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618 Clayton Road, Clayton South Sustainable Management Plan

Prepared for: Troon Group

Attention: Sinead Chaplin

Date: 21 November 2023

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Revision

Revision	Date	Comment	Prepared By	Approved By
001 - Draft	05/05/2023	Draft Revision for Coordination	TS	NML
001	11/07/2023	Planning Submission	TS	TS
002	14/11/2023	Planning Submission Revision 2	SHV	TS
003	21/11/2023	Planning Submission Revision 3	SHV	TS

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Disclaimer

Energy modelling provides an estimate of a building's energy performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all of the intricacies of the building and its operation. As a result, energy modelling results only represent an interpretation of the potential performance of a building. No guarantee or warranty of building performance in practice can be based on energy modelling results alone.

The results generated from any modelling analysis within this report are based on specific criteria outlined in the National Construction Code (NCC) and Built Environment Sustainability Scorecard (BESS), along with best practice guidelines and are not considered to be a true representation of the actual operation of the building. The intent of these criteria is to permit the project team to estimate the expected annual energy consumption of the proposed building and therefore determine if the building has the ability to be energy efficient.

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1. Executive Summary

This report has been prepared at the request of Sinead Chaplin from Troon Group and is intended to provide an overview of the Environmentally Sustainable Design (ESD) initiatives in support of the Town Planning Application for the proposed development at 618 Clayton Road, Clayton South.

This Sustainable Management Plan (SMP) has been prepared to inform Kingston City Council of the proposed development's commitment to sustainability, measured against the documented performance guidelines in accordance with Council's Planning Scheme. The Built Environment Sustainability Scorecard (BESS) has been utilised as the sustainability benchmarking tool to demonstrate compliance with the ESD requirements. The following items are proposed:

- **Energy Efficiency**, including reduction of energy demand through the design of an energy efficient building form and building fabric, provision for solar photovoltaic panel systems infrastructure, design of energy efficient HVAC, lighting and domestic hot water systems, and selection of energy efficient appliances.
- **Water Efficiency**, including water efficient sanitary fixtures, landscape irrigation, collection and re-use of rainwater for toilet flushing and irrigation, and re-use of fire protection system test water.
- **Indoor Environment Quality**, including provision of good access to natural ventilation and views out, appropriate mechanical ventilation and exhaust systems, an internal lighting design to provide uniformity of lighting and appropriate task lighting, an acoustic design to ensure adequate internal noise levels and acoustic separation between units, and selection of low VOC materials and low formaldehyde engineered wood products.
- **Stormwater Management**, including a stormwater strategy to ensure improved stormwater management on the existing landfill site and also to ensure that the quality of the stormwater discharged from the site will meet the appropriate pollution reduction targets. A Water Sensitive Urban Design (WSUD) strategy provided under separate cover and inclusive of appropriate modelling, has been developed to meet and exceed the Urban Stormwater Best Practice Environmental Management Guidelines.
- **Transport**, including the implementation of initiatives which will reduce emissions, encourage physical activity, and reduce the reliance on vehicle travel, for example, provision of bicycle parking spaces.
- **Waste Management**, including diversion of construction and demolition waste from landfill and an operational waste management strategy which will consider separation of waste streams and implementation of appropriate dedicated & accessible waste storage.
- **Urban Ecology**, including landscaping design & building features to reduce the impact of heat island effect, for example roofing materials and shading of roofs & hard scaping and significant amounts of native vegetation

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2. Project Background

2.1 Project Overview

The proposed development includes four Warehouse buildings with two storey offices, comprising of a total of 9 warehouse units. There is a combined warehouse area of 54,409m² with 4,152m² of ancillary Office space. The remaining site area will contain landscaping, hardstands and carparks.

2.2 Project Site

The proposed development has a total site area of approximately 103,536m². The project site location (Figure 1) shows the development site with access from Clayton Road. Figure 2 includes the site masterplan showing the extent assessed in this report.

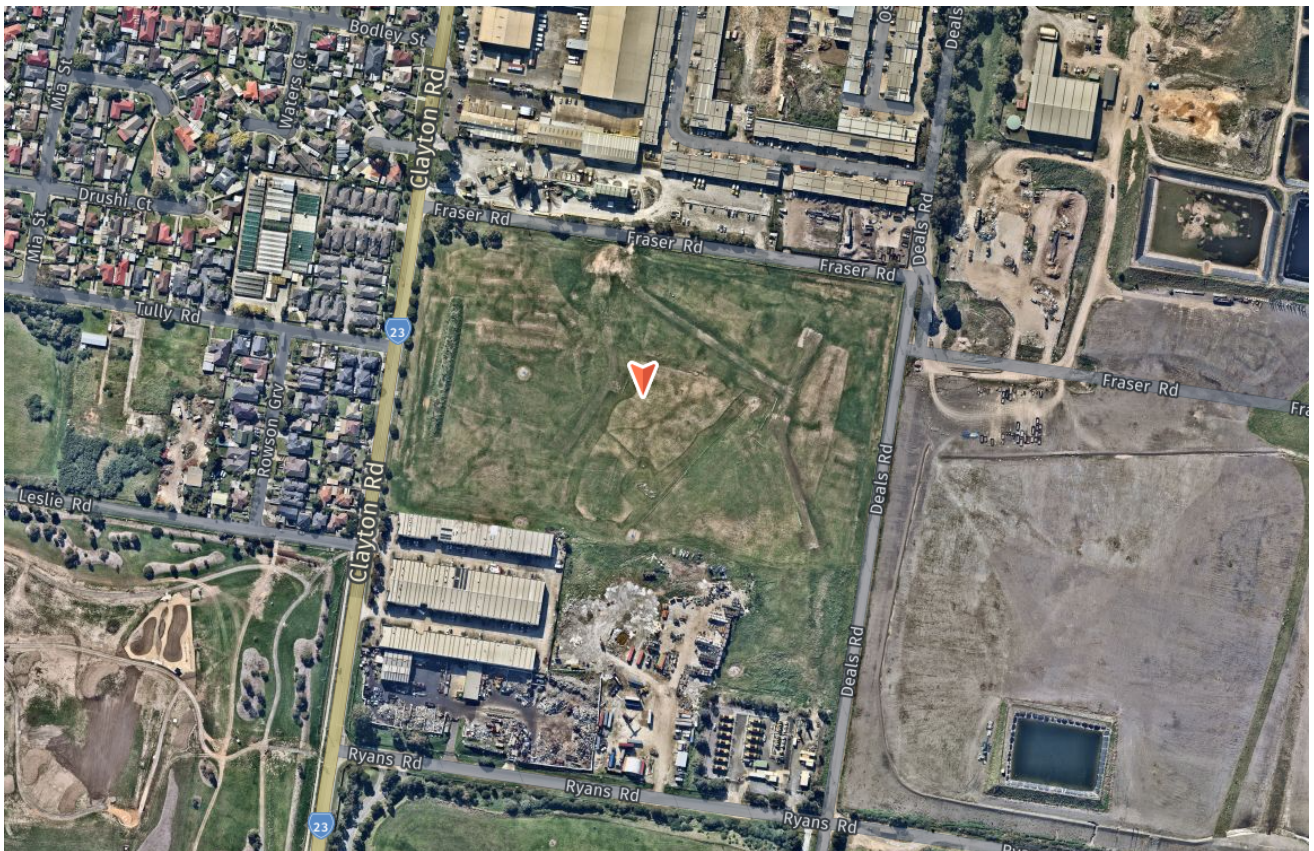


Figure 1 Project site map

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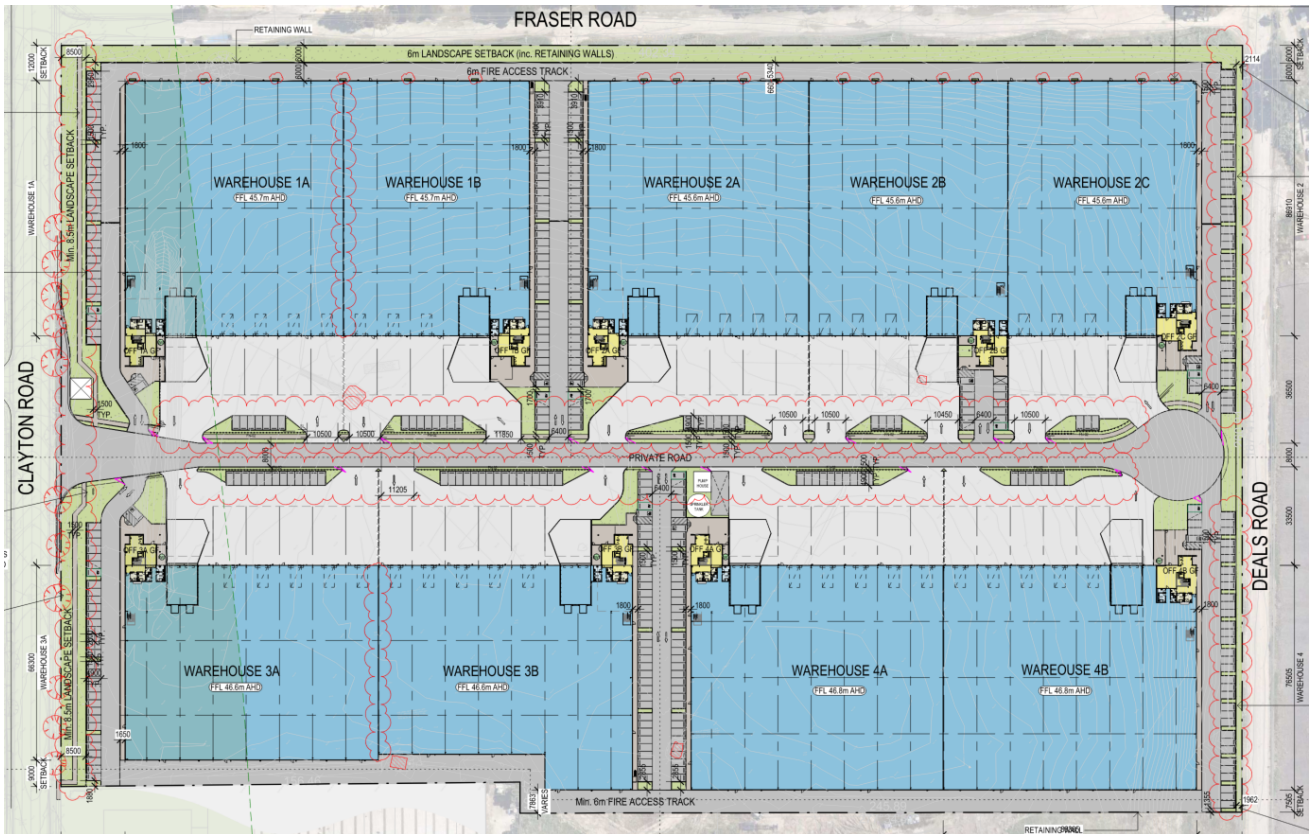


Figure 2 Project Masterplan

2.3 Design Documentation

For further development summary information, please refer to the relevant design drawings documented by Watson Young Architects nominated below:

- Council Submission Drawing _ TP000-TP504 Clayton Rd TP set_21.11.23.

2.4 Applicable Policy Requirements

The Project and ESD requirements for the development have been based on the following documents:

- Kingston Planning Scheme
- ABCB National Construction Code (NCC) 2019
- Green Star Buildings Design & As Built Version 1.3

2.4.1 Planning Scheme Requirements – Kingston City Council

Clause 15.01-2L of the Kingston Planning Scheme outlines the minimum expectations of Council Planning with regards to proposed developments within various categories. Developments of non-residential nature with a gross floor area of more than 2,499m² are required to prepare a Sustainability Management Plan (SMP) as part of the application.

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Clause 15.01-2L – ESD Application Requirements. Extract from Kingston Planning Scheme.

Non-residential	Application Requirements	Example tools
Development of non-residential building with a gross floor area of more than 2,499 m ²	Sustainability Management Plan (SMP)	Green Star BESS
	Green Travel Plan (GTP)	MUSIC STORM

The overarching framework of Clause 15.01-2L is that development applications should demonstrate a commitment to addressing the objectives where applicable, including:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

This Sustainability Management Plan has been compiled to provide a detailed assessment of the development and the proposed ESD performance initiatives.

The Built Environment Sustainability Scorecard (BESS) framework (as prescribed within Clause 15.01-2L has been utilised to identify achievable environmental performance outcomes which align with the overall project intent.

A copy of the applicable BESS assessment has been included within Appendix B of this report.

2.4.2 ABCB National Construction Code – NCC

The National Construction Code (b) via Section J – energy efficiency sets the minimum mandatory building design performance required for Australian buildings. Performance requirement JP1 Energy Use states, a building including its services, must have the features that facilitate the efficient use of energy appropriate to-

- the function and use of the building; and
- the level of human comfort required for the building use; and
- solar radiation being
 - utilised for heating; and
 - controlled to minimise energy for cooling; and
- the energy source of the services; and
- the sealing of the building envelope against air leakage; and
- for a conditioned space, achieve an hourly regulated energy consumption in line with stated figures.

Additional commentary is provided within Section 3.3 in response to the above.

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3. Summary of Sustainability Commitments

3.1 Sustainability Vision

The development at 618 Clayton Road, Clayton South aims to effectively implement sustainable practises in order to reduce the project's overall environmental footprint through best practise energy efficient design & operation, effective Water Sensitive Urban Design (WSUD), rainwater reuse, landscape revegetation, recycled or sustainable alternatives to products and building materials, encouraging alternative modes of transport such as cycling and walking.

This vision is to be achieved through initiatives which deliver:

- energy efficient design & operation,
- effective passive thermal performance,
- encouraging alternative modes of transport such as cycling and walking,
- improve ecological value
- promote healthy interiors via the use of sustainable materials, access to fresh air and natural daylight as well as the use of environmentally preferred & sustainable construction materials.

3.2 Sustainability Commitments & Targets

Sustainability is a fundamental guiding principle embedded in the development of the project. The project will achieve the following Environmentally Sustainable Design requirements:

The project will achieve the following key targets:

- BESS Best Practice Standard – Minimum Project Score required 50% - **Achieved 58%**
- NCC Section J 2019 – energy efficiency compliance.

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3.3 Design Response

3.3.1 BESS

The development has completed a Built Environment Sustainability Scorecard (BESS) assessment.

BESS assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of a new building or alteration. It was created to assist builders and developers to demonstrate that a project meets sustainability information requirements as part of a planning permit application and is considered an acceptable tool for ESD benchmarking.

In order to achieve a 'Best Practise' score in BESS, the project must achieve a minimum score of 50% in the Water, Energy, Stormwater, and IEQ categories in addition to scoring a minimum of 50% overall. The score that this development has achieved in BESS is summarised in the table below. For further details, please refer to Appendix B for the BESS report.

BESS Assessment Score		
Category	Required Score	Score
Management	0%	50%
Water	50%	57%
Energy	50%	77%
Stormwater	100%	100%
IEQ	50%	52%
Transport	0%	26%
Waste	0%	66%
Urban Ecology	0%	25%
Innovation	0%	0%
Overall Score	50%	58%

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4. Sustainable Design Assessment

In line with the sustainability commitments and vision for this development, the sustainability management plan has been split into 10 major categories.



These categories provide the framework to create a development with a holistic and thorough approach to environmental sustainability. The project design details have been carefully reviewed and curated to address each category and provide sustainable solutions.

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4.1 Management

In order to create an integrated design and construction process which in turn leads to effective operational and on-going building performance, the development seeks to address this category through the following on-site initiatives.

THERMAL PERFORMANCE MODELLING

- **Preliminary NCC2019 Façade Calculator** has been undertaken – Please refer to Appendix A for results.

METERING & MONITORING

- All major common areas and all individual tenancies will be **sub-metered** separately to allow for better user control and optimisation over the energy and water consumption of each part of the building.
- In-coming main utility meters for:
 - Potable Water Supply
 - Electricity

BUILDING MANAGEMENT RESPONSIBILITIES

Building management to ensure the upkeep and maintenance of the building in order to maintain the following design initiatives:

- Building fabric maintained in order to preserve the thermal efficiency of the building – i.e., glazing and façade maintenance.
- Centralised hot water system to be maintained as per design specification.
- Common area air conditioning to be serviced and maintained as per design specification.
- Common area lighting to be LED or low voltage with replacement fixtures adhering to the relevant design documentation.
- Lighting control systems to be maintained as specified.
- Bicycle store to remain clean, accessible and secure for all users.
- Operational recycling and waste management to be enforced.

BUILDING USER GUIDE

A building user guide will be written at practical completion for the precinct, using simple language and be targeted to building occupants (and building managers where required). The Building Users' Guide may be a simple booklet and/or a combination of interpretative signage throughout the building with the purpose of encouraging more sustainable behaviour by the occupants.

4.2 Water Resources

With greater awareness of our water security issues, properties that are designed to use water more efficiently are becoming highly regarded by potential residents. Water saving measures such as water efficient fittings and fixtures (taps, shower heads etc.) and reuse systems are key features for water efficient design.

Overall, the development will seek to address water efficiency and reduce the potable water demand for the building through the below initiatives.

WATER CONSERVATION

- **Sanitary fixtures & Appliances** across the development will be equal to or better than the WELS rating below:
 - 5 Star Kitchen and Basin Taps
 - 4 Star Toilets
 - 5 Star Urinals
 - 4 Star Showers (≥ 6.0 but ≤ 7.5 L/min)
 - 5 Star Dishwashers (if supplied)



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- A **fire protection system** where required will be designed to include temporary storage for 80% of the routine fire protection system test water and maintenance drain-downs for reuse on-site. If sprinkler systems are installed, each floor will be fitted with isolation valves or shut-off points for floor-by-floor testing.

WATER REUSE

- A detailed **MUSIC Assessment** has been developed by Context Engineering and will be submitted to Council as part of this planning permit application.
- Rainwater from the Office Roof's will be collected in a 5,000L retention tank for each Office, with connection for toilet flushing. Overall a combined 45,000L of retention over the site.

WATER EFFICIENT LANDSCAPING

- Vegetation selection within the project landscape design will focus on a reduced potable water demand, with no irrigation system installed after an initial period when plants are getting established.

4.3 Energy Efficiency

The built environment within Australia contributes over **40%** of our total greenhouse gas emissions annually which is among the highest per capita in the world. **Intelligent design** can drastically improve energy efficiency and decrease greenhouse gas emissions associated with a building's operation.

This development has sought to include several sustainable initiatives designed in order to maximise the energy efficiency of the development. Energy efficiency initiatives proposed for inclusion within the development are outlined below:

BUILDING ENERGY SOURCE

The site proposes to be All Electric, with no gas connection for the building services or connected to the site. This will further reduce the developments operational carbon impact as the grid shifts towards Net Zero.

BUILDING FABRIC

In accordance with the current version of the National Construction Code (NCC 2019), the project is required to achieve the following minimum thermal performance benchmarks.

- All conditioned common areas to achieve a minimum 10% improvement with the energy efficiency Deemed to Satisfy requirements of Section J of the BCA (2019). This will incorporate wall insulation, suspended soffit insulation, roof insulation, shading elements and thermally efficient glass selections. DTS assessment results will advise the fabric thermal values to meet and exceed NCC Section J requirements.
- A **NCC 2019 Section J façade assessment** has been undertaken for the office spaces – Please refer to Appendix A for results.
- **Double glazing** will be used throughout the project.

APPLIANCES & EQUIPMENT

- All supplied appliances and systems to be specified **within 1 Star rating** of maximum energy star rating (where available).

LIGHTING

- Energy efficient **LED** will be installed throughout.
- The **lighting power density** will be reduced by at least 10% below the maximum lighting power density allowable in Table J6.2a (NCC). Independent light switching will be provided to each functional room.



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- Where practical, **external lighting** will be provided with motion sensors and/or timers. In order to improve safety of the development and allow for natural surveillance, some energy efficient external lighting may be provided and maintained when necessary.

RENEWABLE ENERGY GENERATION

- A combined 45kW of Rooftop Solar PV will be installed (1x 5kW system per Office) to offset grid electricity usage and further reduce GHG emissions associated with the building's operation.

4.4 Stormwater Management

The design team recognizes and embraces that by reducing stormwater run-off from the site the project has the potential to improve natural ecosystem health and improve natural ecology beyond the site boundary. Measures taken to reduce stormwater runoff include:

WATER SENSITIVE URBAN DESIGN (WSUD)

- A detailed **MUSIC Assessment** has been developed by Context Engineering and will be submitted to Council as part of this planning permit application. The strategy has been developed to meet and exceed the Urban Stormwater Best Practice Environmental Management Guidelines.
- *Typically Stormwater Management requirements are to ensure that the peak event discharge from the site will not exceed the pre-development peak event discharge, and that the quality of the stormwater discharged from the site will meet the appropriate pollution reduction targets.*

For this project the site was previously a landfill which has been capped with a layer of soil, it is hence not possible to show the post-development discharge is less than pre-development. In discussion with Context Engineering, the design team recommend the removal of stormwater infiltration through the landfill is a significantly better ecological outcome. Stormwater discharged from the site will meet appropriate reduction targets.

4.5 Indoor Environmental Quality

Indoor Environment Quality (IEQ) has been defined as a key sustainable building category in order to improve indoor environments for building occupants which in turn aims to improve their overall wellbeing. Australians spend 90% or more of their time indoors. Therefore, consideration to improving indoor environmental quality is a vital step within the design process for any modern building.

The proposed development seeks to improve the overall Indoor Environmental Quality (IEQ) for building occupants by addressing the following elements:

INDOOR AIR QUALITY

- The **ventilation system** will comply with AS.1668.2-2012 regarding minimum separation distances between pollution sources & outdoor air intakes.
- All **kitchens will be ventilated** in accordance with AS 1668.2-2012. A separate exhaust system will be provided for the kitchen exhaust.

OUTDOOR AIR PROVISION

- Outdoor air shall be provided through energy efficient mechanical systems & BMS controls where necessary in order to achieve flow rates **100% in excess of AS 1668 levels** in accordance with best practice standards aimed to improve internal indoor air quality for the Offices.



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EXTERNAL SHADING

- **75% of all external North, East and West glazing by area to be effectively shaded** with a projection of at least 25% of window height or greater.

ACCESS TO DAYLIGHT

- Glazing will be selected to maximise access to **natural daylight** while prioritising thermal performance necessary to achieve the targeted energy consumption outcomes. The **minimum VLT of the selected glazing will be 40%**.
- Office spaces will meet the BESS Deemed-to-Satisfy provisions for daylight. Currently, all offices are considered to have satisfied the daylight amenity with acceptable daylight access. Warehouse spaces have been excluded.
- Stantec consider the proposed approach to be responsive to the proposed function and usage of the tenancies, with the average Daylight percentage for the remaining tenancies achieving **40%** as per Appendix C.

INDOOR POLLUTANTS

- **Low Volatile Organic Compounds (VOC)** internally applied paints, carpets, adhesives and sealants will be selected for the project.
- **Low Formaldehyde** engineered wood products (particleboard, plywood, MDF) will be selected for the project.

THERMAL COMFORT

- External facades to each tenancy will (where required) include suitable passive thermal control elements, such as external glazing with appropriate solar control, etc. in order to optimise energy efficiency & indoor environment quality.
- The building fabric and mechanical design will target a development that aims to achieve a high level of thermal comfort. Building fabric types and the zoning of mechanical plant (for both heating and cooling) will be selected to ensure the building targets an improved level of occupant amenity.
- Minimum performance requirements for NCC Section J 2019 include demonstration of compliance for +1 or -1 PMV for 98% of the year. This shall be validated via the detailed energy simulation (JV3) to be undertaken post development approval or achieved implicitly via Deemed To Satisfy outcomes

4.6 Alternative Transport

The adoption of sustainable transport methods is encouraged by building designs which provide appropriate facilities for occupants and visitors. Site proximity to major transport infrastructure also lends itself to building residents adopting and utilising sustainable methods of transport.

BICYCLE PARKING

- **3 secure** employee bicycle spaces are provided inside each warehouse the development, total 27 secure bicycle spaces.

CAR PARKING

- A total of **395 car parking spaces** are provided.

MOTORBIKE PARKING

- **No motorbike** parking allotted.



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END OF TRIP FACILITIES

- Each office-warehouse has been provided with an **individual End of Trip facility** (shower + changes room with lockers provided).

ELECTRIC VEHICLE INFRASTRUCTURE

- A minimum of **1 installed Electric Vehicle (EV) charging** point will be provided.
- **1 Electric Vehicle Charging Infrastructure** per office warehouse will be provided.

4.7 Waste Minimisation

Construction and demolition activities account for a large percentage of the waste and recycling generated by a site when compared to its general operation. There is now a growing level of interest in 'green' buildings, which through careful design use less resources and energy than conventional buildings and provide healthier environments for staff.

OPERATIONAL WASTE

- **Clearly labelled recycling bins** will be provided in an external bin room.

FOOD & ORGANIC WASTE

- Recognising the importance of **Food & Organic Waste** diversion from landfill, the development is providing Food & Garden Organic Waste Collection for the site.

4.8 Urban Ecology

In order to protect and enhance the local biodiversity and urban ecology, the development seeks to address this ESD category through the following on-site initiatives.

SITE VEGETATION

- The project will incorporate predominantly native landscaping over approximately **7.4% of the site area**, helping reduce the urban heat island effect and improve amenity for occupants.

HEAT ISLAND EFFECT

The development is responding to the impacts of Urban Heat Island Effect, with a target of greater than 60% of the site area to achieve the following initiatives:

- All Office & Warehouse Roofs to achieve a Solar Absorptance of 0.32 or less (ie. Surfsmist sheeting).
- Vegetated soft landscaping to be installed.
- Exposed concrete surfaces and pedestrian pathways to explore opportunities for light coloured surfaces with an Solar Absorptance of 0.6 or less.

GREEN WALL & FACADES

- The development includes **Green Walls** to external Northern Walls of Warehouses 1 & 2 that face Frasers Road.



4.9 Sustainable Building Materials

A significant amount of material is expected to be used within the development. Embodied energy is often a key consideration overlooked in material selection. The proposed development seeks to address and manage the selection and specification of sustainable building materials.

LOW IMPACT MATERIALS

- All fabricated structural steelwork supplied by a Steel fabricator/Contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute.

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Appendix A – Preliminary Façade Calculation

The following preliminary Section J calculation has been undertaken for BESS.

Building Fabrics	NCC 2019		Proposed Target		Improvement %
	Minimum Requirements				
Roof	R3.2		R3.52		10%
External Wall	R1.0		R1.1		10%
Internal Wall	R1.4		R1.54		10%
Suspended Floor Slab	R2.0		R2.2		10%
Glazing	U-Value	SHGC	U-Value	SHGC	>10%
	3.7	0.47	3.3	0.42	

Refer to following page for NCC 2019 Façade Calculator; The glazing inputs in the calculator demonstrates the minimum NCC 2019 requirements.

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Appendix B - BESS Assessment

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BESS Report

Built Environment Sustainability Scorecard

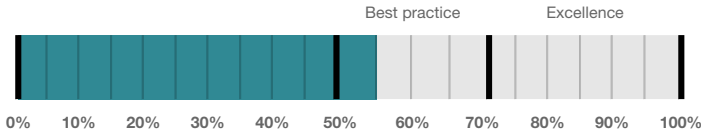
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This BESS report outlines the sustainable design commitments of the proposed development at 618 Clayton Road Clayton South Victoria 3169. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Kingston City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



58%

Project details

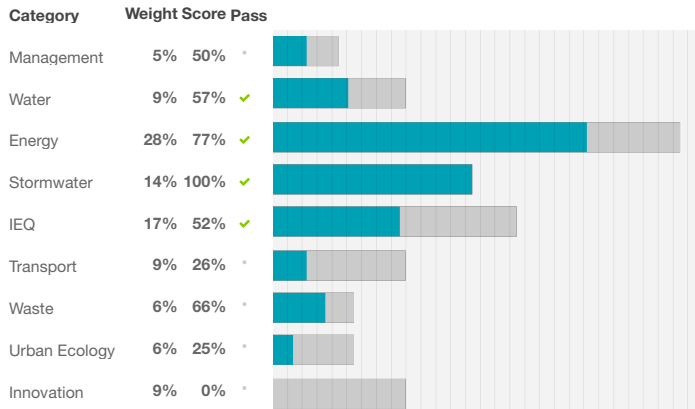
Address 618 Clayton Road Clayton South Victoria 3169
Project no F3F78C96-R3
BESS Version BESS-7

Site type Non-residential development
Account charlotte.wakefield@stantec.com
Application no.
Site area 103,536.00 m²
Building floor area 58,561.00 m²
Date 22 November 2023
Software version 1.8.0-B.405

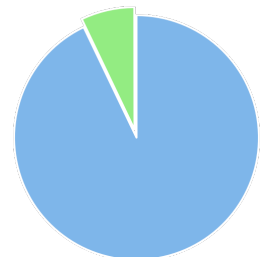


Performance by category

● Your development ● Maximum available



Building Type composition



● Unconditioned Warehouse/factory ● Office

Buildings

Name	Height	Footprint	% of total footprint
Office/Warehouse	1	58,561 m ²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Office Combined	1	4,152 m ²	Office/Warehouse	7%
Total	1	4,152 m²	7%	
Unconditioned Warehouse/factory				
Warehouse Combined	1	54,409 m ²	Office/Warehouse	92%
Total	1	54,409 m²	92%	

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Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies	To be printed Refer to Architectural Documentation.	✓
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)	To be printed Refer to Mechanical Documentation.	✓
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.1	Carpark with natural ventilation or CO monitoring system		-
Energy 4.2	Location and size of solar photovoltaic system		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.1	Location of food and garden waste facilities		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 2.3	Location and size of green facade		-

Supporting evidence


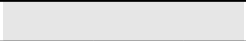




Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Energy 4.2	Specifications of the solar photovoltaic system(s)		-

Credit	Requirement	Response	Status
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-





Credit summary

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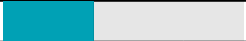











Management Overall contribution 4.5%

		50%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		50%
3.2 Metering - Non-Residential		100%
3.3 Metering - Common Areas		100%
4.1 Building Users Guide		100%

Water Overall contribution 9.0%

		Minimum required 50%	57%	✓ Pass
1.1 Potable Water Use Reduction		40%		
3.1 Water Efficient Landscaping		100%		
4.1 Building Systems Water Use Reduction		100%		

Energy Overall contribution 27.5%

		Minimum required 50%	77%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential		37%		
2.1 Greenhouse Gas Emissions		100%		
2.2 Peak Demand		100%		
2.3 Electricity Consumption		100%		
2.4 Gas Consumption		N/A	✦ Scoped Out	
		No gas connection in use		
2.6 Electrification		100%		
3.1 Carpark Ventilation		100%		
3.2 Hot Water		100%		
3.7 Internal Lighting - Non-Residential		100%		
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	✦ Scoped Out	
		No cogeneration or trigeneration system in use.		
4.2 Renewable Energy Systems - Solar		100%		
4.4 Renewable Energy Systems - Other		0%	⊘ Disabled	
		No other (non-solar PV) renewable energy is in use.		

Stormwater Overall contribution 13.5%

	Minimum required 100%	100% ✔ Pass
1.1 Stormwater Treatment	100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	52% ✔ Pass
1.4 Daylight Access - Non-Residential	40%	✔ Achieved
2.3 Ventilation - Non-Residential	50%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential	83%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%	
4.1 Air Quality - Non-Residential	100%	

Transport Overall contribution 9.0%

		26%
1.4 Bicycle Parking - Non-Residential	7%	
1.5 Bicycle Parking - Non-Residential Visitor	0%	
1.6 End of Trip Facilities - Non-Residential	0%	⊘ Disabled
		Credit 1.4 must be complete first.
2.1 Electric Vehicle Infrastructure	100%	
2.2 Car Share Scheme	0%	
2.3 Motorbikes / Mopeds	0%	

Waste Overall contribution 5.5%

		66%
1.1 - Construction Waste - Building Re-Use	0%	
2.1 - Operational Waste - Food & Garden Waste	100%	
2.2 - Operational Waste - Convenience of Recycling	100%	

Urban Ecology Overall contribution 5.5%

		25%
1.1 Communal Spaces	0%	
2.1 Vegetation	25%	
2.2 Green Roofs	0%	
2.3 Green Walls and Facades	100%	
3.2 Food Production - Non-Residential	0%	

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

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Credit breakdown

Management Overall contribution 2%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 41.0% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.3 Thermal Performance Modelling - Non-Residential	50%
Score Contribution	This credit contributes 17.9% towards the category score.
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?
Question	Criteria Achieved ?
Office	Yes
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Office	No
3.2 Metering - Non-Residential	100%
Score Contribution	This credit contributes 13.7% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Office	Yes
Unconditioned Warehouse/factory	Yes
3.3 Metering - Common Areas	100%
Score Contribution	This credit contributes 13.7% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Office	Yes
Unconditioned Warehouse/factory	Yes
4.1 Building Users Guide	100%
Score Contribution	This credit contributes 13.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Annotation	As part of the projects Sustainability aspirations for an informal rating outside of planning requirements, a Building Users Guide will be written.
Question	Criteria Achieved ?
Project	Yes

Water Overall contribution 5% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	>= 5 Star WELS rating
Washing Machine Water Efficiency: All	Scope out
Which non-potable water source is the dwelling/space connected to?: All	Rainwater Tank/s connected to Office Roofs
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: Rainwater Tank/s connected to Office Roofs	3,200 m ²
Tank Size: Rainwater Tank/s connected to Office Roofs	45,000 Litres
Irrigation area connected to tank: Rainwater Tank/s connected - to Office Roofs	
Is connected irrigation area a water efficient garden?: Rainwater Tank/s connected to Office Roofs	No
Other external water demand connected to tank?: Rainwater - Tank/s connected to Office Roofs	

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1.1 Potable Water Use Reduction		40%
Score Contribution	This credit contributes 71.4% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	33971 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	24835 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	22766 kL	
Output	% Reduction in Potable Water Consumption	
Project	32 %	
Output	% of connected demand met by rainwater	
Project	33 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	5271 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use Reduction		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	Yes	

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PLAN**

Energy Overall contribution 21% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Use the BESS Deem to Satisfy (DtS) method for Energy Unconditioned Spaces?:	-
Non-Residential Building Energy Profile	
Heating, Cooling & Comfort Ventilation - Electricity Reference fabric & services:	-
Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services:	-
Heating, Cooling & Comfort Ventilation - Electricity Proposed fabric & services:	-
Heating - Wood - reference fabric and services:	-
Heating - Wood - proposed fabric and reference services:	-
Heating - Wood - proposed fabric and services:	-
Hot Water - Electricity - Reference:	-
Hot Water - Electricity - Proposed:	-
Lighting - Reference:	-
Lighting - Proposed:	-
Peak Thermal Cooling Load - Reference:	-
Peak Thermal Cooling Load - Proposed:	-
Solar Photovoltaic systems	

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System
Size
(lesser
of
inverter
and
panel
capacity):

45.0 Combined
kW Solar
peak
45.0 Combined
kW Solar
peak
(2)

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Orientation (which way is the system facing)?:

Combined Solar PV	North
Combined Solar PV (2)	North

Inclination (angle from horizontal):

Combined Solar PV	2.0 Angle (degrees)
Combined Solar PV (2)	2.0 Angle (degrees)

Which Building Class does this apply to?:

Combined Solar PV	Office
Combined Solar PV (2)	Unconditioned Warehouse/factory

1.1 Thermal Performance Rating - Non-Residential 37%

Score Contribution	This credit contributes 27.8% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC 2019 Section J)?

2.1 Greenhouse Gas Emissions 100%

Score Contribution	This credit contributes 10.6% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?

2.2 Peak Demand 100%

Score Contribution	This credit contributes 3.5% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?

2.3 Electricity Consumption 100%

Score Contribution	This credit contributes 10.6% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?

2.4 Gas Consumption N/A ✦ Scoped Out

This credit was scoped out	No gas connection in use
----------------------------	--------------------------

2.6 Electrification		100%
Score Contribution	This credit contributes 10.6% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
3.1 Carpark Ventilation		100%
Score Contribution	This credit contributes 10.6% towards the category score.	
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?	
Annotation	Unable to scope out. No enclosed carpark	
Question	Criteria Achieved ?	
Project	Yes	
3.2 Hot Water		100%
Score Contribution	This credit contributes 5.3% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 10.6% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	✚ Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		100%
Score Contribution	This credit contributes 5.3% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
Output	Solar Power - Energy Generation per year	
Office	51,249 kWh	
Unconditioned Warehouse/factory	51,249 kWh	
Output	% of Building's Energy	
Office	39 %	
Unconditioned Warehouse/factory	18 %	
4.4 Renewable Energy Systems - Other	0%	⊘ Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	

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Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		MUSIC or other modelling software
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	Flow (ML/year)	
Project	0.0 % Reduction	
Question	Total Suspended Solids (kg/year)	
Project	97.4 % Reduction	
Question	Total Phosphorus (kg/year)	
Project	93.0 % Reduction	
Question	Total Nitrogen (kg/year)	
Project	71.8 % Reduction	

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IEQ Overall contribution 9% Minimum required 50%

40% ✔ Achieved

1.4 Daylight Access - Non-Residential

Score Contribution	This credit contributes 35.3% towards the category score.
Criteria	What % of the nominated floor area has at least 2% daylight factor?
Annotation	Warehouse should be excluded from regularly occupied spaces, have matched DL results from office to avoid being unnecessarily penalised.
Question	Percentage Achieved?
Office	40 %
Unconditioned Warehouse/factory	40 %

2.3 Ventilation - Non-Residential

50% ✔ Achieved

Score Contribution	This credit contributes 35.3% towards the category score.
Annotation	Warehouses not intended to be regularly occupied, so office result has been applied to warehouse so as not to be penalised.
Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Office	0 %
Unconditioned Warehouse/factory	0 %

Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?
Office	100 %
Unconditioned Warehouse/factory	100 %

Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Office	0 ppm
Unconditioned Warehouse/factory	0 ppm

3.4 Thermal comfort - Shading - Non-Residential

83%

Score Contribution	This credit contributes 17.6% towards the category score.
Annotation	75% of all external North, East and West glazing to be effectively shaded with a projection of at least 25% of window height. Warehouses not intended to be regularly occupied, so office result has been applied to warehouse so as not to be penalised.
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	75 %
Unconditioned Warehouse/factory	75 %

3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Office	0 %	
Unconditioned Warehouse/factory	0 %	
4.1 Air Quality - Non-Residential		100%
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	No carpet	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	Yes	

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Transport Overall contribution 2%

1.4 Bicycle Parking - Non-Residential		7%
Score Contribution	This credit contributes 25.0% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Annotation	As per Victorian Planning Provisions, greater than 1 per 300sqm of office. 3 internal bike racks per Warehouse.	
Question	Criteria Achieved ?	
Office	Yes	
Unconditioned Warehouse/factory	No	
Question	Bicycle Spaces Provided ?	
Office	27	
Unconditioned Warehouse/factory	0	
1.5 Bicycle Parking - Non-Residential Visitor		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	No	
Unconditioned Warehouse/factory	No	
Question	Bicycle Spaces Provided ?	
Office	0	
Unconditioned Warehouse/factory	0	
1.6 End of Trip Facilities - Non-Residential		0% ⊘ Disabled
This credit is disabled	Credit 1.4 must be complete first.	
2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 25.0% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	No	

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2.3 Motorbikes / Mopeds		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

Waste Overall contribution 4%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	

2.1 - Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

2.2 - Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 1%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Office	0.0 m ²	
Unconditioned Warehouse/factory	0.0 m ²	
Output	Minimum Common Space Required	
Office	220 m ²	
Unconditioned Warehouse/factory	409 m ²	
2.1 Vegetation		25%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	7 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	Yes	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Office	0.0 m ²	
Unconditioned Warehouse/factory	0.0 m ²	
Output	Min Food Production Area	
Office	84 m ²	
Unconditioned Warehouse/factory	273 m ²	

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Innovation Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

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Appendix C – Daylight Markup

The total daylight compliance area for the site;

No.	Space Name	Nominated Area _ Primary Space (Sq.m)	Complaint Area (Sq.m)	Viewable Proportion (%)
1	OFFICE 1A	353.81	168.07	48%
2	OFFICE 1B	356.26	153.94	43%
3	OFFICE 2A	355.22	155.44	44%
4	OFFICE 2B	360.81	67.73	19%
5	OFFICE 2C	356.71	136.29	38%
6	OFFICE 3A	356.97	166.48	47%
7	OFFICE 3B	357.86	150.65	42%
8	OFFICE 4A	356.46	148.11	42%
9	OFFICE 4B	359.9	124.36	35%
TOTAL		3214	1271.07	40%

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Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 1A GROUND FLOOR PLAN
SCALE: 1 : 100

ADVERTISED PLAN



OFFICE 1A FIRST FLOOR
SCALE: 1 : 100

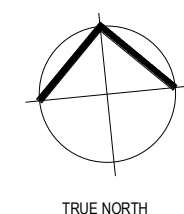
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PS	20.10.2023	PRELIMINARY ISSUE	SP	BM
PT	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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

TITLE:
WAREHOUSE 01
OFFICE A FLOOR PLANS



CLIENT: **TROON**
GROUP

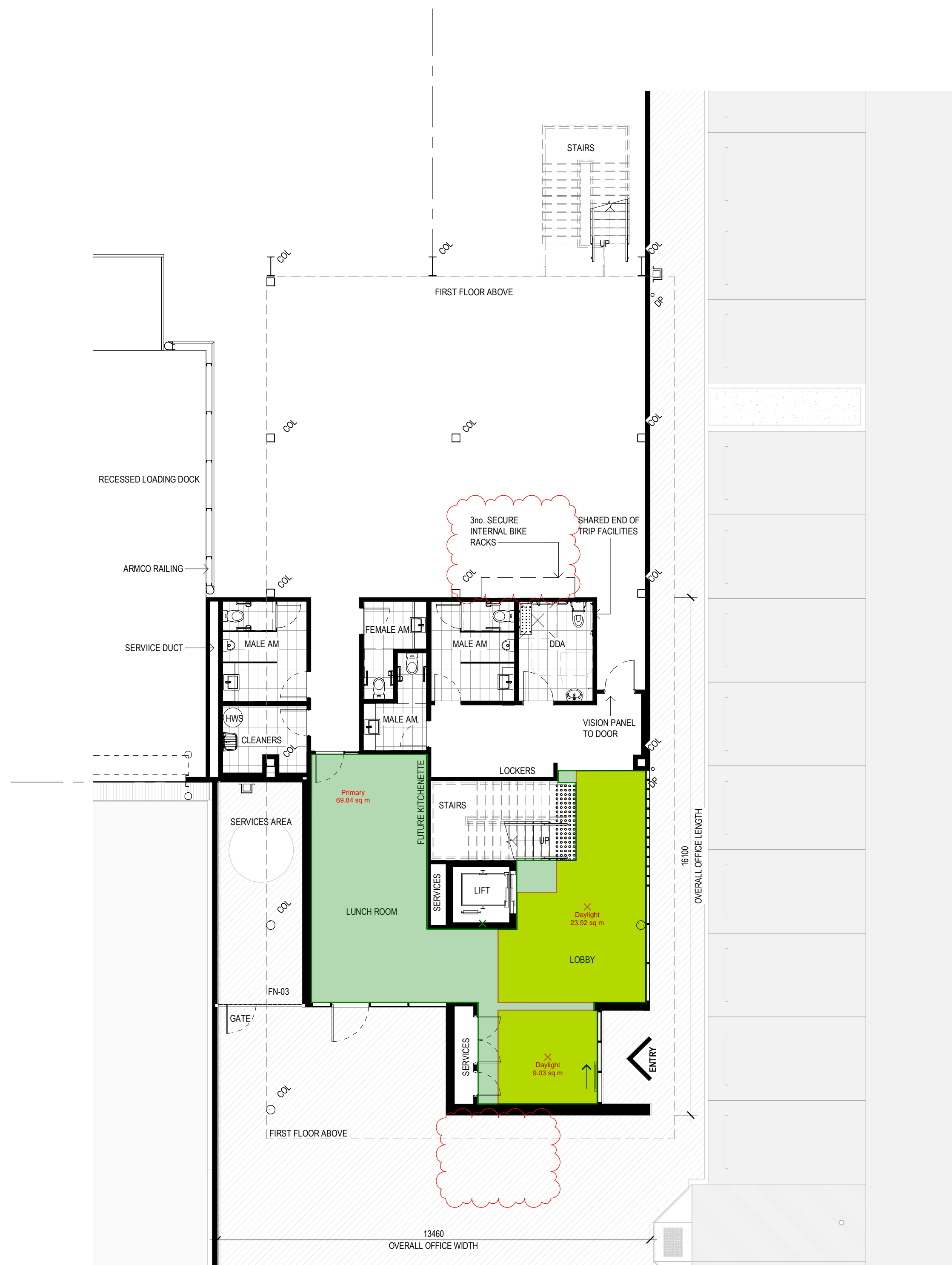
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SCALE:

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DRAWING NO:	TP130
REVISION:	B

watson young

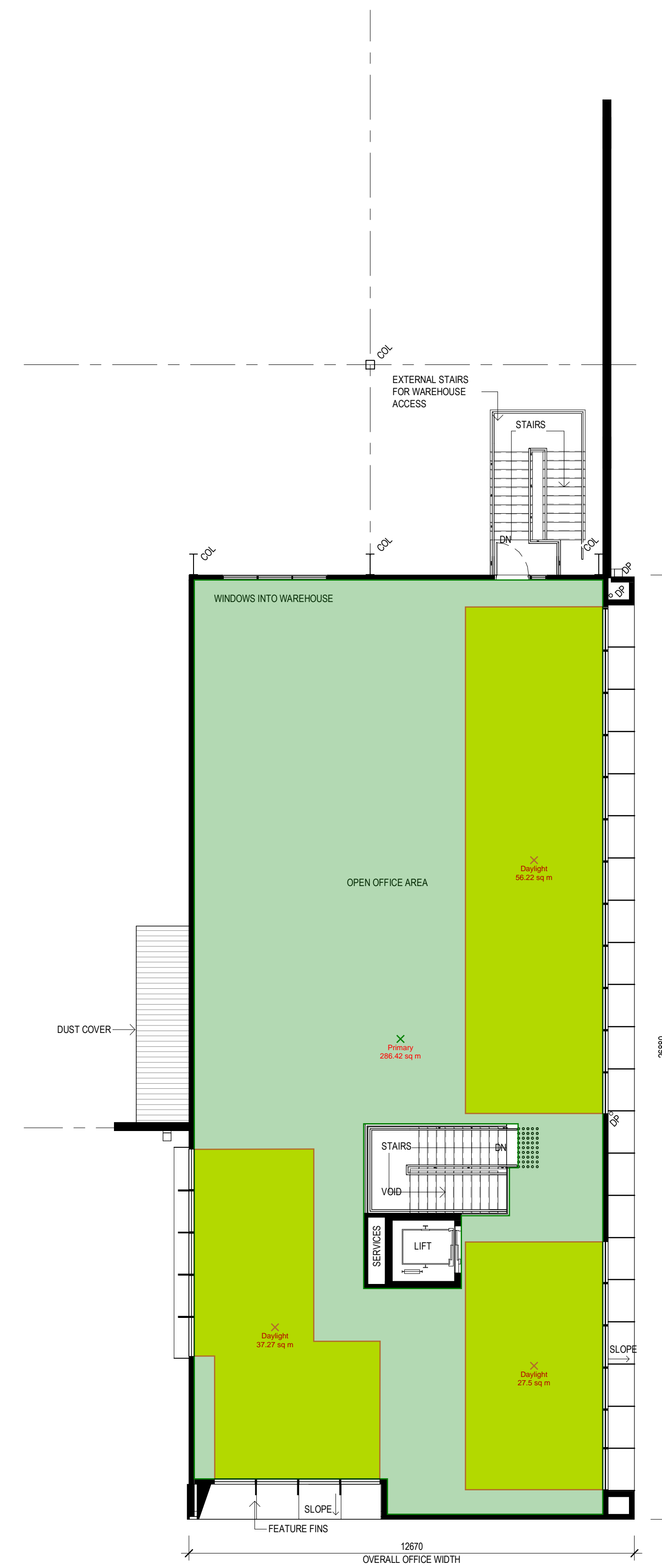
Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 1B GROUND FLOOR PLAN
SCALE: 1 : 100

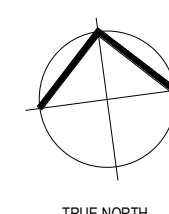
ADVERTISED PLAN



OFFICE 1B FIRST FLOOR
SCALE: 1 : 100

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

TITLE:
WAREHOUSE 01
OFFICE B FLOOR PLANS



CLIENT: **TROON**
GROUP

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

JOB NO:	21326
DRAWING NO:	TP131
REVISION:	B

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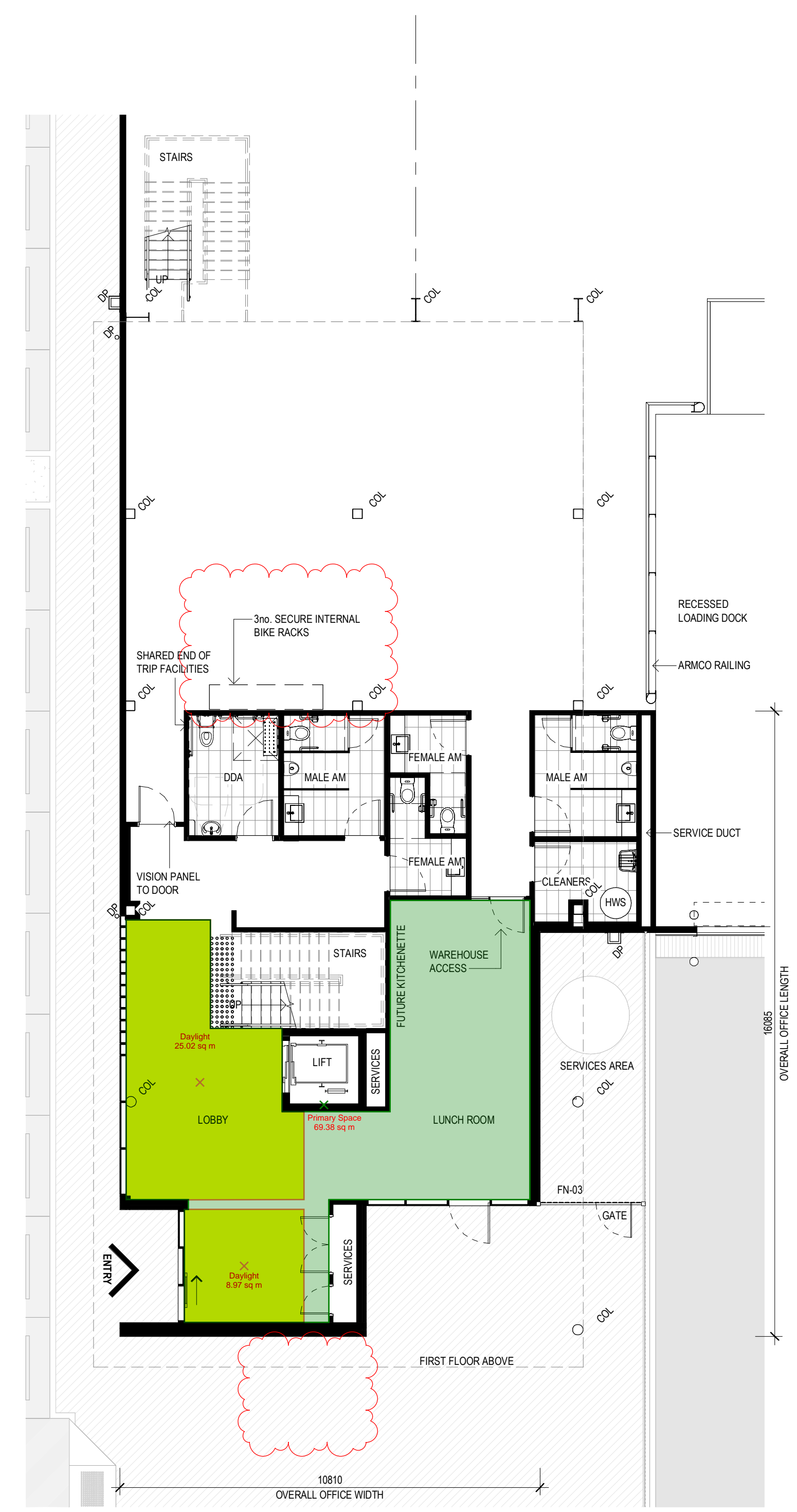
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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 2A_GROUND FLOOR PLAN
SCALE: 1: 100



OFFICE 2A_FIRST FLOOR PLAN
SCALE: 1: 100

ADVERTISED PLAN

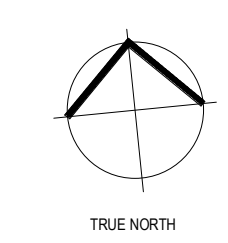
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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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

TITLE:
WAREHOUSE 02
OFFICE A FLOOR PLANS



CLIENT: **TROON GROUP**

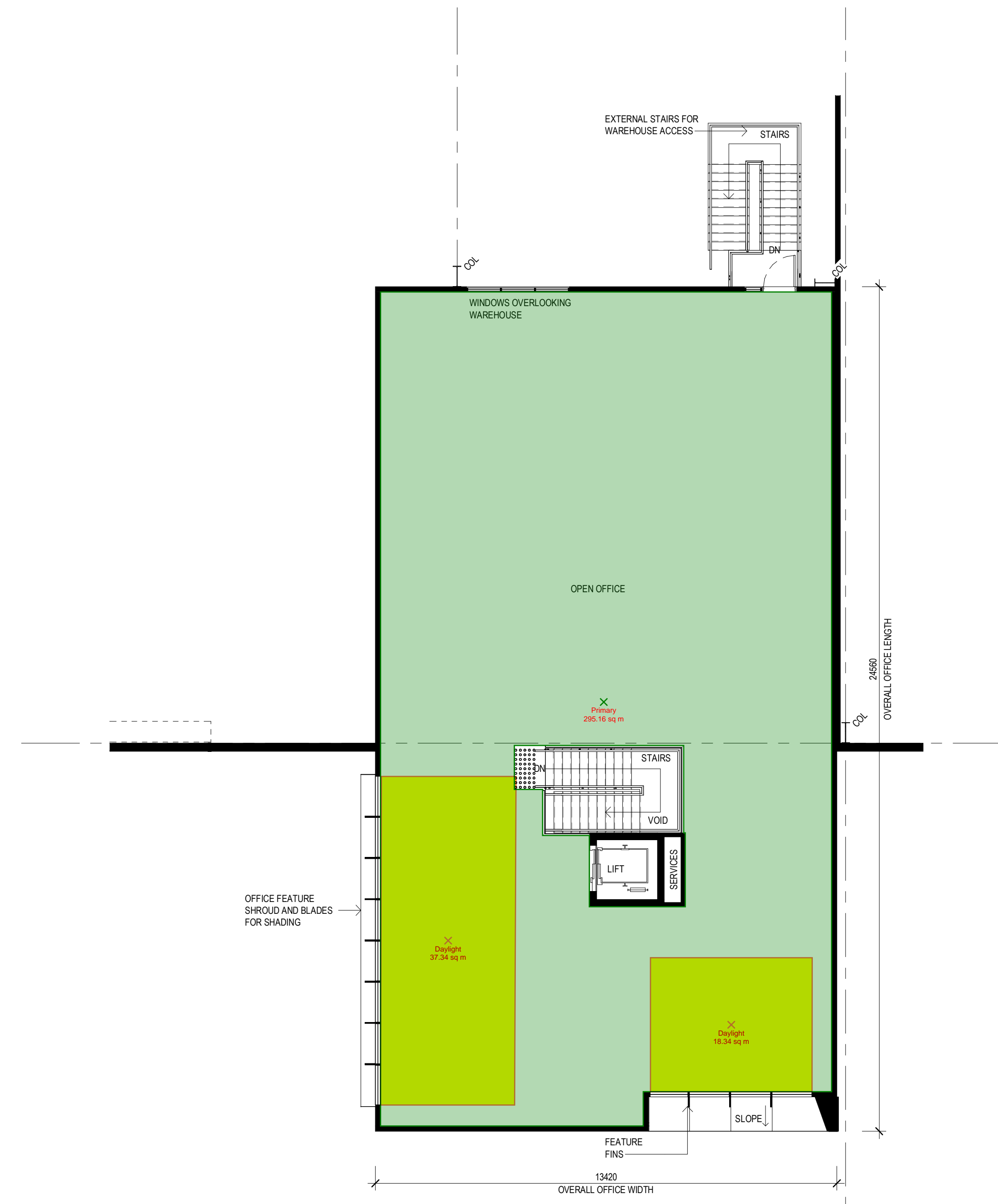
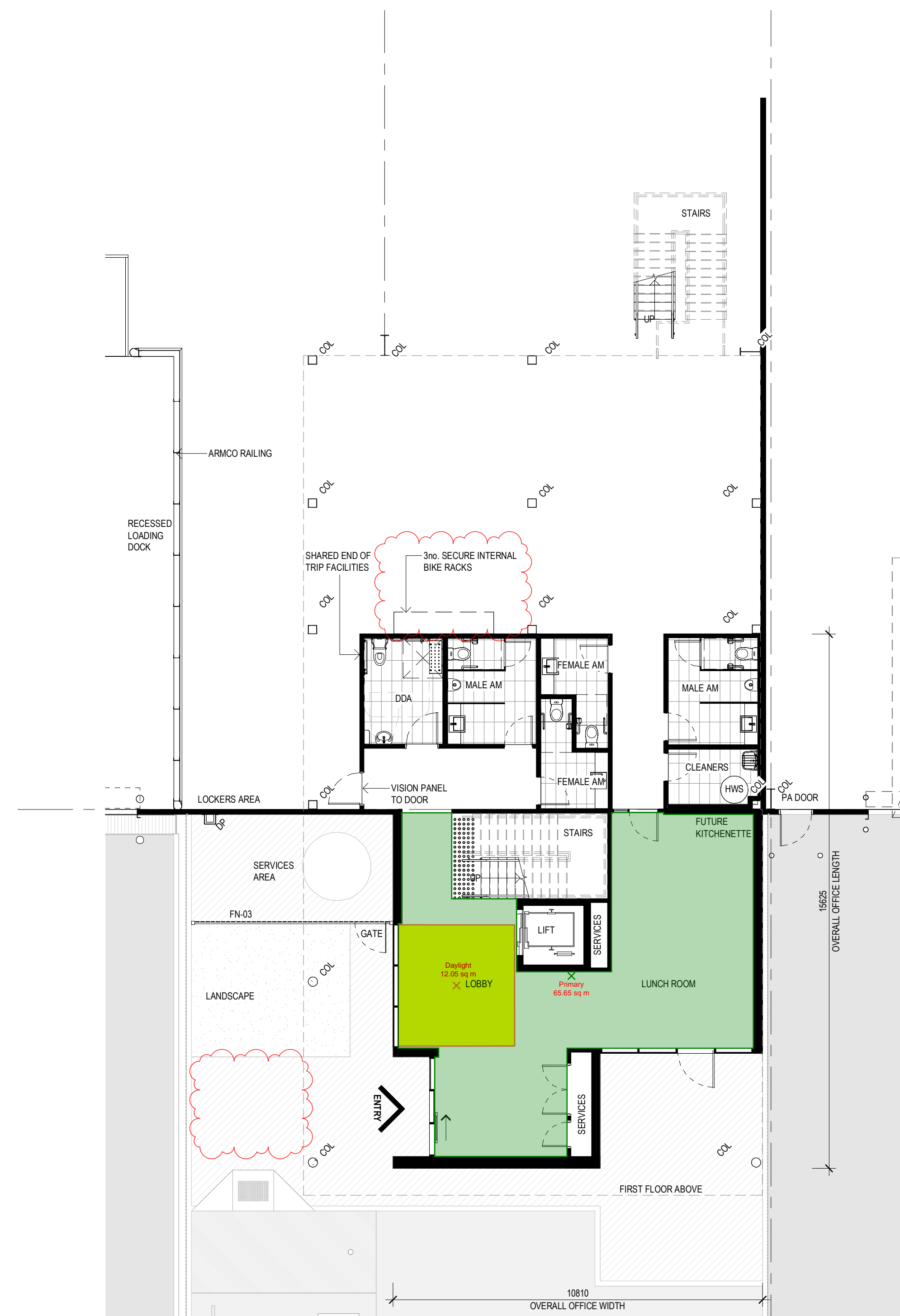
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DRAWING NO:	TP230
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Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



ADVERTISED
PLAN

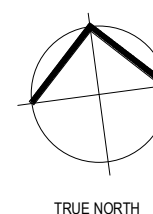
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A	07.08.2023	COUNCIL SUBMISSION	JB	BM
PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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

TITLE:
WAREHOUSE 02
OFFICE B FLOOR PLANS



CLIENT: **TROON**
GROUP

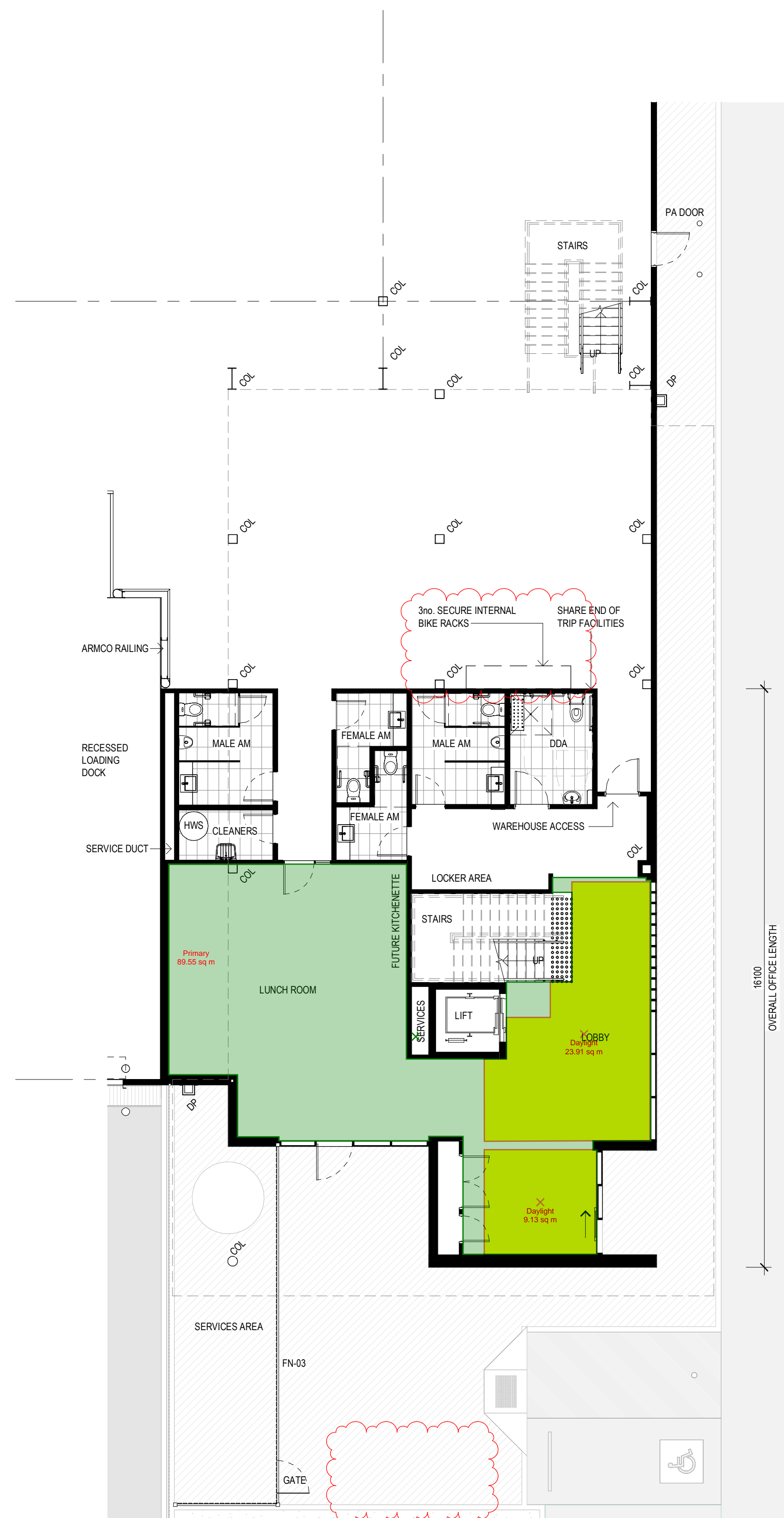
DATE: APRIL 2023
DRAWN BY: JB
SCALE: 1 : 100 @ B1

JOB NO:	21326
DRAWING NO:	TP231
REVISION:	B

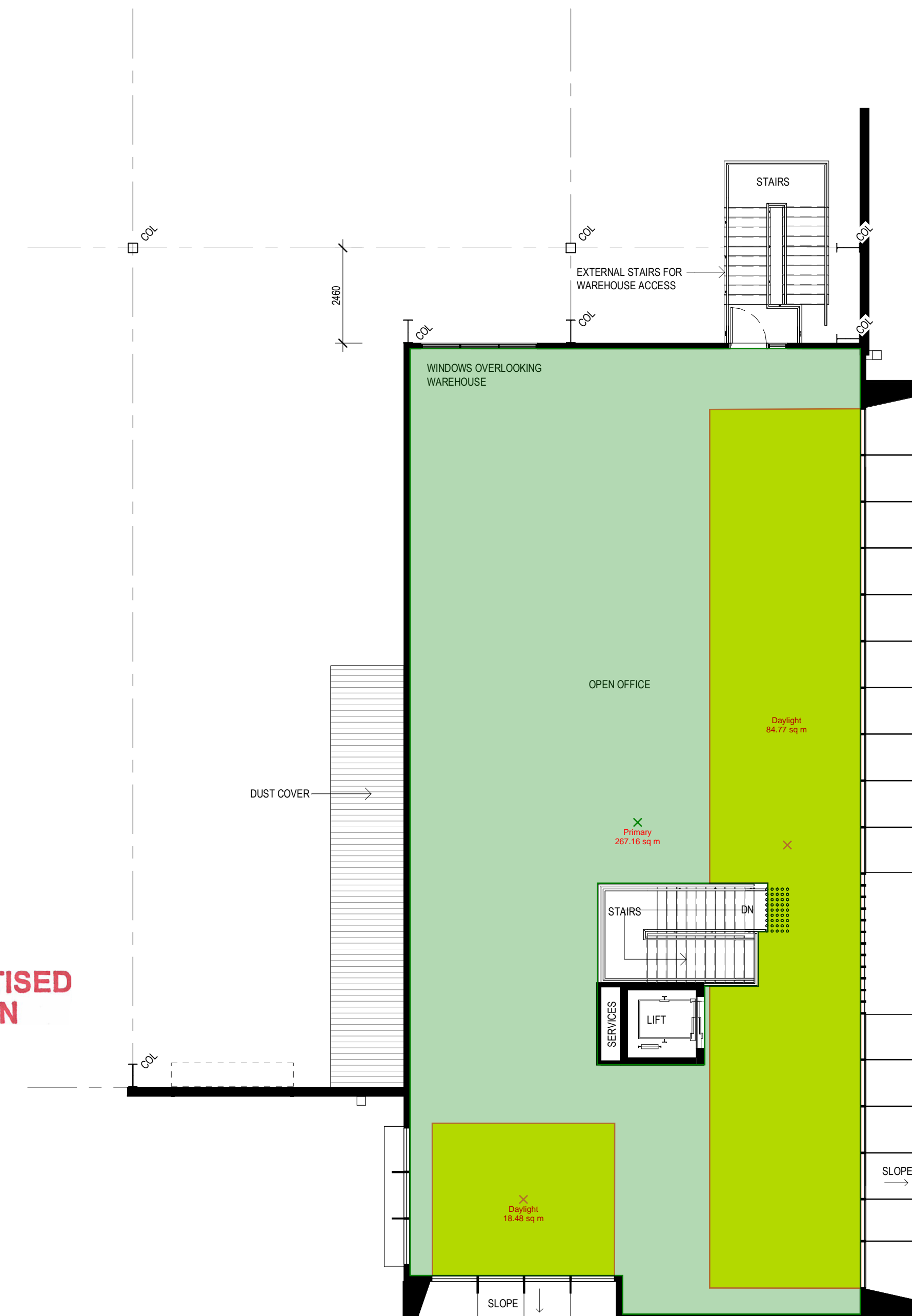


Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



ADVERTISED PLAN



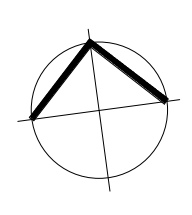
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PA	20.10.2023	PRELIMINARY ISSUE	SP	BM
PS	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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

TITLE:
WAREHOUSE 02
OFFICE C FLOOR PLAN



CLIENT: **TROON**
GROUP

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

JOB NO:	21326
DRAWING NO:	TP232
REVISION:	B



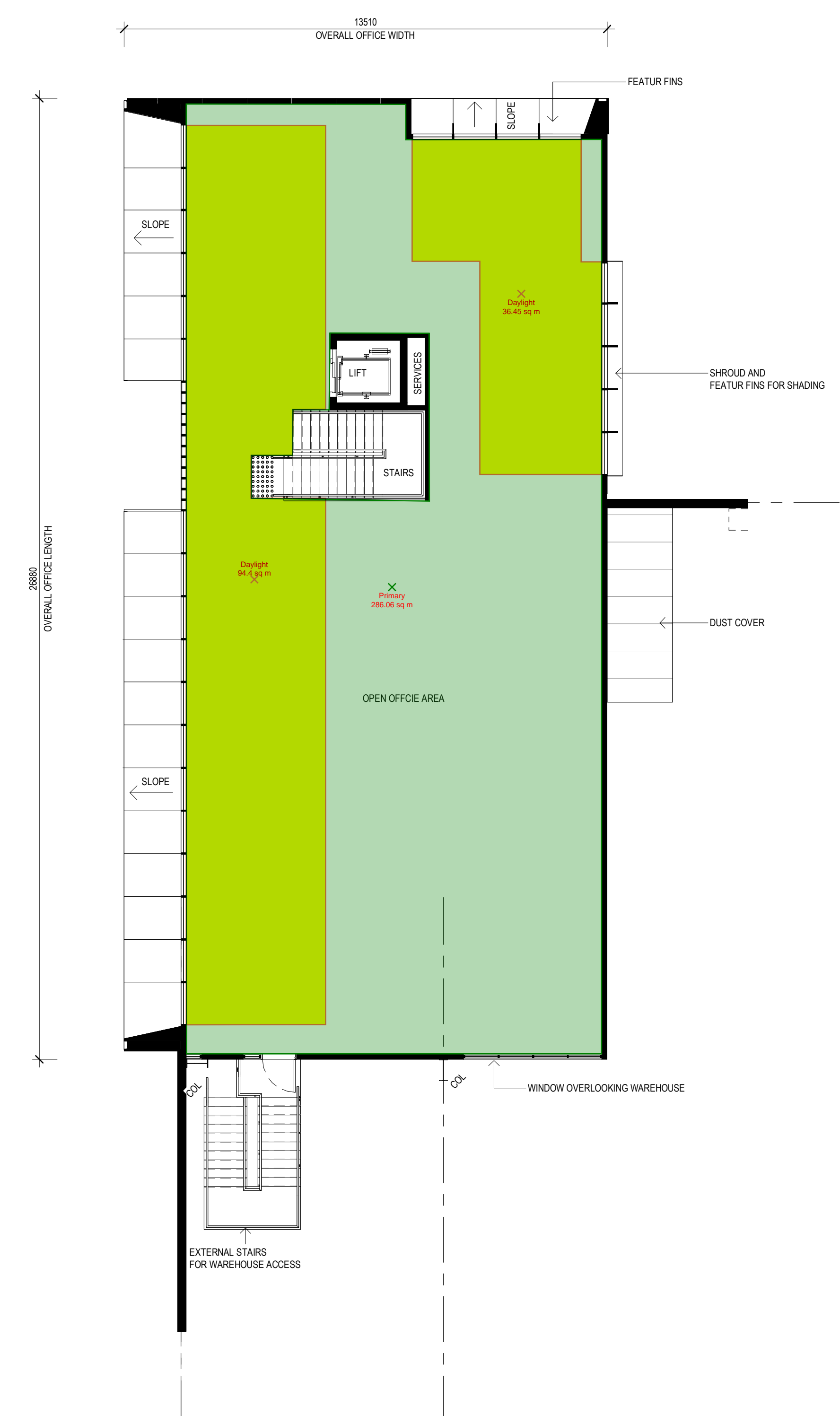
Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 3A GROUND FLOOR
SCALE: 1 : 100

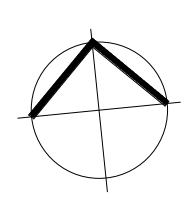
ADVERTISED PLAN



OFFICE 3A FIRST FLOOR
SCALE: 1 : 100

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



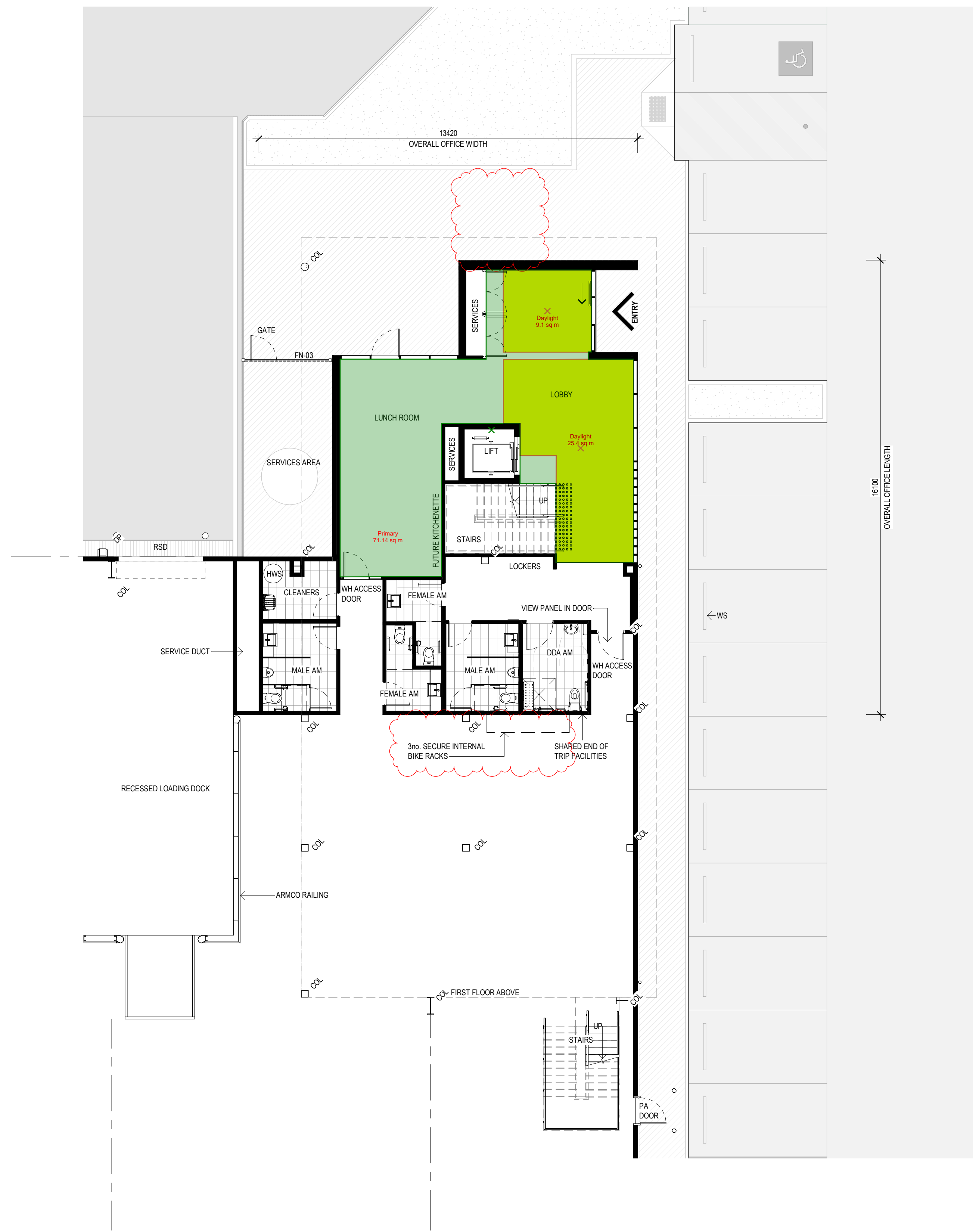
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P4	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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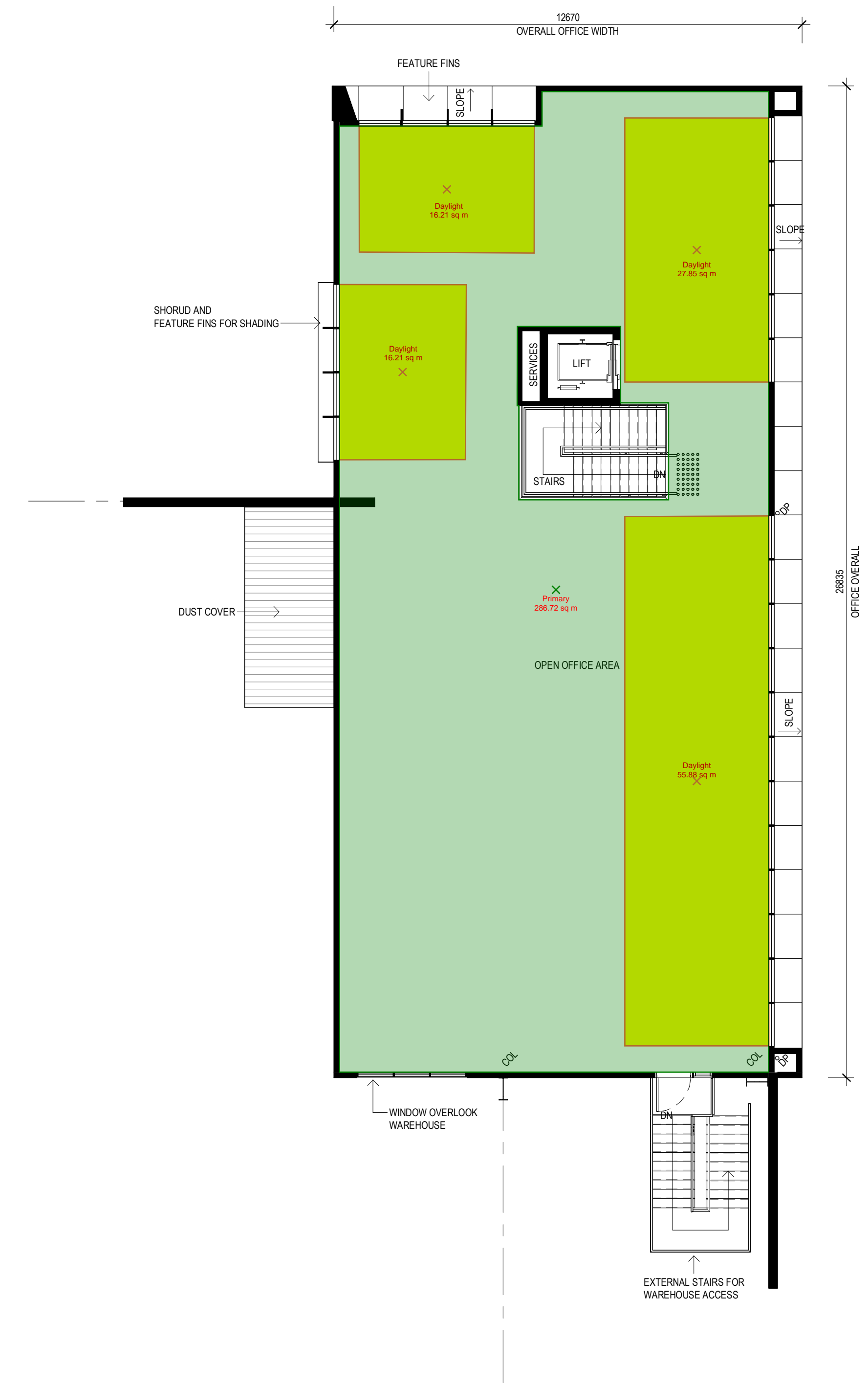
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Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 3B GROUND FLOOR
SCALE: 1 : 100

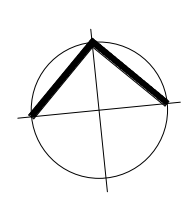


OFFICE 3B FIRST FLOOR
SCALE: 1 : 100

ADVERTISED PLAN

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

TITLE:
WAREHOUSE 03
OFFICE 3B FLOOR PLAN



CLIENT: **TROON**
GROUP

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

JOB NO:	21326
DRAWING NO:	TP331
REVISION:	B

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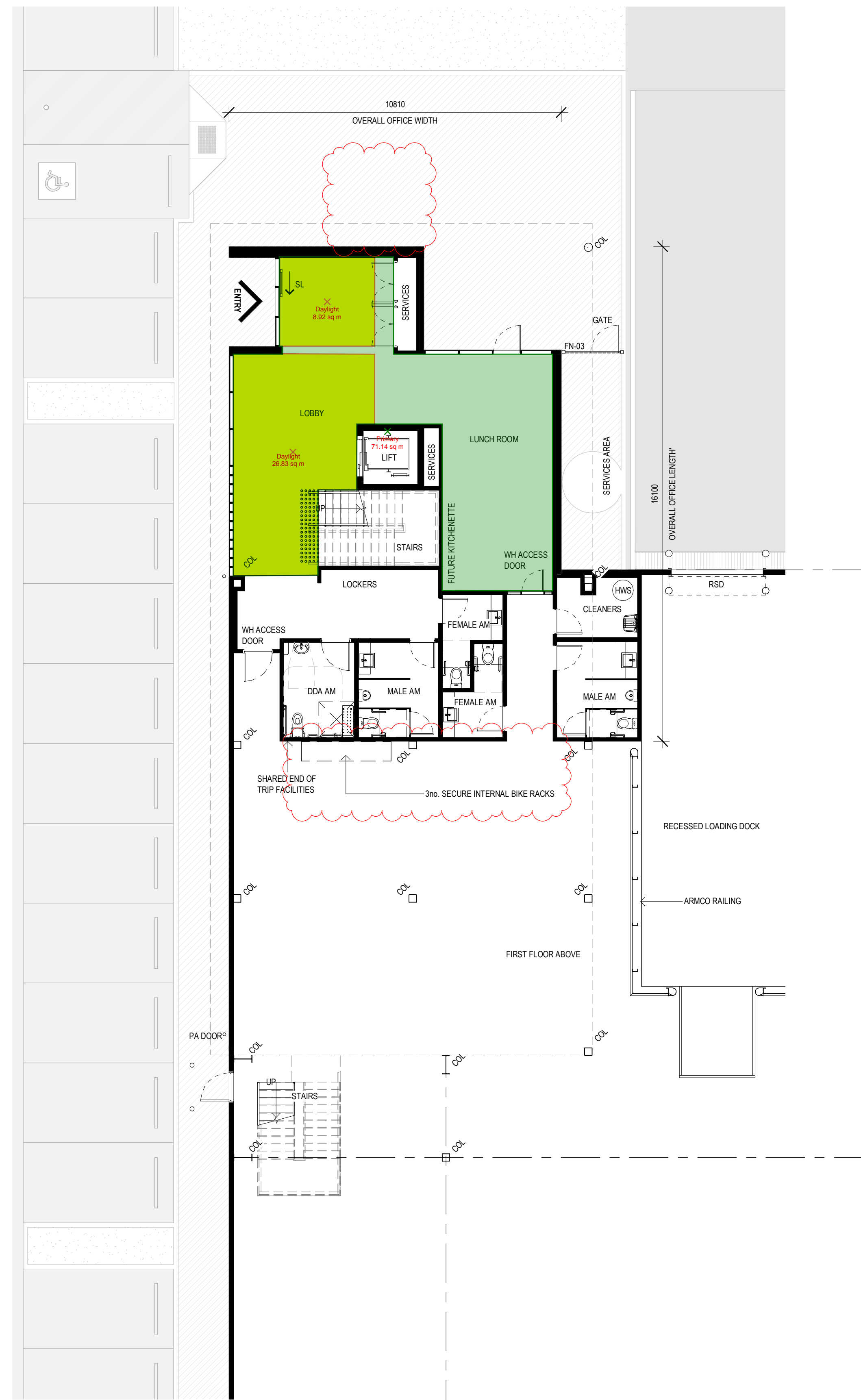
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PA	27.10.2023	PRELIMINARY ISSUE	SP	BM
B	21.11.2023	COUNCIL SUBMISSION	SP	BM

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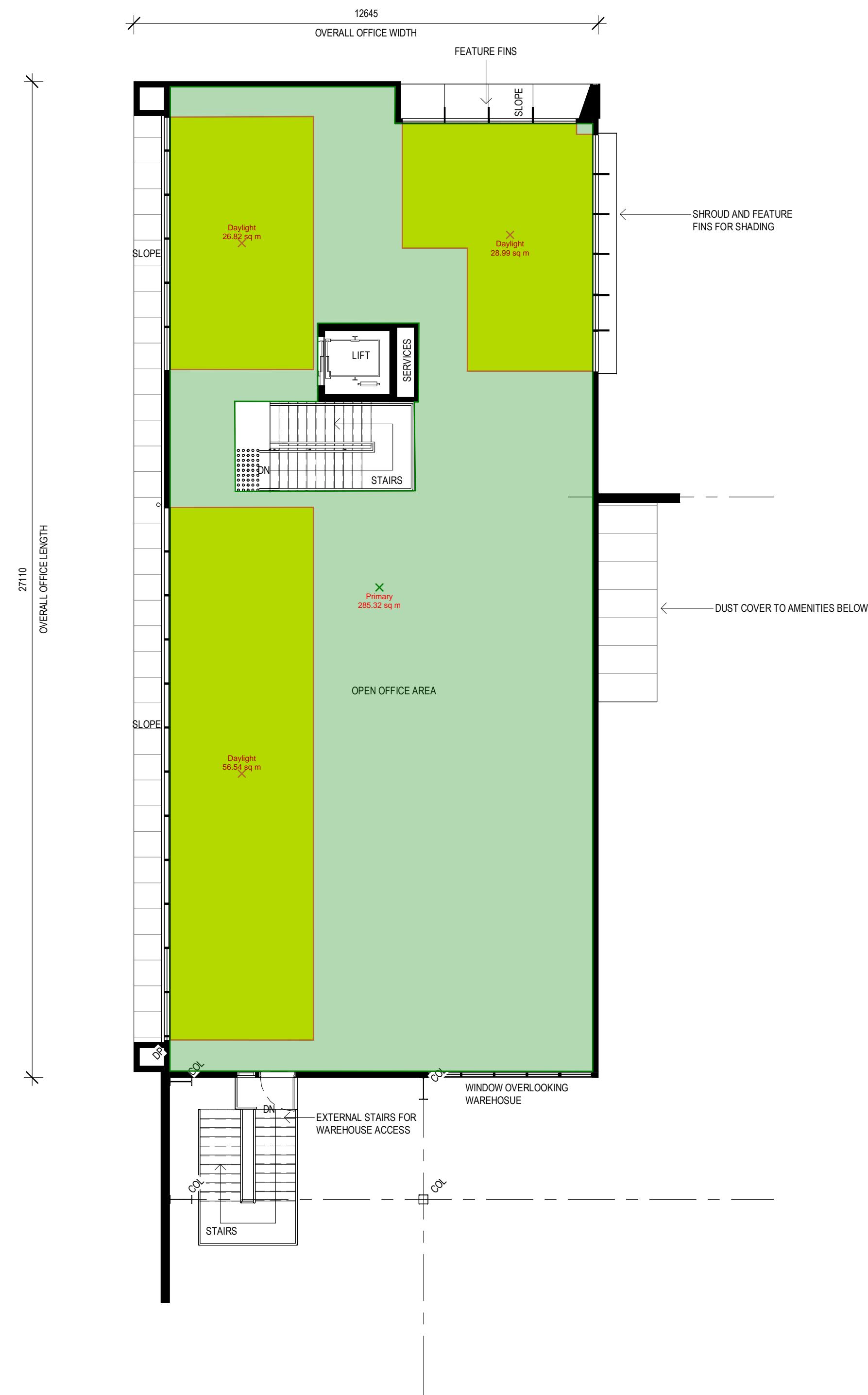
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Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



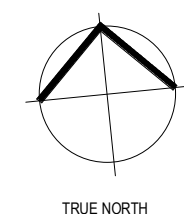
ADVERTISED PLAN



OFFICE 4A GROUND FLOOR PLAN
SCALE: 1: 100

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

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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
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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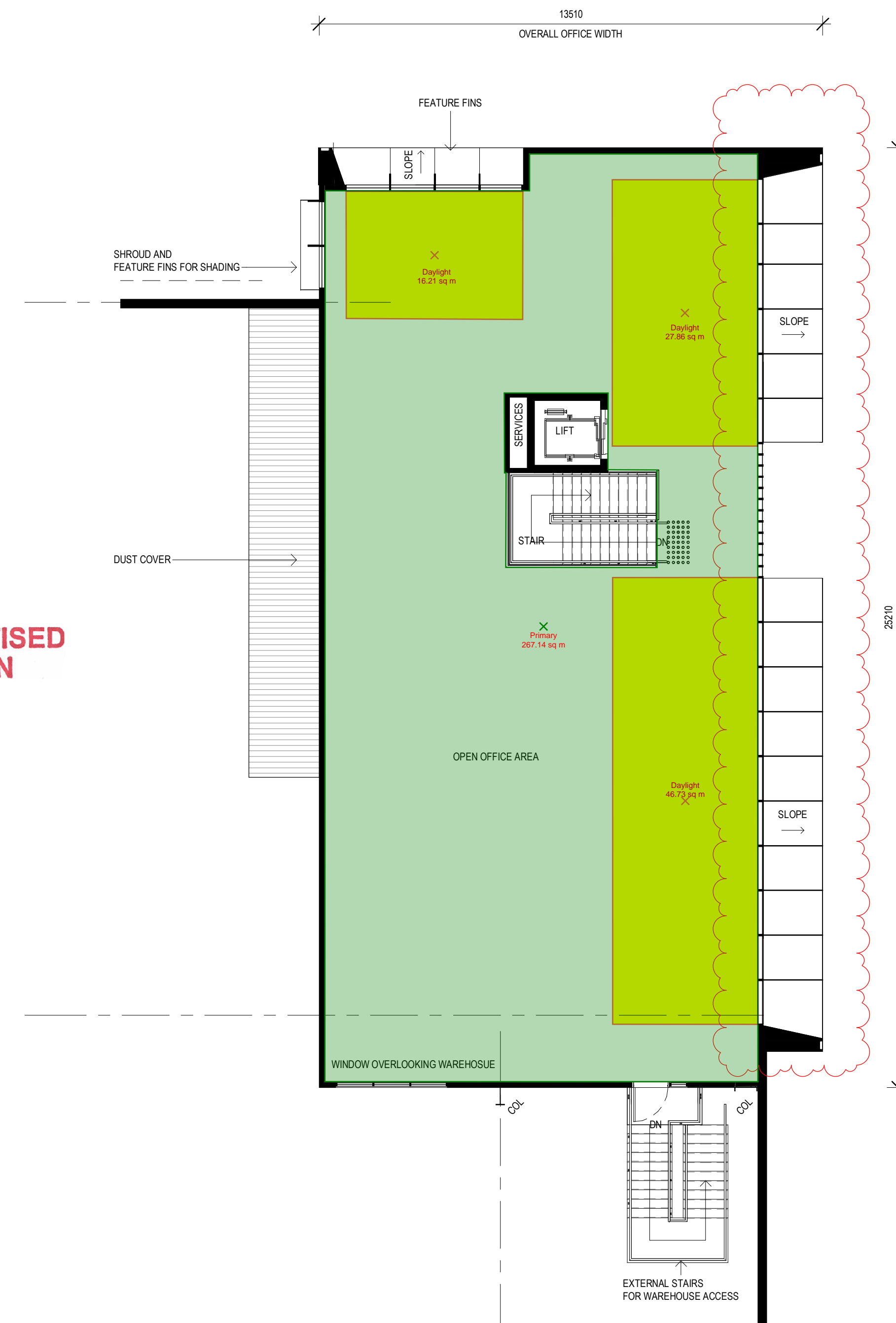
Daylight Markup - LEGEND

- Nominated Area
- Compliant Area



OFFICE 4B GROUND FLOOR PLAN
SCALE: 1 : 100

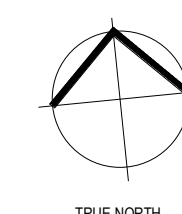
ADVERTISED PLAN



OFFICE 4B FIRST FLOOR
SCALE: 1 : 100

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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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
B	21.11.2023	COUNCIL SUBMISSION	LW	BM

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