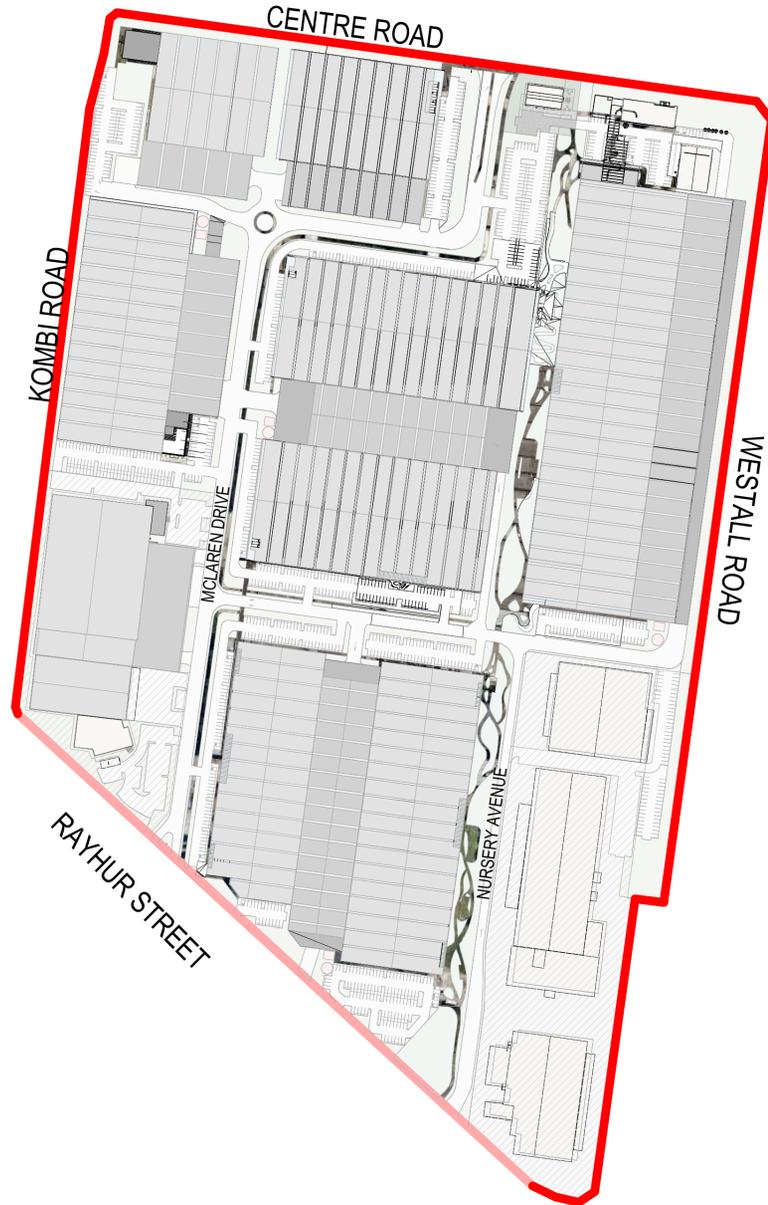


# CLAYTON BUSINESS PARK



**ADVERTISED PLAN**

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
1000 OVERALL SITE DRAWINGS		
A1000	DEMOLITION PLAN	H
A1001	SITE PLAN	I
A1002	PRECINCT PLAN	D
A1040	OVERALL SECTIONS SHEET 1	D
A1003	STAGING PLAN	E
A1010	GROUND FLOOR PLAN	D
A1060	SHADOW ANALYSIS - 21ST JUNE - 9AM - 3PM	D
A1041	OVERALL SECTIONS SHEET 2	D
A1070	AREA SCHEDULE	H
A1004	STAGING 1 AND 2 PLAN	C
A1005	SITE ROOF PLAN	C
A1006	EXISTING SITE CONDITIONS PLAN	C
A1007	SITE PLAN - EXISTING TREES	F
A1008	EXISTING AND NEW SITE OVERLAY	B
A1009	SITE FENCING PLAN	B
2000 GENERAL ARRANGEMENT PLANS		
A2101	PRECINCT 1 - GROUND FLOOR PLAN	F
A2100	SITE PLAN - PRECINCT 1	D
A2102	PRECINCT 1 - LEVEL 1 FLOOR PLAN	E
A2103	PRECINCT 1 - ROOF PLAN	E
A2140	MCLAREN 1 AND MCLAREN 3 - GROUND FLOOR PLAN	C
A2110	1500 CENTRE RD - GROUND FLOOR PLAN	D
A2111	1500 CENTRE RD - LEVEL 1 FLOOR PLAN	D
A2112	1500 CENTRE RD - ROOF PLAN	D
A2120	1490 CENTRE RD - GROUND FLOOR PLAN	E
A2121	1490 CENTRE RD - LEVEL 1 FLOOR PLAN	E
A2122	1490 CENTRE RD - ROOF PLAN	E
A2130	5 MCLAREN DRIVE - GROUND FLOOR PLAN	E
A2131	5 MCLAREN DRIVE - LEVEL 1 FLOOR PLAN	E
A2132	5 MCLAREN DRIVE - ROOF PLAN	E
A2300	SITE PLAN - PRECINCT 03	D
A2301	PRECINCT 3 - GROUND FLOOR PLAN	F
A2302	PRECINCT 3 - LEVEL 1 FLOOR PLAN	E
A2310	1550 CENTRE ROAD - GROUND FLOOR PLAN	D
A2311	1550 CENTRE ROAD - LEVEL 1 FLOOR PLAN	D
A2313	1550 CENTRE ROAD - ROOF PLAN	D
A2320	10 NURSERY AVE - FLOOR PLANS	D
A2304	PRECINCT 3 - ROOF PLAN	E
A2321	10 NURSERY AVE - ROOF PLAN	D
A2330	8 NURSERY AVE - GROUND FLOOR PLAN	D
A2331	8 NURSERY AVE - LEVEL 1 FLOOR PLAN	D
A2333	8 NURSERY AVE - ROOF PLAN	D
A2340	BUILDING 9 - PLANS	C
A2312	1550 CENTRE ROAD - LEVEL 2 FLOOR PLAN	D
A2303	PRECINCT 3 - LEVEL 2 FLOOR PLAN	E
A2341	CAFE (RELOCATED BUILDING 15)	C
A2342	BUILDING 28 - PLANS	B
A2480	2 SENATOR DRIVE - FLOOR PLANS	D
A2470	9 NURSERY AVE - FLOOR PLANS	D
A2462	2 SENATOR DRIVE & 9 NURSERY AVE - ROOF PLANS	D
A2450	1 NURSERY AVE - FLOOR PLANS	D
A2462	1 & 3 NURSERY AVE - ROOF PLANS	D
A2460	3 NURSERY AVE - FLOOR PLANS	D
A2400	SITE PLAN - PRECINCT 4	D
A2401	PRECINCT 4 - GROUND FLOOR PLAN	E
A2402	PRECINCT 4 - LEVEL 1 FLOOR PLAN	D
A2440	6 MCLAREN DRIVE - PLANS	D
A2430	4 MCLAREN DRIVE - PLANS	D
A2403	PRECINCT 4 - ROOF PLAN	D
A2410	2 MCLAREN DRIVE - FLOOR PLANS	D
A2422	2 & 8 MCLAREN DRIVE - ROOF PLANS	D
A2420	8 MCLAREN DRIVE - FLOOR PLANS	D

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DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A2210	12 MCLAREN DRIVE - GROUND FLOOR PLAN	E
A2211	12 MCLAREN DRIVE - LEVEL 1 FLOOR PLAN	E
A2222	12 MCLAREN DRIVE - ROOF PLAN	E
A2230	16 MCLAREN DRIVE - WAREHOUSE GROUND FLOOR PLAN	E
A2231	16 MCLAREN DRIVE - UPPER GROUND FLOOR PLAN	E
A2233	16 MCLAREN DRIVE - ROOF PLAN	E
A2232	16 MCLAREN DRIVE - LEVEL 1	E
A2200	SITE PLAN - PRECINCT 2	E
A2201	PRECINCT 2 - GROUND FLOOR PLAN	G
A2202	PRECINCT 2 - LEVEL 1 FLOOR PLAN	F
A2203	PRECINCT 2 - ROOF PLAN	F
A2240	3 SENATOR DRIVE - FLOOR PLANS	E
A2250	1 SENATOR DRIVE - FLOOR PLANS	E
A2252	1 & 3 SENATOR DRIVE - ROOF PLANS	E
A2260	10 MCLAREN DRIVE - GROUND FLOOR PLAN	E
A2261	10 MCLAREN DRIVE - LEVEL 1 FLOOR PLAN	E
A2262	10 MCLAREN DRIVE - ROOF PLAN	E
3000 ELEVATIONS		
A3100	PRECINCT 1 - ELEVATIONS	C
A3140	1 MCLAREN DRIVE AND 3 MCLAREN DRIVE - ELEVATIONS	C
A3110	1500 CENTRE RD - ELEVATIONS	D
A3120	1490 CENTRE RD - ELEVATIONS	F
A3130	5 MCLAREN DRIVE - ELEVATIONS	F
A3300	PRECINCT 3 - ELEVATIONS	E
A3340	BUILDING 28 - ELEVATIONS	B
A3400	PRECINCT 4 - ELEVATIONS	D
A3200	PRECINCT 2 - ELEVATIONS	E
4000 SECTIONS		
A4110	1500 CENTRE RD - SECTIONS	D
A4120	1490 CENTRE RD - SECTIONS	D
A4130	5 MCLAREN DRIVE - SECTIONS	D
A4300	PRECINCT 3 - SECTIONS	D
A4400	PRECINCT 4 - SECTIONS	D
A4200	PRECINCT 2 - SECTIONS	D

TOTAL PAGES: 93

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	24/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023



## TOWN PLANNING

Consultant

ESD Consultant

SDC

Traffic Engineer

Stantec

Civil Engineer

Aurecon

Client

GOODMAN  
1467 Plummer St,  
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

## CLAYTON BUSINESS PARK

Drawing Title

## COVER PAGE

Scale 1 : 2500

Drawing Created (date) XX/XX/XX

Drawing Created (by) GroupGSA

Plotted and checked by KB

Verified PK

Approved PK

Project No Drawing No Issue

210199 A000 D

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23/08/2023 15:47:25 PM

WESTALL ROAD

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	FOR INFORMATION (INTERNAL)	15/05/2023
C	FOR INFORMATION (INTERNAL)	17/05/2023
D	FOR INFORMATION	18/05/2023
E	FOR INFORMATION	22/05/2023
F	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
G	DRAFT - TP SUBMISSION	21/07/2023
H	DRAFT - TP SUBMISSION	15/08/2023
I	TOWN PLANNING SUBMISSION	23/08/2023
J	PLANNING PERMIT - RFI	25/01/2024

CENTRE ROAD

VEHICLE ACCESS



NOT IN SCOPE EXISTING TO REMAIN

NOT IN SCOPE EXISTING TO REMAIN



North Point

TOWN PLANNING

Consultant	
ESD Consultant	SDC
Traffic Engineer	Stantec
Civil Engineer	Aurecon

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 Project Title

CLAYTON BUSINESS PARK

Drawing Title

SITE PLAN

Scale	1 : 1100	
Drawing Created (date)	02/02/23	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1001	J

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LEGEND		
WAREHOUSE	GREEN CONNECTOR	RAINWATER TANK
OFFICE	ROAD	FIRE TANK
HARDSTAND	FOOTPATH	EXISTING TREE - HIGH RETENTION VALUE
LANDSCAPE	PUMP ROOM	
EXISTING STEEL STRUCTURE		

CARPARK NUMBERS	
PRECINCT 1 ALLOCATED SPACES:	260
PRECINCT 2 ALLOCATED SPACES:	237
PRECINCT 3 ALLOCATED SPACES:	239
PRECINCT 4 ALLOCATED SPACES:	285

BIKE PARKING NUMBERS	
PRECINCT 1 ALLOCATED SPACES:	12
PRECINCT 2 ALLOCATED SPACES:	10
PRECINCT 3 ALLOCATED SPACES:	6
PRECINCT 4 ALLOCATED SPACES:	16

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1 SITE PLAN

1:1100

25/01/2024 1:02:54 PM

WESTALL ROAD

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	21/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023

PRECINCT 03

PRECINCT 06

NURSERY AVENUE

PRECINCT 04

PRECINCT 02

PRECINCT 01

PRECINCT 05

MCLAREN DRIVE

KOMBI ROAD

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Project Title

CLAYTON BUSINESS PARK

PRECINCT PLAN

Scale	1 : 1100	
Drawing Created (date)	10/26/22	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1002	D

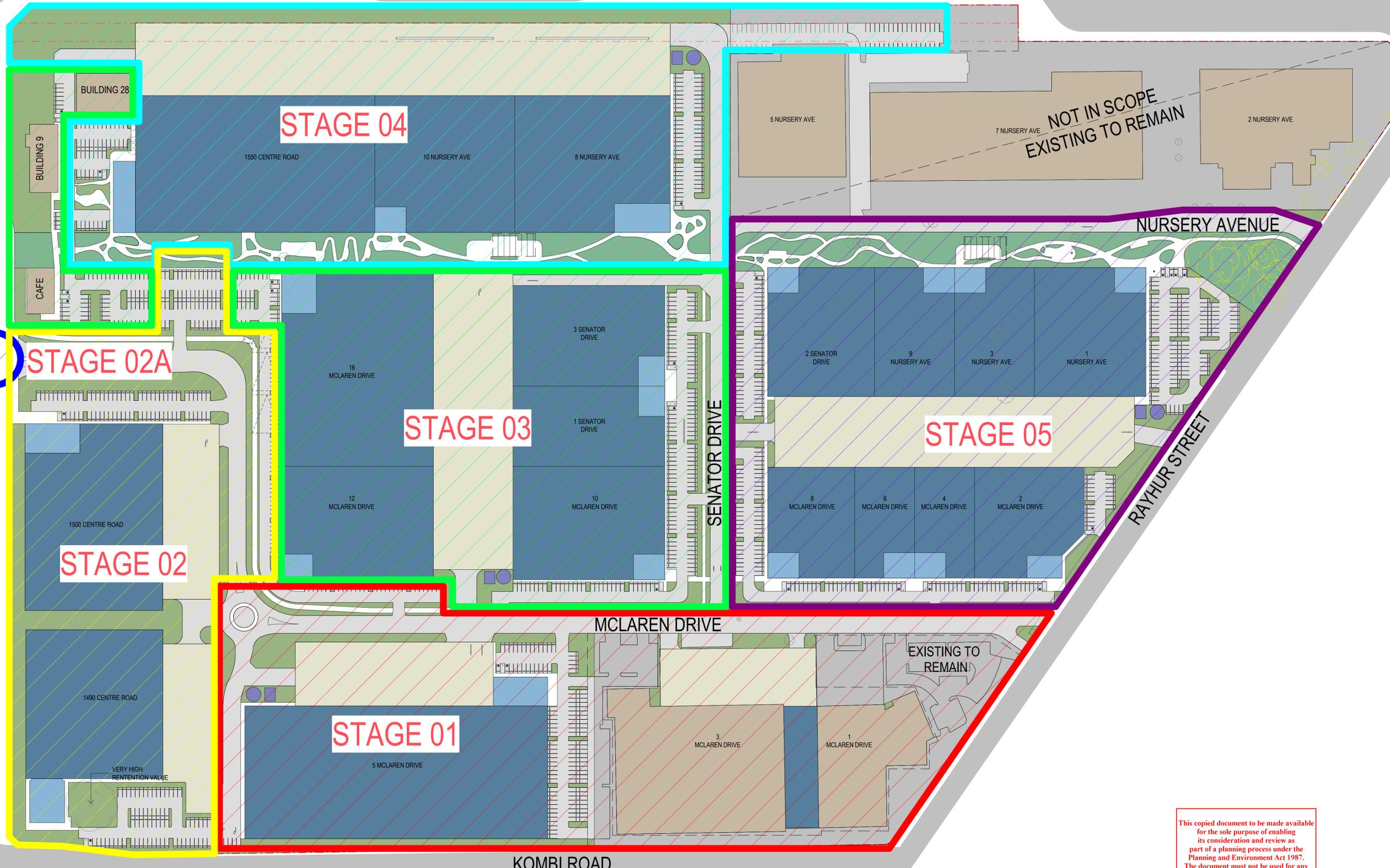
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ADVERTISED PLAN

WESTALL ROAD

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION FOR INFORMATION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	18/05/2023
C	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
D	DRAFT - TP SUBMISSION	21/07/2023
E	TOWN PLANNING SUBMISSION FOR INFORMATION	23/08/2023
F	TOWN PLANNING SUBMISSION FOR INFORMATION	08/02/2024
G	TOWN PLANNING SUBMISSION FOR INFORMATION	20/02/2024

CENTRE ROAD



NOT IN SCOPE EXISTING TO REMAIN

EXISTING TO REMAIN



North Point

TOWN PLANNING

Consultant
ESD Consultant
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Traffic Engineer
Stantec
Civil Engineer
Aurecon

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 Project Title

CLAYTON BUSINESS PARK

Drawing Title

OVERALL STAGING PLAN

Scale	1 : 1100	
Drawing Created (date)	11/02/22	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1003	G

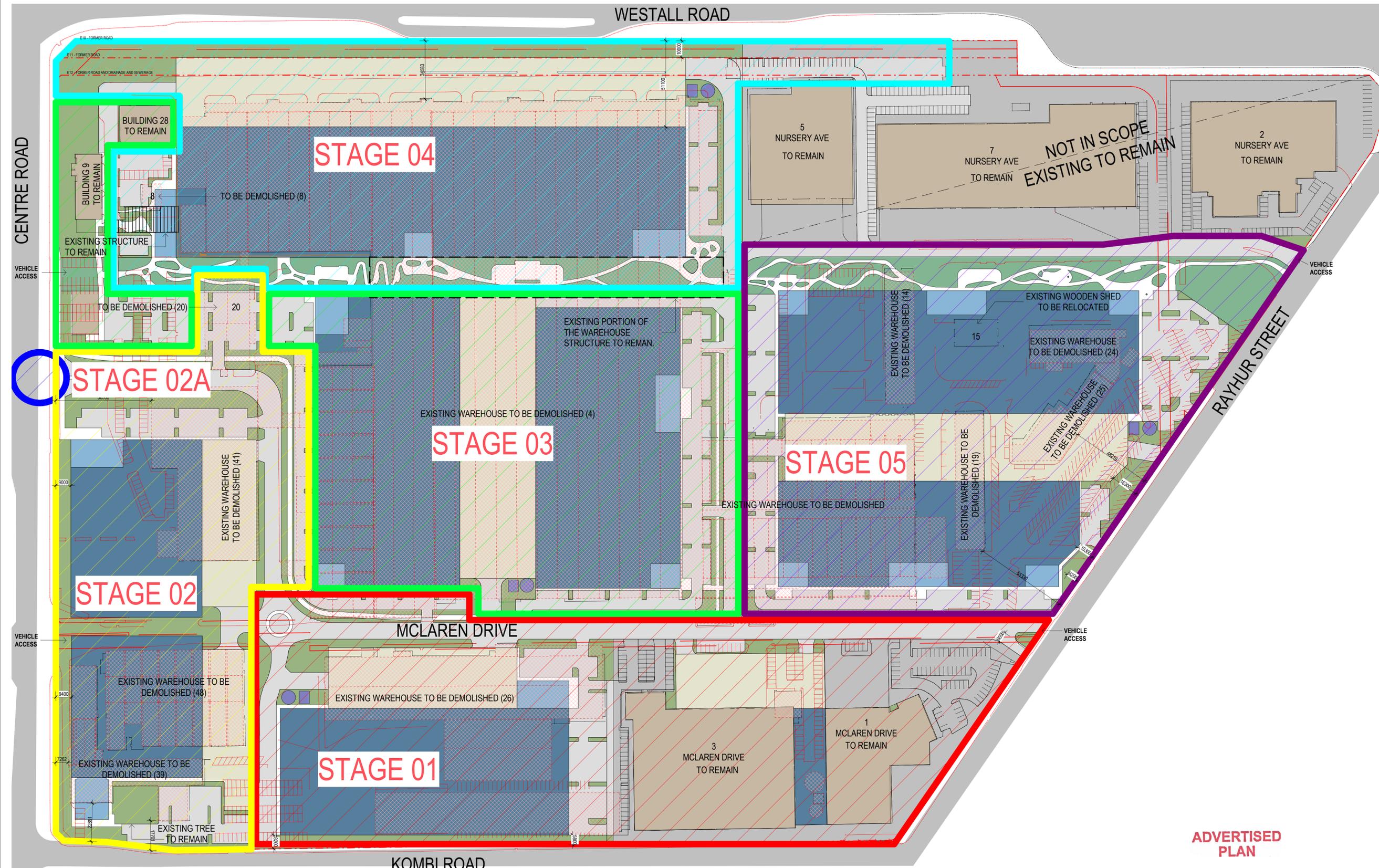
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1 STAGING PLAN

1:1100

STAGE COMPLETED LEGEND		
	NEW BUILDING / STRUCTURE	
	EXISTING BUILDING STRUCTURE TO REMAIN	
	AREA NOT IN SCOPE	
	NEW CONCRETE HARDSTAND	
	NEW GREEN SPINE REFER TO LANDSCAPE DRAWINGS	
	NEW GARDEN BED REFER TO LANDSCAPE DRAWINGS	
	NEW CARPARK / DRIVEWAY	
	PUMP ROOM & FIRE TANK	

ADVERTISED PLAN



**TOWN PLANNING**

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Traffic Engineer	Stantec
Civil Engineer	Aurecon

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**CLAYTON BUSINESS PARK**  
**STAGING PLAN ON EXISTING AND NEW SITE OVERLAY**

Scale	1 : 1100	
Drawing Created (date)	02/02/24	
Drawing Created (by)	GroupGSA	
Plotted and checked by	TL	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1004.1	B

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**1 STAGING PLAN - EXISTING SITE CONDITIONS AND NEW SITE OVERLAY**  
 1 : 1100

STAGE COMPLETED LEGEND			
	NEW BUILDING / STRUCTURE		NEW CONCRETE HARDSTAND
	EXISTING BUILDING STRUCTURE TO REMAIN		NEW GREEN SPINE REFER TO LANDSCAPE DRAWINGS
	AREA NOT IN SCOPE		NEW GARDEN BED REFER TO LANDSCAPE DRAWINGS
	NEW CARPARK / DRIVEWAY		EXISTING WAREHOUSE / BUILDING TO BE DEMOLISHED
	ELEMENTS TO BE DEMOLISHED		ELEMENTS TO REMAIN

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CENTRE ROAD

WESTALL ROAD

VEHICLE ACCESS

STAGE 02A

BUILDING 28 TO REMAIN

STAGE 04

5 NURSERY AVE TO REMAIN

7 NURSERY AVE TO REMAIN

NOT IN SCOPE EXISTING TO REMAIN

2 NURSERY AVE TO REMAIN

EXISTING STRUCTURE TO REMAIN

TO BE DEMOLISHED (8)

TO BE DEMOLISHED (20)

20

EXISTING PORTION OF THE WAREHOUSE STRUCTURE TO REMAIN

EXISTING WAREHOUSE TO BE DEMOLISHED (4)

STAGE 03

EXISTING WAREHOUSE TO BE DEMOLISHED (14)

EXISTING WOODEN SHED TO BE RELOCATED

EXISTING WAREHOUSE TO BE DEMOLISHED (24)

EXISTING WAREHOUSE TO BE DEMOLISHED (23)

STAGE 05

EXISTING WAREHOUSE TO BE DEMOLISHED

RAYHUR STREET

VEHICLE ACCESS

STAGE 02

EXISTING WAREHOUSE TO BE DEMOLISHED (41)

MCLAREN DRIVE

VEHICLE ACCESS

EXISTING WAREHOUSE TO BE DEMOLISHED (48)

EXISTING WAREHOUSE TO BE DEMOLISHED (26)

1 MCLAREN DRIVE TO REMAIN

STAGE 01

3 MCLAREN DRIVE TO REMAIN

EXISTING WAREHOUSE TO BE DEMOLISHED (39)

EXISTING TREE TO REMAIN

KOMBI ROAD



North Point

TOWN PLANNING

Consultant

ESD Consultant

SDC

Traffic Engineer

Stantec

Civil Engineer

Aurecon

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CLAYTON BUSINESS PARK

STAGING PLAN ON EXISTING SITE CONDITIONS PLAN

Scale 1: 1100

Drawing Created (date) 02/02/24

Drawing Created (by) GroupGSA

Plotted and checked by TL

Verified PK

Approved PK

Project No Drawing No Issue

210199 A1004 B

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1 STAGING PLAN - EXISTING SITE CONDITIONS PLAN  
1: 1100

STAGE EXISTING CONDITION LEGEND	
	EXISTING BUILDING / WAREHOUSE
	NOT IN SCOPE

ADVERTISED PLAN

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
B	DRAFT - TP SUBMISSION	21/07/2023
C	TOWN PLANNING SUBMISSION	23/08/2023



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ADVERTISED PLAN



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Traffic Engineer	
Civil Engineer	
Client	

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architecture interior design urban design landscape  
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 Project Title

CLAYTON BUSINESS PARK

Drawing Title

SITE ROOF PLAN

Scale	1 : 1100	
Drawing Created (date)	04/26/23	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue

210199
A1005
C

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Issue	Description	Date
A	DRAFT - TP SUBMISSION	24/07/2023
B	TOWN PLANNING SUBMISSION	23/08/2023



North Point

**DRAFT**

Consultant	Consultant Company	Consultant Details
Consultant	Consultant Company	Consultant Details
Consultant	Consultant Company	Consultant Details
Consultant	Consultant Company	Consultant Details
Client	GOODMAN	Client Details



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nom architect Lisa-Maree Carrigan 7568  
Project Title

**CLAYTON BUSINESS PARK**

**EXISTING AND NEW SITE OVERLAY**

Scale	1 : 1100
Drawing Created (date)	07/26/23
Drawing Created (by)	KB
Plotted and checked by	PK
Verified	KB
Approved	PK
Project No	210199
Drawing No	A1008
Issue	B

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**ADVERTISED PLAN**

**EXISTING SITE CONDITIONS AND NEW SITE OVERLAY**

LEGEND					
WAREHOUSE		GREEN CONNECTOR		RAINWATER TANK	
OFFICE		ROAD		FIRE TANK	
HARDSTAND		FOOTPATH		EXISTING TREE - HIGH RETENTION VALUE	
LANDSCAPE		PUMP ROOM			
EXISTING SITE CONDITIONS					

WESTALL ROAD

Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	TOWN PLANNING SUBMISSION	23/08/2023
C	PLANNING PERMIT - RFI	25/01/2024

CENTRE ROAD

VEHICLE ACCESS



- PROPOSED 1.8M HIGH BLACK PALISADE FENCE
- EXISTING CHAIN-WIRE FENCE TO REMAIN

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TOWN PLANNING

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Civil Engineer	Aurecon

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 architecture interior design urban design landscape  
 nom architect Lisa-Maree Carrigan 7568  
 Project Title

**CLAYTON BUSINESS PARK**

Drawing Title

**SITE FENCING PLAN**

Scale	1: 1100
Drawing Created (date)	08/03/23
Drawing Created (by)	PK
Plotted and checked by	KB
Verified	KB
Approved	PK
Project No	210199
Drawing No	A1009
Issue	C

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**ADVERTISED PLAN**

**1 SITE FENCING PLAN**  
 1: 1100

25/01/2024 1:03:15 PM

Amendments Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	21/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023

WESTALL ROAD



North Point

**TOWN PLANNING**

Consultant	
ESD Consultant	SDC
Traffic Engineer	Stantec
Civil Engineer	Aurecon
Client	<p><b>GOODMAN</b>          1/467 Plummer St,          Port Melbourne VIC 3207          www.goodman.com</p> 

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 www.groupgsa.com  
 T +612 9361 4144 F +612 9332 3458  
 architecture interior design urban design landscape  
 nom architect Lisa-Maree Carrigan 7568  
 Project Title

**CLAYTON BUSINESS PARK**

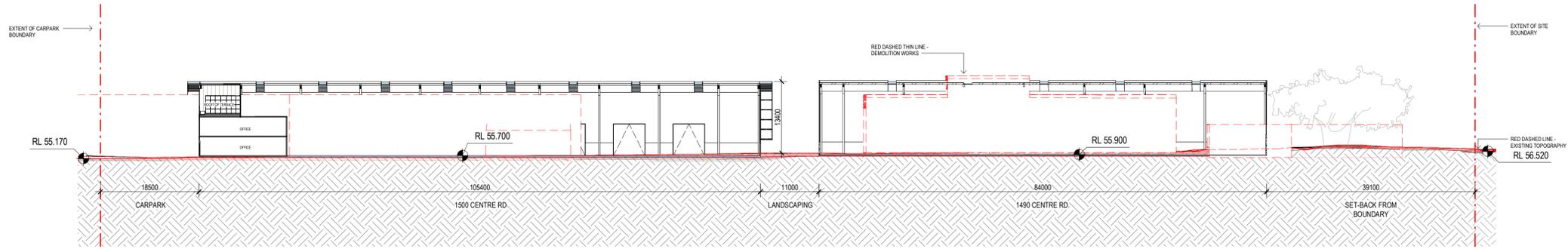
**GROUND FLOOR PLAN**

Scale	1: 1100	
Drawing Created (date)	11/08/22	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1010	D

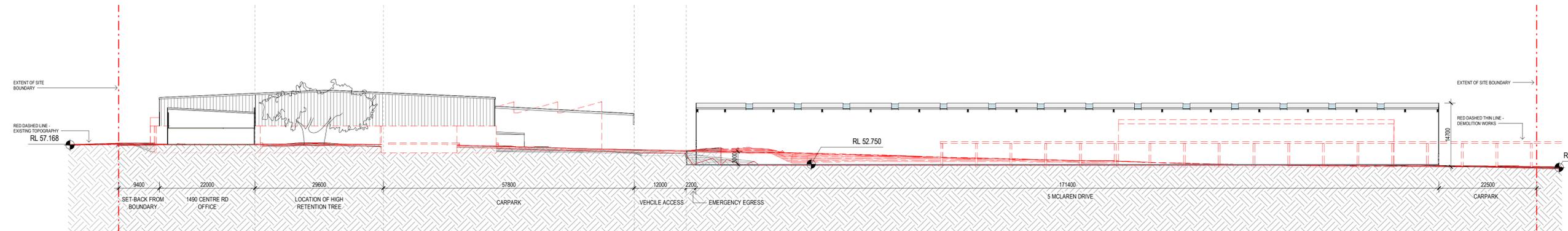
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1 OVERALL GROUND LEVEL  
1: 1100

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1 SECTION 01  
1:500



2 SECTION 02  
1:500

ADVERTISED  
PLAN

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Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	21/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023



TOWN PLANNING

Consultant	
ESD Consultant	
SDC	
Traffic Engineer	
Stantec	
Civil Engineer	
Aurecon	
Client	
GOODMAN	
1467 Plummer St, Port Melbourne VIC 3207 www.goodman.com	

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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568  
Project Title

CLAYTON BUSINESS  
PARK

OVERALL SECTIONS  
SHEET 1

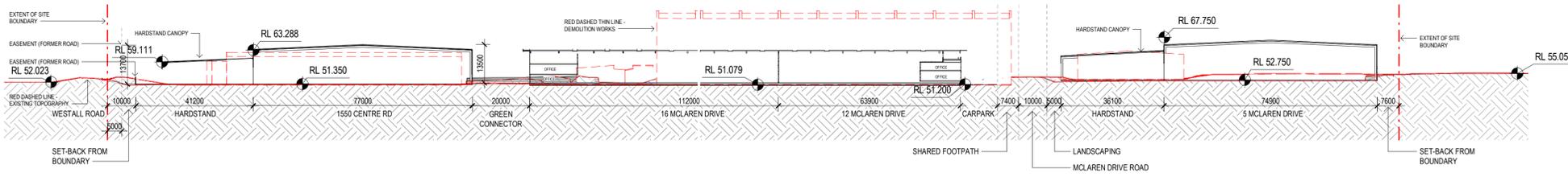
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Drawing Created (date)	10/26/22	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue
210199	A1040	D

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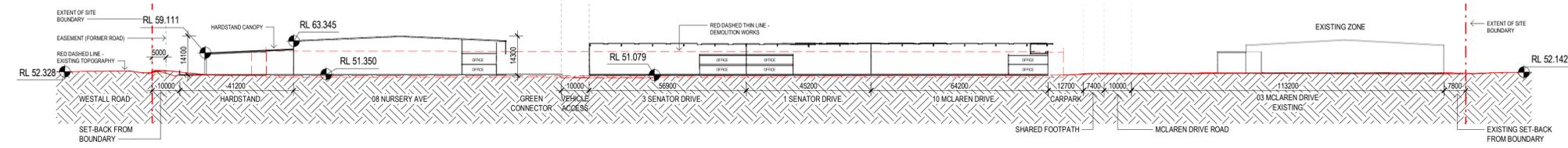
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# ADVERTISED PLAN

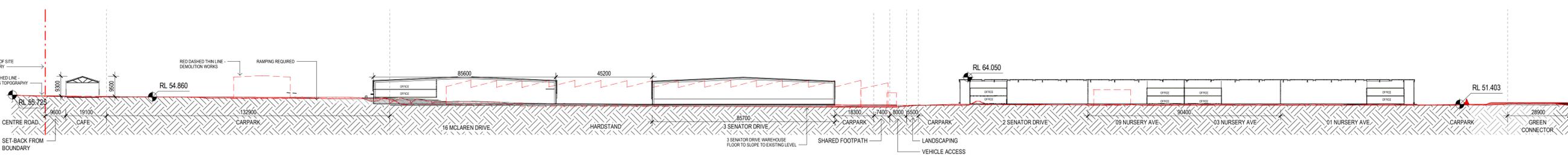
Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	21/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023



1 OVERALL SECTION 01  
1 : 1000

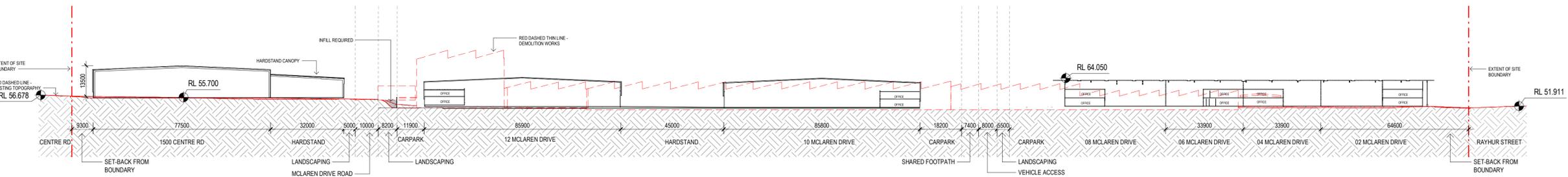


2 OVERALL SECTION 02  
1 : 1000

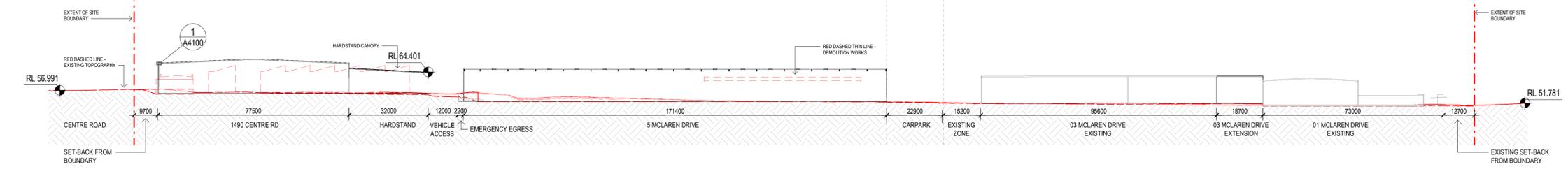


3 OVERALL SECTION 03  
1 : 1000

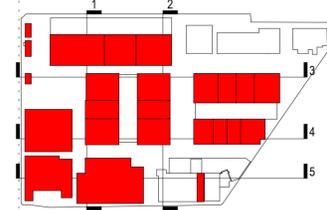
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4 OVERALL SECTION 04  
1 : 1000



5 OVERALL SECTION 05  
1 : 1000



## TOWN PLANNING

Consultant	Stantec
ESD Consultant	SDC
Traffic Engineer	Stantec
Civil Engineer	Aurecon

Client  
**GOODMAN**  
 1/467 Plummer St,  
 Port Melbourne VIC 3207  
 www.goodman.com

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 architecture interior design urban design landscape  
 nom architect Lisa-Maree Carrigan 7568  
 Project Title

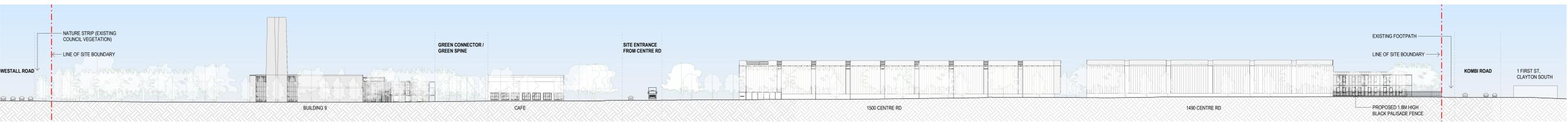
## CLAYTON BUSINESS PARK

### OVERALL SECTIONS SHEET 2

Scale	1 : 1000
Drawing Created (date)	12/19/22
Drawing Created (by)	GroupGSA
Plotted and checked by	KB
Verified	PK
Approved	PK
Project No	210199
Drawing No	A1041
Issue	D

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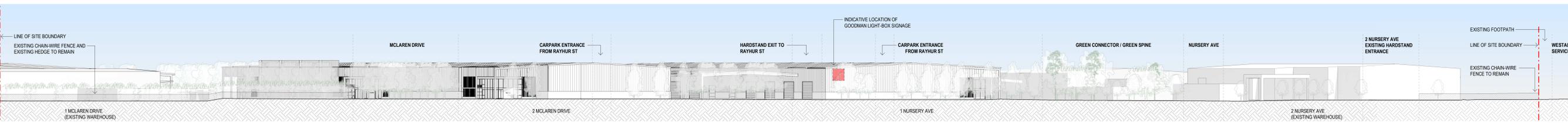
23/08/2023 1:34:25 PM



1 ELEVATION 01 - CENTRE ROAD  
1:500



2 ELEVATION 02 - KOMBI ROAD  
1:500

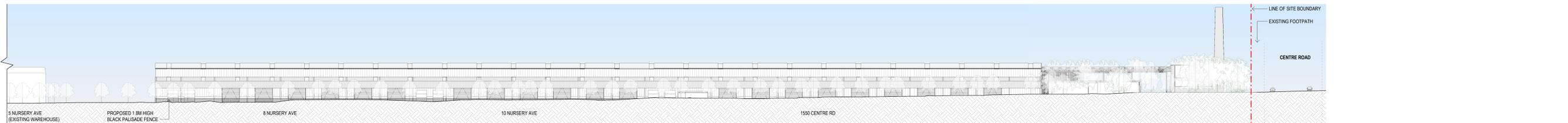


3 ELEVATION 03 - RAYHUR STREET  
1:500

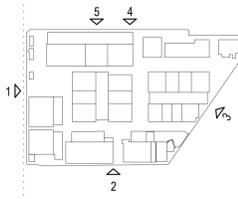


4 ELEVATION 04 - WESTALL ROAD - PART 1 (EAST)  
1:500

ADVERTISED PLAN



5 ELEVATION 05 - WESTALL ROAD - PART 2 (WEST)  
1:500



TOWN PLANNING

Consultant	
ESD Consultant	
SDC	
Traffic Engineer	
Stanfec	
Civil Engineer	
Aurecon	

Client  
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architecture interior design urban design landscape  
**CLAYTON BUSINESS PARK**

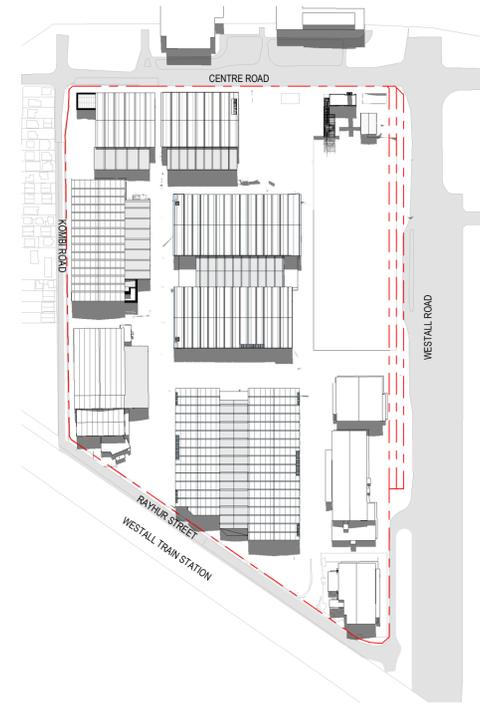
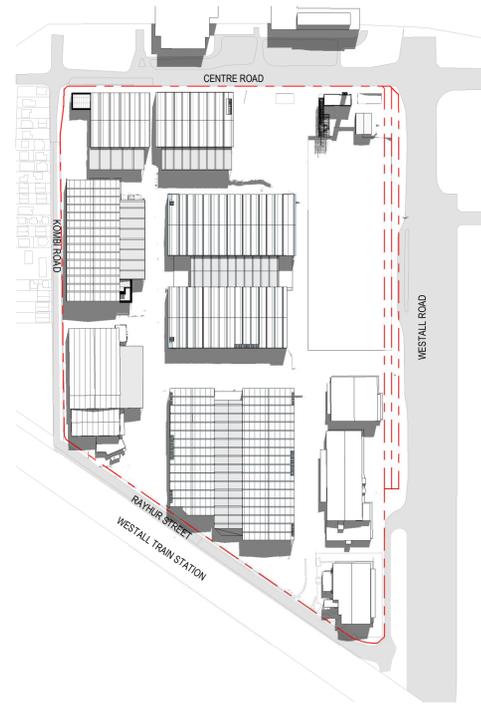
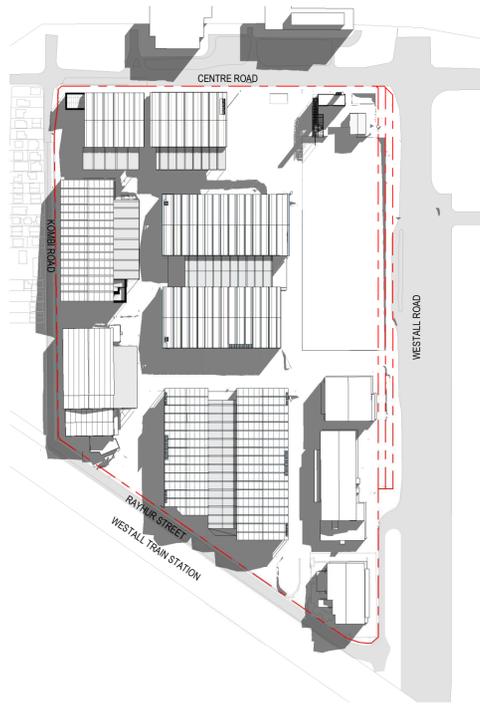
SITE ELEVATIONS - STREETSCAPE

Scale	1:500
Drawing Created (date)	25/01/24
Drawing Created (by)	GroupGSA
Plotted and checked by	KB
Verified	PK
Approved	PK
Project No	210199
Drawing No	A1050
Issue	A

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Amendments Issue	Description	Date
A	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	02/02/2023
B	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
C	DRAFT - TP SUBMISSION	24/07/2023
D	TOWN PLANNING SUBMISSION	23/08/2023
E	PLANNING PERMIT - RFI	25/01/2024



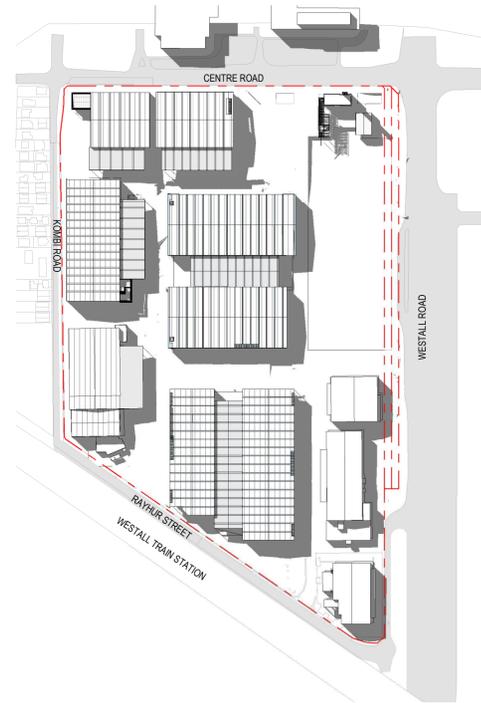
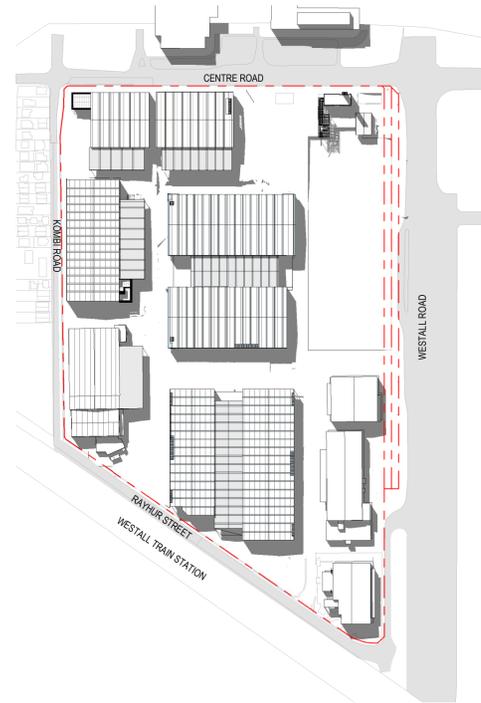
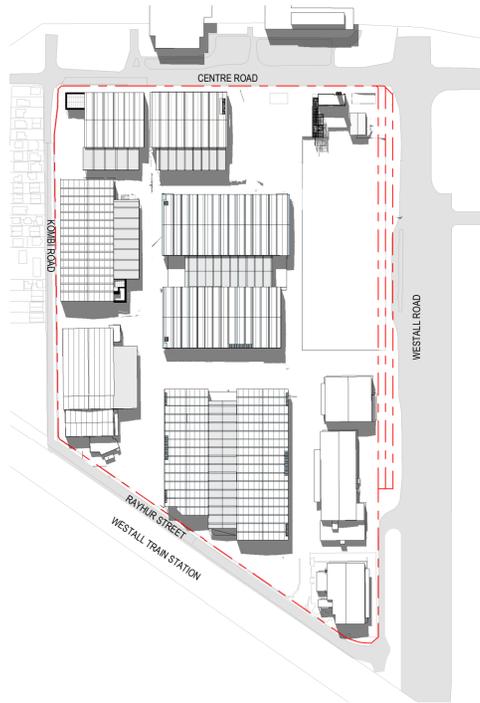
1 SHADOW DIAGRAM - 21ST JUNE - 9AM  
1:5000

2 SHADOW DIAGRAM - 21ST JUNE - 10AM  
1:5000

3 SHADOW DIAGRAM - 21ST JUNE - 11AM  
1:5000

4 SHADOW DIAGRAM - 21ST JUNE - 12PM  
1:5000

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5 SHADOW DIAGRAM - 21ST JUNE - 1PM  
1:5000

6 SHADOW DIAGRAM - 21ST JUNE - 2PM  
1:5000

7 SHADOW DIAGRAM - 21ST JUNE - 3PM  
1:5000

ADVERTISED PLAN



North Point

TOWN PLANNING

Consultant

ESD Consultant

SDC

Traffic Engineer

Stantec

Civil Engineer

Aurecon

Client

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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568

Project Title

CLAYTON BUSINESS PARK

Drawing Title

SHADOW ANALYSIS - 21ST JUNE - 9AM - 3PM

Scale 1:5000

Drawing Created (date) 11/18/22

Drawing Created (by) GroupGSA

Plotted and checked by KB

Verified PK

Approved PK

Project No Drawing No Issue

210199 A1060 E

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25/01/2024 1:04:23 PM

DEVELOPMENT AREA SCHEDULE - SITE PLAN	
WAREHOUSE LOCATION	AREA
PRECINCT 1	
5 MCLAREN DRIVE	13811 m <sup>2</sup>
1490 CENTRE ROAD	7497 m <sup>2</sup>
1500 CENTRE ROAD	8859 m <sup>2</sup>
	30167 m <sup>2</sup>
PRECINCT 2	
1 SENATOR DRIVE	4093 m <sup>2</sup>
3 SENATOR DRIVE	5092 m <sup>2</sup>
10 MCLAREN DRIVE	5859 m <sup>2</sup>
12 MCLAREN DRIVE	5863 m <sup>2</sup>
16 MCLAREN DRIVE	10614 m <sup>2</sup>
	31521 m <sup>2</sup>
PRECINCT 3	
8 NURSERY AVE	6977 m <sup>2</sup>
10 NURSERY AVE	6210 m <sup>2</sup>
1550 CENTRE ROAD	11498 m <sup>2</sup>
BUILDING 9	634 m <sup>2</sup>
BUILDING 15	408 m <sup>2</sup>
EOT	687 m <sup>2</sup>
	26415 m <sup>2</sup>
PRECINCT 4	
1 NURSERY AVE	4687 m <sup>2</sup>
2 MCLAREN DRIVE	3736 m <sup>2</sup>
2 SENATOR DRIVE	4512 m <sup>2</sup>
3 NURSERY AVE	3447 m <sup>2</sup>
4 MCLAREN DRIVE	2276 m <sup>2</sup>
6 MCLAREN DRIVE	2286 m <sup>2</sup>
8 MCLAREN DRIVE	3174 m <sup>2</sup>
9 NURSERY AVE	3458 m <sup>2</sup>
	27576 m <sup>2</sup>
TOTAL AREA	115678 m <sup>2</sup>

PRECINCT 1 - DEVELOPMENT AREA SCHEDULE	
AREA NAME	AREA
5 MCLAREN DRIVE	
WAREHOUSE AREA	12853 m <sup>2</sup>
GROUND OFFICE AREA	508 m <sup>2</sup>
LEVEL 1 OFFICE AREA	450 m <sup>2</sup>
	13811 m <sup>2</sup>
1490 CENTRE ROAD	
WAREHOUSE AREA	6513 m <sup>2</sup>
GROUND OFFICE AREA	502 m <sup>2</sup>
LEVEL 1 OFFICE AREA	482 m <sup>2</sup>
	7497 m <sup>2</sup>
1500 CENTRE ROAD	
WAREHOUSE AREA	7666 m <sup>2</sup>
GROUND OFFICE AREA	502 m <sup>2</sup>
LEVEL 1 OFFICE AREA	453 m <sup>2</sup>
1500 CENTRE RD ROOF TERRACE AREA	239 m <sup>2</sup>
	8859 m <sup>2</sup>
TOTAL AREA	30167 m <sup>2</sup>

PRECINCT 2 - DEVELOPMENT AREA SCHEDULE	
AREA NAME	AREA
1 SENATOR DRIVE	
WAREHOUSE	3541 m <sup>2</sup>
GROUND FLOOR OFFICE AREA	274 m <sup>2</sup>
LEVEL 1 OFFICE AREA	278 m <sup>2</sup>
	4093 m <sup>2</sup>
3 SENATOR DRIVE	
WAREHOUSE	4540 m <sup>2</sup>
GROUND FLOOR OFFICE AREA	274 m <sup>2</sup>
LEVEL 1 OFFICE AREA	278 m <sup>2</sup>
	5092 m <sup>2</sup>
10 MCLAREN DRIVE	
WAREHOUSE	5246 m <sup>2</sup>
GROUND FLOOR OFFICE AREA	251 m <sup>2</sup>
LEVEL 1 OFFICE AREA	251 m <sup>2</sup>
ROOFTOP TERRACE	113 m <sup>2</sup>
	5863 m <sup>2</sup>
12 MCLAREN DRIVE	
WAREHOUSE	5250 m <sup>2</sup>
GROUND FLOOR OFFICE AREA	250 m <sup>2</sup>
LEVEL 1 OFFICE AREA	250 m <sup>2</sup>
ROOFTOP TERRACE	113 m <sup>2</sup>
	5863 m <sup>2</sup>
16 MCLAREN DRIVE	
WAREHOUSE	9482 m <sup>2</sup>
WAREHOUSE GROUND OFFICE AREA	128 m <sup>2</sup>
GROUND OFFICE AREA	499 m <sup>2</sup>
LEVEL 1 OFFICE AREA	505 m <sup>2</sup>
	10614 m <sup>2</sup>
TOTAL AREA	31521 m <sup>2</sup>

PRECINCT 3 - DEVELOPMENT AREA SCHEDULE	
AREA NAME	AREA
8 NURSERY AVE	
WAREHOUSE	6272 m <sup>2</sup>
GROUND OFFICE AREA	351 m <sup>2</sup>
LEVEL 1 OFFICE AREA	354 m <sup>2</sup>
	6977 m <sup>2</sup>
10 NURSERY AVE	
WAREHOUSE	5752 m <sup>2</sup>
GROUND OFFICE AREA	274 m <sup>2</sup>
LEVEL 1 OFFICE AREA	184 m <sup>2</sup>
	6210 m <sup>2</sup>
1550 CENTRE ROAD	
WAREHOUSE	10435 m <sup>2</sup>
GROUND FLOOR OFFICE	508 m <sup>2</sup>
LEVEL 2 OFFICE AREA	472 m <sup>2</sup>
WAREHOUSE GROUND OFFICE AREA	83 m <sup>2</sup>
	11498 m <sup>2</sup>
BUILDING 9	
BUILDING 9	634 m <sup>2</sup>
	634 m <sup>2</sup>
BUILDING 15	
CAFE	408 m <sup>2</sup>
	408 m <sup>2</sup>
EOT	
EOT	687 m <sup>2</sup>
	687 m <sup>2</sup>
TOTAL AREA	26415 m <sup>2</sup>

PRECINCT 4 - DEVELOPMENT AREA SCHEDULE	
AREA NAME	AREA
1 NURSERY AVE	
WAREHOUSE AREA	4199 m <sup>2</sup>
GROUND OFFICE AREA	264 m <sup>2</sup>
LEVEL 1 OFFICE AREA	224 m <sup>2</sup>
	4687 m <sup>2</sup>
2 MCLAREN DRIVE	
WAREHOUSE AREA	3242 m <sup>2</sup>
GROUND OFFICE AREA	269 m <sup>2</sup>
LEVEL 1 OFFICE AREA	225 m <sup>2</sup>
	3736 m <sup>2</sup>
2 SENATOR DRIVE	
WAREHOUSE AREA	4016 m <sup>2</sup>
GROUND OFFICE AREA	262 m <sup>2</sup>
LEVEL 1 OFFICE AREA	233 m <sup>2</sup>
	4512 m <sup>2</sup>
3 NURSERY AVE	
WAREHOUSE AREA	2954 m <sup>2</sup>
GROUND OFFICE AREA	270 m <sup>2</sup>
LEVEL 1 OFFICE AREA	222 m <sup>2</sup>
	3447 m <sup>2</sup>
4 MCLAREN DRIVE	
WAREHOUSE AREA	1786 m <sup>2</sup>
GROUND OFFICE AREA	269 m <sup>2</sup>
LEVEL 1 OFFICE AREA	222 m <sup>2</sup>
	2276 m <sup>2</sup>
6 MCLAREN DRIVE	
WAREHOUSE AREA	1786 m <sup>2</sup>
GROUND OFFICE AREA	279 m <sup>2</sup>
LEVEL 1 OFFICE AREA	222 m <sup>2</sup>
	2286 m <sup>2</sup>
8 MCLAREN DRIVE	
WAREHOUSE AREA	2689 m <sup>2</sup>
GROUND OFFICE AREA	264 m <sup>2</sup>
LEVEL 1 OFFICE AREA	221 m <sup>2</sup>
	3174 m <sup>2</sup>
9 NURSERY AVE	
WAREHOUSE AREA	2954 m <sup>2</sup>
GROUND OFFICE AREA	281 m <sup>2</sup>
LEVEL 1 OFFICE AREA	222 m <sup>2</sup>
	3458 m <sup>2</sup>
TOTAL AREA	27576 m <sup>2</sup>

HARDSTAND AREA SCHEDULE		
AREA NAME	AREA	Department
HARDSTAND	10313 m <sup>2</sup>	PRECINCT 1
HARDSTAND	7573 m <sup>2</sup>	PRECINCT 2
HARDSTAND	12440 m <sup>2</sup>	PRECINCT 3
HARDSTAND	8089 m <sup>2</sup>	PRECINCT 4
TOTAL AREA	38414 m <sup>2</sup>	

SITE AREA SCHEDULE	
LANDSCAPE AREA	
CARPARK	27116 m <sup>2</sup>
LANDSCAPE AND FOOTPATH	53199 m <sup>2</sup>
NEW CARPARK ADJACENT 7 NURSERY AVE	792 m <sup>2</sup>
ROAD	17680 m <sup>2</sup>
	98788 m <sup>2</sup>

EXISTING TOTAL SITE AREA: 309,632m<sup>2</sup>

NOTE:

- AREAS ARE MEASURED TO THE EXTERNAL FACE OF THE EXTERNAL WALL, AND CENTERLINE OF INTERNAL WALL.
- TOTAL AREA ABOVE DOES NOT INCLUDE MCLAREN 1 AND MCLAREN 3

MCLAREN 1 AND MCLAREN 3 (ESTIMATED) AREA SCHEDULE	
AREA	
MCLAREN 1 AND MCLAREN 3 (LANDSCAPE AND FOOTPATH)	4588 m <sup>2</sup>
MCLAREN 1 CARPARK	2136 m <sup>2</sup>
MCLAREN 1 HARDSTAND	1322 m <sup>2</sup>
MCLAREN 1 OFFICE	879 m <sup>2</sup>
MCLAREN 1 WAREHOUSE	2655 m <sup>2</sup>
MCLAREN 3 CARPARK	1864 m <sup>2</sup>
MCLAREN 3 EXTENSION	1296 m <sup>2</sup>
MCLAREN 3 HARDSTAND	2844 m <sup>2</sup>
MCLAREN 3 WAREHOUSE AND OFFICE	7114 m <sup>2</sup>
	24698 m <sup>2</sup>

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Amendments		
Issue	Description	Date
A	FOR INFORMATION	24/04/2023
B	FOR INFORMATION (INTERNAL)	15/05/2023
C	FOR INFORMATION (INTERNAL)	17/05/2023
D	FOR INFORMATION	18/05/2023
E	DRAFT - CONSULTANTS ISSUE FOR TP SUBMISSION	26/05/2023
F	DRAFT - TP SUBMISSION	24/07/2023
G	DRAFT - TP SUBMISSION	15/08/2023
H	TOWN PLANNING SUBMISSION	23/08/2023
I	PLANNING PERMIT - RFI	25/01/2024

TOWN PLANNING

Consultant	
ESD Consultant	
SDC	
Traffic Engineer	
Stantec	
Civil Engineer	
Aurecon	
Client	
GOODMAN	
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568  
Project Title

CLAYTON BUSINESS PARK

Drawing Title

AREA SCHEDULE

Scale

Drawing Created (date)

Drawing Created (by) GroupGSA

Plotted and checked by KB

Verified PK

Approved PK

Project No Drawing No Issue

210199 A1070 I

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25/01/2024 1:05:05 PM

**MATERIALS SCHEDULE**

CODE	DESCRIPTION	IMAGE (INDICATIVE)
AL-01	ALUMINIUM WINDOW MULLION	
BR-01	BRICK PANEL CLADDING	
CT-01	CORTEN CLADDING	
GL-01	OPERABLE WINDOW GLAZING	
GL-02	FIXED WINDOW GLAZING	
GL-03	COLOURBACK GLAZING	
GL-04	FRITTED GLAZING	
PA-01	COLORBOND MONUMENT	
PC-01	PRECAST CONCRETE	
TP-01	TRANSLUCENT POLYCARBONATE	
TR-01	TRANSLUCENT ROOF SHEETING	
MC-01	COLORBOND STANDING SEAM METAL CLADDING (COSMIC)	
SS-01	STAINLESS STEEL WIRE	

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**ADVERTISED PLAN**

Amendments		Date
Issue	Description	
A	PLANNING PERMIT - RFI	25/01/2024

**TOWN PLANNING**

Consultant	
ESD Consultant	
SDC	
Traffic Engineer	
Stantec	
Civil Engineer	
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architecture interior design urban design landscape  
nom architect Lisa-Maree Carrigan 7568  
Project Title

**CLAYTON BUSINESS PARK**

Drawing Title

**MATERIAL SCHEDULE**

Scale	1 : 1	
Drawing Created (date)	25/01/24	
Drawing Created (by)	GroupGSA	
Plotted and checked by	KB	
Verified	PK	
Approved	PK	
Project No	Drawing No	Issue

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