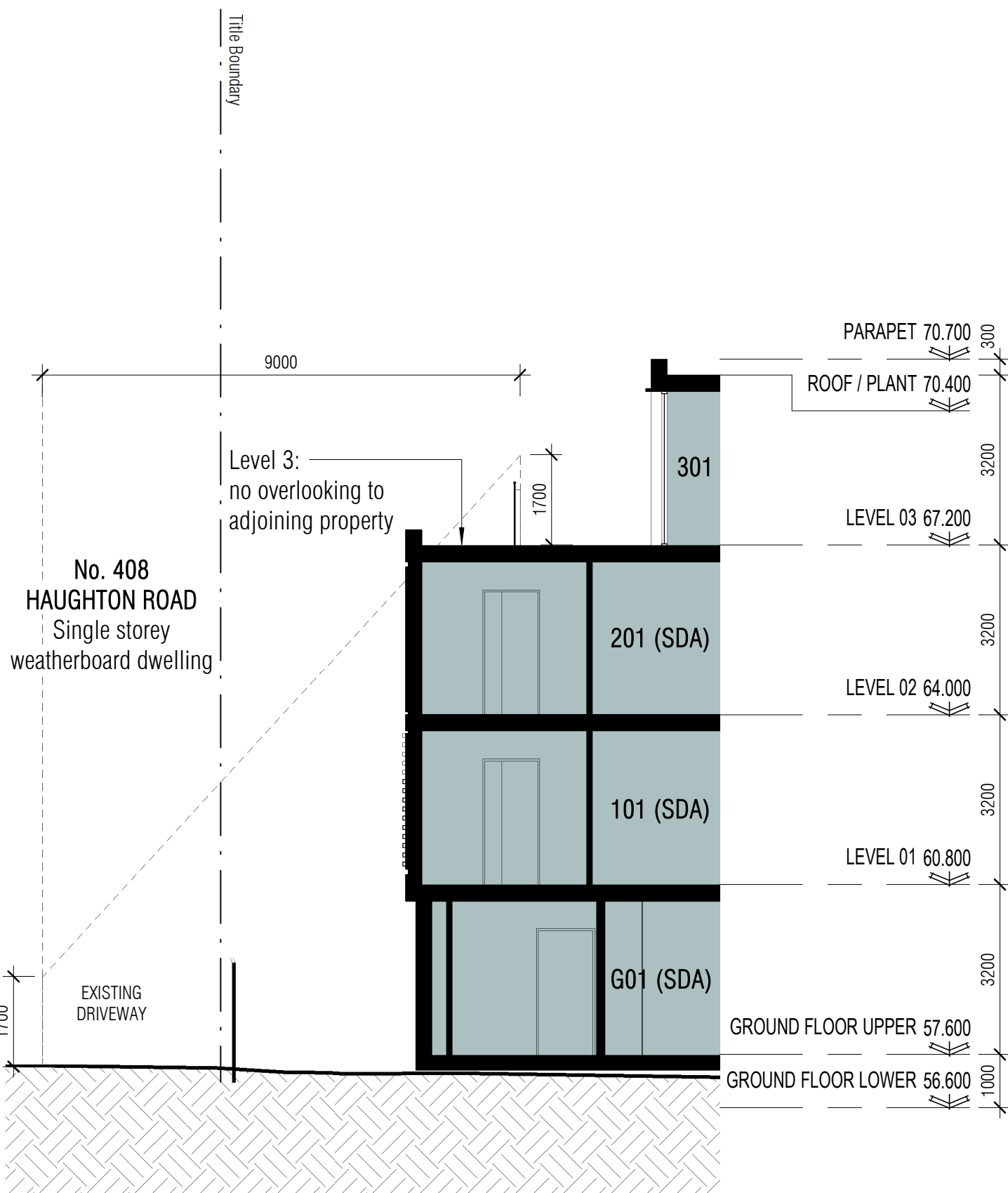
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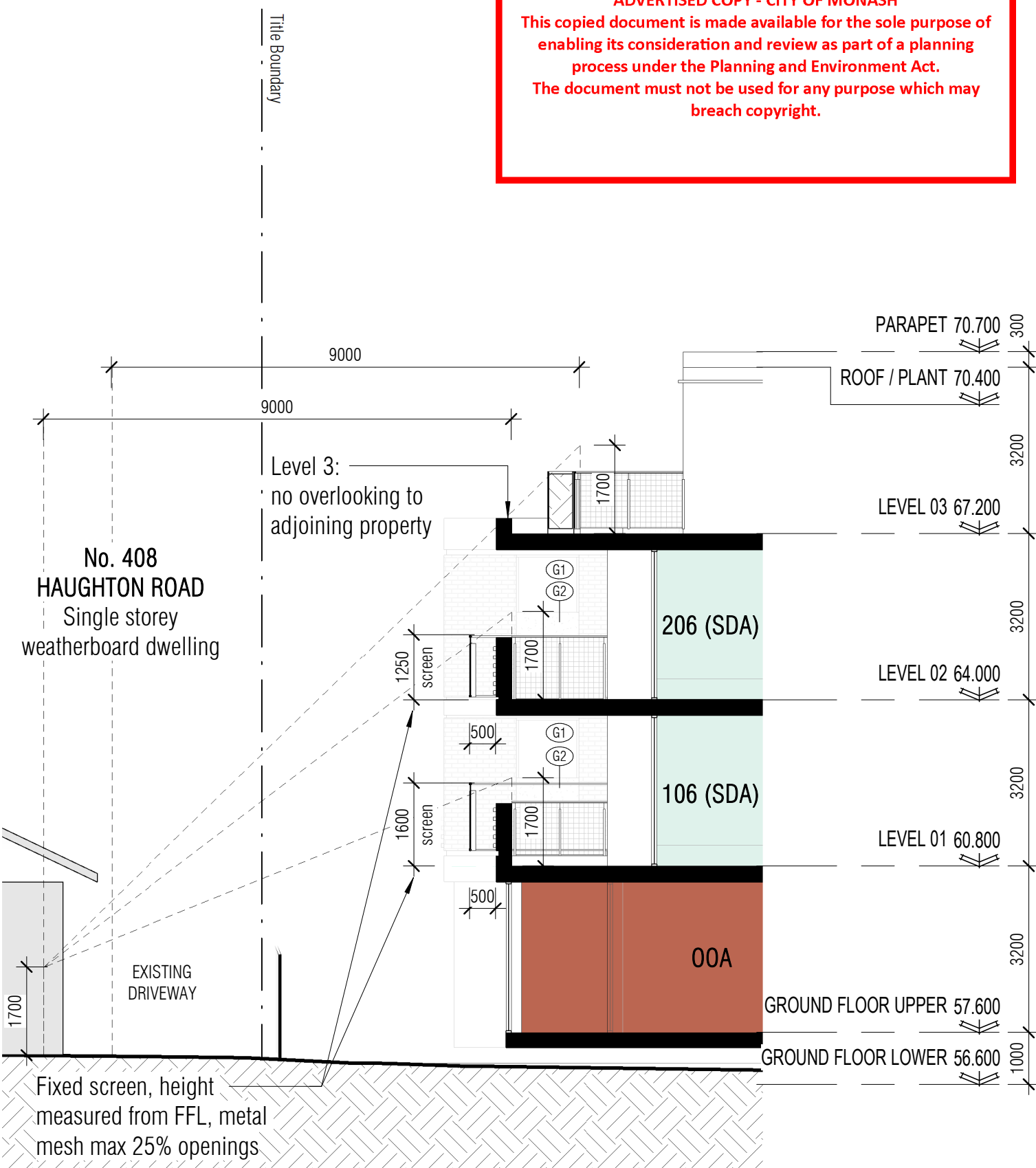
REVISION DESCRIPTION	
(i)	Numbering of properties to the south corrected
(ii)	Storage cabinets shown on elevation plans, finish and height added

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP211 - B
TOWN PLANNING ISSUE	
SECTIONS	

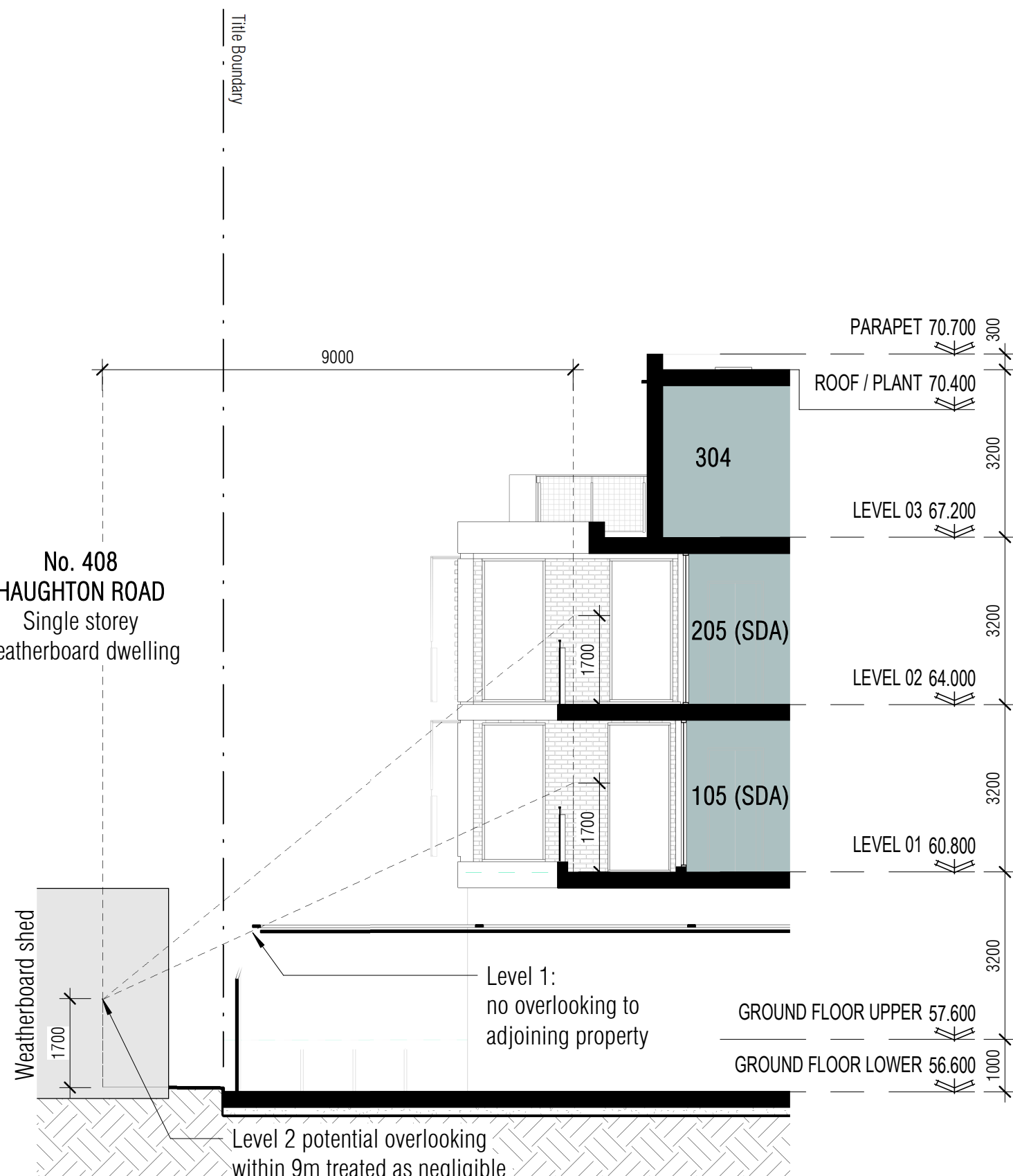
CBG



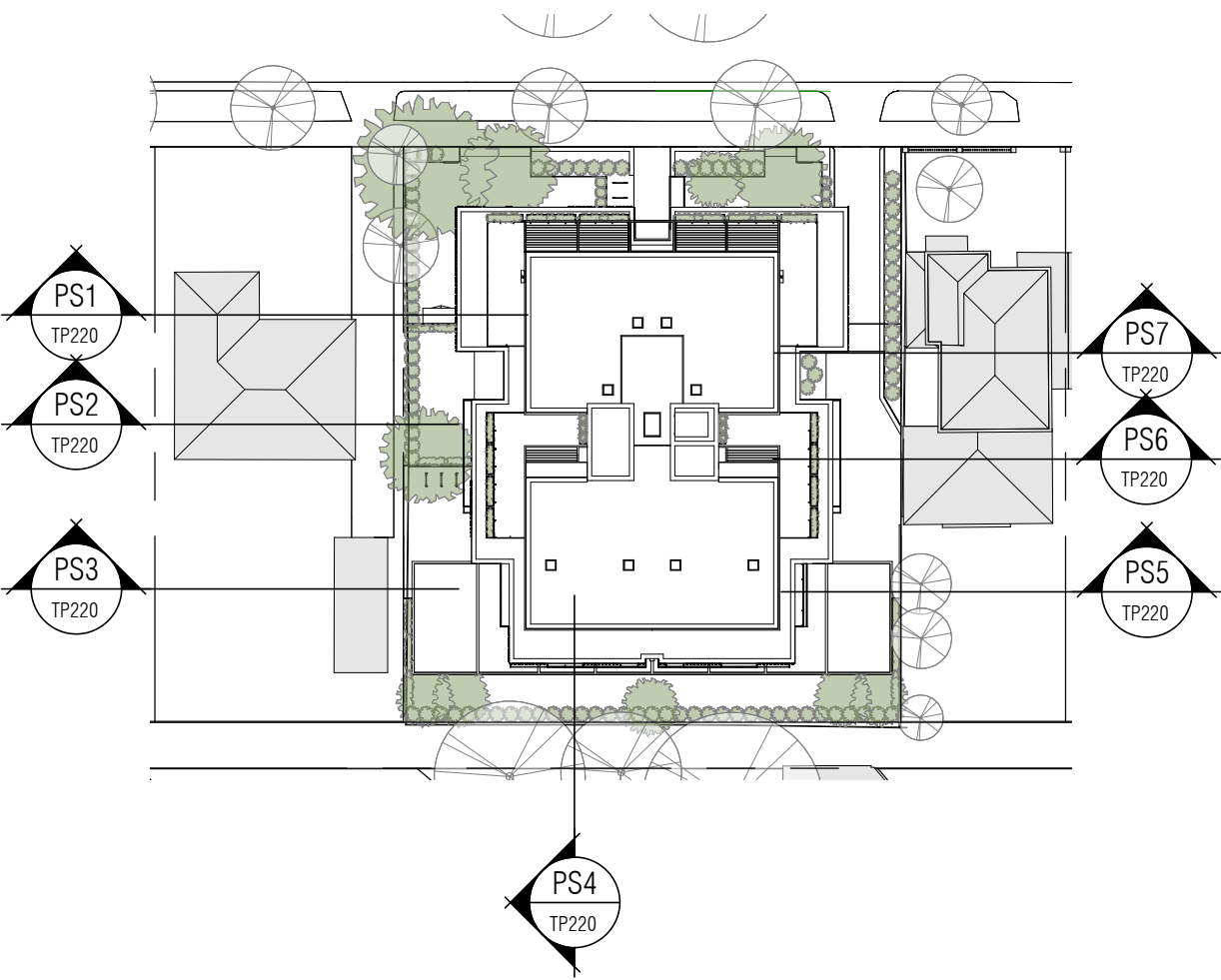
PART SECTION 1



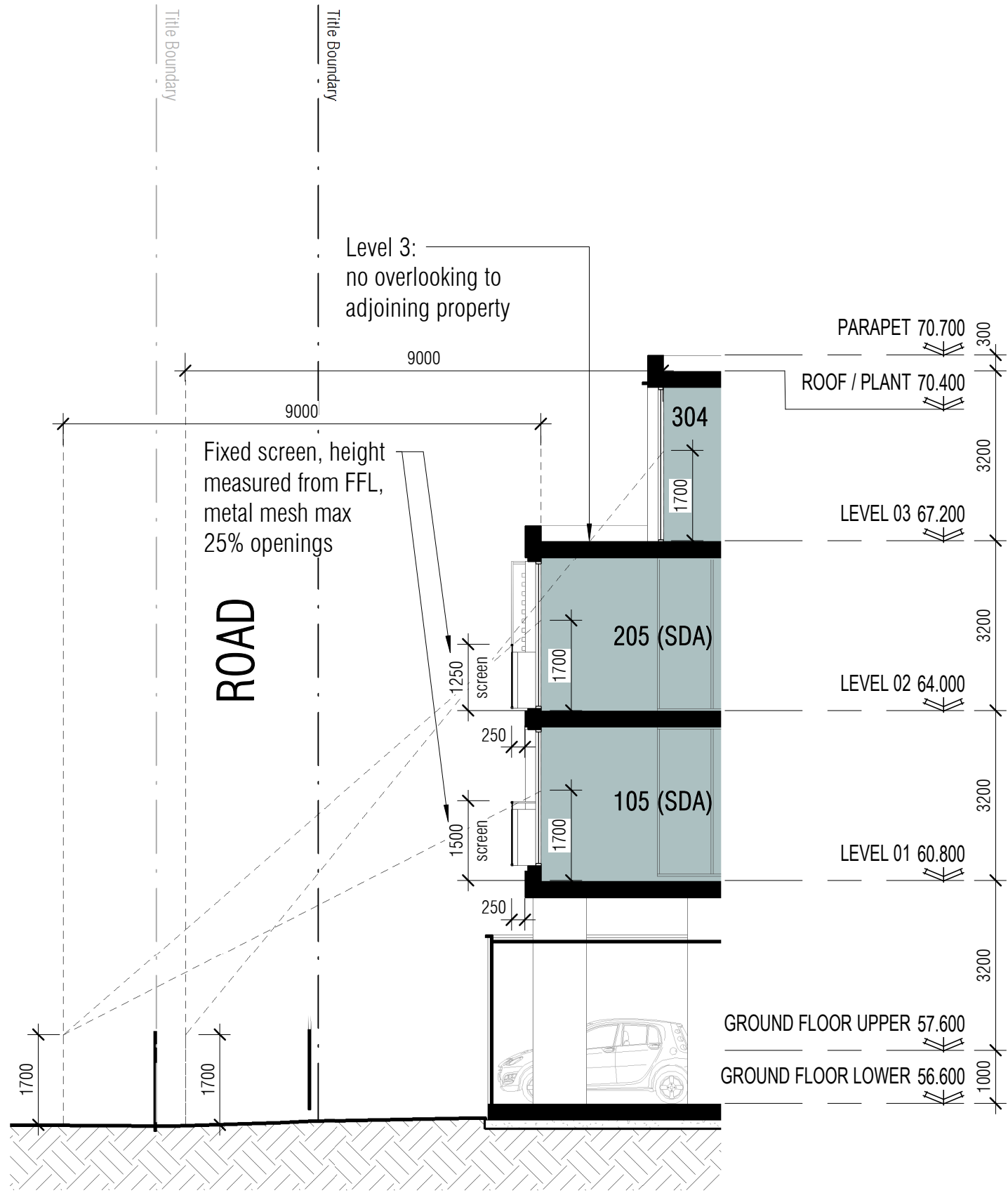
PART SECTION 2



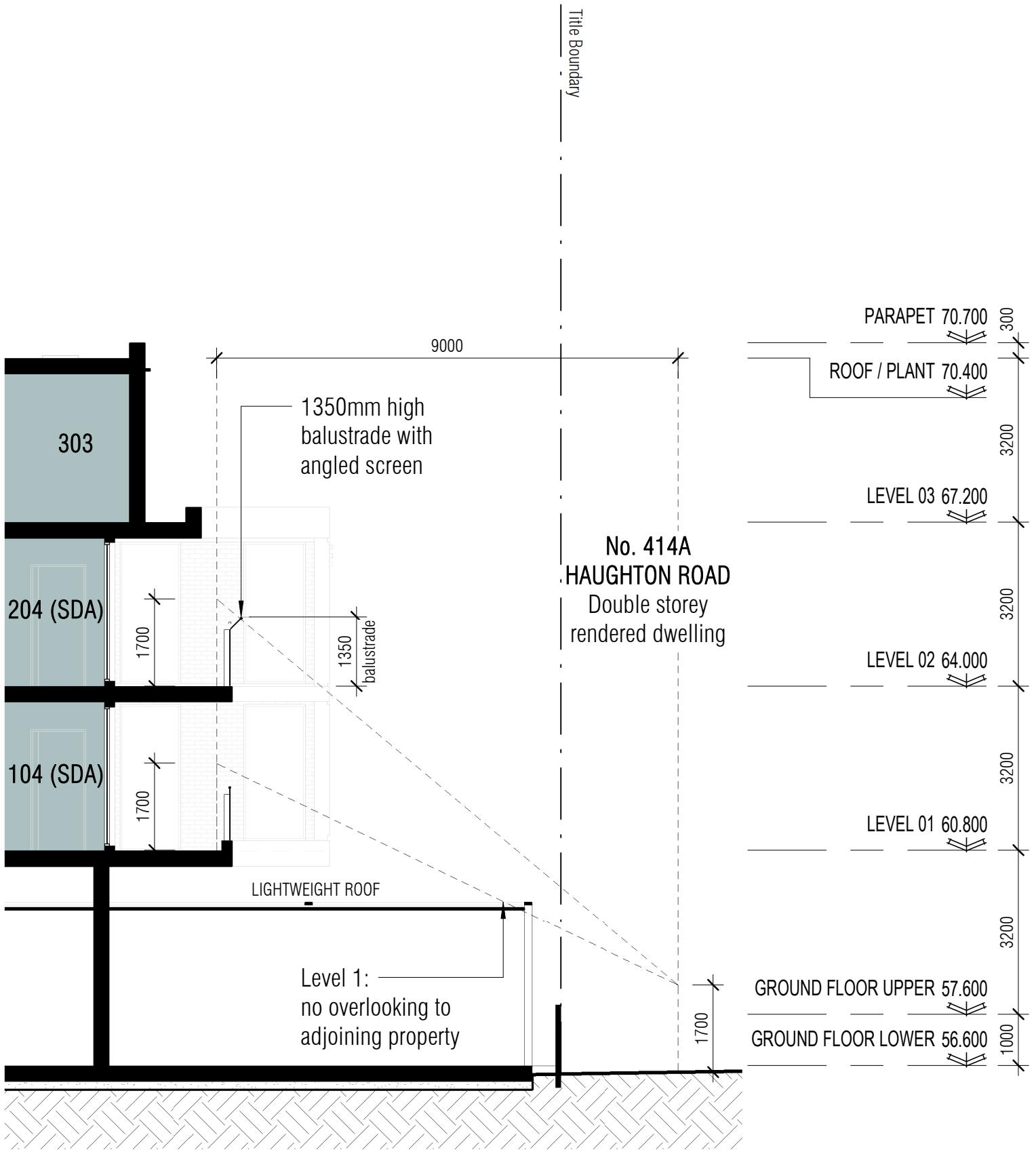
PART SECTION 3



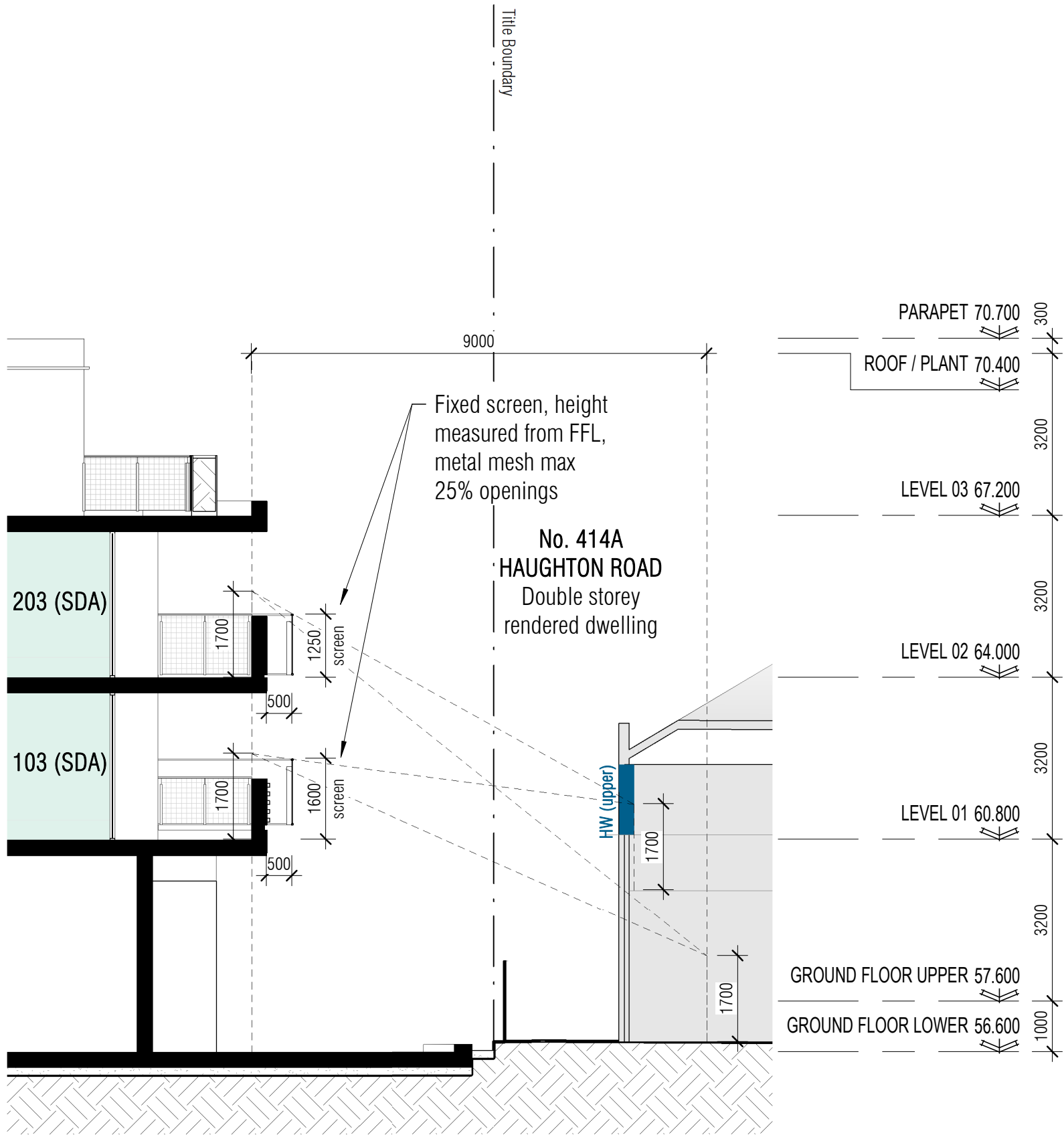
KEY PLAN



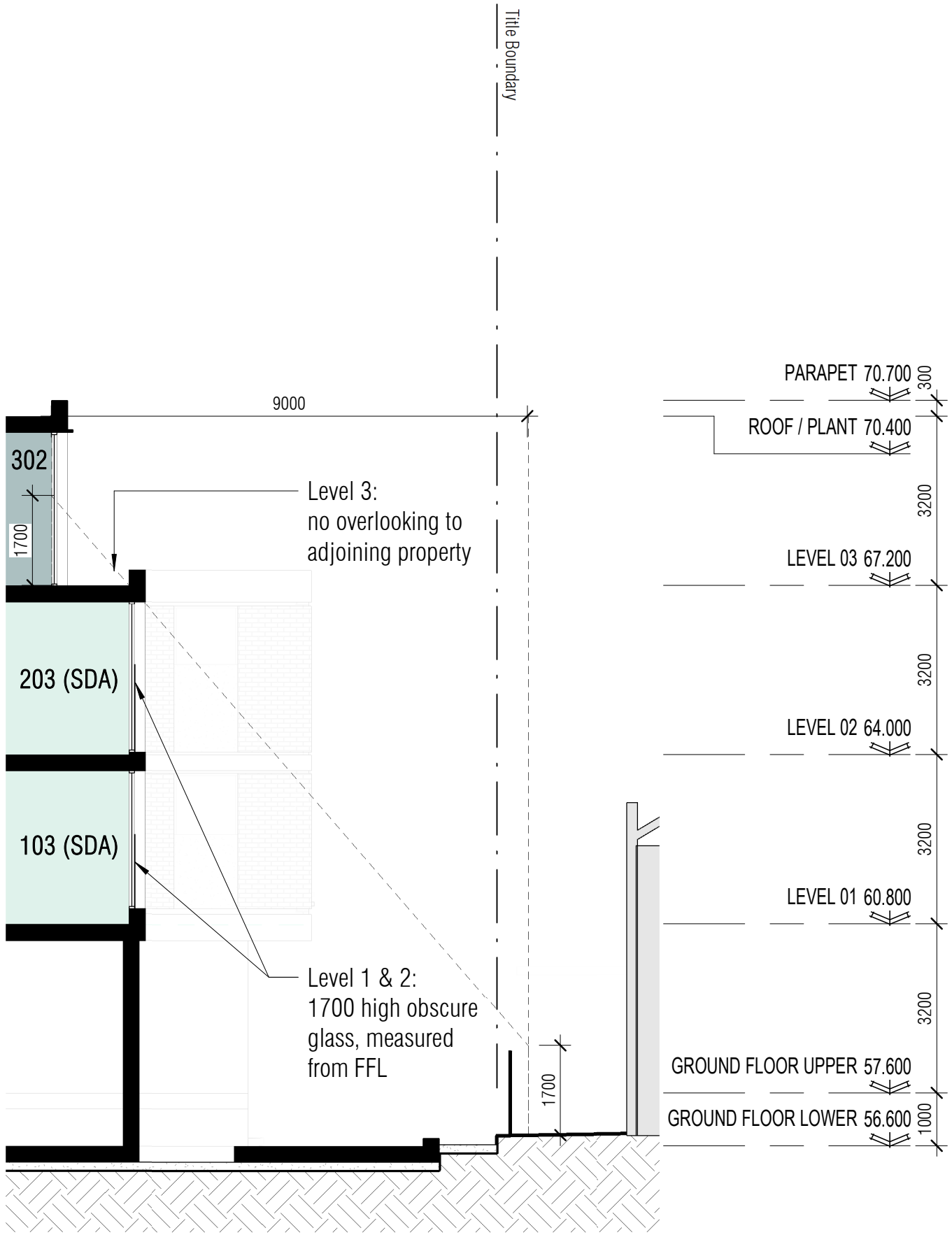
PART SECTION 4



PART SECTION 5



PART SECTION 6



PART SECTION 7

REVISION DESCRIPTION	
	(no changes)

NOT FOR CONSTRUCTION

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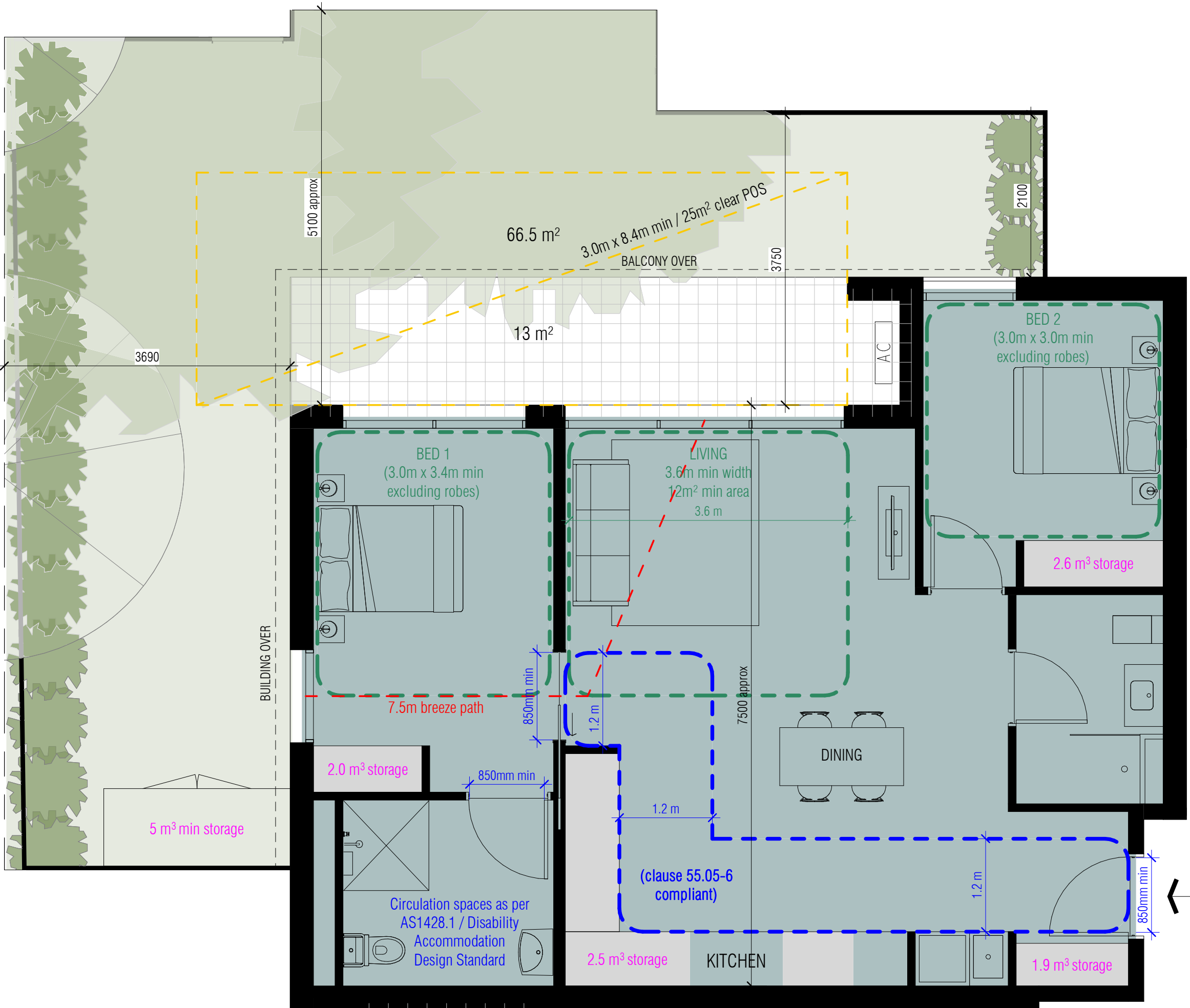
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DRAWING SCALE
1:100 @ A1
1:200 @ A3

4m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP220 - B
TOWN PLANNING ISSUE	
PART SECTIONS	

CBG



APARTMENT G01 (SDA)

NO. OF APARTMENTS: 1 (one)

FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT

STORAGE
Standard (Clause 55.07-10): 9.0m³ min Internal + 5.0m³ min External

NATURAL VENTILATION
Standard (Clause 55.07-15): COMPLIANT

PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT

ACCESSIBILITY
Standard (Clause 55.05-6): COMPLIANT

REVISION DESCRIPTION		
	(i)	Storage cage note added

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

RESIDENTIAL PROPOSAL TOWN PLANNING

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APARTMENT G02 (SDA)

NO. OF APARTMENTS: 1 (one)

FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT

NATURAL VENTILATION
Standard (Clause 55.07-15): COMPLIANT

STORAGE
Standard (Clause 55.07-10): 14.0m³ min Internal

PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT

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COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Planting
- Balcony / Terrace Area

FUNCTIONAL LAYOUT OBJECTIVE NOTES

The development proposal complies with the Standard (Clause 55.07-12) and provides the following:
(TABLE D7 - Bedroom dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 meters	3.4 meters
All Other Bedrooms	3.0 meters	3.0 meters

NOTE: Wardrobes are provided in an addition to the minimum internal room dimensions

(TABLE D8 - Living area dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.3 meters	10.0 square meters
2 or More Bedrooms	3.6 meters	12.0 square meters

NOTE: Living area dimensions excluding dining and kitchen areas

STORAGE NOTES

The development proposal complies with the following Standard (Clause 55.07-10)

Each dwelling to have access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) to meet the requirement :

DWELLING TYPE	MIN. STORAGE VOLUME	MIN. STORAGE VOLUME IN THE DWELLING
1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

B (i) Storage cages to be integrated within the building design and to have high quality finishes

NATURAL VENTILATION NOTES

The development proposal complies with the following Standard (Clause 55.07-15)

At least 40% of dwelling to provide effective cross ventilation with a maximum breeze path of 18 meters and a minium path of 5 metres. Ventilation openings to have approximately the same area.

PRIVATE OPEN SPACE NOTES

The development proposal complies with the following Standard (Clause 55.05-4 and 55.07-9):

DWELLING TYPE	MINIMUM. AREA	MINIMUM. DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

ACCESSIBILITY NOTES

The development proposal complies with the following Standard. Apartments noted as Clause 55.05-6 compliant, achieve the following:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

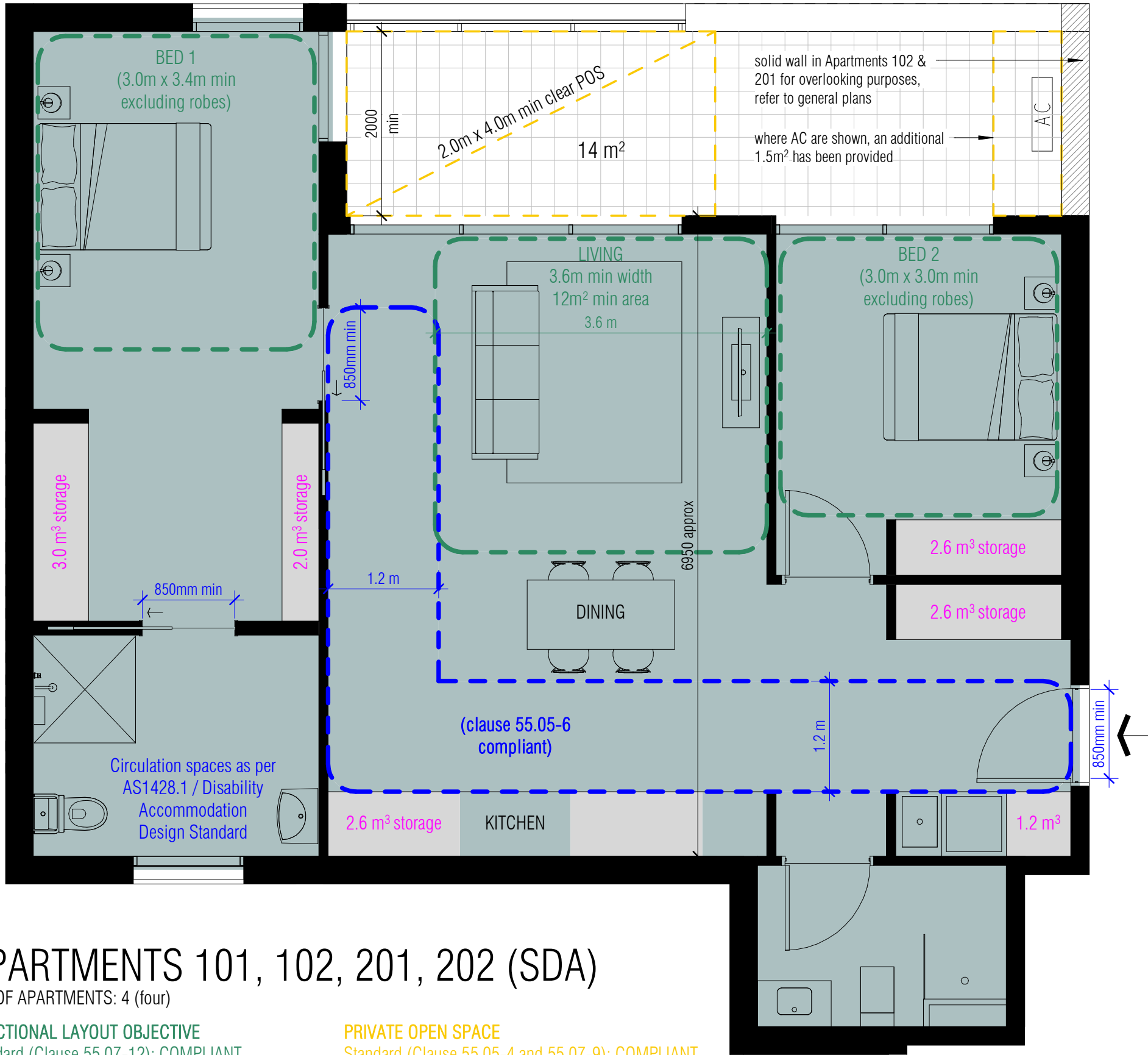
Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard.

DRAWING SCALE 1:50 @ A1
1:100 @ A3

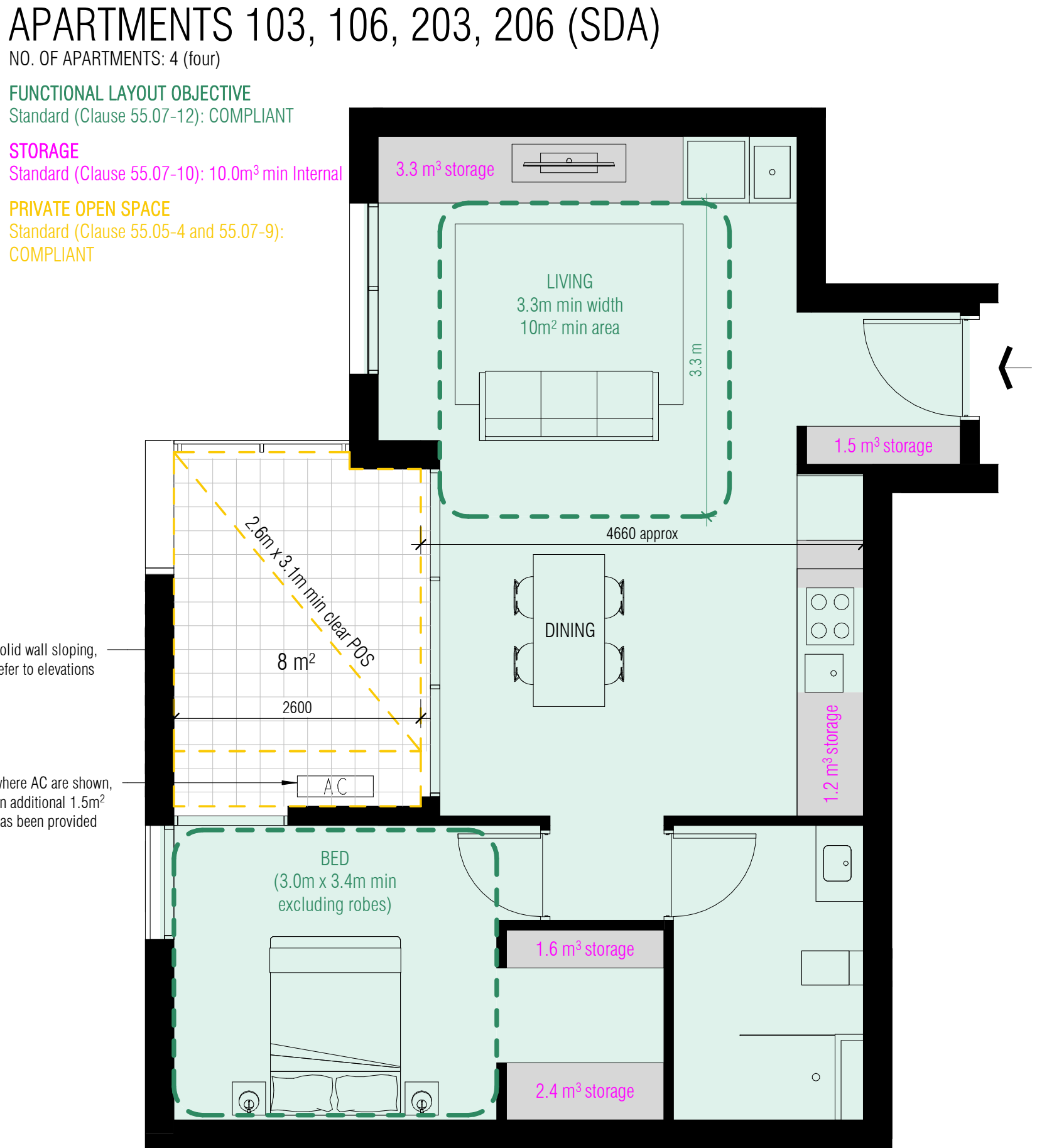


2m

	2021
410-412 HAUGHTON ROAD CLAYTON, VIC	TP600 - B
TOWN PLANNING ISSUE	
TYPICAL LAYOUTS	



APARTMENTS 101, 102, 201, 202 (SDA)
NO. OF APARTMENTS: 4 (four)
FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT
STORAGE
Standard (Clause 55.07-10): 14.0m² min Internal
PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT
ACCESSIBILITY
Standard (Clause 55.05-6): COMPLIANT



(revision descriptions located on right side of this sheet)

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APARTMENTS 104, 105, 204, 205 (SDA)
NO. OF APARTMENTS: 4 (four)
FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT
STORAGE
Standard (Clause 55.07-10): 11.0m³ min Internal + 3.0m³ min External
NATURAL VENTILATION
Standard (Clause 55.07-15): COMPLIANT
PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT
ACCESSIBILITY
Standard (Clause 55.05-6): COMPLIANT

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COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Planting
- Balcony / Terrace Area

FUNCTIONAL LAYOUT OBJECTIVE NOTES

The development proposal complies with the Standard (Clause 55.07-12) and provides the following:
(TABLE D7 - Bedroom dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 meters	3.4 meters
All Other Bedrooms	3.0 meters	3.0 meters

NOTE: Wardrobes are provided in an addition to the minimum internal room dimensions

(TABLE D8 - Living area dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.3 meters	10.0 square meters
2 or More Bedrooms	3.6 meters	12.0 square meters

NOTE: Living area dimensions excluding dining and kitchen areas

STORAGE NOTES

The development proposal complies with the following Standard (Clause 55.07-10)

Each dwelling to have access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) to meet the requirement :

DWELLING TYPE	MIN. STORAGE VOLUME	MIN. STORAGE VOLUME IN THE DWELLING
1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

B(i) Storage cages to be integrated within the building design and to have high quality finishes

NATURAL VENTILATION NOTES

The development proposal complies with the following Standard (Clause 55.07-15)

At least 40% of dwelling to provide effective cross ventilation with a maximum breeze path of 18 meters and a minium path of 5 metres. Ventilation openings to have approximately the same area.

PRIVATE OPEN SPACE NOTES

The development proposal complies with the following Standard (Clause 55.05-4 and 55.07-9):

DWELLING TYPE	MINIMUM. AREA	MINIMUM. DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

ACCESSIBILITY NOTES

The development proposal complies with the following Standard. Apartments noted as Clause 55.05-6 compliant, achieve the following:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard.

REVISION	DESCRIPTION
(i)	Storage cage note added

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

DRAWING SCALE 1:50 @ A1 1:100 @ A3



2m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP601 - B
TOWN PLANNING ISSUE	
TYPICAL LAYOUTS	

CBG

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Planting
- Balcony / Terrace Area

FUNCTIONAL LAYOUT OBJECTIVE NOTES

The development proposal complies with the Standard (Clause 55.07-12) and provides the following:
(TABLE D7 - Bedroom dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 meters	3.4 meters
All Other Bedrooms	3.0 meters	3.0 meters

NOTE: Wardrobes are provided in an addition to the minimum internal room dimensions

(TABLE D8 - Living area dimensions)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.3 meters	10.0 square meters
2 or More Bedrooms	3.6 meters	12.0 square meters

NOTE: Living area dimensions excluding dining and kitchen areas

STORAGE NOTES

The development proposal complies with the following Standard (Clause 55.07-10)

Each dwelling to have access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) to meet the requirement :

DWELLING TYPE	MIN. STORAGE VOLUME	MIN. STORAGE VOLUME IN THE DWELLING
1 BED	10 cubic meters	6 cubic meters
2 BED	14 cubic meters	9 cubic meters

B(i) Storage cages to be integrated within the building design and to have high quality finishes

NATURAL VENTILATION NOTES

The development proposal complies with the following Standard (Clause 55.07-15)

At least 40% of dwelling to provide effective cross ventilation with a maximum breeze path of 18 meters and a minimum path of 5 metres. Ventilation openings to have approximately the same area.

PRIVATE OPEN SPACE NOTES

The development proposal complies with the following Standard (Clause 55.05-4 and 55.07-9):

DWELLING TYPE	MINIMUM. AREA	MINIMUM. DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

ACCESSIBILITY NOTES

The development proposal complies with the following Standard. Apartments noted as Clause 55.05-6 compliant, achieve the following:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

Note: Circulation spaces in adaptable bathroom as per AS1428.1 (Australian Standard - Design for access and mobility) and Disability Accommodation Design Standard.



APARTMENTS 301, 302

NO. OF APARTMENTS: 2 (two)

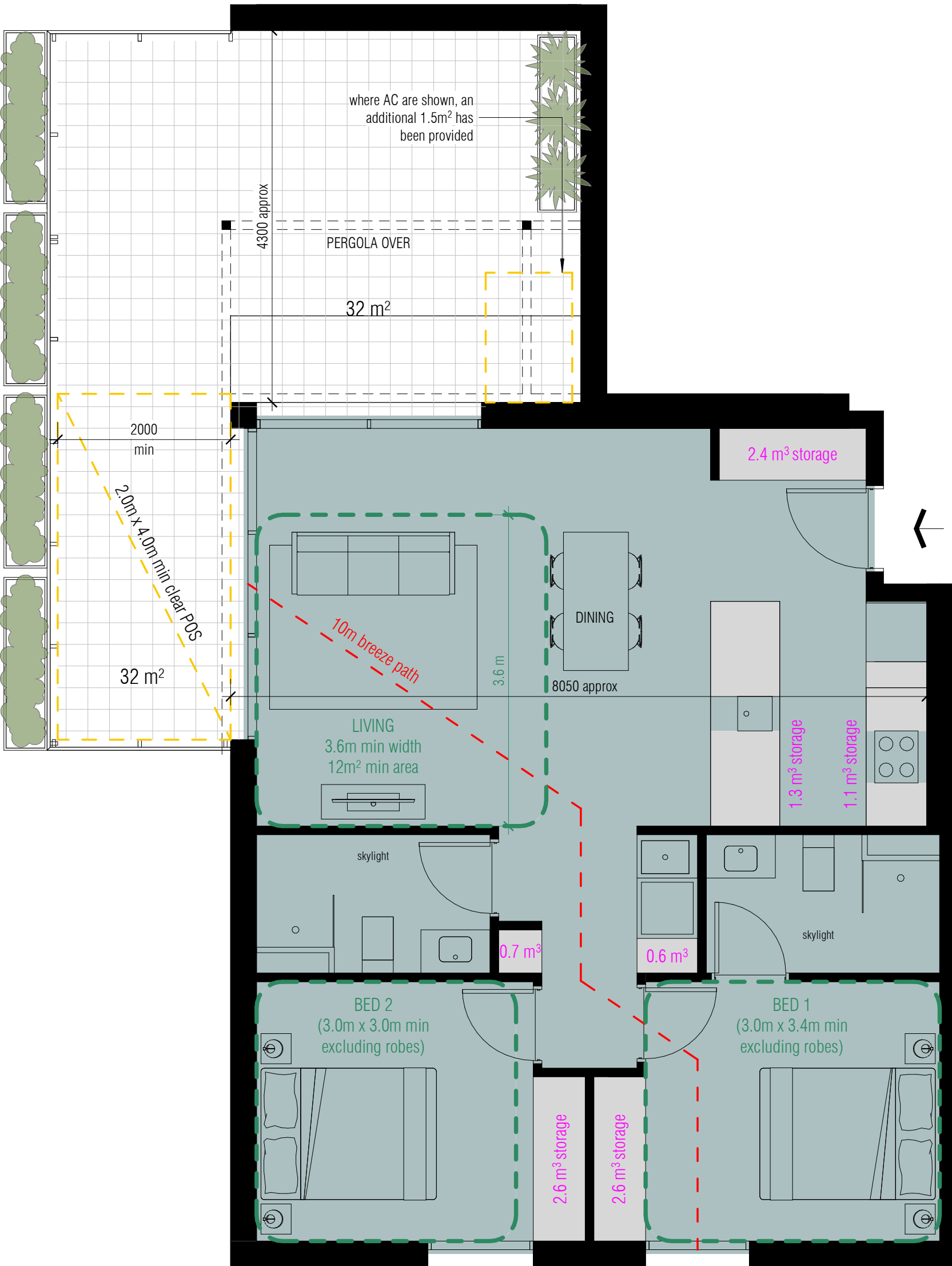
FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT

STORAGE
Standard (Clause 55.07-10): 11.0m³ min Internal + 3.0m³ min External

NATURAL VENTILATION
Standard (Clause 55.07-15): COMPLIANT

PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT

ACCESSIBILITY
Standard (Clause 55.05-6): COMPLIANT



APARTMENTS 303, 304

NO. OF APARTMENTS: 2 (two)

FUNCTIONAL LAYOUT OBJECTIVE
Standard (Clause 55.07-12): COMPLIANT

STORAGE
Standard (Clause 55.07-10): 11.0m³ min Internal + 3.0m³ min External

NATURAL VENTILATION
Standard (Clause 55.07-15): COMPLIANT

PRIVATE OPEN SPACE
Standard (Clause 55.05-4 and 55.07-9): COMPLIANT

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RESIDENTIAL PROPOSAL

TOWN PLANNING

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A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

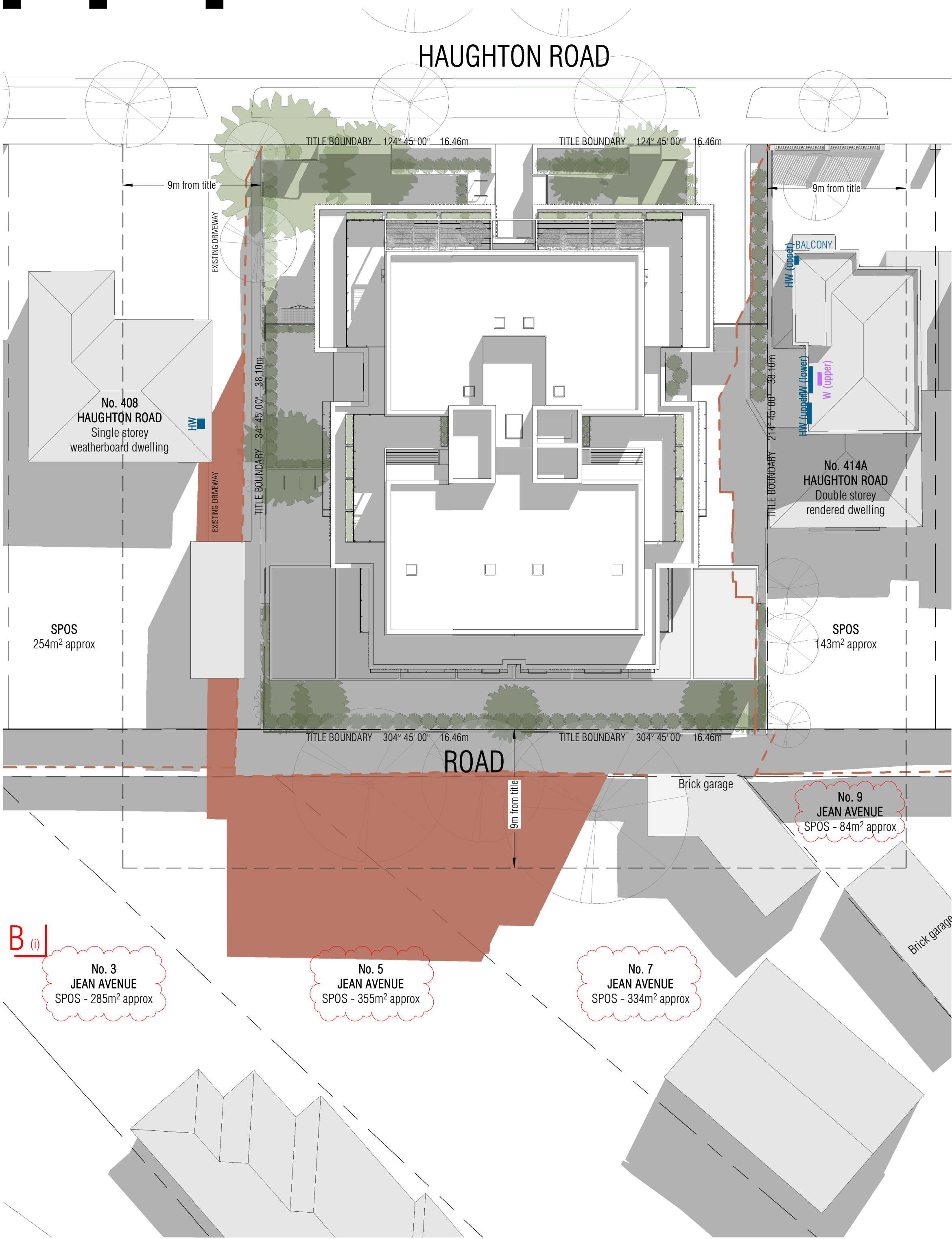
REVISION DESCRIPTION		
	(i)	Storage cage note added

DRAWING SCALE 1:50 @ A1
1:100 @ A3

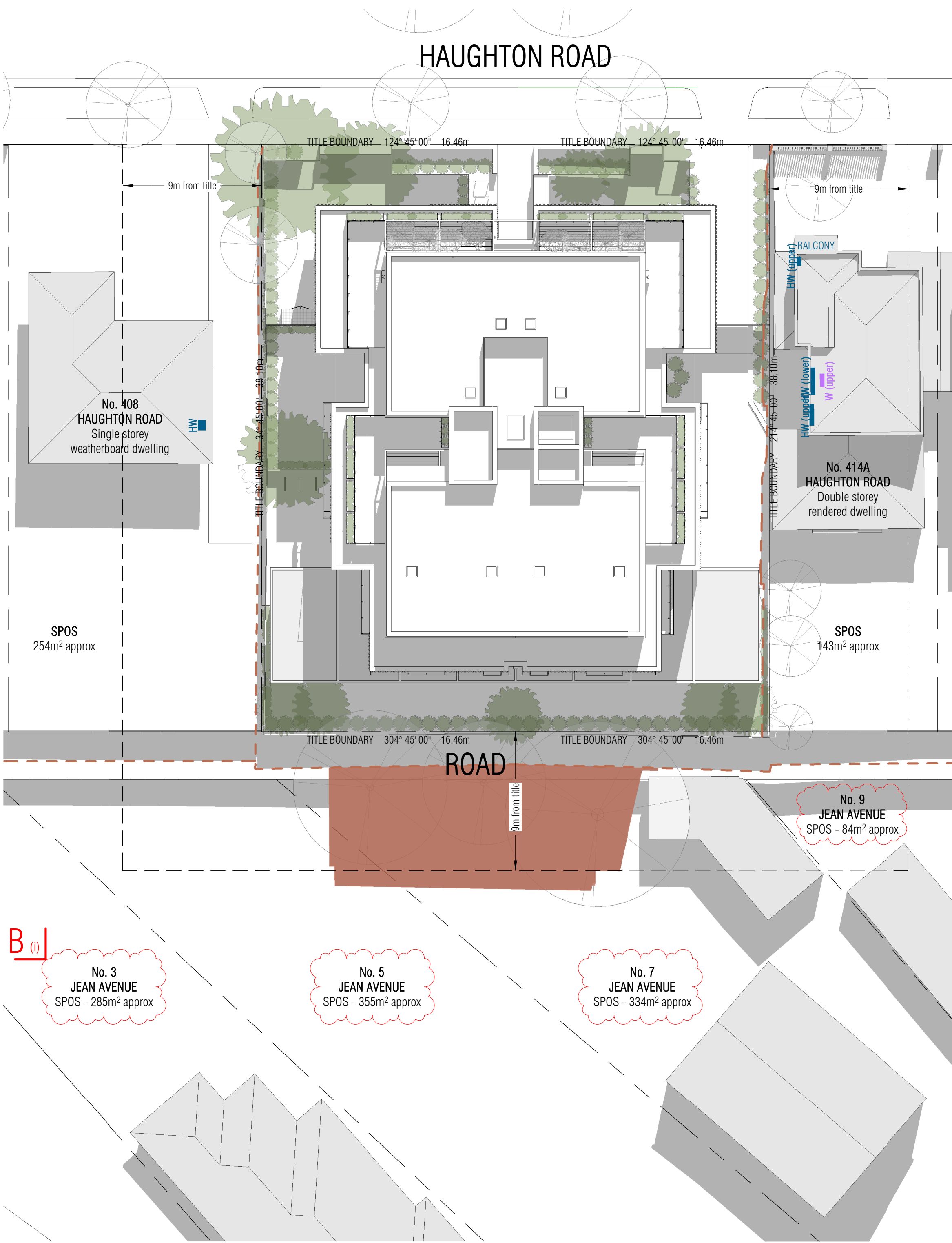


2m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP602 - B
TOWN PLANNING ISSUE	
TYPICAL LAYOUTS	



SHADOWS 9am SEPTEMBER 22



SHADOWS 10am SEPTEMBER 22

REVISION DESCRIPTION		
	(i)	Shadowing diagrams corrected with respect to the numbering of properties

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TOWN PLANNING

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SHADOW DIAGRAM LEGEND

- Outline of existing shadows
- Additional shadows by proposed building
- Shadows

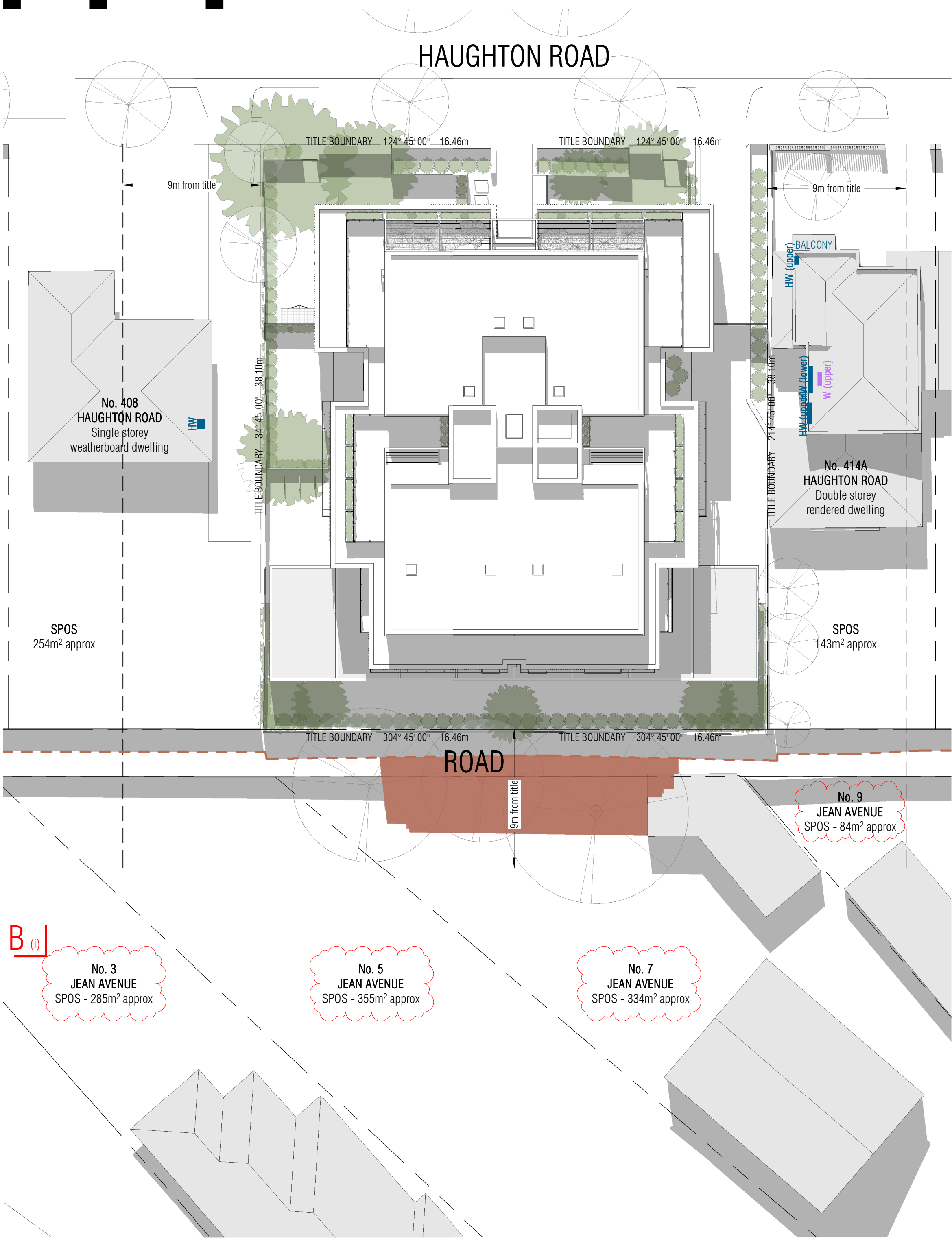
A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

DRAWING SCALE
1:200 @ A1
1:400 @ A3

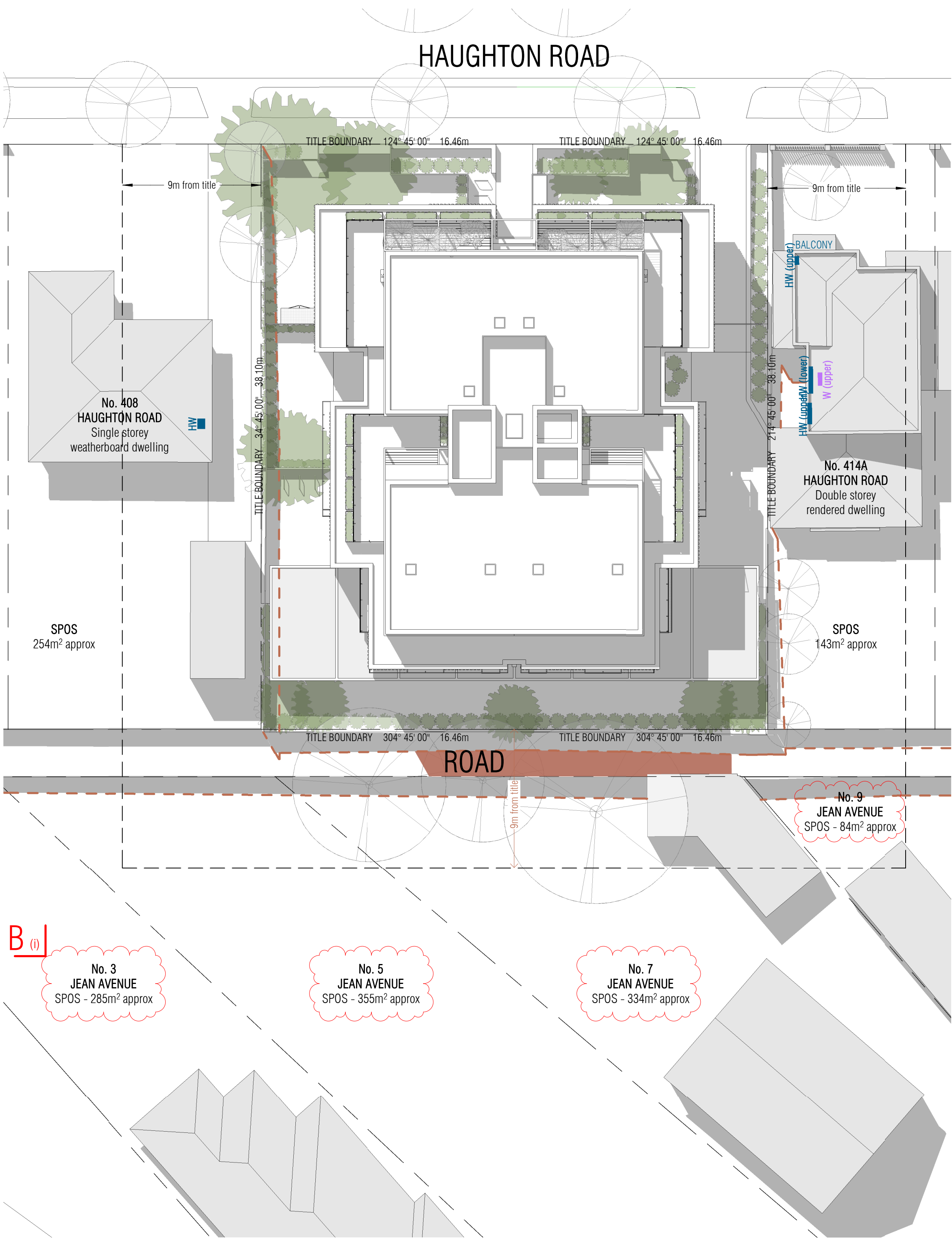
8m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP900 - B
TOWN PLANNING ISSUE	
SHADOW DIAGRAMS - PROPOSED	

CBG



SHADOWS 11am SEPTEMBER 22



SHADOWS 12am SEPTEMBER 22

REVISION DESCRIPTION		
	(i)	Shadowing diagrams corrected with respect to the numbering of properties

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

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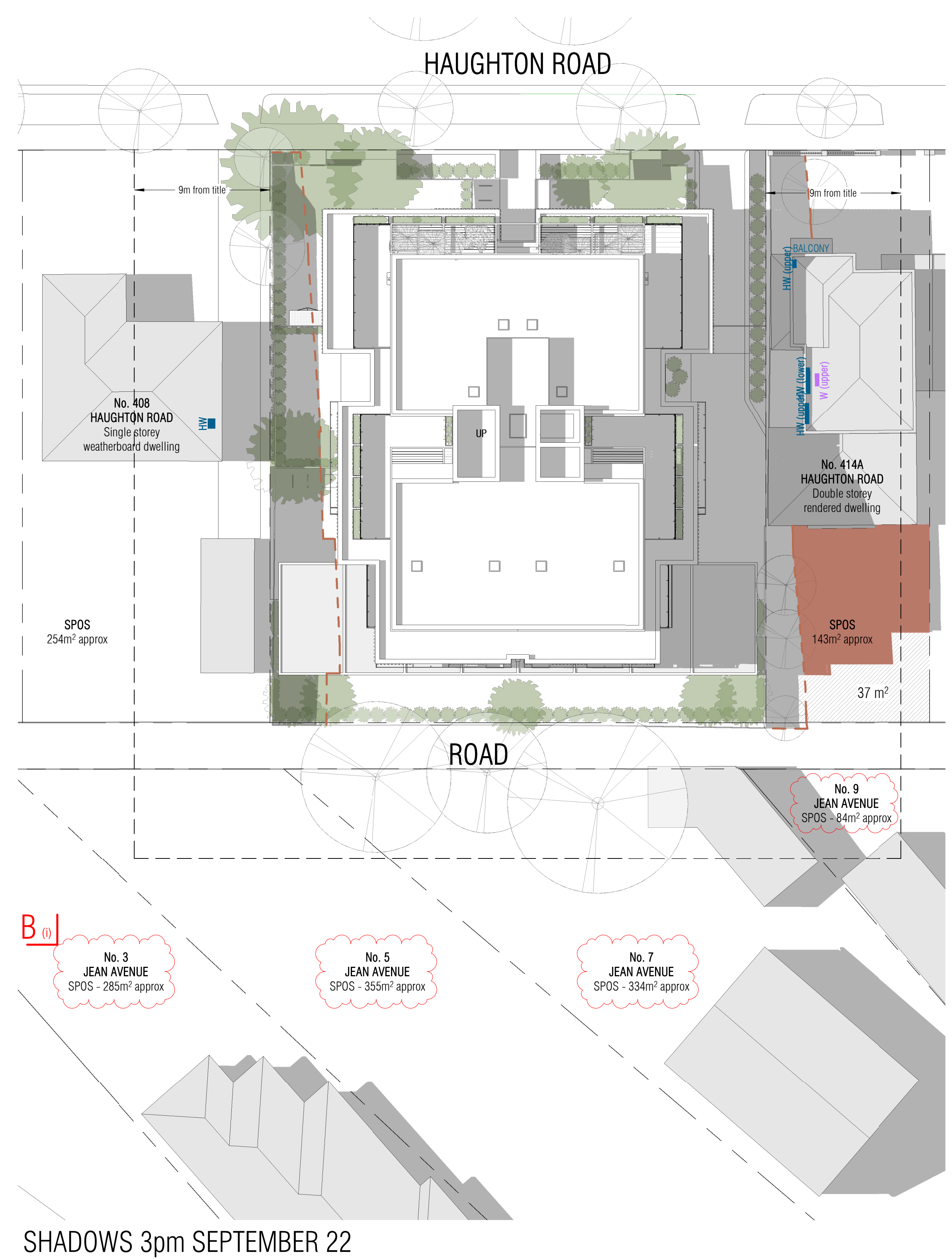
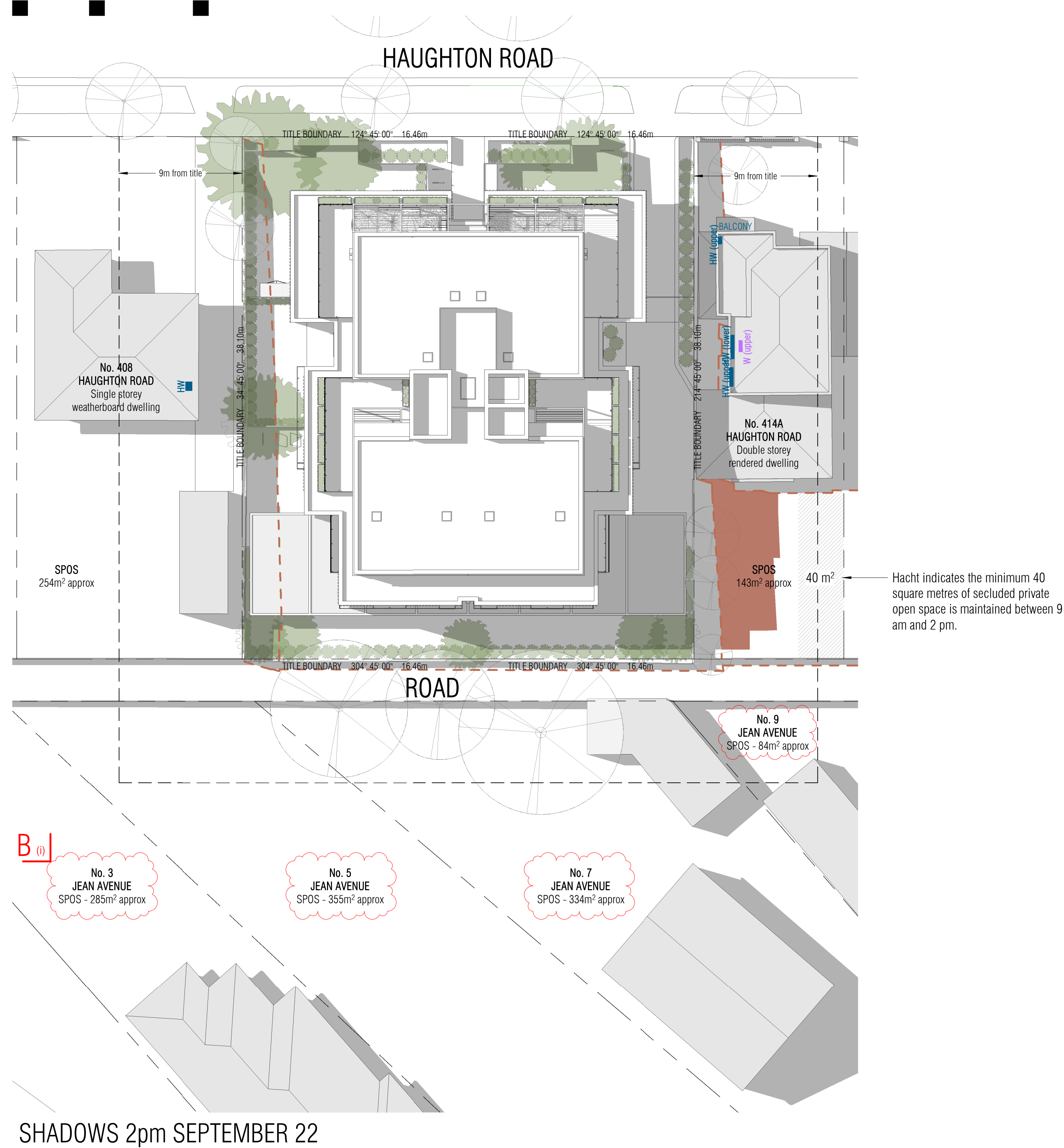
SHADOW DIAGRAM LEGEND
Outline of existing shadows
Additional shadows by proposed building
Shadows



DRAWING SCALE
1:200 @ A1
1:400 @ A3
8m

410-412 HAUGHTON ROAD CLAYTON, VIC	2021 TP901 - B
TOWN PLANNING ISSUE	
SHADOW DIAGRAMS - PROPOSED	





REVISION DESCRIPTION		
		(i) Shadowing diagrams corrected with respect to the numbering of properties

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

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SHADOW DIAGRAM LEGEND

-  Outline of existing shadows
 Additional shadows by proposed building
 Shadows

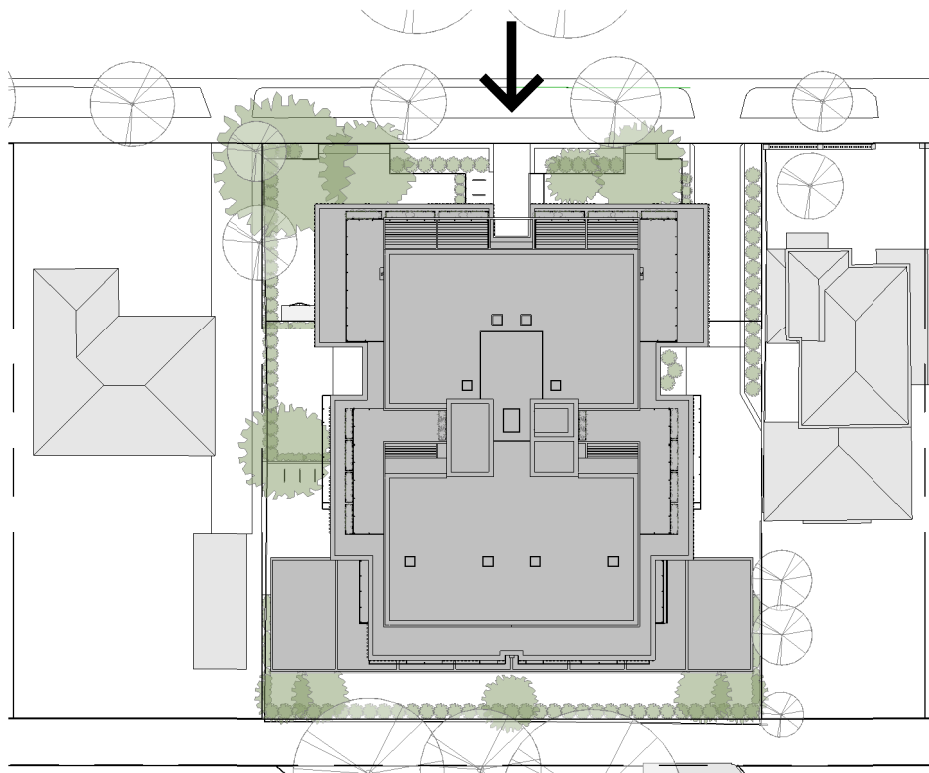
NORTH

DRAWING SCALE 1:200 @ A1
 1:400 @ A3



	2021
410-412 HAUGHTON ROAD CLAYTON, VIC	TP902 - B
TOWN PLANNING ISSUE	
SHADOW DIAGRAMS - PROPOSED	

CBG



KEY PLAN



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REVISION DESCRIPTION		
	(i)	Pergola structure on Level 3 updated

NOT FOR CONSTRUCTION

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

RESIDENTIAL PROPOSAL
DESIGN RESPONSE

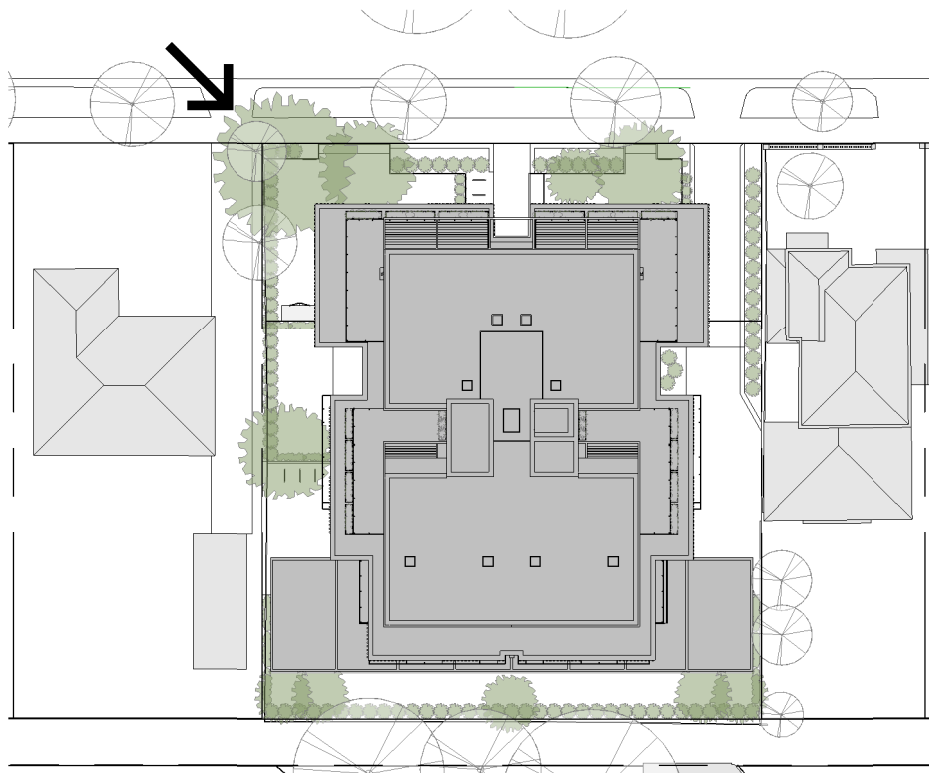
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DRAWING SCALE NA

<div></div> <div>410-412 HAUGHTON ROAD CLAYTON, VIC</div>	2021
TOWN PLANNING ISSUE	
INDICATIVE PERSPECTIVE	





KEY PLAN



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REVISION DESCRIPTION		
		(i) Pergola structure on Level 3 updated

NOT FOR CONSTRUCTION

A	12.03.2021	TOWN PLANNING ISSUE
B	14.05.2021	Response to Council RFI's (dated 13.04.21)

RESIDENTIAL PROPOSAL
DESIGN RESPONSE

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DRAWING SCALE

NA

<div></div> <div>410-412 HAUGHTON ROAD CLAYTON, VIC</div>	2021
TOWN PLANNING ISSUE	
INDICATIVE PERSPECTIVE	

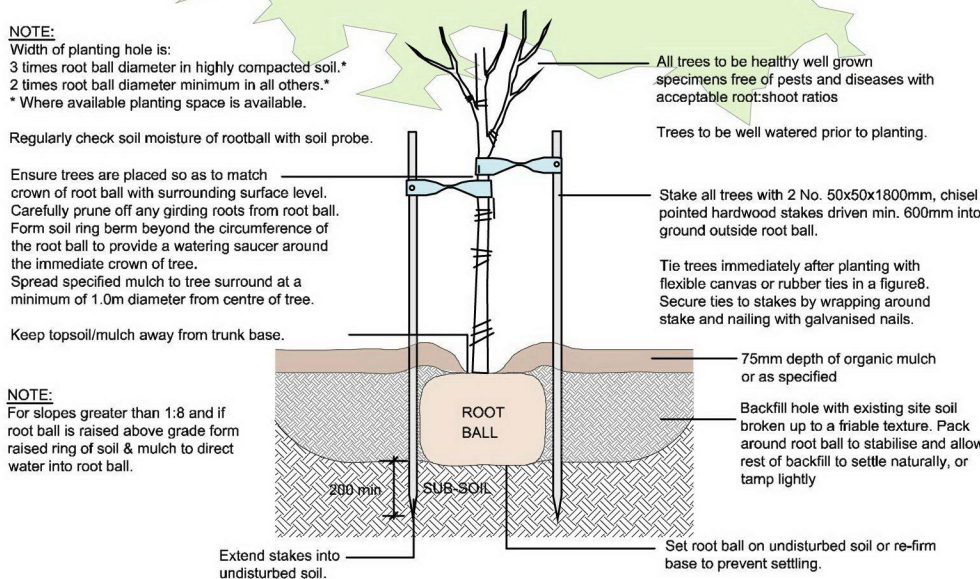
DR06 - B



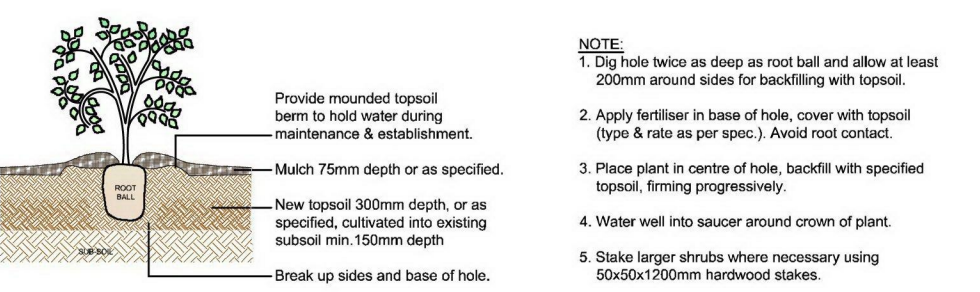
HAUGHTON ROAD
HAUGHTON ROAD



TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.

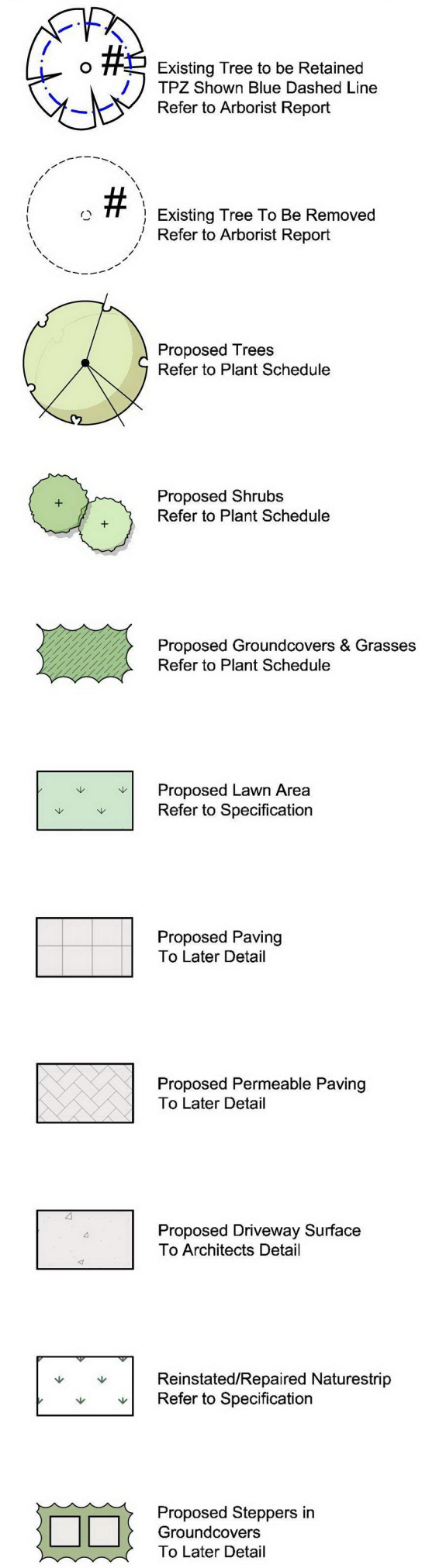
GROUND FLOOR PLANT SCHEDULE

SYM	BOTANICAL NAME	COMM ON NAME	D/E NEx*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Ac	<i>Angophora costata</i>	Smooth Bark Apple	E/N	15x 11m	50cm/2.0mH	1
Ce	<i>Corymbia eximia</i>	Bloodiodod	E/N	10 x 7m	50cm/2.0mH	3
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	E/N	6-10 x 4 m	50cm/2.0mH	5
					TOTAL	9
SHRUBS						
Ca	<i>Correa alba</i>	White Correa	E/N	1-1.5 x 1-1.5m	140mm pot	
Fj	<i>Fatsia japonica</i>	Japanese Aralia	E/Ex	3 x 2m	140mm pot	
PFG	<i>Philotheca 'Flow er Girl'</i>	Wax Flow er	E/Ex	H X W mm	140mm pot	
sABC	<i>Syzygium australe 'Bush Christmas'</i>	Bush Christmas Lily-pilly	E/N	2 x 1m Clipped	200mm pot	
Vf	<i>Weepingia frutescens</i>	Coastal Rosemary	E/N	2 x 2-3m	140mm pot	
					TOTAL	
GROUND COVERS						
ABG	<i>Anigozanthos 'Bush Gems'</i>	Mini Kangaroo Paw	E/N	0.2 X 0.2m	140mm pot	
LIN	<i>Lomandra longifolia 'Nyalia'</i>	Nyalia Mat-rush	E/N	0.8-0.9 x 0.8-0.9m	140mm pot	
Dr	<i>Dianella revoluta</i>	Black Anther Flax Lily	E/N	1 x 1-1.5m	140mm pot	
Lp	<i>Limonium perezii</i>	Sea Lavender	E/Ex	0.6 x 0.6m	140mm pot	
Oj	<i>Ophiopogon jaburan</i>	Giant Mondo Grass	E/Ex	0.4 x 0.4 m	140mm pot	
Rn	<i>Poa morrisii</i>	Velvet Tussock Grass	E/N	0.3 x 0.4m	140mm pot	
					TOTAL	
<div style="display: flex; justify-content: space-between;"> *D/E = Deciduous/Evergreen N/Ex = Native/Exotic </div> <p align="center">* Most of the plants are native and low-water use species to meet ESD requirements.</p>						

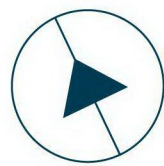
To Later Detail

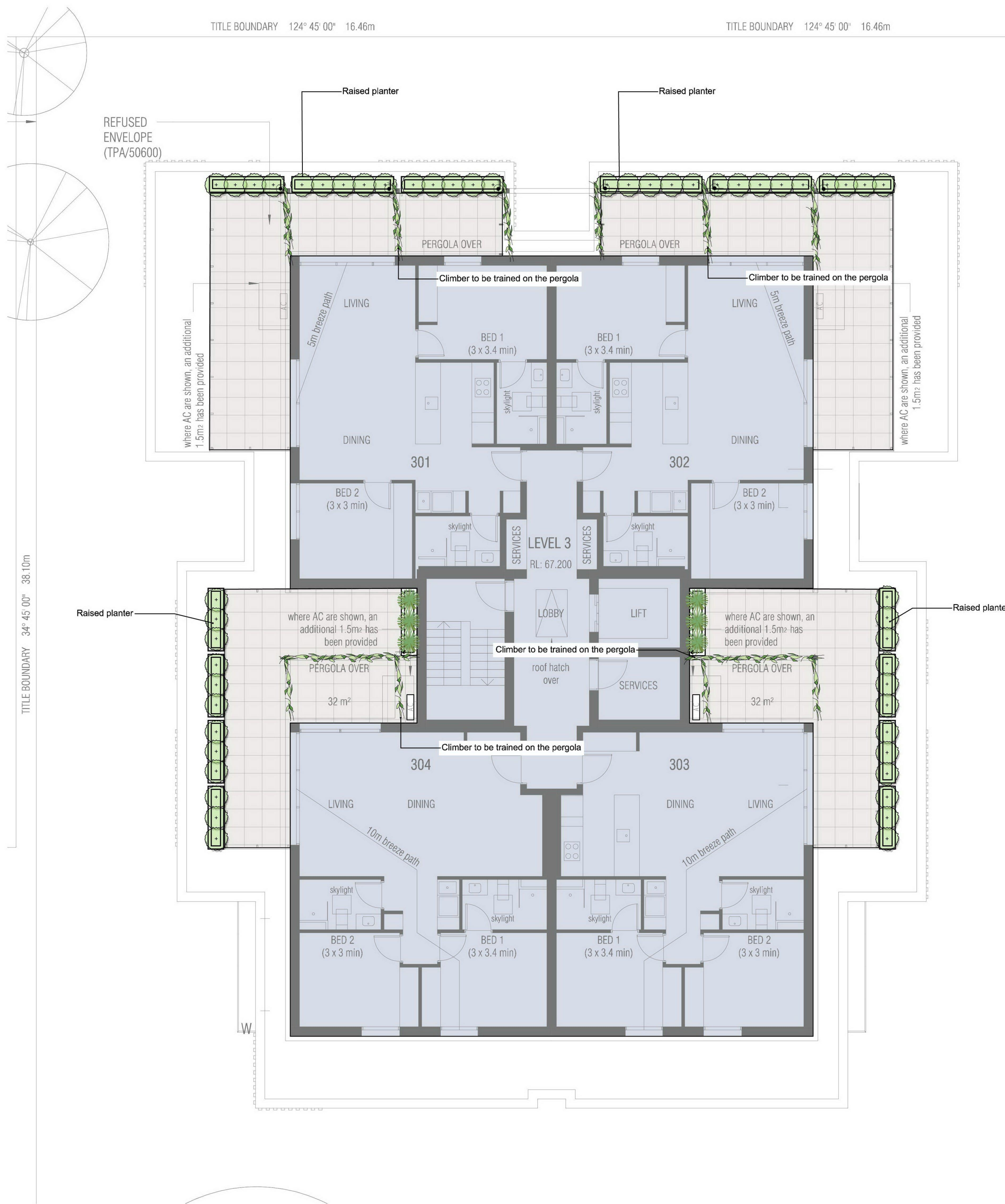
* Most of the plants are native and low-water use species to meet ESD requirements.

LEGEND



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LEGEND



SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site.
Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.
No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.
Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.
Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.
Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.
Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.
Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.
Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions.
Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade.
A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.
Lawn - Turf
"Sapphire" Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.
Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device.
Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with corefute to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric and a 100mm deep layer of Hydrocell Hardfoam RG30. Provide root anchor netting over Hardfoam layer if trees are to be planted. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocell flakes, and 10% composed organic matter. Compact lightly and evenly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded

evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.
Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

THIRD FLOOR PLANT SCHEDULE

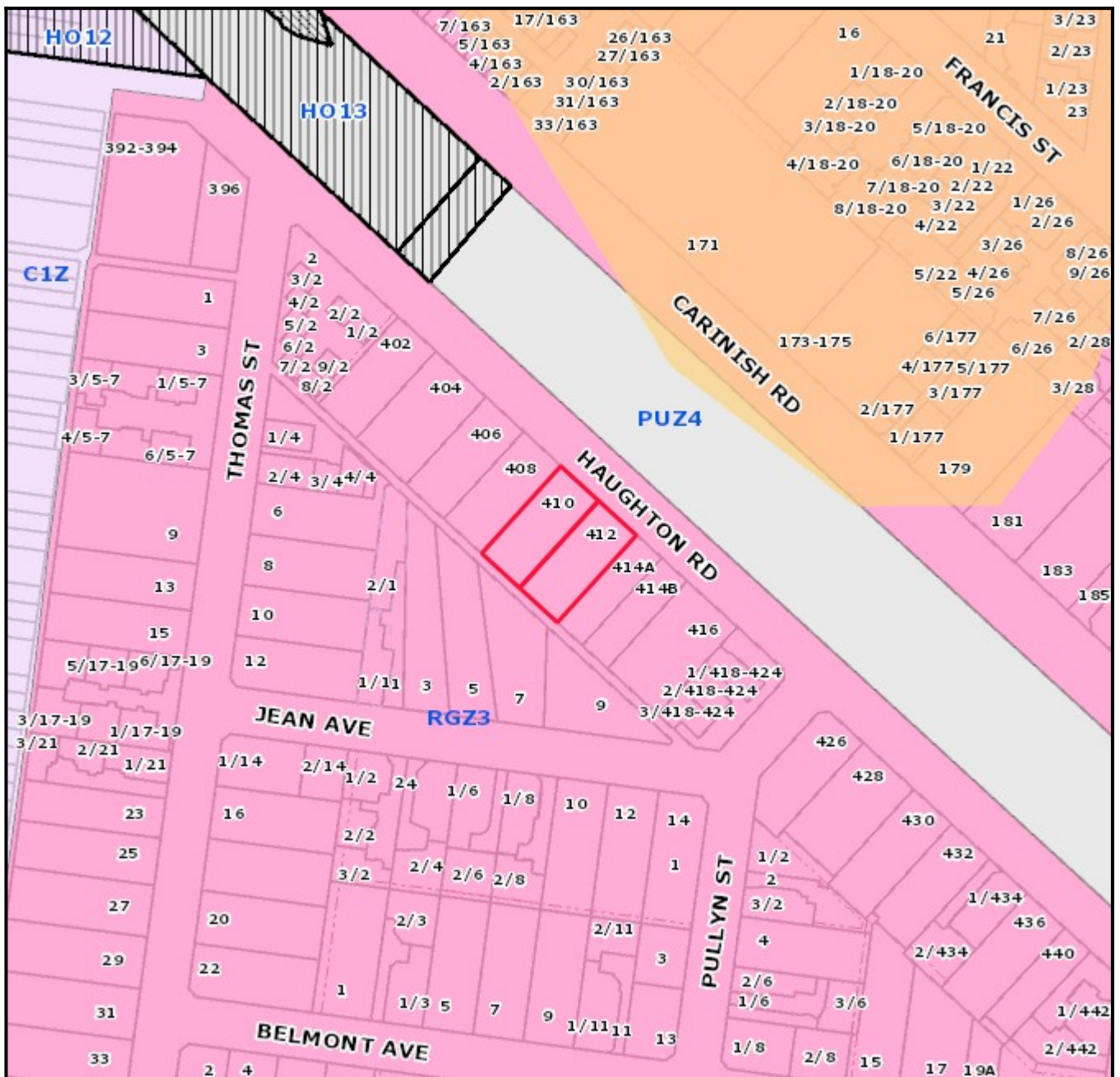
SYM	BOTANICAL NAME	COMMON NAME	D/E/N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
MpM	<i>Murraya paniculata</i> 'Min-a-min'	Dwarf Orange Jessamine	E/Ex	1 x 1m	140mm pot	To Later De
					TOTAL	
					TOTAL	
CLIMBERS						
Wb	<i>Wisteria floribunda</i> 'Macrobotrys'	Japanese Wisteria	D/Ex	Climber	140mm pot	To Later De
					TOTAL	
					TOTAL	
			*D/E = Deciduous/Evergreen		N/Ex = Native/Exotic	

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Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO

1:2000

Address

410-412 Houghton Road CLAYTON VIC 3168

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