

ADVERTISED  
PLAN

SHEET LIST:

TP000	COVER SHEET
TP001	LOCALITY PLAN
TP002	ESTATE MASTER PLAN
TP100	SITE PLAN
TP110	ROOF PLAN
TP120	OVERALL ELEVATIONS
TP130	OFFICE A FLOOR PLANS
TP131	OFFICE B FLOOR PLANS
TP140	OFFICE A ELEVATIONS
TP141	OFFICE B ELEVATIONS
TP150	TYPICAL SECTION
TP200	SITE PLAN
TP210	ROOF PLAN
TP220	OVERALL ELEVATIONS
TP230	OFFICE A FLOOR PLANS
TP231	OFFICE B FLOOR PLANS
TP232	OFFICE C FLOOR PLAN
TP240	OFFICE A ELEVATIONS
TP241	OFFICE B ELEVATIONS
TP242	OFFICE C ELEVATIONS
TP250	TYPICAL SECTION
TP300	SITE PLAN
TP310	ROOF PLAN
TP320	OVERALL ELEVATIONS
TP330	OFFICE 3A FLOOR PLAN
TP331	OFFICE 3B FLOOR PLAN
TP340	OFFICE 3A ELEVATIONS
TP341	OFFICE 3B ELEVATIONS
TP350	TYPICAL SECTION
TP400	SITE PLAN
TP410	ROOF PLAN
TP420	OVERALL ELEVATIONS
TP430	OFFICE A FLOOR PLANS
TP431	OFFICE B FLOOR PLANS
TP440	OFFICE A ELEVATIONS
TP441	OFFICE B ELEVATIONS
TP450	TYPICAL SECTION
TP500	FENCE DETAILS
TP501	PYLON SIGNAGE
TP502	TYPICAL SITE SECTION
TP503	STREET ELEVATION
TP504	3D VIEW



ARTISTS IMPRESSION ONLY  
SCALE : NTS

PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

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**ADVERTISED  
PLAN**



**LEGEND**

- INDICATES PROPOSED SITE
- INDICATES PROPOSED PRIVATE ROAD
- TITLE BOUNDARY
- SPECIFIC CONTROLS OVERLAY 15 TRACED FROM "SRL-SC015-map" MAP 7 OF 31, PUBLISHED SEPTEMBER 2022

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LOCALITY PLAN  
SCALE: 1 : 2000

No.	DATE	REVISION	BY:	CHK:
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
P4	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
LOCALITY PLAN

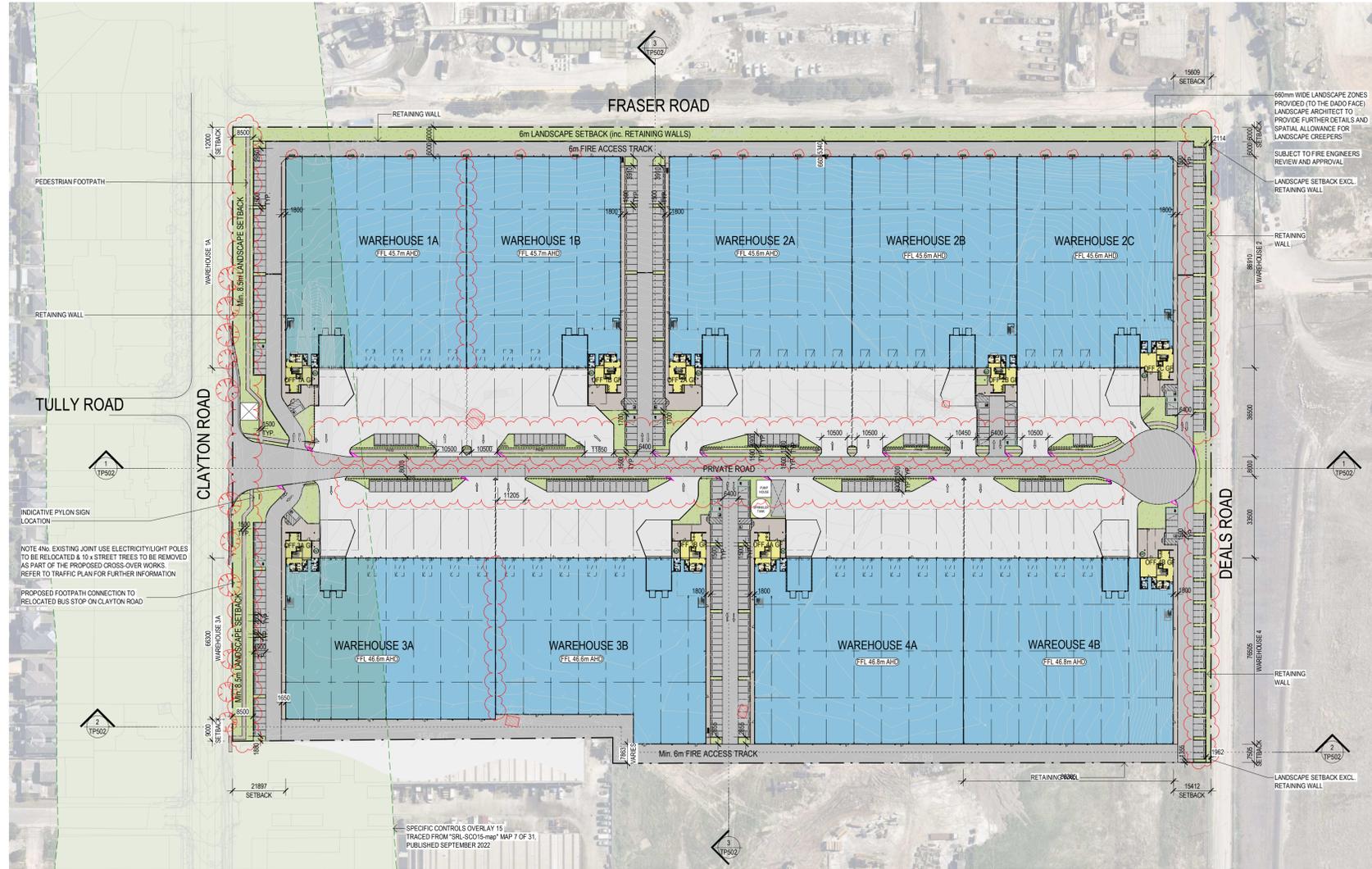


CLIENT: **TROON™**  
GROUP

DATE: JANUARY, 2022  
DRAWN BY: BCM  
SCALE: 1 : 2000 @ B1

JOB NO:	21326
DRAWING NO:	TP001
REVISION:	B





**ADVERTISED PLAN**

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**LEGEND**

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- SPECIFIC CONTROLS OVERLAY 15 TRACED FROM "SRL\_SCD15-map" MAP 7 OF 31, PUBLISHED SEPTEMBER 2022
- INDICATES LOCATION OF GAS PIT

- TREE TO BE REMOVED
- FN-01 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARS WIRES TO 2100mm HIGH
- FN-02 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALAISIDE STYLE) FENCING
- FN-03 1800mm HIGH SERVICES AREA FEATURE SCREEN

**NOTES**

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2899 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)
- AREAS CALCULATED HAVE BEEN TAKEN TO OUTSIDE FACE OF WALL GIRT TO WAREHOUSE AREAS AND OUTSIDE FACE OF EXTERNAL WALL TO ALL OTHER OFFICE AREAS.
- LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN. LEVELS MAY VARY +/- 300mm
- ALL EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, WITH SUITABLE Baffles, INSTALLED AS PER AS1158.4 AND LOCATED SO THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE SITE.
- SURVEY OVERLAIN ON PLAN IS PROVIDED BY TAYLORS, DOCUMENT NAME "23319 - PS (V1)"

**DEVELOPMENT ANALYSIS**

	AREA	PERCENTAGE
SITE AREA	103,536m <sup>2</sup>	
SITE COVERAGE	65,529m <sup>2</sup>	63%
PERMEABILITY	7,603m <sup>2</sup>	7.4%

PLEASE NOTE OVERALL AREAS ARE BASED ON THE EXISTING SURVEY PROVIDED BY TAYLORS, DOCUMENT NAME "32219 - PS (V1)"

**DEVELOPMENT ANALYSIS**

BUILDING	GLA	NFA
WAREHOUSE 1		WAREHOUSE 1
TENANCY 1A		TENANCY 1A
WAREHOUSE 1A	6,430 m <sup>2</sup>	5,372 m <sup>2</sup>
OFF 1A GF	135 m <sup>2</sup>	129 m <sup>2</sup>
OFF 1A FF	326 m <sup>2</sup>	299 m <sup>2</sup>
TOTAL WAREHOUSE 1 AREA	6,891 m <sup>2</sup>	5,800 m <sup>2</sup>
WAREHOUSE 2		WAREHOUSE 2
TENANCY 2A		TENANCY 2A
WAREHOUSE 2A	6,505 m <sup>2</sup>	5,436 m <sup>2</sup>
OFF 2A GF	135 m <sup>2</sup>	129 m <sup>2</sup>
OFF 2A FF	326 m <sup>2</sup>	299 m <sup>2</sup>
TOTAL WAREHOUSE 2 AREA	6,966 m <sup>2</sup>	5,864 m <sup>2</sup>
WAREHOUSE 3		WAREHOUSE 3
TENANCY 3A		TENANCY 3A
WAREHOUSE 3A	5,888 m <sup>2</sup>	4,459 m <sup>2</sup>
OFF 3A GF	135 m <sup>2</sup>	129 m <sup>2</sup>
OFF 3A FF	326 m <sup>2</sup>	299 m <sup>2</sup>
TOTAL WAREHOUSE 3 AREA	6,149 m <sup>2</sup>	4,887 m <sup>2</sup>
WAREHOUSE 4		WAREHOUSE 4
TENANCY 4A		TENANCY 4A
WAREHOUSE 4A	6,548 m <sup>2</sup>	5,305 m <sup>2</sup>
OFF 4A GF	135 m <sup>2</sup>	129 m <sup>2</sup>
OFF 4A FF	325 m <sup>2</sup>	299 m <sup>2</sup>
TOTAL WAREHOUSE 4 AREA	7,008 m <sup>2</sup>	5,733 m <sup>2</sup>

PARKING	NO.
WAREHOUSE 1	
1A RATE (PER 100m <sup>2</sup> )	0.61
CAR BAYS	40
CAR BAYS - EV	1
ACCESSIBLE	1
1B RATE (PER 100m <sup>2</sup> )	0.82
CAR BAYS	47
CAR BAYS - EV	1
ACCESSIBLE	1
WH1 TOTAL	91
WAREHOUSE 2	
2A RATE (PER 100m <sup>2</sup> )	0.70
CAR BAYS	47
CAR BAYS - EV	1
ACCESSIBLE	1
2B & 2C RATE (PER 100m <sup>2</sup> )	0.51
CAR BAYS	58
CAR BAYS - EV	2
ACCESSIBLE	2
WH2 TOTAL	111
WAREHOUSE 3	
3A RATE (PER 100m <sup>2</sup> )	0.75
CAR BAYS	44
CAR BAYS - EV	1
ACCESSIBLE	1
3B RATE (PER 100m <sup>2</sup> )	0.85
CAR BAYS	52
CAR BAYS - EV	1
ACCESSIBLE	1
WH3 TOTAL	100
WAREHOUSE 4	
4A RATE (PER 100m <sup>2</sup> )	0.68
CAR BAYS	46
CAR BAYS - EV	1
ACCESSIBLE	1
4B RATE (PER 100m <sup>2</sup> )	0.64
CAR BAYS	43
CAR BAYS - EV	1
ACCESSIBLE	1
WH4 TOTAL	93
CAR PARK TOTAL	395

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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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**METHOD OF MEASUREMENT- NFA**

AS PER THE VICTORIAN PLANNING & ENVIRONMENT ACT 1987

THE TOTAL FLOOR AREA OF ALL FLOORS OF ALL BUILDINGS ON A SITE. IT INCLUDES HALF OF THE WIDTH OF ANY PARTY WALL AND THE FULL WIDTH OF ALL OTHER WALLS. IT DOES NOT INCLUDE THE AREA OF STAIRS, LOADING BAYS, ACCESSWAYS, OR CAR PARKING AREAS, OR ANY AREA OCCUPIED BY MACHINERY REQUIRED FOR AIR CONDITIONING, HEATING, POWER SUPPLY, OR LIFTS

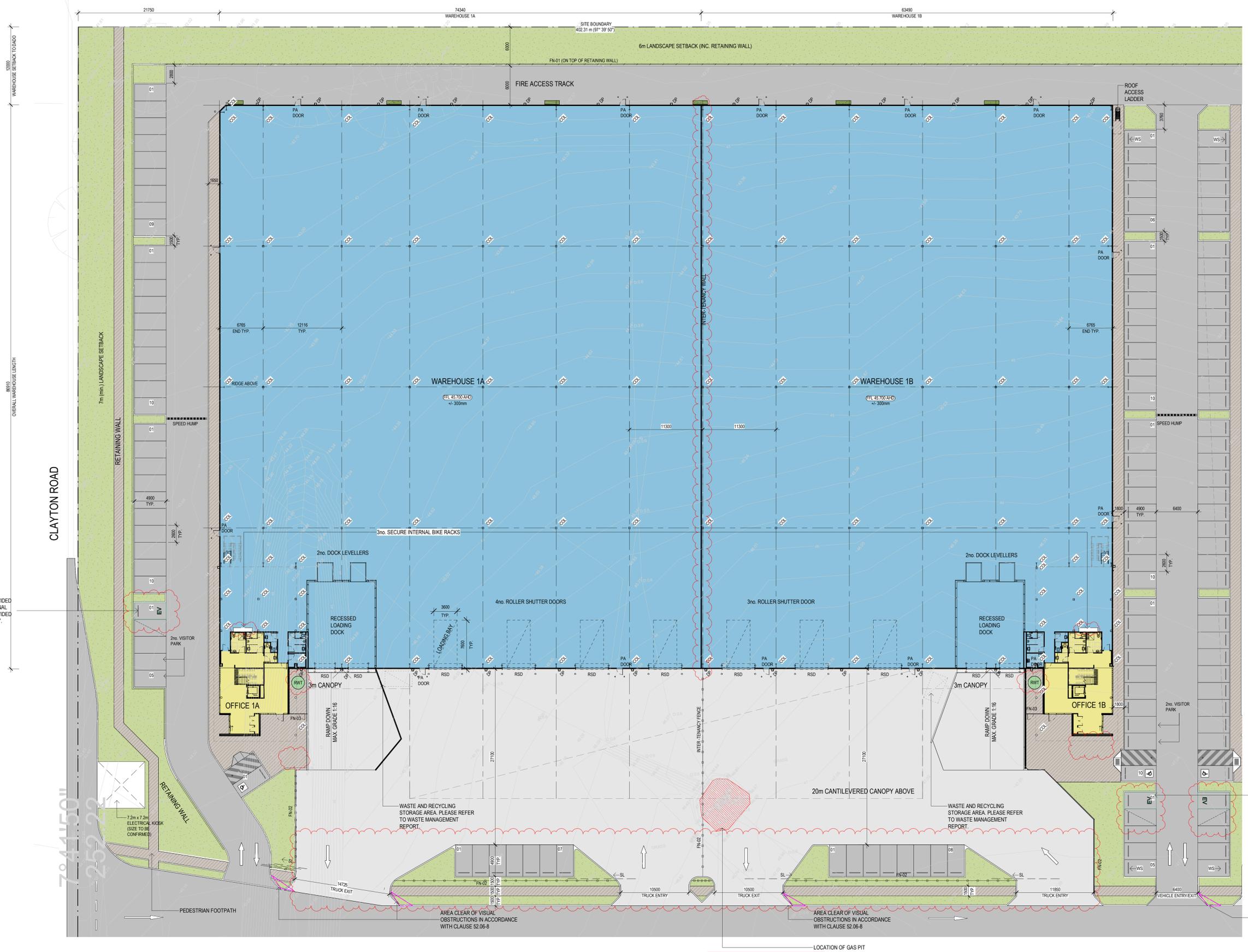
PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
ESTATE MASTER PLAN



DATE: JANUARY, 2022  
DRAWN BY: JB  
SCALE: 1:1000 @ B1

JOB NO:	21326
DRAWING NO:	TP002
REVISION:	B



**ADVERTISED PLAN**

**LEGEND**

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- FN-01 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARS WIRES TO 2100mm HIGH
- FN-02 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
- FN-03 1800mm HIGH SERVICES AREA FEATURE SCREEN
- WS CAR BAY WHEEL STOP
- RWT 10kL TANK TO BE PROVIDED TO EACH OFFICE. PLEASE REFER TO THE SUSTAINABILITY MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION
- INDICATES LOCATION OF GAS PIT

**NOTES**

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- SURVEY OVERLAIN ON PLANS IS PROVIDED BY TAYLORS, DOCUMENT NAME '23319 - PS(V1)

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**WAREHOUSE 1 - SITE PLAN**  
SCALE: 1:250

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PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
SITE PLAN

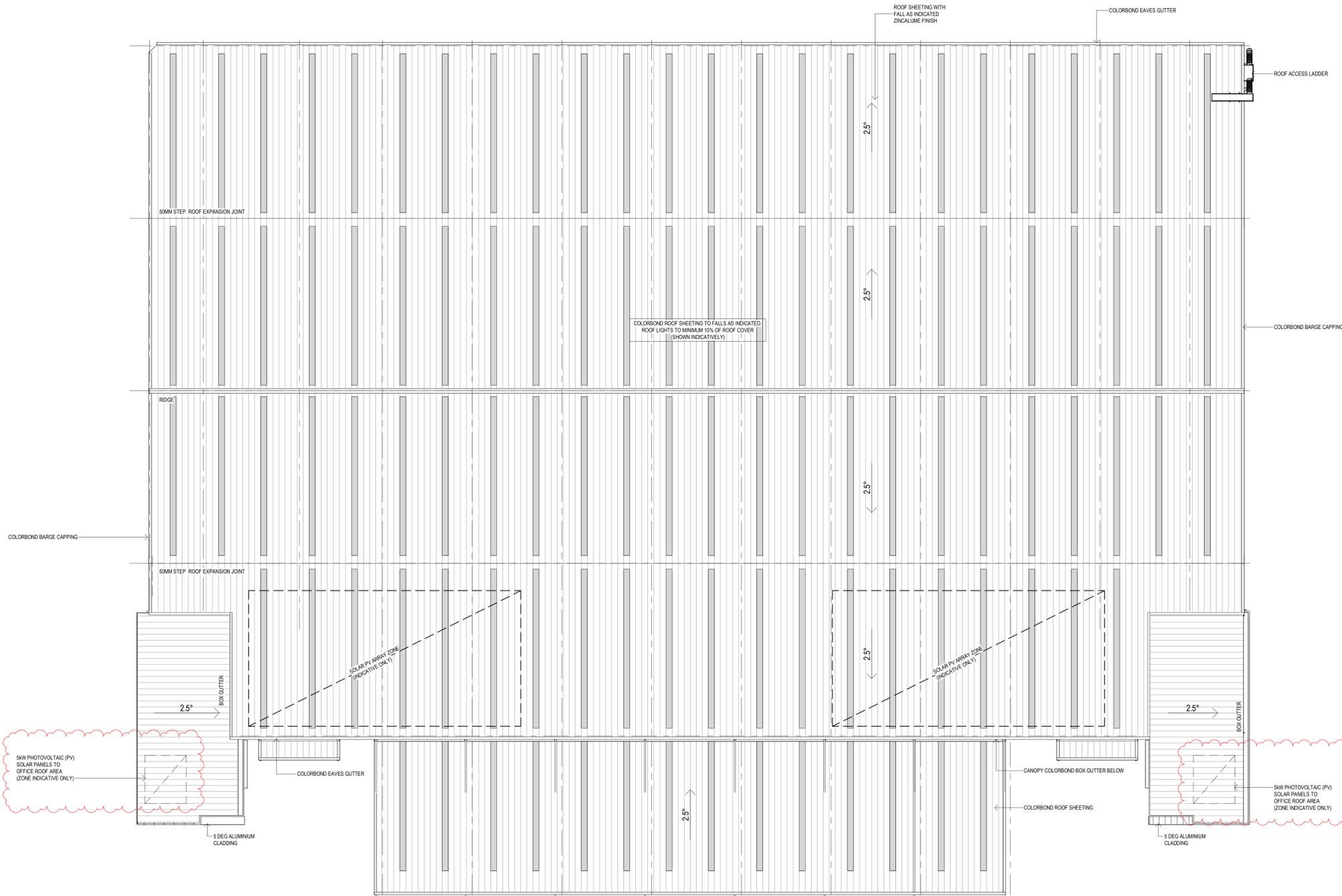


CLIENT: **TROON GROUP**

DATE: APRIL 2023  
DRAWN BY: JB / IO  
SCALE: 1:250 @ B1  
SCALE:

JOB NO: 21326  
DRAWING NO: TP100  
REVISION: B





WAREHOUSE 1 - ROOF PLAN  
SCALE: 1:250

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
ROOF PLAN

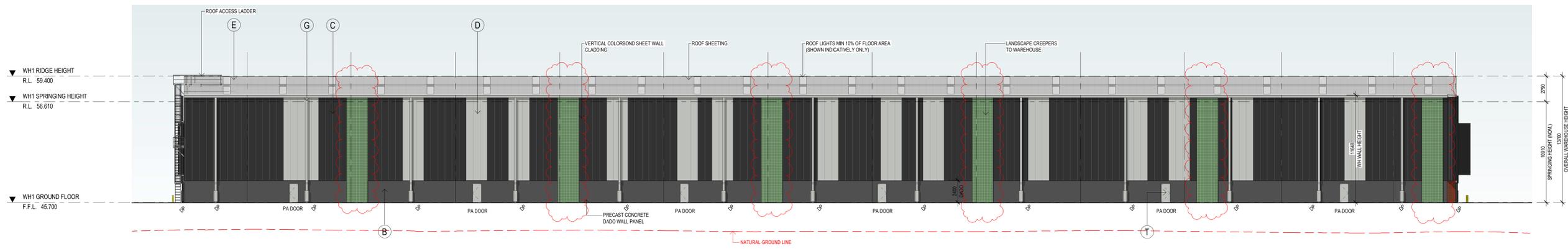


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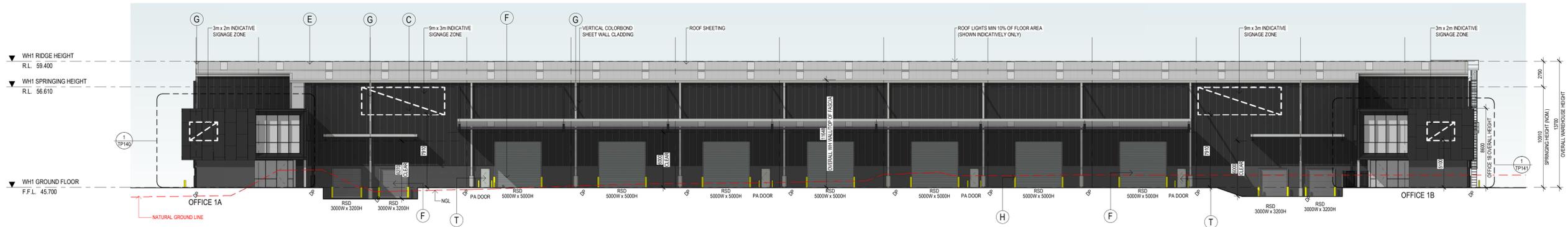
DATE: APRIL 2023  
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SCALE: 1:250 @ B1

JOB NO: 21326  
DRAWING NO: TP110  
REVISION: B

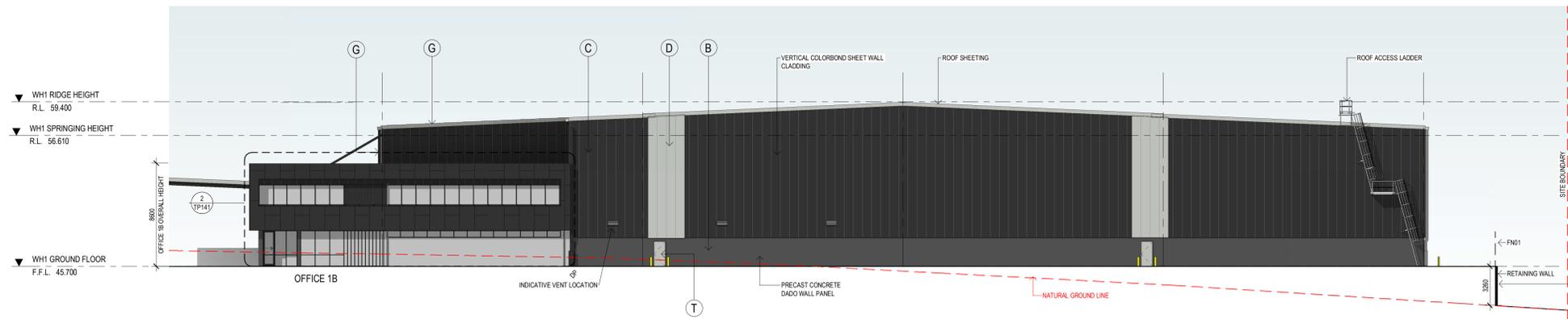
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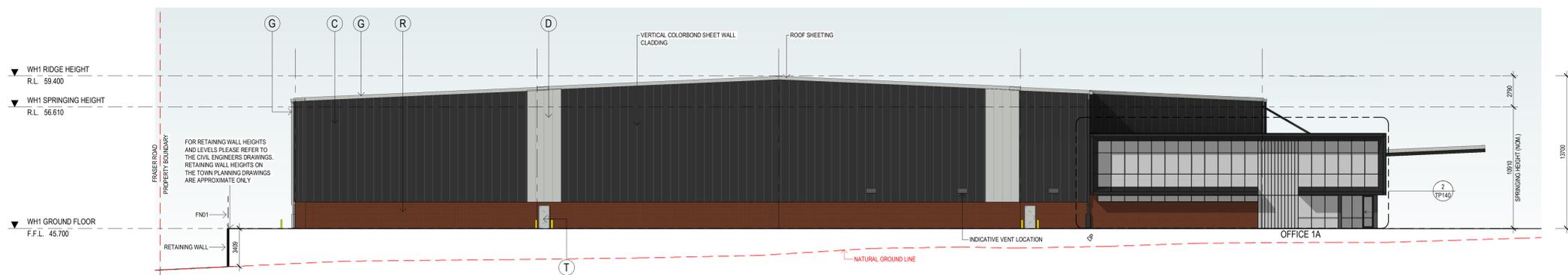
WAREHOUSE 1 - NORTH ELEVATION (FRASER ROAD)  
SCALE: 1 : 200



WAREHOUSE 1 - SOUTH ELEVATION  
SCALE: 1 : 200



WAREHOUSE 1 - EAST ELEVATION  
SCALE: 1 : 200



WAREHOUSE 1 - WEST ELEVATION (CLAYTON ROAD)  
SCALE: 1 : 200

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EXTERNAL FINISHES

(A) ALUMINIUM FRAMED GLAZING	TINTED GREY
(B) PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C) COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D) COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E) ROOF CLADDING	ZINCALUME
(F) ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G) DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H) BOLLARDS	SAFETY YELLOW
(J) CONCRETE COLUMN	NATURAL
(K) ALUMINIUM CLADDING	COLORBOND MONUMENT
(L) ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M) POWDERCOAT FINISH	COLORBOND CHARCOAL
(N) SCREEN FENCE	TIMBER
(P) EXPOSED STEEL	MONUMENT
(Q) FEATURE BLADES	MONUMENT
(R) FEATURE BRICK	RED
(S) MULLION	MONUMENT
(T) PA DOORS	SHALE GREY
(U) FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
PS	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PS	26.10.2023	PRELIMINARY ISSUE	SP	BM
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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
OVERALL ELEVATIONS

CLIENT:  
**TROON**  
GROUP

DATE: APRIL 2023  
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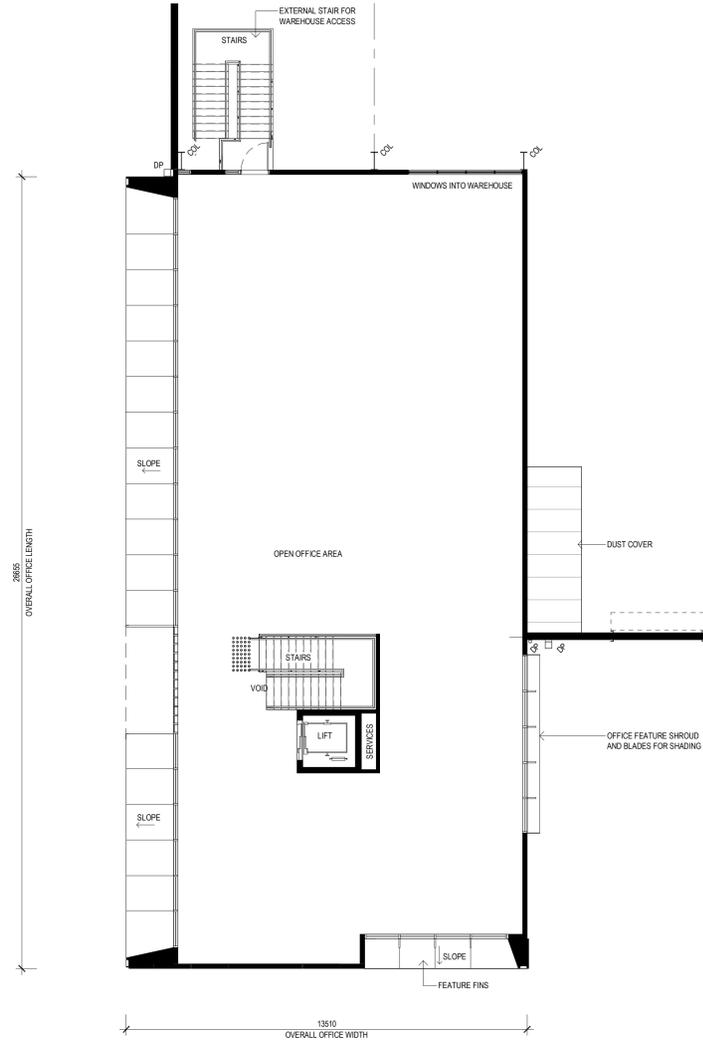
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REVISION:  
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**young**

ADVERTISED  
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OFFICE 1A GROUND FLOOR PLAN  
SCALE: 1 : 100



OFFICE 1A FIRST FLOOR  
SCALE: 1 : 100

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
OFFICE A FLOOR PLANS

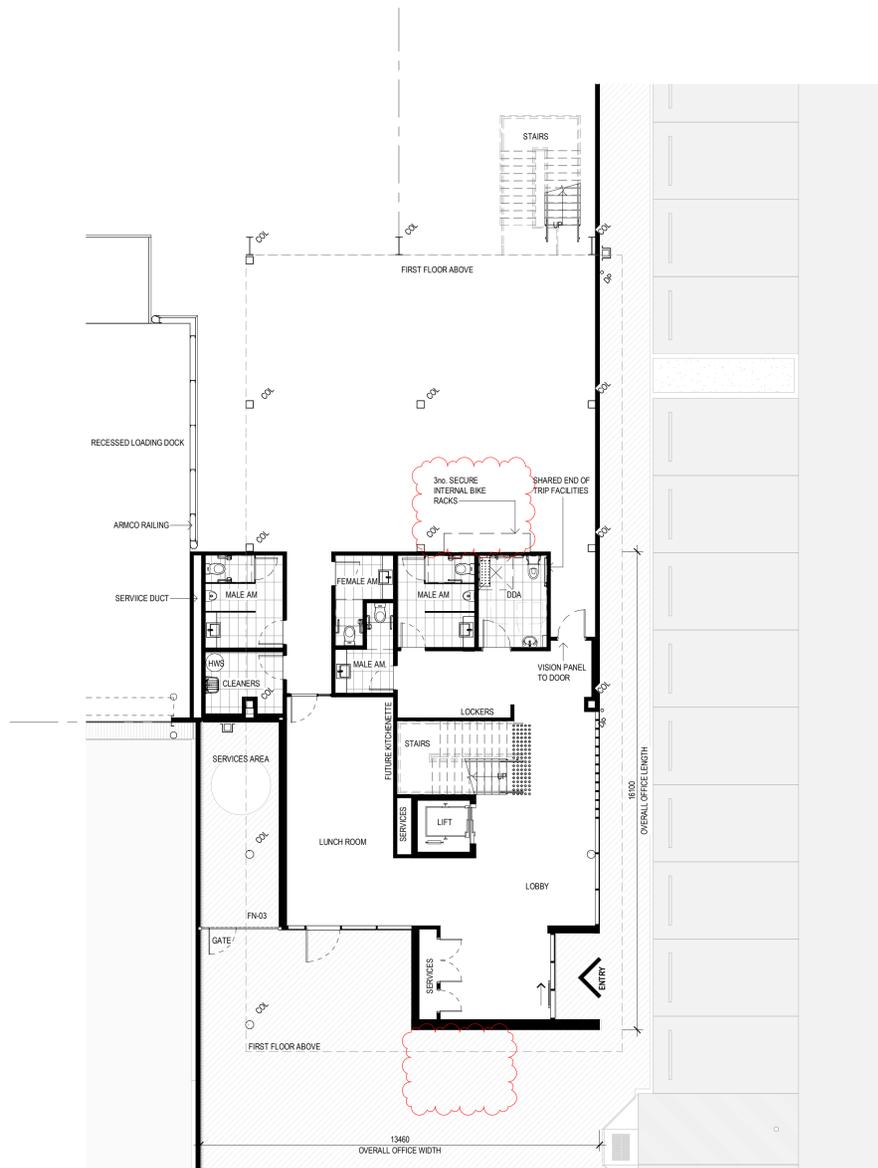


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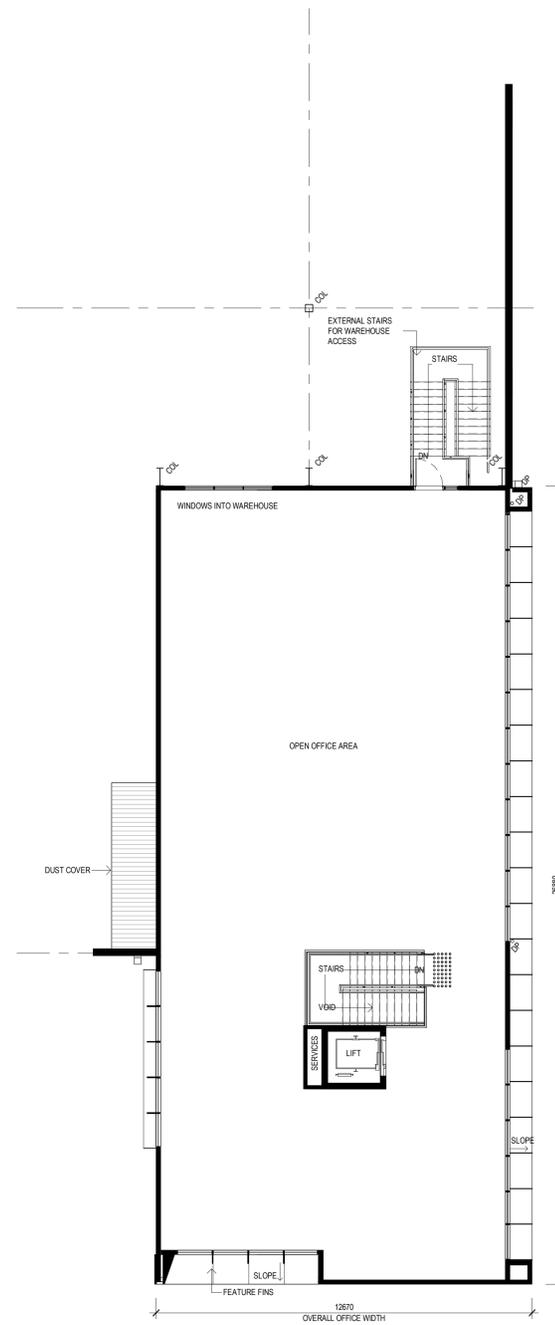
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REVISION: B

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OFFICE 1B GROUND FLOOR PLAN  
SCALE: 1 : 100

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OFFICE 1B FIRST FLOOR  
SCALE: 1 : 100

ADVERTISED PLAN

PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
OFFICE B FLOOR PLANS



CLIENT: **TROON**™  
GROUP

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SCALE:

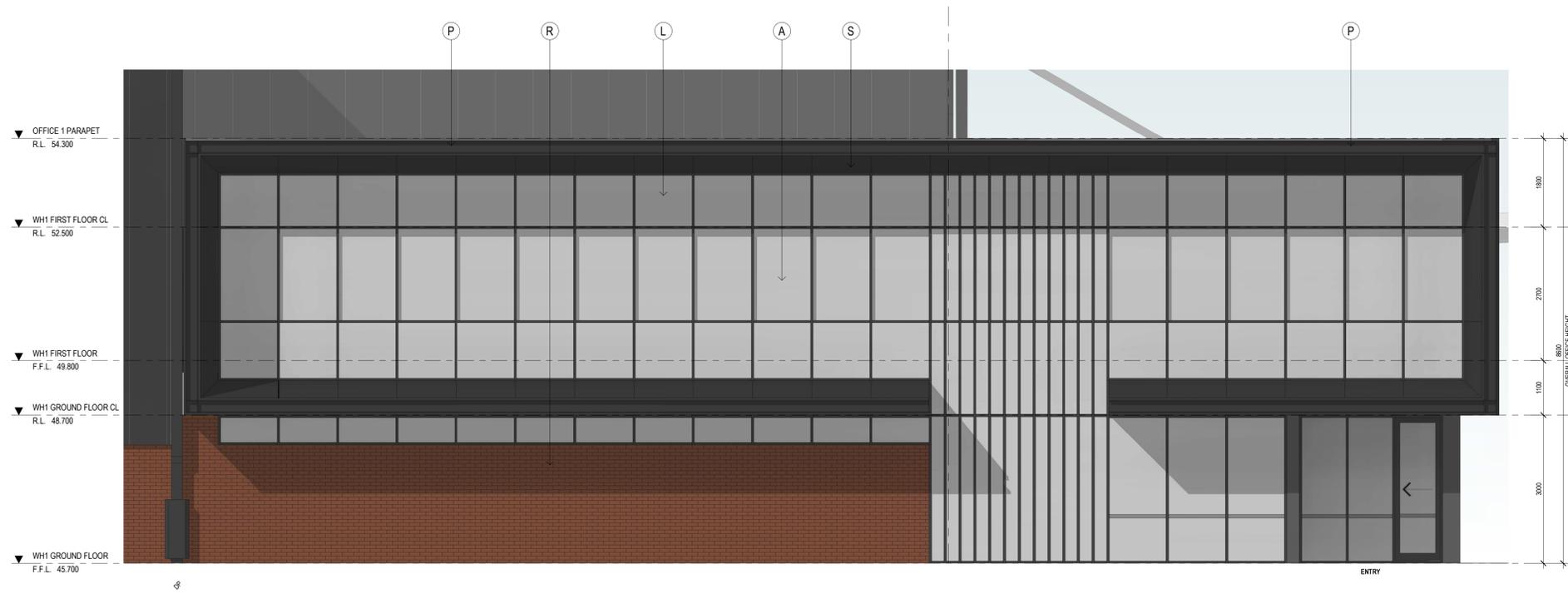
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DRAWING NO:	TP131
REVISION:	B

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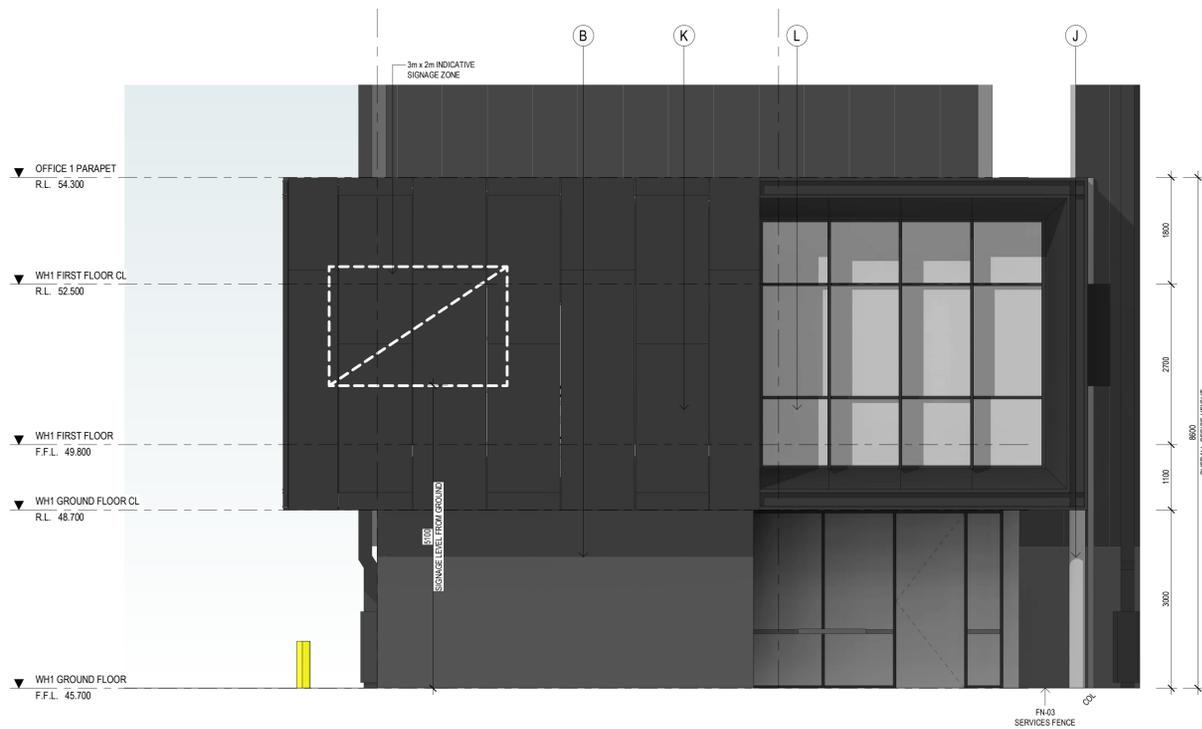
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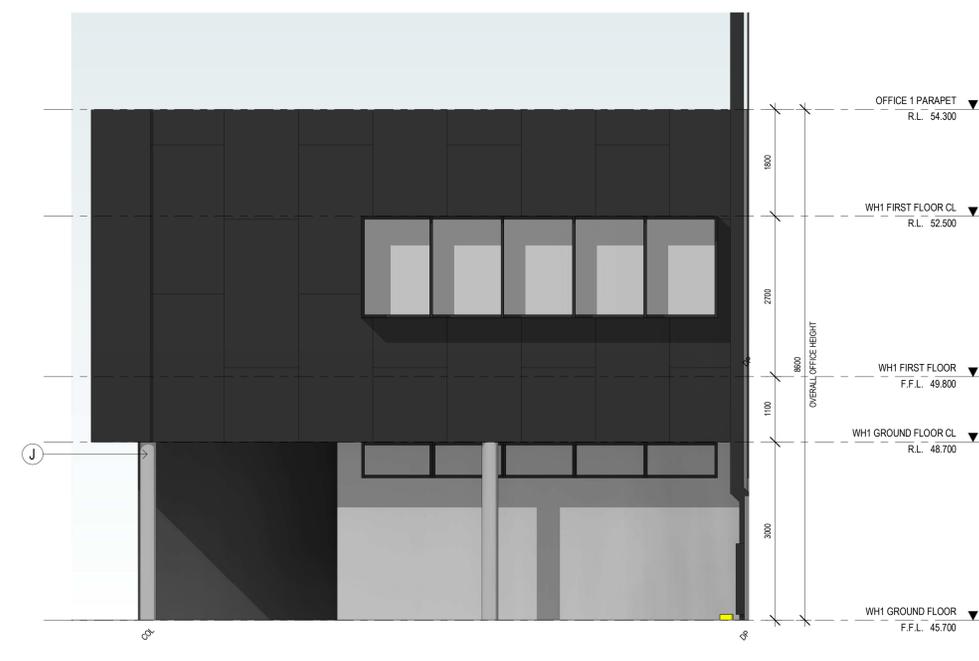
OFFICE 1A - WEST ELEVATION  
SCALE: 1 : 50

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ADVERTISED PLAN



OFFICE 1A - SOUTH ELEVATION  
SCALE: 1 : 50



OFFICE 1A - EAST ELEVATION  
SCALE: 1 : 50

**EXTERNAL FINISHES**

(A) ALUMINIUM FRAMED GLAZING	TINTED GREY
(B) PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C) COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D) COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E) ROOF CLADDING	ZINCALUME
(F) ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G) DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H) BOLLARDS	SAFETY YELLOW
(J) CONCRETE COLUMN	NATURAL
(K) ALUMINIUM CLADDING	COLORBOND MONUMENT
(L) ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M) POWDERCOAT FINISH	COLORBOND CHARCOAL
(N) SCREEN FENCE	TIMBER
(P) EXPOSED STEEL	MONUMENT
(Q) FEATURE BLADES	MONUMENT
(R) FEATURE BRICK	RED
(S) MULLION	MONUMENT
(T) PA DOORS	SHALE GREY
(U) FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
PA	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PS	20.10.2023	PRELIMINARY ISSUE	SP	BM
PR	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
OFFICE A ELEVATIONS

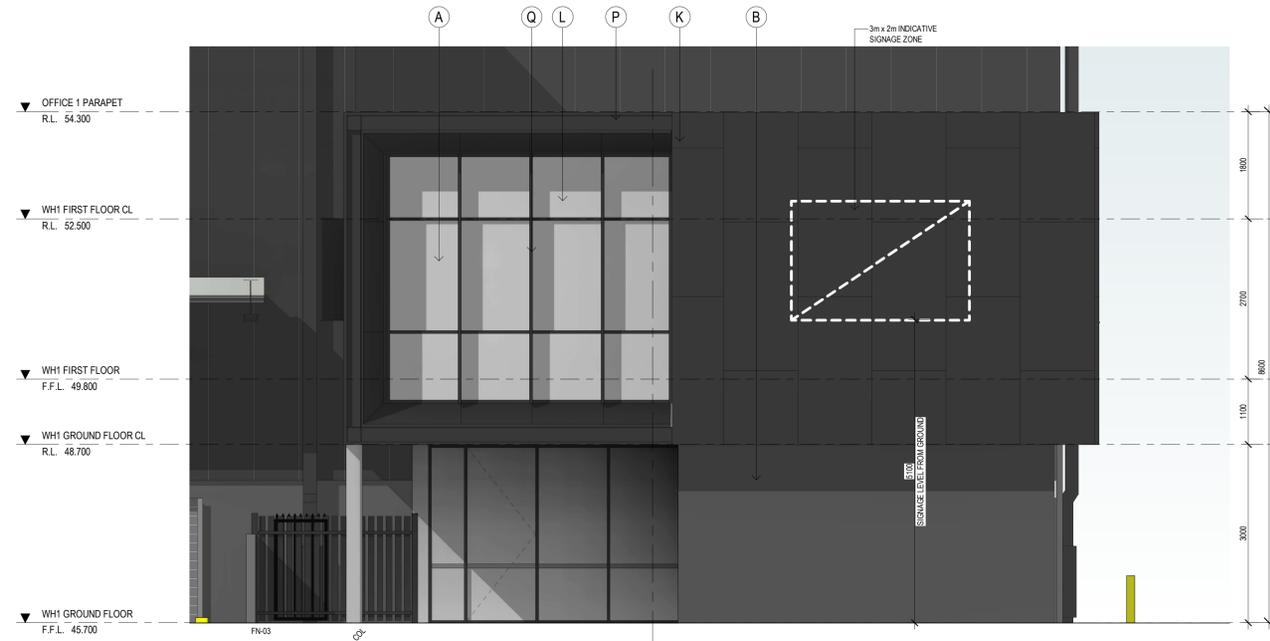


DATE: APRIL 2023  
DRAWN BY: IO  
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SCALE:

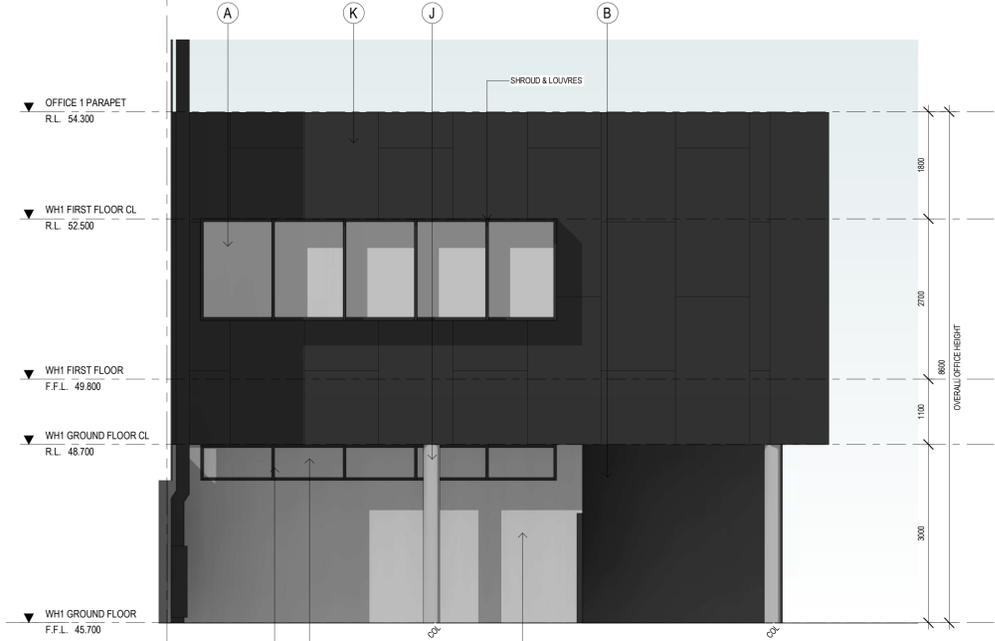
JOB NO:	21326
DRAWING NO:	TP140
REVISION:	B



ADVERTISED PLAN

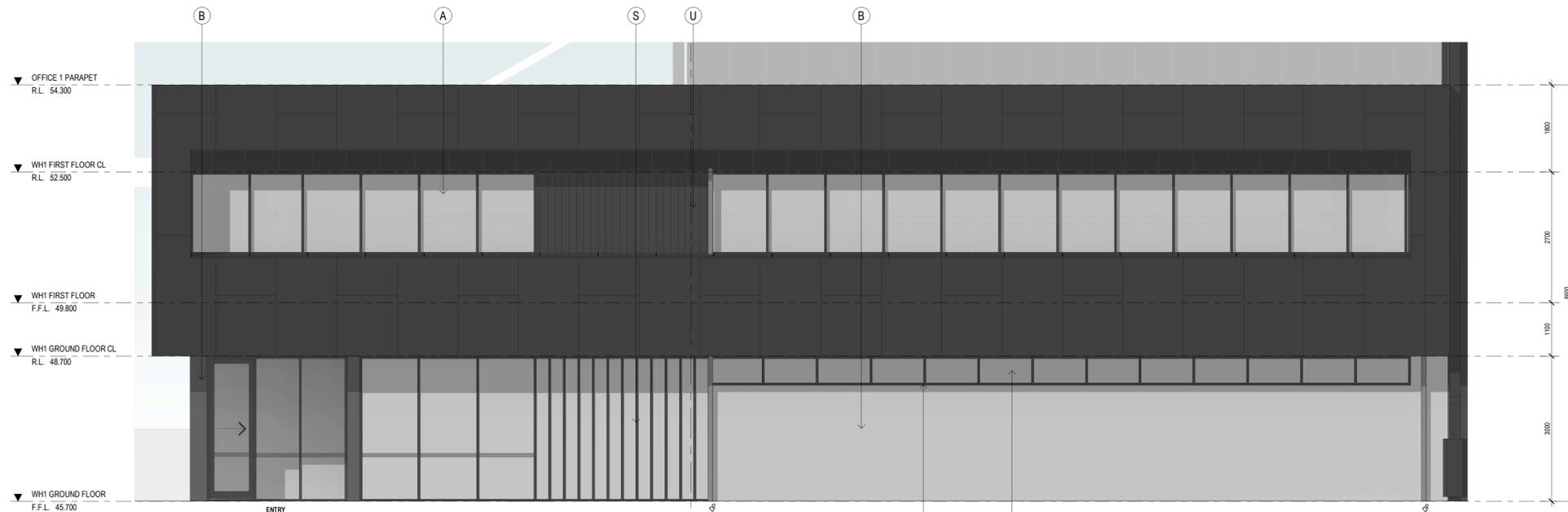


OFFICE 1B - SOUTH ELEVATION  
SCALE: 1 : 50



OFFICE 2A - WEST ELEVATION  
SCALE: 1 : 50

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OFFICE 1B - EAST ELEVATION  
SCALE: 1 : 50

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 01  
OFFICE B ELEVATIONS

CLIENT:  
**TROON**  
GROUP

DATE: APRIL 2023  
DRAWN BY: JB  
SCALE: 1 : 50 @ B1  
SCALE:

JOB NO: 21326  
DRAWING NO: TP141  
REVISION: B

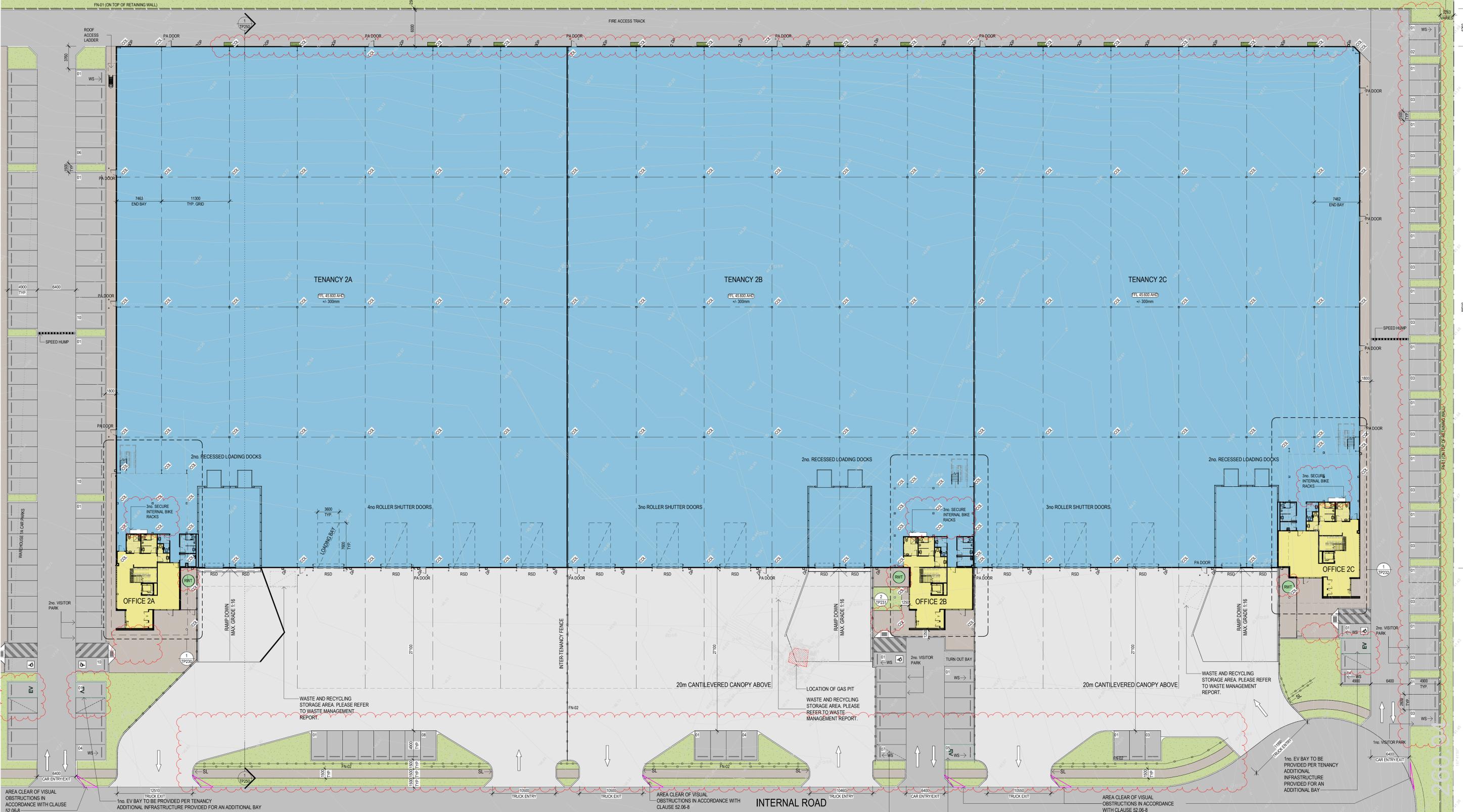
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97°39'50"  
402.34

207325 WAREHOUSE 2

15609 WAREHOUSE 2



WAREHOUSE 02 - SITE PLAN  
SCALE: 1 : 250

- LEGEND**
- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
  - INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
  - CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
  - AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
  - INDICATES LOCATION OF GAS PIT
  - 180mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2100mm HIGH

- FN-02 180mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING
- FN-03 180mm HIGH SERVICES AREA FEATURE SCREEN
- WS CAR BAY WHEEL STOP
- RWT 10kL TANK TO BE PROVIDED TO EACH OFFICE. PLEASE REFER TO SUSTAINABILITY MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION.

**NOTES**

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A H.D. (Australian Height Datum)
- AREAS CALCULATED HAVE BEEN TAKEN TO OUTSIDE FACE OF WALL GIRT TO WAREHOUSE AREAS AND OUTSIDE FACE OF EXTERNAL WALL TO ALL OTHER OFFICE AREAS.
- LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN. LEVELS MAY VARY +/- 300mm
- ALL EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, WITH SUITABLE BAFFLES, INSTALLED AS PER AS1158.4 AND LOCATED SO THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE SITE.
- SURVEY OVERLAIN ON PLANS IS PROVIDED BY TAYLORS, DOCUMENT NAME "23319 - PS(V1)

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PS	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
SITE PLAN



CLIENT:  
**TROON GROUP**

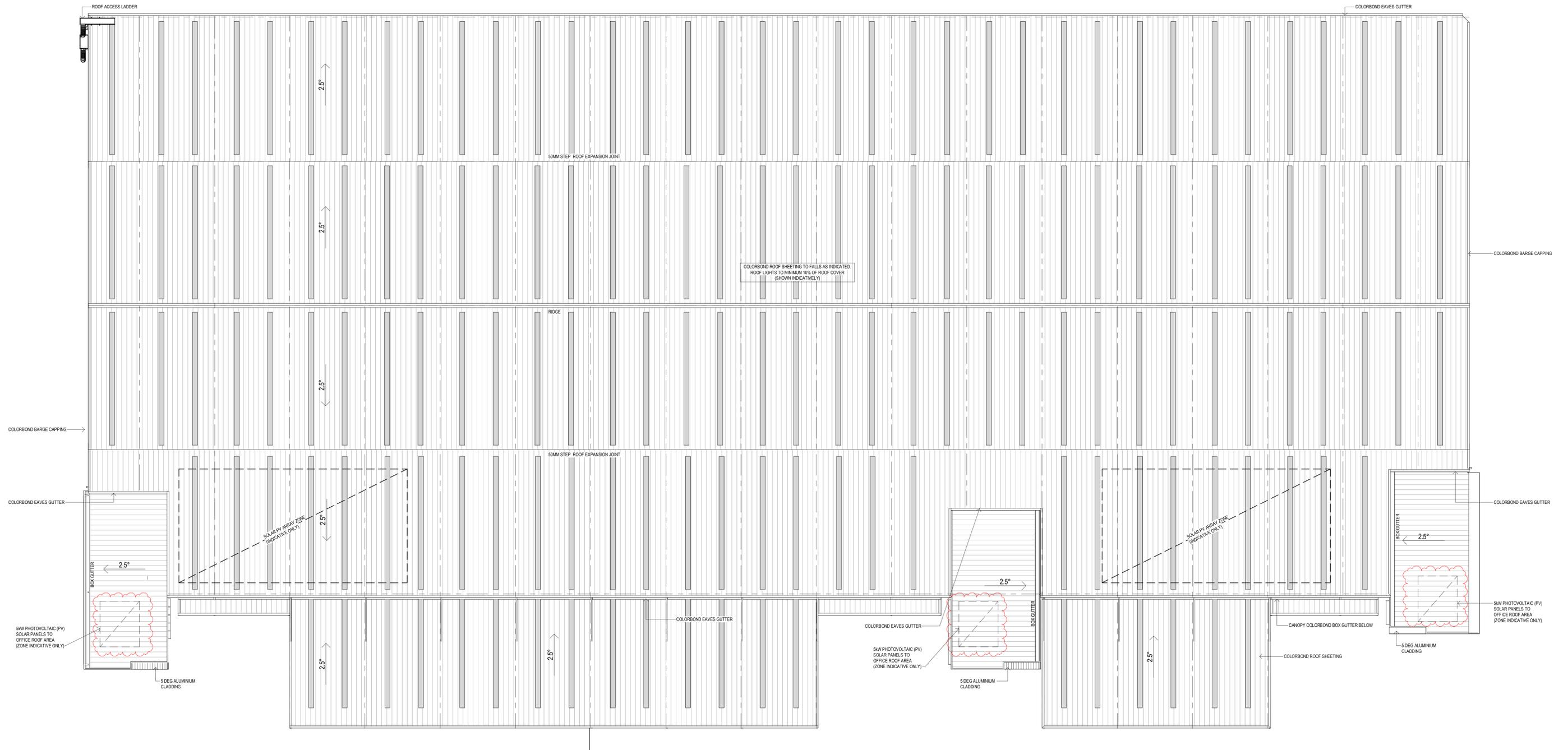
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SCALE: 1:250 @ B1

JOB NO: 21326  
DRAWING NO: TP200  
REVISION: B



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WAREHOUSE 2 - ROOF PLAN  
SCALE: 1 : 250

ADVERTISED  
PLAN

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A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PS	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
ROOF PLAN



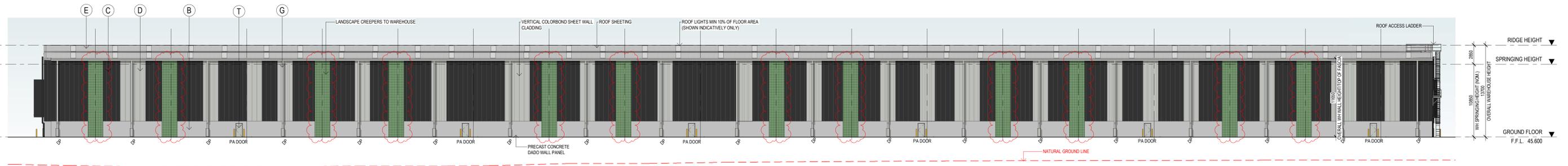
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GROUP

DATE: APRIL 2023  
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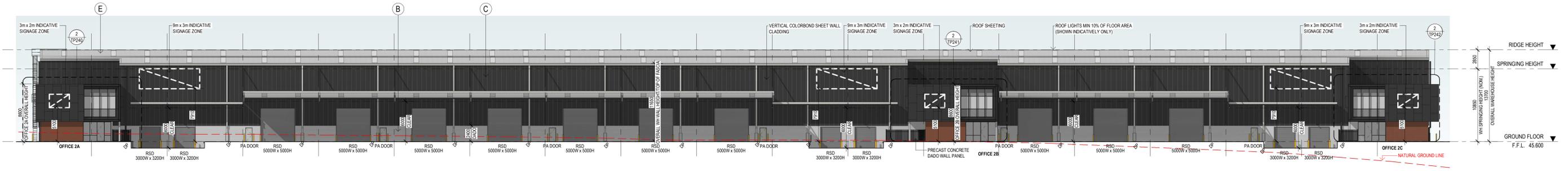
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DRAWING NO: TP210  
REVISION: B

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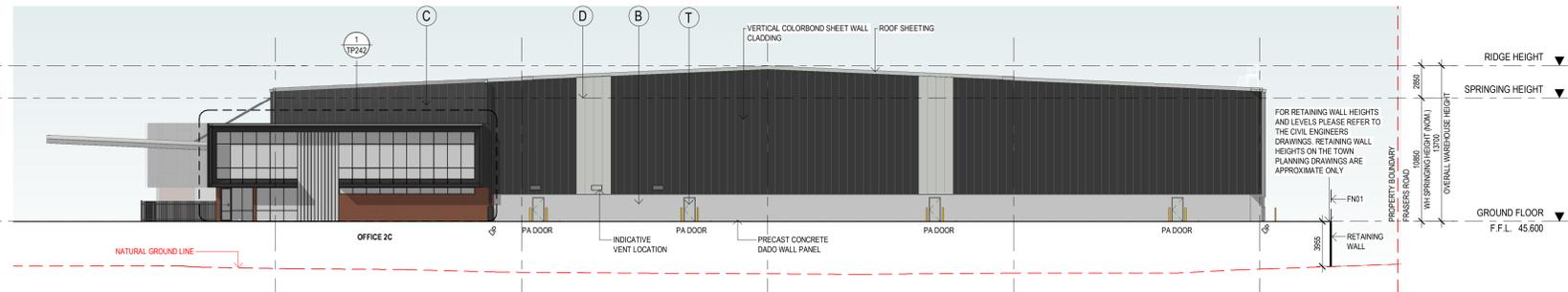
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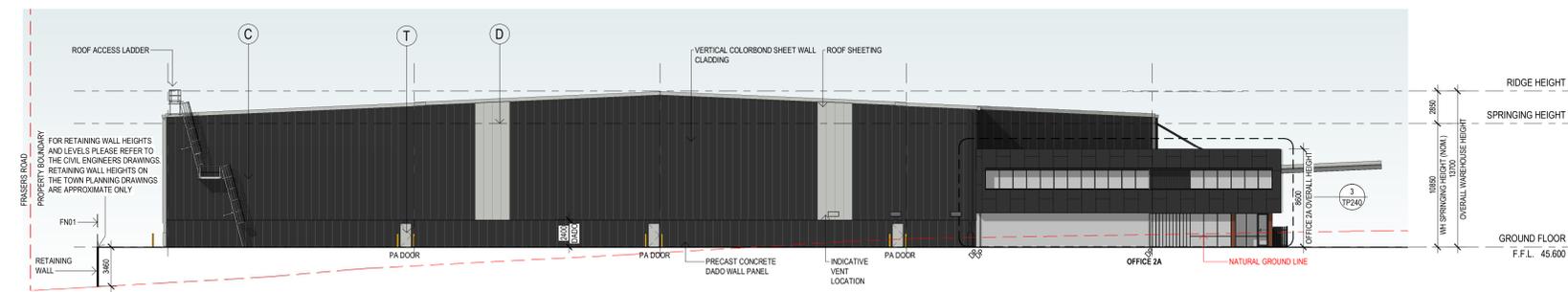
WAREHOUSE 2 - NORTH ELEVATION (FRASER ROAD)  
SCALE: 1 : 250



WAREHOUSE 2 - SOUTH ELEVATION  
SCALE: 1 : 250



WAREHOUSE 2 - EAST ELEVATION (DEALS ROAD)  
SCALE: 1 : 250



WAREHOUSE 2 - WEST ELEVATION  
SCALE: 1 : 250

ADVERTISED PLAN

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
PA	07.06.23	PRELIMINARY ISSUE	JB	BM
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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

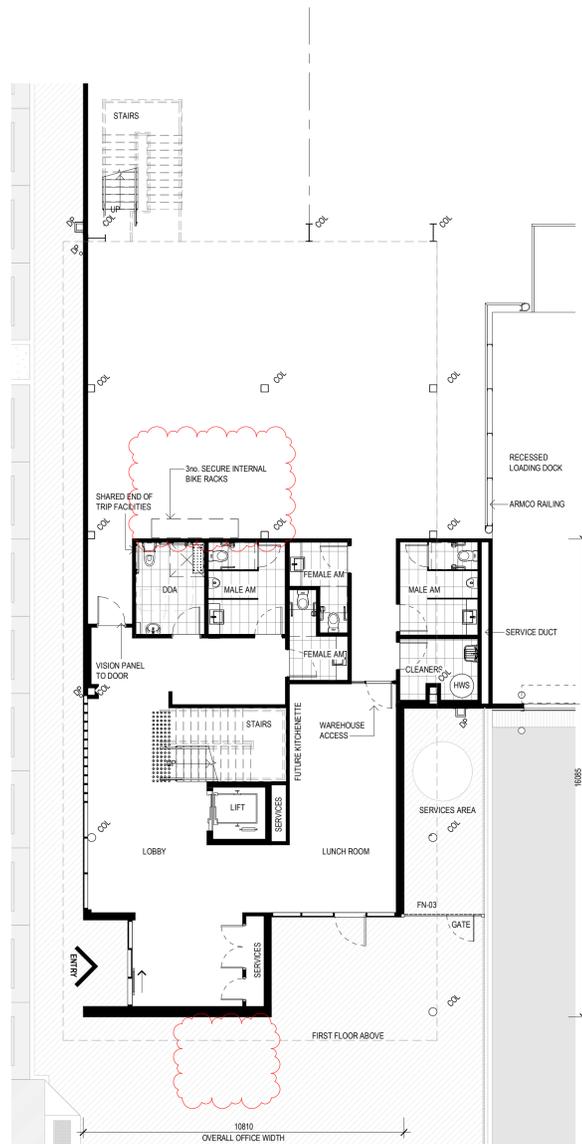
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WAREHOUSE 02  
OVERALL ELEVATIONS

CLIENT:  
**TROON**  
GROUP

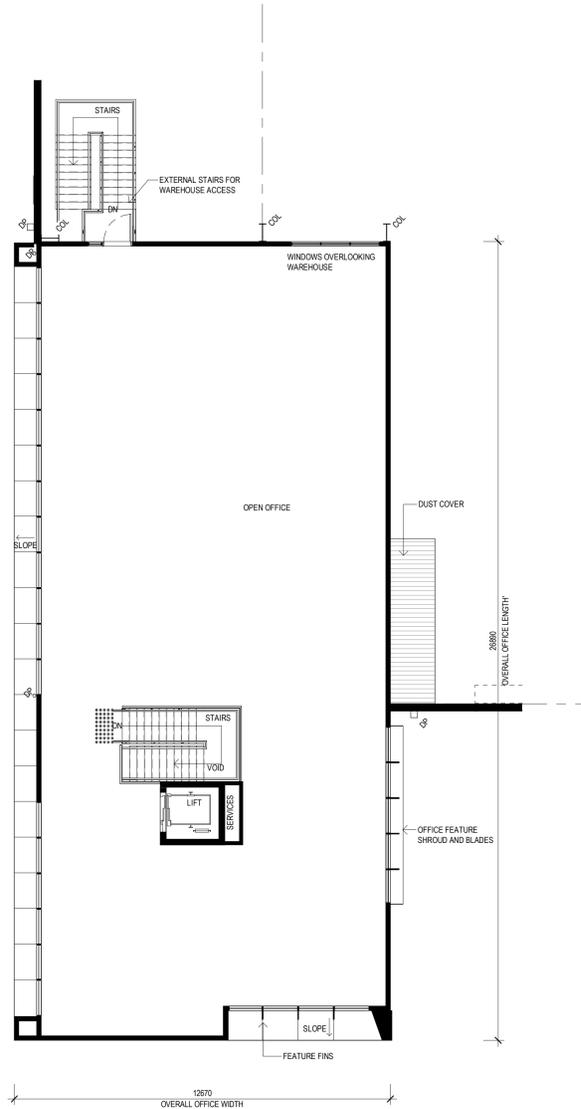
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SCALE: 1:250 @ B1

JOB NO:  
21326  
DRAWING NO:  
TP220  
REVISION:  
B





OFFICE 2A\_GROUND FLOOR PLAN  
SCALE: 1:100



OFFICE 2A\_FIRST FLOOR PLAN  
SCALE: 1:100

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PLAN

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PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE A FLOOR PLANS

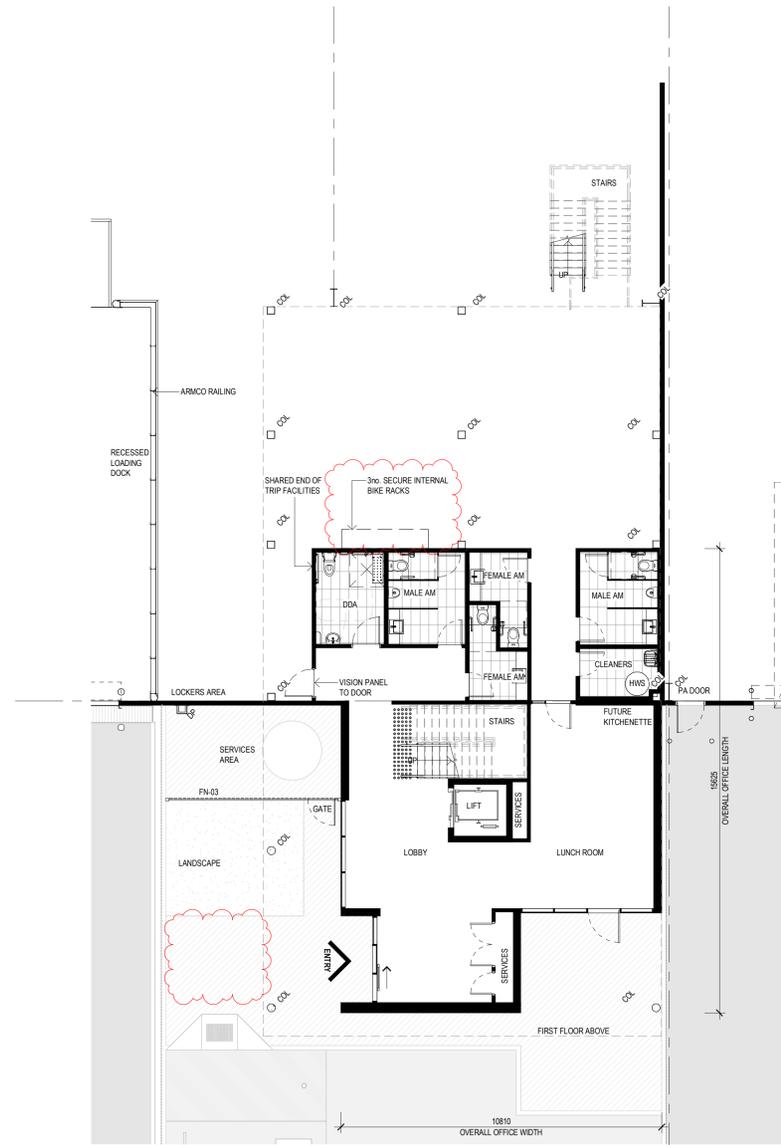


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DATE: APRIL 2023  
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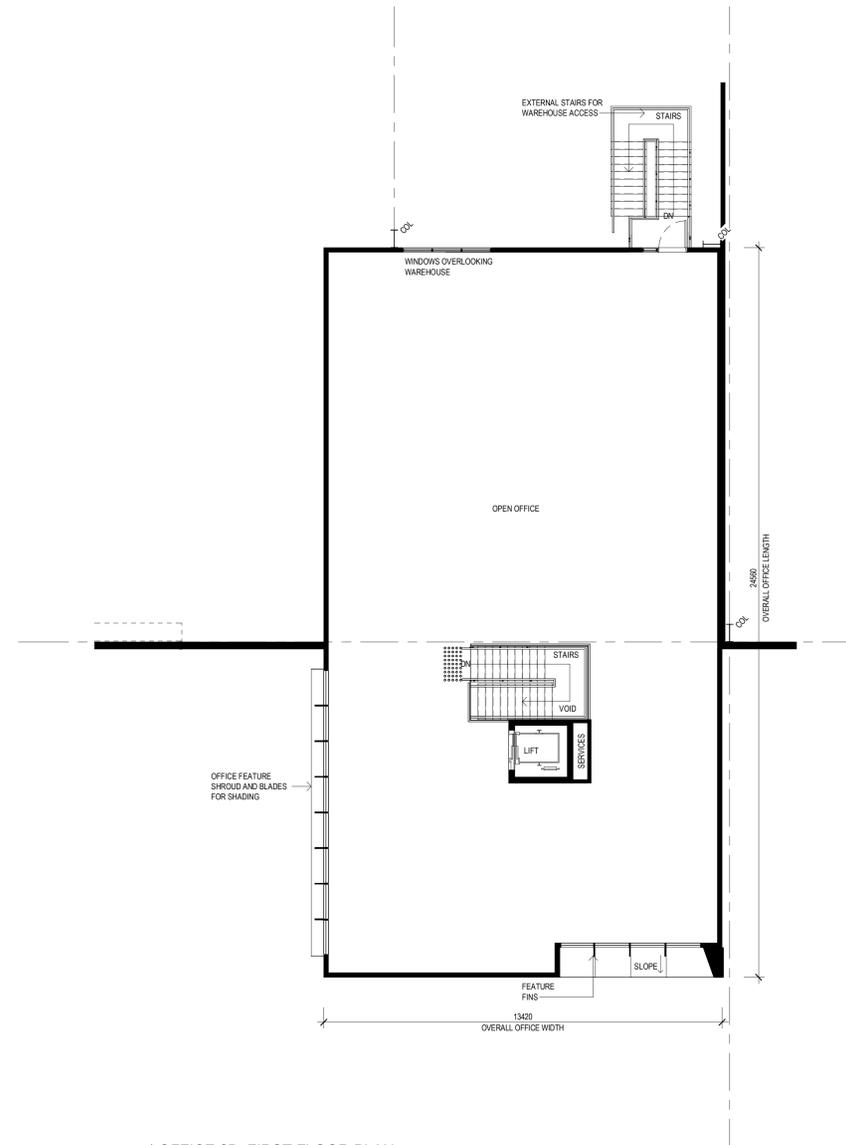
JOB NO:	21326
DRAWING NO:	TP230
REVISION:	B

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OFFICE 2B\_GROUND FLOOR PLAN  
SCALE: 1 : 100

**ADVERTISED  
PLAN**



OFFICE 2B\_FIRST FLOOR PLAN  
SCALE: 1 : 100

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE B FLOOR PLANS



CLIENT: **TROON**  
GROUP

DATE: APRIL 2023  
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SCALE: 1 : 100 @ B1  
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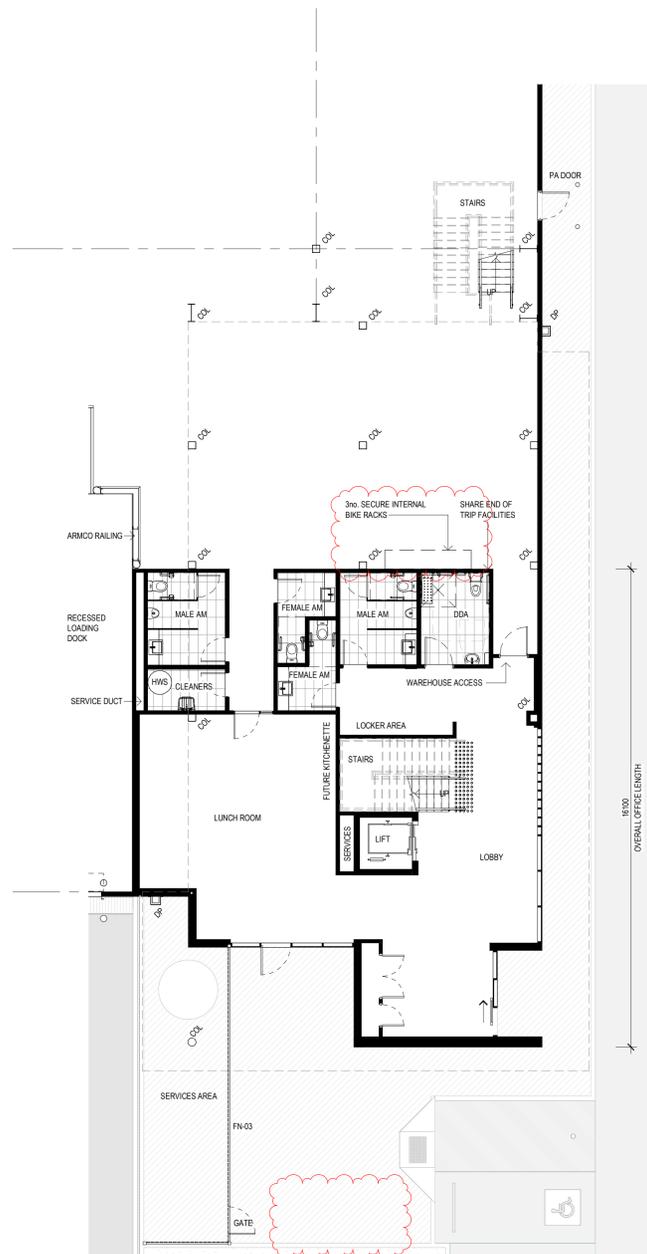
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REVISION:	B

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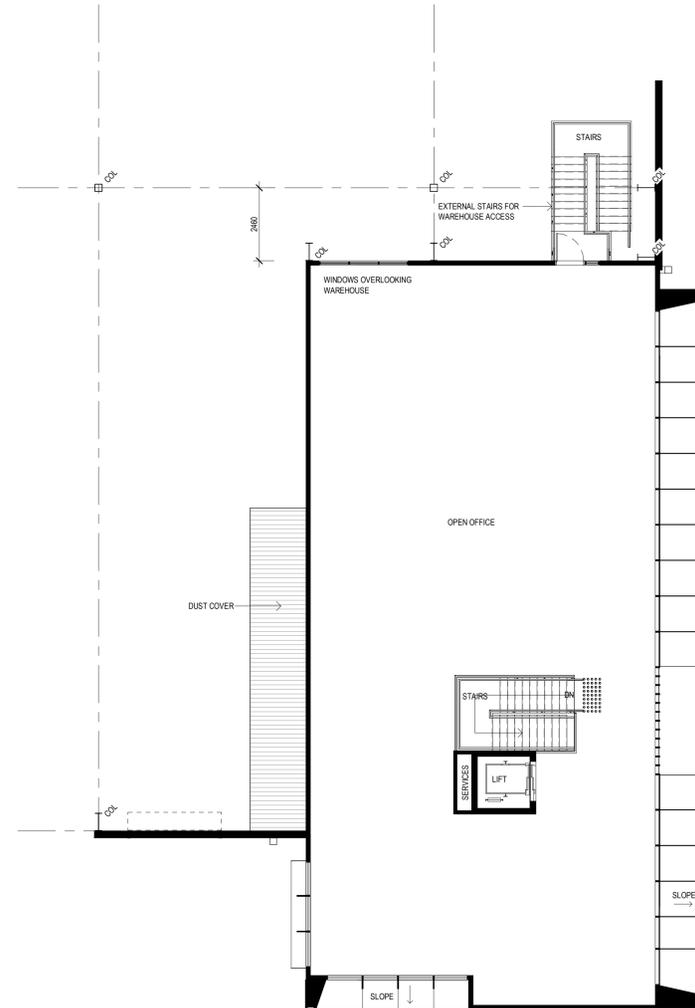
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A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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OFFICE 2C\_GROUND FLOOR PLAN  
SCALE: 1:100



OFFICE 2C FIRST FLOOR PLAN  
SCALE: 1:100

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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE C FLOOR PLAN



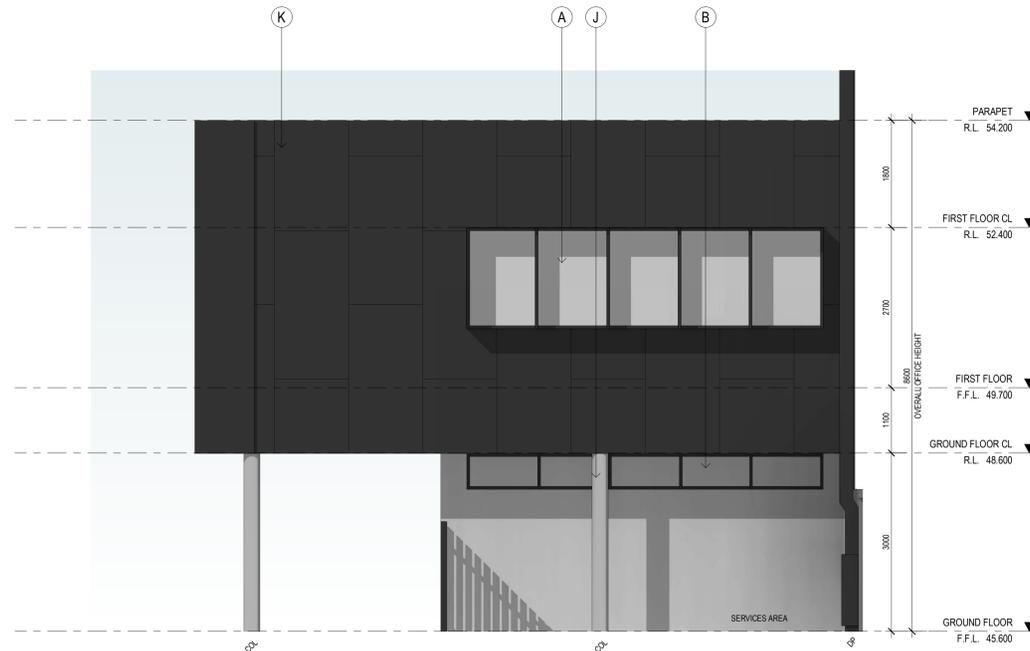
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DATE: APRIL 2023  
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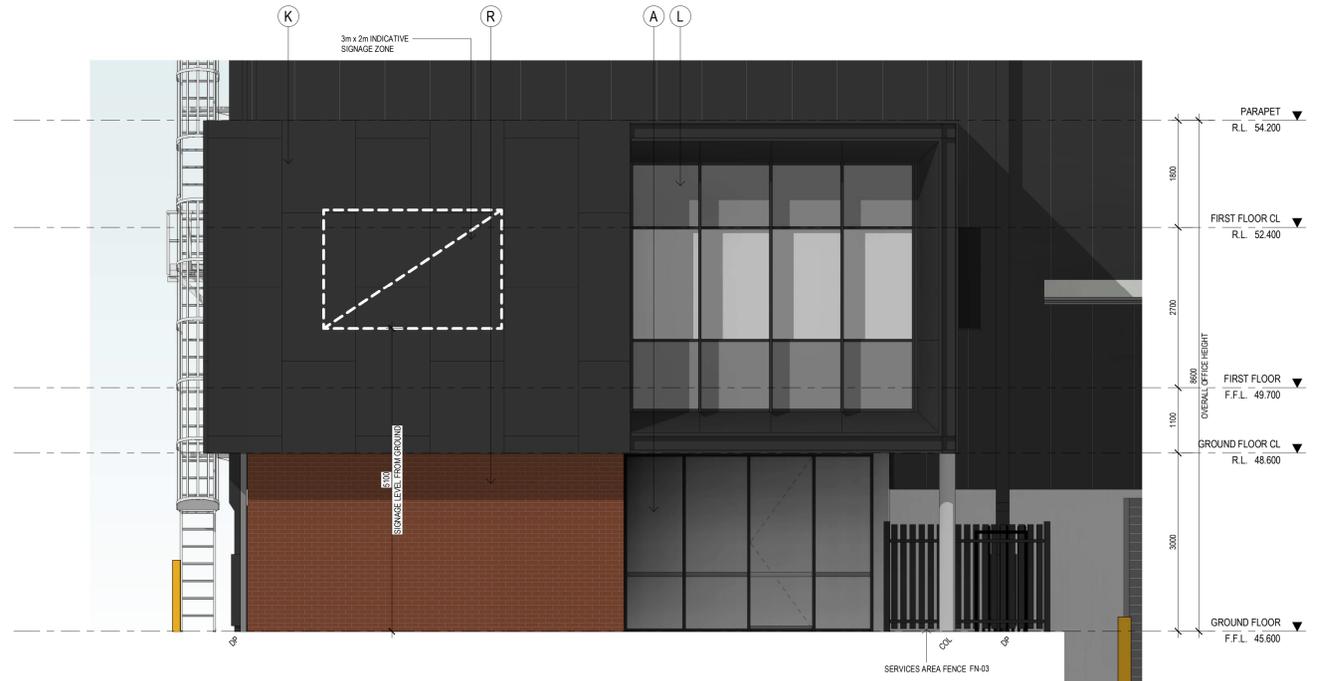
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REVISION: B

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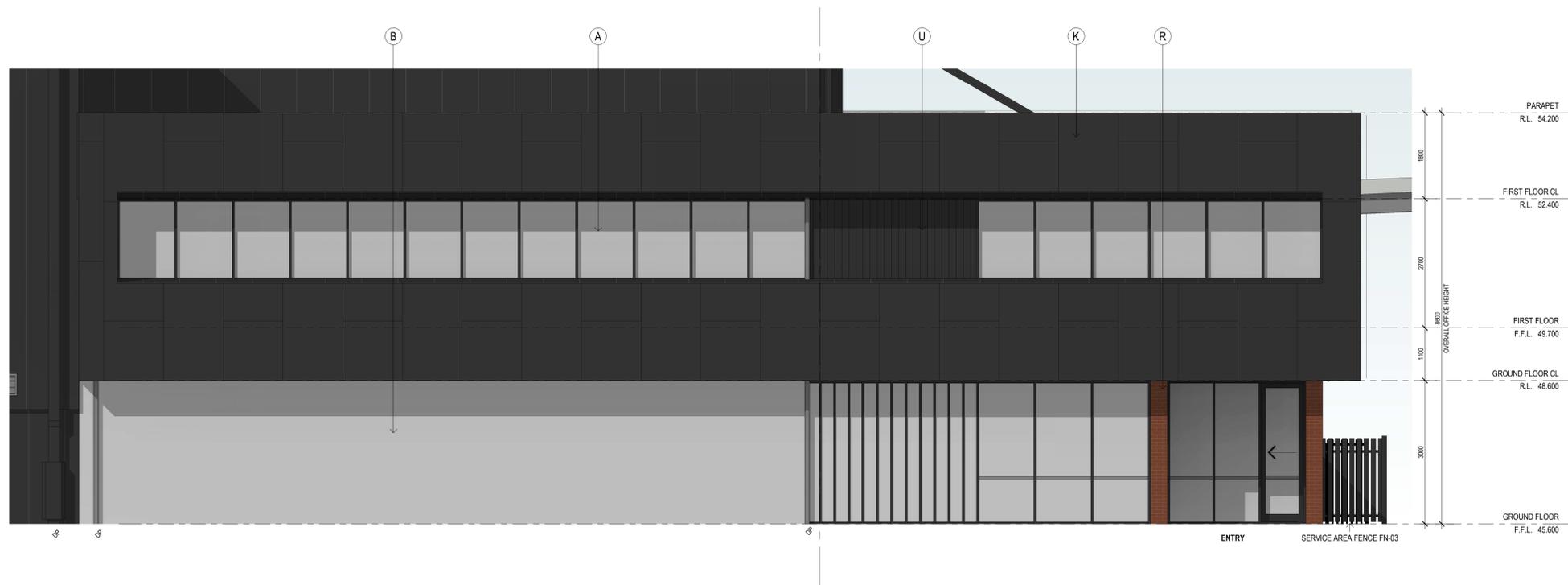
ADVERTISED  
PLAN



OFFICE 2A - EAST ELEVATION  
SCALE: 1:50



OFFICE 2A - SOUTH ELEVATION  
SCALE: 1:50



OFFICE 2A - WEST ELEVATION  
SCALE: 1:50

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EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE A ELEVATIONS

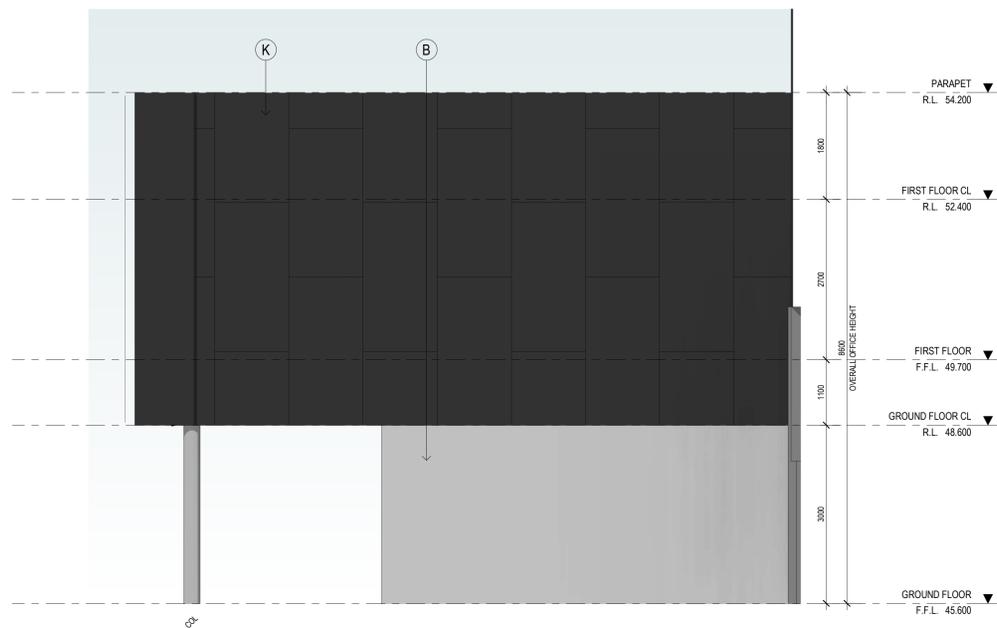
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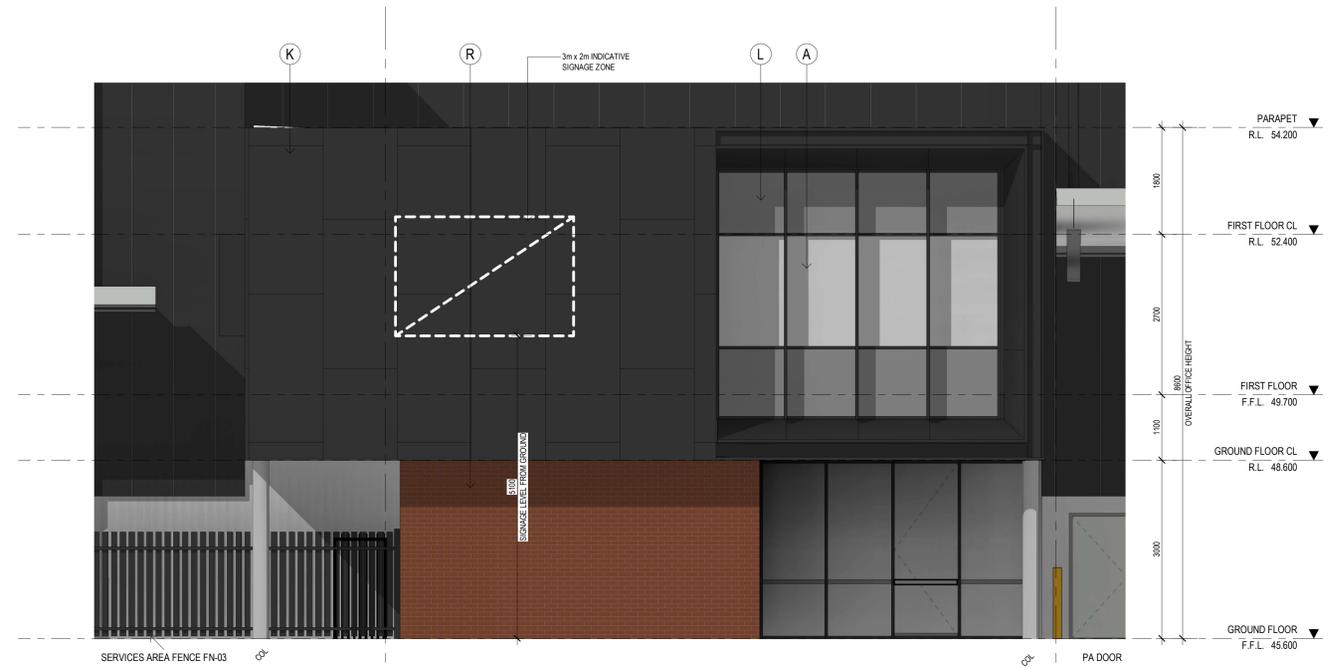
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REVISION:  
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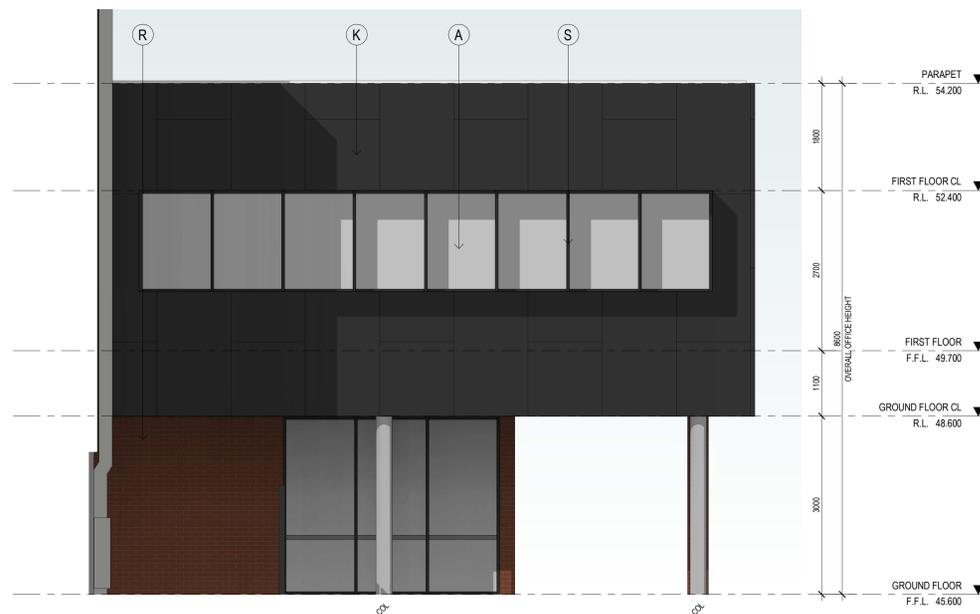
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OFFICE 2B - EAST ELEVATION  
SCALE: 1:50



OFFICE 2B - SOUTH ELEVATION  
SCALE: 1:50



OFFICE 2B - SOUTH ELEVATION  
SCALE: 1:50

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EXTERNAL FINISHES

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B	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
C	COLORBOND WALL CLADDING	COLORBOND MONUMENT
D	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
E	ROOF CLADDING	ZINCALUME
F	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
G	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
H	BOLLARDS	SAFETY YELLOW
J	CONCRETE COLUMN	NATURAL
K	ALUMINIUM CLADDING	COLORBOND MONUMENT
L	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
M	POWDERCOAT FINISH	COLORBOND CHARCOAL
N	SCREEN FENCE	TIMBER
P	EXPOSED STEEL	MONUMENT
Q	FEATURE BLADES	MONUMENT
R	FEATURE BRICK	RED
S	MULLION	MONUMENT
T	PA DOORS	SHALE GREY
U	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE B ELEVATIONS

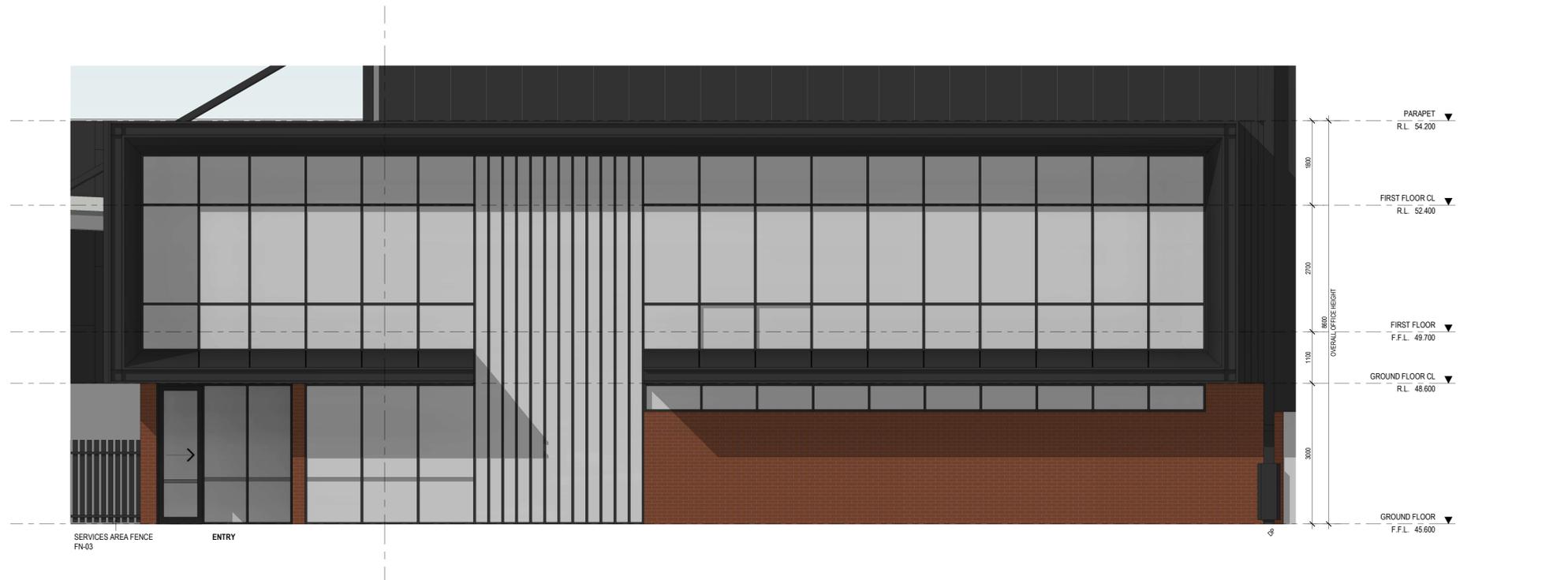
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**TROON**  
GROUP

DATE: APRIL 2023  
DRAWN BY: JB  
SCALE: 1:50 @ B1  
SCALE:

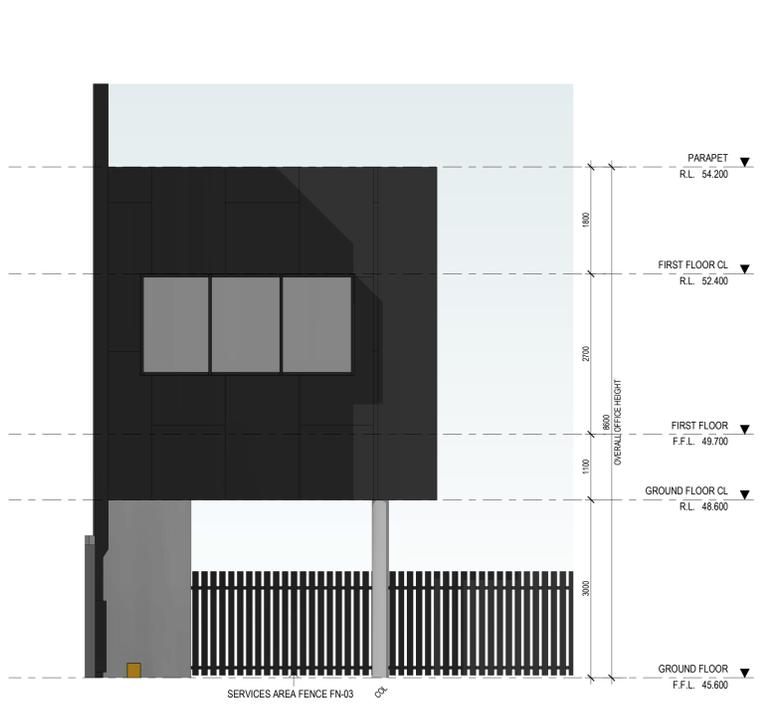
JOB NO:  
21326  
DRAWING NO:  
TP241  
REVISION:  
B

**watson**  
**young**

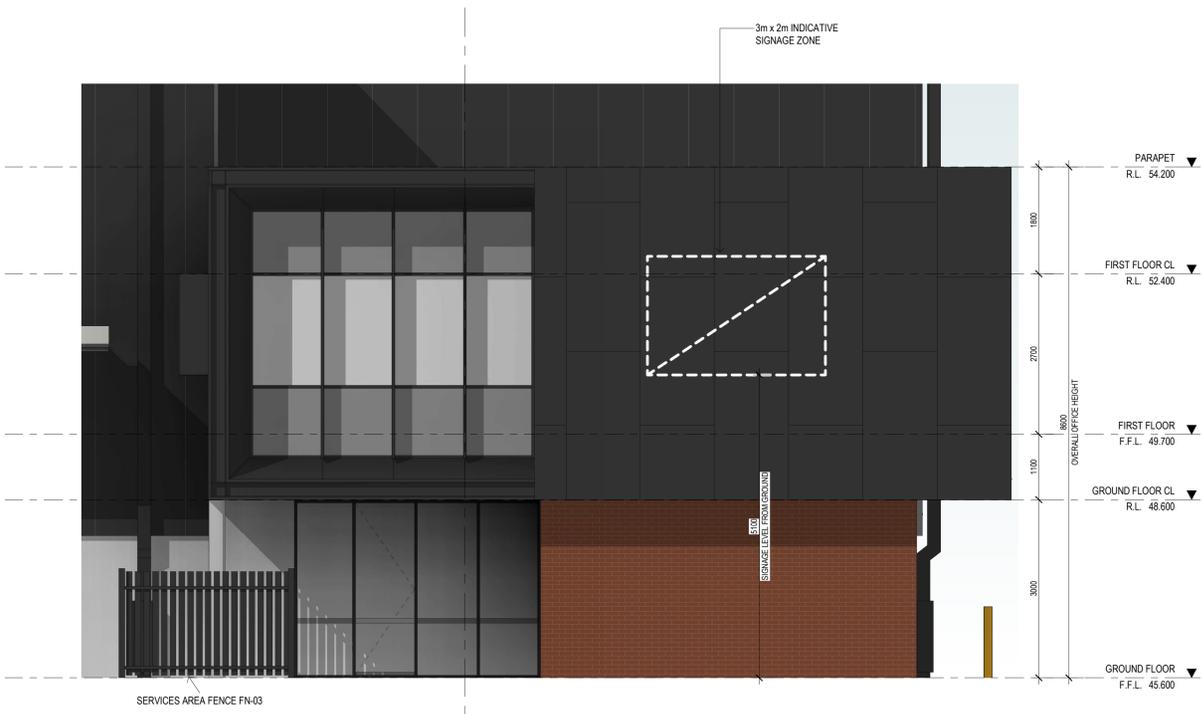
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OFFICE 2C - EAST ELEVATION  
SCALE: 1:50



OFFICE 2C - WEST ELEVATION  
SCALE: 1:50



OFFICE 2C - SOUTH ELEVATION  
SCALE: 1:50

ADVERTISED PLAN

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
OFFICE C ELEVATIONS

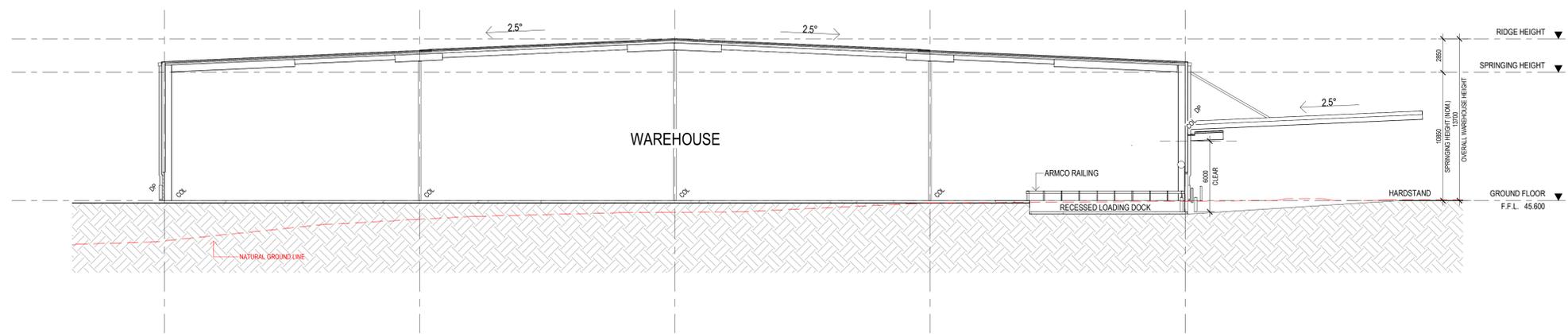
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GROUP

DATE: APRIL 2023  
DRAWN BY: JB  
SCALE: 1:50 @ B1  
SCALE:

JOB NO:	21326
DRAWING NO:	TP242
REVISION:	B

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WAREHOUSE 2 - TYPICAL SECTION  
SCALE: 1 : 200

**ADVERTISED  
PLAN**

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PA	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PS	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 02  
TYPICAL SECTION

CLIENT: **TROON**  
GROUP

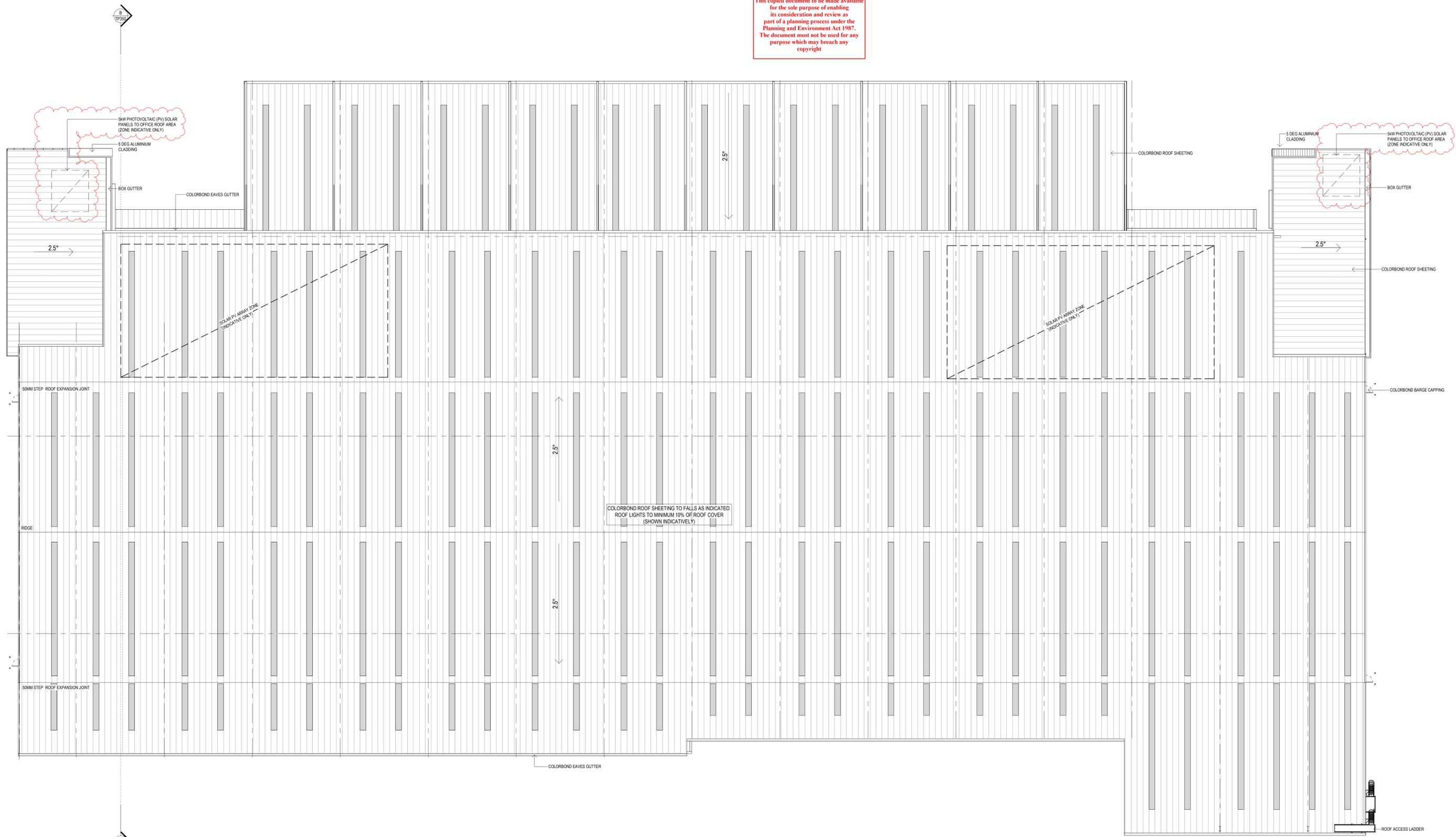
DATE: APRIL 2023  
DRAWN BY: JB  
SCALE: 1 : 200 @ B1

JOB NO:	21326
DRAWING NO:	TP250
REVISION:	B

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young**



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WAREHOUSE 3 - ROOF PLAN  
SCALE: 1:200

ADVERTISED PLAN

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A	07.08.2023	COUNCIL ISSUE	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 03  
ROOF PLAN



DATE: APRIL 2023  
DRAWN BY: JB  
SCALE: 1:200 @ B1

JOB NO:	21326
DRAWING NO:	TP310
REVISION:	B

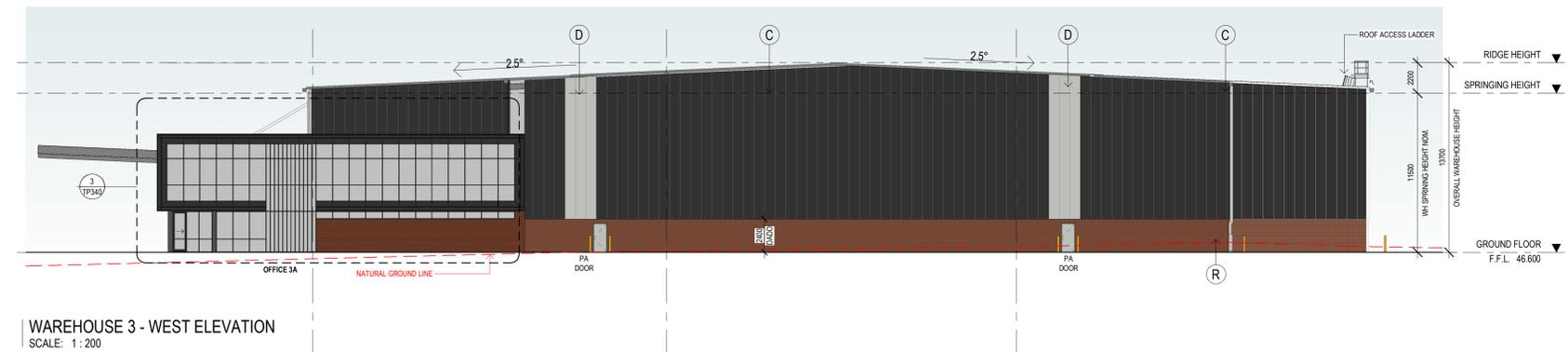




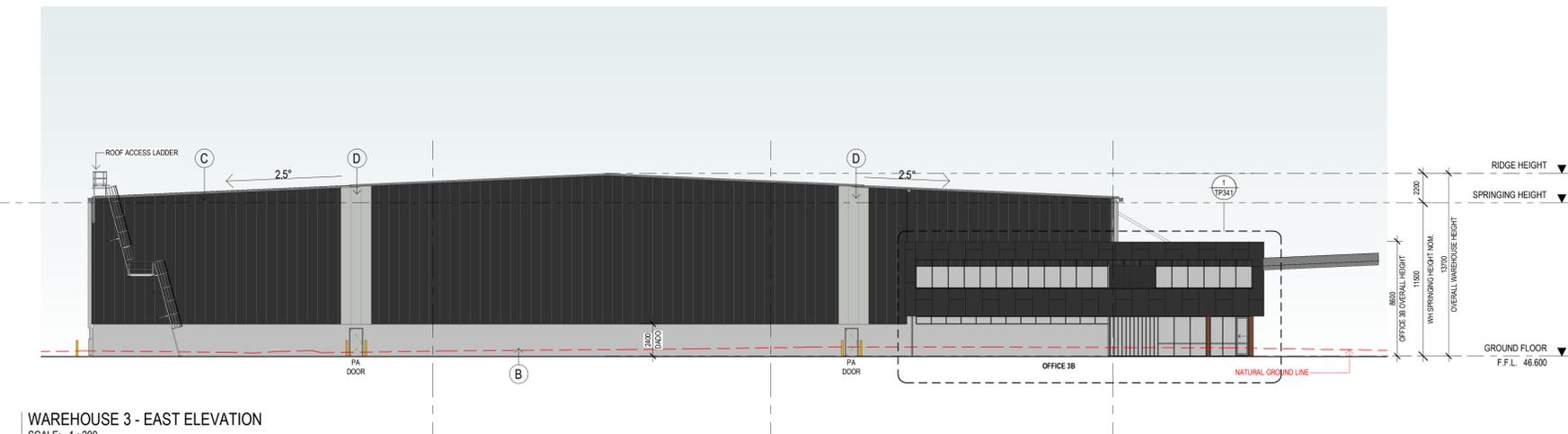
WAREHOUSE 3 - SOUTH ELEVATION  
SCALE: 1:200



WAREHOUSE 3 - NORTH ELEVATION  
SCALE: 1:200



WAREHOUSE 3 - WEST ELEVATION  
SCALE: 1:200



WAREHOUSE 3 - EAST ELEVATION  
SCALE: 1:200

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**ADVERTISED PLAN**

**EXTERNAL FINISHES**

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL ISSUE	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

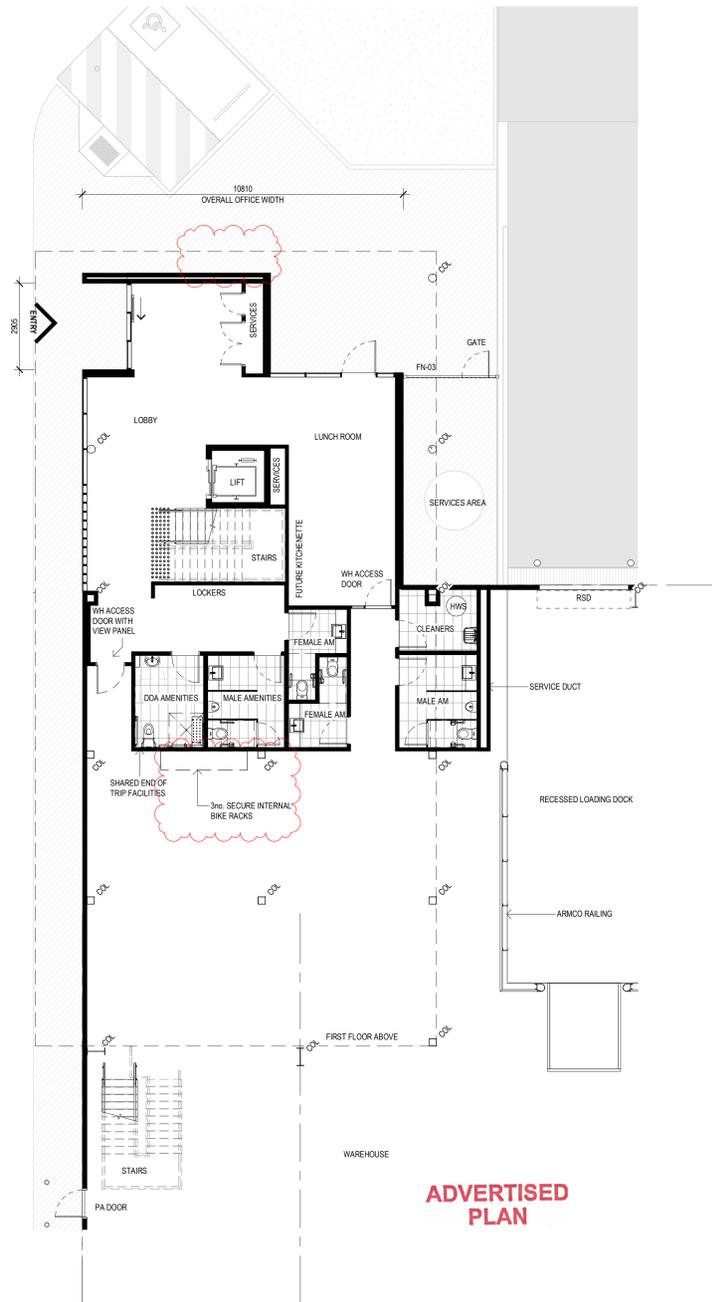
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WAREHOUSE 03  
OVERALL ELEVATIONS

CLIENT:  
**TROON**  
GROUP

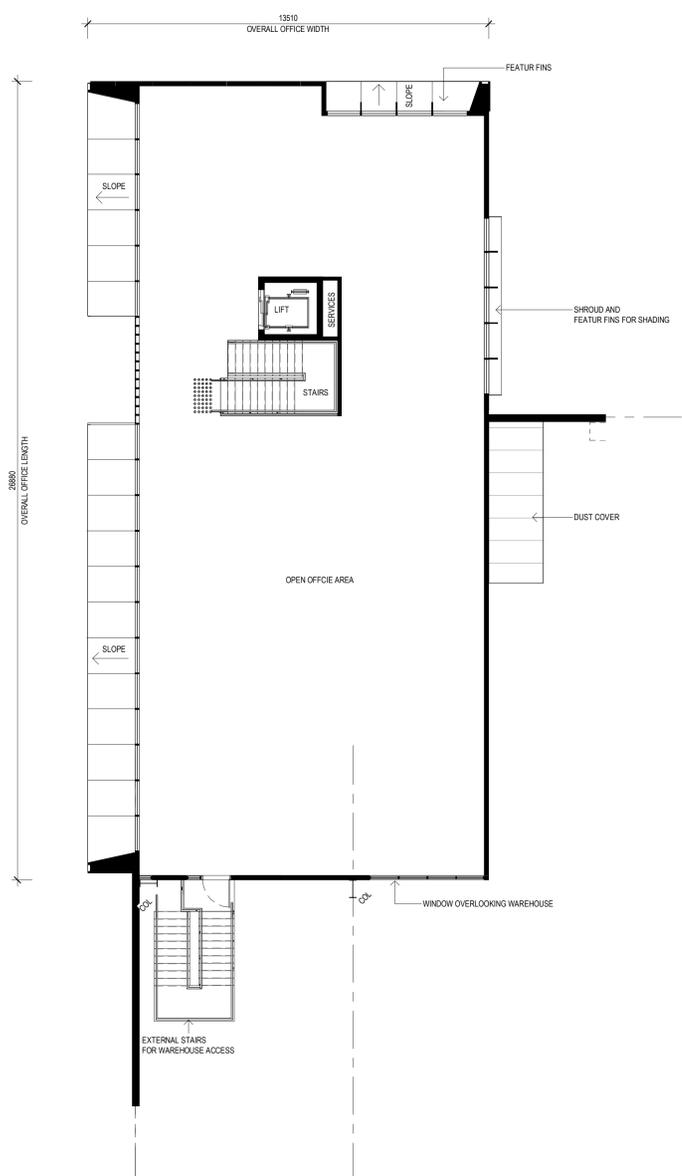
DATE: APRIL 2023  
DRAWN BY: NH  
SCALE: 1:250 @ B1

JOB NO:  
21326  
DRAWING NO:  
TP320  
REVISION:  
B





OFFICE 3A GROUND FLOOR  
SCALE: 1 : 100



OFFICE 3A FIRST FLOOR  
SCALE: 1 : 100

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ADVERTISED PLAN

PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 03  
OFFICE 3A FLOOR PLAN



CLIENT: **TROON**  
GROUP

DATE: APRIL 2023  
DRAWN BY: BCM  
SCALE: 1 : 100 @ B1

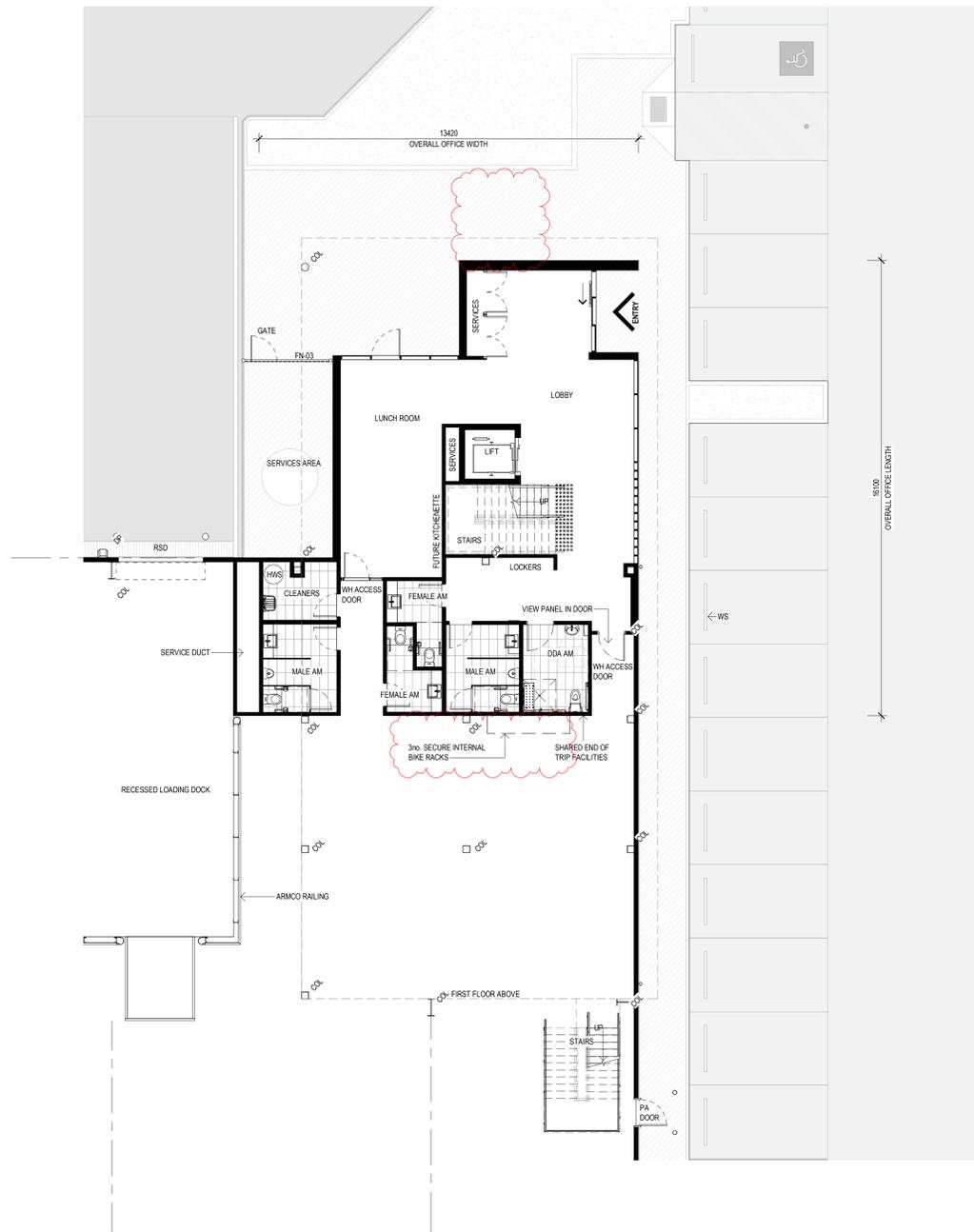
JOB NO:	21326
DRAWING NO:	TP330
REVISION:	B

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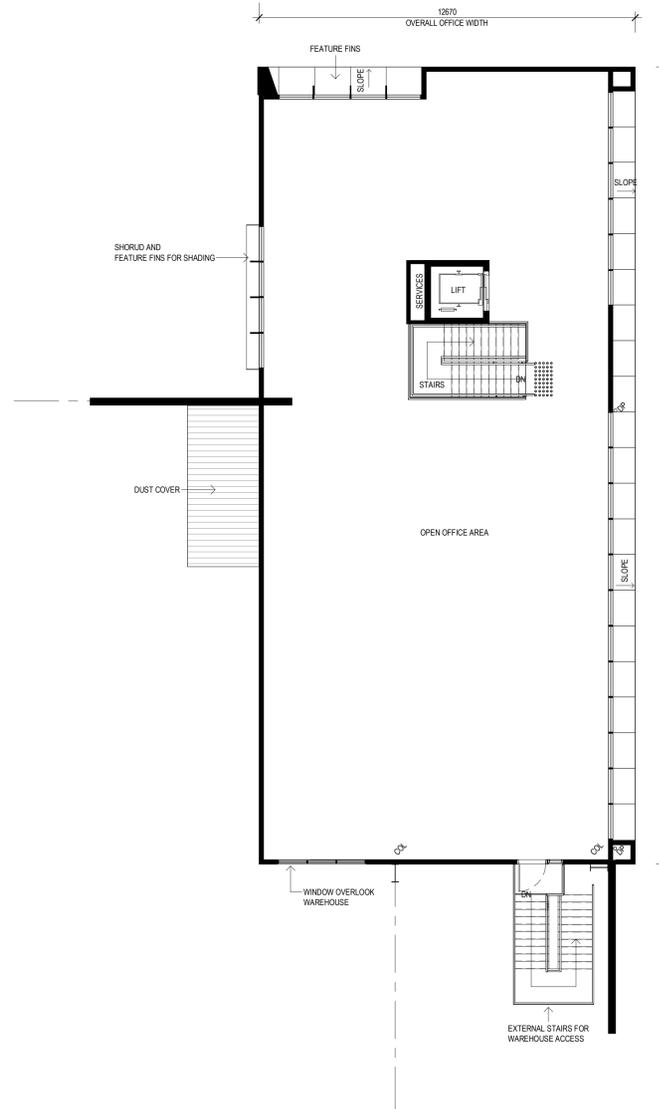
No.	DATE	REVISION	BY:	CHK:
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A	07.08.2023	COUNCIL ISSUE	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SP	BM
P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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OFFICE 3B GROUND FLOOR  
SCALE: 1 : 100



OFFICE 3B FIRST FLOOR  
SCALE: 1 : 100

ADVERTISED  
PLAN

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No.	DATE	REVISION	BY	CHK
P2	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL ISSUE	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SP	BM
P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 03  
OFFICE 3B FLOOR PLAN



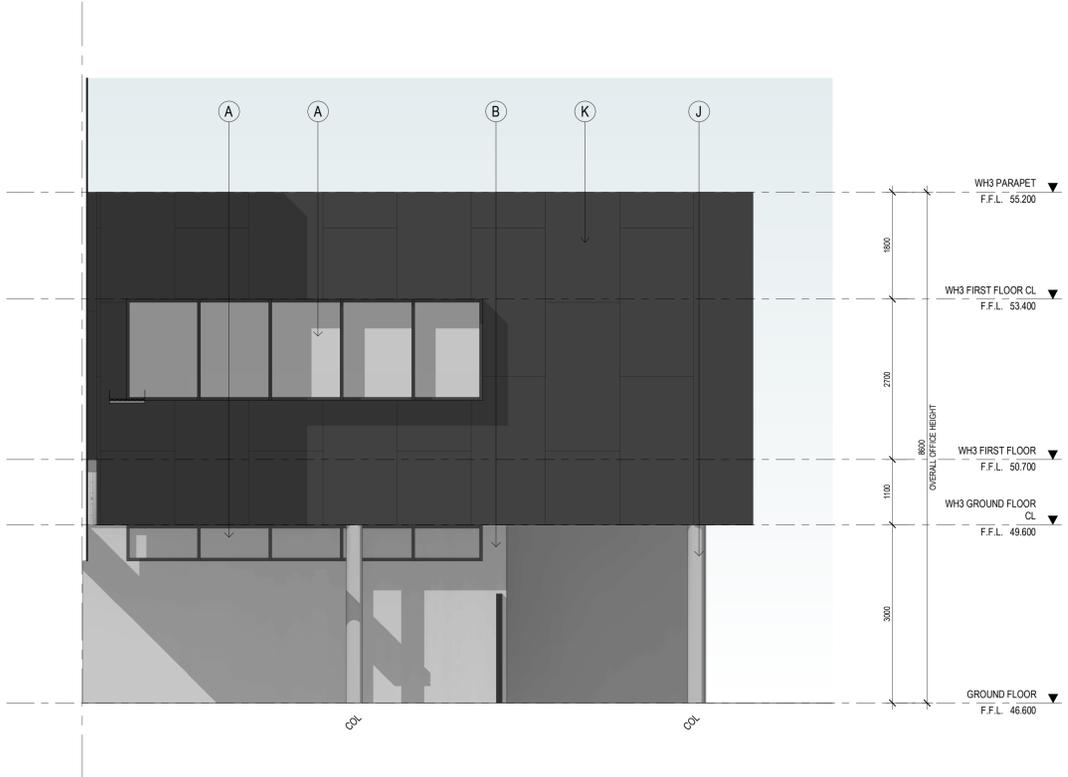
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GROUP

DATE: APRIL 2023  
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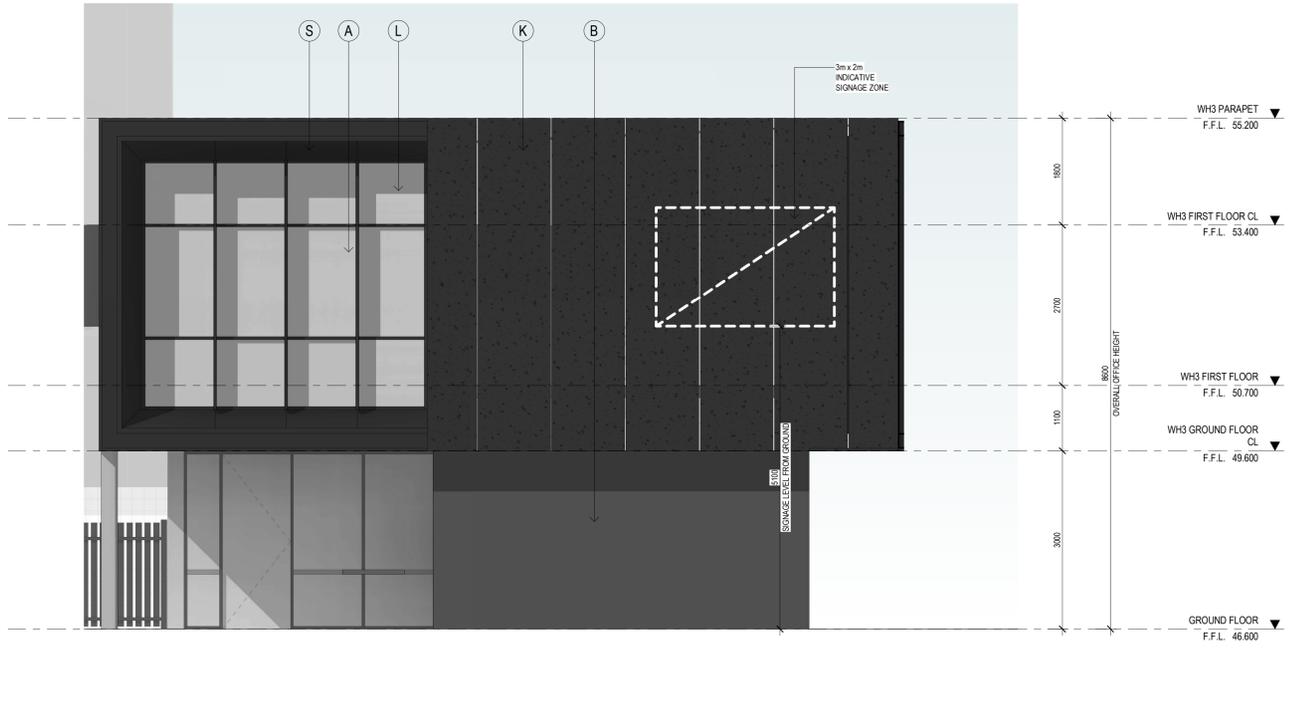
JOB NO:	21326
DRAWING NO:	TP331
REVISION:	B

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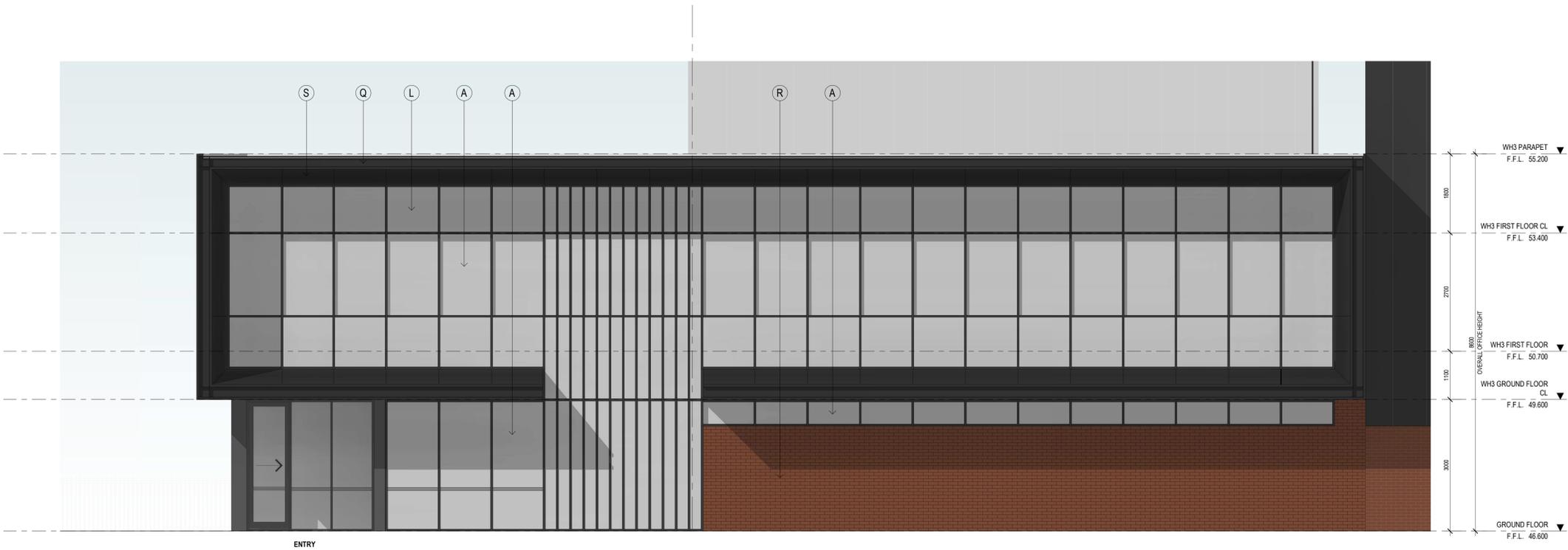
OFFICE 3A EAST ELEVATION  
SCALE: 1:50



OFFICE 3A NORTH ELEVATION  
SCALE: 1:50

**EXTERNAL FINISHES**

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	COLORBOND MONUMENT
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT



OFFICE 3A WEST ELEVATION  
SCALE: 1:50

ADVERTISED PLAN

No.	DATE:	REVISION:	BY:	CHK:
P2	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL ISSUE	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SP	BM
PA	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

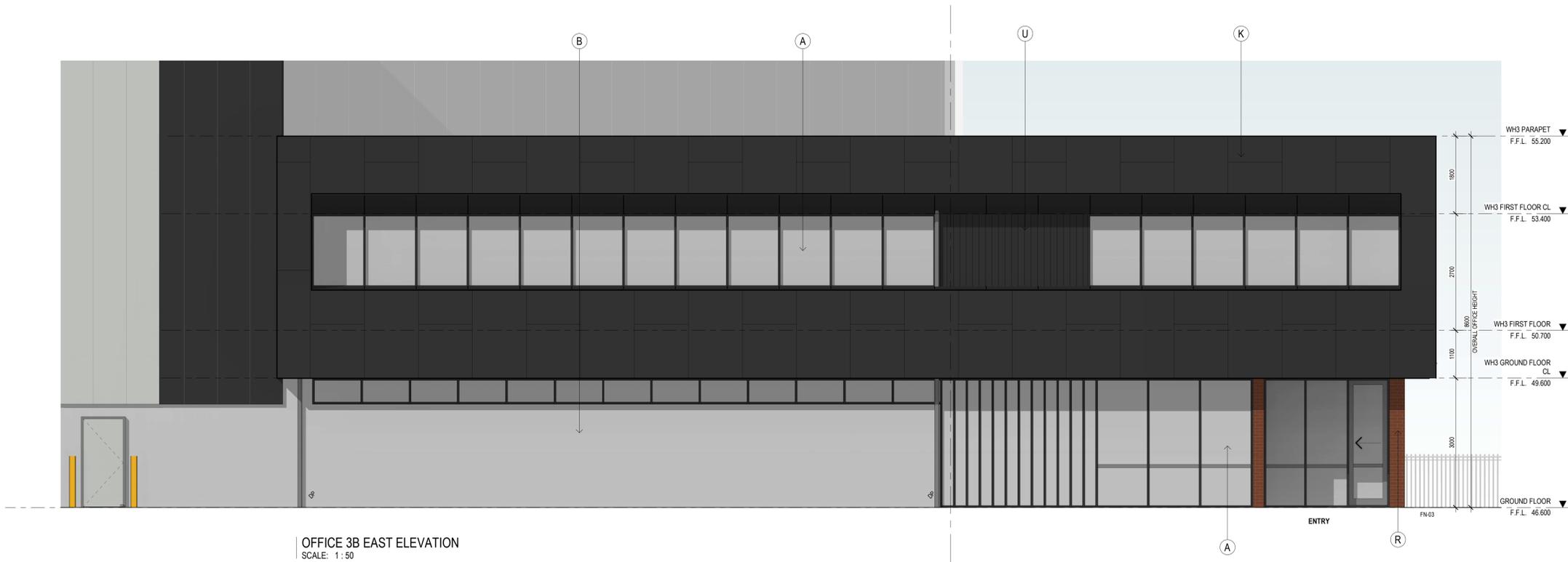
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WAREHOUSE 03  
OFFICE 3A ELEVATIONS



DATE: APRIL 2023  
DRAWN BY: BCM  
SCALE: 1:50@B1

JOB NO:	21326
DRAWING NO:	TP340
REVISION:	B

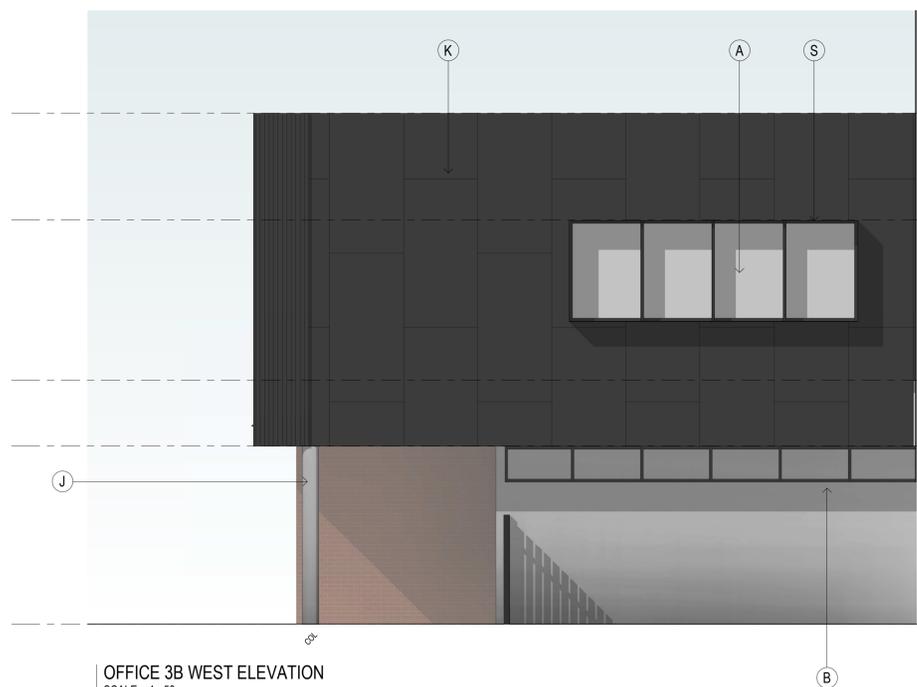




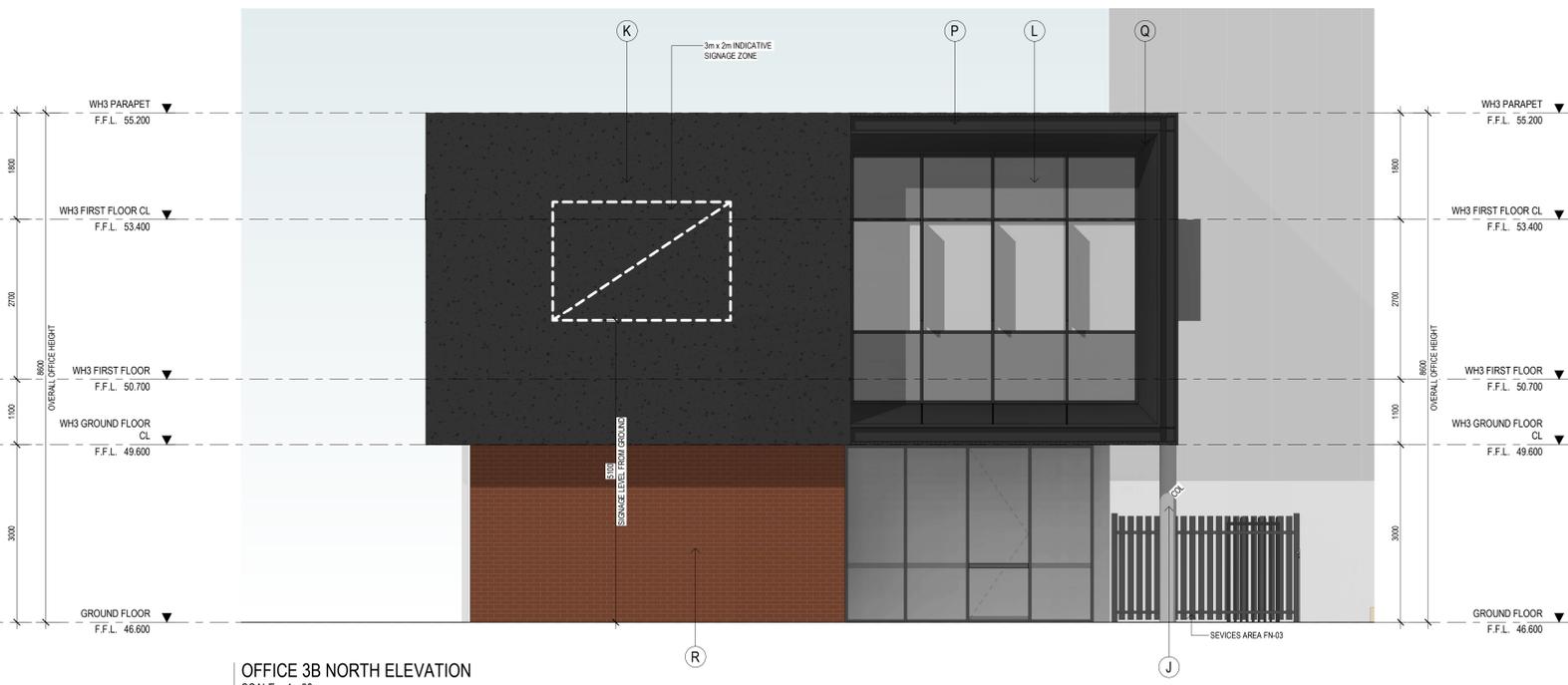
OFFICE 3B EAST ELEVATION  
SCALE: 1:50

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ADVERTISED PLAN



OFFICE 3B WEST ELEVATION  
SCALE: 1:50



OFFICE 3B NORTH ELEVATION  
SCALE: 1:50

EXTERNAL FINISHES

A	ALUMINIUM FRAMED GLAZING	TINTED GREY
B	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
C	COLORBOND WALL CLADDING	COLORBOND MONUMENT
D	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
E	ROOF CLADDING	ZINCALUME
F	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
G	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
H	BOLLARDS	SAFETY YELLOW
J	CONCRETE COLUMN	NATURAL
K	ALUMINIUM CLADDING	COLORBOND MONUMENT
L	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
M	POWDERCOAT FINISH	COLORBOND CHARCOAL
N	SCREEN FENCE	TIMBER
P	EXPOSED STEEL	MONUMENT
Q	FEATURE BLADES	MONUMENT
R	FEATURE BRICK	RED
S	MULLION	MONUMENT
T	PA DOORS	SHALE GREY
U	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
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A	07.08.2023	COUNCIL ISSUE	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SP	BM
PA	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 03  
OFFICE 3B ELEVATIONS



DATE: APRIL 2023  
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SCALE: 1:50@B1

JOB NO:	21326
DRAWING NO:	TP341
REVISION:	B



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WAREHOUSE 3 - TYPICAL SECTION  
SCALE: 1:200

ADVERTISED  
PLAN

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P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL ISSUE	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVEL  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
WAREHOUSE 03  
TYPICAL SECTION

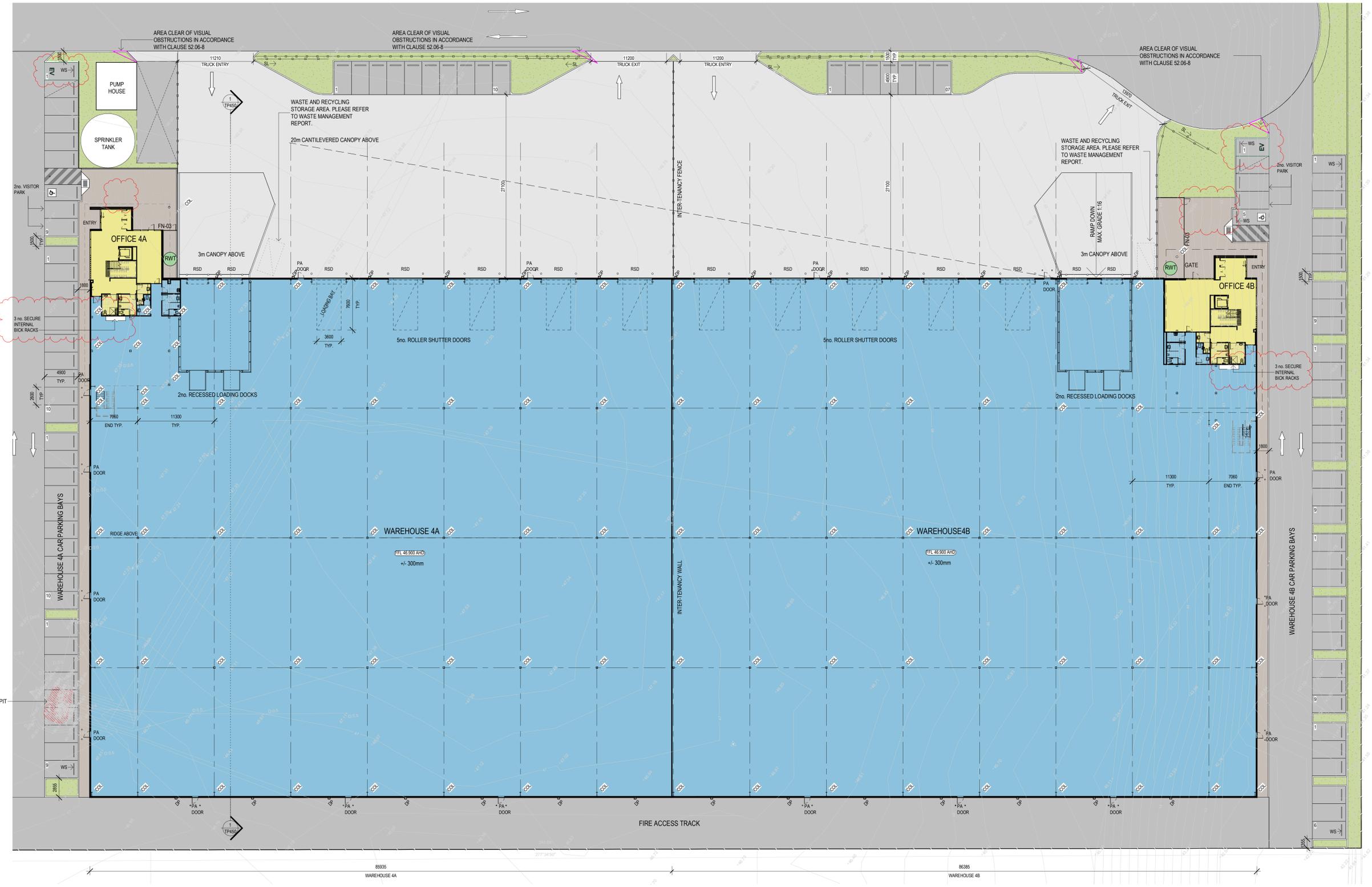
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**TROON**  
GROUP

DATE: APRIL 2023  
DRAWN BY: NH  
SCALE: 1:200 @ B1

JOB NO:  
21326  
DRAWING NO:  
TP350  
REVISION:  
B

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**young**

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### LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- CRUSHED ROCK TO FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- INDICATES LOCATION OF GAS PIT

FN-01 1800mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARBS WIRE TO 2100mm HIGH

FN-02 1800mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING

FN-03 2100mm HIGH OUTDOOR AREA FEATURE SCREEN

WS CAR BAY WHEEL STOP

RWT 10kL TANK TO BE PROVIDED TO EACH OFFICE. PLEASE REFER TO THE SUSTAINABILITY MANAGEMENT PLAN (SMP) FOR FURTHER INFORMATION.

### NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2990 (5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)

AREAS CALCULATED HAVE BEEN TAKEN TO OUTSIDE FACE OF WALL GRT TO WAREHOUSE AREAS AND OUTSIDE FACE OF EXTERNAL WALL TO ALL OTHER OFFICE AREAS.

LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN. LEVELS MAY VARY +/- 300mm.

ALL EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, WITH SUITABLE Baffles, INSTALLED AS PER AS1158.4 AND LOCATED SO THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE SITE.

ALL EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, WITH SUITABLE Baffles, INSTALLED AS PER AS1158.4 AND LOCATED SO THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE SITE.

SURVEY OVERLAIN ON PLANS IS PROVIDED BY TAYLORS, DOCUMENT NAME '23319 - PS(V1)'

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	21.07.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SPD	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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WAREHOUSE 4 - SITE PLAN  
SCALE: 1:250

ADVERTISED PLAN

PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
SITE PLAN



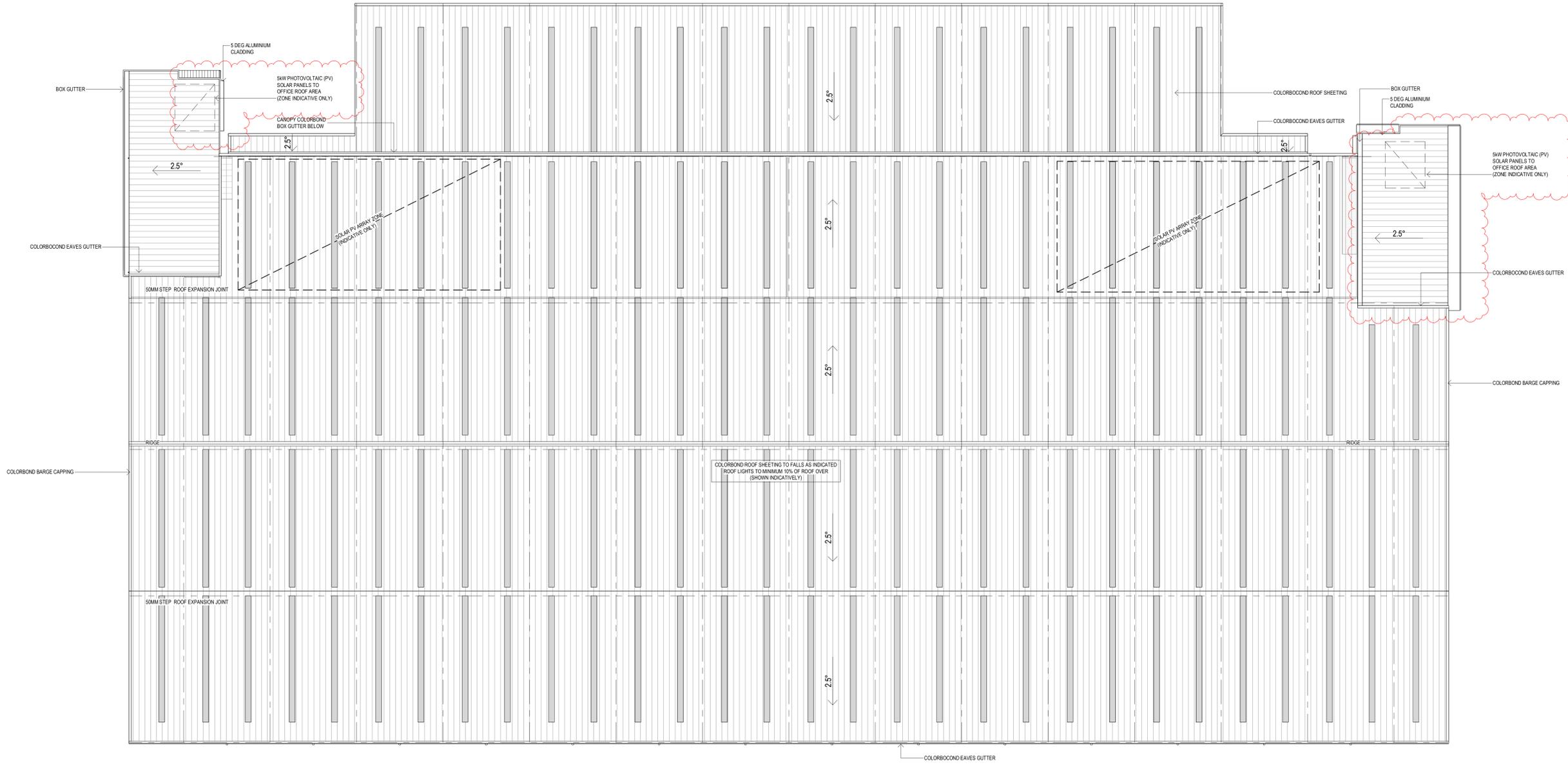
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**TROON GROUP**

DATE: APRIL, 2023  
DRAWN BY: JB  
SCALE: 1:250 @ B1  
SCALE:

JOB NO: 21326  
DRAWING NO: TP400  
REVISION: B



ADVERTISED  
PLAN



WAREHOUSE 4 - ROOF PLAN  
SCALE: 1:250

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PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
ROOF PLAN



CLIENT: **TROON**  
GROUP

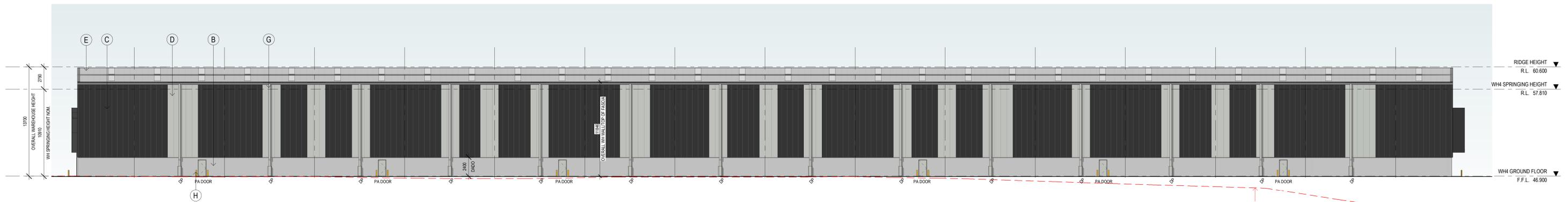
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JOB NO: 21326  
DRAWING NO: TP410  
REVISION: B

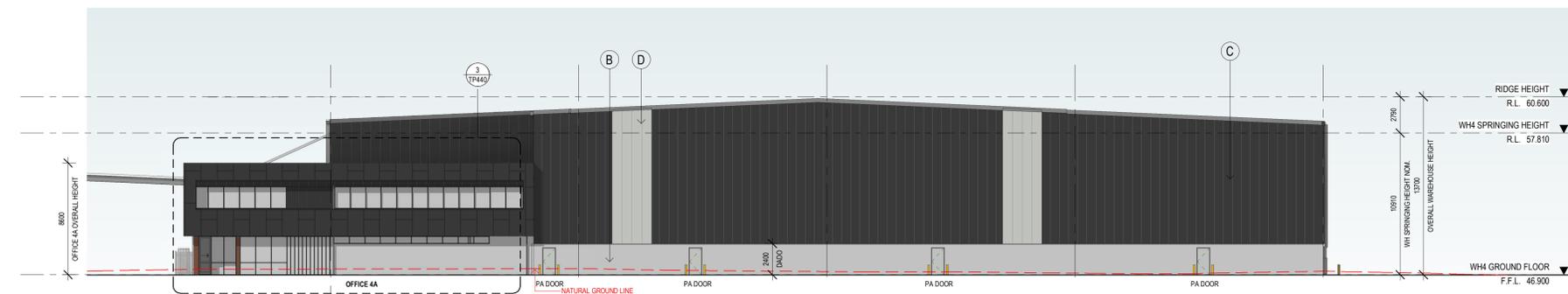




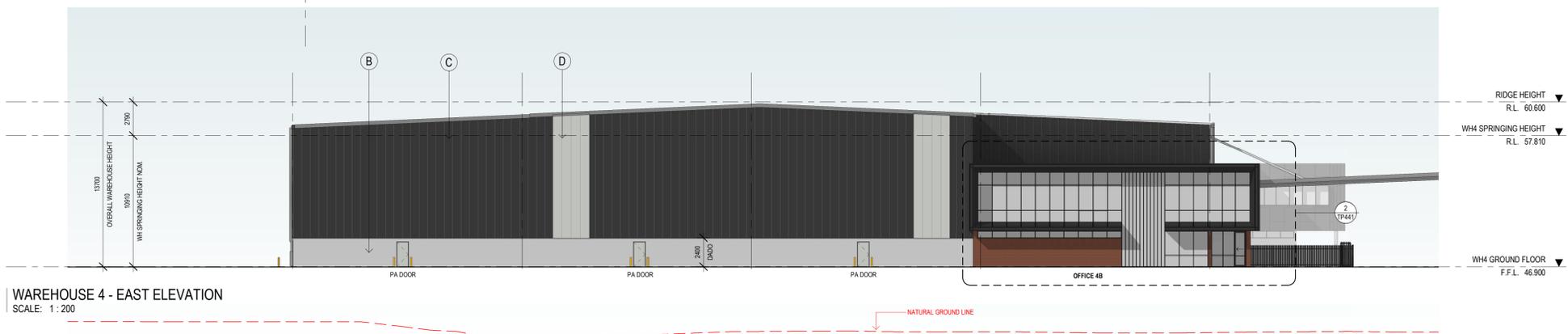
WAREHOUSE 4 - NORTH ELEVATION  
SCALE: 1 : 200



WAREHOUSE 4 - SOUTH ELEVATION  
SCALE: 1 : 200



WAREHOUSE 4 - WEST ELEVATION  
SCALE: 1 : 200



WAREHOUSE 4 - EAST ELEVATION  
SCALE: 1 : 200

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ADVERTISED PLAN

EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	GREY
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	21.07.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SPRD	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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618 CLAYTON ROADM CLAYTON STH, VIC

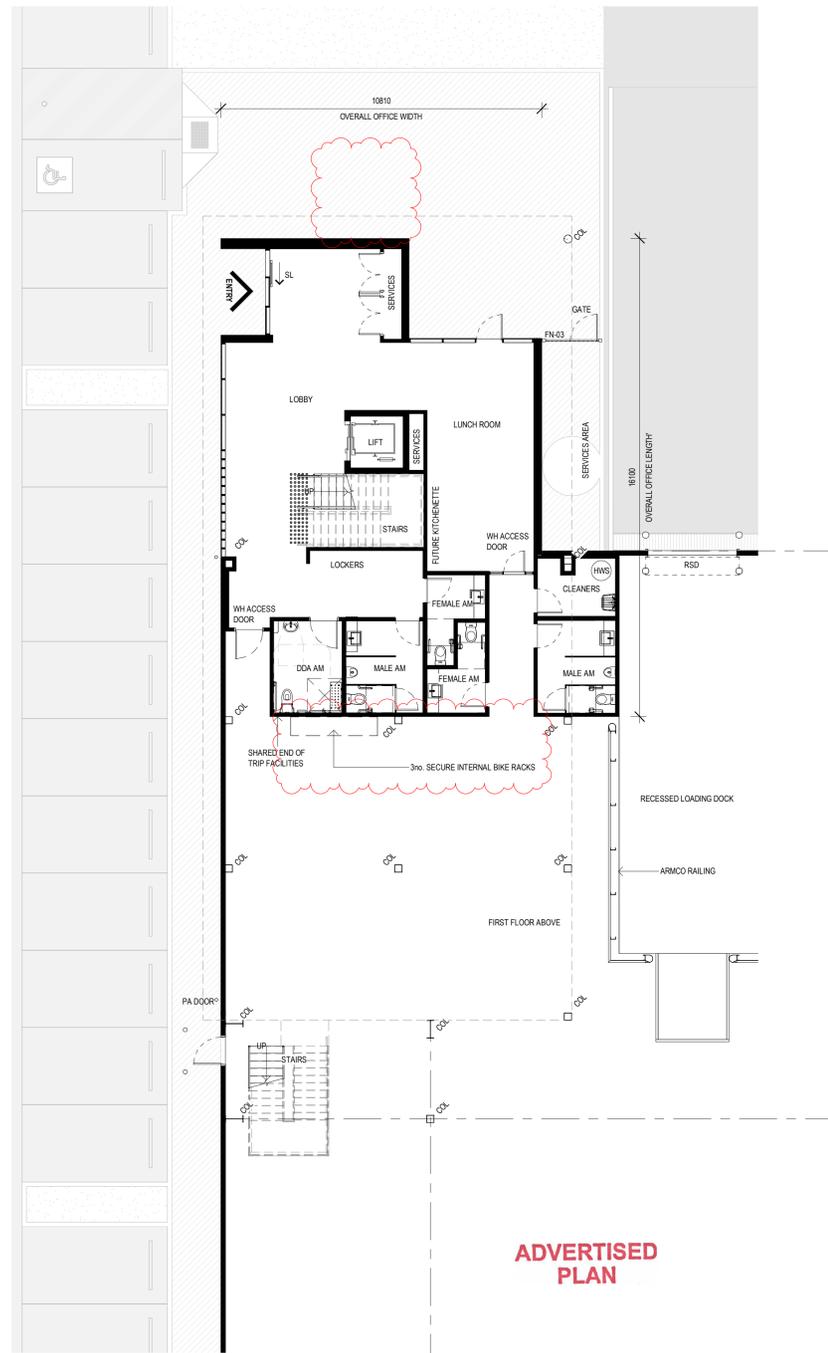
TITLE:  
WAREHOUSE 04  
OVERALL ELEVATIONS

CLIENT:  
**TROON**  
GROUP

DATE: APRIL, 2023  
DRAWN BY: JB  
SCALE: As indicated @ B1  
SCALE:

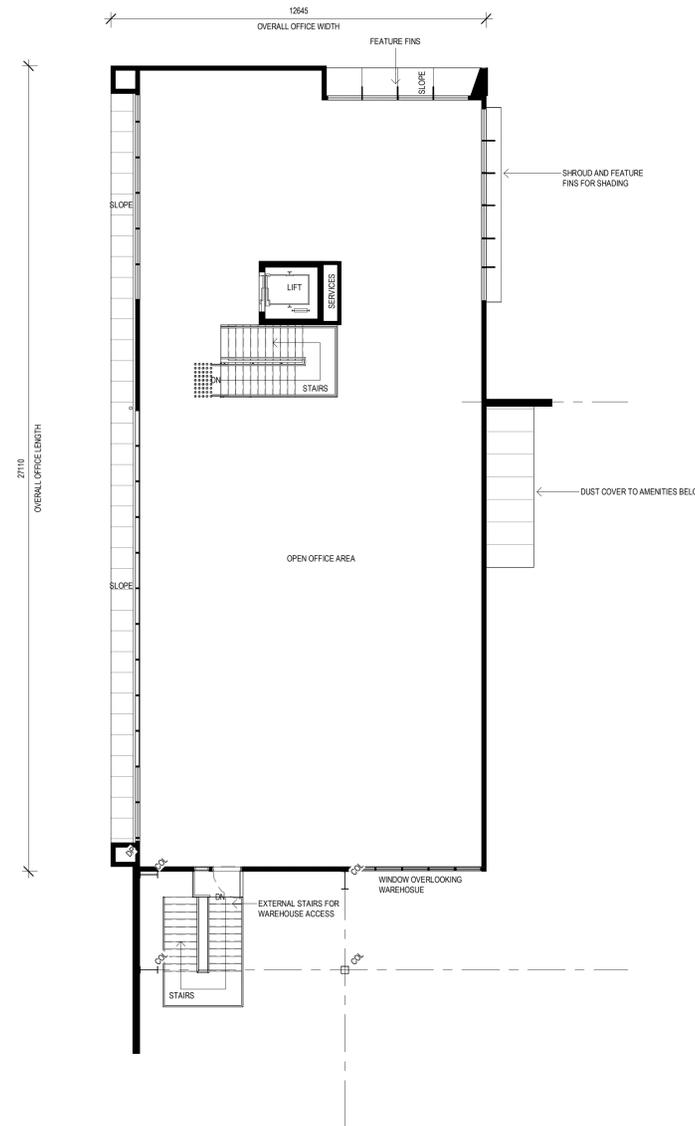
JOB NO:  
21326  
DRAWING NO:  
TP420  
REVISION:  
B

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**ADVERTISED  
PLAN**

OFFICE 4A GROUND FLOOR PLAN  
SCALE: 1: 100



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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
OFFICE A FLOOR PLANS



CLIENT: **TROON  
GROUP**

DATE: APRIL, 2023  
DRAWN BY: BCM  
SCALE: 1: 100 @ B1

JOB NO: 21326  
DRAWING NO: TP430  
REVISION: B

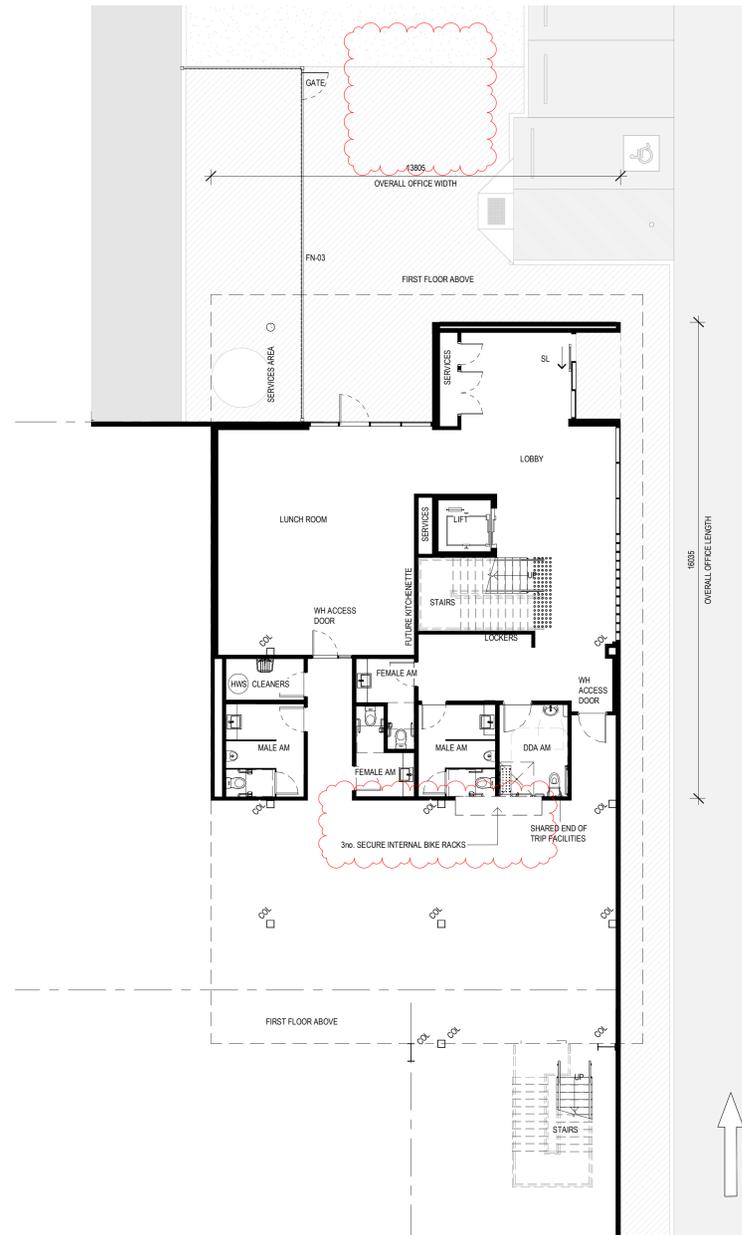
**watson  
young**

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P2	07.06.23	PRELIMINARY ISSUE	JB	BM
A	21.07.2023	COUNCIL SUBMISSION	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SPD	BM
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B	21.11.2023	COUNCIL SUBMISSION	LW	BM

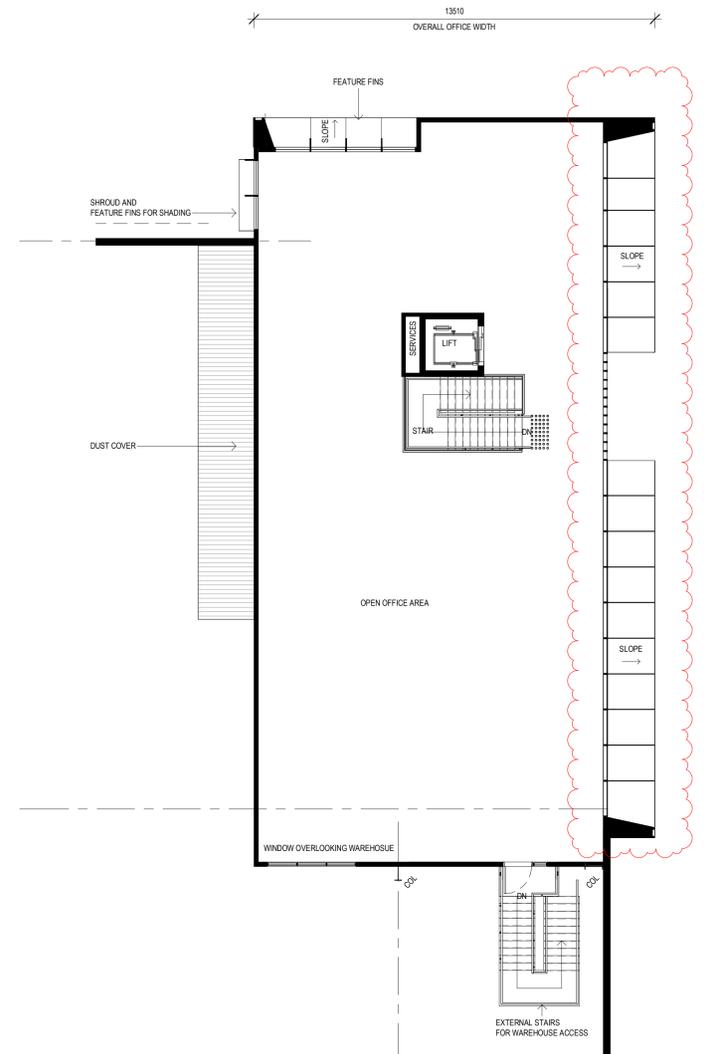
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OFFICE 4B GROUND FLOOR PLAN  
SCALE: 1 : 100



OFFICE 4B FIRST FLOOR  
SCALE: 1 : 100

ADVERTISED PLAN

PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
OFFICE B FLOOR PLANS



CLIENT: **TROON GROUP**

DATE: APRIL, 2023  
DRAWN BY: BCM  
SCALE: 1 : 100 @ B1

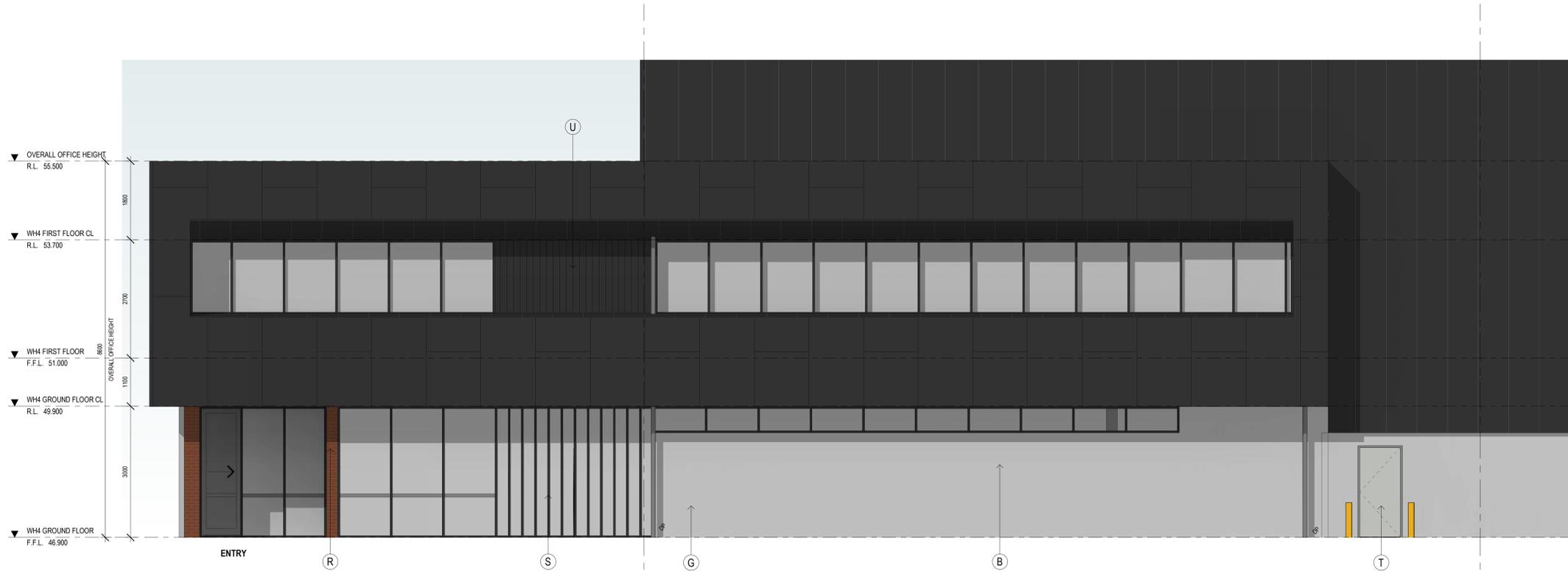
JOB NO:	21326
DRAWING NO:	TP431
REVISION:	B

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P3	20.10.2023	PRELIMINARY ISSUE	SPD	BM
P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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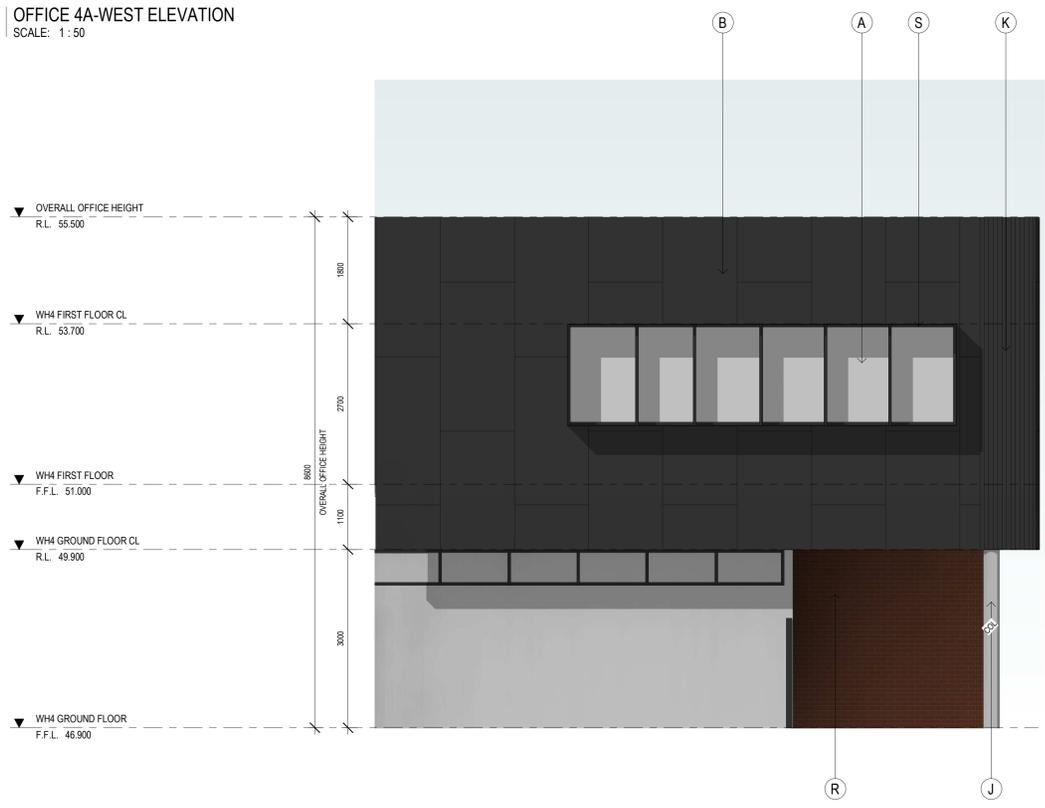
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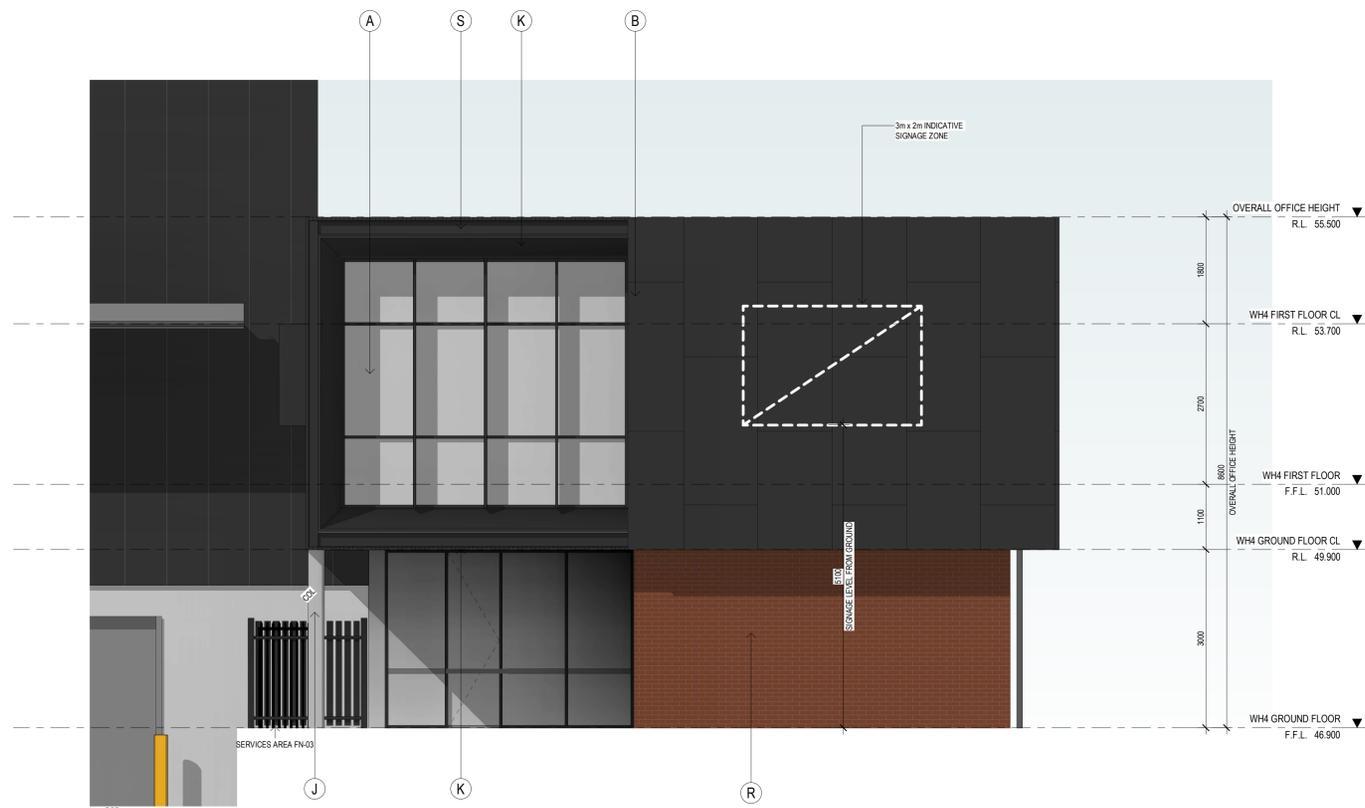
OFFICE 4A-WEST ELEVATION  
SCALE: 1:50

**EXTERNAL FINISHES**

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	GREY
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT



OFFICE 4A-EAST ELEVATION  
SCALE: 1:50



OFFICE 4A- NORTH ELEVATION  
SCALE: 1:50

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P3	20.10.2023	PRELIMINARY ISSUE	SPD	BM
P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
OFFICE A ELEVATIONS

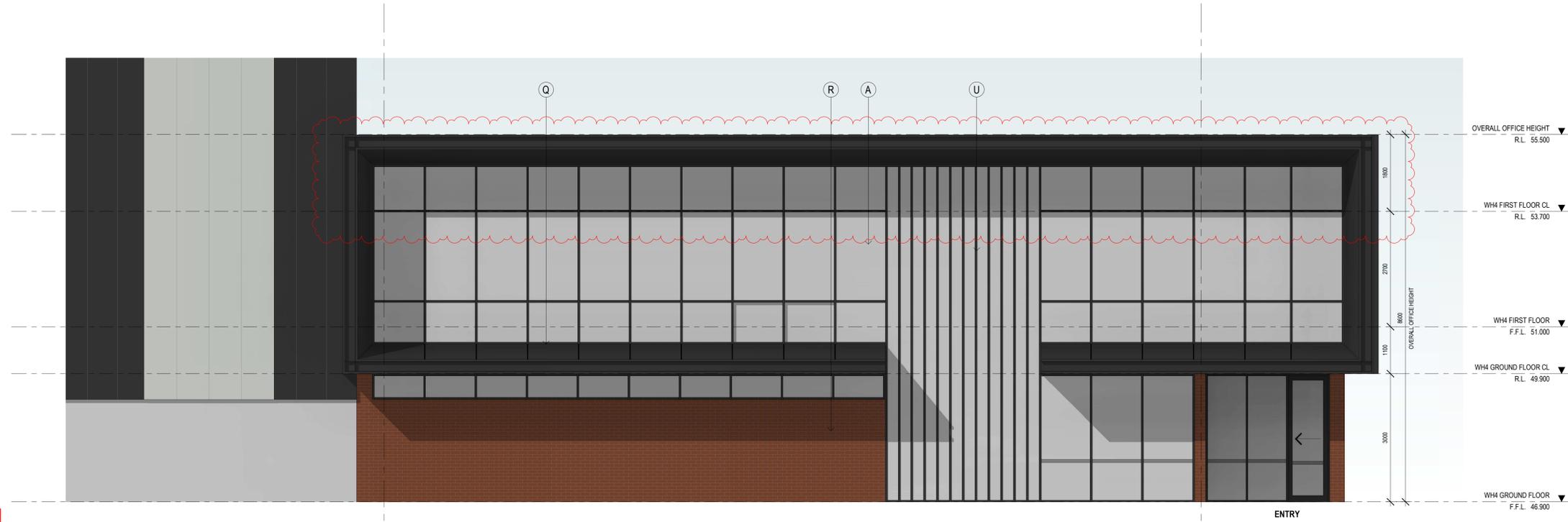
CLIENT:  
**TROON**  
GROUP

DATE: APRIL, 2023  
DRAWN BY: TL  
SCALE: 1:50@B1

JOB NO:	21326
DRAWING NO:	TP440
REVISION:	B

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ADVERTISED  
PLAN

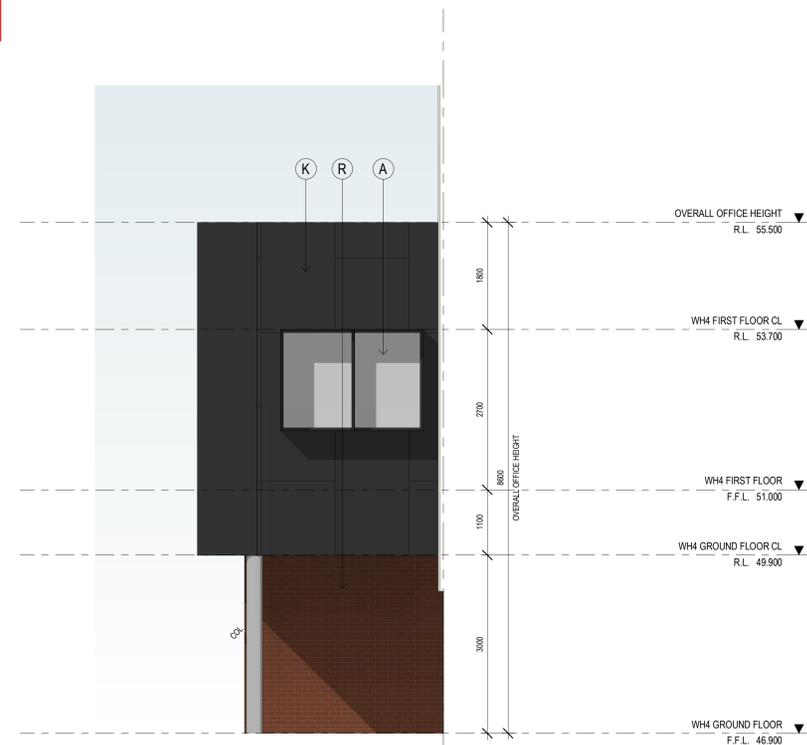


OFFICE 4B- EAST ELEVATION  
SCALE: 1 : 50

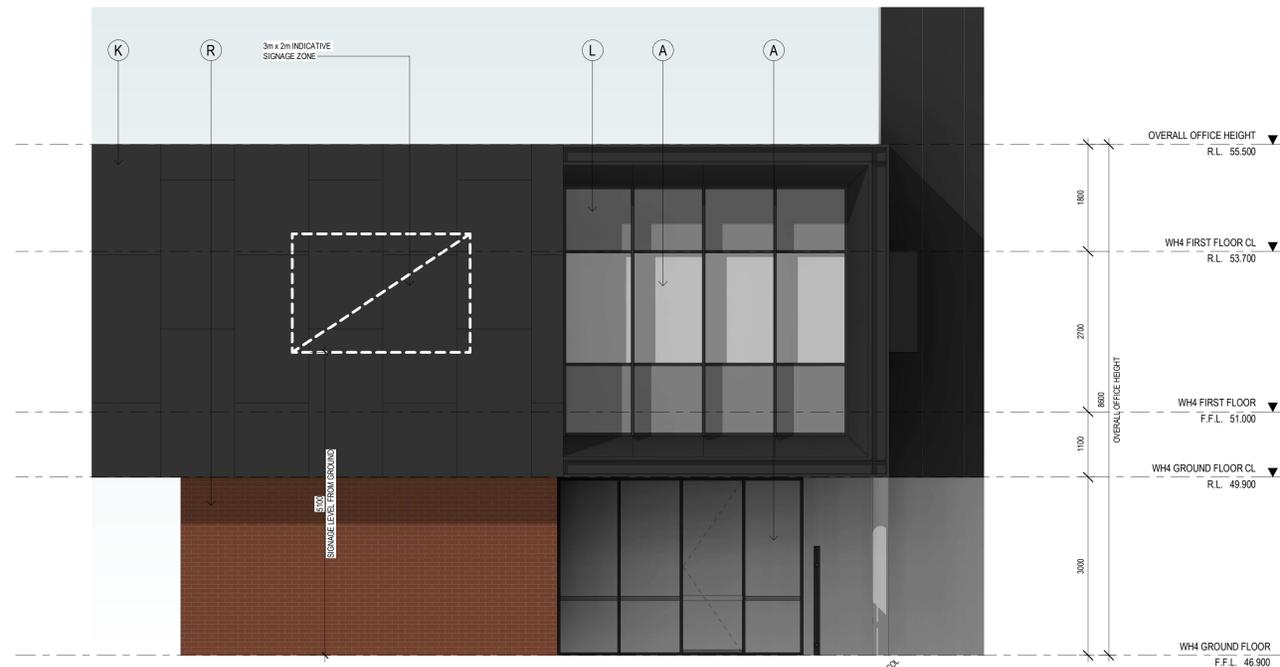
EXTERNAL FINISHES

(A)	ALUMINIUM FRAMED GLAZING	TINTED GREY
(B)	PRECAST CONCRETE PANEL, TEXTURE PAINT	NATURAL CONCRETE
(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(D)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
(G)	DOWNPIPES / CAPPINGS / GUTTER	COLORBOND SHALE GREY
(H)	BOLLARDS	SAFETY YELLOW
(J)	CONCRETE COLUMN	NATURAL
(K)	ALUMINIUM CLADDING	GREY
(L)	ALUMINIUM FRAMED COLORBACK GLAZING	TINTED GREY
(M)	POWDERCOAT FINISH	COLORBOND CHARCOAL
(N)	SCREEN FENCE	TIMBER
(P)	EXPOSED STEEL	MONUMENT
(Q)	FEATURE BLADES	MONUMENT
(R)	FEATURE BRICK	RED
(S)	MULLION	MONUMENT
(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

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OFFICE 4B- WEST ELEVATION  
SCALE: 1 : 50



OFFICE 4B- NORTH ELEVATION  
SCALE: 1 : 50

No.	DATE	REVISION	BY	CHK
P2	07.06.23	PRELIMINARY ISSUE	JB	BM
A	21.07.2023	COUNCIL SUBMISSION	JB	BM
P3	20.10.2023	PRELIMINARY ISSUE	SPD	BM
P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
OFFICE B ELEVATIONS

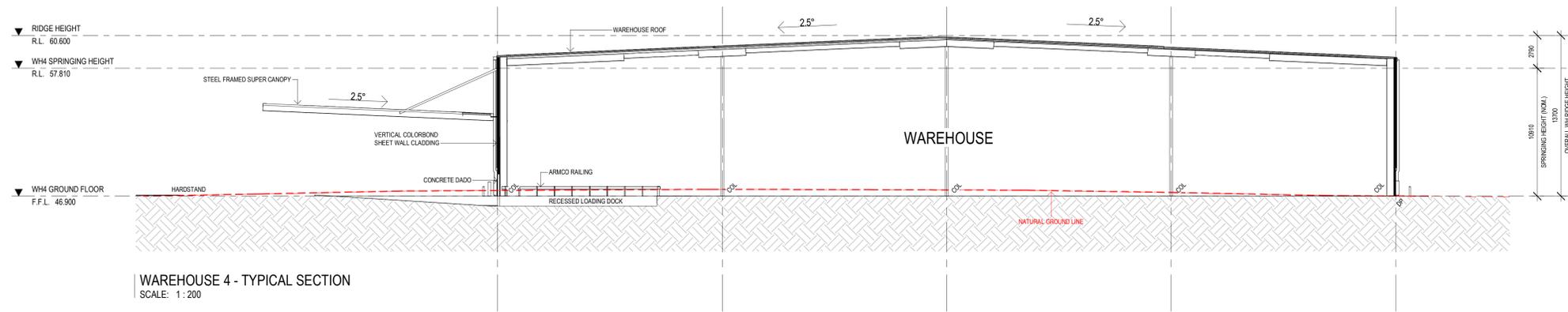
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**TROON**  
GROUP

DATE: APRIL, 2023  
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SCALE: 1 : 50@ B1  
SCALE:

JOB NO: 21326  
DRAWING NO: TP441  
REVISION: B

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PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:  
WAREHOUSE 04  
TYPICAL SECTION

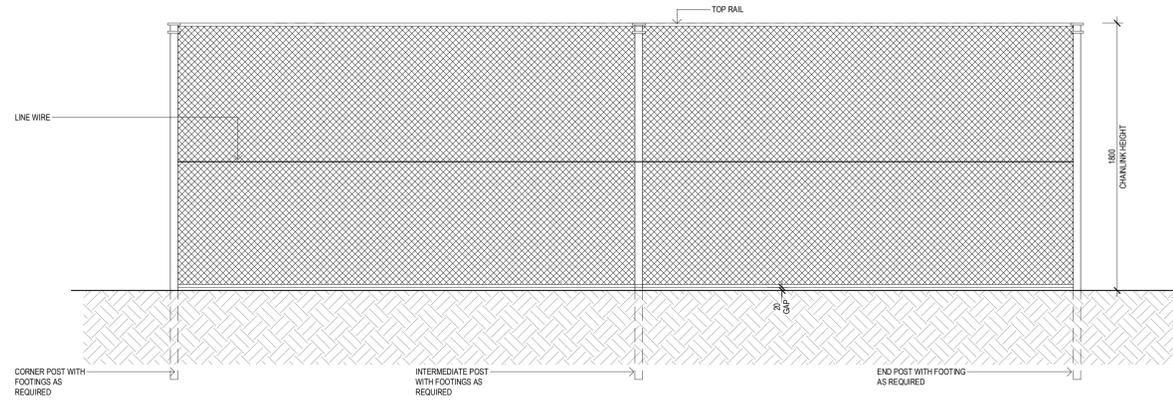
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**TROON**  
GROUP

DATE: APRIL, 2023  
DRAWN BY: BCM  
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JOB NO:  
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DRAWING NO:  
TP450  
REVISION:  
B

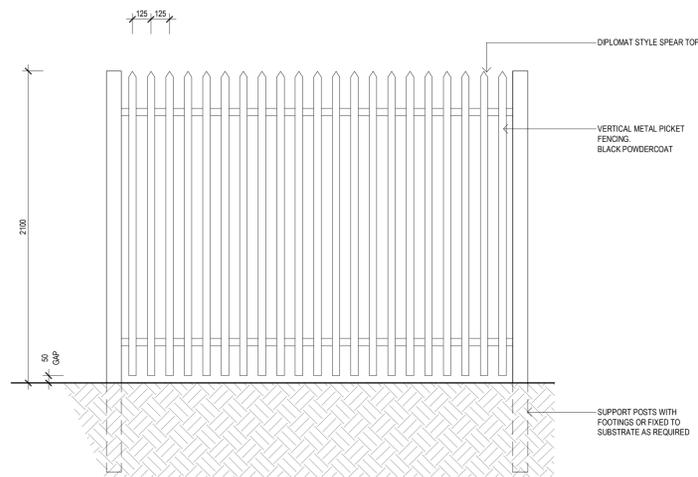
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ADVERTISED  
PLAN

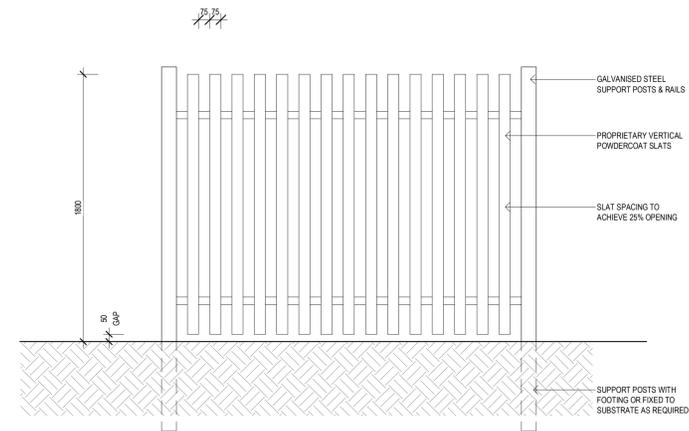


FN01 - CHAINWIRE FENCING (1800H)  
SCALE: 1 : 20

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FN02 - VERTICAL METAL PICKET FENCING (2100H)  
SCALE: 1 : 20



FN03 - VERTICAL SLAT FENCING (1800H)  
SCALE: 1 : 20

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
FENCE DETAILS

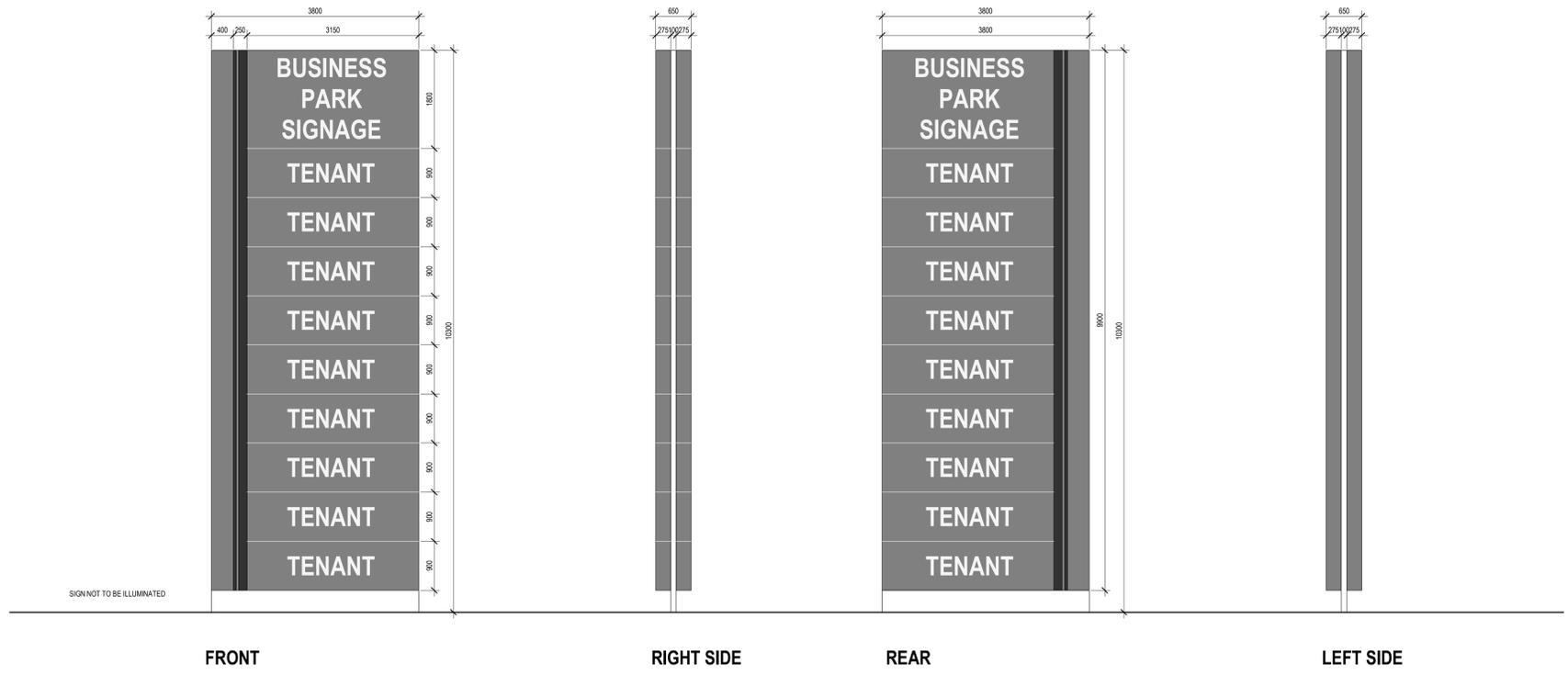
CLIENT:  
**TROON**  
GROUP

DATE: JANUARY, 2022  
DRAWN BY: BCM  
SCALE: 1 : 20 @ B1

JOB NO:  
21326  
DRAWING NO:  
TP500  
REVISION:  
B

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DISCLAIMER:  
PYLON SIGN IS TO BE CHECKED ON SITE TO ENSURE THERE IS NO INTERFERENCE WITH OVERHEAD POWERLINES OR ANY OTHER INFRASTRUCTURE.

**ADVERTISED PLAN**

No.	DATE	REVISION	BY	CHK
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PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
PYLON SIGNAGE



DATE: JANUARY, 2022  
DRAWN BY: BCM  
SCALE: 1 : 50 @ B1

JOB NO:	21326
DRAWING NO:	TP501
REVISION:	B



**ADVERTISED PLAN**

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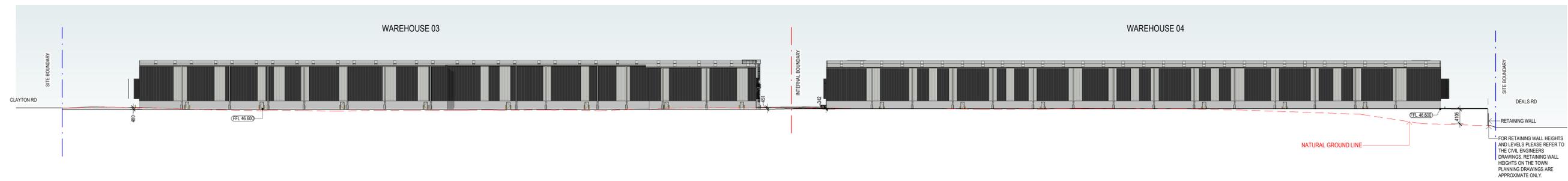
**LEGEND**

- - - INTERNAL LOT BOUNDARY
- [Hatched Box] INDICATES EARTH
- - - SITE BOUNDARY
- - - NATURAL GROUND LINE



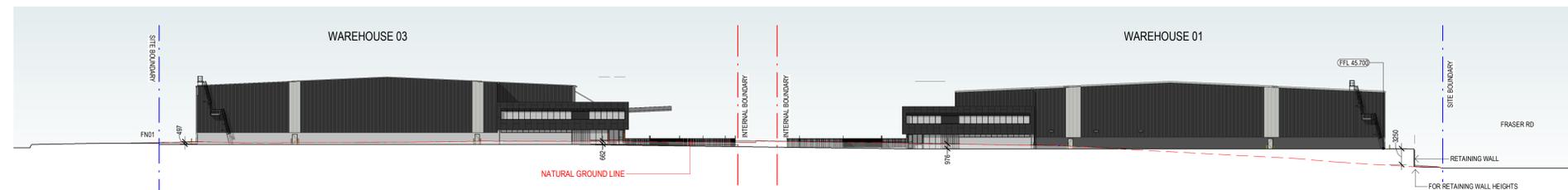
**SITE SECTION - EAST WEST 01 (INTERNAL ROAD)**  
SCALE: 1 : 500

FOR RETAINING WALL HEIGHTS AND LEVELS PLEASE REFER TO THE CIVIL ENGINEERS DRAWINGS. RETAINING WALL HEIGHTS ON THE TOWN PLANNING DRAWINGS ARE APPROXIMATE ONLY.



**SITE SECTION - EAST WEST 02**  
SCALE: 1 : 500

FOR RETAINING WALL HEIGHTS AND LEVELS PLEASE REFER TO THE CIVIL ENGINEERS DRAWINGS. RETAINING WALL HEIGHTS ON THE TOWN PLANNING DRAWINGS ARE APPROXIMATE ONLY.



**SITE SECTION - NORTH SOUTH**  
SCALE: 1 : 500

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P3	07.06.23	PRELIMINARY ISSUE	JB	BM
A	07.08.2023	COUNCIL SUBMISSION	JB	BM
F4	20.10.2023	PRELIMINARY ISSUE	SP	BM
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PROJECT:  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
TYPICAL SITE SECTION

CLIENT:  
**TROON GROUP**

DATE: JANUARY, 2022  
DRAWN BY: BCM  
SCALE: As indicated @ B1  
SCALE:

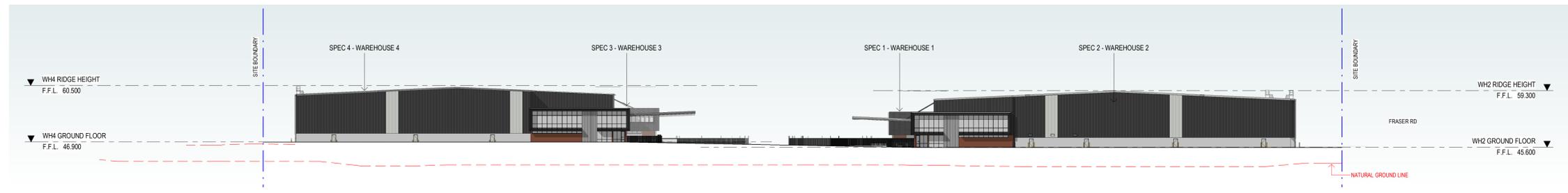
JOB NO:  
21326  
DRAWING NO:  
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REVISION:  
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PLAN



STREET ELEVATION - FRASER ROAD  
SCALE: 1 : 500



STREET ELEVATION - DEALS ROAD  
SCALE: 1 : 500



STREET ELEVATION - CLAYTON ROAD  
SCALE: 1 : 500

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PROJECT:  
PROPOSED INDUSTRIAL DEVELOPMENT  
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
STREET ELEVATION

CLIENT:  
**TROON**  
GROUP

DATE: JANUARY, 2022  
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SCALE: 1 : 500 @ B1

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3D PERSPECTIVE 01 - OFFICE 1A CLAYTON ROAD VIEW  
ARTIST IMPRESSION ONLY  
 PRODUCED BY GRAPHICAL THREAD



3D PERSPECTIVE 02 - CLAYTON ROAD VIEW  
ARTIST IMPRESSION ONLY  
 PRODUCED BY GRAPHICAL THREAD

**ADVERTISED  
 PLAN**

PROJECT:  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
 618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:  
 3D VIEW

CLIENT: **TROON  
 GROUP**

DATE: JANUARY, 2022  
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 SCALE: @ B1

JOB NO: 21326  
 DRAWING NO: TP504  
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