

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
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TP242	OFFICE C ELEVATIONS
TP250	TYPICAL SECTION
TP300	SITE PLAN
TP310	ROOF PLAN
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TP400	SITE PLAN
TP410	ROOF PLAN
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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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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

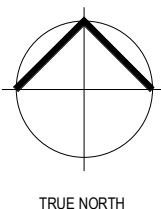
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
LOCALITY PLAN



CLIENT:
TROON
GROUP

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

JOB NO:	21326
DRAWING NO:	TP001
REVISION:	B

watson
young



ADVERTISED PLAN

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDBRAND 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 ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- SPECIFIC CONTROLS OVERLAY 15 TRACED FROM "SRL-SC015-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 / PAUSAIDE 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 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 BAFPLES, 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 "22319 - PS (V1)"

DEVELOPMENT ANALYSIS

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

PLEASE NOTE OVERALL AREAS ARE BASED ON THE EXISTING SURVEY PROVIDED BY TAYLORS, DOCUMENT NAME "22319 - PS (V1)"

DEVELOPMENT ANALYSIS

BUILDING	GLA	NFA
WAREHOUSE 1		WAREHOUSE 1
TENANCY 1A		TENANCY 1A
WAREHOUSE 1A	6,430 m ²	5,372 m ²
OFF 1A GF	135 m ²	129 m ²
OFF 1A FF	326 m ²	299 m ²
	6,891 m ²	5,800 m ²
TENANCY 1B		TENANCY 1B
WAREHOUSE 1B	5,487 m ²	4,595 m ²
OFF 1B GF	135 m ²	129 m ²
OFF 1B FF	326 m ²	299 m ²
	5,948 m ²	5,023 m ²
TOTAL WAREHOUSE 1 AREA	12,839 m ²	10,823 m ²
WAREHOUSE 2		WAREHOUSE 2
TENANCY 2A		TENANCY 2A
WAREHOUSE 2A	6,505 m ²	5,436 m ²
OFF 2A GF	135 m ²	129 m ²
OFF 2A FF	326 m ²	299 m ²
	6,966 m ²	5,864 m ²
TENANCY 2B		TENANCY 2B
WAREHOUSE 2B	5,867 m ²	4,963 m ²
OFF 2B GF	126 m ²	120 m ²
OFF 2B FF	335 m ²	308 m ²
	6,328 m ²	5,391 m ²
TENANCY 2C		TENANCY 2C
WAREHOUSE 2C	5,484 m ²	4,585 m ²
OFF 2C GF	156 m ²	146 m ²
OFF 2C FF	306 m ²	279 m ²
	5,946 m ²	5,010 m ²
TOTAL WAREHOUSE 2 AREA	19,240 m ²	16,265 m ²
WAREHOUSE 3		WAREHOUSE 3
TENANCY 3A		TENANCY 3A
WAREHOUSE 3A	5,688 m ²	4,459 m ²
OFF 3A GF	135 m ²	299 m ²
OFF 3A FF	326 m ²	129 m ²
	6,149 m ²	4,887 m ²
TENANCY 3B		TENANCY 3B
WAREHOUSE 3B	5,919 m ²	4,688 m ²
OFF 3B GF	135 m ²	129 m ²
OFF 3B FF	326 m ²	299 m ²
	6,380 m ²	5,116 m ²
TOTAL WAREHOUSE 3 AREA	12,529 m ²	10,003 m ²
WAREHOUSE 4		WAREHOUSE 4
TENANCY 4A		TENANCY 4A
WAREHOUSE 4A	6,548 m ²	5,305 m ²
OFF 4A GF	135 m ²	129 m ²
OFF 4A FF	325 m ²	299 m ²
	7,008 m ²	5,733 m ²
TENANCY 4B		TENANCY 4B
WAREHOUSE 4B	6,481 m ²	5,339 m ²
OFF 4B GF	158 m ²	127 m ²
OFF 4B FF	306 m ²	279 m ²
	6,945 m ²	5,745 m ²
TOTAL WAREHOUSE 4 AREA	13,953 m ²	11,478 m ²
TOTAL AREA	58,561 m ²	48,568 m ²

PARKING	NO.
WAREHOUSE 1	
1A RATE (PER 100m2)	0.61
CAR BAYS	40
CAR BAYS - EV	1
ACCESSIBLE	1
1B RATE (PER 100m2)	0.82
CAR BAYS	47
CAR BAYS - EV	1
ACCESSIBLE	1
WH1 TOTAL	91
WAREHOUSE 2	
2A RATE (PER 100m2)	0.70
CAR BAYS	47
CAR BAYS - EV	1
ACCESSIBLE	1
2B & 2C RATE (PER 100m2)	0.51
CAR BAYS	58
CAR BAYS - EV	2
ACCESSIBLE	2
WH2 TOTAL	111
WAREHOUSE 3	
3A RATE (PER 100m2)	0.75
CAR BAYS	44
CAR BAYS - EV	1
ACCESSIBLE	1
3B RATE (PER 100m2)	0.85
CAR BAYS	52
CAR BAYS - EV	1
ACCESSIBLE	1
WH3 TOTAL	100
WAREHOUSE 4	
4A RATE (PER 100m2)	0.68
CAR BAYS	46
CAR BAYS - EV	1
ACCESSIBLE	1
4B RATE (PER 100m2)	0.64
CAR BAYS	43
CAR BAYS - EV	1
ACCESSIBLE	1
WH4 TOTAL	93
CAR PARK TOTAL	395

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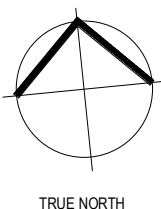
METHOD OF MEASUREMENT- NFA

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

TITLE:
ESTATE MASTER PLAN

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



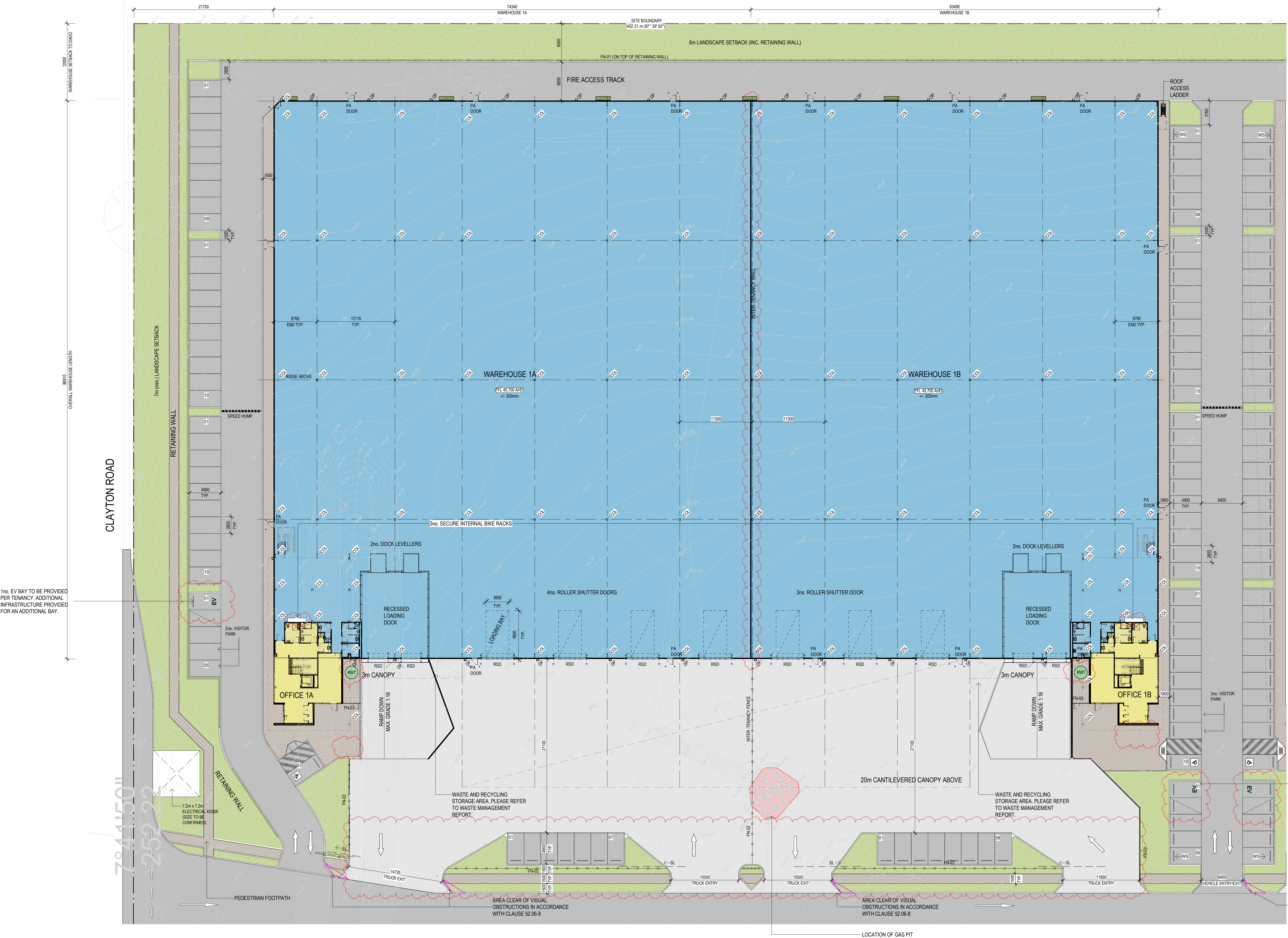
CLIENT:
TROON
GROUP

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

JOB NO:
21326
DRAWING NO:
TP002
REVISION:
B



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PLAN

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- 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 10L 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 "2319 - PS(VI)

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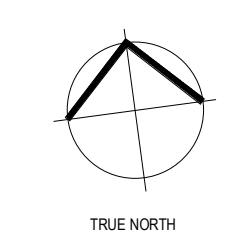
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WAREHOUSE 1 - SITE PLAN
SCALE: 1 : 250

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

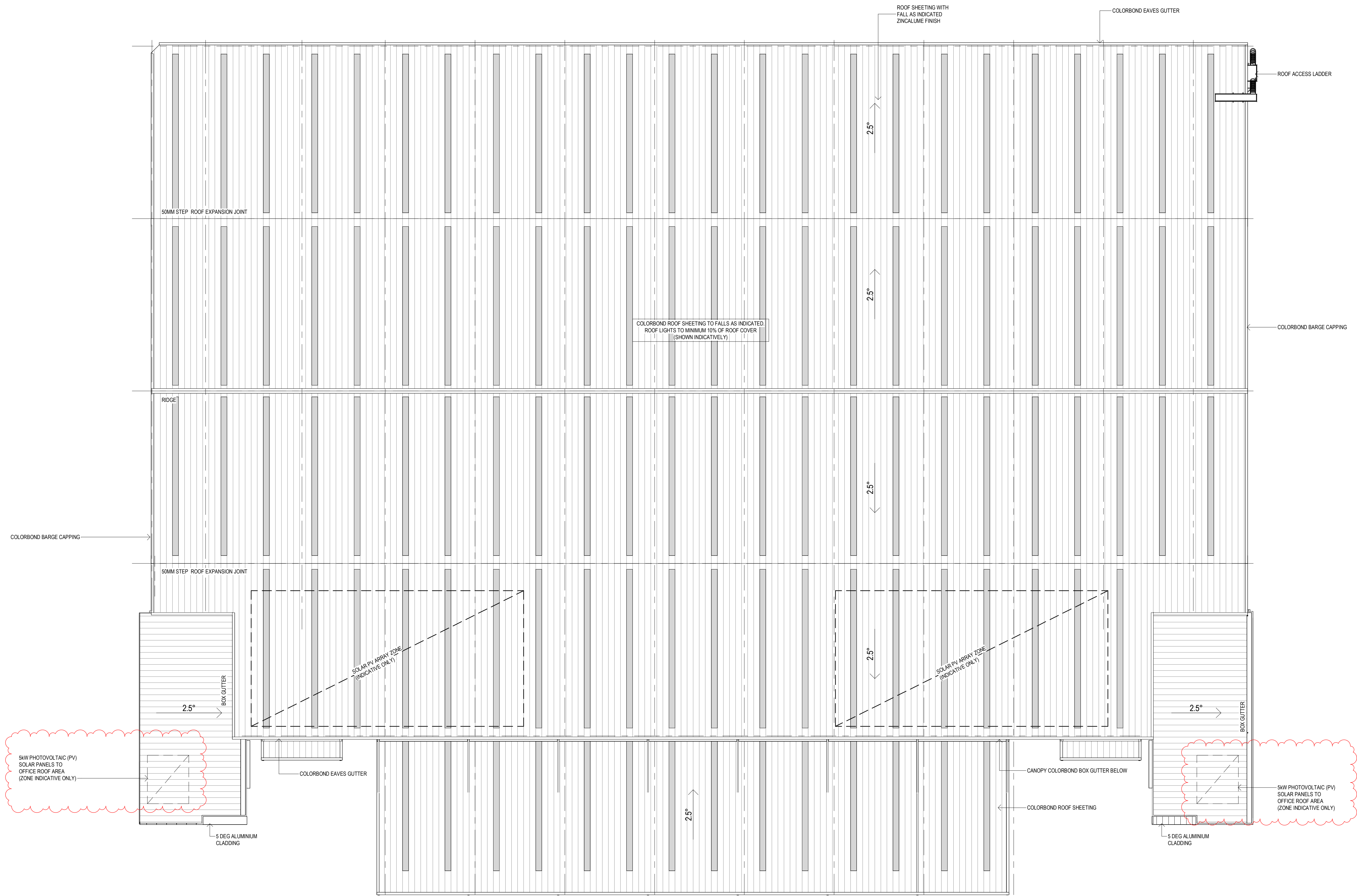
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WAREHOUSE 01
SITE PLAN



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WAREHOUSE 1 - ROOF PLAN
SCALE: 1 : 250

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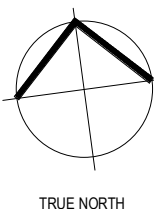
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618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 01
ROOF PLAN

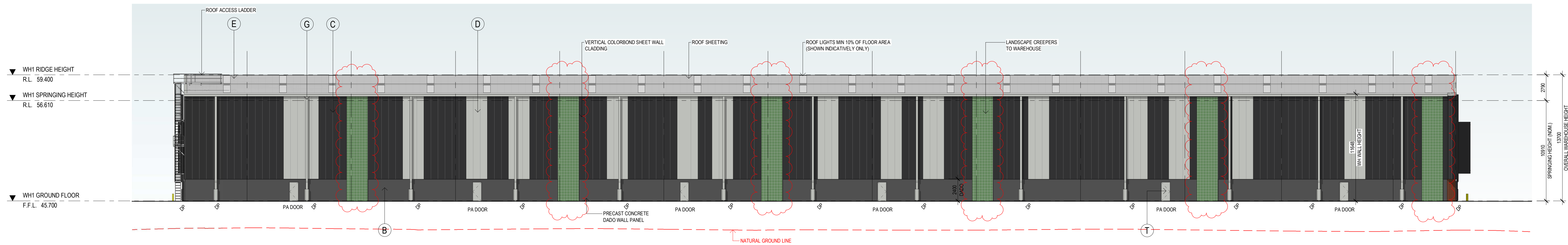


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GROUP

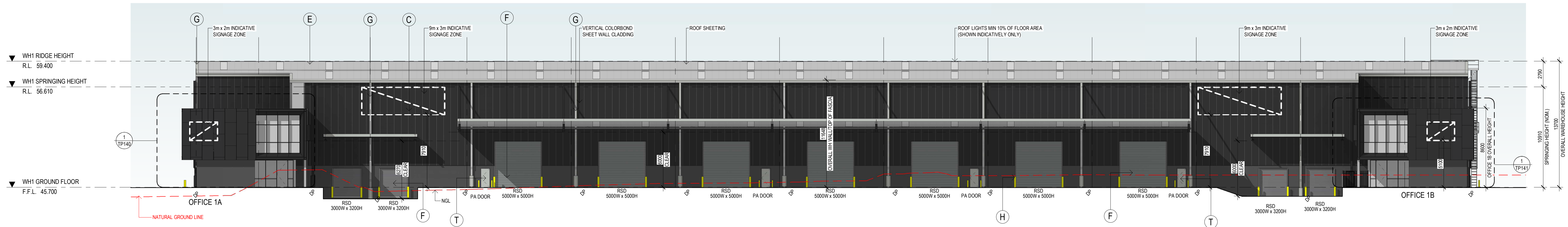
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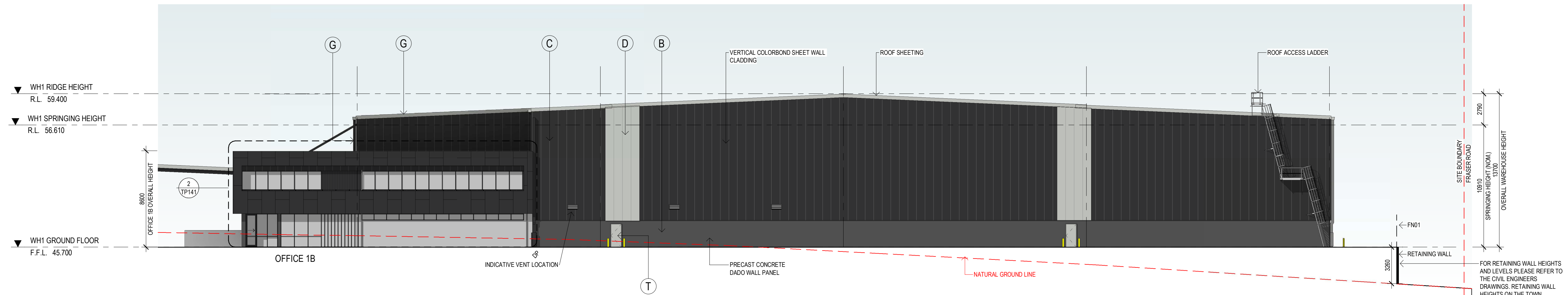
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young



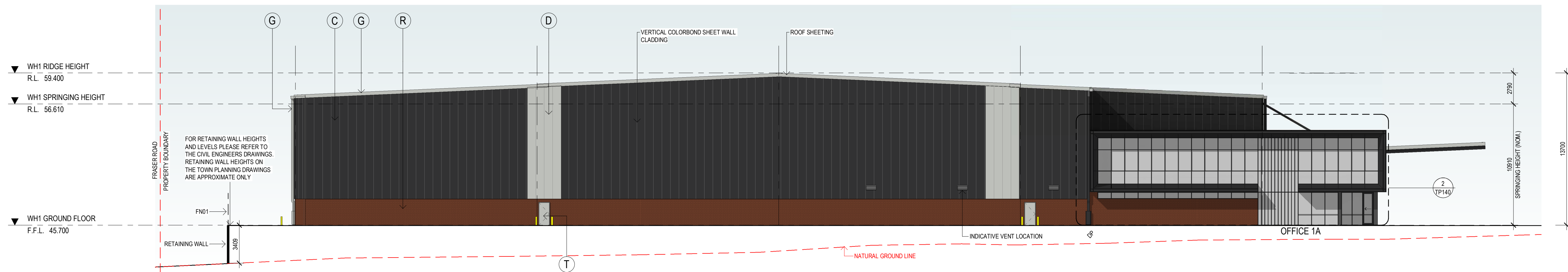
WAREHOUSE 1 - NORTH ELEVATION (FRASER ROAD)
SCALE: 1 : 200



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

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PROJECT:
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618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 01
OVERALL ELEVATIONS

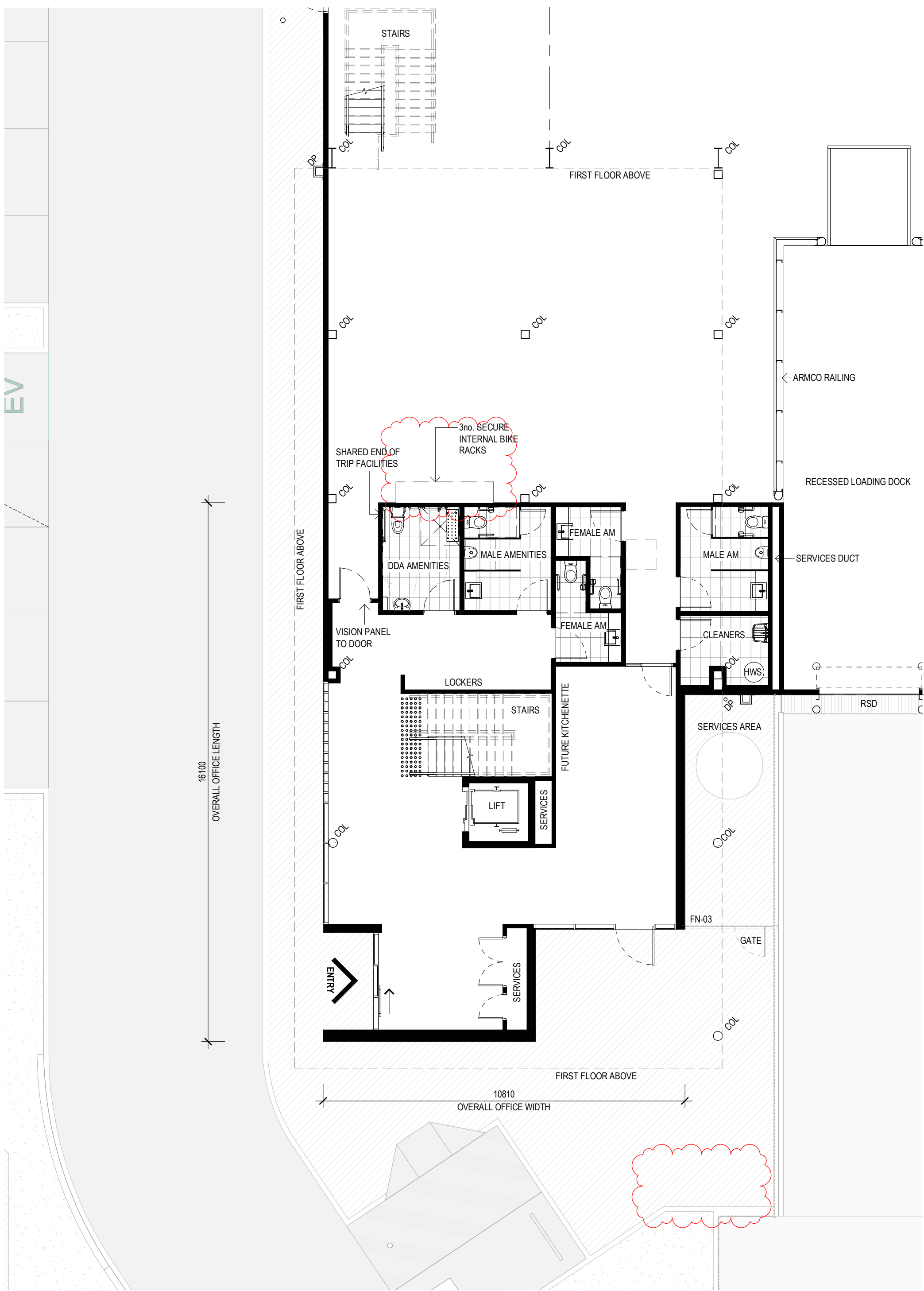
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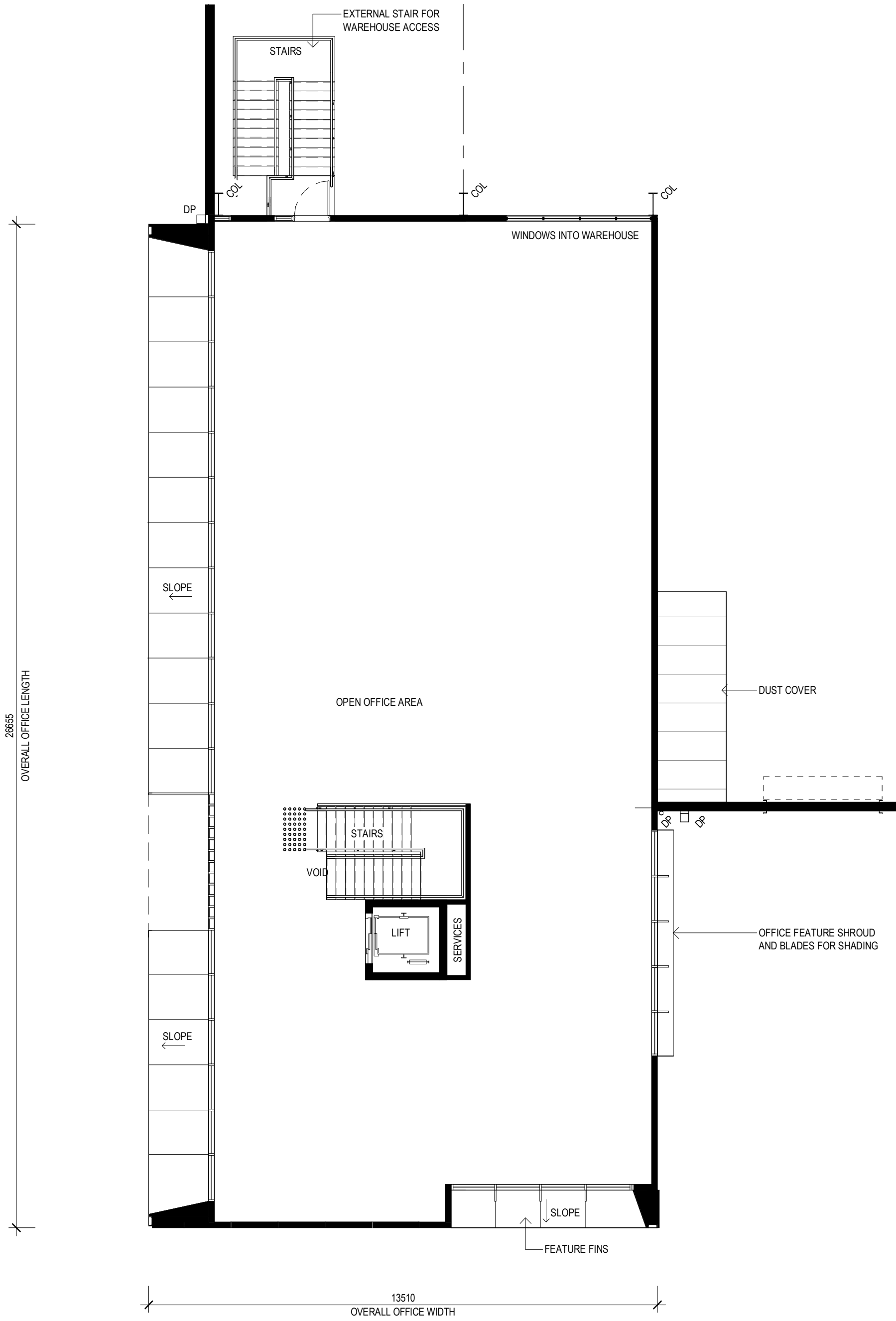
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21326
DRAWING NO:
TP120
REVISION:
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watson
young

ADVERTISED
PLAN



OFFICE 1A GROUND FLOOR PLAN
SCALE: 1 : 100

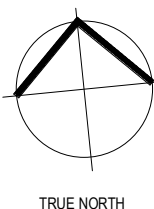


OFFICE 1A FIRST FLOOR
SCALE: 1 : 100

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

TITLE:
WAREHOUSE 01
OFFICE A FLOOR PLANS



CLIENT: **TROON**
GROUP

DATE: APRIL 2023
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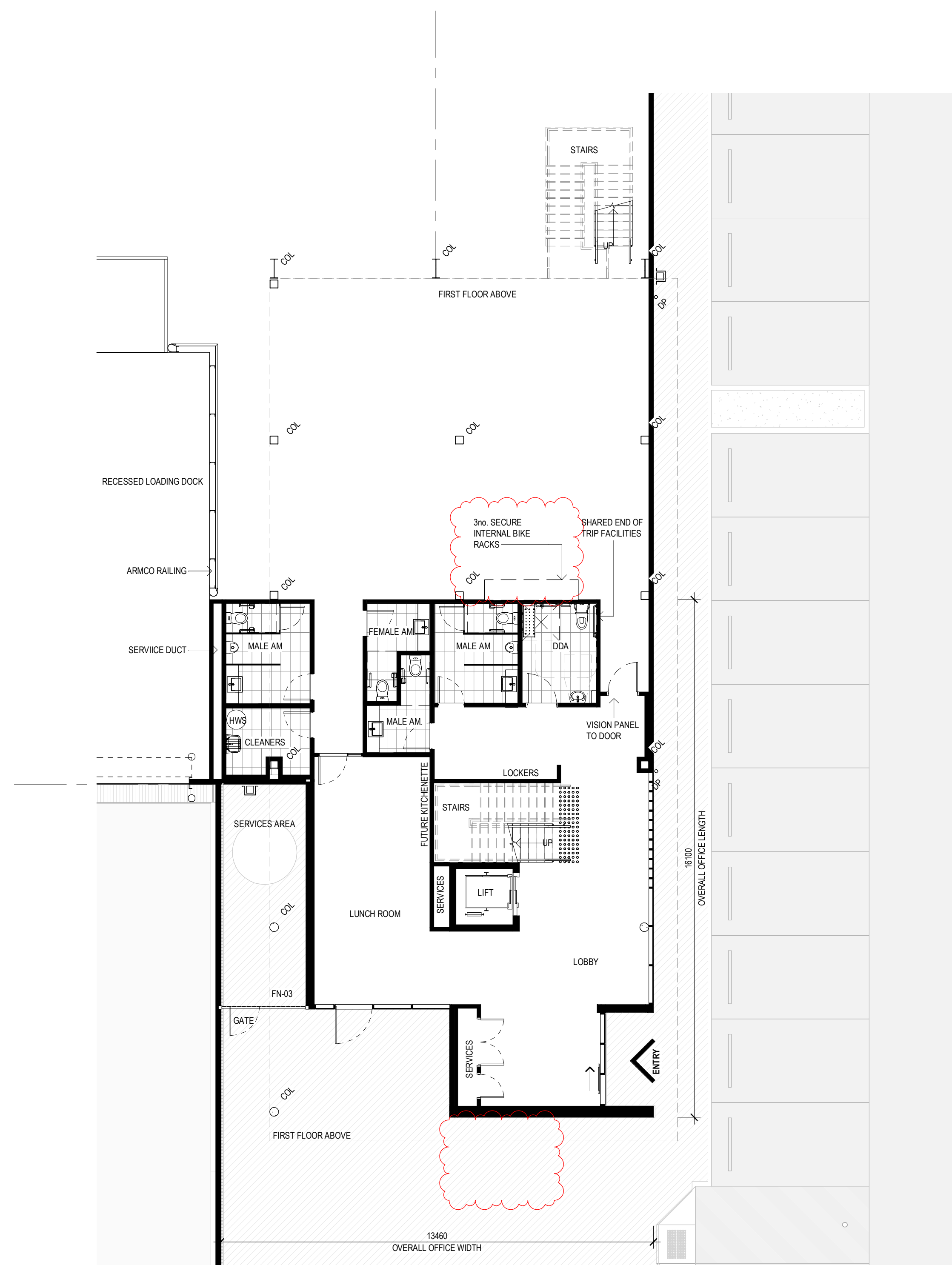
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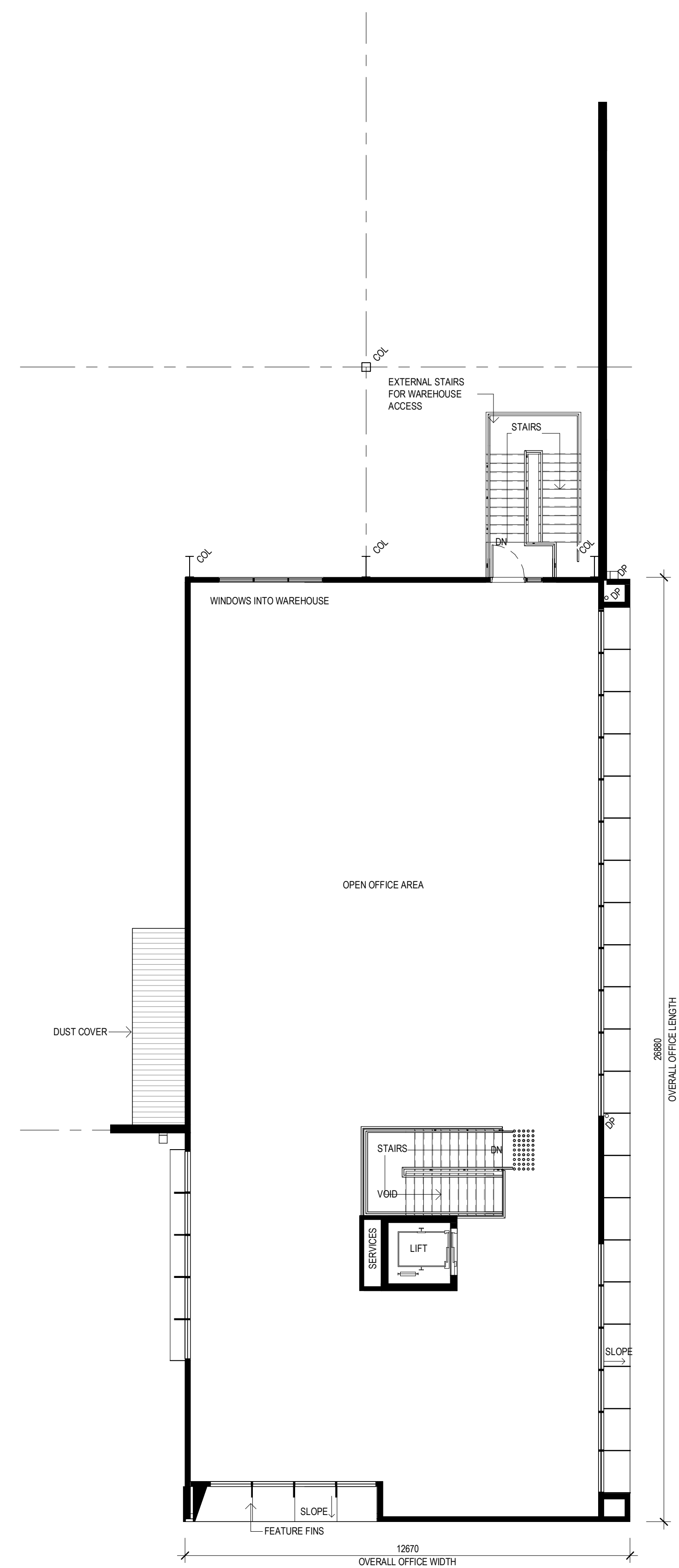
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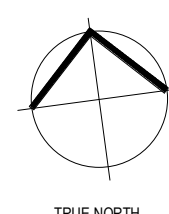
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 01
OFFICE B FLOOR PLANS

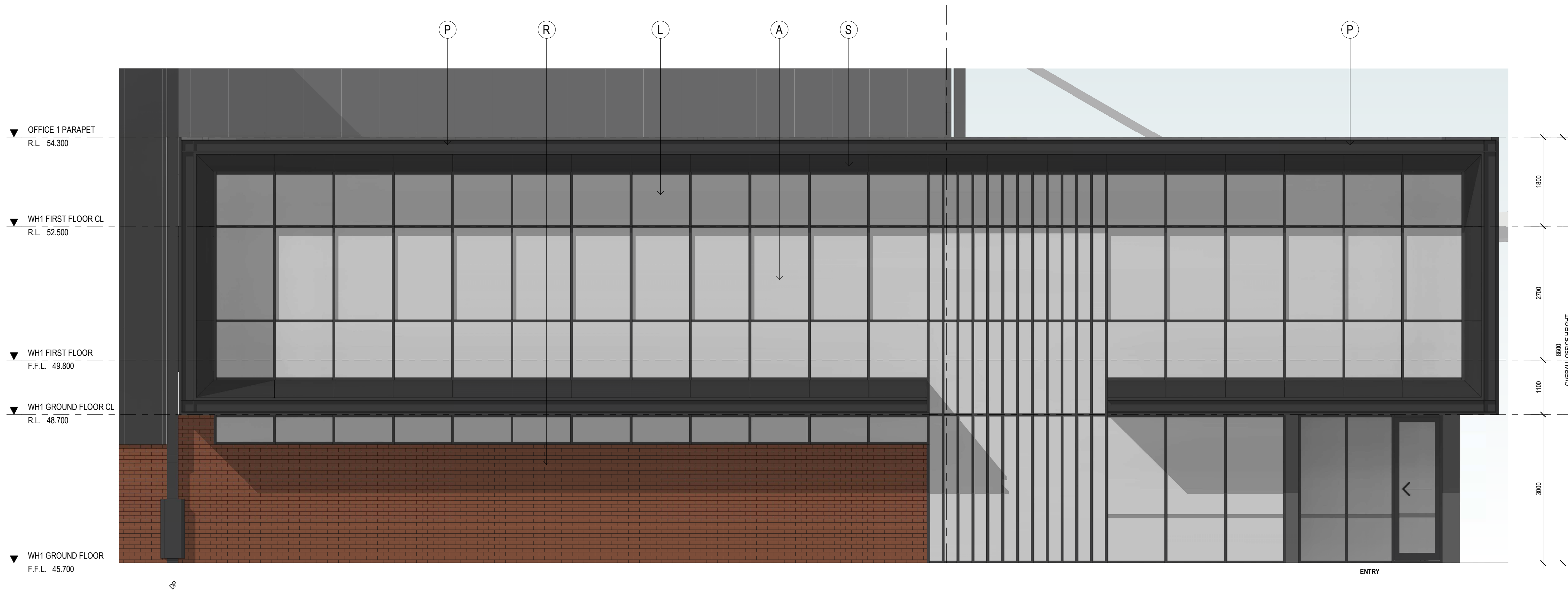


CLIENT: **TROON**TM
GROUP

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

JOB NO: 21326	
DRAWING NO: TP131	REVISION: B

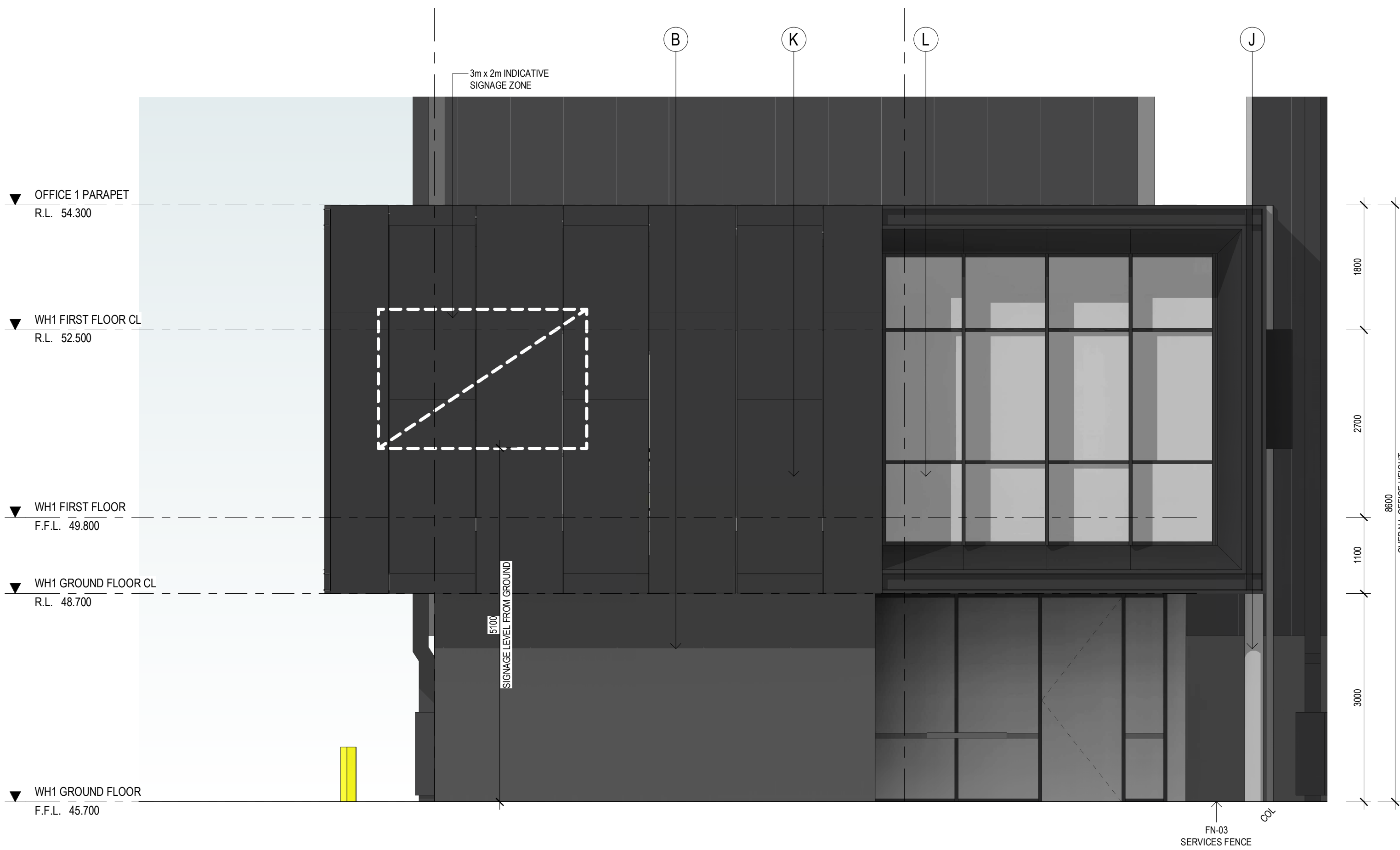
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OFFICE 1A - WEST ELEVATION
SCALE: 1 : 50

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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

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P4	07.06.23	PRELIMINARY ISSUE	JB	IM
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 01
OFFICE A ELEVATIONS

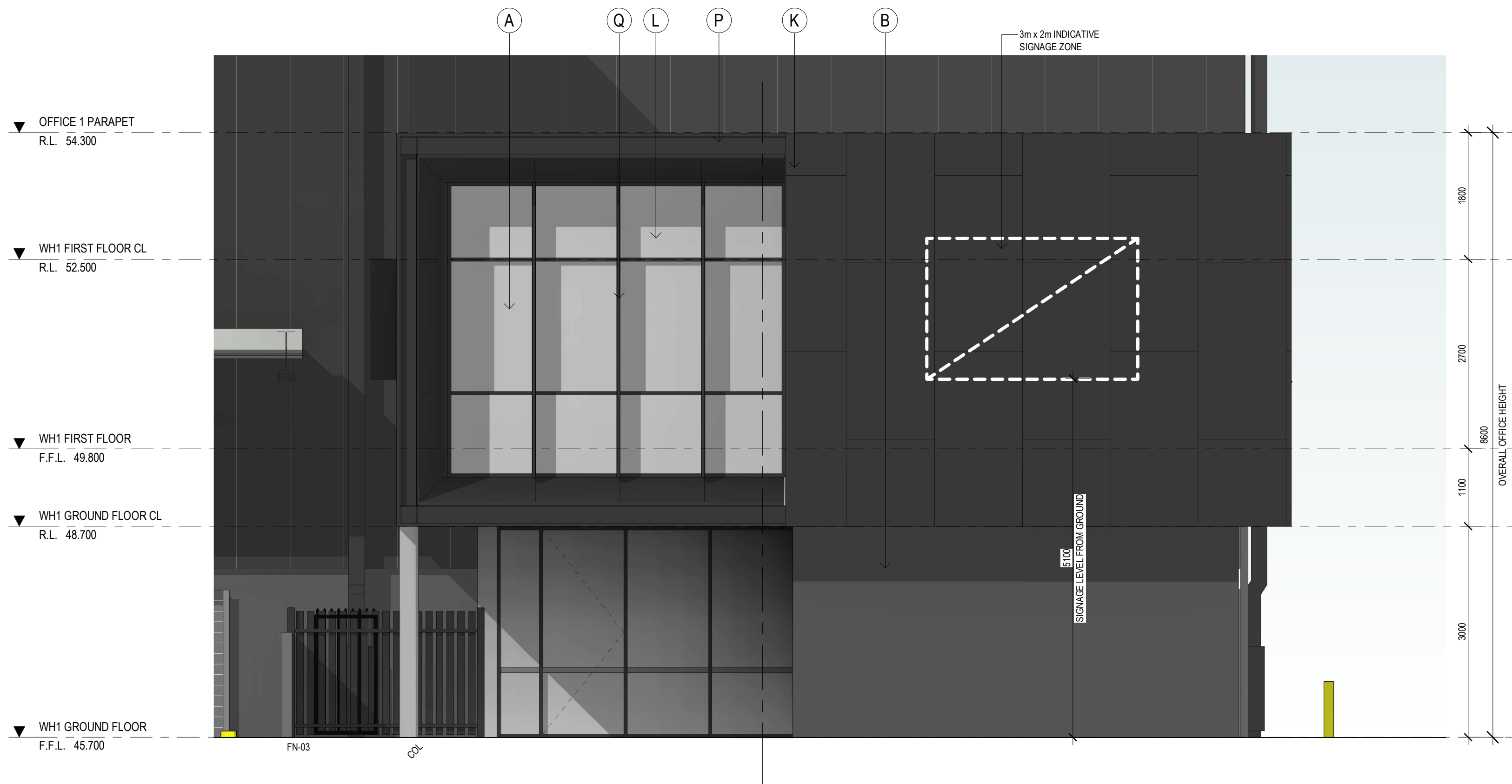
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DATE: APRIL 2023
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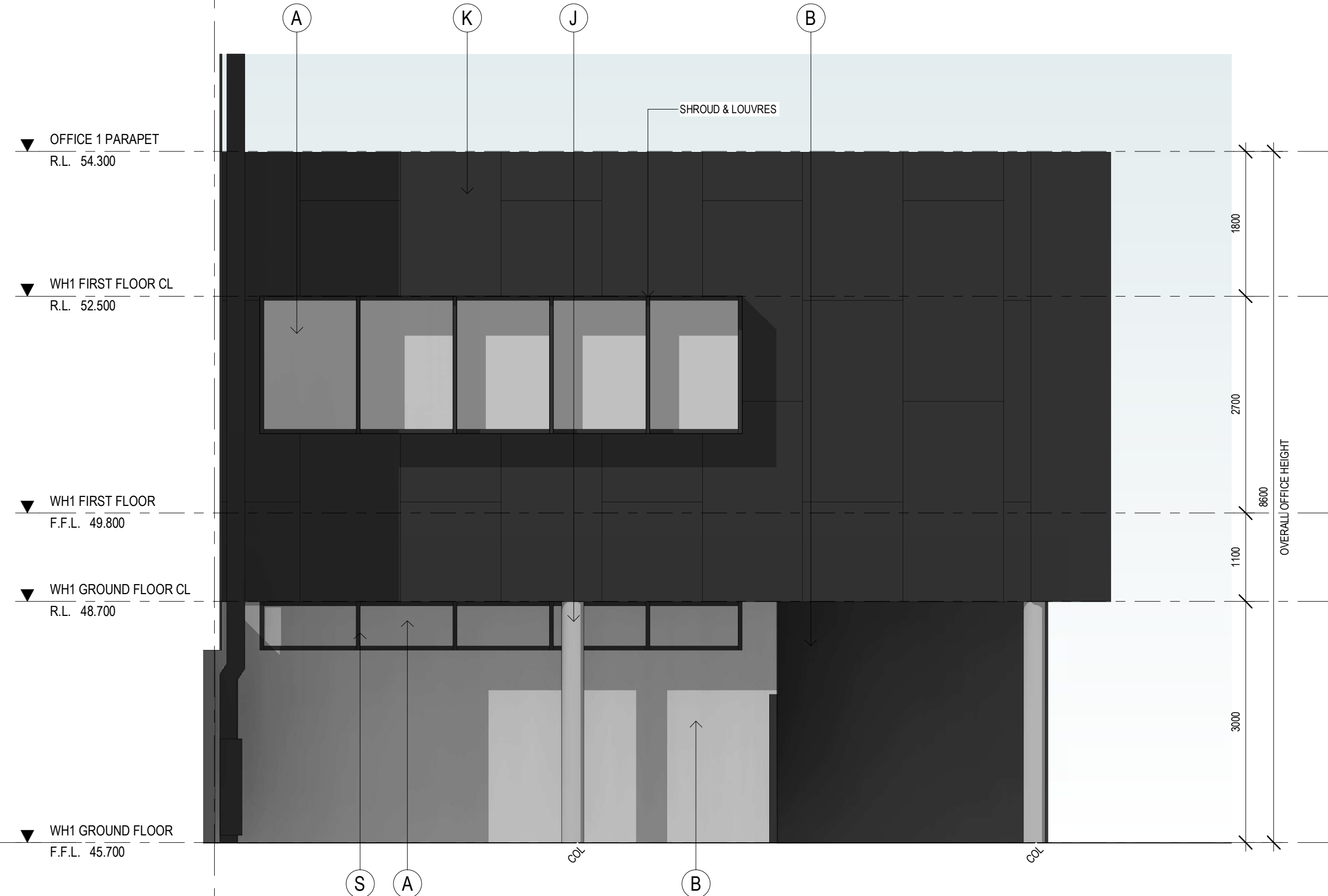
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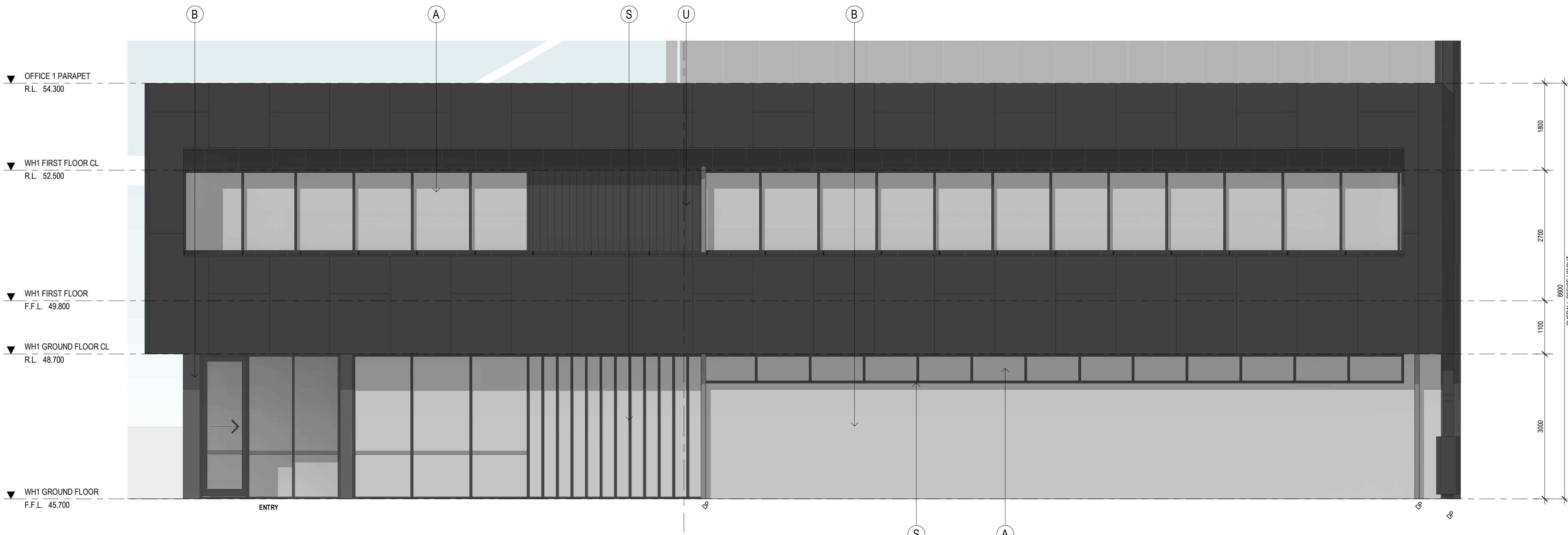
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OFFICE 1B - SOUTH ELEVATION
SCALE: 1 : 50



OFFICE 2A - WEST ELEVATION
SCALE: 1 : 50



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

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P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 01
OFFICE B ELEVATIONS

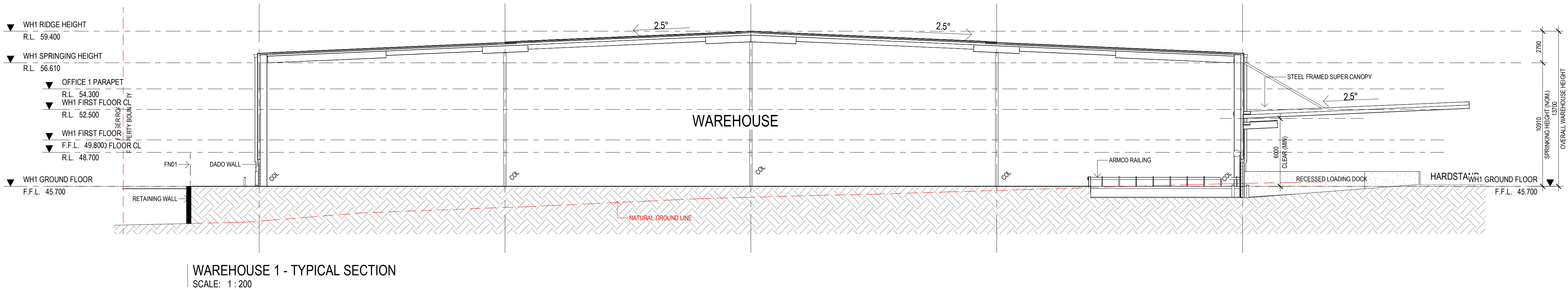
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TROON
GROUP

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

TITLE:
WAREHOUSE 01
TYPICAL SECTION

CLIENT:
TROON
GROUP

DATE: APRIL 2023
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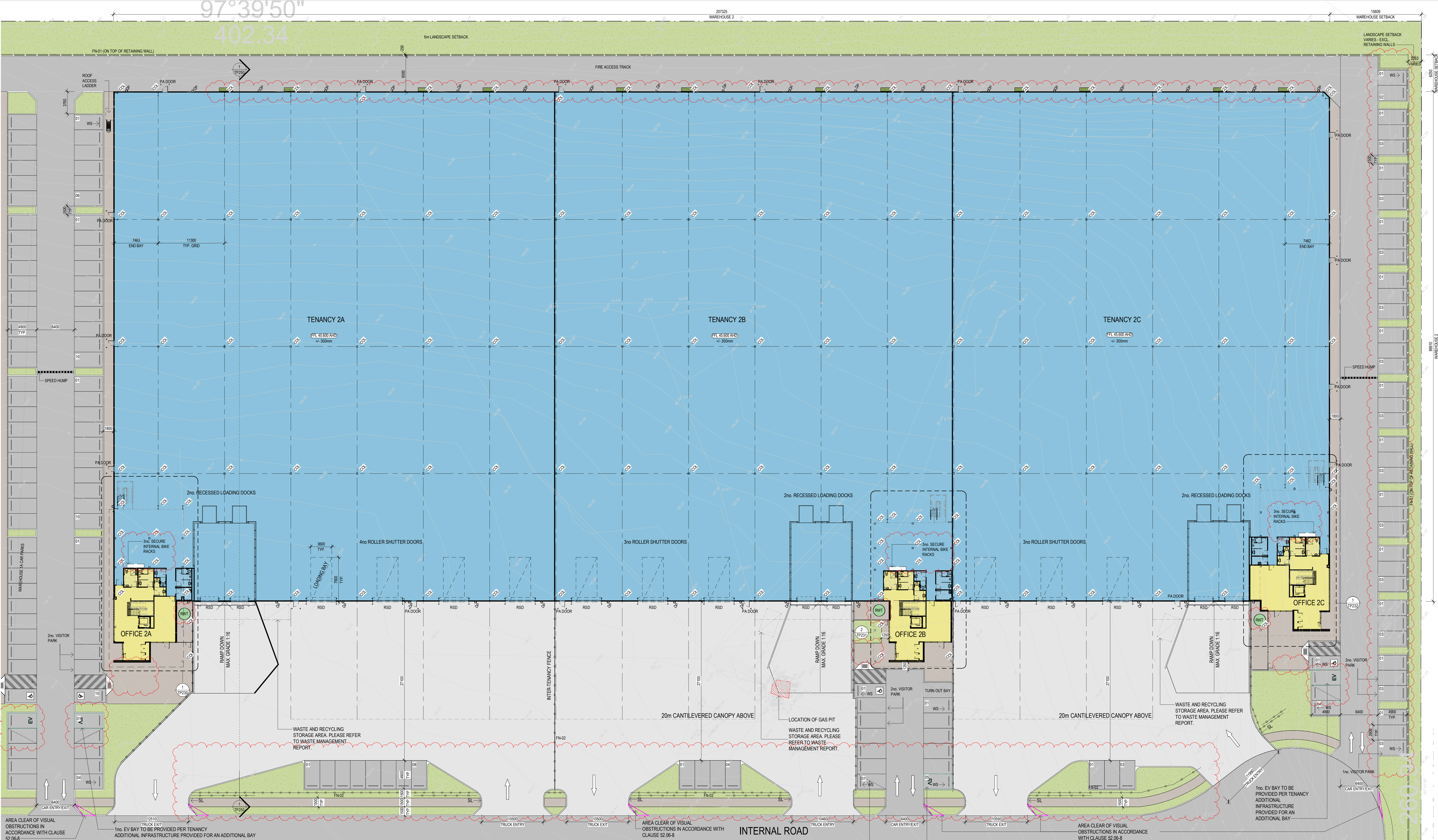
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REVISION:	B

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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 CYCLORE WIRE FENCE, 3 BARR 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 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 (6.4m 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 OVERLAD ON PLANS IS PROVIDED BY TAYLORS, DOCUMENT NAME "23319 - PS(V1)"

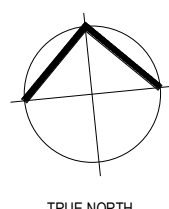
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PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
SITE PLAN



CLIENT:

TROON
GROUP

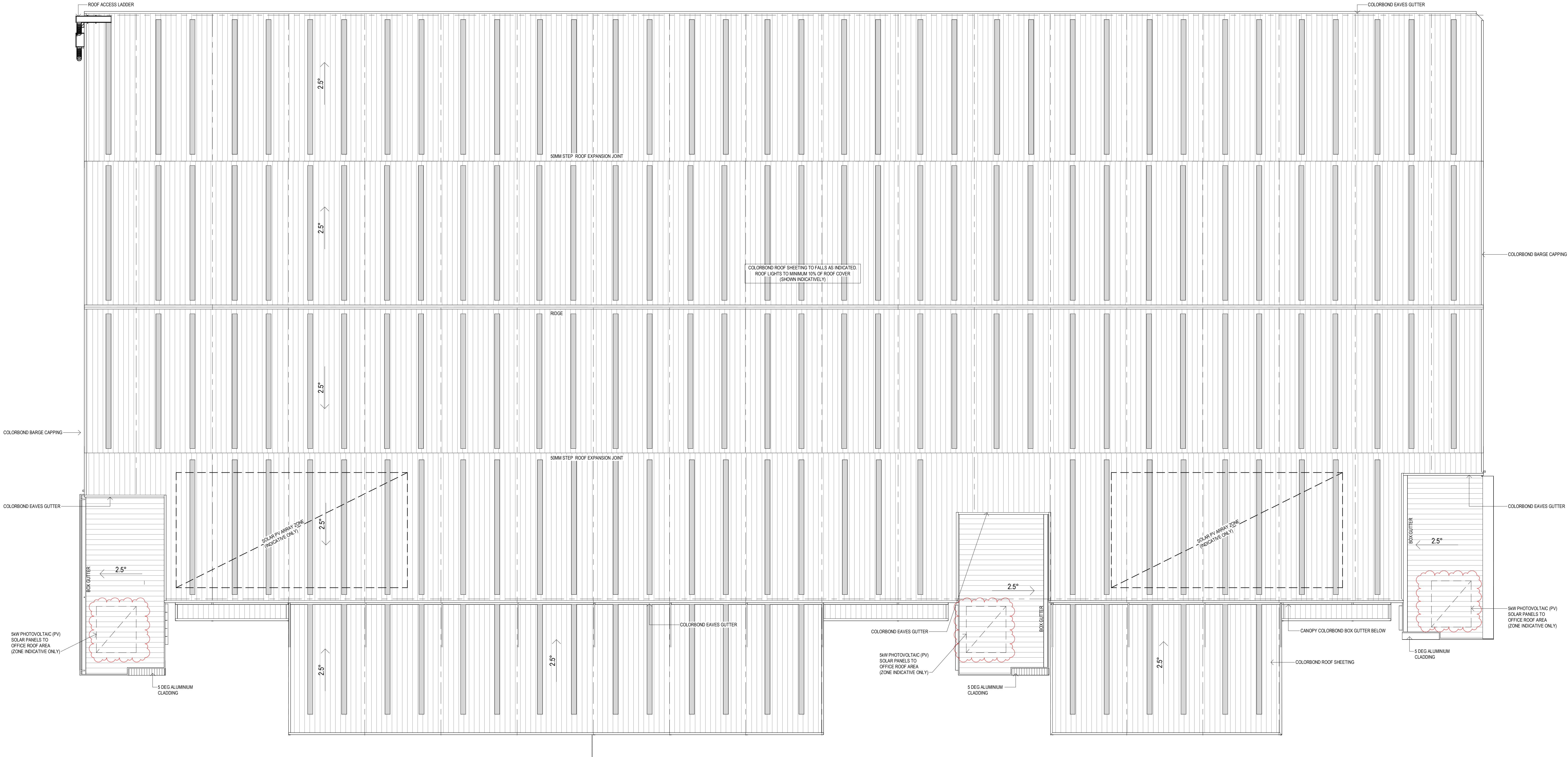
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SCALE:

JOB NO:
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WAREHOUSE 2 - ROOF PLAN
SCALE: 1 : 250

ADVERTISED PLAN

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P6	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	SP	IM

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

TITLE:

WAREHOUSE 02

ROOF PLAN



CLIENT: **TROON**TM
GROUP

DATE: APRIL 2023
DRAWN BY: JB
SCALE: 1 : 250 @ B1
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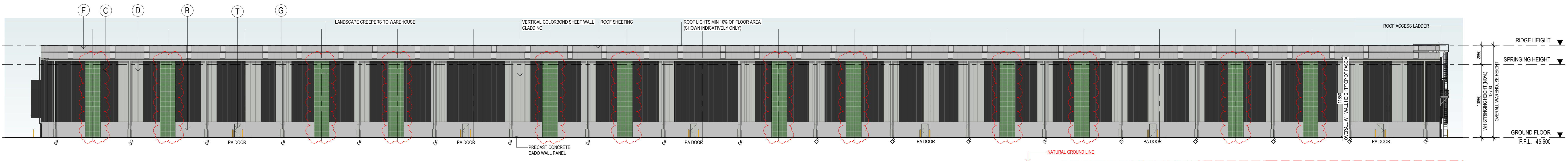
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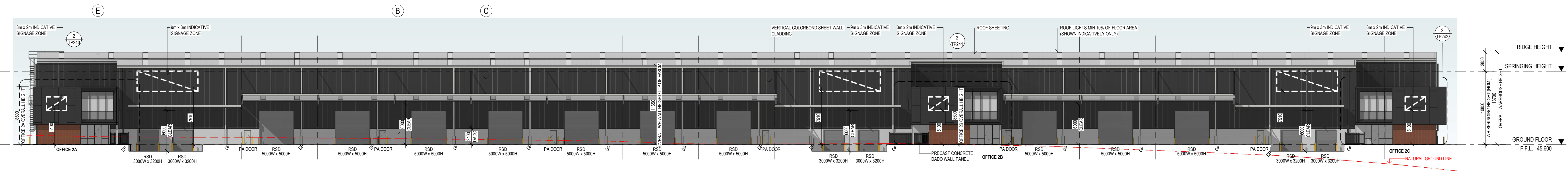
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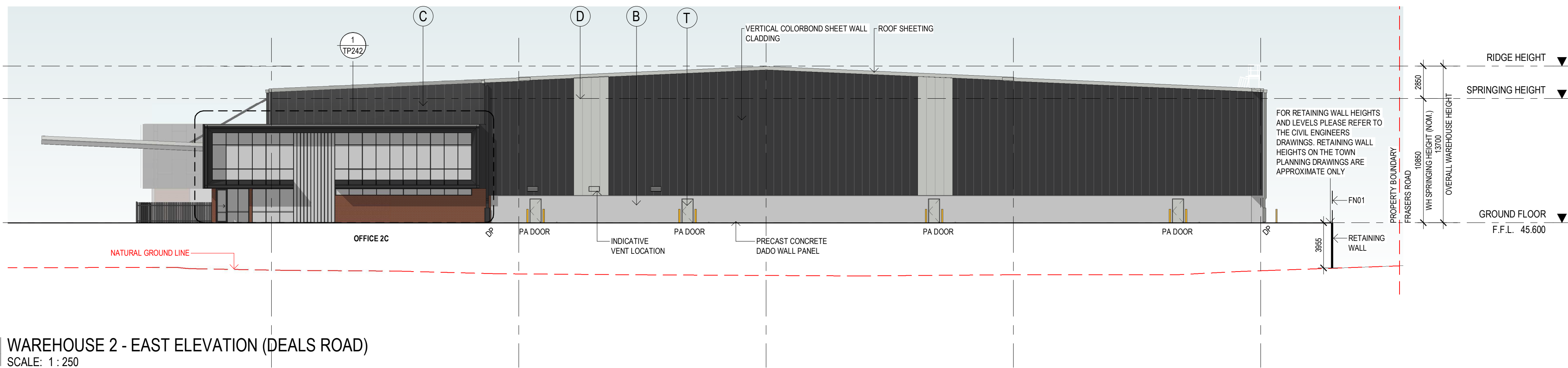
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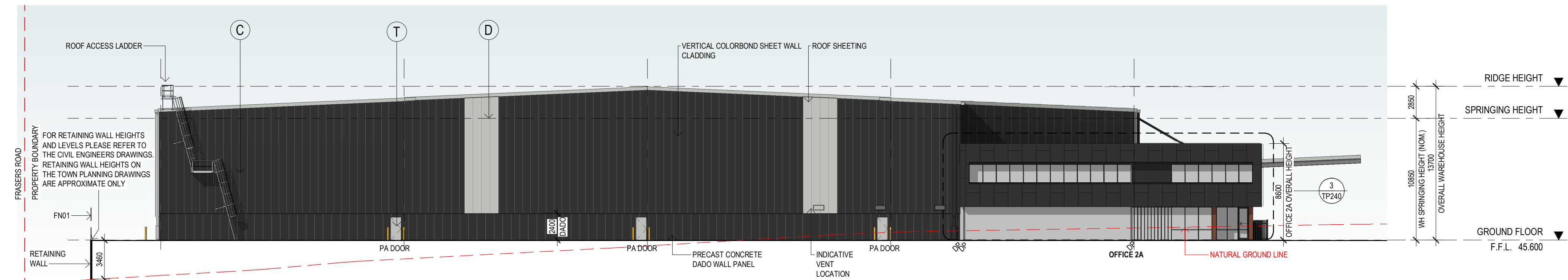
WAREHOUSE 2 - NORTH ELEVATION (FRASER ROAD)
SCALE: 1 : 250



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

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

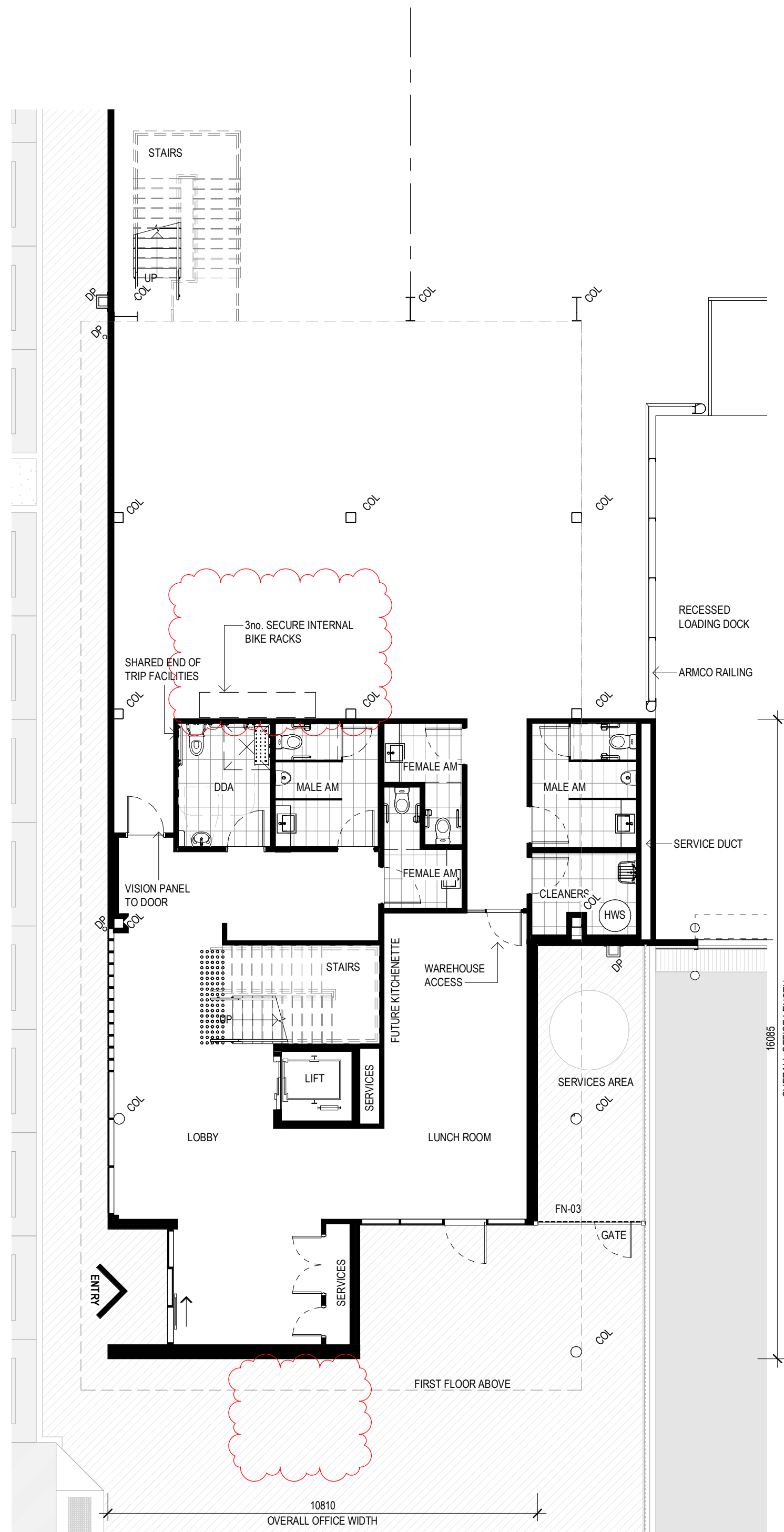
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WAREHOUSE 02
OVERALL ELEVATIONS

CLIENT:
TROON
GROUP

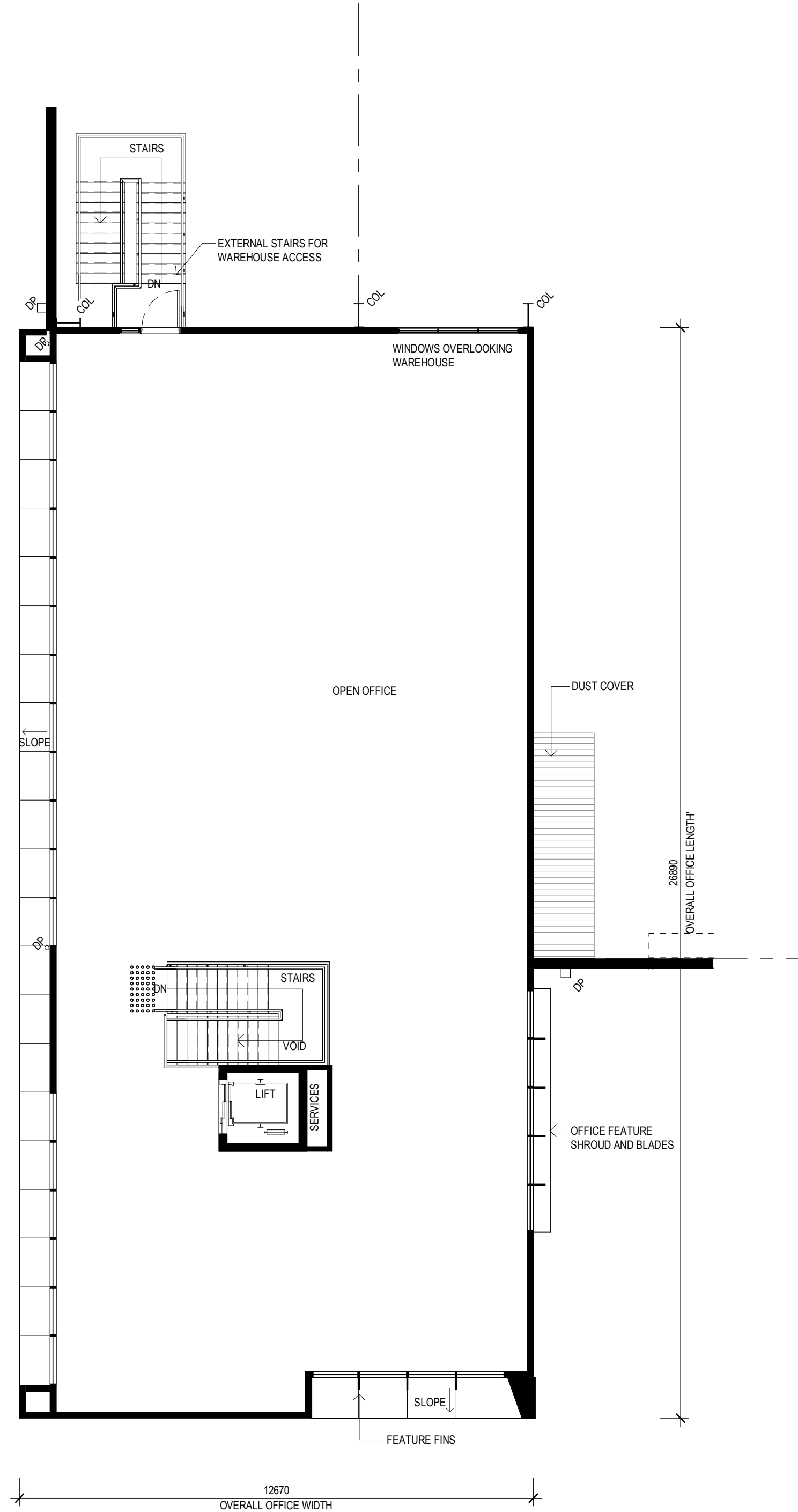
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21326
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REVISION:
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OFFICE 2A_GROUND FLOOR PLAN
SCALE: 1:100



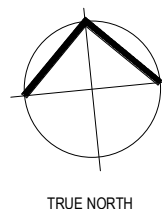
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
OFFICE A FLOOR PLANS



CLIENT: **TROON**
GROUP

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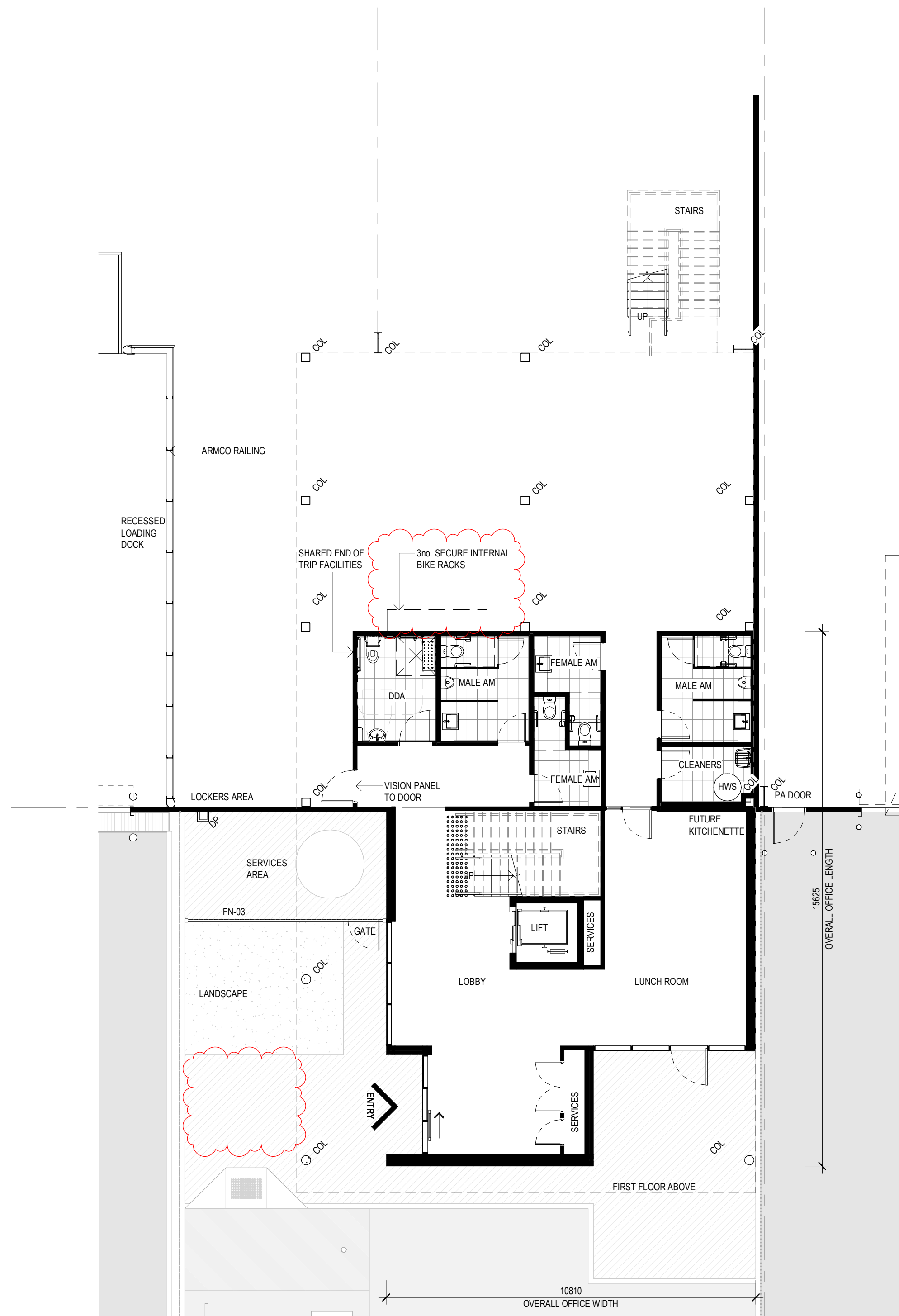
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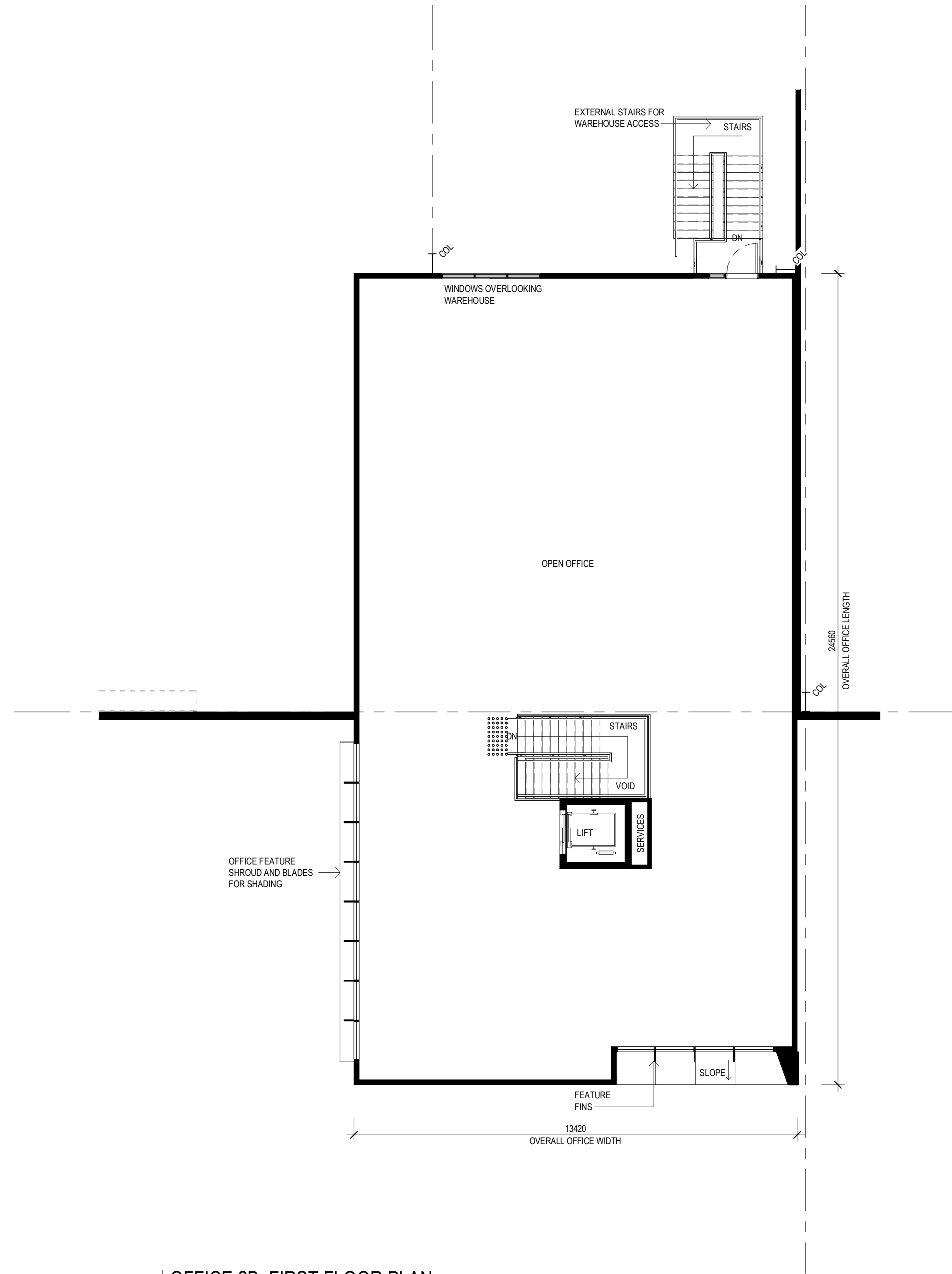
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OFFICE 2B_GROUND FLOOR PLAN
SCALE: 1 : 100

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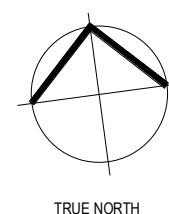


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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
OFFICE B FLOOR PLANS



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GROUP

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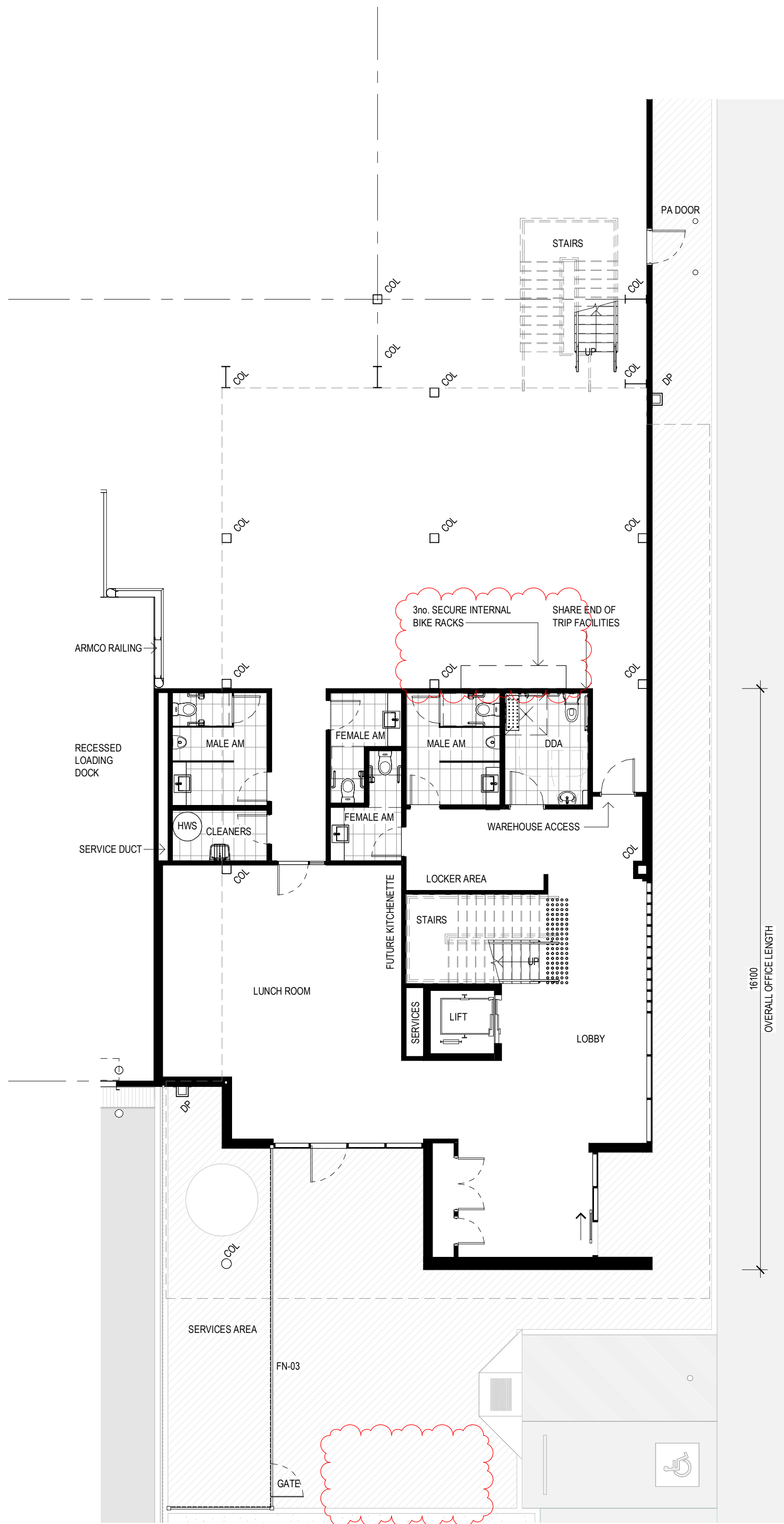
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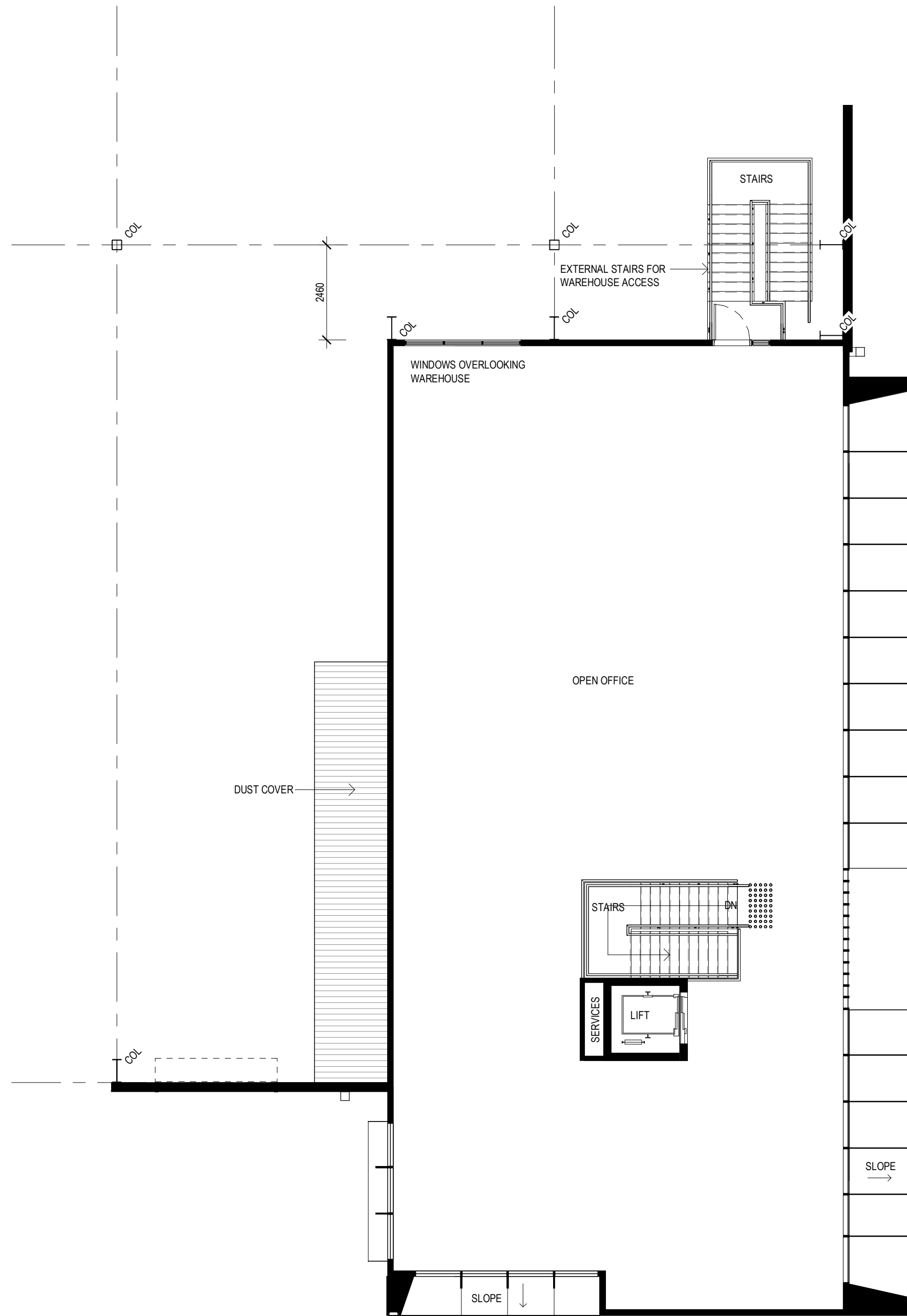
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OFFICE 2C_GROUND FLOOR PLAN
SCALE: 1 : 100



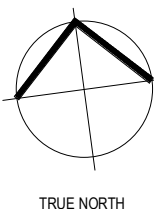
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
OFFICE C FLOOR PLAN



CLIENT: **TROON**
GROUP

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

JOB NO:
21326
DRAWING NO:
TP232
REVISION:
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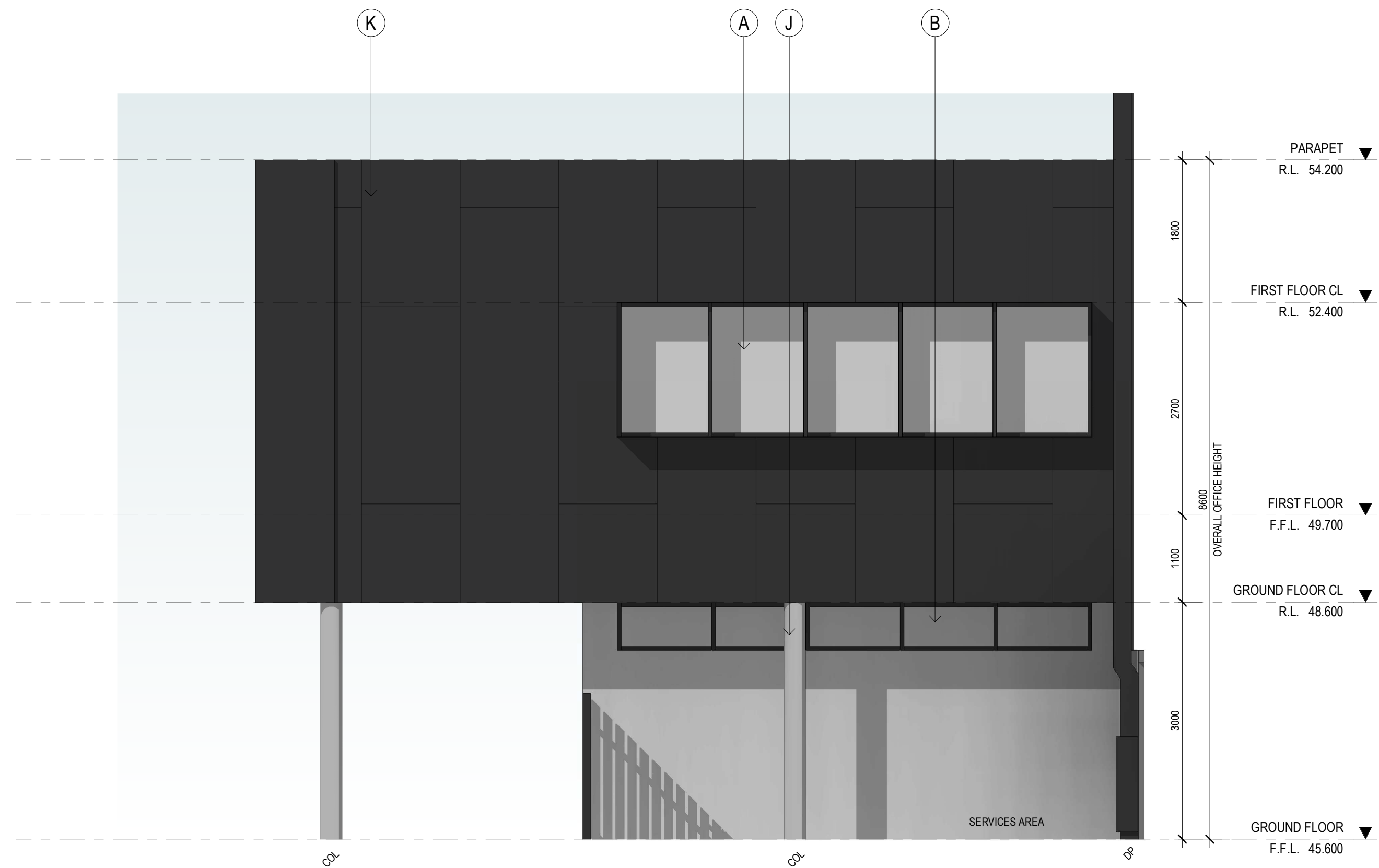
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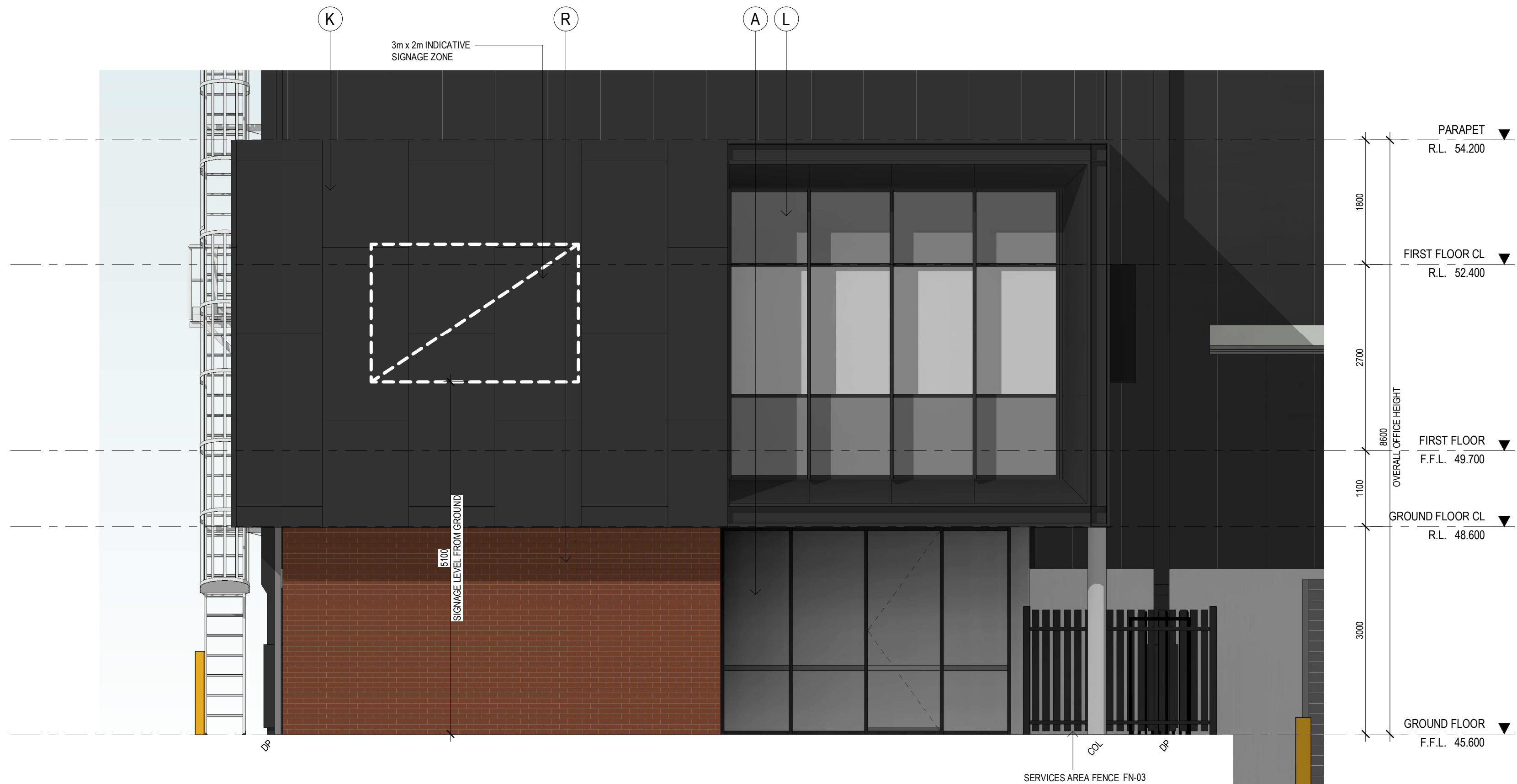
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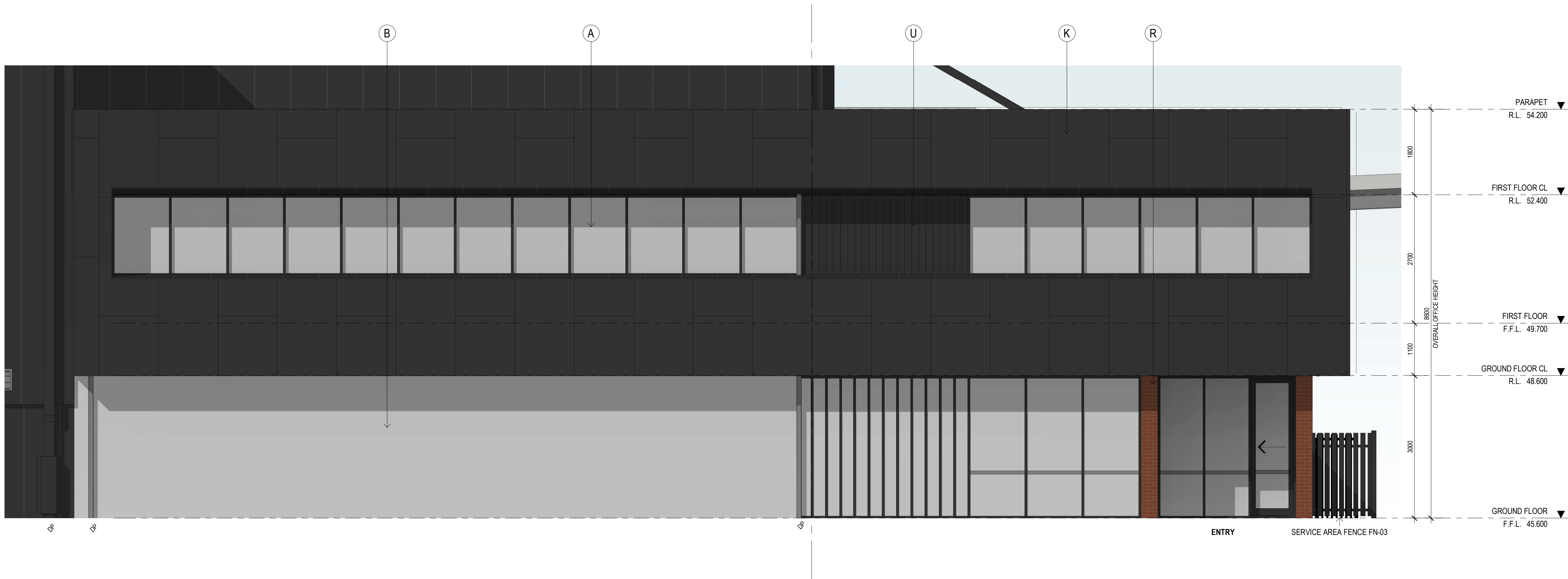
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OFFICE 2A - EAST ELEVATION
SCALE: 1 : 50



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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P3	07.06.23	PRELIMINARY ISSUE	JB	IM
A	07.08.2023	COUNCIL SUBMISSION	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
P5	27.10.2023	PRELIMINARY ISSUE	SP	IM
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
OFFICE A ELEVATIONS

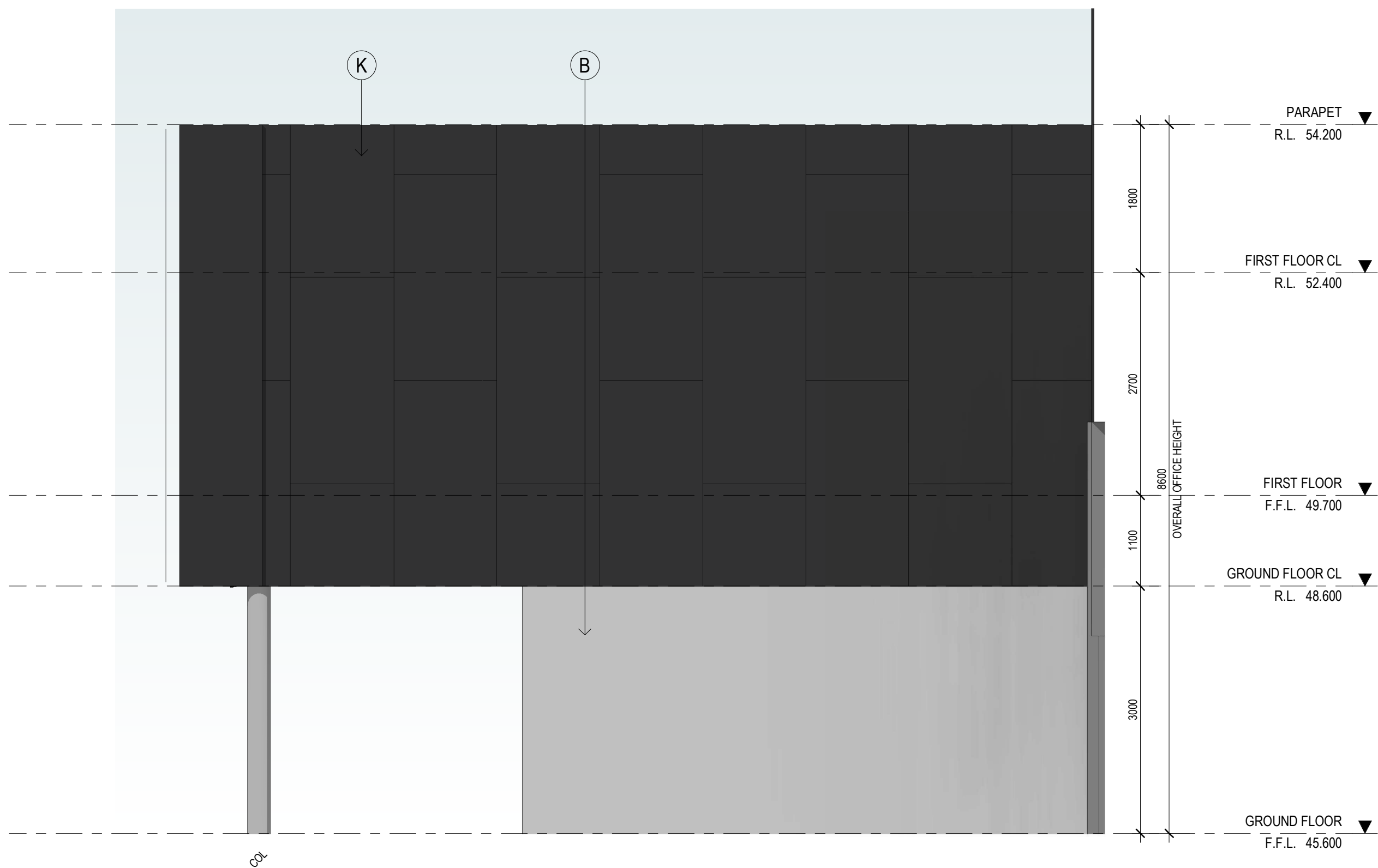
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TROON
GROUP

DATE: APRIL 2023
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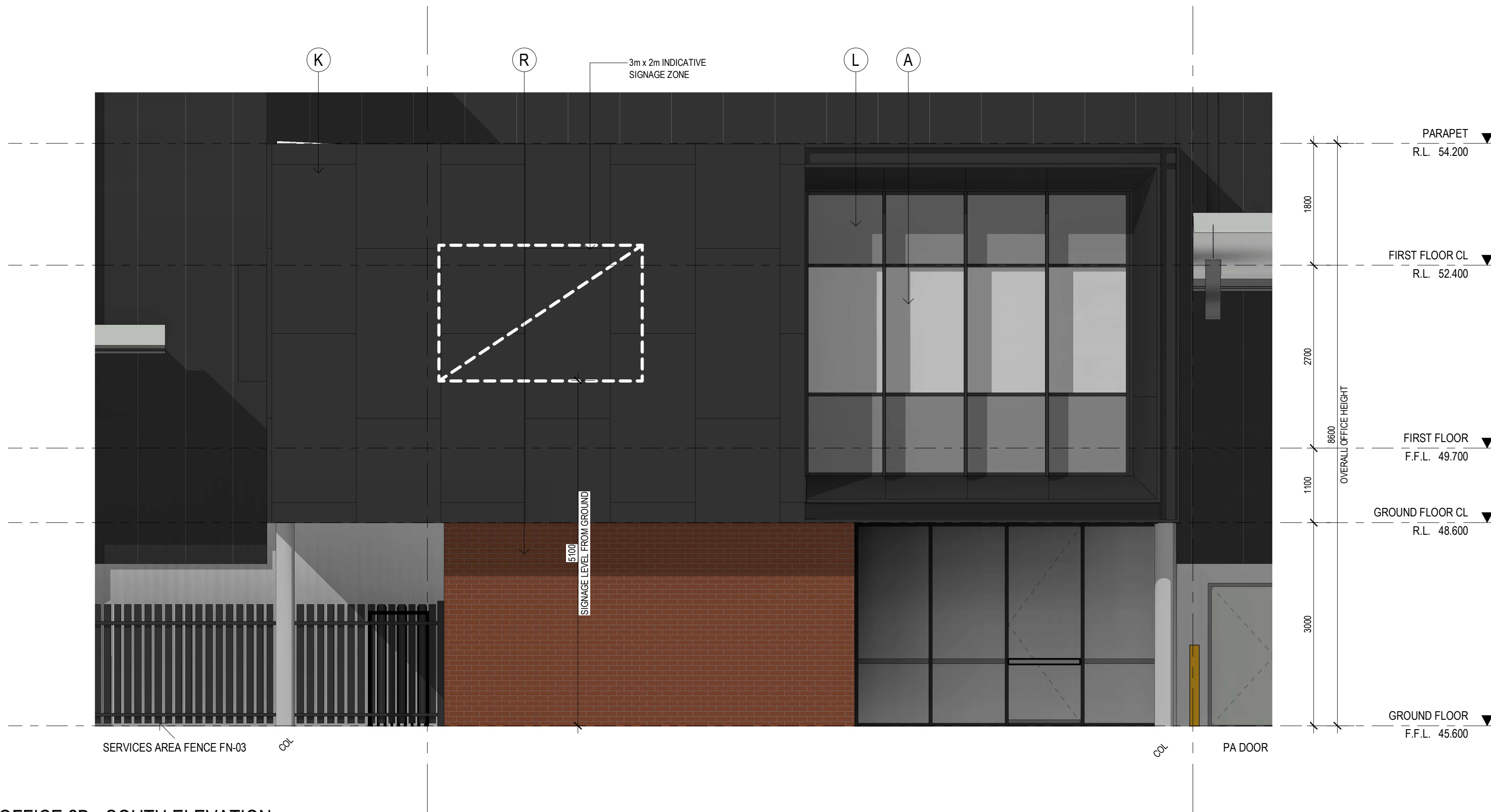
JOB NO.	21326
DRAWING NO.	TP240
REVISION	B

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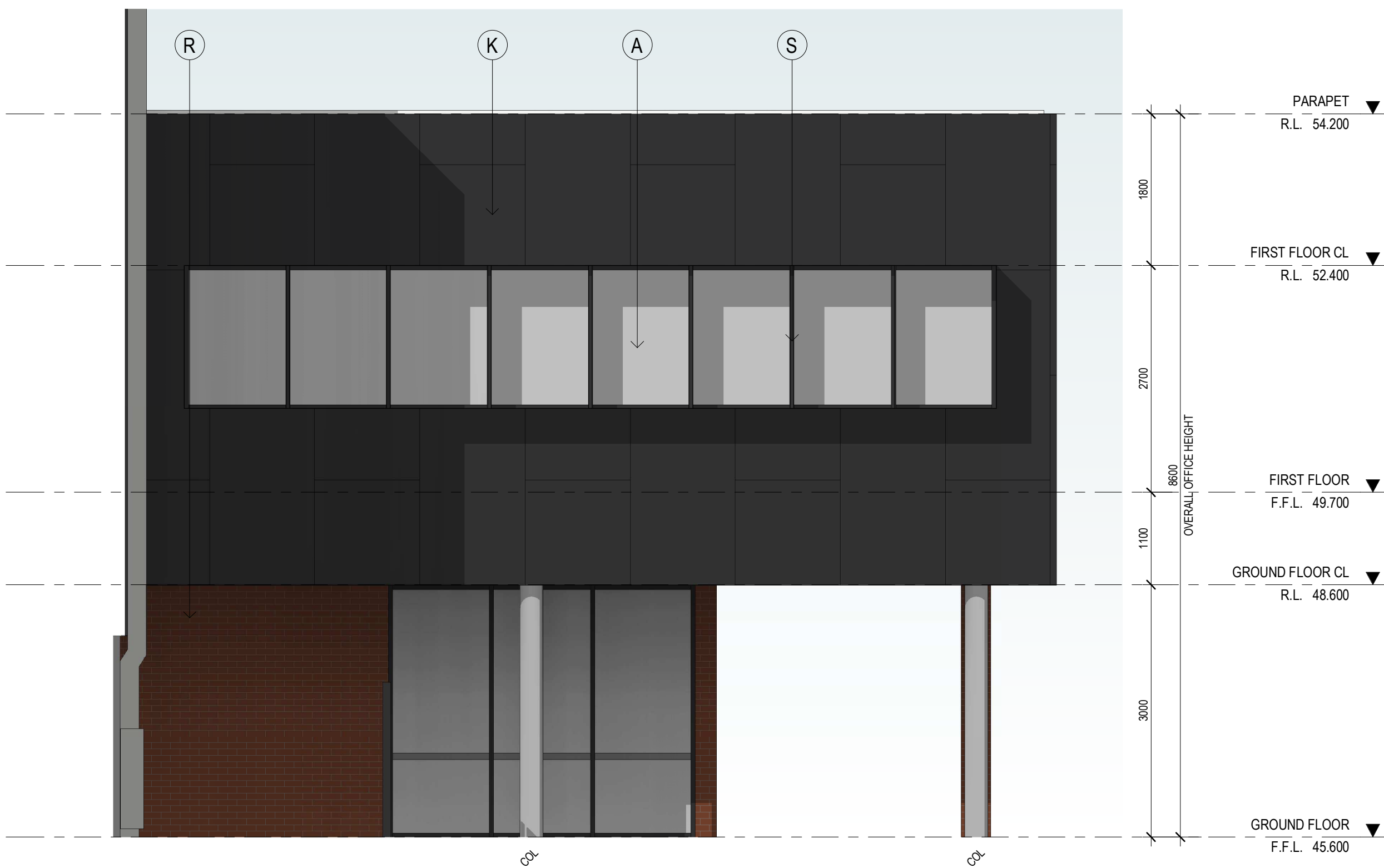
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PLAN



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

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

TITLE:
WAREHOUSE 02
OFFICE B ELEVATIONS

CLIENT:
TROON
GROUP

DATE: APRIL 2023
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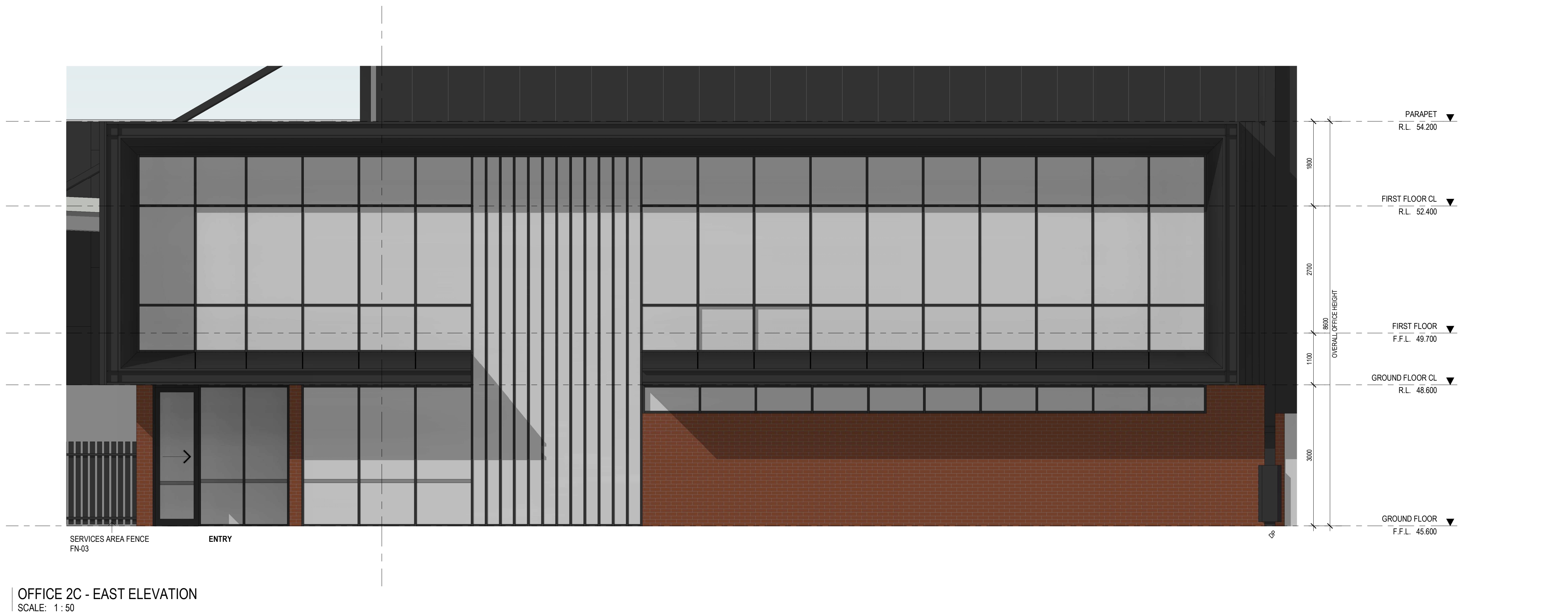
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21326

DRAWING NO:
TP241

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

TITLE:
WAREHOUSE 02
OFFICE C ELEVATIONS

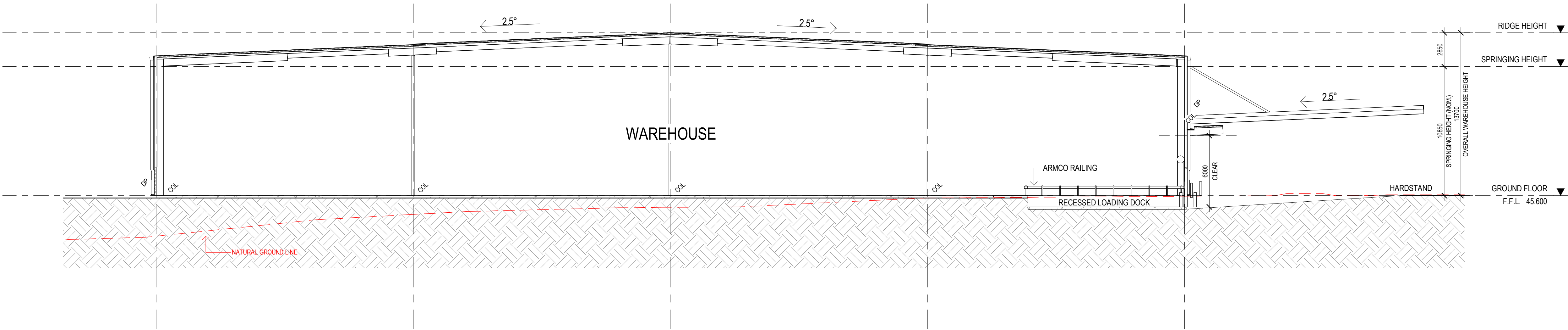
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WAREHOUSE 2 - TYPICAL SECTION
SCALE: 1 : 200

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P6	27.10.2023	PRELIMINARY ISSUE	SP	IM
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 02
TYPICAL SECTION

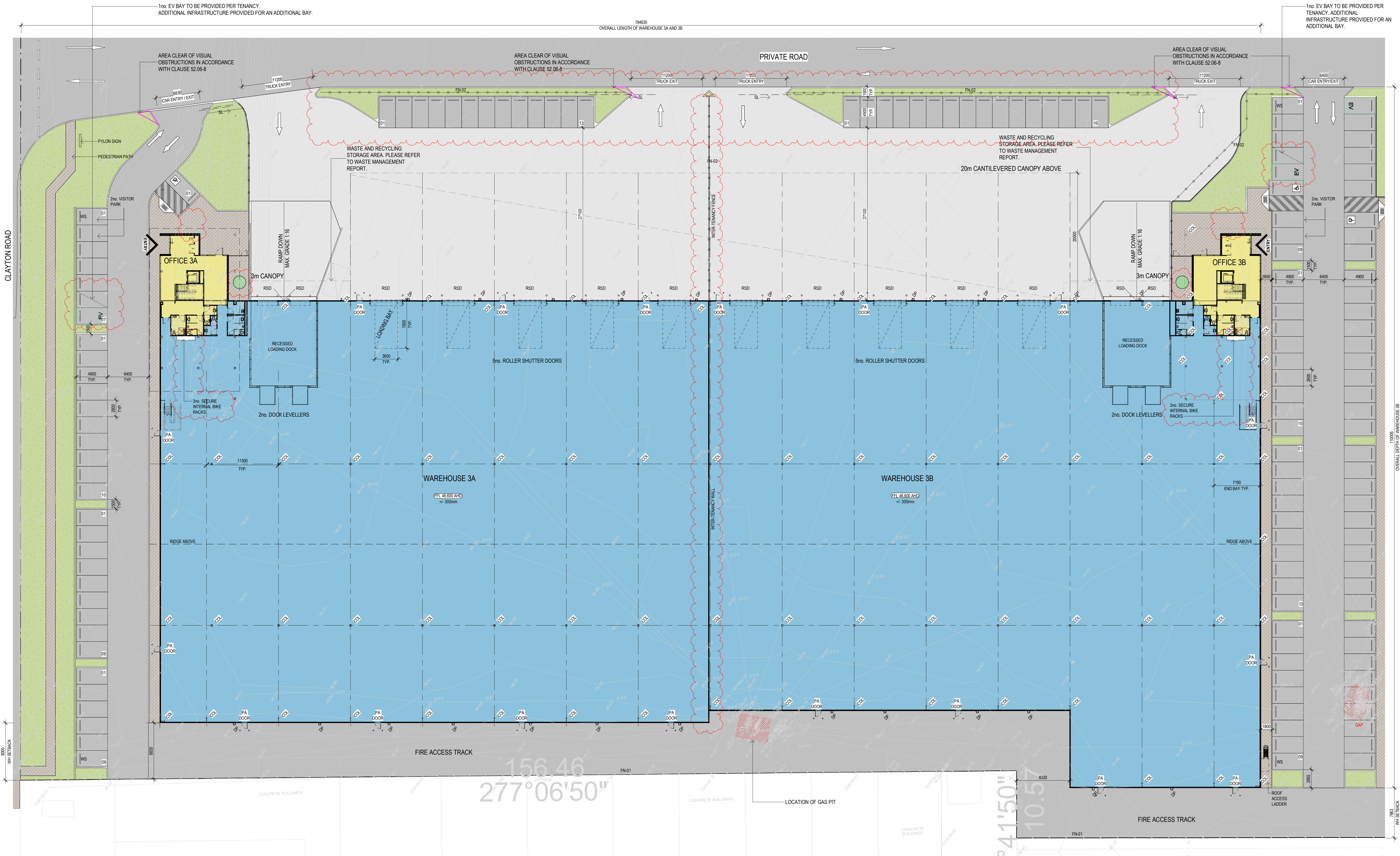
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GROUP

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

JOB NO:	21326
DRAWING NO:	TP250
REVISION:	B

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PLAN



LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDBAND 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 ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- INDICATES LOCATION OF GAS PIT
- 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 10M 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 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 OVERLAP ON PLANS IS PROVIDED BY TAYLORS, DOCUMENT NAME 12319 - PSV11

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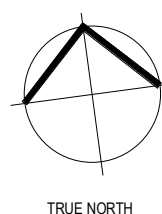
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WAREHOUSE 3 - SITE PLAN
SCALE: 1: 250

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

TITLE:
WAREHOUSE 03
SITE PLAN



CLIENT:
TROON
GROUP

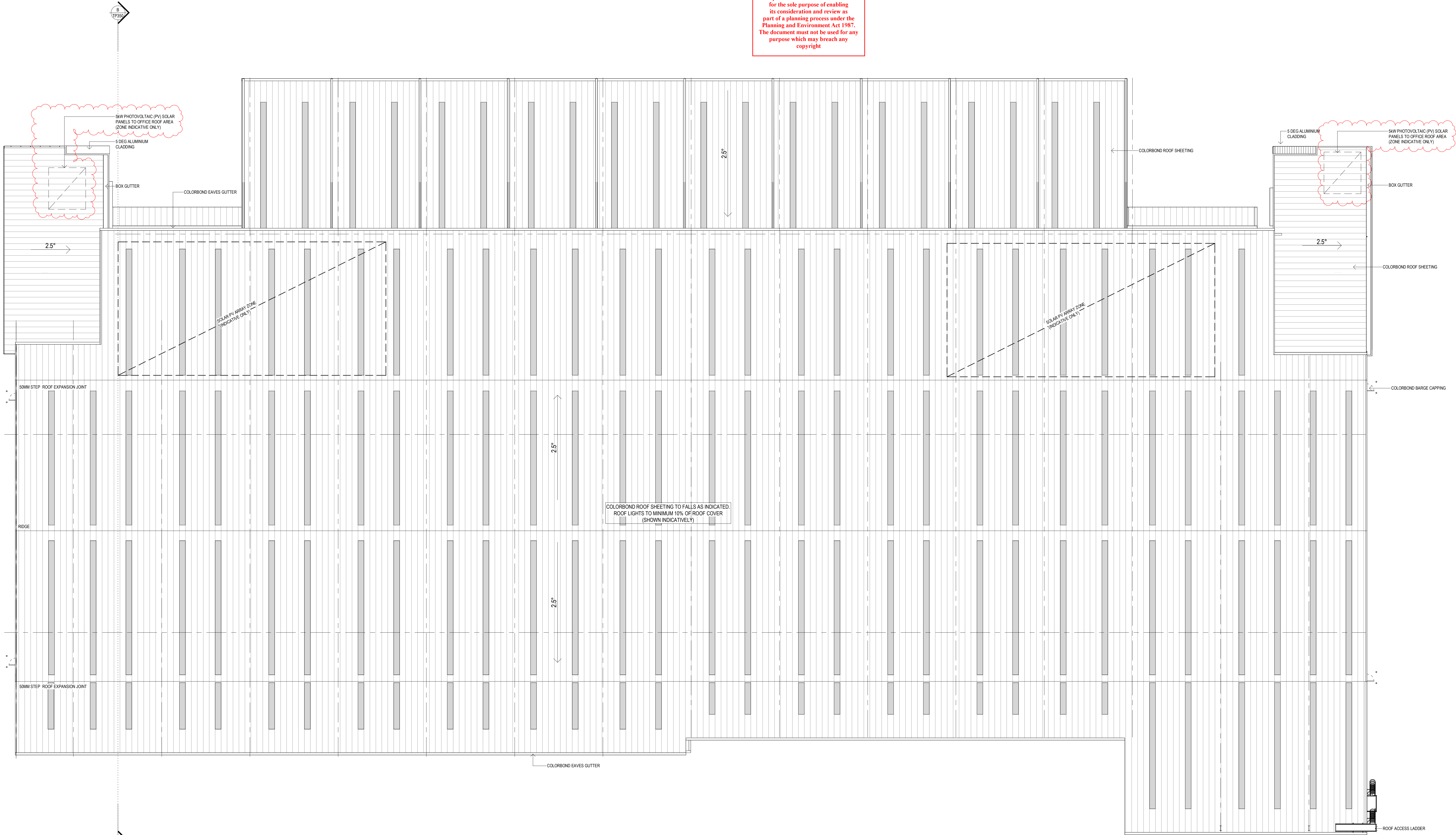
DATE: APRIL 2023
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SCALE: 1: 250 @ B1

JOB NO:
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WAREHOUSE 3 - ROOF PLAN
SCALE: 1 : 200

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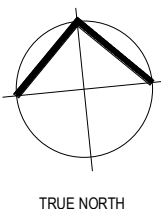
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P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
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B	21.11.2023	COUNCIL SUBMISSION	SP	IM

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

TITLE:
WAREHOUSE 03
ROOF PLAN

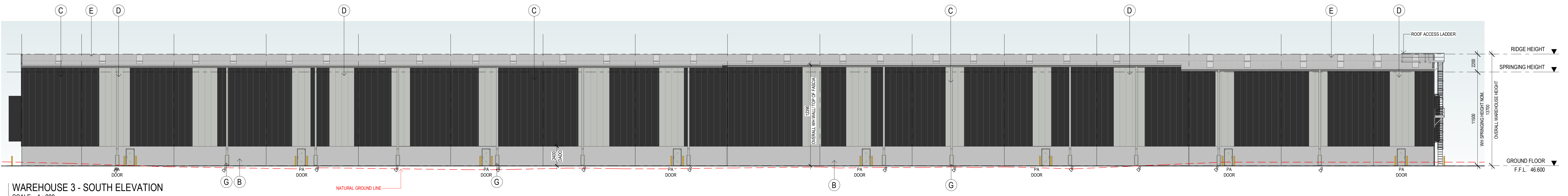


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DRAWING NO.	TP310
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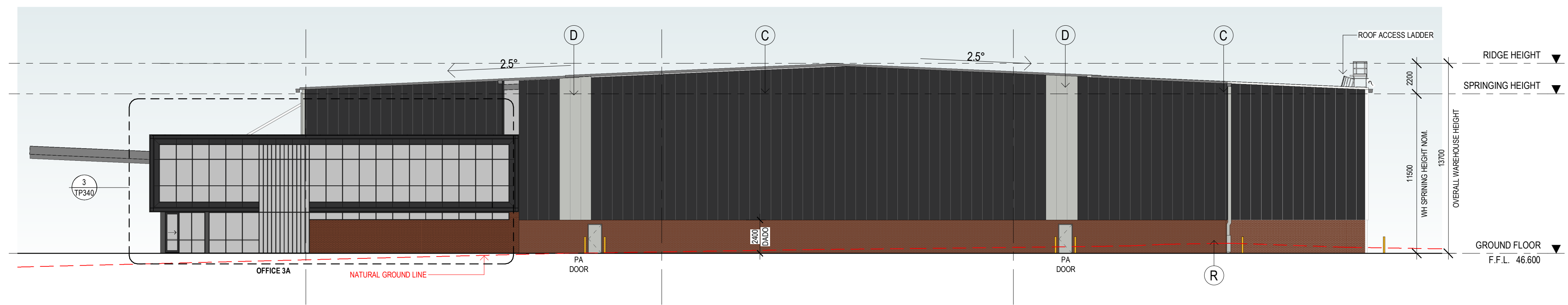
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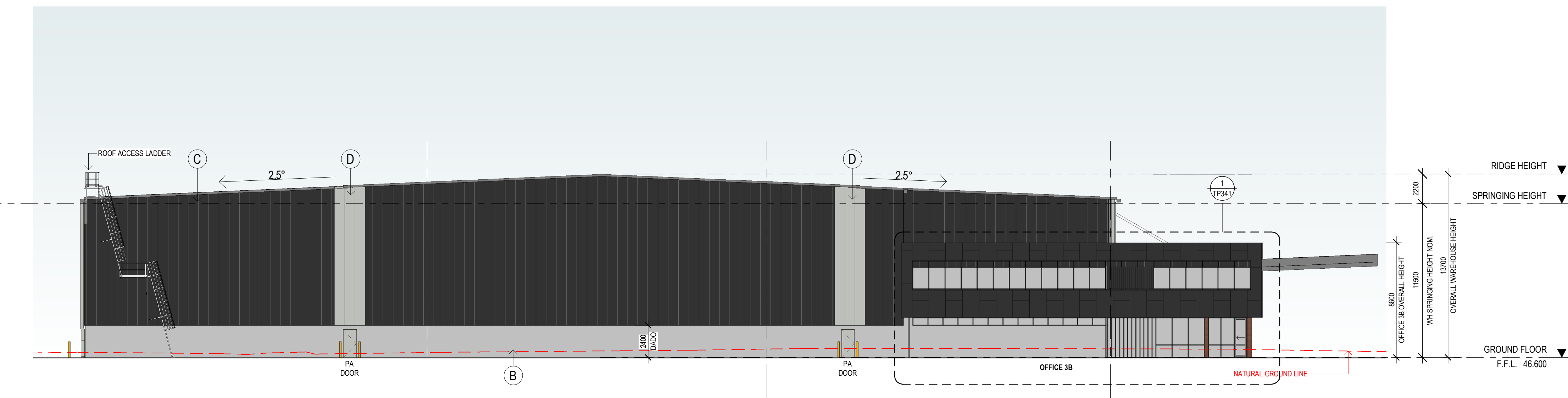
WAREHOUSE 3 - SOUTH ELEVATION
SCALE: 1 : 200



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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(C)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
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(E)	ROOF CLADDING	ZINCALUME
(F)	ROLLER SHUTTER DOOR CLADDING	COLORBOND BASALT
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(T)	PA DOORS	SHALE GREY
(U)	FC SHEET	MONUMENT

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

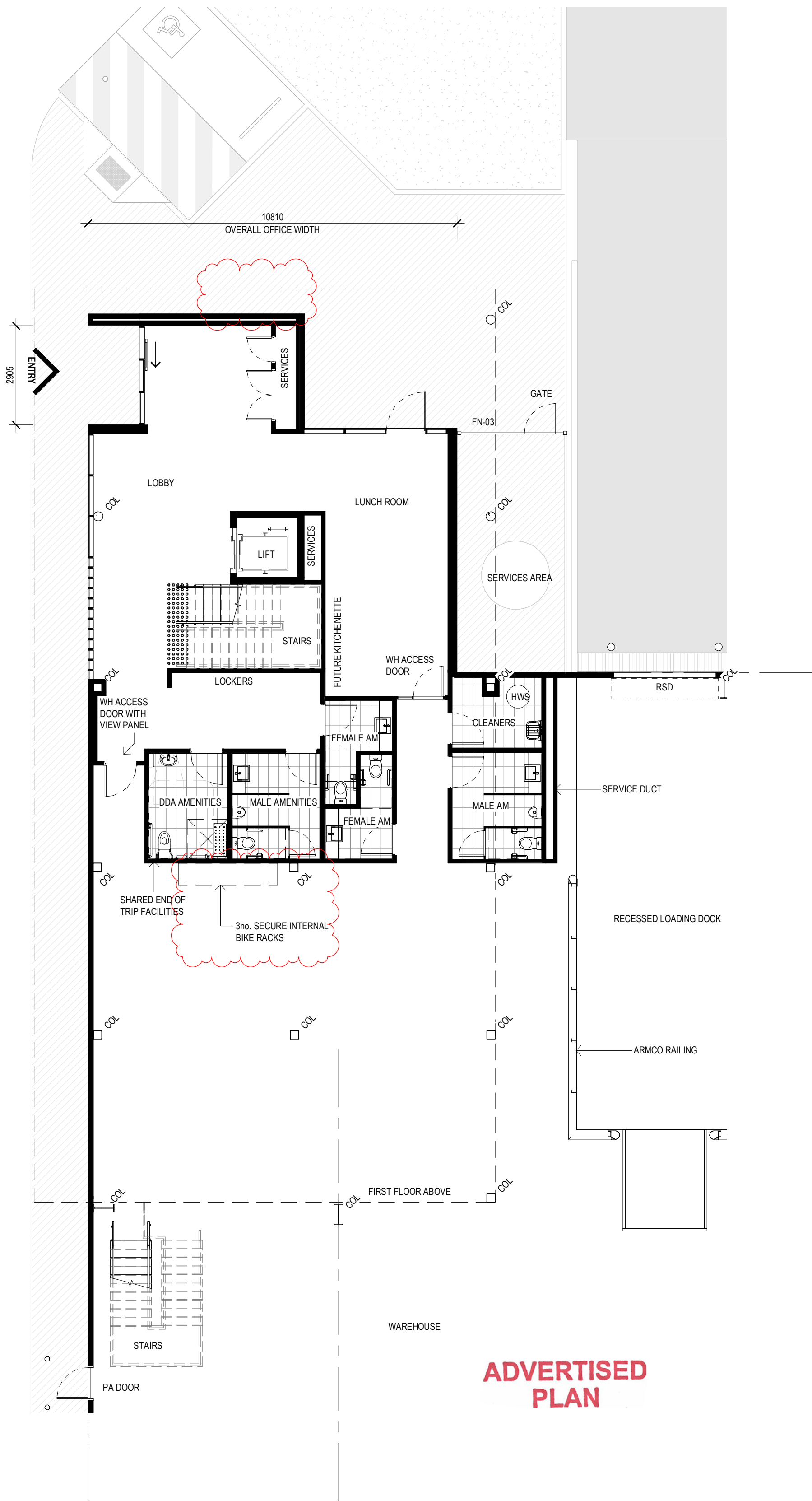
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WAREHOUSE 03
OVERALL ELEVATIONS

CLIENT:
TROON
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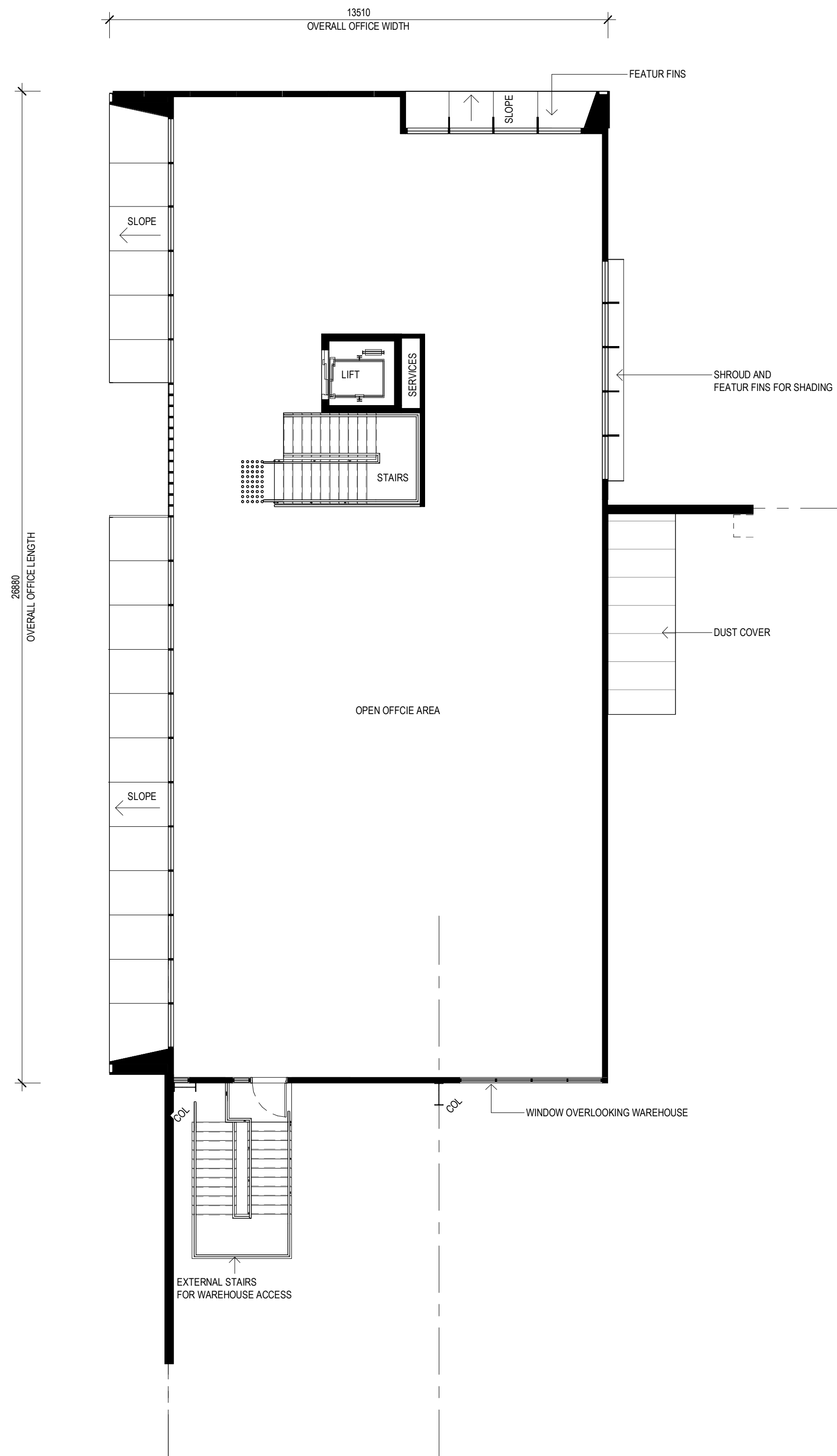
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SCALE:
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DRAWING NO.	TP320
REVISION	B

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OFFICE 3A GROUND FLOOR
SCALE: 1 : 100

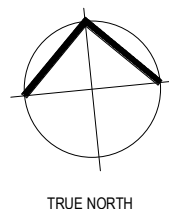


OFFICE 3A FIRST FLOOR
SCALE: 1 : 100

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

TITLE:
WAREHOUSE 03
OFFICE 3A FLOOR PLAN



CLIENT: **TROON**
GROUP

DATE: APRIL 2023
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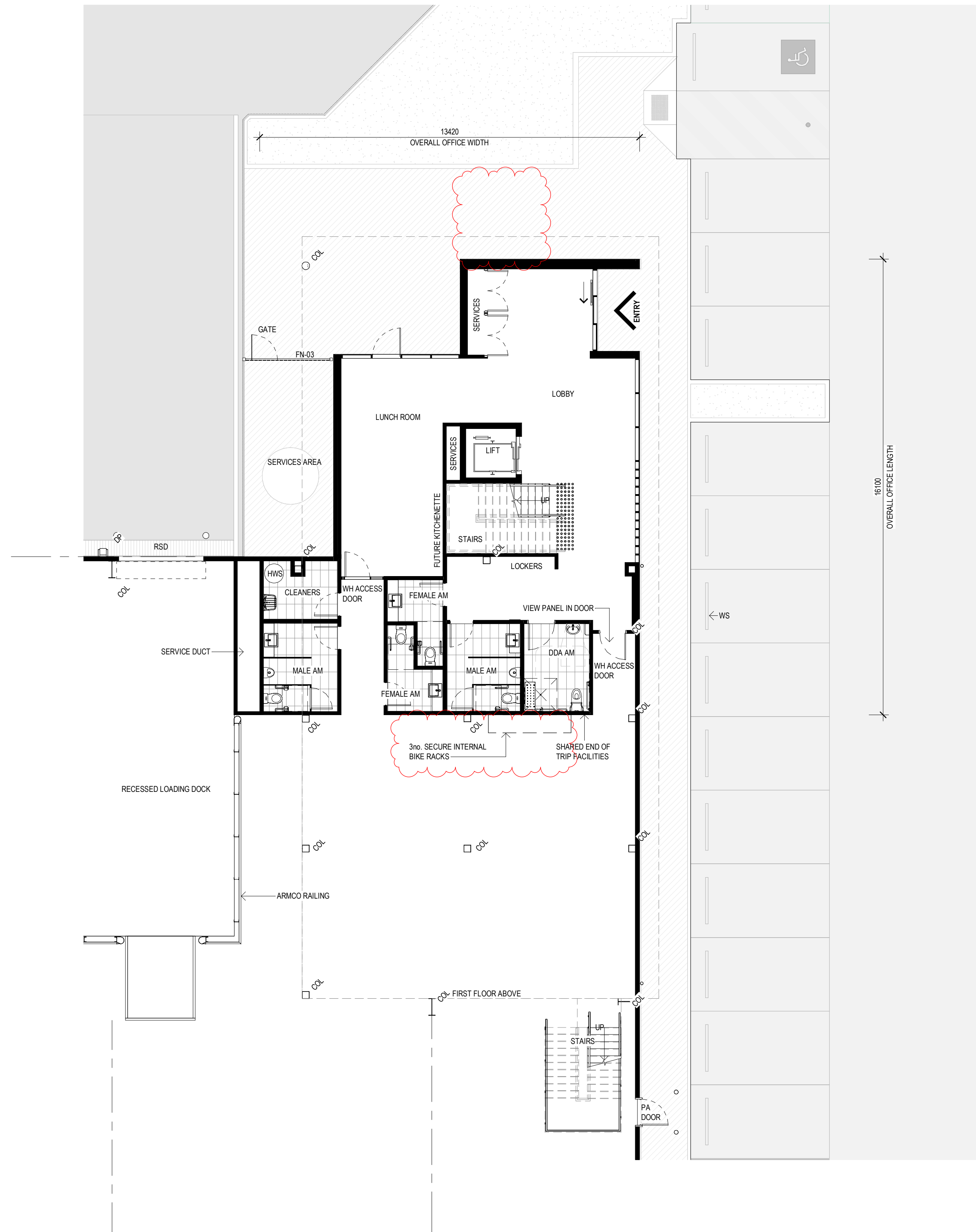
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REVISION:	B

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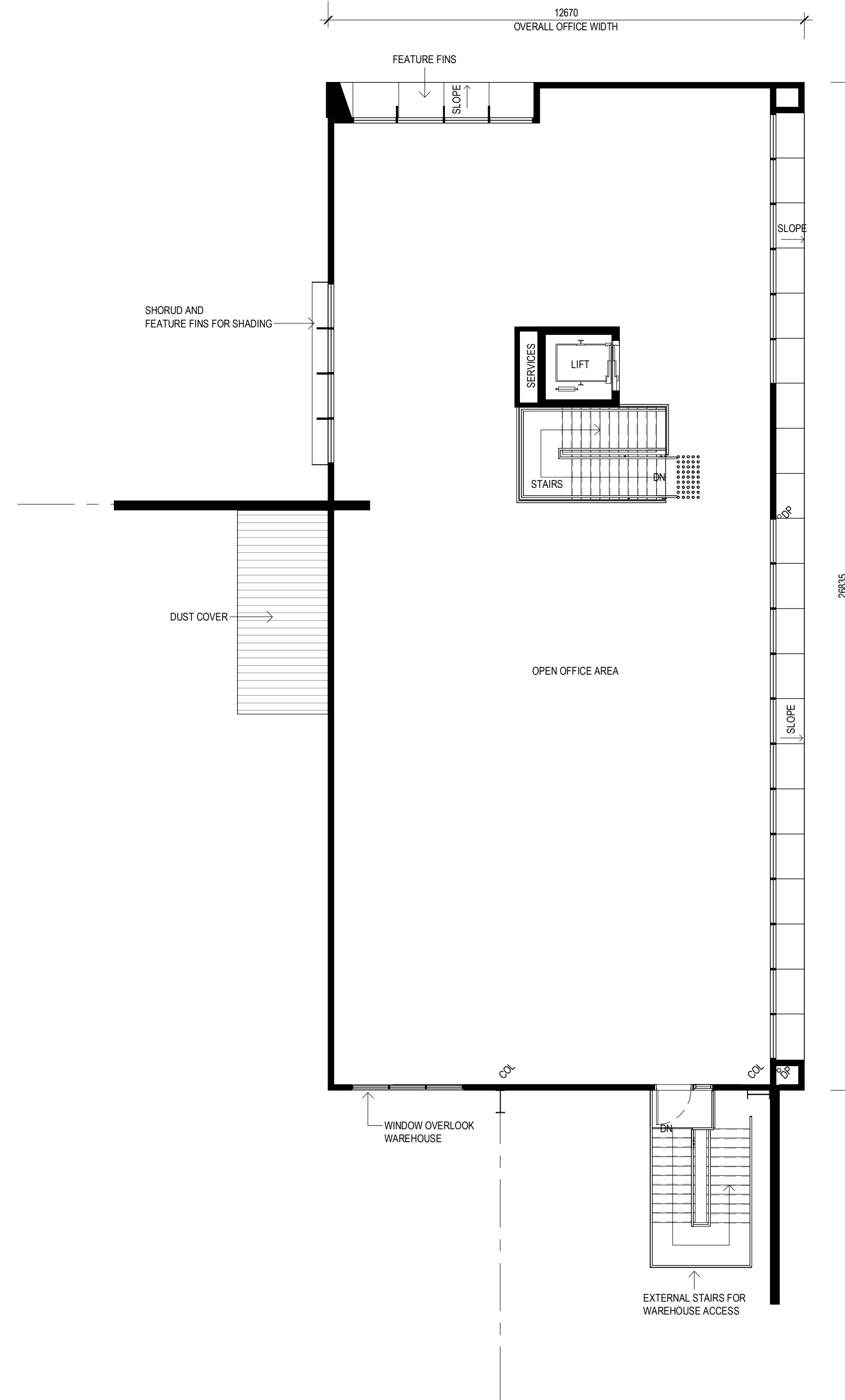
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OFFICE 3B GROUND FLOOR
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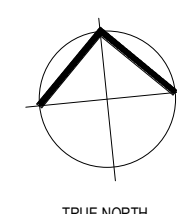
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PROJECT:
PROPOSED INDUSTRIAL DEVEL
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
WAREHOUSE 03
OFFICE 3B FLOOR PLAN



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GROUP

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DRAWING NO:	TP331
REVISION:	B

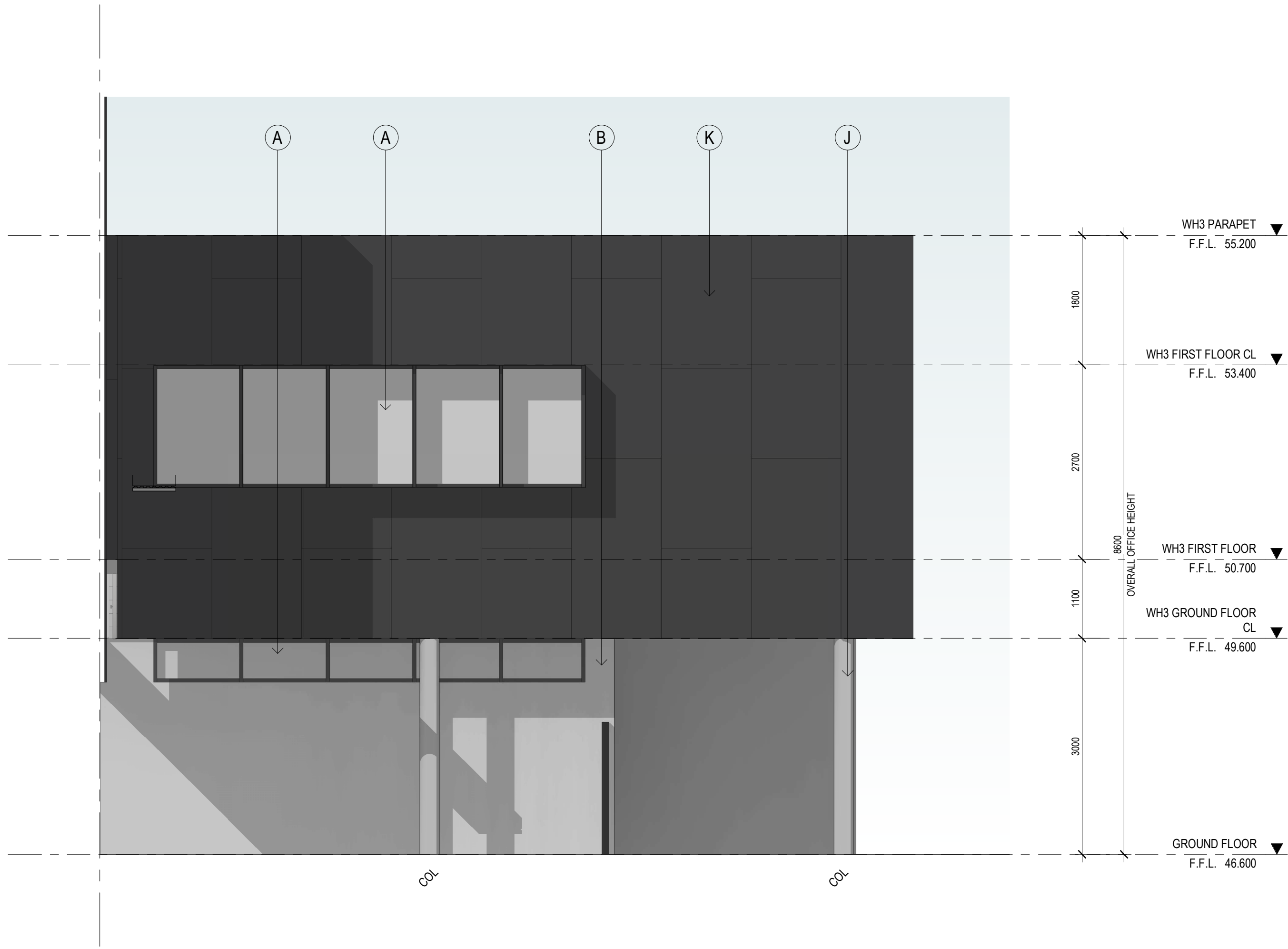
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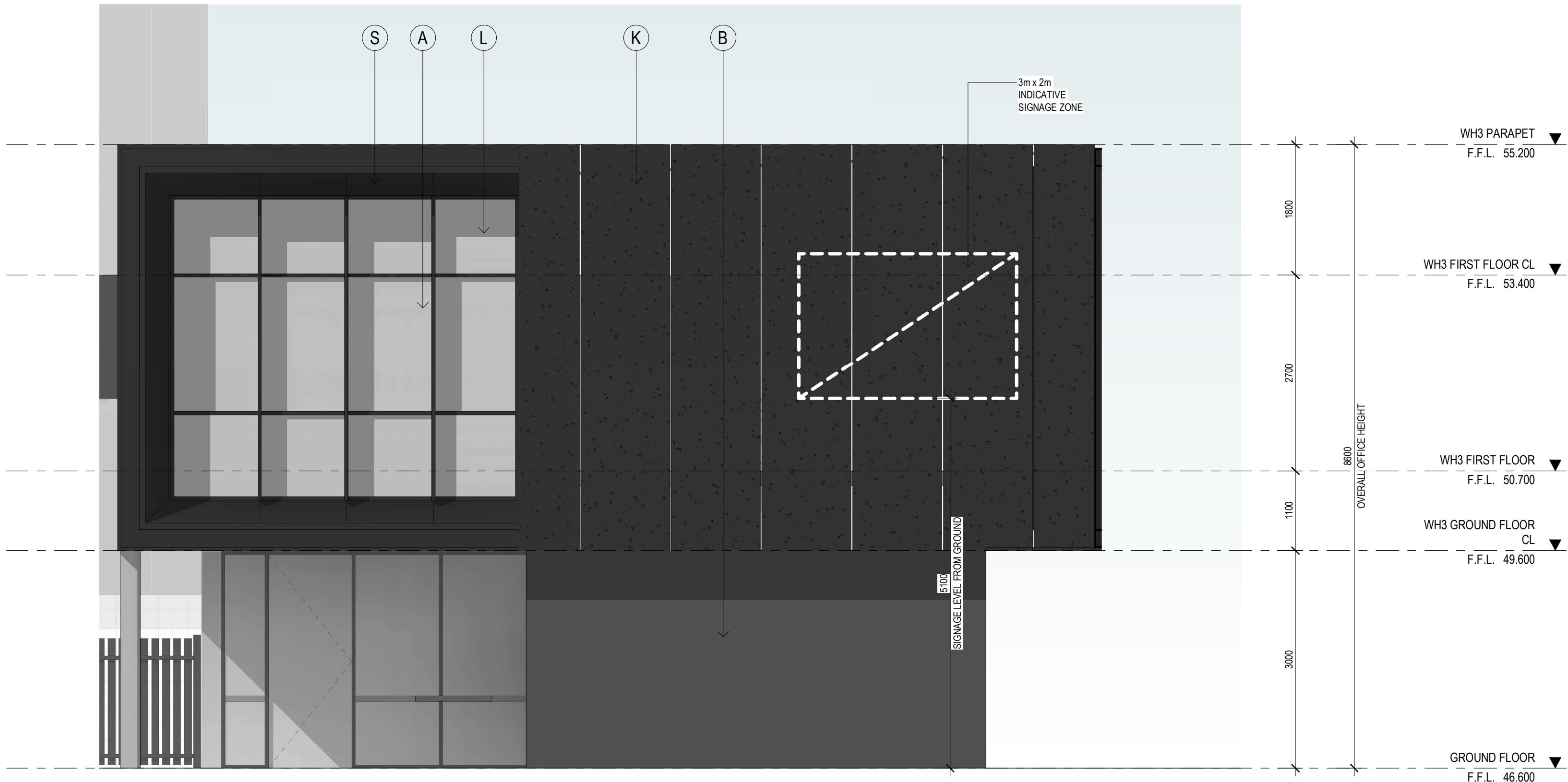
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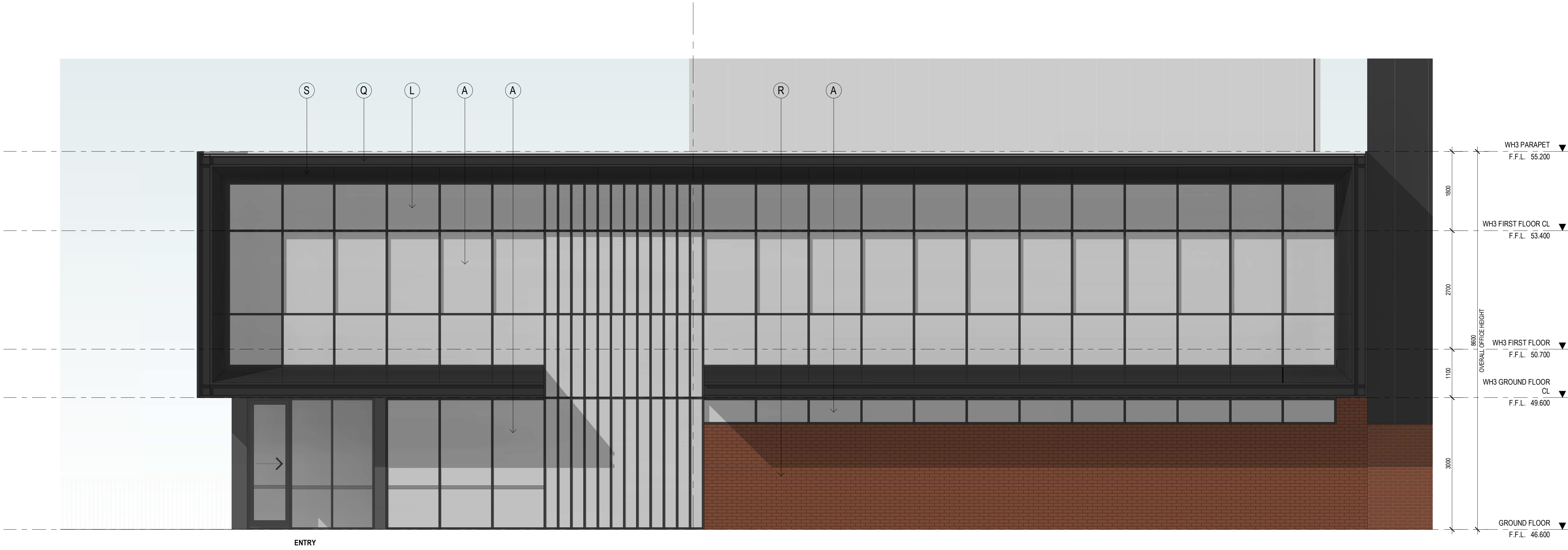
OFFICE 3A EAST ELEVATION
SCALE: 1 : 50



OFFICE 3A NORTH ELEVATION
SCALE: 1 : 50

EXTERNAL FINISHES

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(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	IM
A	07.08.2023	COUNCIL ISSUE	JB	IM
P3	20.10.2023	PRELIMINARY ISSUE	SP	IM
P4	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	SP	IM

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

TITLE:
WAREHOUSE 03
OFFICE 3A ELEVATIONS

CLIENT:
TROON
GROUP

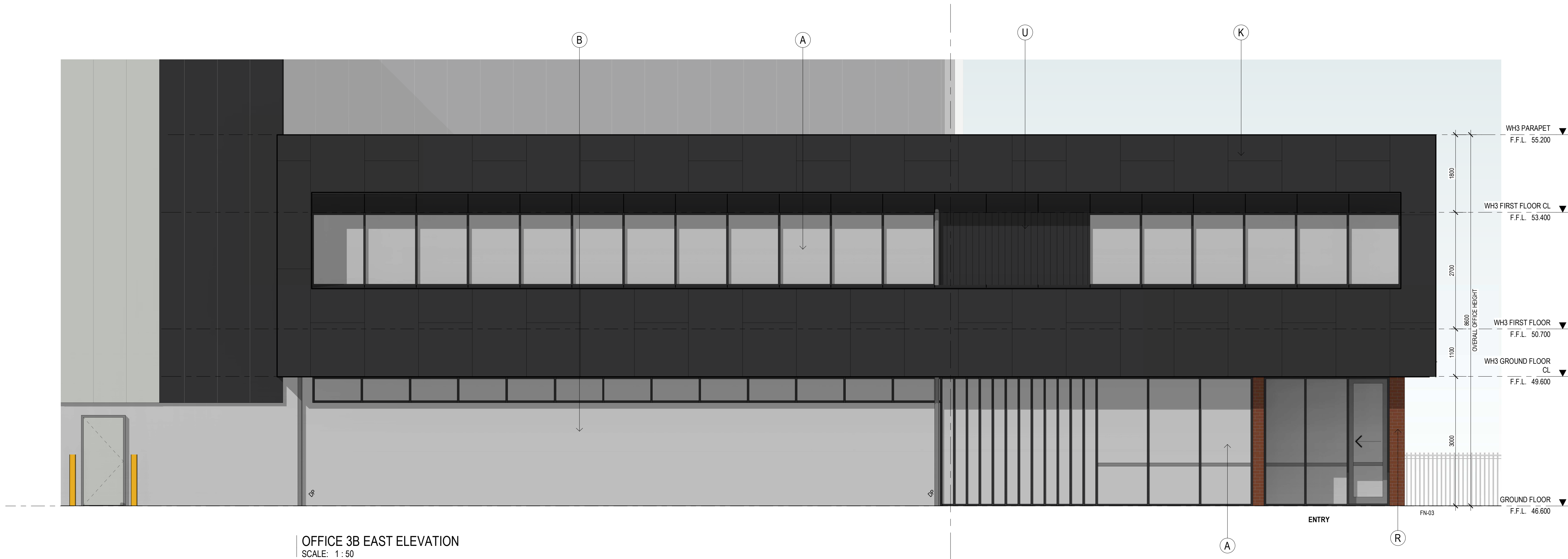
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DRAWN BY:
SCALE:
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BCM
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JOB NO:
21326

DRAWING NO:
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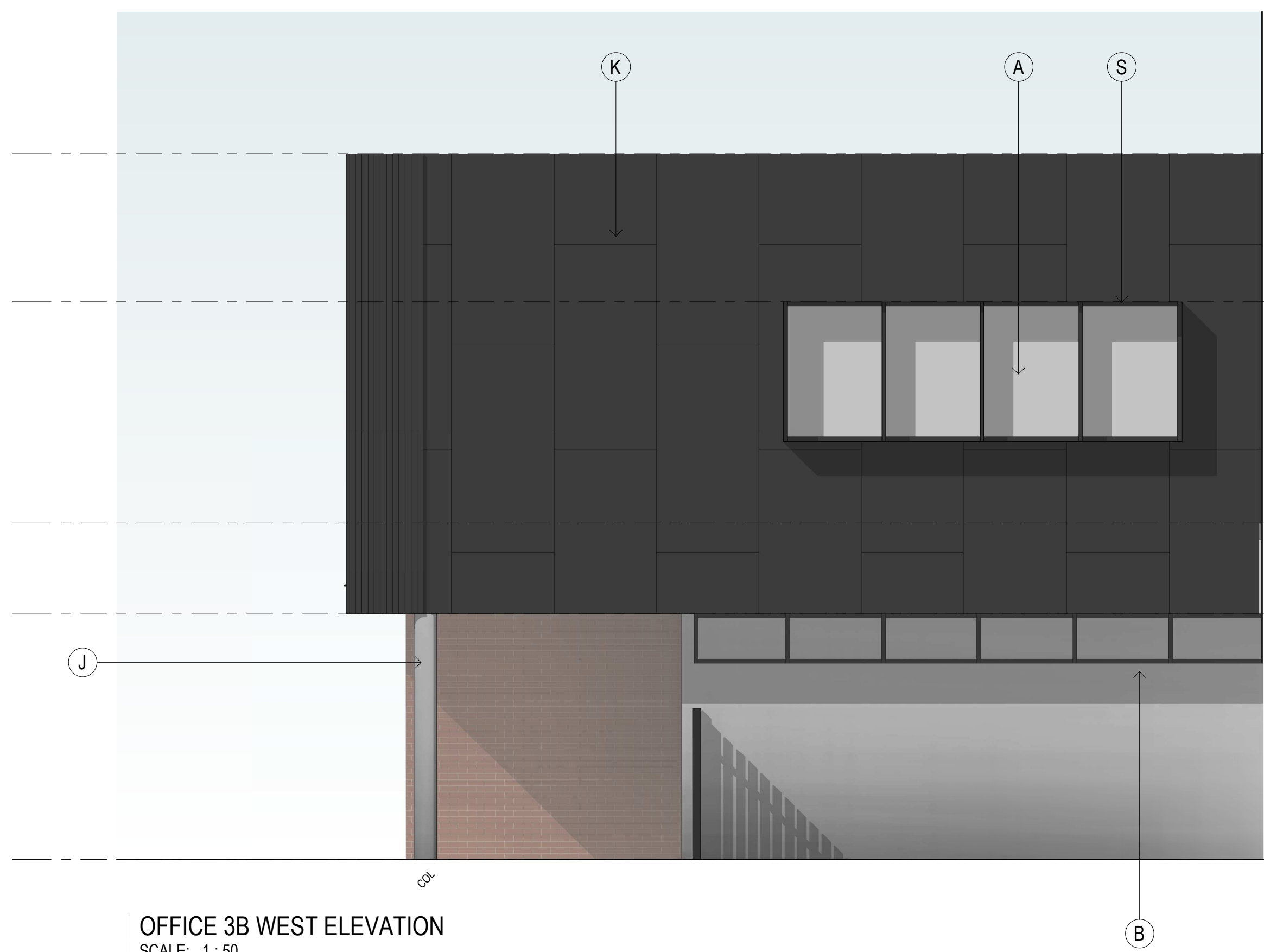
REVISION:
B

watson
young

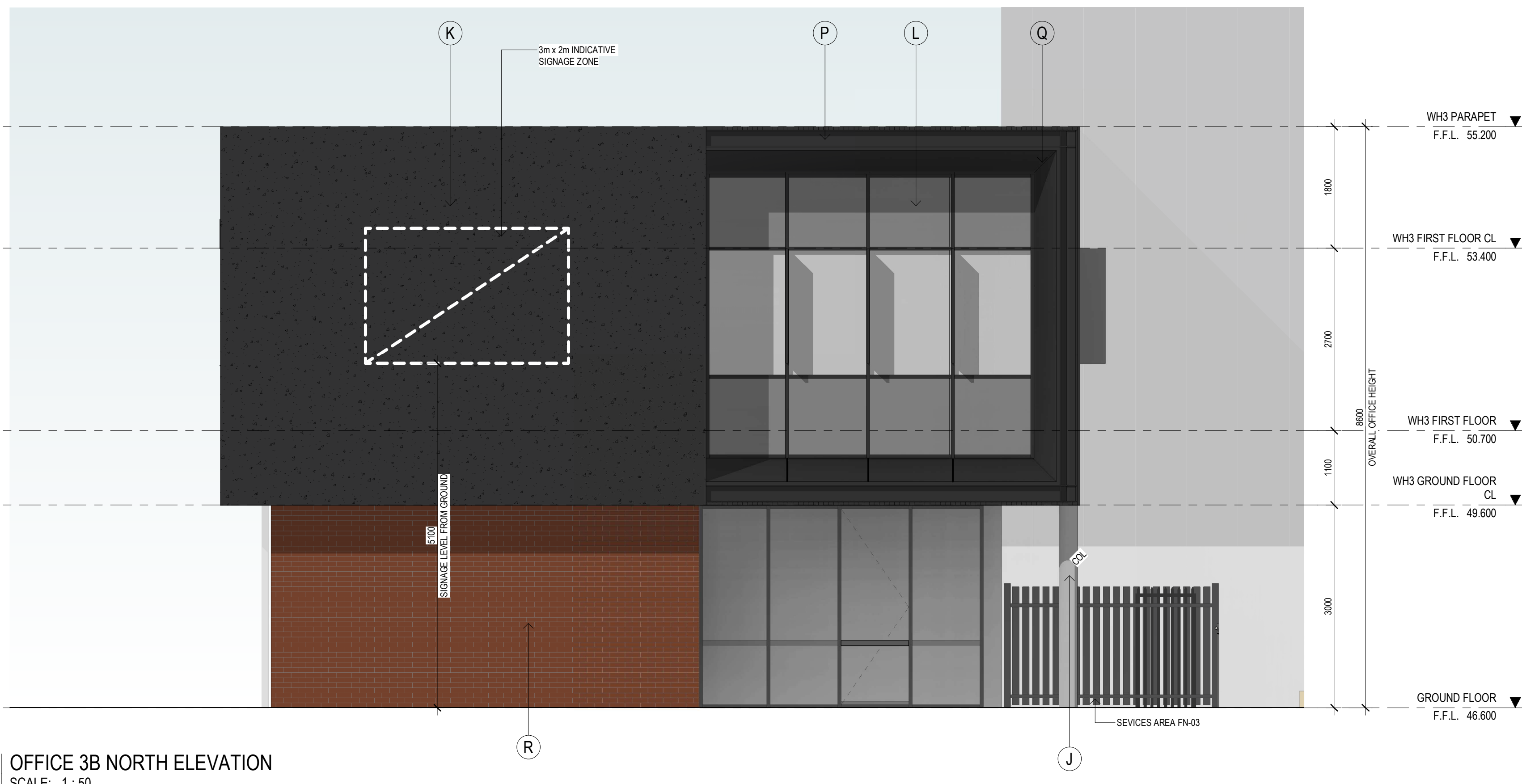


OFFICE 3B EAST ELEVATION
SCALE: 1 : 50

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OFFICE 3B WEST ELEVATION
SCALE: 1 : 50



OFFICE 3B NORTH 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
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P3	20.10.2023	PRELIMINARY ISSUE	SP	IM
P4	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	SP	IM

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

TITLE:
WAREHOUSE 03
OFFICE 3B ELEVATIONS

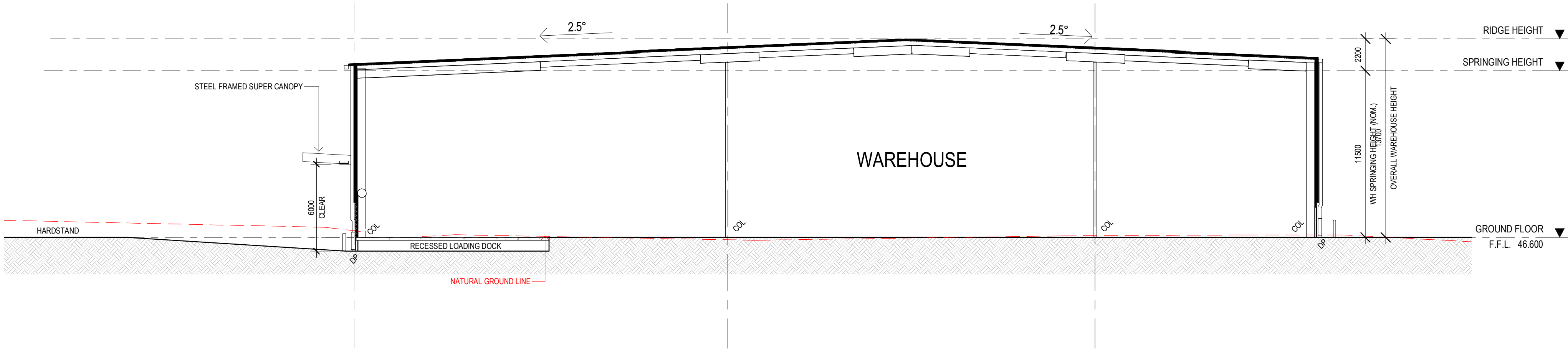
CLIENT:
TROON
GROUP

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

JOB NO:
21326
DRAWING NO:
TP341
REVISION:
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WAREHOUSE 3 - TYPICAL SECTION
SCALE: 1 : 200

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PLAN

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P3	07.06.23	PRELIMINARY ISSUE	JB	IM
A	07.08.2023	COUNCIL ISSUE	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
P5	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	SP	IM

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

TITLE:
WAREHOUSE 03
TYPICAL SECTION

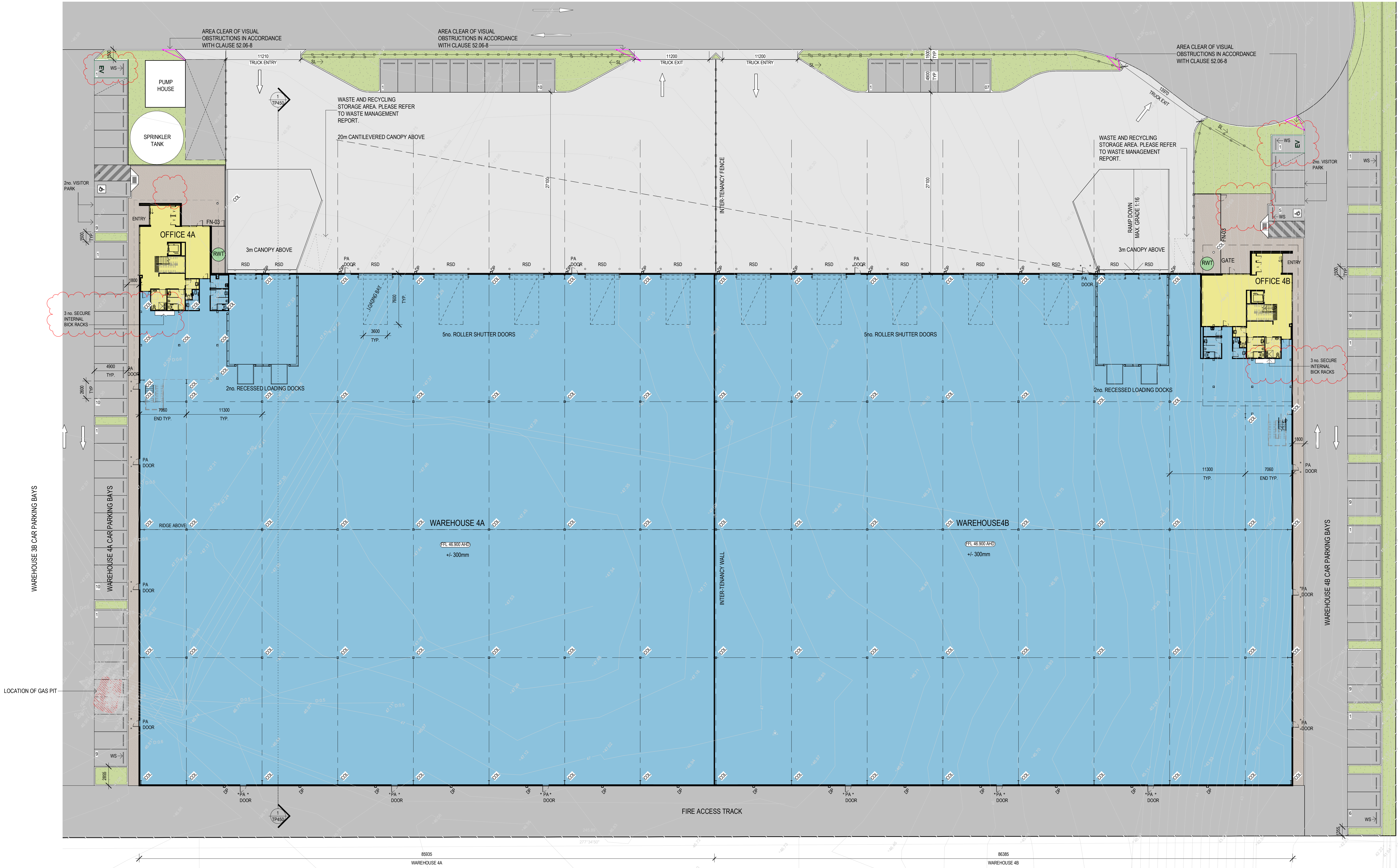
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TROON
GROUP

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

JOB NO:	21326
DRAWING NO:	TP350
REVISION:	B

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WAREHOUSE 4 - 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
- 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 BARB WIRES 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 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)

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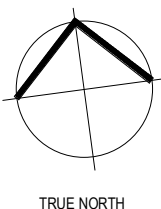
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:
WAREHOUSE 04
SITE PLAN

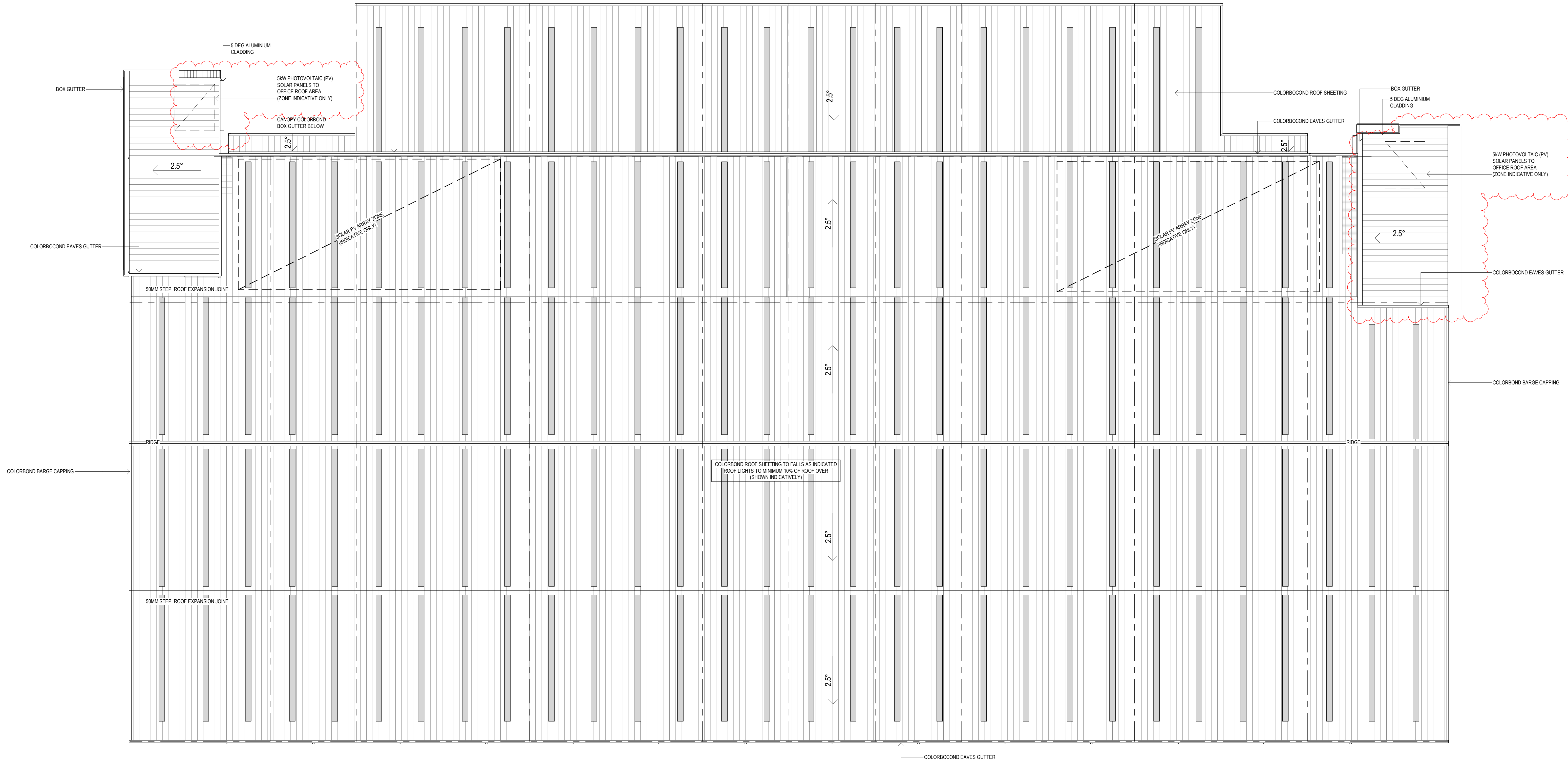


CLIENT:
TROON
GROUP

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

JOB NO:
21326
DRAWING NO:
TP400
REVISION:
B

ADVERTISED
PLAN

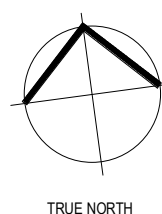


WAREHOUSE 4 - ROOF PLAN
SCALE: 1 : 250

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

TITLE:
WAREHOUSE 04
ROOF PLAN



CLIENT: **TROON**
GROUP

DATE: APRIL, 2023
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SCALE: 1 : 250 @ B1

JOB NO: 21326
DRAWING NO: TP410
REVISION: B

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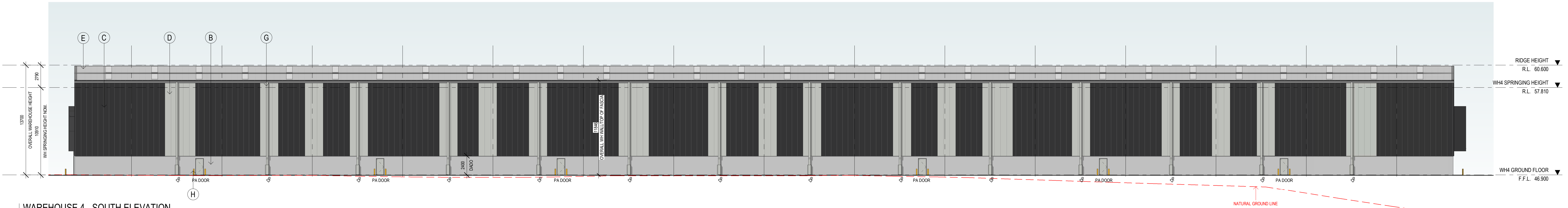
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P4	20.10.2023	PRELIMINARY ISSUE	SPD	IM
P6	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	UW	IM

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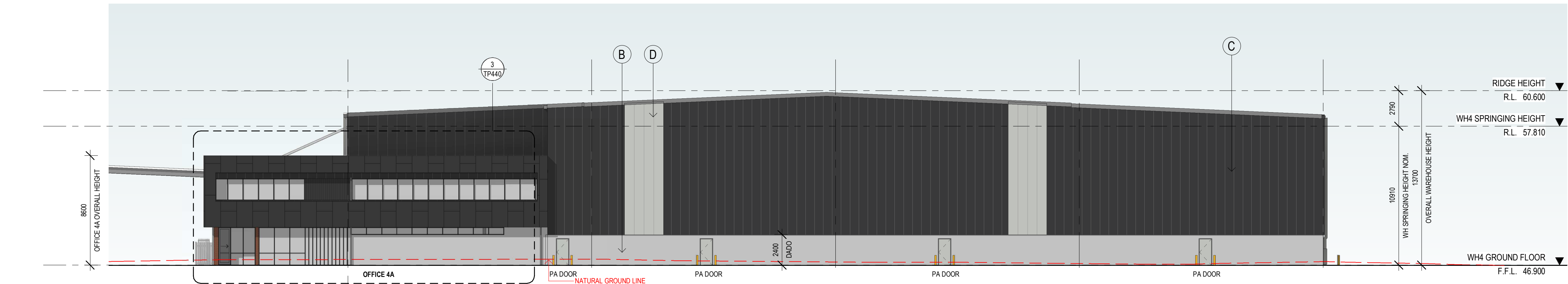
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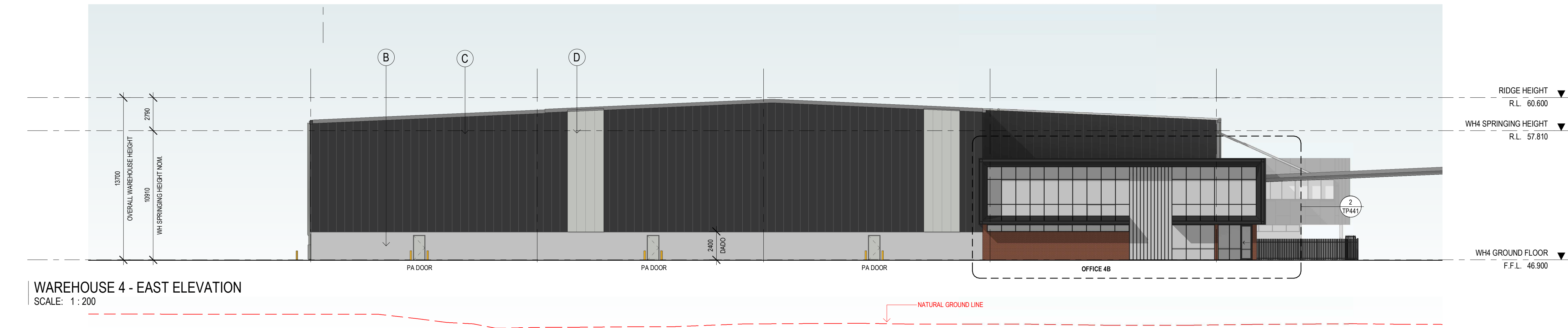
WAREHOUSE 4 - NORTH ELEVATION
SCALE: 1 : 200



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	IM
A	21.07.2023	COUNCIL SUBMISSION	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
P5	27.10.2023	PRELIMINARY ISSUE	SP	IM
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PROJECT:
PRPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROADM CLAYTON STH, VIC

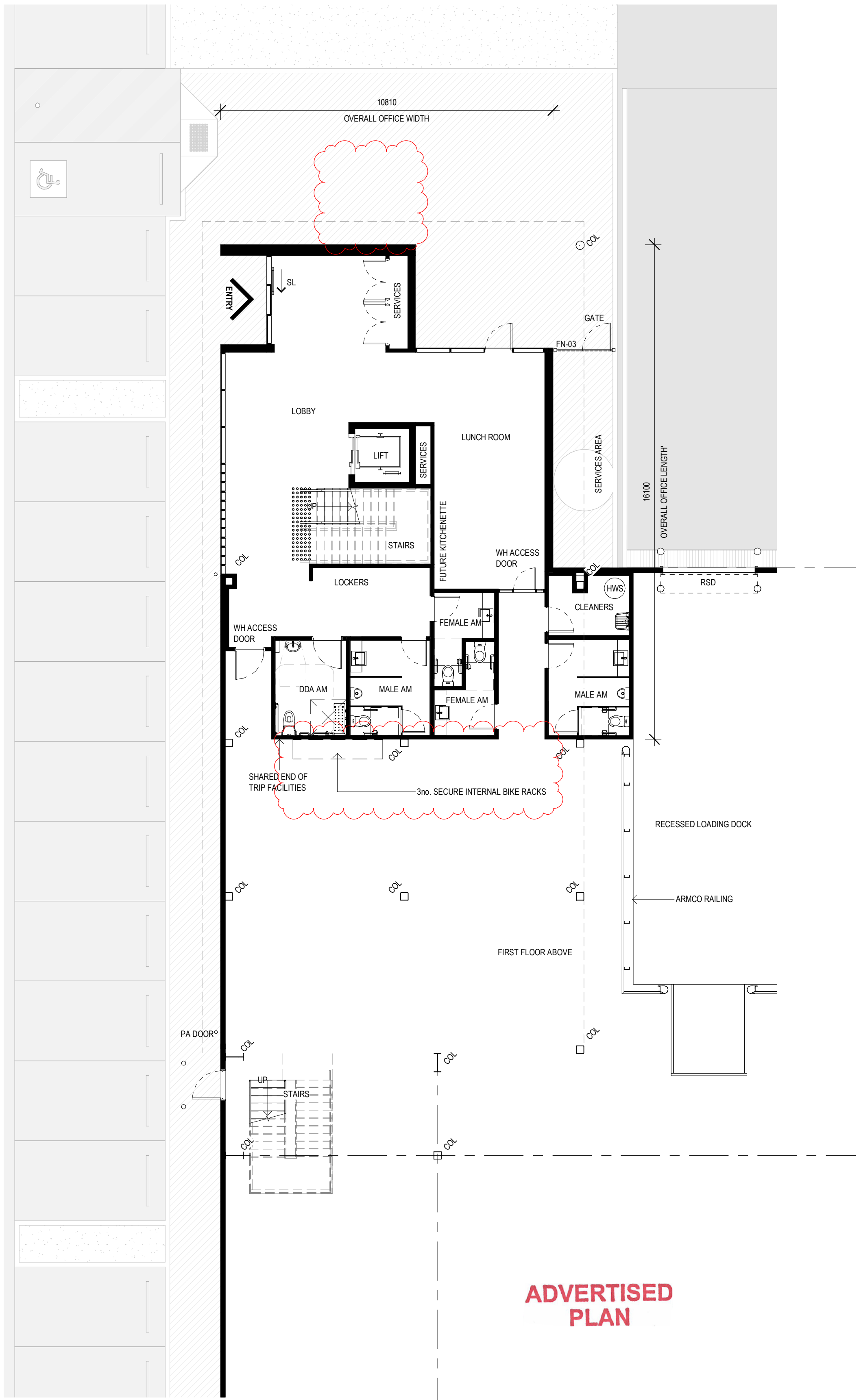
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WAREHOUSE 04
OVERALL ELEVATIONS

CLIENT:
TROON
GROUP

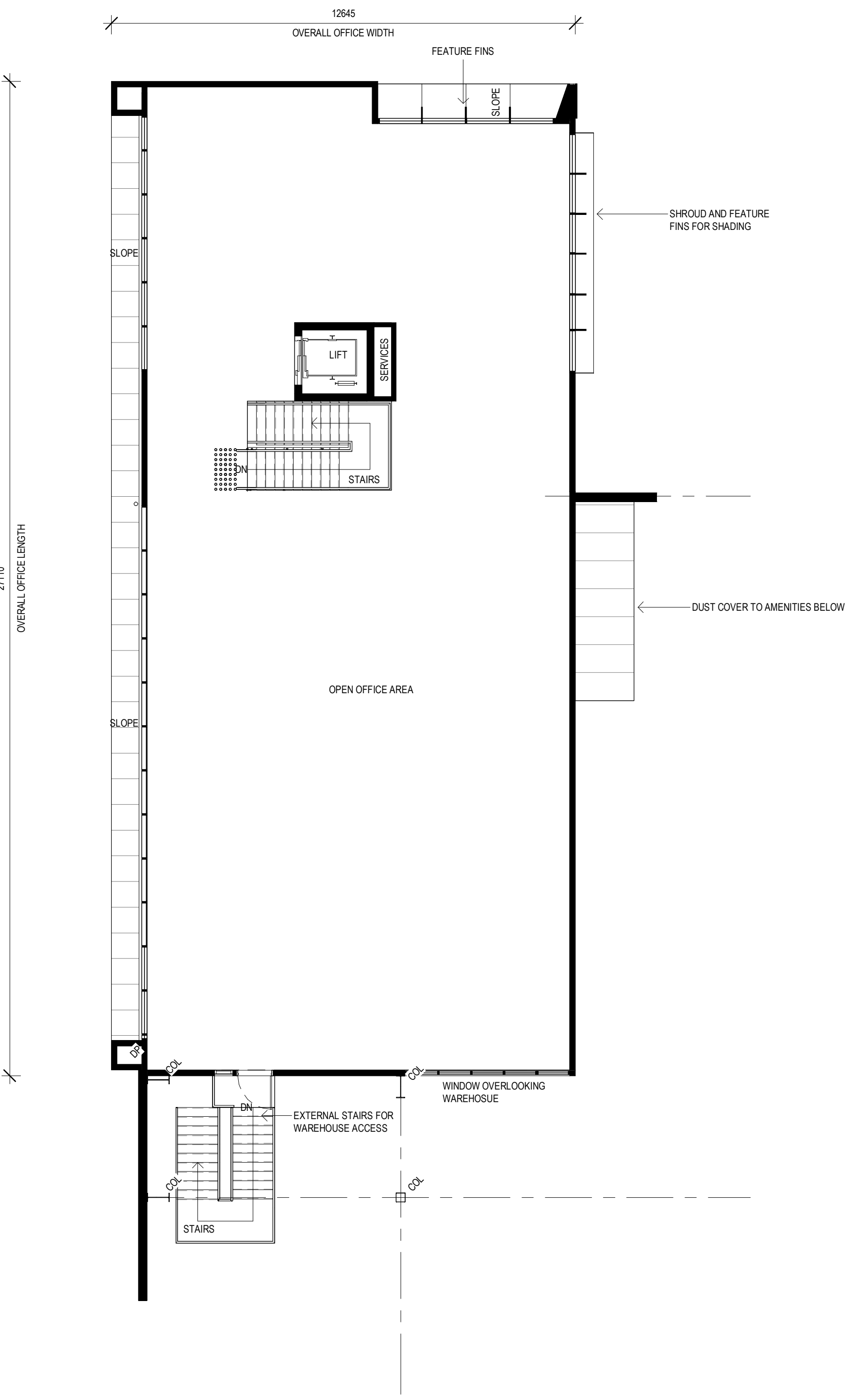
DATE: APRIL, 2023
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SCALE: As indicated @ B1
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JOB NO:
21326
DRAWING NO:
TP420
REVISION:
B

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young



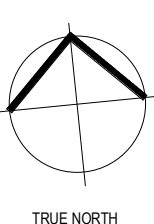
OFFICE 4A GROUND FLOOR PLAN
SCALE: 1 : 100



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

TITLE:
WAREHOUSE 04
OFFICE A FLOOR PLANS



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

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DRAWING NO.	TP430
REVISION	B

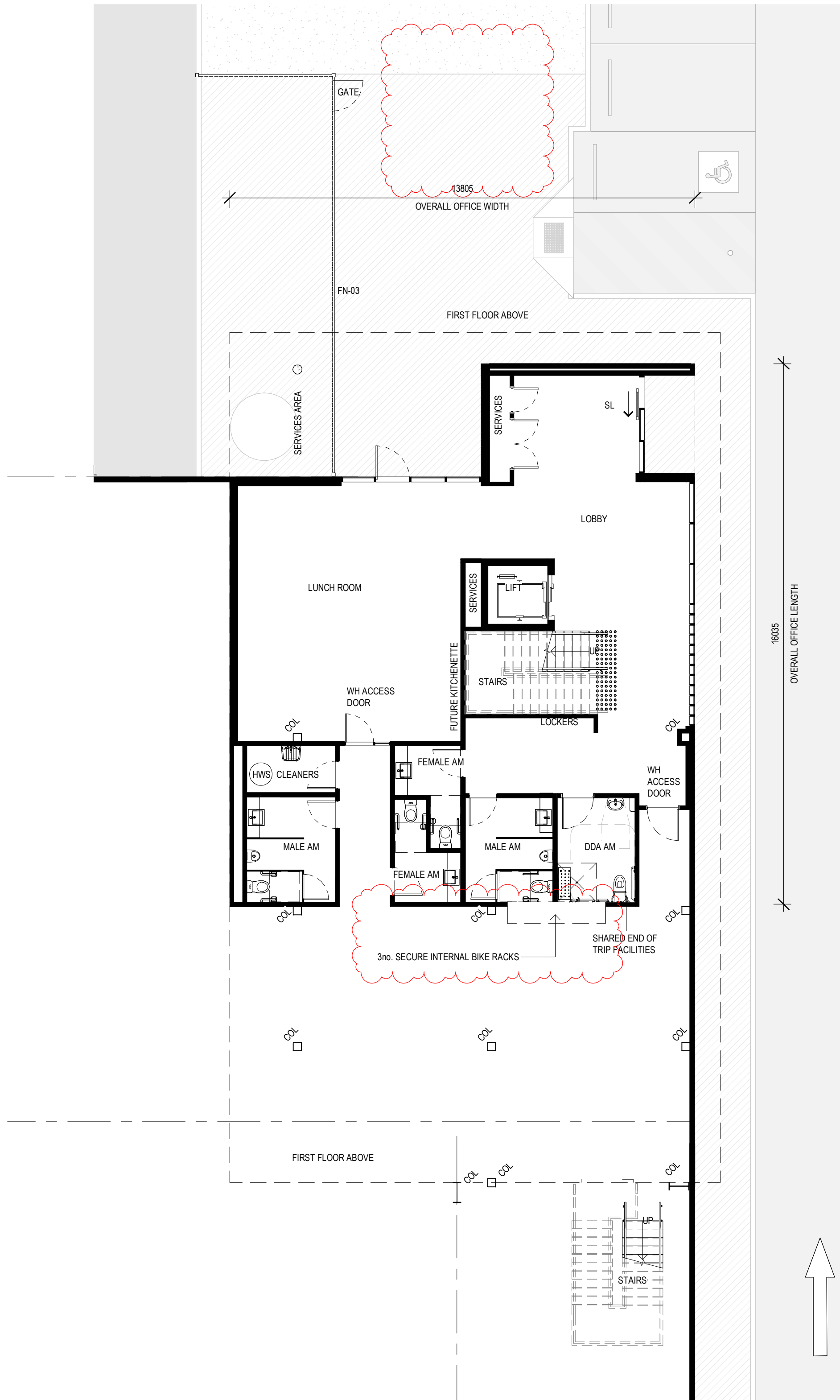


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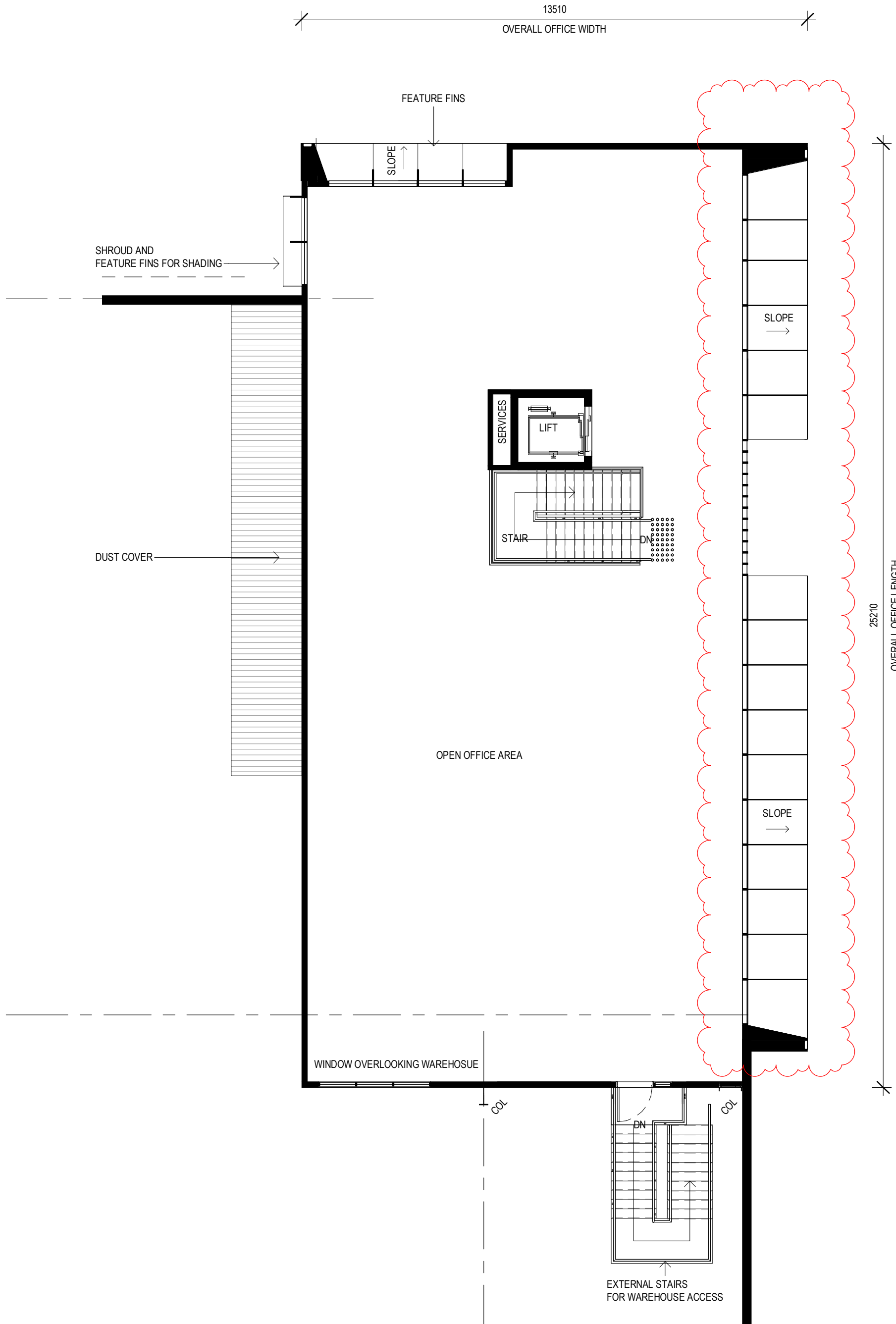
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OFFICE 4B GROUND FLOOR PLAN
SCALE: 1 : 100

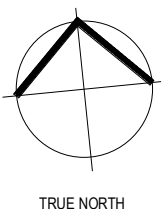


OFFICE 4B FIRST FLOOR
SCALE: 1 : 100

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PLAN

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

TITLE:
WAREHOUSE 04
OFFICE B FLOOR PLANS



CLIENT:
TROON
GROUP

DATE: APRIL, 2023
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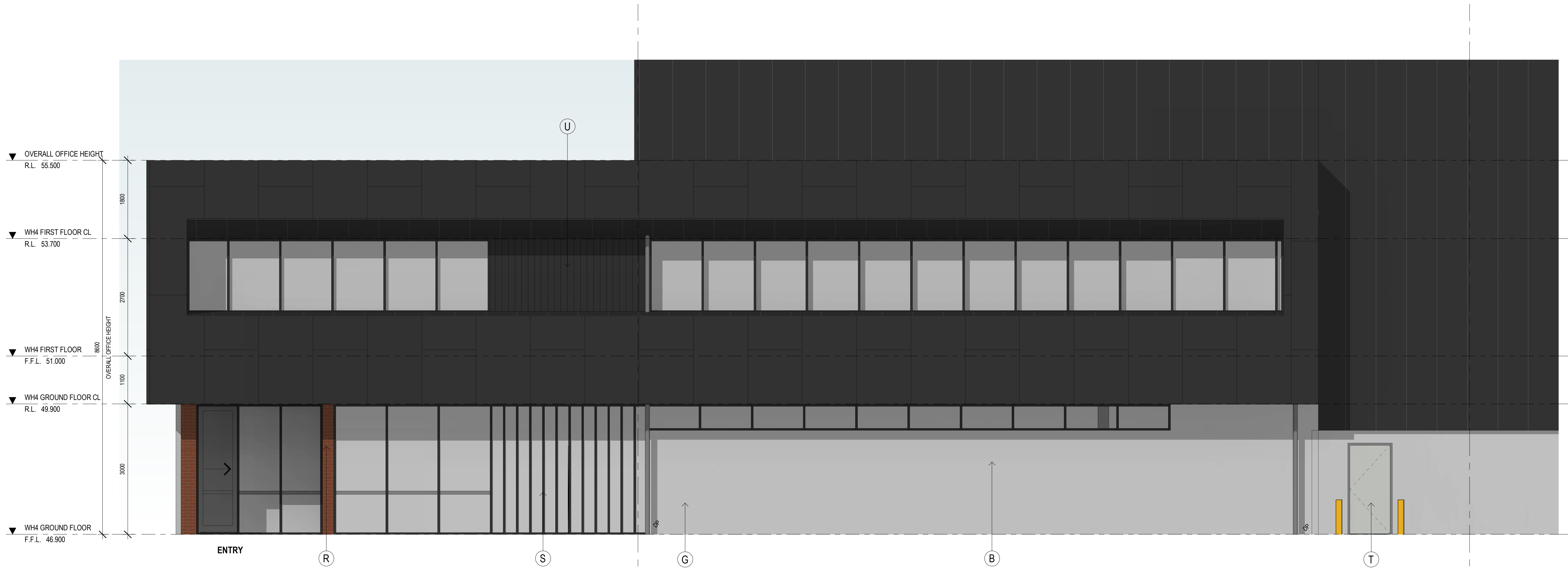
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DRAWING NO:	TP431
REVISION:	B

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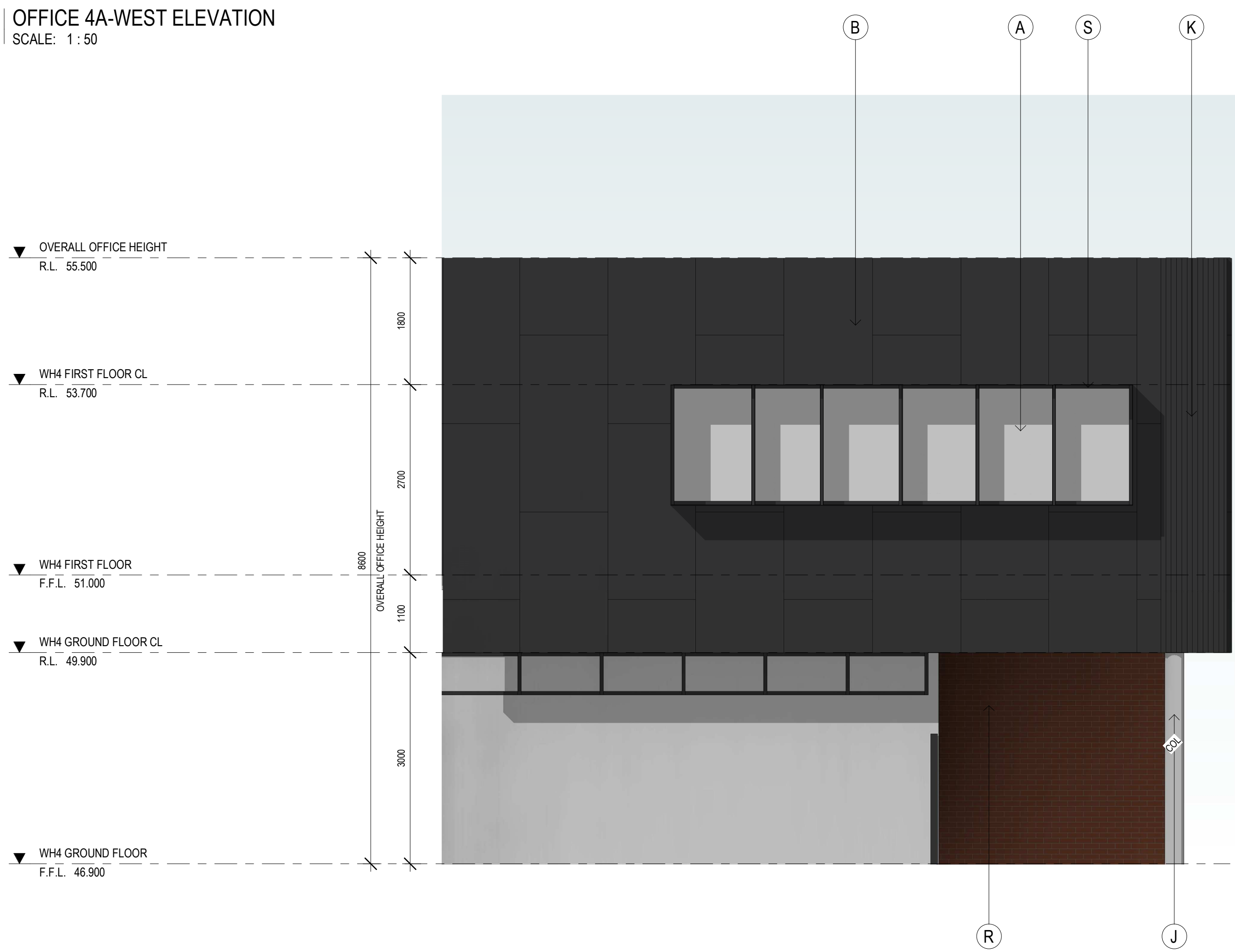
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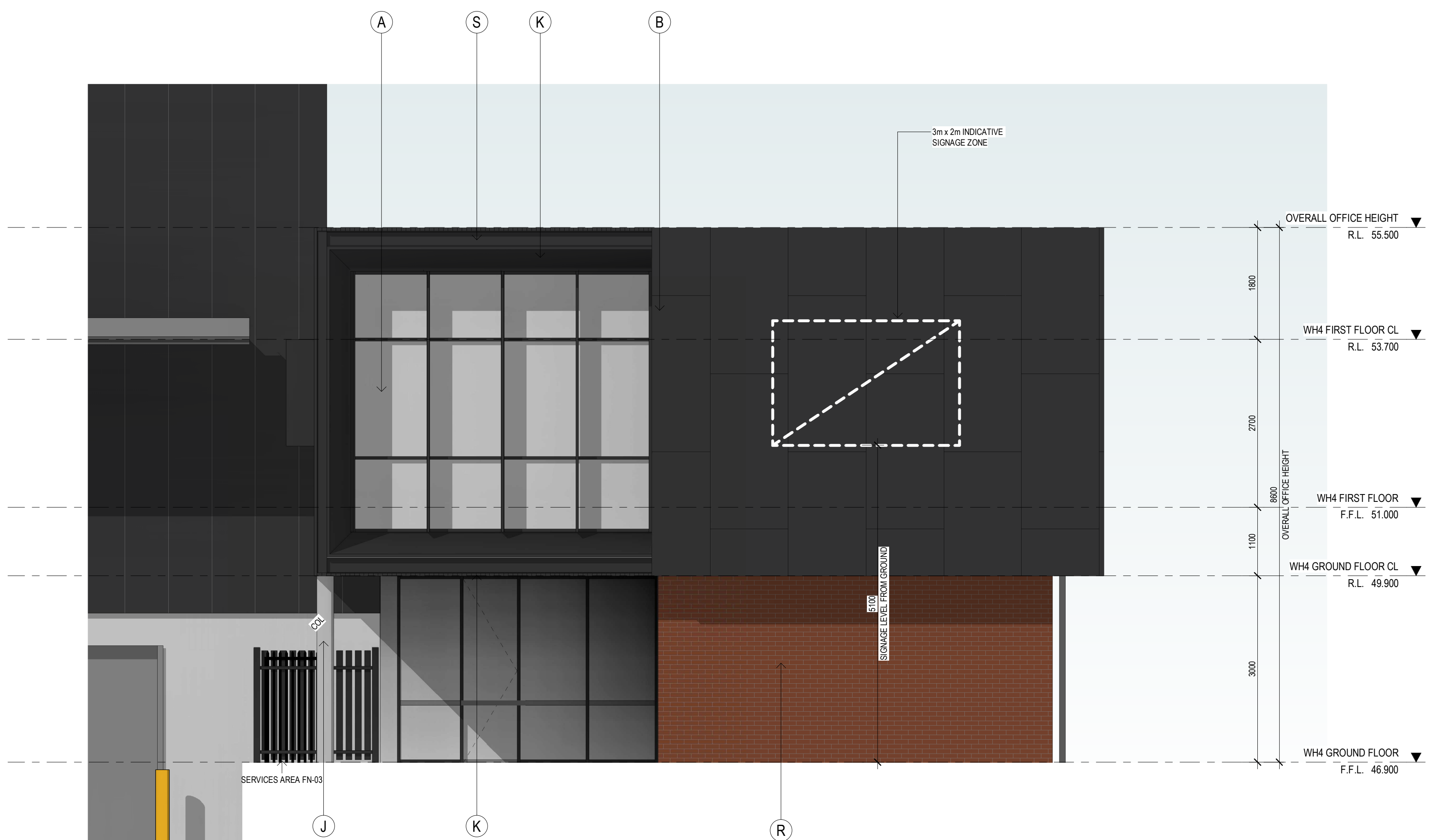
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OFFICE 4A-WEST ELEVATION
SCALE: 1 : 50



OFFICE 4A-EAST ELEVATION
SCALE: 1 : 50



OFFICE 4A- 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
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(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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PROJECT:
PRPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROADM CLAYTON STH, VIC

TITLE:
WAREHOUSE 04
OFFICE A ELEVATIONS

CLIENT:
TROON
GROUP

DATE: APRIL, 2023
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SCALE: 1 : 50 @ B1
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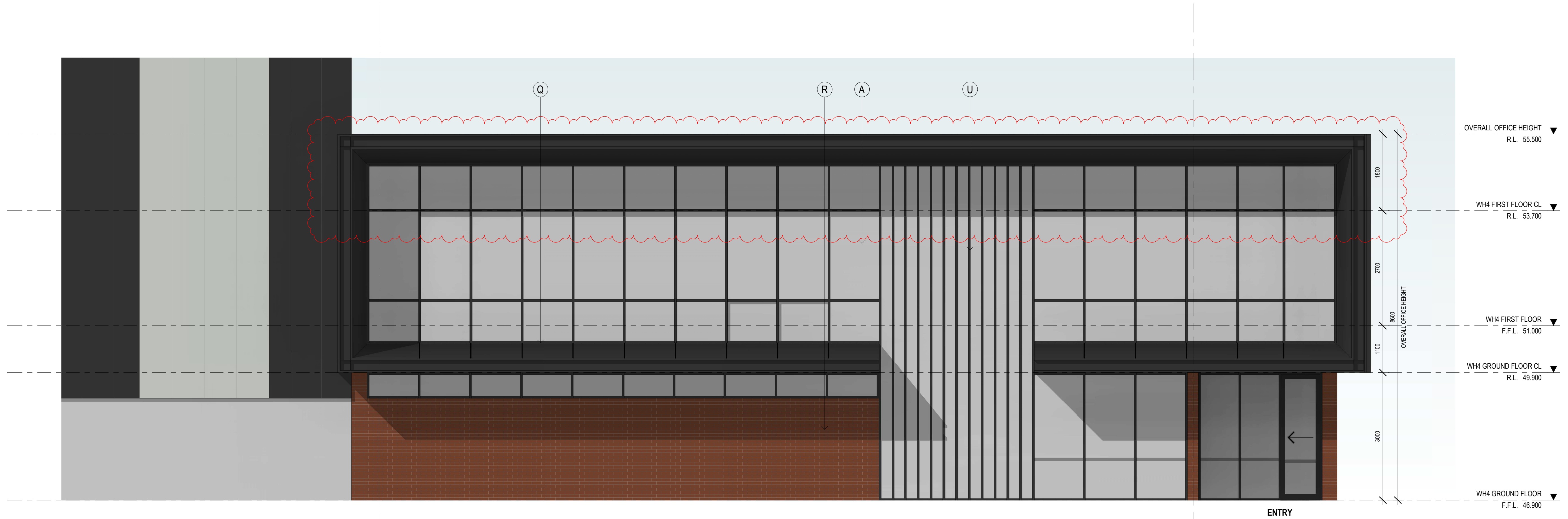
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21326
DRAWING NO:
TP440
REVISION:
B

watson
young

No.	DATE	REVISION	BY	CHK
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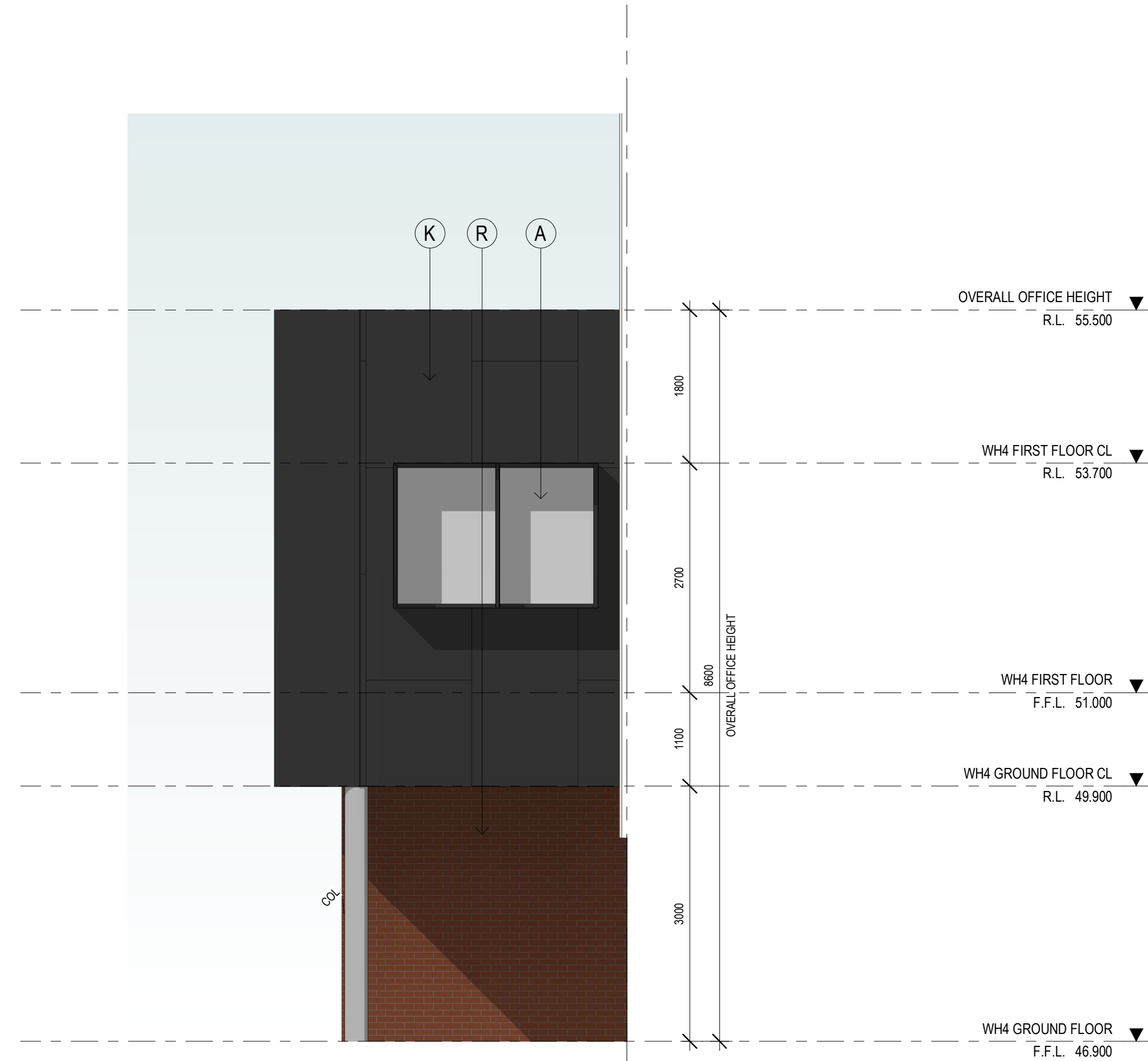
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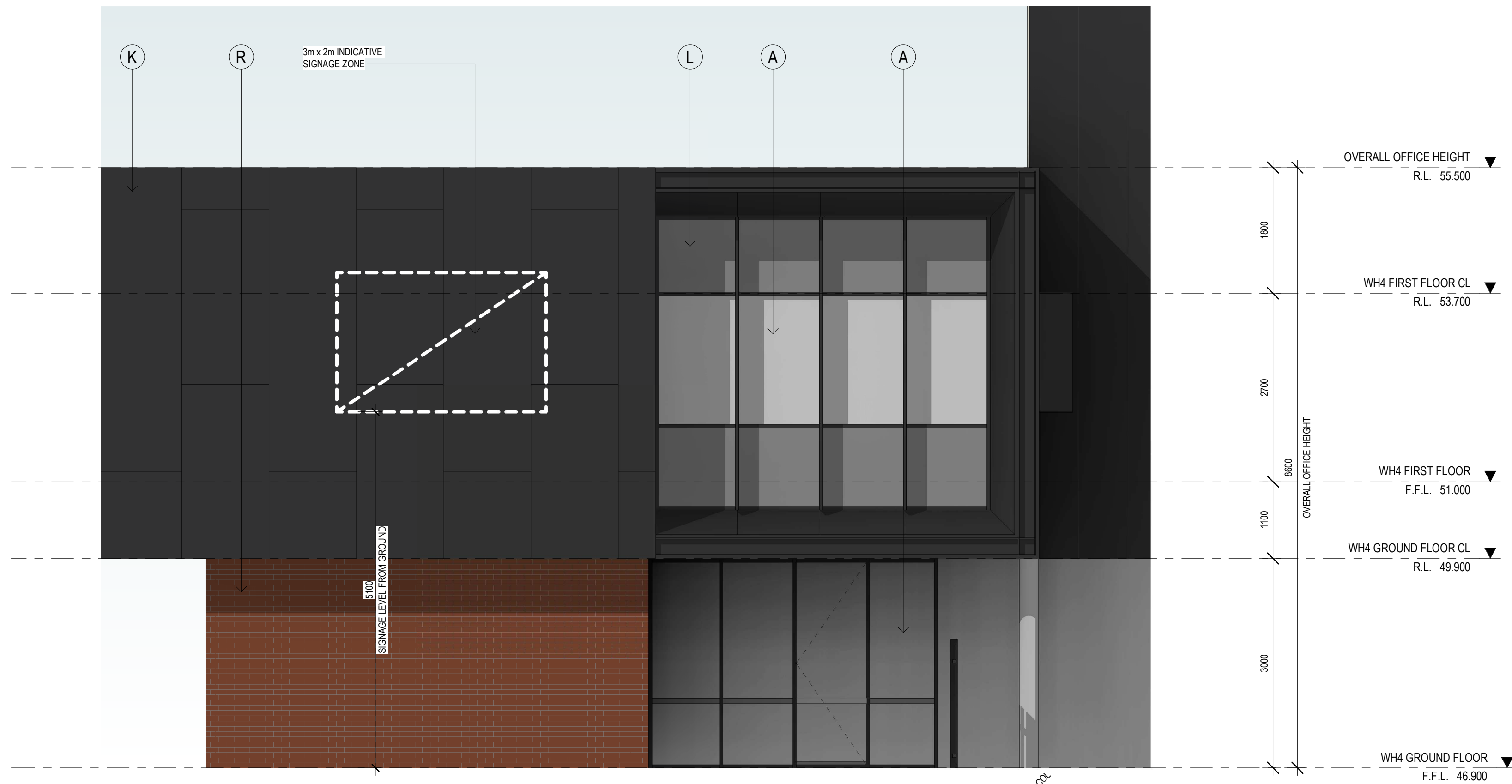
OFFICE 4B- EAST ELEVATION
SCALE: 1 : 50

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



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	IM
A	21.07.2023	COUNCIL SUBMISSION	JB	IM
P3	20.10.2023	PRELIMINARY ISSUE	SPD	IM
P4	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	UW	IM

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

TITLE:
WAREHOUSE 04
OFFICE B ELEVATIONS

CLIENT:
TROON
GROUP

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

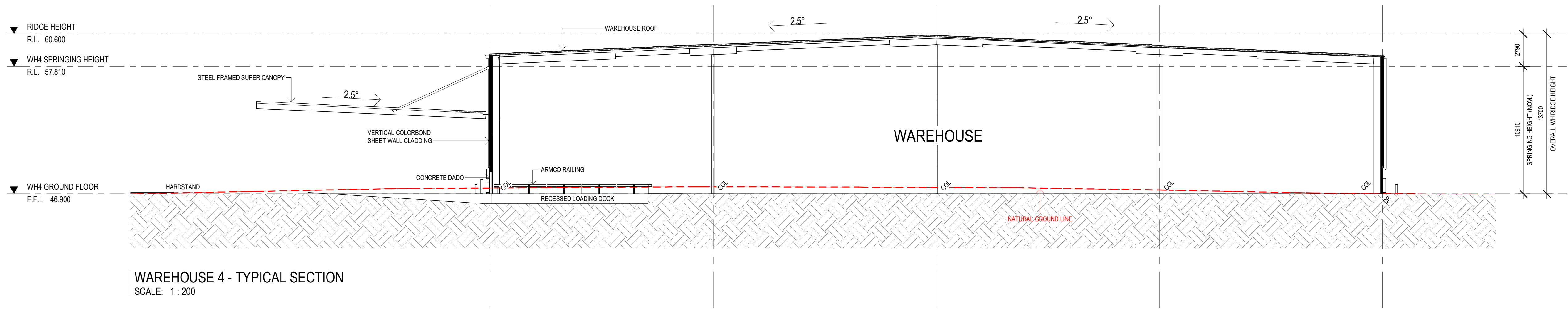
JOB NO:
21326

DRAWING NO:
TP441

REVISION:
B

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

TITLE:
WAREHOUSE 04
TYPICAL SECTION

CLIENT:
TROON
GROUP

DATE: APRIL, 2023
DRAWN BY: BCM
SCALE: 1 : 200 @ B1
SCALE:

JOB NO:	21326
DRAWING NO:	TP450
REVISION:	B

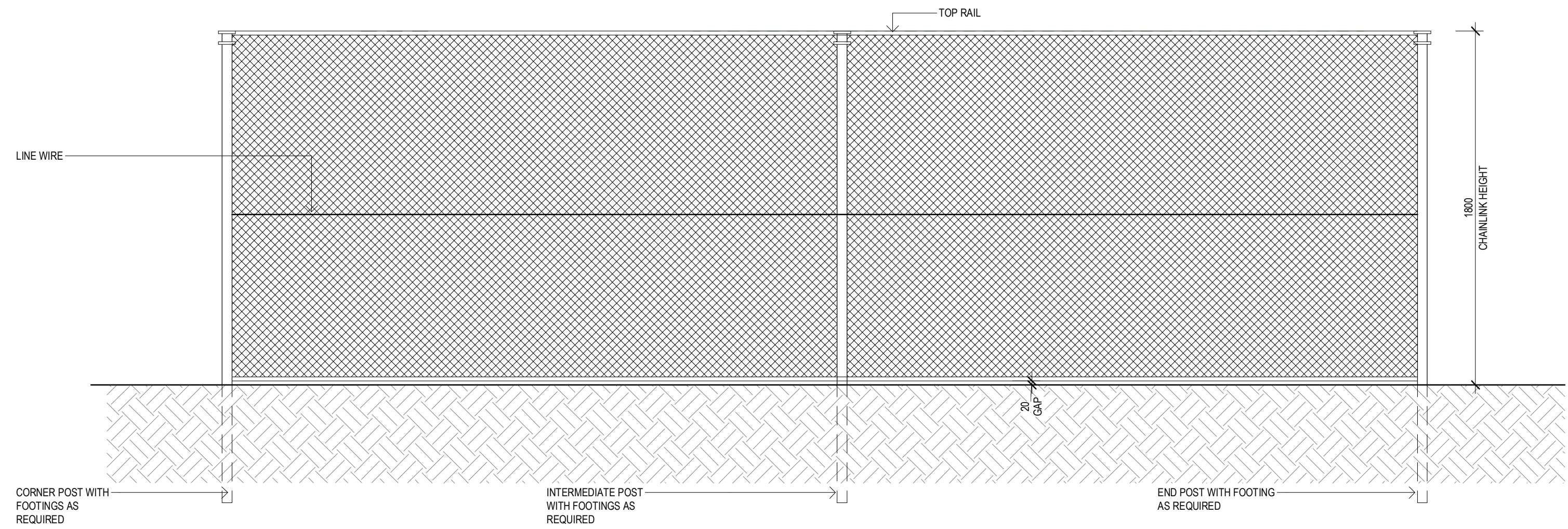
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P3	07.06.23	PRELIMINARY ISSUE	JB	IM
A	21.07.2023	COUNCIL SUBMISSION	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SPD	IM
P6	27.10.2023	PRELIMINARY ISSUE	SP	IM
B	21.11.2023	COUNCIL SUBMISSION	UW	IM

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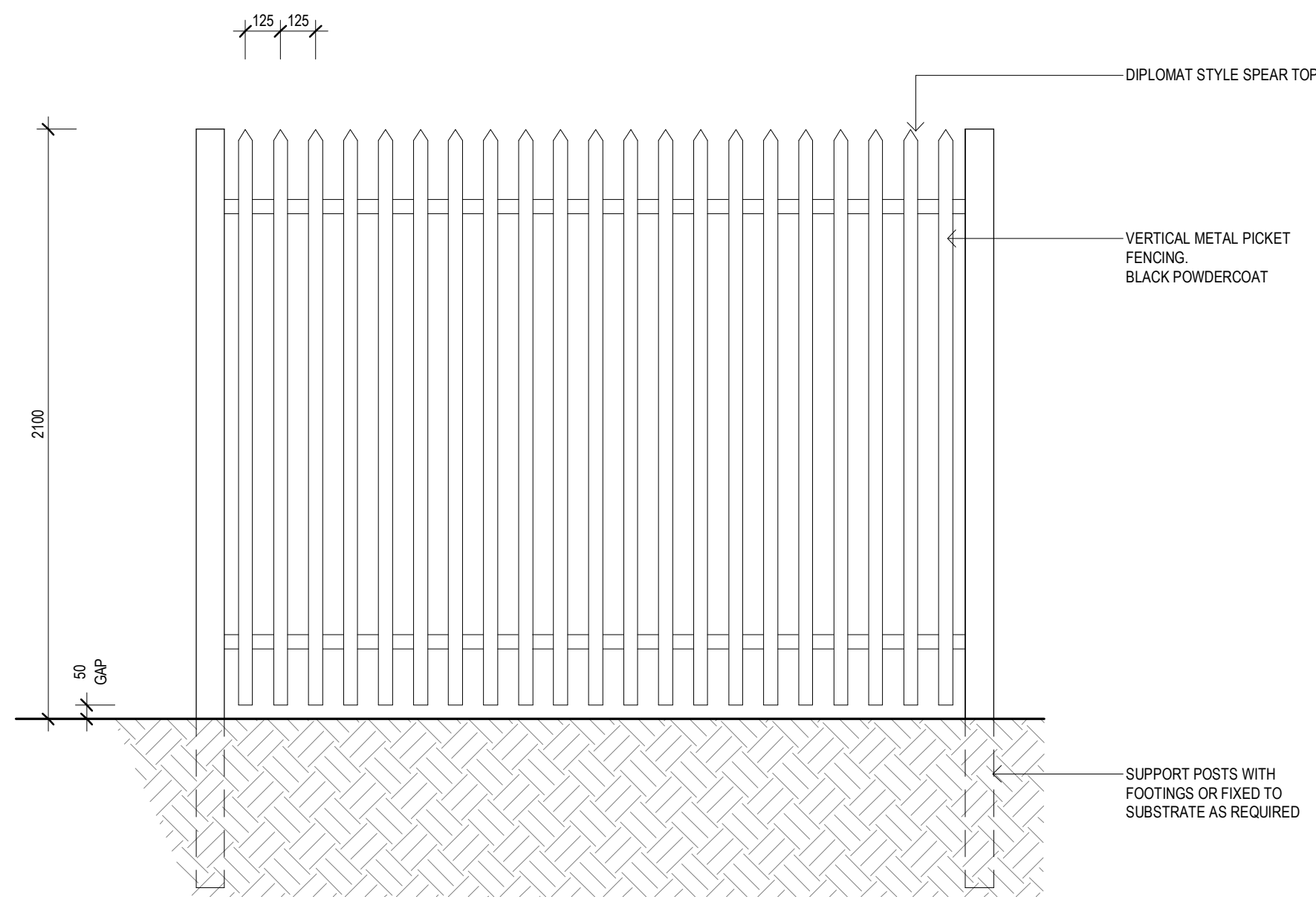
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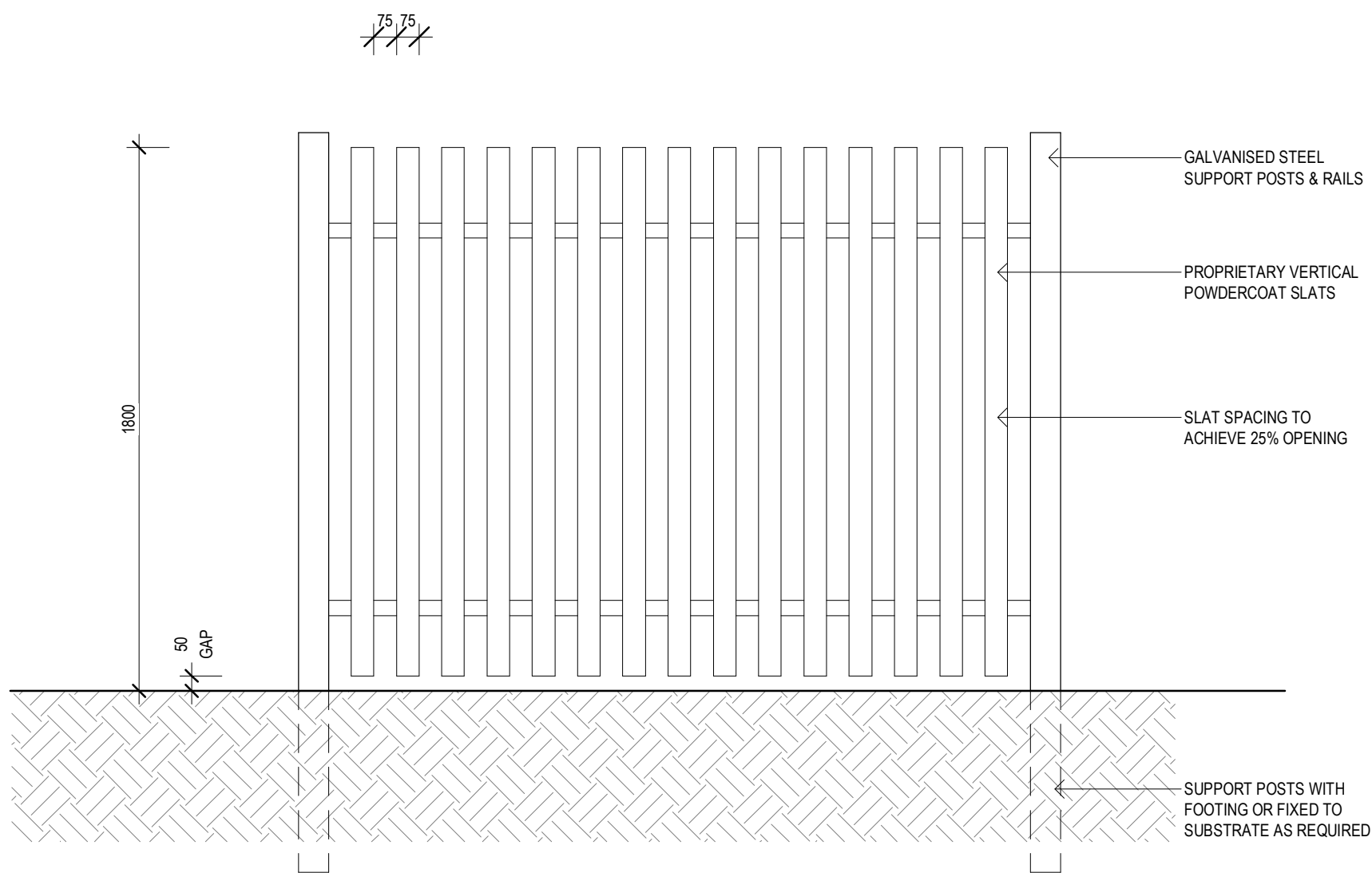


FN01 - CHAINWIRE FENCING (1800H)
SCALE: 1 : 20

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



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

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P3	07.06.23	PRELIMINARY ISSUE	JB	IM
A	07.08.2023	COUNCIL SUBMISSION	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
P5	27.10.2023	PRELIMINARY ISSUE	SP	IM
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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
618 CLAYTON ROAD, CLAYTON STH VIC

TITLE:
FENCE DETAILS

CLIENT:
TROON
GROUP

DATE: JANUARY, 2022
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SCALE: 1 : 20 @ B1

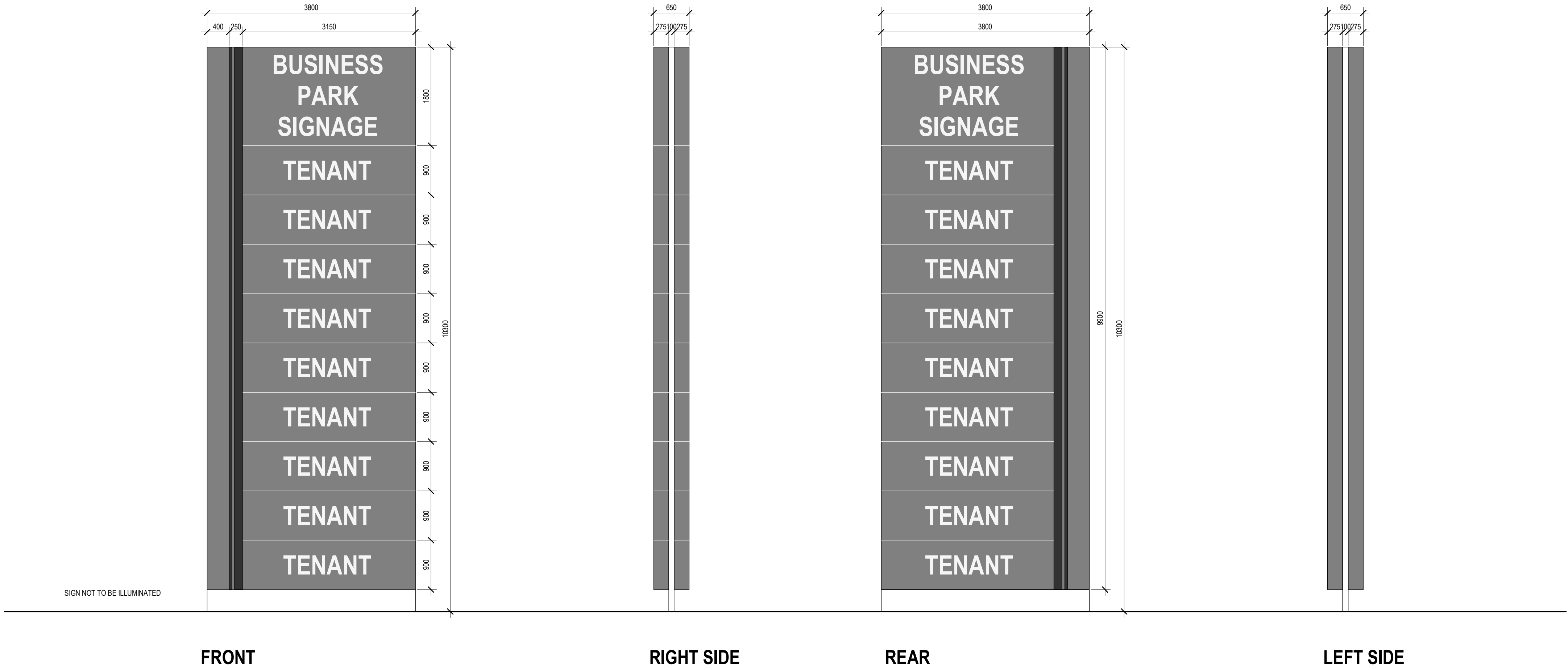
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DISCLAIMER:
PYLON SIGN IS TO BE CHECKED ON SITE TO ENSURE THERE IS NO INTERFERENCE WITH OVERHEAD POWERLINES OR ANY OTHER INFRASTRUCTURE.

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

TITLE:
PYLON SIGNAGE

CLIENT:
TROON
GROUP

DATE: JANUARY, 2022
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SCALE: 1 : 50 @ B1

JOB NO:	21326
DRAWING NO:	TP501
REVISION:	B

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A	07.08.2023	COUNCIL SUBMISSION	JB	IM
P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
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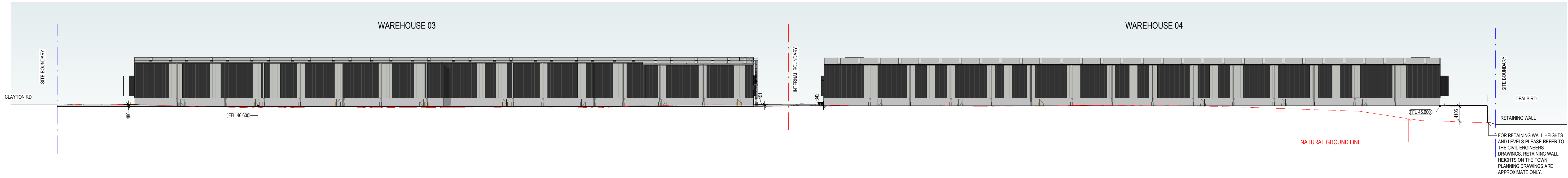
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LEGEND

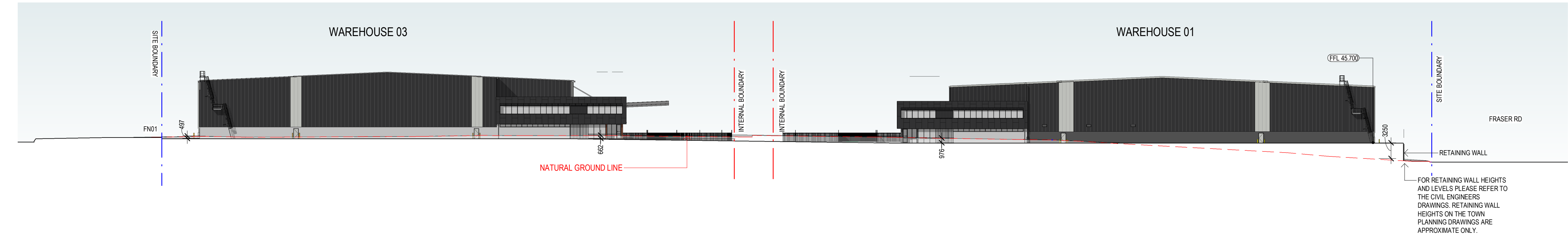
- INTERNAL LOT BOUNDARY
- INDICATES EARTH
- SITE BOUNDARY
- NATURAL GROUND LINE



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



SITE SECTION - EAST WEST 02
SCALE: 1 : 500



SITE SECTION - NORTH SOUTH
SCALE: 1 : 500

No.	DATE	REVISION	BY	CHK
P3	07.06.23	PRELIMINARY ISSUE	JB	IM
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P4	20.10.2023	PRELIMINARY ISSUE	SP	IM
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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:

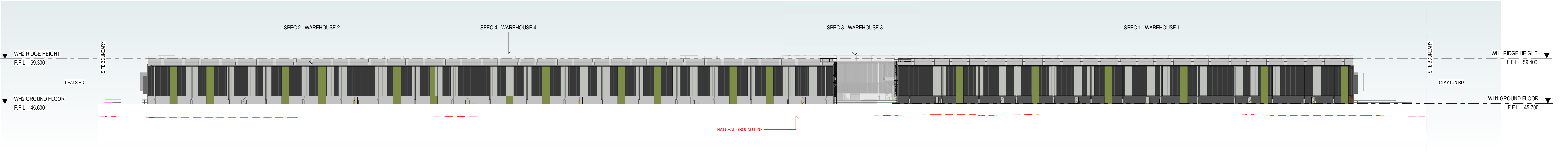
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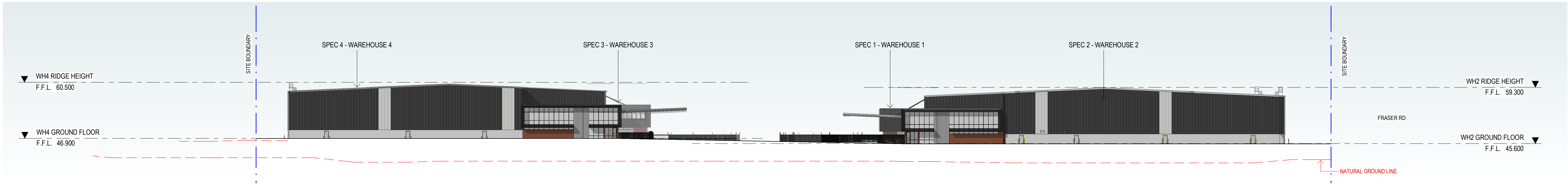
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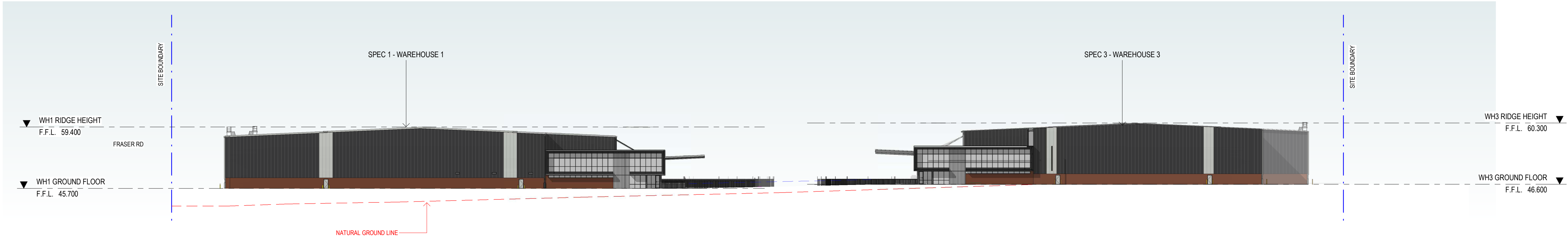
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STREET ELEVATION - FRASER ROAD
SCALE: 1 : 500



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
SCALE:

JOB NO:
21326
DRAWING NO:
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P5	20.10.2023	PRELIMINARY ISSUE	SP	IM
P6	27.10.2023	PRELIMINARY ISSUE	SP	IM
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3D PERSPECTIVE 01 - OFFICE 1A CLAYTON ROAD VIEW

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3D PERSPECTIVE 02 - CLAYTON ROAD VIEW

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

TITLE:
3D VIEW

CLIENT:
TROON
GROUP

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

JOB NO:
21326
DRAWING NO:
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REVISION:
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No.	DATE	REVISION	BY	CHK
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A	07.08.2023	COUNCIL SUBMISSION	JB	IM
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