

7.1.3 TPA/54825 - 1799 DANDENONG ROAD, OAKLEIGH EAST - CONSTRUCTION OF A THREE (3) STOREY APARTMENT BUILDING AND ALTERATION OF ACCESS TO A TRANSPORT ZONE

Responsible Manager:	Catherine Sherwin, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

Planning Application TPA/54825 sought approval for the construction of a 3 storey apartment building at 1799 Dandenong Road, Oakleigh East. A refusal was issued on 26 September 2023 and an appeal has been lodged with Victorian Civil and Administrative Tribunal (VCAT) against Council’s Notice of Refusal to issue a Planning Permit.

As part of the VCAT appeal process Council Officer’s attended two compulsory conferences. Following the second compulsory conference, amended plans have been formally lodged with VCAT which seek to address the concerns raised within Council’s grounds of refusal, primarily with regards to neighbourhood character and presentation to the streetscape, landscaping, internal amenity, and impact on adjoining properties.

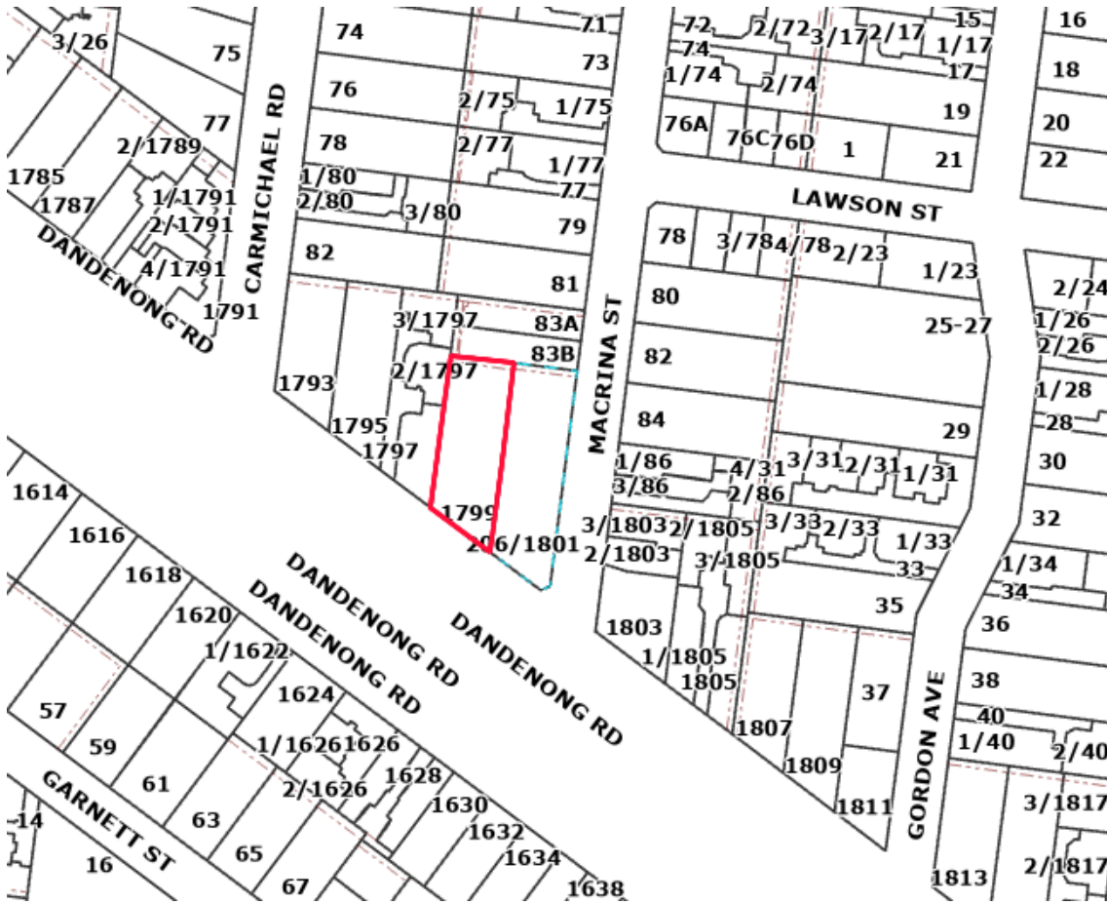
Council must now form a position on the amended plans lodged with VCAT. If Council supports the amended plans as recommended by Officer’s, this matter can be resolved by consent order at VCAT. If Council is not supportive of the amended plans, the application will proceed to a full hearing on 22 and 23 April 2024.

The amended plans are considered to be generally acceptable, and it is recommended that the amended proposal be supported subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos, Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Anne Maree Roberts
WARD:	Oakleigh
PROPERTY ADDRESS:	1799 Dandenong Road, Oakleigh East
NUMBER OF OBJECTIONS:	Nil
ZONING:	General Residential Zone (Schedule 2)
OVERLAY:	N/A
EXISTING LAND USE:	Three dwellings
RELEVANT POLICY:	Planning Policy Framework Clause 11.01-1R - Settlement – Metropolitan Melbourne Clause 11.02-1S - Supply of Urban Land Clause 15.01-1S & R - Urban Design

	<p>Clause 15.01-2S - Building Design Clause 15.01-4S & R - Healthy Neighbourhoods Clause 15.01-5S - Neighbourhood Character Clause 15.02-1S - Energy and Resource Efficiency Clause 16.01-1S & R - Housing supply Clause 16.01-2S - Housing affordability Clause 17.01-1S & R - Diversified Economy Clause 18.01-1S - Land Use and Transport Planning Clause 18.02-1S&R - Sustainable Personal Transport Clause 18.02-2R - Principal Public Transport Network Clause 18.02-4S - Car Parking Clause 19.03-3S - Integrated Water Management</p> <p><u>Local Planning Policy Framework</u></p> <p>Clause 21 - Municipal Strategic Statement (Introduction) Clause 21.04 - Residential Development Clause 21.08 - Transport and Traffic Clause 21.13 - Sustainability and Environment Clause 22.01- Residential Development and Character Policy Clause 22.04 - Stormwater Management Policy Clause 22.05 - Tree Conservation Policy Clause 22.13- Environmentally Sustainable Development Policy</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06 - Car Parking Clause 52.29 - Land Adjacent to the Principal Road Network Clause 52.34 - Bicycle Facilities Clause 53.18 - Stormwater Management in Urban Development Clause 55 - Two or more dwellings on a lot and residential buildings Clause 65 - Decision Guidelines</p>
DEVELOPMENT COST:	\$4 Million

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to consent to the amended plans and support the application via consent order to (TPA/54825) for the construction of a three storey building containing twelve (12) dwellings above a basement carpark, alteration and creation of access to a road in Transport Zone subject to the following conditions:

Amended Plans Required

- 1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Martyn Tribe Architects dated 8 February 2024 (Revision V3) but modified to show:**
 - a) Detail of the model and specifications of the stacker parking system.**
 - b) Any required fire services, electricity supply, gas and water meter boxes located in front setback to be discreetly located and/or screened to complement the development. Any required services must be clearly detailed.**
 - c) The proposed decked areas of Units 2 and 5 to be shown as per the landscape plan prepared by John Patrick Landscape Architects Pty Ltd, dated 8 February 2024.**
 - d) A 1:50 sectional diagram detailing the proposed external screens and how they will limit overlooking into the adjoining areas of secluded private open space and habitable room windows as required by Standard B22.**
 - e) The location of any fencing and trellis on boundary fencing proposed to prevent unreasonable overlooking, to be detailed on the ground floor plan and elevations.**
 - f) The materials for the pedestrian pathway to the front entrance leading to the building to be consistent on the development and landscaping plans.**
 - g) Details of tree protection measures to the Council street tree.**
 - h) A materials schedule of all proposed external materials including colour swatches.**
 - i) The allocation of car parking in accordance with Condition 10.**
 - j) A Landscape Plan in accordance with Condition 4 of this Permit.**
 - k) A Waste Management Plan in accordance with Condition 7 of this Permit.**
 - l) A Sustainable Management Plan prepared in accordance with Condition 8 of this Permit.**

All to the satisfaction of the Responsible Authority.

Layout Not Altered

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.**

Compliance with documents approved under this permit

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.**

Landscape Plan

4. **Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by John Patrick Landscape Architects Pty Ltd, dated 8 February 2024 except that the plan must be modified to show:**

- **Any changes as required by Condition 1 of this Permit.**
- **Landscaping provided to second floor balconies facing Dandenong Road, with planting that can cascade.**

Before the occupation of any of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and thereafter maintained to the satisfaction of the Responsible Authority.

Landscaping before commencement of use

5. **Before the occupation of any of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and thereafter maintained to the satisfaction of the Responsible Authority.**

Landscaping Maintenance

6. **All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.**

Waste Management Plan

7. **Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must provide details of a regular private waste (including recyclables) collection service for the subject land and be prepared in accordance with the Multi-Unit and Commercial Developments Waste Management Plan Guide for Applicants. The plan must include the following:**
- a) **The method and location of collection of all waste from the land;**
 - b) **Waste volume calculation and total waste generated per waste stream;**
 - c) **Frequency of Waste collection and permitted collection times;**
 - d) **Plans showing the location of bin storage areas, required bin storage equipment and features, number of bins and location of temporary bin storage at collection point(s);**
 - e) **Provision of bin cleaning equipment, washing facilities and sewer disposal within the waste storage area;**
 - f) **Type / Size of private waste vehicles;**

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

8. Concurrent with the endorsement of plans requested pursuant to Condition 1, a Sustainable Design Assessment (in accordance with Clause 22.13) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Upon approval the Sustainable Management Plan (SMP) will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the Sustainable Management Plan to the satisfaction of the Responsible Authority.

The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

9. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
- a) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;
 - e) A program for the cleaning and maintaining surrounding road surfaces;
 - f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
 - g) Measures to provide for public Safety and site security;
 - h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - i) A Traffic Management Plan showing truck routes to and from the site;

- j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
- l) The provision of contact details of key construction site staff; and
- m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)
 - No works are permitted on Sundays or Public Holidays.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Allocation of Car Spaces

10. Car parking within the development must be allocated as follows:
- a) Provision of no less than 2 car spaces per each 3 bedroom unit;
 - b) Provision of no less than 1 car space associated with each 1 and 2 bedroom unit; and
 - c) Stacker spaces to be allocated to 3 bedroom units.

Visitor Parking Spaces

11. Visitor parking spaces within the development must be:
- a) Clearly identified by appropriate signage having an area no greater than 0.3m²;
 - b) Line marked to indicate each car space; and
 - c) Available for visitor usage at all times other than when vacant during waste collection hours.

Maintenance of Car Stackers

12. The car stackers must be maintained to the satisfaction of the Responsible Authority to ensure they are useable and available for use.

Bicycle Spaces

13. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.

Vehicle Crossing

14. The existing redundant vehicle crossover is to be removed and replaced with kerb and channel. The footpath and nature strip are to be reinstated to the satisfaction of Council.

Boundary Walls

15. The walls on the boundary of adjoining properties shall be cleaned and finished in a manner to the satisfaction of the Responsible Authority.

Privacy screens

16. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

Drainage & Stormwater

17. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.
18. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
19. An on-site detention system for storm events up to the 1% AEP event is to be retained on-site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharged by gravity.
20. The entrance driveway is to be provided with an apex into the underground garage to ensure overland flow from the road reserve during major storm events does not enter the garage, to the satisfaction of the Responsible Authority.
21. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au.

Satisfactory Continuation and Completion

22. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time for starting and completion

23. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- a) The development is not started before 2 years from the date of issue.
- b) The development is not completed before 4 years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

NOTES

- A. Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- B. Any residents of the approved development will not be entitled to car parking permits for on street car parking.
- C. The lot/unit numbers on the “Endorsed Plan” are not to be used as the official street address of the property. Street numbering is allocated in accordance with Australian/New Zealand Standards 4819:2001- Rural and Urban Addressing. Any street addressing enquiries should be directed to Council’s Valuation Team on 9518 3615 or 9518 3210.
- D. Tree planting should be kept clear of the drainage easement.
- E. A public open space contribution may be requested when the development is subdivided.
- F. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council’s Engineering Department prior to any stormwater drainage works commencing.
- G. Engineering permits must be obtained for new or altered or removal of vehicle crossings, works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.

No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

The full cost of reinstatement of any Council assets affected by the demolition, building or construction works, must be met by the permit applicant or any other person responsible for such works, to the satisfaction of the Responsible Authority

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

Enhanced Places

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

Pursue a planning framework that meets Monash needs.

Good Governance

Ensure a financially, socially and environmentally sustainable organisation.

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

BACKGROUND

History

Council on 26 September 2023 refused the application subject the following grounds:

- 1. The proposal is inconsistent with the Residential Development Policy at Clauses 21.04 and 22.01 of the Monash Planning Scheme as it fails to achieve architectural and urban design outcomes that positively contribute to the neighbourhood character having particular regard to the desired future character of the Garden City Suburbs – Southern Areas.*
- 2. The proposal does not adequately satisfy the objectives and requirements of the General Residential Zone – Schedule 2 in the Monash Planning Scheme particularly regarding neighbourhood character.*
- 3. The proposal does not adequately satisfy the objectives and design standards of Clause 55 of the Monash Planning Scheme, including the varied standards under Schedule 2 to the General Residential Zone, regarding neighbourhood character, integration with the street, vehicle access, site layout, building massing, landscaping, setbacks, open space provision, detailed design and apartment development.*
- 4. The proposed alteration of access to the Transport Zone has not been satisfactorily resolved.*
- 5. The proposed development fails to respond appropriately to the prominent main road location.*
- 6. The proposal will result in unreasonable shadow impacts to adjoining properties.*
- 7. The proposal will result in unreasonable overlooking of adjoining habitable room windows and secluded private open space.*
- 8. The use of extensive window and balcony screening results in poor internal amenity for future residents.*
- 9. The proposal represents an overdevelopment of the site.*
- 10. The proposed development is considered to be a poor design outcome for the site.*

Following two Compulsory Conferences on 2 February 2024 and 14 February 2024, amended plans were lodged with VCAT on 16 February 2024 which seek to vary the plans proposed to address Council's concerns.

The applicant was required to serve the amended plans on all parties to the proceedings. As there were no other parties to the appeal, the circulation included only the Tribunal and Council. The plans were required to be advertised to adjoining properties only and not the full extent to all those originally notified of the application, and the plans have also been published on Council's website as required by the orders of the Tribunal.

The Department of Transport and Planning (DTP) has been provided the revised plans by the applicant as a referral authority. DTP has confirmed it is not a party to the VCAT hearing and does not require any permit conditions as access is from the service road.

Site and Surrounds

The site is located on the northern side of the Dandenong Road service road, between Carmichael Road to the west and Macrina Street to the east, in Oakleigh East.

The land is irregular in shape. It has a frontage of 22.1 metres, a west side boundary of 46.44 metres, an east side boundary of 57.37 metres and a rear boundary of 19.21 metres. The overall

site area is 997 square metres and is relatively flat with a slight fall to the rear of the site. A 1.83 metre wide easement runs along the rear (northern) boundary of the site.

The site contains three single storey cream brick units. There are two vehicle crossings – one at either end of the frontage. A high paling fence extends along the frontage of the site in front of Unit 1 with low brick letter boxes situated adjacent to the western crossing. Existing planting on the site is limited to scattered small trees and shrubs. There is one established tree located centrally within the nature strip.

Surrounding land use is residential and is characterised by detached, single storey, 1950's/60's brick dwellings and units with pitched tiled roof lines. More recently constructed double storey dwellings and multi-unit developments, including apartment developments, are also evident in the area.

The land use adjacent to the subject site comprises:

- East:** 1801 Dandenong Road - a three-storey apartment development with basement parking containing twenty (20) residential dwellings. (Amended Planning Permit TPA/44843/A was issued by VCAT issued 30 September 2020)
- West:** 1797 Dandenong Road – three single storey brick units.
- North:** 83A and 83B Macrina Street, to the rear of the site - two (2) double-storey, four-bedroom dwellings.
(Planning Permit TPA/42979 issued 8 April 2015)
- South:** Dandenong Road - arterial road with service road lanes on either side of the central thoroughfare.
Opposite the site across Dandenong Road are single and double storey dwellings.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 1).

PROPOSAL

AMENDED PLANS FOR VCAT

The application proposes the development of a three-storey residential apartment building for twelve (12) dwellings above a basement car park and alteration and creation of access to a road in a Transport Zone.

The amended plans submitted to the Tribunal on 16 February 2024 seek to modify the previous proposed development which was refused and subsequently appealed at VCAT. A comparison between the plans originally assessed and considered by Council and the plans now submitted to VCAT can be summarised as follows:

	ORIGINAL PROPOSAL PREVIOUSLY REFUSED BY COUNCIL (Attachment 2)	AMENDED PROPOSAL SUBMITTED TO VCAT (Attachment 4)
Number of Apartments	12 Apartments including: <ul style="list-style-type: none"> • 2 x 1-bedroom apartments • 4 x 2-bedroom apartments • 6 x 3-bedroom apartments 	12 Apartments including: <ul style="list-style-type: none"> • 2 x 1-bedroom apartments • 5 x 2-bedroom apartments • 5 x 3-bedroom apartments

Number of car spaces	21 car parking spaces- includes 2 visitor spaces -20 required	20 car parking spaces- includes 2 visitor spaces – 19 spaces required
Site Coverage	54%	57% (Front entry canopy was not included in the original calculation)
Permeability	24.8%	26%
Garden Area	35%	37.3%
Materials & design	Contemporary design – brick, render and timber look cladding finishes with flat and pitched tiled roof forms with protruding entrance verandah. Colour palette greys and black	Contemporary design remains - Mansard roof provided replace er the parapet wall to flat roof. Minor change to materials to introduce grey render to façade. Design with verandah reduced in size by 650mm to provide a minimum setback of 6m from front boundary
Front Fencing	No front fence but 1.7m high screen fence to Unit 1 SPOS within front setback	No front fence and screen fence replaced with landscaping
Building Height	3 storeys, 10.181m (+1.5metre plant.)	3 storey, 10.525 metres (+ 3.16m for lift overrun
Vehicle access	Split driveway at eastern end of frontage (1 x entry + 1 x exit)- 2 vehicle crossings	Single driveway and vehicle crossing and eastern end of the frontage.
Landscaping	14 trees – 3 in the frontage. Excess hard surface with two driveways, paving and decking within front setback. Deep soil planting area of 22% New crossing may impact substantial street tree	16 trees – 4 in frontage. Reduced hard surface with single driveway, paving and reduced deck within front setback. Deep soil planting area of 26.7% No impact to street tree
Communal Open Space	Front setback	Roof terrace of 48m2

With the exception of the roof deck, which is a new addition in the amended plans, the minimum building setbacks remain unchanged and are as follows:

	South (Front)	East (Side)	West (Side)	North (Rear)
Basement	6.0m	356mm	650mm	4.019m
Ground Floor	7.6m	1.486m	0m	5.0m
Level 1	7.6m	2.0m	1.8m	5.0m
Level 2	7.6m	3.1m	3.1m	5.0m
Roof Deck	20m	6m	8.5m	19.5m

Whilst there are no changes to the minimum setbacks, with the exception of the roof deck, the amended the plans incorporate the following variations:

- Reduction of basement footprint to provide for additional deep root planting areas and an additional two canopy trees (one in the frontage and one along the eastern boundary).

- Changes to the building massing to comply with B17 of Clause 55/04-1 (side and rear setbacks).
- Replacement of parapet to the flat roof with mansard roof to increase setback from both side boundaries.
- Lowering of the roof of Apartment 11 at the second floor.
- Increase in setbacks along the western boundary as follows:
 - Reconfiguration of first floor Apartments 7 & 9 with Apartment 7 reduced from 3 bedrooms to two bedrooms and increase sections of the western setback of Apartment 7 to 1797 Dandenong Road from 3.6m to 4.99m in one section and opposite the corridor the setback has increased from 3.6m to 6.65m.
 - Reconfiguration of Apartment 11 to increase part of the western setback at second floor from 8.32m to 9.994m to 1801 Dandenong Road.
- Increase in setbacks along the eastern boundary as follows:
 - At ground floor the setback of Apartment 4 increased from 1.466m to 2m to provide required setback of 3.2m from habitable room window of 1801 Dandenong Road.
 - At first floor the setback of Apartment 8 increased by 200mm to provide minimum 3.2m required setback to habitable room windows of 1801 Dandenong Road.
- Screening provided to north (rear) windows of first floor Unit 7 and 9.
- Unit 10 bedroom reconfigured to comply with minimum room dimensions of Standard B46 (Functional layout objective).
- Reconfiguration of Unit 11 from 3 bedroom to 2 bedroom.
- Unit 12 living and kitchen area reconfigured to provide minimum width of 3.6m.
- Changes to the roof plan to:
 - Provide for a communal roof deck with an area of 48m² (10m x 4.8m).
 - Lift and stairs extended to the roof.
 - Relocation of solar panels.
 - Amend road to mansard design to lower the roof to apartment 11 and comply with Standard B17 (Side and rear setbacks objective).

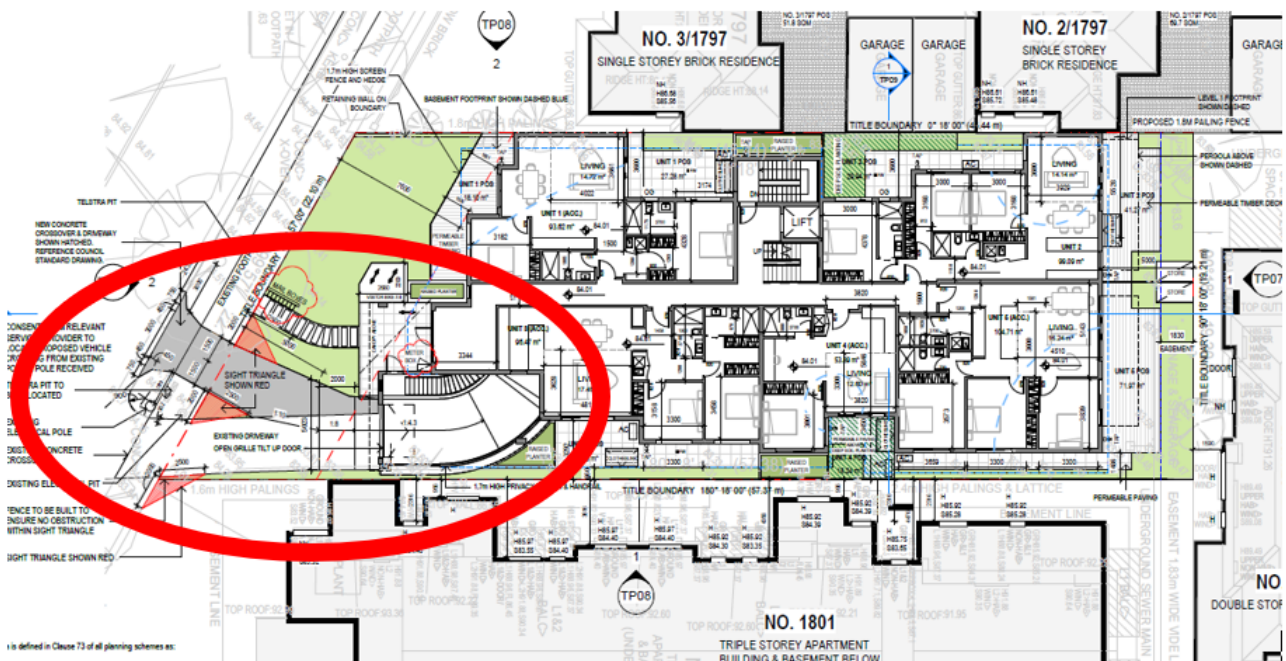


Image above – refused ground floor layout – split driveway circled in red

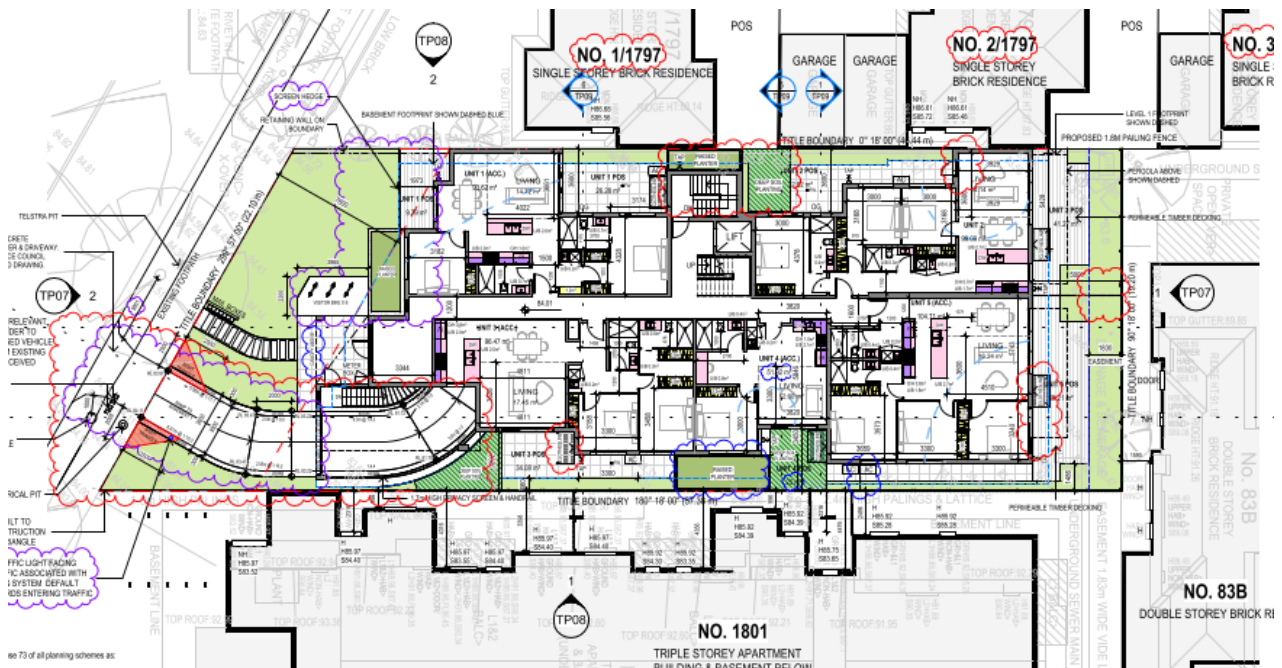


Image above – proposed ground floor layout.

Attachments 2 and 3 contains the original development and landscaping plans and Attachments 4 and 5 are the amended plans lodged with VCAT.

PERMIT TRIGGERS

Zoning

The subject site is located within the General Residential Zone, Schedule 2 (GRZ2). The use of the land for a dwelling is a Section 1 Use – No Permit required.

Pursuant to Clause 32.08-7 (GRZ) of the Monash Planning Scheme, a Planning Permit is required to construct two or more dwellings on a lot.

Under Clause 32.08-4 a minimum garden area of 35% of the site area is required as the site is over 650 square metres in area.

Under Clause 32.08-11 a maximum building height of 11 metres or three (3) storeys applies.

A development must be assessed against the provisions of Clause 55 (ResCode).

Overlay

The subject site is not affected by an Overlay under the Monash Planning Scheme.

Particular and General Provisions

Clause 52.06: Car Parking

There is no trigger under Clause 52.06 as the proposed number of spaces provided exceeds the requirements of Clause 52.06.

The proposal generates a requirement for 19 spaces, this includes 2 visitor spaces at a rate of 1 car space to every 5 dwellings. A total of 20 car parking spaces are proposed.

Clause 52.29: Land Adjacent to The Principal Road Network

A permit is required to create or alter access to a road in a Transport Zone 2 pursuant to Clause 52.29-2. Whilst the road is not a declared freeway or arterial road, a Planning Permit is required given the zoning of the road in this location and the Department of Transport and Planning is a determining authority as identified within Clause 66.03.

Clause 52.34: Bicycle Facilities

There is no requirement under Clause 52.34 to provide bicycle parking for a residential development of this scale (i.e. less than four storeys).

Clause 55 (ResCode)

Provisions within Clause 55 (Two or more Dwellings on a Lot and Residential Buildings) apply to this application. A development for two or more dwellings on a lot and residential buildings must meet all of the objectives of this clause and should meet all of the standards. An assessment of the proposal against Clause 55 (including variations under Schedule 2 to the zone and Clause 55.07 – Apartment Development) has been undertaken. Matters for further discussion are detailed in the assessment below.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Cultural Heritage Management Plan (CHMP)

The site is identified within an area of cultural heritage sensitivity.

Attachment 6 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

Public notification of the original application was carried out in accordance with the requirements of the *Planning and Environment Act 1987* in September 2023. No objections to the proposal were received.

In accordance with an Order of VCAT, notice of the amended proposal has been given to adjoining property owners and occupiers. The amended plans were also published on Council's Website. No objections or submissions have been received to date.

The Department of Transport and Planning has also been provided with a copy of the revised plans and is not a party to the VCAT hearing.

RELEVANT PLANNING POLICY

Planning Policy Framework (PPF)

Plan Melbourne: Metropolitan Planning Strategy 2017-2050 is the Metropolitan Strategy that planning authorities must consider when assessing applications for planning permits. The key directions that are of relevance to the proposal are to:

"Understand and plan for expected housing needs."

"Reduce the cost of living by increasing housing supply near services and public transport."

“Facilitate the supply of affordable housing.”

The site is located within the Monash Boulevards residential area, one of four residential areas earmarked for Monash's highest development activity as 'areas with future development potential'. The site provides proximal and efficient access to multiple activity centres via the Principal Arterial Road Network, situated approximately 300 metres north of Huntingdale Neighbourhood Centre and 1,600 metres east of Oakleigh Major Activity Centre. The site is also situated approximately 150 metres west of the Monash NEIC.

The Planning Policy Framework seeks to provide for sufficient supply of housing (Clause 11.02-1S), in established areas which are located to services and public transport (Clause 16.01-1S).

Housing policy at Clause 16 seeks:

“Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.”

Local Planning Policy Framework (LPPF)

In the Municipal Strategic Statement at Clause 21, the Garden City Character of the municipality is identified as a core value held by the community and Council as a significant and important consideration in all land use and development decisions.

Clause 21.04 (Residential Development Policy) provides Council's goal to support substantial residential growth within the neighbourhood and activity centres, the MNEIC and the boulevards to increase proximity to employment, public transport, shops, and services. The Policy identifies the site as being located in Category 8 - Garden City Suburbs and falls within the National Employment Cluster Boundary Investigation Area (MPA).

Clause 22.01 (Residential Development and Character Policy) applies to all residential land and identifies the site within a residential character area described as 'Garden City Suburbs – Southern Areas'.

Elements that contribute to this neighbourhood character are:

- *Modest dwellings with simple pitched rooflines and articulated facades will continue the prevailing development themes.*
- *While the housing mix within this area will continue to evolve to meet the changing needs of the community, new development will complement the scale and siting of the original housing within the area.*
- *This character area will be notable for its spacious garden settings, tall canopy trees, consistency in front setbacks and the maintenance of setbacks from at least one boundary and from the rear of the site.*
- *New dwellings will address the street and upper levels will be recessed and/or articulated to minimise the impression of building scale.*

- *Front fences will be low to enable vegetation to be visible from the street, allow clear views of buildings and give the street an open quality.*
- *Fencing will complement the architecture of the building in design, colour and materials.*
- *Existing mature trees and shrubs within properties should be retained and additional tree planting proposed to gradually create a tree canopy in the private domain, including at the rear of properties.*
- *The soft quality of the street that is derived from the wide nature strips and street tree planting will be maintained by ensuring that there is only one crossover per lot frontage.*
- *Expanses of blank, or continuous, walls will be avoided, particularly when adjacent to public parks or creating the appearance of a continuous building mass.*
- *Sympathetically designed architecture is encouraged in preference to imitations of historic styles.*

Clause 22.05 (Tree Conservation Policy) is to maintain, enhance and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Strategic Statement. The proposal provides adequate space within the street setback and along site perimeters for planting of trees which will grow to a substantial size and spread to maintain the Garden City Character. The submitted landscape plan proposes a total of 14 canopy trees to be planted. This will be discussed further in the assessment section.

Clause 22.13 (Environmentally Sustainable Development Policy) provides a framework for early consideration of environmental sustainability at the building design stage. For a development of 10 or more dwellings, a Sustainability Management Plan (SMP) is required to be prepared and submitted. A SMP was prepared by ARK Resources which included a BESS assessment. The report indicates that the proposal achieves best practice.

Monash Boulevards Urban Design Framework 2022 (BUDF)

Council adopted the Monash Boulevards Urban Design Framework (BUDF) 2022 at its meeting on 13 December 2022. The BUDF applies to residential properties fronting the municipalities' two (2) primary arterial roads — Dandenong Road and Springvale Road and provides a strong vision for these major boulevards.

The subject site is located in Precinct 4 — Dandenong Road (DR04) that extends between Huntingdale Road and Clayton Road. The preferred built form outcomes for Precinct 4, include:

- A preferred maximum building height of up to 13.2 metres or four storeys at any one point
- A 7.6 metre landscaped street setback to Dandenong Road up to 13.2 metres or four storeys
- A 4 metre rear setback for development up to 3 storeys (9.9 metres), plus 1 metre additional setback for every metre of height over 3 storeys (9.9 metres) up to five storeys (16.5 metres).
- A 1 metre side setback, plus 0.3 metres for every metre of height over 3.6 metres up to 3 storeys (9.9 metres), plus 1 metre for every metre of height over 9.9 metres, up to 16.5 metres

The amended plans comply with the preferred built form outcomes above.

Guidelines for car parking and building access include:

- *Design garages and carports to be recessive elements within the streetscape, set behind the dwellings and integrated into the overall building design.*
- *Provide one vehicle crossover per site. This applies to standard single lots and consolidated lots.*
- *Locate new or widened vehicle crossovers away from existing street trees to avoid root damage and/or removal.*
- *Minimise the size of basement car park entries and on-site car parking areas to reduce impacts on street tree planting and footpaths.*
- *Maximise planting at car park entries to enhance the landscape character of the Boulevards and minimise visual impacts.*

ASSESSMENT

Increased residential density and dwelling diversity is sought by state, regional and local policies. The proposal to construct a three-storey residential building with a variety of dwelling types is consistent with the planning policy framework in respect of increased density and housing diversity objectives, subject to appropriate design details.

Overall, the changes now proposed respond to the concerns raised in the previous refusal namely by:

- Modification of the vehicle access to delete the dual driveway and replace with a single vehicle crossover and driveway.
- Removal of an existing second vehicle crossing at the western end of the frontage.
- The revised layout which improves the proposed landscaping opportunities and presentation of the development to the street.
- The revisions to setbacks and apartment layouts address noncompliance with Rescode and to minimise impacts to adjoining properties and increase amenity for future occupants.

Built Form

Height and Scale

The development of a three storey apartment building is consistent with the Planning Policy Framework and will sit comfortably in an area identified for change.

One of the changes within the submitted VCAT plans is the proposed introduction of a roof deck to provide communal open space for future occupants as required by Standard B36 of Clause 55. As the development comprises of more than 10 dwellings, a minimum area of communal outdoor open space of 30 square metres should be provided. The original plans proposed this space within the front setback of the site which was not suitable as there was insufficient privacy and a lack of connection to most units.

A roof deck is a common response for apartment developments, however, this design has resulted in the lift and stairs being extended to the roof and an overall increase in building height from 10.18 metres to 10.525 metres to accommodate the balustrade and an increase in roof plant height from 1.5 metres to 3.16 metres to accommodate the lift overrun. The increase in height will continue to satisfy the 3 storey and 11 metre height requirements of the zone as the roof deck is uncovered and does not constitute a storey as defined in the Planning Scheme. The lift shaft and

staircase is not a 'room' in the way it is defined. Building height refers to the measurement point of the building as being the roof or parapet, rather than service installations.

The increase in height of services including the balustrade to the roof deck is expected to have minimal visibility externally from the site as the roof deck has located centrally on the building and recessed approximately a minimum of 20 metres from the front and rear boundaries. The lift well is setback 4.2m from the western boundary and the deck is setback 5 metres from the eastern boundary. Based on the location deep within the site, the response is satisfactory.

Streetscape Presentation

The presentation of the development has improved with the deletion of the proposed second driveway and removal of associated hard standing areas. An existing second vehicle crossing at the western end of the frontage is also to be removed and the footpath and nature strip to be reinstated. Additional landscaping is provided in the frontage by removal of excessive decking and the 1.7m high screen fence to provide privacy to SPOS of Unit 1 is to be replaced by hedge planting and planter boxes. The redesign of the driveway has been provided with clearance from a substantial street tree which has a high contribution amenity to the streetscape. The previous design would have had a negative impact on the street tree. This will allow the for the building to reflect the rhythm of built form within the streetscape of a single vehicle crossing and driveway to a single allotment with a landscaped frontage.

The proposed plans now provide for improved breaks and recesses in the design with different framing elements and has been articulated to breakdown the overall massing impact of the proposal. The use of varied material and finishes, provision of recessed balconies and windows provides for visual interest to balance and soften the scale of the building. The façade has been designed with an angled or stepped front setback at every level to follow the angled shape of the property frontage and avoid a box like building with a flat continuous setback to the street. The design will provide visual interest and sit comfortably alongside the newly completed apartment building to the east at 1801 Dandenong Road in the below images.



Image above- perspective of proposed building and adjacent three storey building at 1801 Dandenong Road



Photos of 3 storey apartment building at 1801 Dandenong Road – TPA/44843/A taken from Dandenong Road



Photos of 1801 Dandenong Road – taken from corner to Dandenong Road and Macrina Street

The proposed pedestrian entrance is located centrally and is clearly identifiable from the street, providing for a suitable sense of address to the development. The amended plans have reduced the front entry canopy by 450mm to address concerns with the intrusion and prominence of the structure within the frontage. The detail design and location of the electricity supply and other service enclosures can be requested by permit conditions, to ensure all structures be incorporated in the landscape setting to the street frontage.

The overall presentation of the development to the streetscape will now provide for a more appropriate response for an apartment building set amongst a landscape setting, as envisaged by Policy and complement that adjacent three storey development at 180 Dandenong Road.

External Amenity Impacts

Setbacks to Adjoining Properties

The amended plans have increased side setbacks to address concerns with non compliances with the recommended setbacks in Standard B17 *Side and rear setbacks* and B19 *Daylight to existing windows objective facing windows objective* of Clause 55.04-1 and 55.04-4. These standards are now met as a result of the following changes:

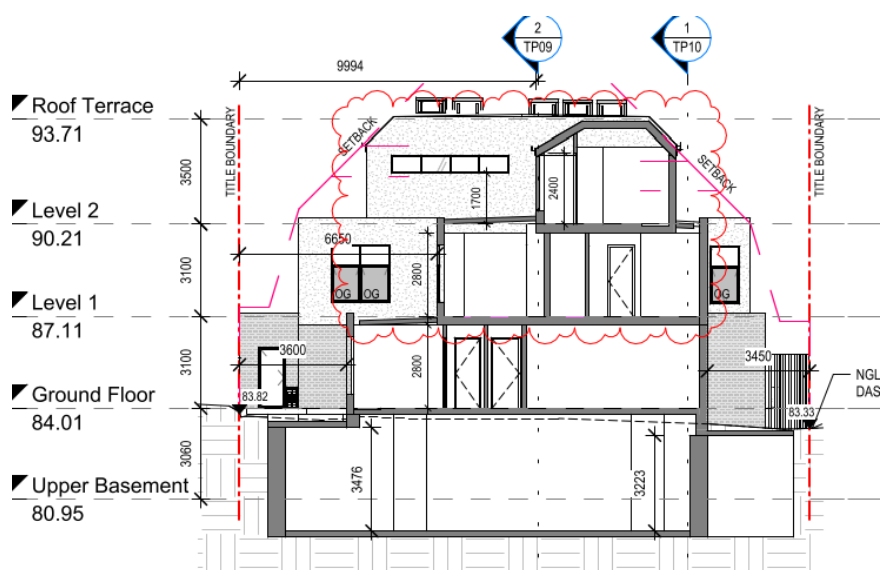
- Replacement of first floor parapet to the flat roof with mansard roof to increase setback from both side boundaries.
- Lowering of the roof to Apartment 11 at second floor.
- Increase in setbacks along the western boundary as follows:
 - Reconfiguration of first floor Apartments 7 & 9 with Apartment 7 reduced from 3 bedrooms to two bedrooms and increase sections of the western setback of Apartment 7 to 1797 Dandenong Road from 3.6m to 4.99m in one section and opposite the corridor the setback has increased from 3.6m to 6.65m.
 - Reconfiguration of Apartment 11 to increase part of the western setback at second floor from 8.32m to 9.994m to 1801 Dandenong Road.
- Increase in setbacks along the eastern boundary as follows:
 - At ground floor the setback of Apartment 4 increased from 1.466m to 2m to provide required setback of 3.2m from habitable room window of 1801 Dandenong Road.
 - At first floor the setback of Apartment 8 increased by 200mm to provide minimum 3.2m required setback to habitable room windows of 1801 Dandenong Road.

Variation in building setbacks along the side interfaces provides for appropriate height graduation. The first floor setbacks along the western boundary range from a minimum of 1.8 metres toward the front of the site with one section setback 6.65 metres. First floor setbacks along the eastern boundary vary from a minimum of 2.24 metres to 3.45 metres. The top level is setback substantially further from the boundaries to reduce its visual appearance to the adjoining properties.

Along the northern (rear) interface ground and first-floor level provides a minimum rear setback of 5 metres, with an additional recession of 3.057 metres to the north-facing walls of the two (2)

central balconies at Unit 7 and Unit 9. At second-floor level, the 5 metre setback is maintained from the north-facing balcony, with an additional recession of 3 metres to provide a minimum setback of 8 metres to the north-facing wall of Unit 11. At roof-level, the northern interface maintains the minimum rear setback of 5 metres.

There are two sections of boundary wall located along the eastern boundary, one toward the front of the site and located clear of the habitable room window of No 1/1797 Dandenong Road and the second section of boundary wall is to partially adjoin an existing boundary wall of 2/1797 Dandenong Road. The wall will be partially opposite a non habitable room window for a length of 2 metres, but as this not a habitable room window compliance is achieved.



(Image above – section of proposed building demonstrating compliance with B17 setbacks)

Presentation of the building to the eastern, western and rear interfaces is broken up by the face brickwork at ground floor, render finish at first floor and timber looking cladding at the upper floor. The recessed top level with a dark colour scheme provides visual interest from all elevations.

Overshadowing

The above changes have addressed the previous non compliance with the overshadowing criteria of Clause 55.04-5 Standard B21 *Overshadowing Open Space Objective* that requires at least 75 per cent or 40 square metres, with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space of an existing dwelling to receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

The original design resulted in additional overshadowing to the secluded open space areas of No.1797 Dandenong Road, particularly to No 1/1797 Dandenong Road between 10am and 11am where approximately 51.8% of the SPOS would receive sunlight access. Additional shadowing would occur to the SPOS of Apartments G.02, G.04 and G.06 of 1801 Dandenong Road at 2pm and would be completely shadowed at 3pm at the equinox.

The revised setbacks and changed services above the parapet demonstrate no additional overshadowing will be cast to the SPOS of Units 1 and 2 at 1797 Dandenong Road and a minor

increase in shadow in the afternoon to the ground floor apartments of 1801 Dandenong Road in the range of 2.8m² to 5.8m². Although the additional shadow will fall onto the adjoining properties at 1801 Dandenong Road, the development will satisfy the requirements of Standard B21 as this after 3.00pm.

Overlooking

Habitable room windows are to be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres. Additional screening has been provided to windows to Apartments 7 and 9 on the north (rear) elevation that were not screened in the original plans. A south facing window of Apartment 11 has been provided with raised sill heights to avoid overlooking the SPOS of ground floor apartments within the site.

The elevations plans show all remaining habitable room windows and balconies with potential for overlooking are provided with external screening, except for the windows/ balconies facing the front open space area of the adjoining properties to the east and west.

Internal Amenity

The amended plans have addressed the internal amenity concerns raised with the original plans with the following changes:

Communal Open Space

A usable communal open space has now been provided at roof level in lieu of the front setback. A total of 48m² is provided to the 12 apartments meeting the requirement of 30m² required under Standard B36. This area is rectangular in shape and 4.8 metres in width. It is located with access to northern sunlight and will receive excellent solar access throughout the day. This is satisfactory.

Private Open Space

The original plans provided all apartments, with the exception of ground floor Apartment 4, an area of SPOS that complies with the Standard of B43. This standard requires a ground floor apartment be provided an area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.

The revised plans have increased the area provided to Apartment 4 from 18.24 square metres to 25 square metres with a minimum area of 13m² provided with a minimum dimension of 3m and the balance provided as a raised planter area to provide for two (2) Ornamental Plum trees along the eastern boundary. Furthermore, within this main SPOS area it is proposed to provide for the planting of one (1) Gallery Pear tree. This is a suitable response for a one bedroom apartment as the area has direct access from the living room, is a practical shape and size for occupants of a small dwelling.

The revised plans have reduced the SPOS associated with Apartment 1 from 46 square metres to 36 square metres. This is satisfactory as the area provided remains in compliance with the standard. The SPOS for Apartment 1 provides for a courtyard of 20 square metres and raised planter area with combined 26.28 square metres to the side of the dwelling. An additional area of 9.7 square metres is provided to the front of the Unit behind a hedge that is setback 6m from the frontage.

The upper-level apartments are all provided with balconies that are functional, sited to capture a good level of sunlight and daylight throughout the day and comply with Standard B43.

Functional Layout

The revised plans have revised the internal layouts of Apartments 2, 7, 9, 11 and 12 to provide a minimum of 3.6 metre living room dimension in accordance with Standard B46 of Clause 55.07-12 (*Functional layout objective*).

More than the required fifty percent of the apartments will now provide for accessibility as required by Standard B42 with 7 apartments provided with a clear opening width of a minimum of 0.85 metres, and a clear path with a minimum width of 1.2 metres and meeting the objectives of Standard 42 *Accessibility*.

Landscaping

The revised landscaping plans have made substantial changes to the original plans with additional opportunities provided in the front setback by the redesign to delete the second driveway and vehicle crossing. This reduces excess hard standing area in the frontage and addressed one of the major concerns with the proposed development as shown in the below images:

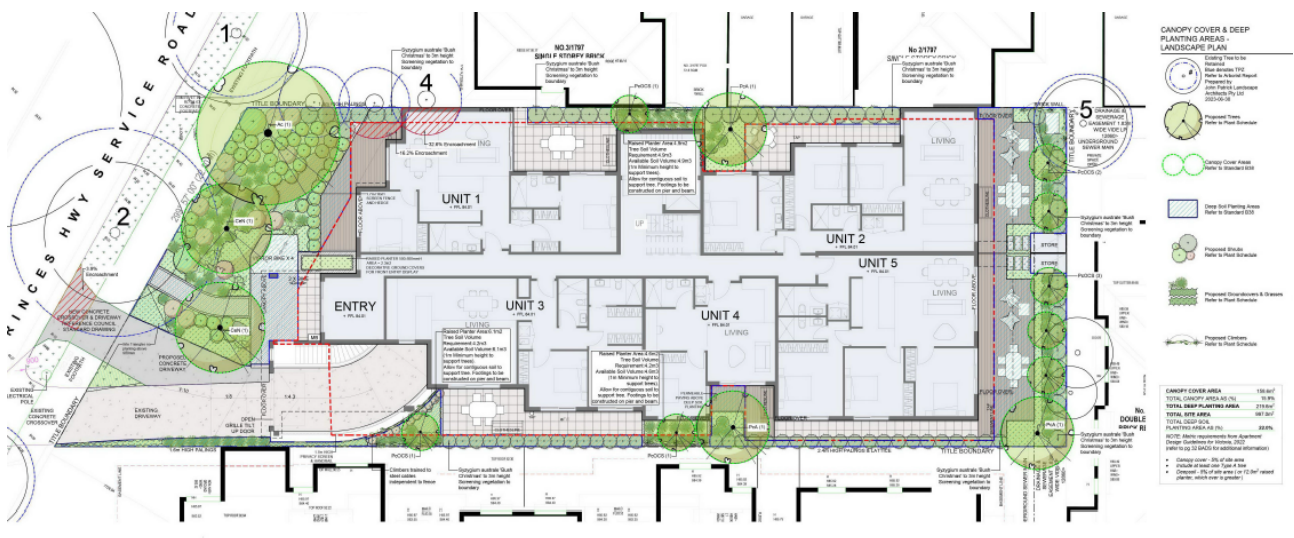


Image above – original landscape plan

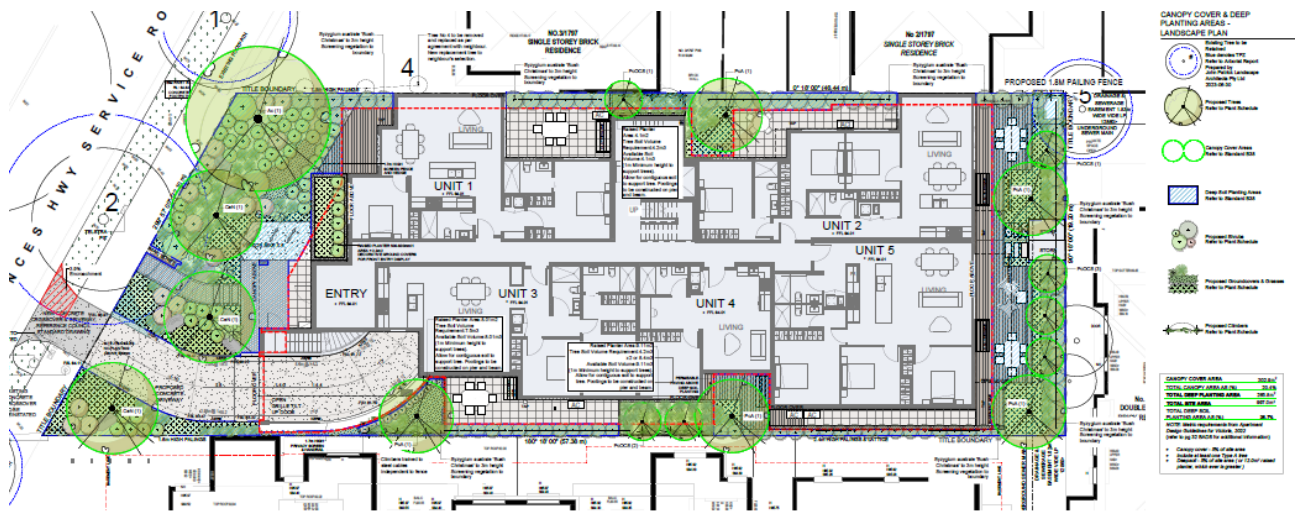


Image above – amended landscape plan

The other changes to the landscape plan include:

- Reduction of the basement footprint to remove excess area at the base of the driveway and delete one excess car space increasing the deep root planting areas from 22% to 26.7% and allowing for the planting of two additional canopy trees along the eastern boundary adjoining 1801 Dandenong Road.
- The number of trees to be planted on the site has increased from 14 to 16 with 4 trees to be planted across the frontage from 3 originally proposed. The improved spacing around the driveway has also allowed for a larger canopy tree to be planted along the eastern boundary than was previously proposed.
- The 1.7 metre high fence and areas of decking associated with the SPOS of Apartment 1 has been deleted and replaced with a hedge and planter box.
- The new single vehicle crossing allows for the recommended setback from the Council street tree to ensure it will be protected and maintained. The tree has a well established canopy with high contribution to the streetscape.
- Ground floor planting areas along the eastern side boundaries have been supplemented with the changes in the layout to the SPOS to Apartment 4 with 3 trees and raised planter areas and an additional tree to the north of the driveway access to the basement.
- Nine of the canopy trees will have mature heights of 8-12 metres which will also assist in softening the streetscape and adjoining properties and meeting the requirements of Standard B13 *Landscaping*.
- Additional small trees, shrubs and ground cover planting are proposed to be provided along property boundaries to further visually buffer the building from adjoining properties and enhance the internal amenity of the building.

The revised response is considered an acceptable landscape outcome.

Car Parking, Traffic and Access

Parking Allocation

The requisite car parking spaces required under Clause 52.06 would be provided as shown in the following table:

Use	Number of Dwellings	Clause 52.06 Requirement	Car spaces required	Car spaces provided
One bedroom dwelling	2	1 space/one bedroom	2	2
Two bedroom dwelling	5	1 space/two bedroom	5	5
Three bedroom dwelling	5	2 spaces/ three bedroom	10	10
Visitor Parking	12	1 space for every 5 dwellings	2	2
Surplus Resident Space				1
Total	12		19	20

The proposal meets the requirements of Clause 52.06-5 in relation to the number of car parking spaces provided for the number of bedrooms specified on the plans, with one extra resident space provided. It is also noted that one of the visitor spaces is to be line marked as vacant during waste collection hours which is a preferred outcome.

Council's Traffic Engineers have assessed the revised access and car parking layout as satisfactory. The original proposal raised concerns with the provision of two adjacent crossings, separated by an existing power pole. This was considered to be an unacceptable design response as the two crossings would not be sufficiently setback from the power pole having regard to safety issues and the new proposed crossing falls with the TPZ of the existing healthy street tree.

The revised layout proposes the removal of both existing crossings located at either end of the frontage and the construction of one new vehicle crossing approximately 4.6m from the eastern boundary. This new location provides clearance from the power pole and the required setback from the Council street tree in order for it to be retained and not damaged during the crossover construction.

The plan nominates a red / green traffic light facing entering traffic to the basement that has been assessed as satisfactory. Whilst the site is within a Transport Zone 2, access to the site is from a service road and a large passing area in the frontage is not required. DTP has been provided the revised plans by the applicant as a referral authority. DTP has confirmed it is not a party to the VCAT hearing and has not required any permit conditions.

The Traffic Engineers are also satisfied with the conclusions in the submitted Traffic Engineering Assessment prepared by Traffix Group concluding that the proposal would not produce traffic volumes that would exceed the capacity of local streets.

Overall, the revised access and car parking layout is satisfactory subject to a condition requiring details of the model and type of car parking stackers.

Waste Collection

Private Waste collection is proposed with bin storage areas and collection within the basement which is a preferred outcome. The submitted Waste Management Plan will be required to be

amended by permit conditions to reflect the revised layout of the development and Council's requirements.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the Planning and Environment Act 1987, and later an Order of VCAT. Details of this notice period is detailed earlier in this report.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

The modified design response has addressed previously raised concerns and in its amended form now results in acceptable built form and amenity outcomes for future residents and adjoining properties. The modified proposal achieves acceptable outcomes having regard to objectives of the General Residential Zone, and Neighbourhood Character policies providing for high quality design, increased density and housing diversity aspirations in a landscaped setting.

It is recommended that Council resolves to consent to the amended plans and support the application via consent order to Planning Application TPA/54825.

ATTACHMENT LIST

1. Attachment 1 - Aerial Photograph - 1799 Dandenong Rd [**7.1.3.1** - 1 page]
2. Attachment 2 - Decision Development Plan - 1799 Dandenong Rd [**7.1.3.2** - 20 pages]
3. Attachment 3 - Decision Landscaping Plan - 1799 Dandenong Rd [**7.1.3.3** - 2 pages]
4. Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2) [**7.1.3.4** - 20 pages]
5. Attachment 5 - Amended Landscape Plans for VCAT - 1799 Dandenong Rd (2) [**7.1.3.5** - 3 pages]
6. Attachment 6 - Zoning and Overlays Map - 1799 Dandenong Rd [**7.1.3.6** - 1 page]



1799 DANDENONG ROAD, OAKLEIGH EAST

DRAWINGS LIST:

Sheet Number	Sheet Name	Current Revision
TP00	COVER	G
TP01	PROPOSED SITE PLAN	F
TP02	APT SCHEME - BASEMENT	A
TP03	APT SCHEME - GROUND FLOOR	F
TP04	APT SCHEME - FIRST FLOOR	C
TP05	APT SCHEME - SECOND FLOOR	C
TP06	APT SCHEME - ROOF PLAN	D
TP07	NORTH & SOUTH ELEVATION	B
TP08	EAST & WEST ELEVATION	C
TP09	SECTIONS - SHEET 1	A
TP10	SECTIONS - SHEET 2	B
TP11	SHADOW DIAGRAM 9AM 22 SEPT	B
TP12	SHADOW DIAGRAM 10AM 22 SEPT	-
TP13	SHADOW DIAGRAM 11AM 22 SEPT	-
TP14	SHADOW DIAGRAM 12PM 22 SEPT	-
TP15	SHADOW DIAGRAM 1PM 22 SEPT	-
TP16	SHADOW DIAGRAM 2PM 22 SEPT	-
TP17	SHADOW DIAGRAM 3PM 22 SEPT	-
TP18	3D ELEVATIONS	A
TP19	GARDEN AREA CALCULATION	-

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 997m ²	LEVEL 1 AREA: 515m²
SITE COVERAGE: 540m ² / 54%	UNIT 6 - 3 BED APT
GARDEN AREA: 350m ² / 35%	UNIT 6: 100.6m ²
PERMEABILITY: 248m ² / 24.8%	UNIT 6 BALC: 11.5m ²
BASEMENT AREA: 569m ² (INTERNAL)	UNIT 7 - 2 BED APT
GROUND LEVEL AREA: 529m ² (EXTERNAL)	UNIT 7: 98.6m ²
LEVEL 1 AREA: 515m ² (EXTERNAL)	UNIT 7 BALC: 12.2m ²
LEVEL 2 AREA: 371m ² (EXTERNAL)	UNIT 8 - 3 BED APT (ACCESSIBLE)
UNITS	UNIT 8: 115.6m ²
TOTAL NO. OF UNITS: 12	UNIT 8 BALC: 12.6m ²
1 BEDROOM APT: 2	UNIT 9 - 3 BED APT (ACCESSIBLE)
2 BEDROOM APT: 4	UNIT 9: 121.0m ²
3 BEDROOM APT: 6	UNIT 9 BALC: 12.2m ²
GROUND LEVEL AREA: 529m²	LEVEL 2 AREA: 371m²
UNIT 1 - 2 BED APT (ACCESSIBLE)	UNIT 10 - 1 BED APT
UNIT 1: 93.6m ²	UNIT 10: 62.1m ²
UNIT 1 POS: 45.3m ²	UNIT 10 BALC: 8.8m ²
UNIT 2 - 3 BED APT	UNIT 11 - 2 BED APT
UNIT 2: 99.0m ²	UNIT 11: 107.5m ²
UNIT 2 POS: 71.2m ²	UNIT 11 BALC: 24.9m ²
UNIT 3 - 2 BED APT (ACCESSIBLE)	UNIT 12 - 3 BED APT
UNIT 3: 95.4m ²	UNIT 12: 114.4m ²
UNIT 3 POS: 35.9m ²	UNIT 12 BALC: 10.8m ²
UNIT 4 - 1 BED APT (ACCESSIBLE)	EXTERNAL STORAGE
UNIT 4: 53.8m ²	6m ³ : 6
UNIT 4 POS: 18.2m ²	7m ³ : 2
UNIT 5 - 3 BED APT (ACCESSIBLE)	10m ³ : 3
UNIT 5: 104.7m ²	TOTAL: 11
UNIT 5 POS: 71.9m ²	BASEMENT PARKING
GROUND LEVEL GROSS FLOOR AREA: 498m²	CAR PARK: 21
(INTERNAL TOTAL)	BIKE PARK: 14
GROUND LEVEL POS AREA: 242.1m²	GROUND FLOOR BIKE PARKING
	VISITOR BIKE PARK: 6
	TOTAL BIKE PARK: 20



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TOWN PLANNING

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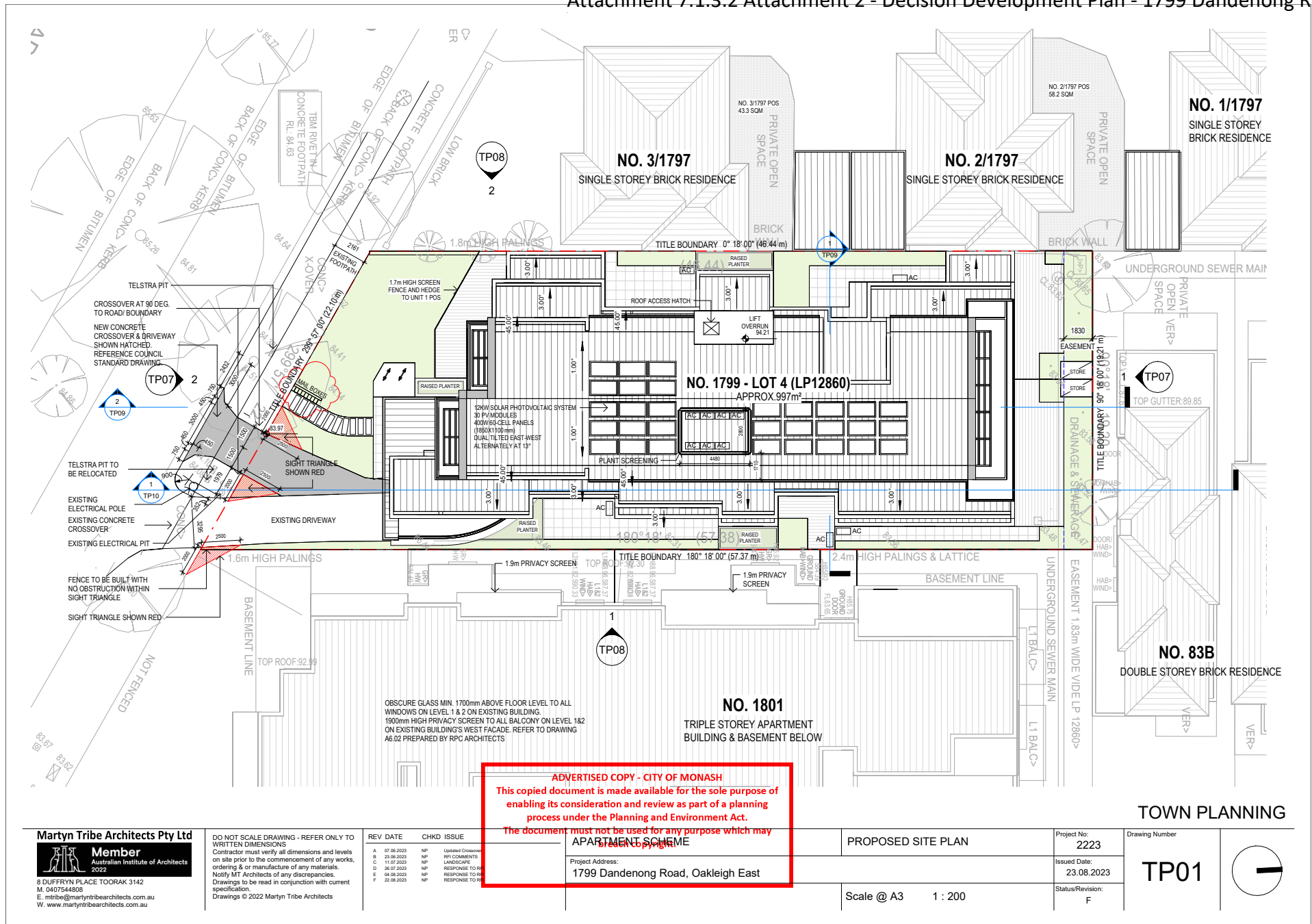
REV DATE	CHKD	ISSUE
A	23.08.2023	NP
B	05.07.2023	NP
C	07.07.2023	NP
D	11.07.2023	NP
E	26.07.2023	NP
F	26.08.2023	NP
G	27.08.2023	NP

APARTMENT SCHEME	COVER
Project Address: 1799 Dandenong Road, Oakleigh East	
Scale @ A3 1 : 100	

Project No: 2223
Issued Date: 23.08.2023
Status/Revision: G

Drawing Number TP00





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REV DATE	CHKD	ISSUE
A 07.08.2023	NP	Updated Drawings
B 28.08.2023	NP	RPI COMMENTS
C 11.07.2023	NP	LANDSCAPE
D 26.07.2023	NP	RESPONSE TO RPI
E 04.08.2023	NP	RESPONSE TO RPI
F 22.08.2023	NP	RESPONSE TO RPI

APARTMENT SCHEME
 Project Address:
 1799 Dandenong Road, Oakleigh East

PROPOSED SITE PLAN
 Scale @ A3 1 : 200

Project No:
 2223
 Issued Date:
 23.08.2023
 Status/Revision:
 F

Drawing Number
TP01



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EXTERNAL STORAGE

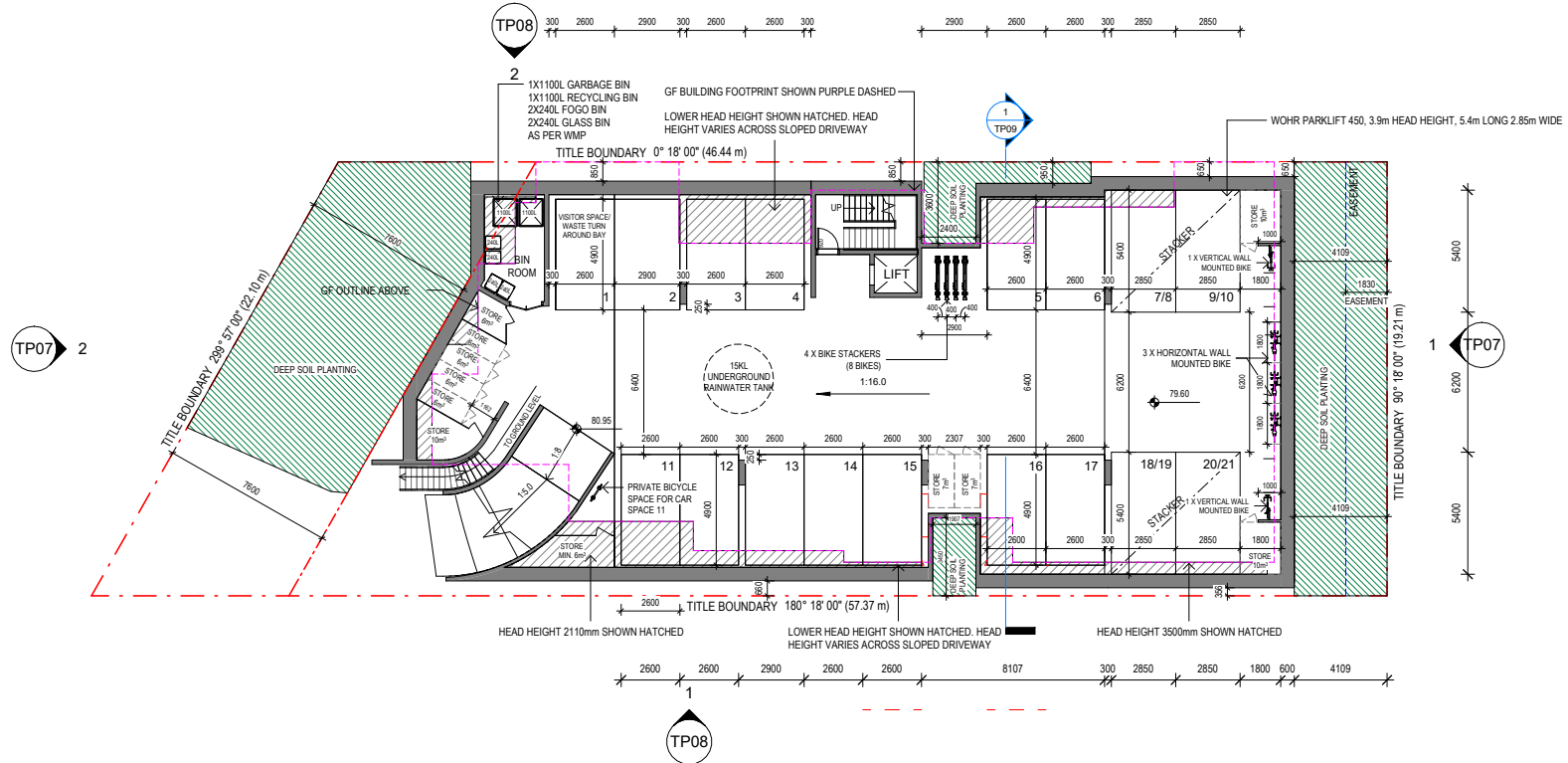
6m³: 6
 7m³: 2
 10m³: 3

TOTAL: 11

BASEMENT PARKING

CAR PARK: 21

BIKE PARK: 14



TOWN PLANNING

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REV DATE	CHKD	ISSUE
A 23.08.2023	NP	RFI COMMENTS

APARTMENT SCHEME

Project Address:
 1799 Dandenong Road, Oakleigh East

APT SCHEME - BASEMENT

Scale @ A3 1 : 200

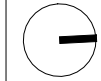
Project No:
 2223

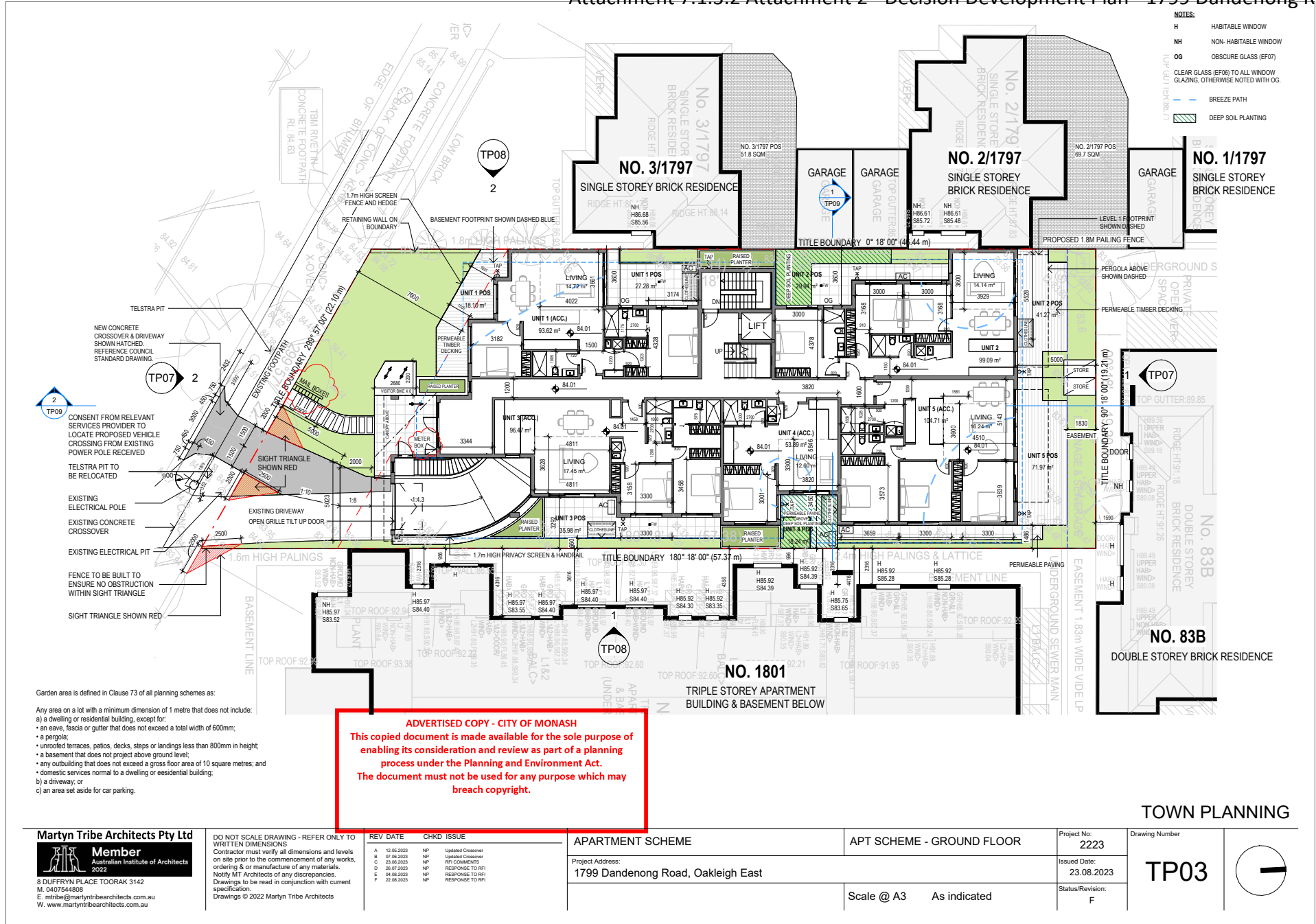
Issued Date:
 23.08.2023

Status/Revision:
 A

Drawing Number

TP02





- NOTES:**
- H HABITABLE WINDOW
 - NH NON-HABITABLE WINDOW
 - OG OBSCURE GLASS (EF07)
 - CLEAR GLASS (EF06) TO ALL WINDOW GLAZING, OTHERWISE NOTED WITH OG.
 - BREEZE PATH
 - DEEP SOIL PLANTING

- NEW CONCRETE CROSSOVER & DRIVEWAY SHOWN HATCHED. REFERENCE COUNCIL STANDARD DRAWING.
- CONSENT FROM RELEVANT SERVICES PROVIDER TO LOCATE PROPOSED VEHICLE CROSSING FROM EXISTING POWER POLE RECEIVED.
- TELSTRA PIT TO BE RELOCATED.
- EXISTING ELECTRICAL POLE.
- EXISTING CONCRETE CROSSOVER.
- EXISTING ELECTRICAL PIT.
- FENCE TO BE BUILT TO ENSURE NO OBSTRUCTION WITHIN SIGHT TRIANGLE.
- SIGHT TRIANGLE SHOWN RED.

Garden area is defined in Clause 73 of all planning schemes as:

Any area on a lot with a minimum dimension of 1 metre that does not include:

- a) a dwelling or residential building, except for:
 - an eave, fascia or gutter that does not exceed a total width of 600mm;
 - a pergola;
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height;
 - a basement that does not project above ground level;
 - any outbuilding that does not exceed a gross floor area of 10 square metres; and
 - domestic services normal to a dwelling or residential building;
- b) a driveway; or
- c) an area set aside for car parking.

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A 12.08.2023	NP	Updated Crossover
B 07.08.2023	NP	Updated Crossover
C 23.08.2023	NP	RFI COMMENTS
D 28.07.2023	NP	RESPONSE TO RFI
E 04.08.2023	NP	RESPONSE TO RFI
F 22.08.2023	NP	RESPONSE TO RFI

APARTMENT SCHEME
 Project Address:
 1799 Dandenong Road, Oakleigh East

APT SCHEME - GROUND FLOOR

Scale @ A3 As indicated

Project No:
 2223
 Issued Date:
 23.08.2023
 Status/Revision:
 F

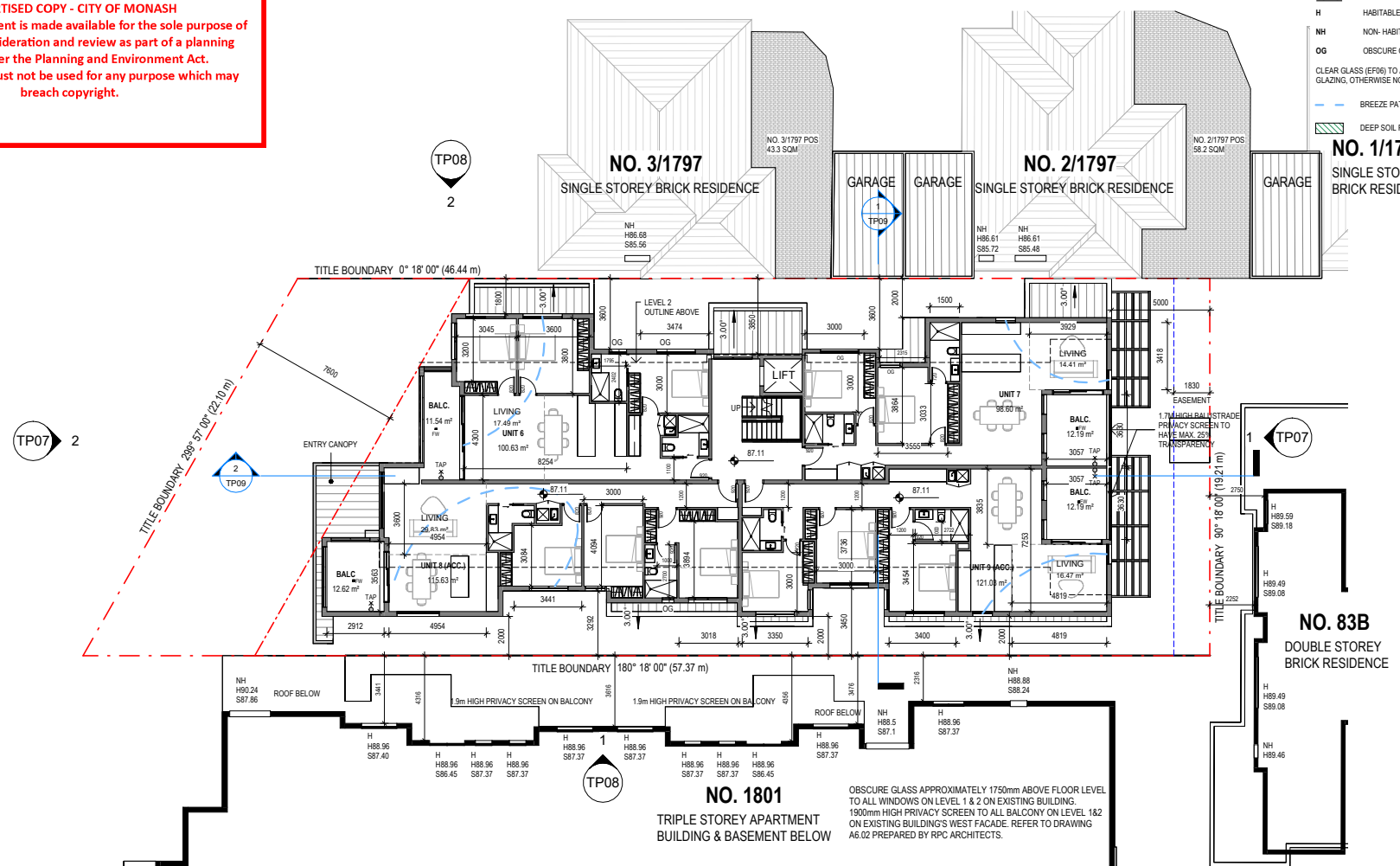
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- NOTES:**
- H HABITABLE WINDOW
 - NH NON- HABITABLE WINDOW
 - OG OBSCURE GLASS (EF07)
 - CLEAR GLASS (EF06) TO ALL WINDOW GLAZING, OTHERWISE NOTED WITH OG.
 - BREEZE PATH
 - DEEP SOIL PLANTING



OBSCURE GLASS APPROXIMATELY 1750mm ABOVE FLOOR LEVEL TO ALL WINDOWS ON LEVEL 1 & 2 ON EXISTING BUILDING.
 1900mm HIGH PRIVACY SCREEN TO ALL BALCONY ON LEVEL 1&2 ON EXISTING BUILDING'S WEST FACADE. REFER TO DRAWING A6.02 PREPARED BY RPC ARCHITECTS.

TOWN PLANNING

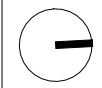
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A 07.08.2023	NP	Updated Circulation
B 21.08.2023	NP	RPI COMMENTS
C 26.07.2023	NP	RESPONSE TO RPI

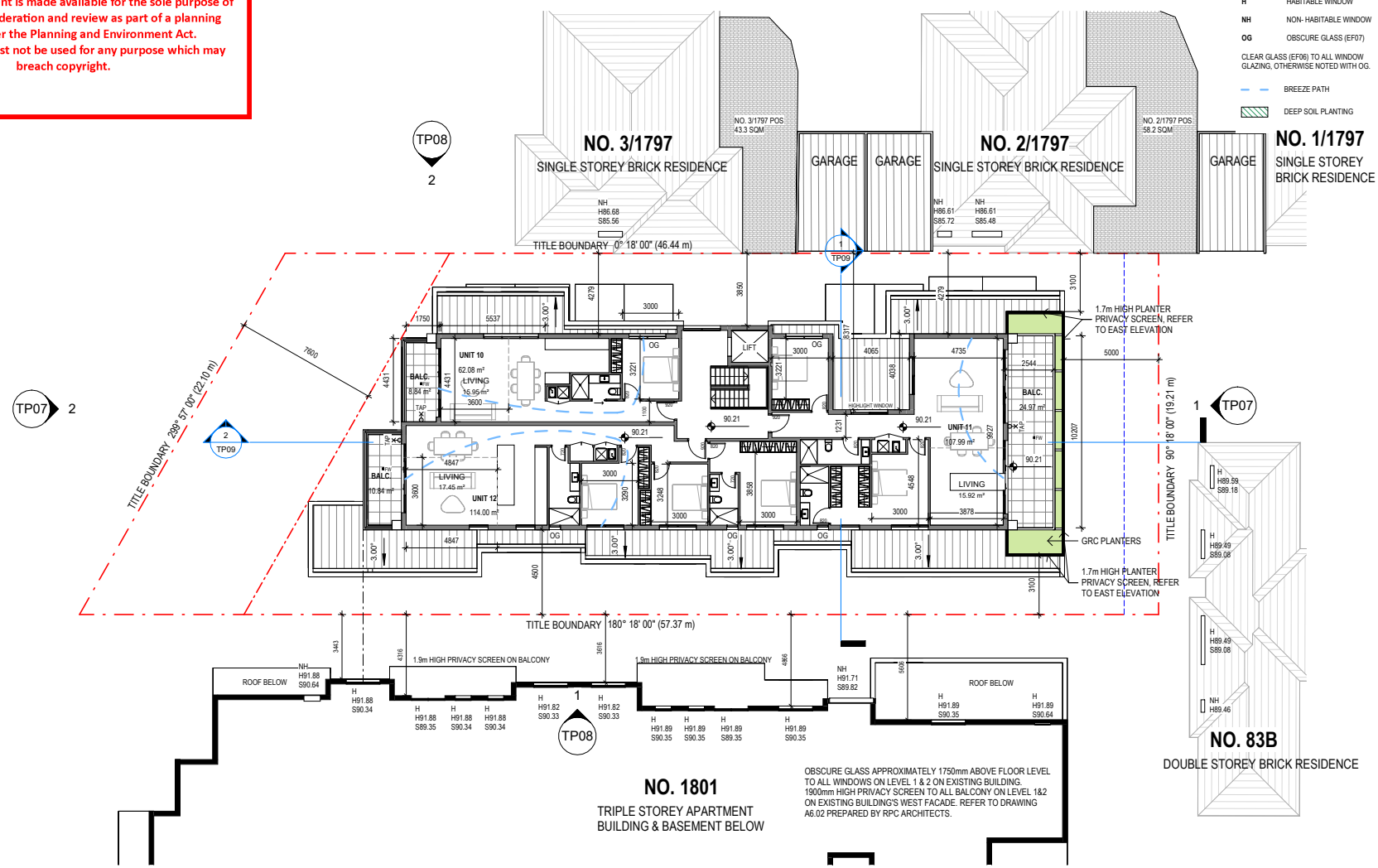
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Scale @ A3 As indicated	

Project No: 2223	Drawing Number
Issued Date: 23.08.2023	TP04
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- NOTES:**
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 - NH NON-HABITABLE WINDOW
 - OG OBSCURE GLASS (EF07)
 - CLEAR GLASS (EF06) TO ALL WINDOWS GLAZING, OTHERWISE NOTED WITH OG.
 - BREEZE PATH
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A 07.08.2023	NP	Updated Disclosure
B 21.08.2023	NP	RPI COMMENTS RESPONSE TO RPI
C 26.07.2023	NP	

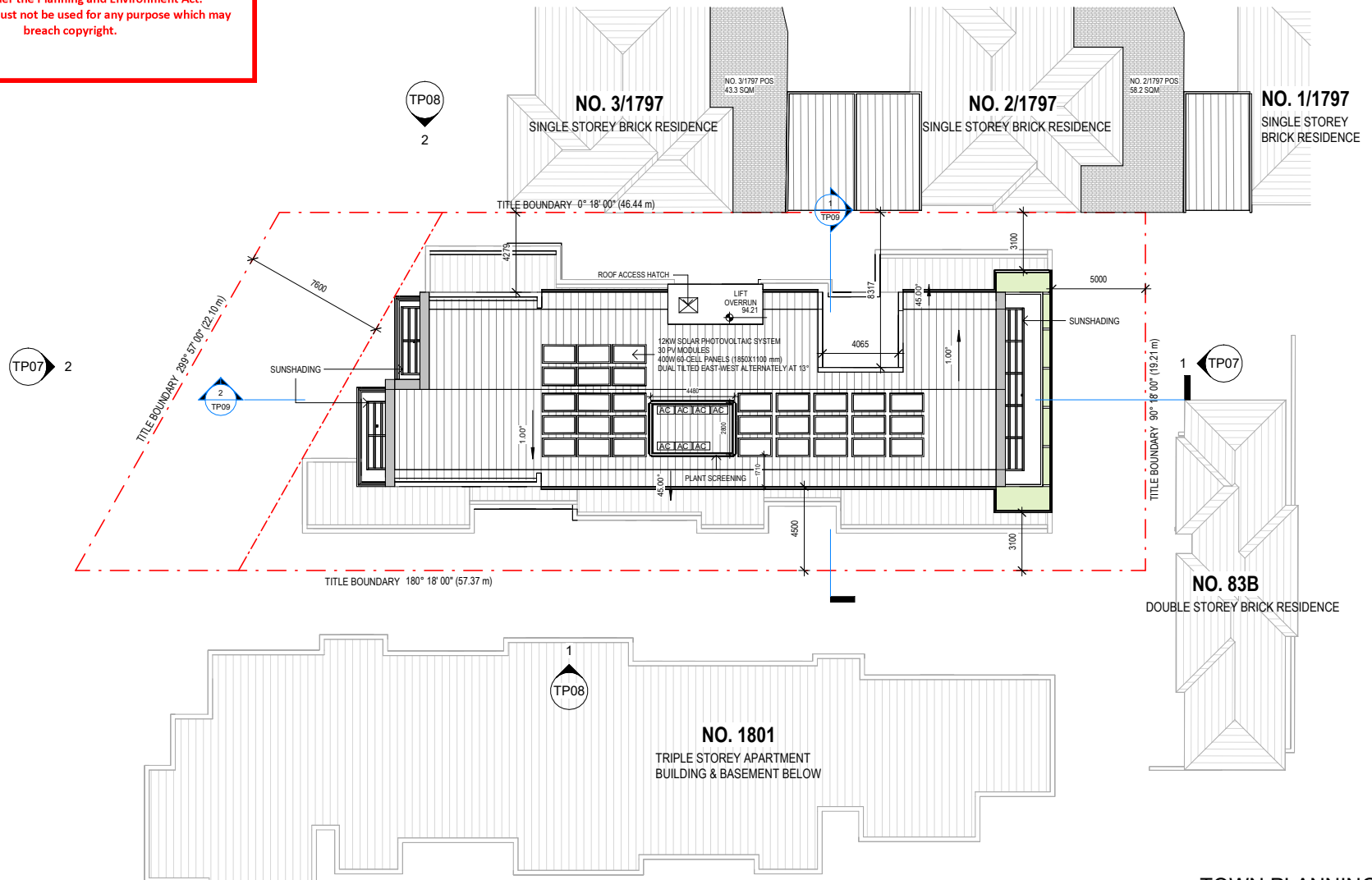
APARTMENT SCHEME
Project Address: 1799 Dandenong Road, Oakleigh East

APT SCHEME - SECOND FLOOR
Scale @ A3 As indicated

Project No: 2223
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TP05

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A 07.08.2023	NP	Updated Drawings
B 23.08.2023	NP	RFI COMMENTS
C 26.07.2023	NP	RESPONSE TO RFI
D 04.08.2023	NP	RESPONSE TO RFI

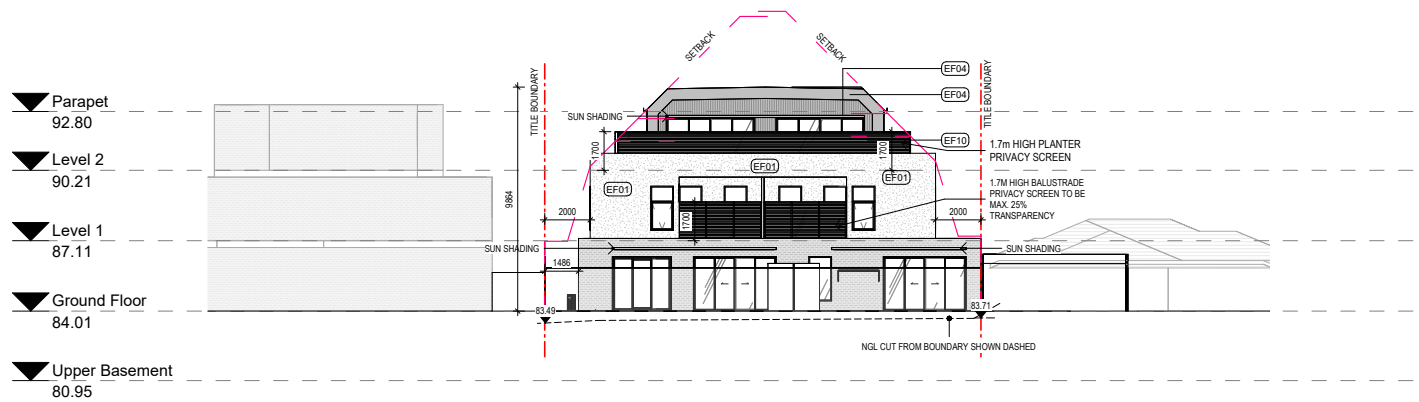
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Scale @ A3 1 : 200	

Project No: 2223
Issued Date: 23.08.2023
Status/Revision: D

Drawing Number TP06

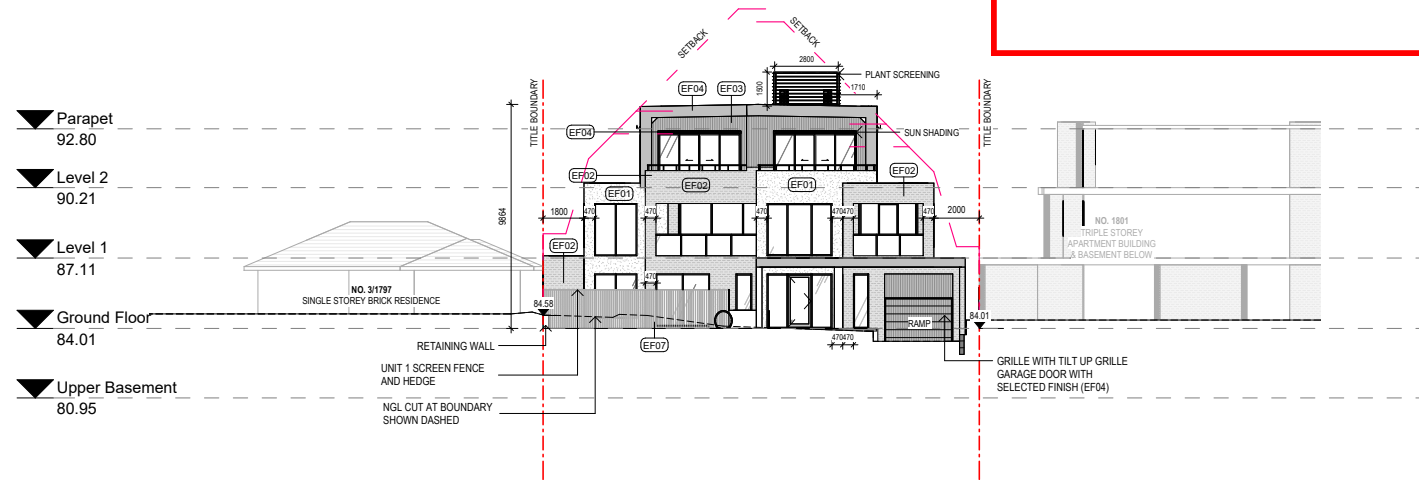


Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



1 NORTH ELEVATION
TP01 1 : 200

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2 SOUTH ELEVATION
TP01 1 : 200

MATERIAL LIST

- EF01 RENDER FINISH
COLOUR: LIGHT GREY
- EF02 BRICK
COLOUR: GREY
- EF03 TIMBER LOOK BATTENS CLADDING
COLOUR: BLACK/ CHARCOAL
- EF04 POWDERCOAT METAL FRAMING
COLOUR: BLACK/ CHARCOAL
- EF05 METAL ROOF SHEET
COLOUR: OFF WHITE/ LIGHT GREY
- EF06 CLEAR GLASS
- OG OBSCURED GLASS TO HAVE MAX. 25% TRANSPARENCY
- EF07 TIMBER SCREENING
COLOUR: BLACK/ CHARCOAL

NOTES:

CLEAR GLASS (EF06) TO ALL WINDOW GLAZING, OTHERWISE NOTED WITH OG.

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APARTMENT SCHEME
 Project Address:
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NORTH & SOUTH ELEVATION

Project No:
 2223
 Issued Date:
 23.08.2023

Drawing Number

TP07

Scale @ A3 As indicated

Status/Revision:
 B



- MATERIAL LIST**
- EF01 RENDER FINISH
COLOUR: LIGHT GREY
 - EF02 BRICK
COLOUR: GREY
 - EF03 TIMBER LOOK BATTENS CLADDING
COLOUR: BLACK/ CHARCOAL
 - EF04 POWDERCOAT METAL FRAMING
COLOUR: BLACK/ CHARCOAL
 - EF05 METAL ROOF SHEET
COLOUR: OFF WHITE/ LIGHT GREY
 - EF06 CLEAR GLASS
 - OG OBTAINED GLASS TO HAVE MAX.
25% TRANSPARENCY
 - EF07 TIMBER SCREENING
COLOUR: BLACK/ CHARCOAL
- NOTES:**
CLEAR GLASS (EF06) TO ALL WINDOW
GLAZING, OTHERWISE NOTED WITH OG.

1 EAST ELEVATION
TP01 1 : 200



2 WEST ELEVATION
TP01 1 : 200

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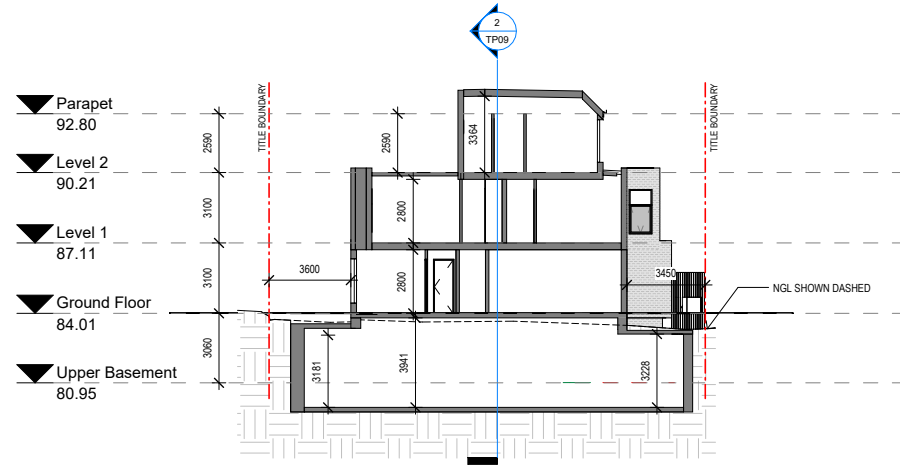
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C 22.08.2023	NP	RESPONSE TO RFI

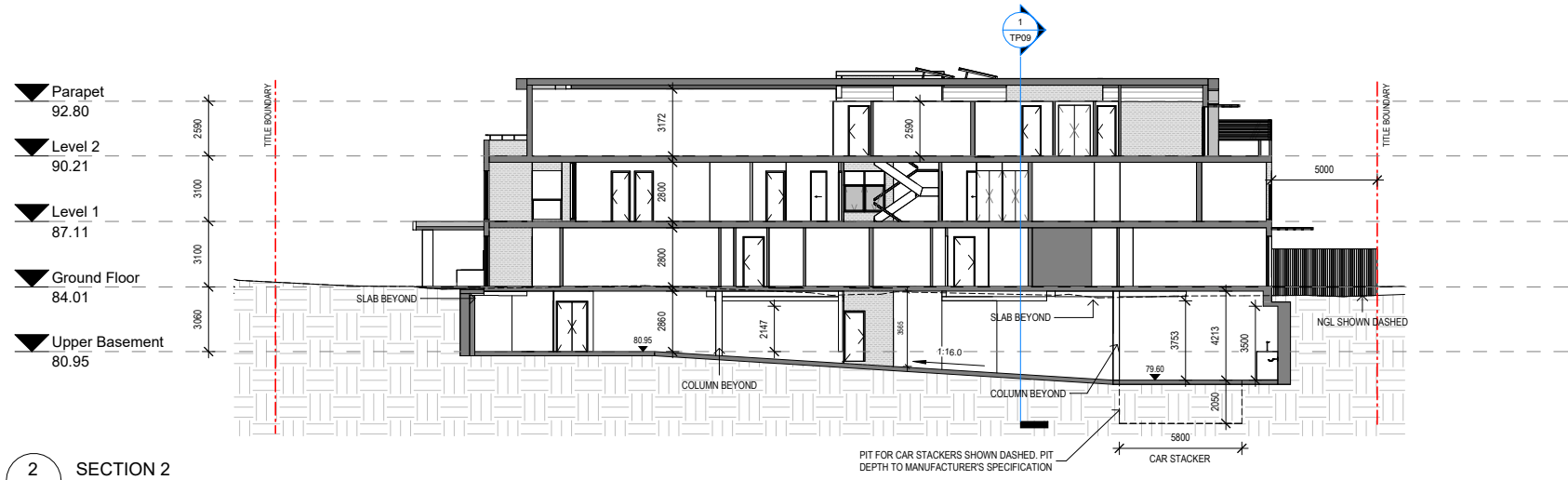
APARTMENT SCHEME	EAST & WEST ELEVATION
Project Address: 1799 Dandenong Road, Oakleigh East	Project No: 2223
Scale @ A3 As indicated	Issued Date: 23.08.2023
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Drawing Number	TP08
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1 SECTION 1
 TP01 1 : 200



2 SECTION 2
 TP01 1 : 200

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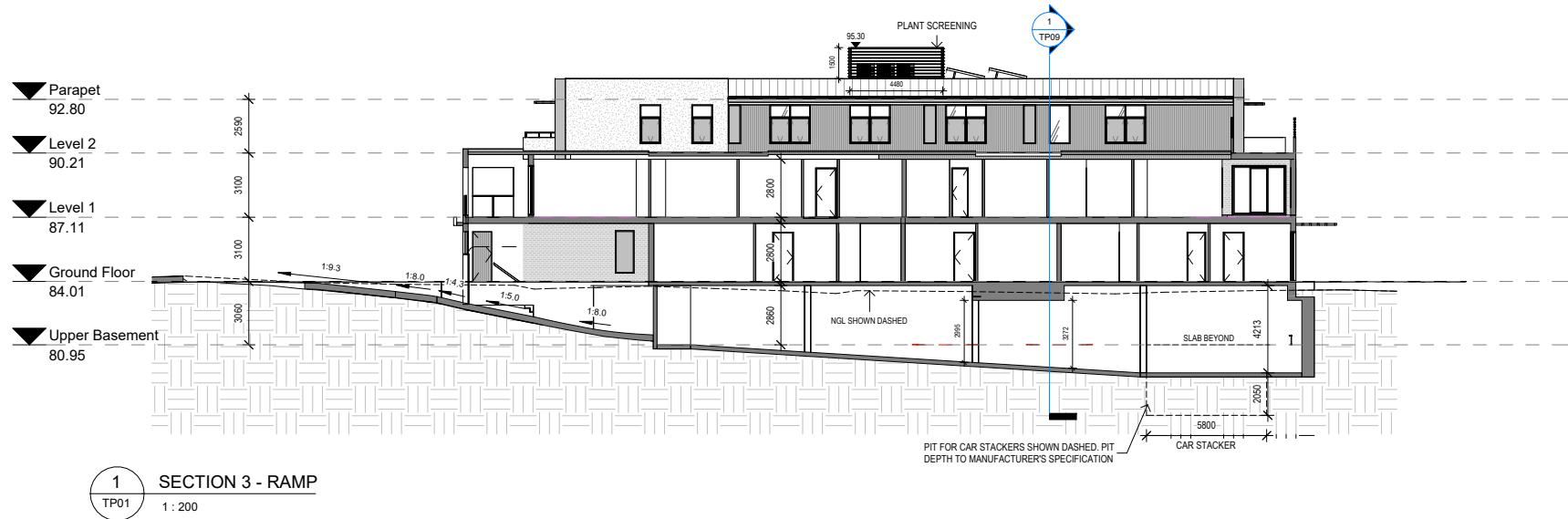
REV DATE	CHKD	ISSUE
A 26.07.2023	NP	RESPONSE TO RFI

APARTMENT SCHEME	SECTIONS - SHEET 1
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1 SECTION 3 - RAMP
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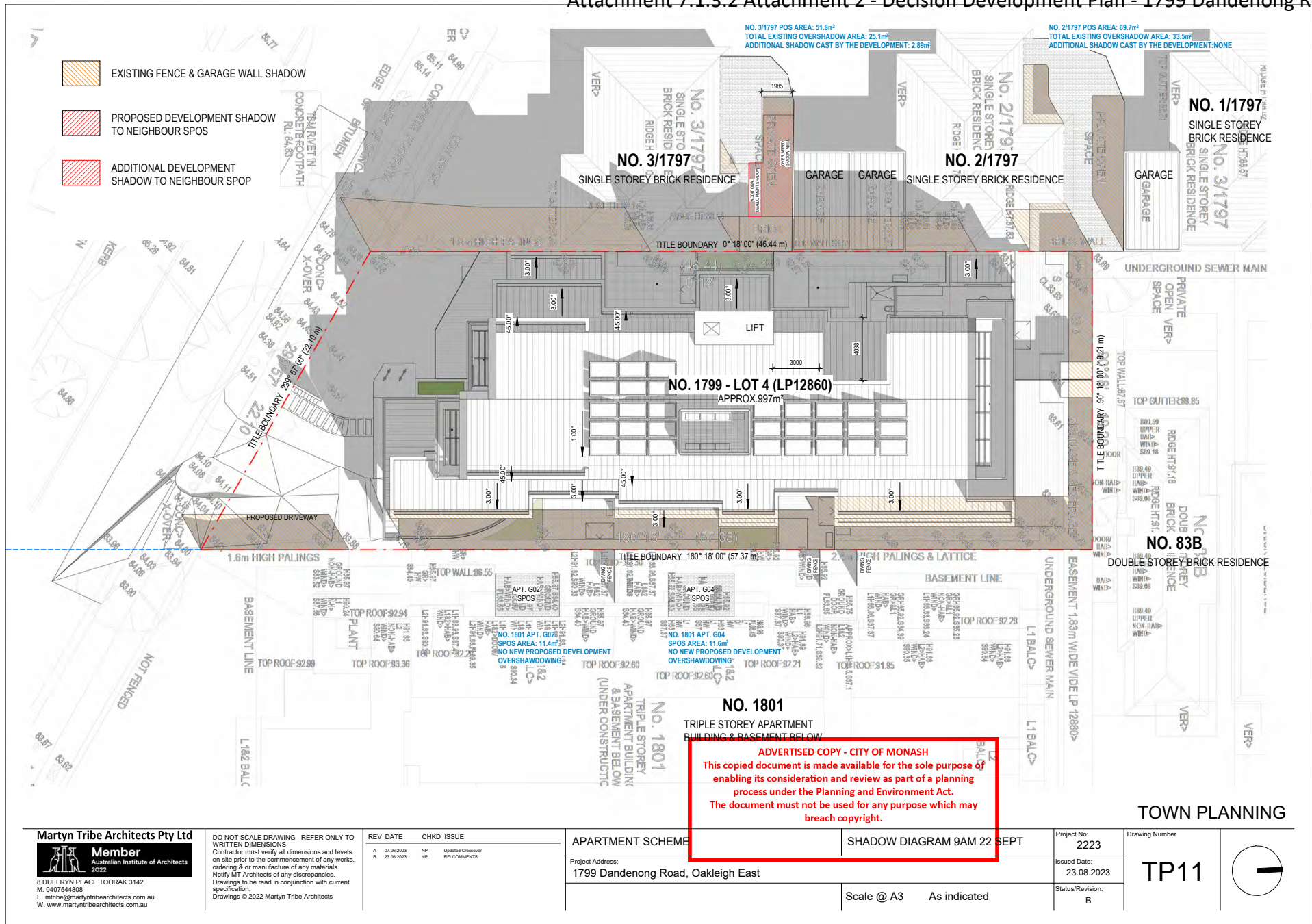
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B 04.08.2023	NP	RESPONSE TO RPI

APARTMENT SCHEME	SECTIONS - SHEET 2
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Scale @ A3	1 : 200

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Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



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B 23.08.2023	NP	RPI COMMENTS

APARTMENT SCHEME

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SHADOW DIAGRAM 9AM 22 SEPT

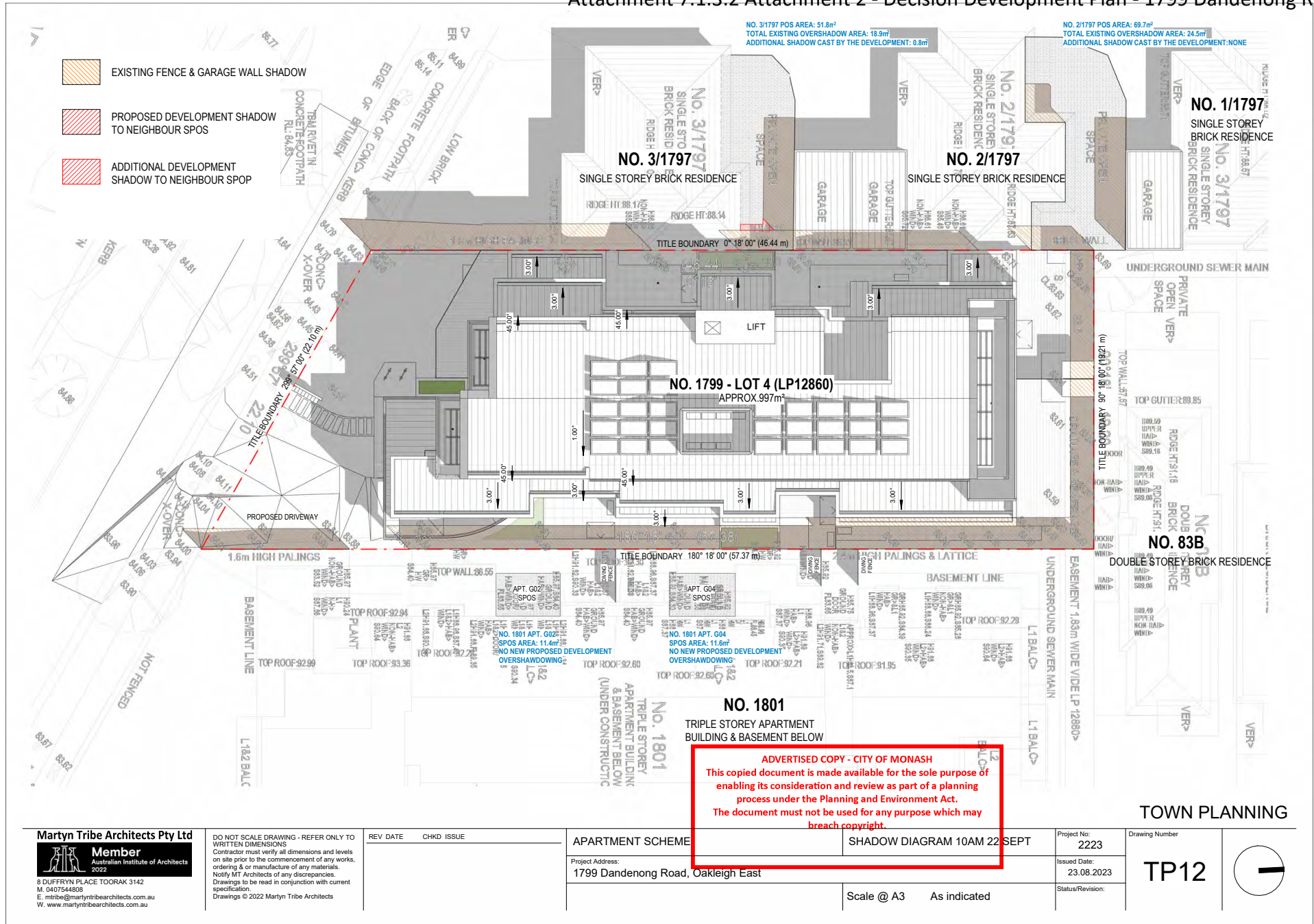
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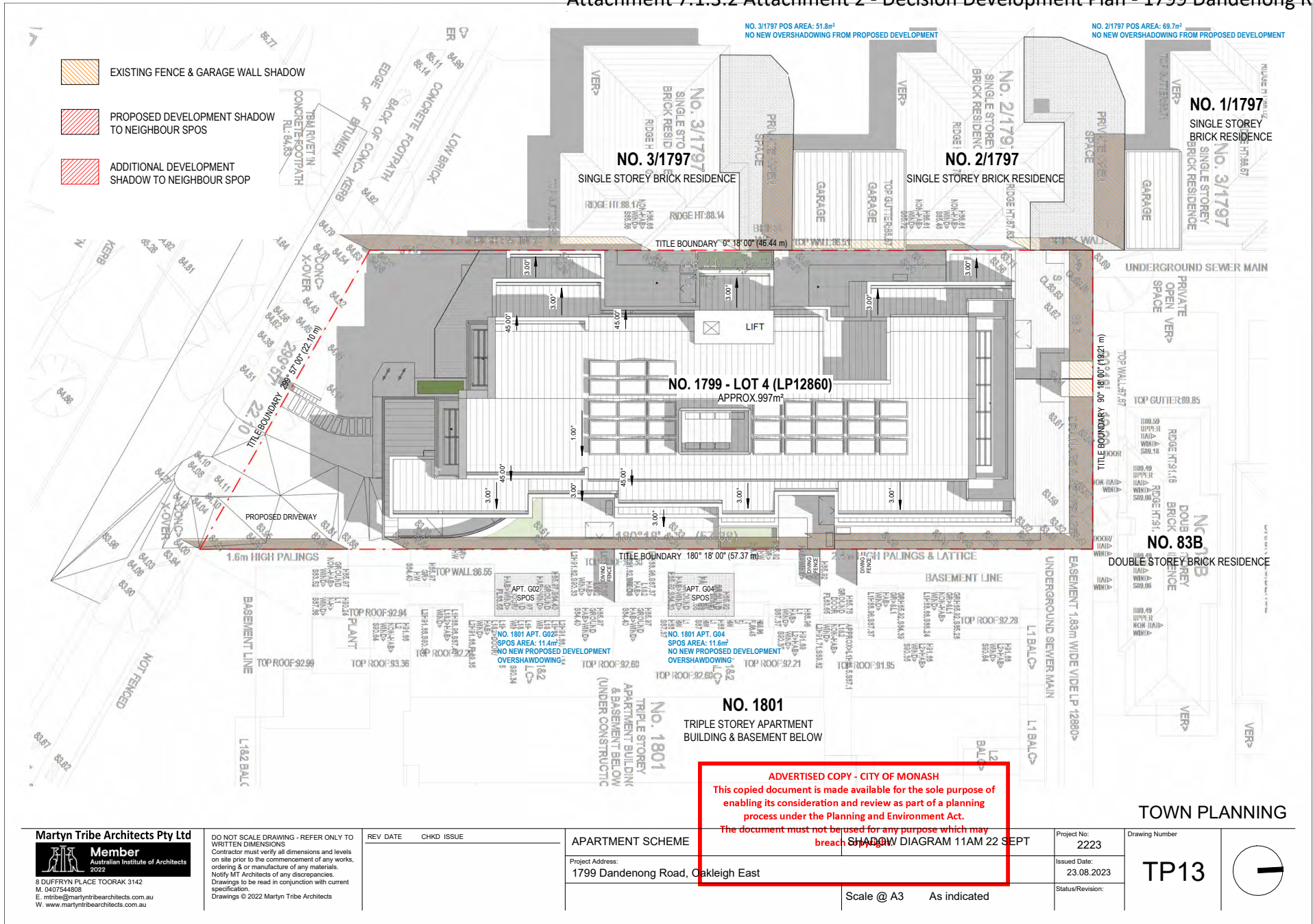
SHADOW DIAGRAM 10AM 22 SEPT
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Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



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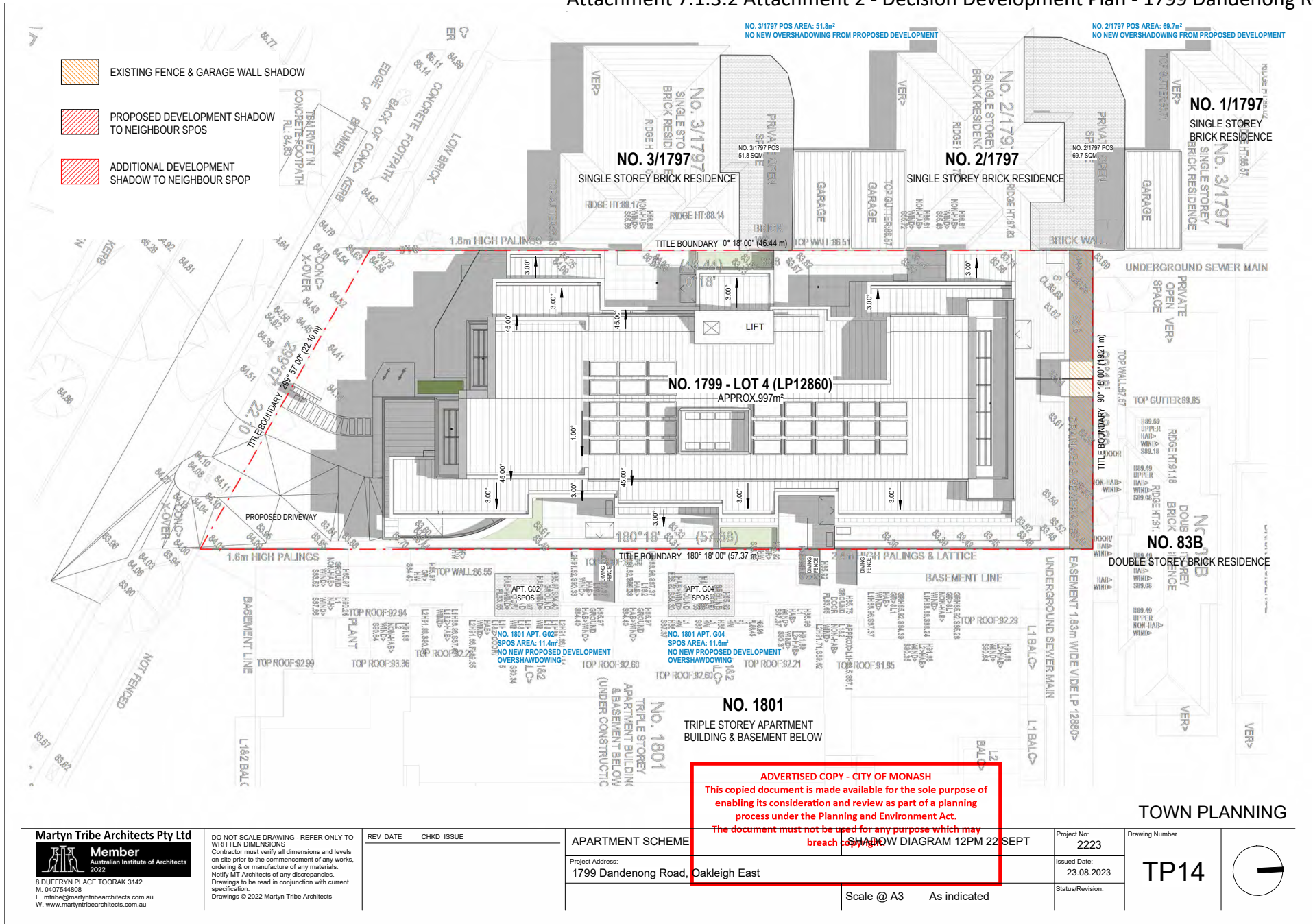
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APARTMENT SCHEME	Project Address: 1799 Dandenong Road, Oakleigh East
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Project No: 2223
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Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



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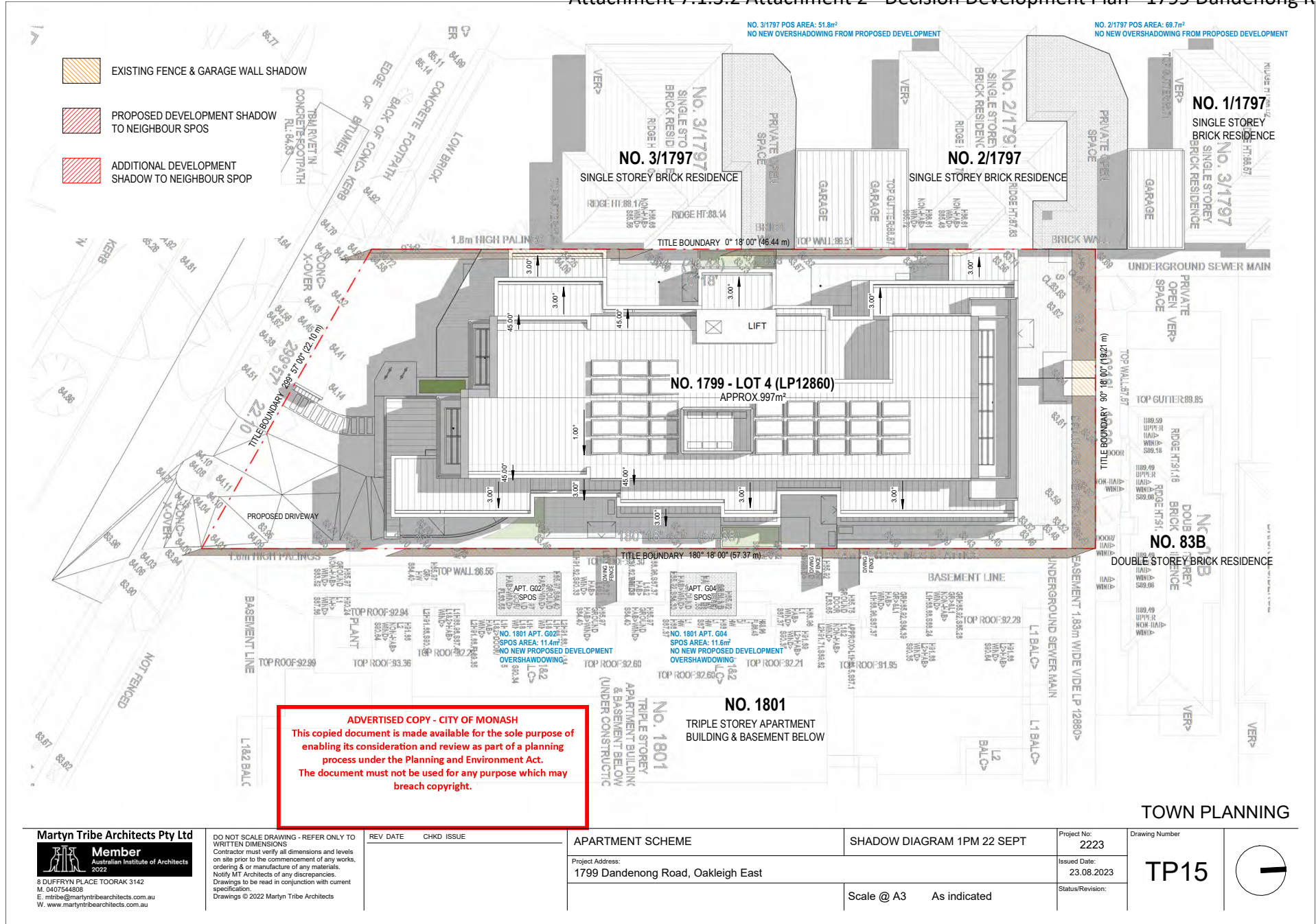
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TP14



Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



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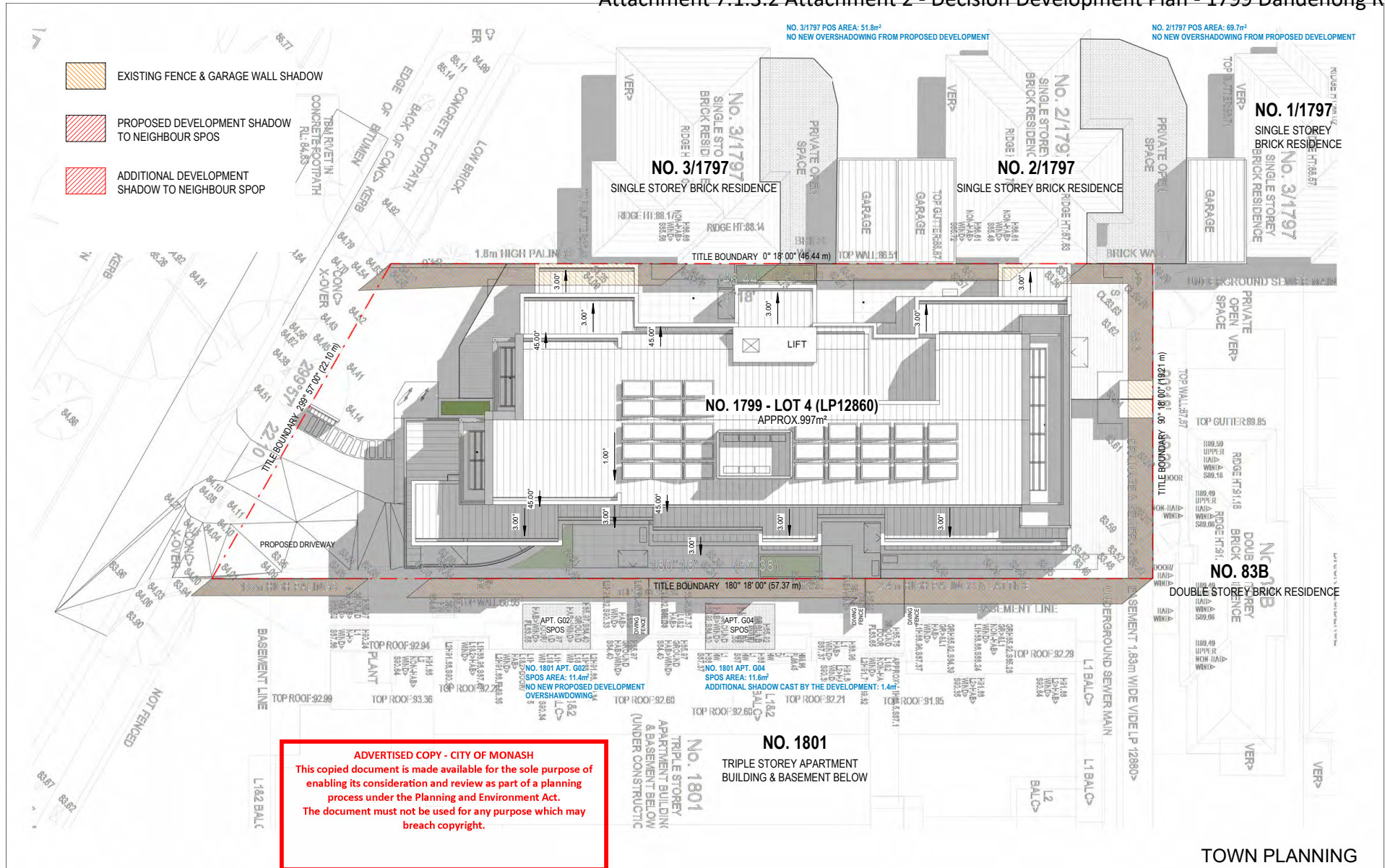
APARTMENT SCHEME
Project Address: 1799 Dandenong Road, Oakleigh East

SHADOW DIAGRAM 1PM 22 SEPT
Scale @ A3 As indicated

Project No: 2223
Issued Date: 23.08.2023
Status/Revision:

Drawing Number TP15	
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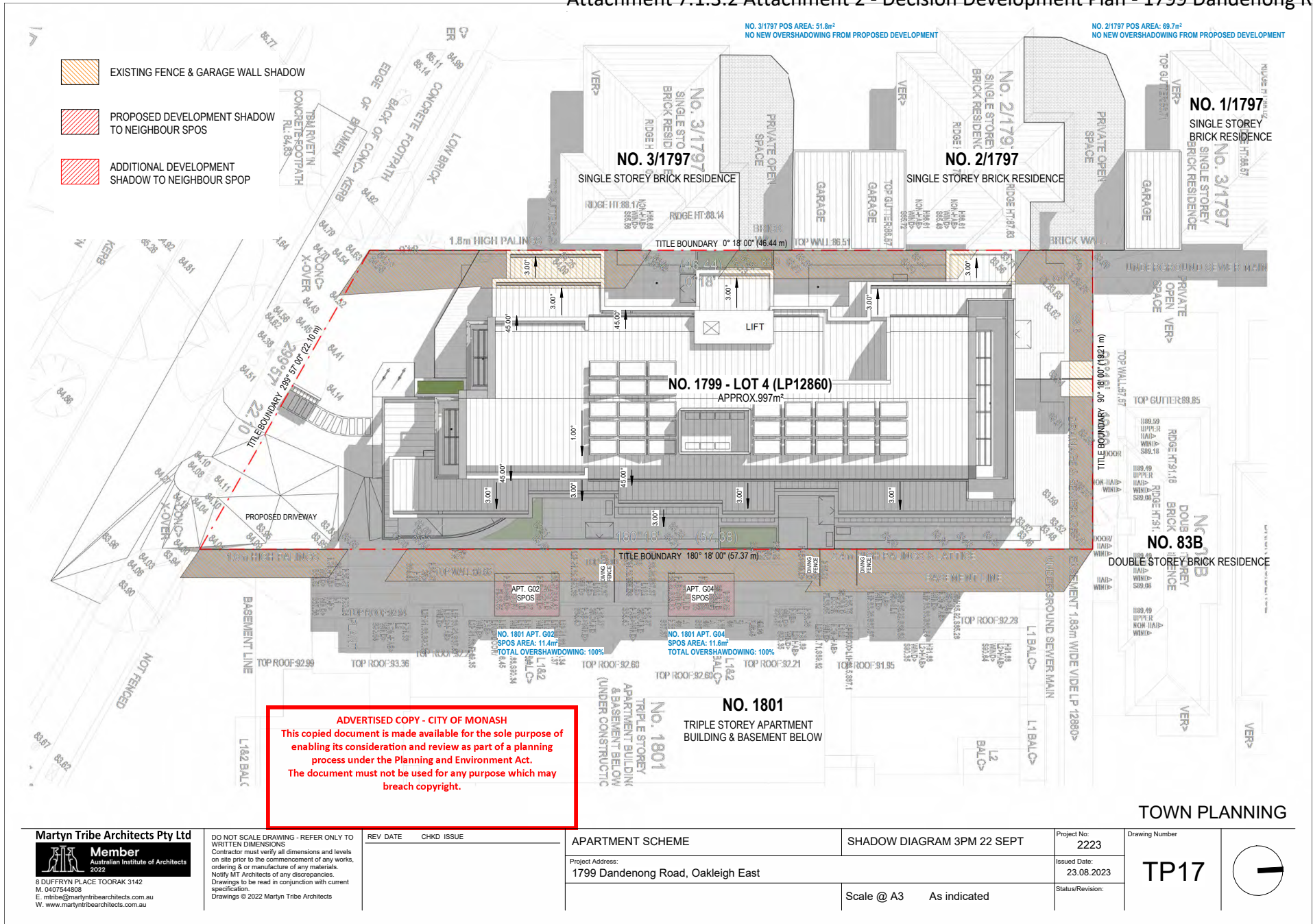


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	Project Address: 1799 Dandenong Road, Oakleigh East	Issued Date: 23.08.2023	Scale @ A3 As indicated	Status/Revision:	TP16	
	(Empty)	(Empty)	(Empty)	(Empty)	(Empty)	(Empty)

Attachment 7.1.3.2 Attachment 2 - Decision Development Plan - 1799 Dandenong Rd



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SHADOW DIAGRAM 3PM 22 SEPT
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SOUTH ELEVATION



NORTH ELEVATION

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WEST ELEVATION



EAST ELEVATION

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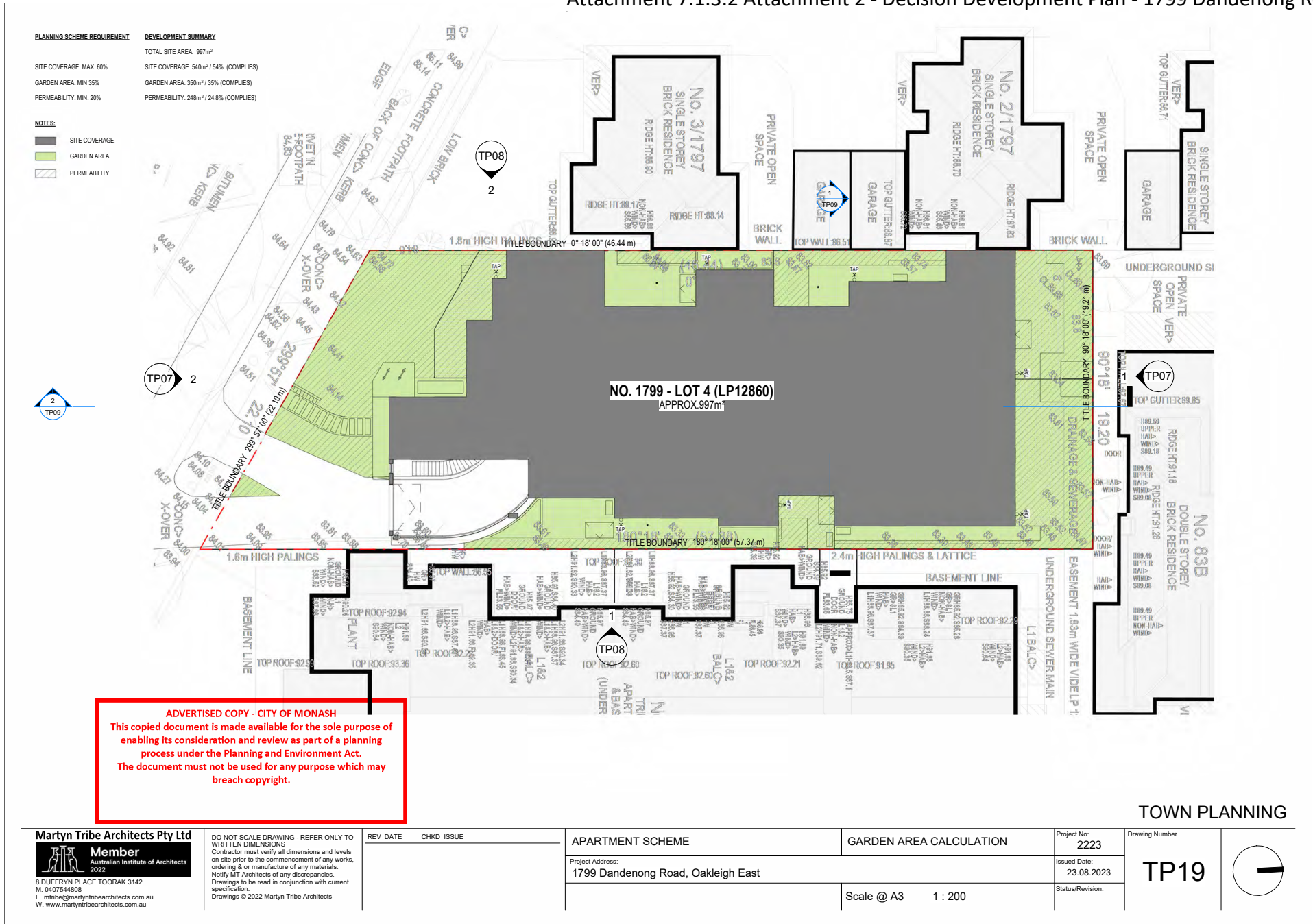
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REV DATE	CHKD	ISSUE
A	0.07.2023	NP 3D PERSPECTIVE

APARTMENT SCHEME
Project Address: 1799 Dandenong Road, Oakleigh East
Scale @ A3

3D ELEVATIONS
Project No: 2223
Issued Date: 23.08.2023
Status/Revision: A

Drawing Number	TP18
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TOWN PLANNING

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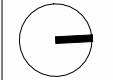
REV DATE	CHKD	ISSUE

APARTMENT SCHEME
Project Address: 1799 Dandenong Road, Oakleigh East

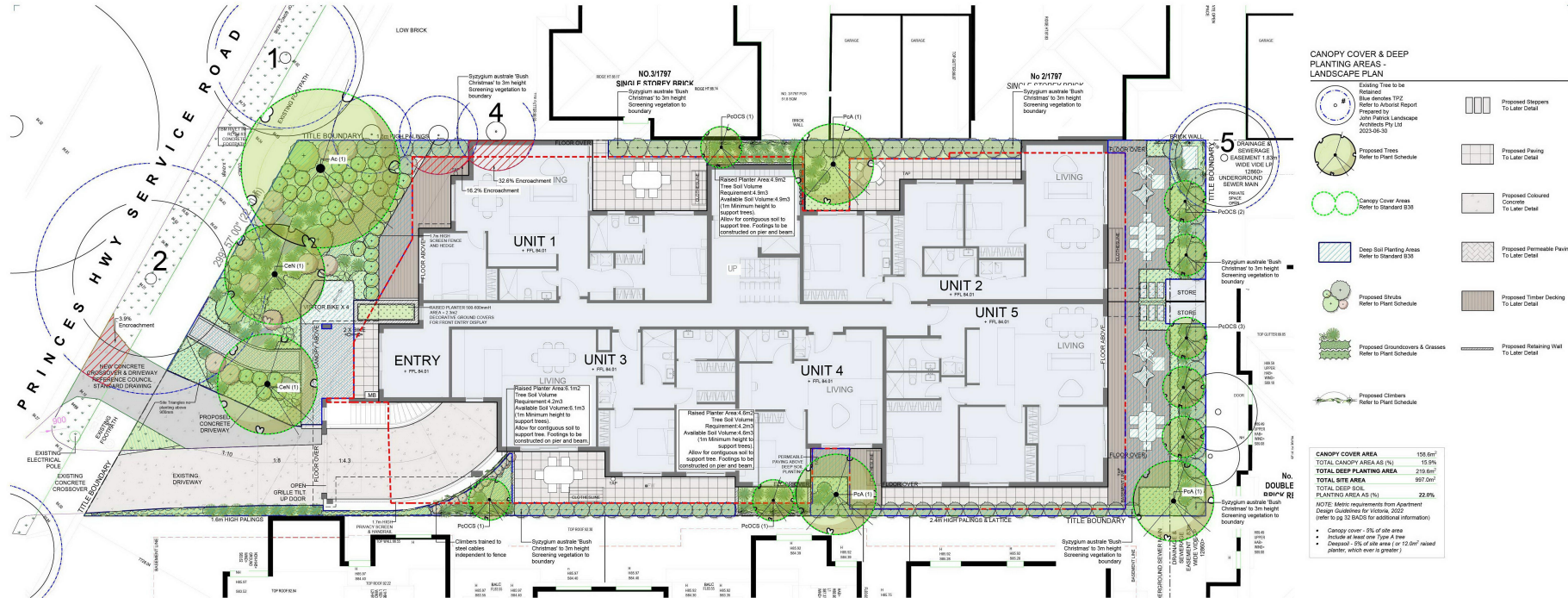
GARDEN AREA CALCULATION
Scale @ A3 1 : 200

Project No: 2223
Issued Date: 23.08.2023
Status/Revision:

Drawing Number TP19



Attachment 7.1.3.3 Attachment 3 - Decision Landscaping Plan - 1799 Dandenong Rd



- ### CANOPY COVER & DEEP PLANTING AREAS - LANDSCAPE PLAN
- Existing Tree to be Retained
 - Blue Section TPO Refer to Arsitekt Report
 - Proposed to retain Retained Landscaping Architects Pty Ltd 002-932-3535
 - Proposed Trees Refer to Plant Schedule
 - Proposed Sheppers To Later Detail
 - Proposed Paving To Later Detail
 - Proposed Coloured Concrete To Later Detail
 - Proposed Permeable Paving To Later Detail
 - Proposed Timber Decking To Later Detail
 - Proposed Retaining Wall To Later Detail
 - Proposed Climbers Refer to Plant Schedule

CANOPY COVER AREA	158.5m ²
TOTAL CANOPY AREA (%)	15.5%
TOTAL DEEP PLANTING AREA	278.9m ²
TOTAL SITE AREA	997.0m ²
TOTAL DEEP SOIL PLANTING AREA AS (%)	22.0%

NOTE: All areas are to be planted in accordance with the requirements of the Planning and Environment Act 2002 (refer to pg 32 BACS for additional information)

- Canopy cover: 15% of site area
- Include at least one (1) Type A tree
- Minimum: 5% of site area (or 12.0m² raised planter, whichever is greater)

PLANT PALETTE



Angophora costata Corymbia eximia 'Nana' Pyrus calleryana 'Aristocrat' Prunus cerasifera 'Okaville Crimson Spire'

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PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DBE NEW	HEIGHT & WIDTH @ MATURITY	MIN SUPPLY SIZE	QTY
TREES						
A-C	Angophora costata	Smooth Bark Apple	EN	12.0m	50cm2 DWH	1
C-N	Corymbia eximia 'Nana'	Bloodwood	EN	8.5m	50cm2 DWH	1
P-C-A	Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	D/EK	8.5m	50cm2 DWH	3
POCS	Prunus cerasifera 'Okaville Crimson Spire'	Ornamental Plum	D/EK	8.5m	30cm2 DWH	8
SHRUBS						
Ca	Correa alba	White Correa	EN	1.5 x 1.5m	140mm pot	14
Cr	Correa reflexa	Correa Correa	EN	1 x 1 m	140mm pot	3
Mp	Mitrasia paniculata	Orange Jasminum	EN	2 x 1m (clipped)	200mm pot	8
PG	Philadelphea 'Flower Girl'	Flower Girl Wax Flower	EN	1 x 1.2m	140mm pot	3
SeBC	Syzygium australe 'Bush Christmas'	Bush Christmas Lilly-billy	EN	3 x 1m (clipped)	200mm pot	3
GROUNDCOVERS						
AGD	Agapanthus 'Bush Gem'	Norfolk Palm	EN	0.7 x 0.4m	140mm pot	14
Da	Dianella aestivata	Black Anchor Flax Lily	EN	0.7 x 1 m	140mm pot	14
Lg	Lilium elongatum	Lily-bury	EN	0.6 x 0.6m	140mm pot	14
L/LT	Limonium 'Lime Turf'	Lime Turf Sea-hack	E/EK	0.4 x 0.4m	140mm pot	14
L/RP	Liriodendron 'Royal Purple'	Royal Purple Lily-bury	E/EK	0.45 x 0.45m	140mm pot	14
CLIMBERS						
Hv	Hardenbergia violacea	False Sandpaper/Purple Coral Pea	EN	Climber/Climber	140mm pot	14
Tj	Trochostema/pavane/parviflorum	Star Jasmine	EN	Twining climber	140mm pot	14
TOTAL						
				C/E = Deciduous/Evergreen	M/E = Native/Exotic	TOTAL

SPECIFICATION NOTES

Soil Preparation
Cultivated soil, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and incorporated there. All trees to be removed shall be staked and all irremovable material to be removed from site. Existing top soil in planting areas to be discarded and not to be used for additional construction from the machinery and so that no rubble or building supplies are stored in these areas.

Planting
No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done to best (30%) where (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Water Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody seedlings, is to be removed or appropriately controlled using chemical means. The stumps of non-woody perennials are to be buried ground. All vegetative material shall be appropriately disposed of off site in a manner which will not affect its re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Planting
Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also includes that any herbicides used are suitable for use around the vegetation to be retained.

Planting
All plants shall be appropriately hardened off in the nursery. Live plants with the following characteristics: Large healthy root systems with evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-submerged tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of hole to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of the dark coloured chipped or shredded pine bark or hardwood not more than 5% free content by volume (preferably sawdust free). The average size of the woodchips must be approximately 20mm x 20mm x 5mm and the maximum length not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stabilised and thoroughly watered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Aggregate Grave Surface
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite) over a 100mm layer of sand (30-60 mesh). No trees over a base course of 75mm deep general purpose Fine Graded Road. The subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between general mulch paths and garden beds using 75x25x100mm sanded pine stakes at 1200mm maximum centres. An additional stake is to be provided at 2m in the width.

Irrigation
An approved drip irrigation system is to be supplied to all landscape areas. It is the responsibility of the contractor to ensure that all irrigation system manufacturers' specifications. The system is to be connected to mains supply and include a rain shut-off device. All pipe to be laid with approx. 50mm of slope over and 100mm above the regular surface. All pipe to be laid in regular intervals to ensure the tubing cannot be damaged.

Retained Planter Boxes
Retained planter boxes to be installed, but not necessarily limited to, the supply and installation of agriculture drains, drainage cables or base, fibre fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with concrete to prevent leaking.

Drainage
Drainage cables are to be provided to the base of the planter and are to be covered with a layer of fibre fabric. A drainage outlet is to be installed at the base of the planter with the face of the planter sloped towards it. Provide a root anchor or trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. It is advised Compact event in 100mm layers. Avoid differential settlement and ensure contractor and produce a finished surface that is graded evenly, ready for planting. Allow 300mm level of specified mulch to be laid on the establishment of lawn. Re-sowed areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to stratified above and lightly compacted in 150mm layers. Areas that are to be re-installed using an appropriate and suitable turf type and the area laid off to allow the establishment of lawn. Re-sowed areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in higher slopes of rocks. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail within the same species and size.

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Attachment 7.1.3.3 Attachment 3 - Decision Landscaping Plan - 1799 Dandenong Rd

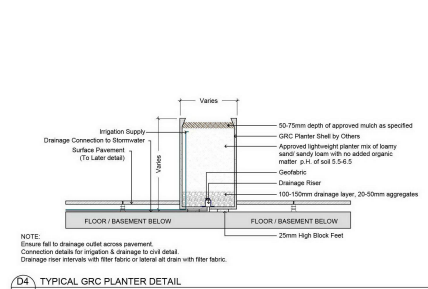
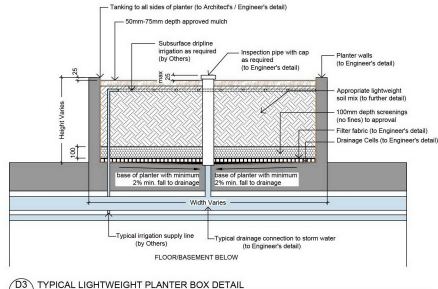


- LEGEND**
- Proposed Shrubs
Refer to Plant Schedule
 - Proposed Groundcovers & Grasses
Refer to Plant Schedule
 - Proposed Paving
To Labor Detail
 - Proposed New Raised Planter Box
Min. 450mm High for Groundcovers & Grasses
Min. 750mm High for Shrubs
Refer to Specifications & Typical Detail

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURETY	MIN SUPPLY SIZE	QTY
MgM	Murraya paniculata 'Viva-a-maj'	Dwarf Orange Jessamine	EN	1 x 1m	140mm pot	
TOTAL						
GROUNDCOVERS						
Ca	Convolvulus sabatius	Moroccan Bellflower	E/Ex	0.3 x 1.5m	140mm pot	
Rsp	Platanus officinalis 'Frostkiss'	Pinkish Rosemary	E/Ex	0.3 x 1.5m	140mm pot	
Ta	Trochostema aetnaeum	Yellow Star Jasmine	E/Ex	0.2 x 3m Sprig	140mm pot	
TOTAL						
*D/E = Deciduous/Evergreen						
N/E = Native/Exotic						

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NOTE: Check fall to drainage outlet across pavement.
Construction details for irrigation & drainage to soil detail.
Drainage roof intervals with filter fabric or lateral oil drain with filter fabric.

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REVISION	DATE	BY
A To Council Request	22.03.2023	SA
B To Council Request	30.03.2023	CA
C To Architect Request	10.07.2023	CA

CLIENT
Project Projects Pty Ltd

DRAWING
Landscape Plan- Ground FLOOR- for Town Planning

PROJECT
PROPOSED DEVELOPMENT
1799 Dandenong Road, Oakleigh East

SCALE	DATE	CHECKED	DWG NO.	CAD FILE
1:100 @A1	10/07/2023	JP	23-044-LRDC	
			7701	

1799 DANDENONG ROAD, OAKLEIGH EAST

DRAWINGS LIST:

Sheet Number	Sheet Name	Current Revision
TP00	COVER	V3
TP01	PROPOSED SITE PLAN	V3
TP02	APT SCHEME - BASEMENT	V2
TP03	APT SCHEME - GROUND FLOOR	V3
TP04	APT SCHEME - FIRST FLOOR	V3
TP05	APT SCHEME - SECOND FLOOR	V2
TP06	APT SCHEME - ROOF PLAN	V2
TP07	NORTH & SOUTH ELEVATION	V3
TP08	EAST & WEST ELEVATION	V3
TP09	SECTIONS - SHEET 1	V3
TP10	SECTIONS - SHEET 2	V3
TP11	SHADOW DIAGRAM 9AM 22 SEPT	V3
TP12	SHADOW DIAGRAM 10AM 22 SEPT	V3
TP13	SHADOW DIAGRAM 11AM 22 SEPT	V3
TP14	SHADOW DIAGRAM 12PM 22 SEPT	V3
TP15	SHADOW DIAGRAM 1PM 22 SEPT	V3
TP16	SHADOW DIAGRAM 2PM 22 SEPT	V3
TP17	SHADOW DIAGRAM 3PM 22 SEPT	V3
TP18	3D VIEWS	V3
TP19	GARDEN AREA CALCULATION	V3

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 997m²
 SITE COVERAGE: 571m² / 57.3%
 GARDEN AREA: 327m² / 32.7%
 PERMEABILITY: 290m² / 29.0%
 BASEMENT AREA: 551m² (INTERNAL)
 GROUND LEVEL AREA: 525m² (EXTERNAL)
 LEVEL 1 AREA: 508m² (EXTERNAL)
 LEVEL 2 AREA: 360m² (EXTERNAL)

UNITS

TOTAL NO. OF UNITS: 12

1 BEDROOM APT: 2
 2 BEDROOM APT: 5
 3 BEDROOM APT: 5

GROUND LEVEL AREA: 525m²

UNIT 1 - 2 BED APT (ACCESSIBLE)
 UNIT 1: 93.6m²
 UNIT 1 POS: 36.7m²

UNIT 2 - 3 BED APT
 UNIT 2: 99.1m²
 UNIT 2 POS: 74.1m²

UNIT 3 - 2 BED APT (ACCESSIBLE)
 UNIT 3: 95.5m²
 UNIT 3 POS: 34.7m²

UNIT 4 - 1 BED APT (ACCESSIBLE)
 UNIT 4: 51.9m²
 UNIT 4 POS: 25m²

UNIT 5 - 3 BED APT (ACCESSIBLE)
 UNIT 5: 104.7m²
 UNIT 5 POS: 69.2m²

GROUND LEVEL GROSS FLOOR AREA: 494m² (INTERNAL TOTAL)
 GROUND LEVEL POS AREA: 238.5m²

LEVEL 1 AREA: 508m²

UNIT 6 - 3 BED APT
 UNIT 6: 100.6m²
 UNIT 6 BALC: 11.5m²

UNIT 7 - 2 BED APT
 UNIT 7: 103.5m²
 UNIT 7 BALC: 12.2m²

UNIT 8 - 3 BED APT (ACCESSIBLE)
 UNIT 8: 114.2m²
 UNIT 8 BALC: 11.9m²

UNIT 9 - 3 BED APT (ACCESSIBLE)
 UNIT 9: 117.4m²
 UNIT 9 BALC: 13.6m²

LEVEL 2 AREA: 360m²

UNIT 10 - 1 BED APT
 UNIT 10: 63.5m²
 UNIT 10 BALC: 8.4m²

UNIT 11 - 2 BED APT
 UNIT 11: 115.3m²
 UNIT 7 BALC: 25.0m²

UNIT 12 - 2 BED APT
 UNIT 12: 96.5m²
 UNIT 12 BALC: 10.8m²

EXTERNAL STORAGE

6m²: 4
 7m²: 5
 10m²: 2

TOTAL: 11

BASEMENT PARKING

CAR PARK: 20

BIKE PARK: 14

GROUND FLOOR BIKE PARKING

VISITOR BIKE PARK: 6

TOTAL BIKE PARK: 20



VCAT PLANS

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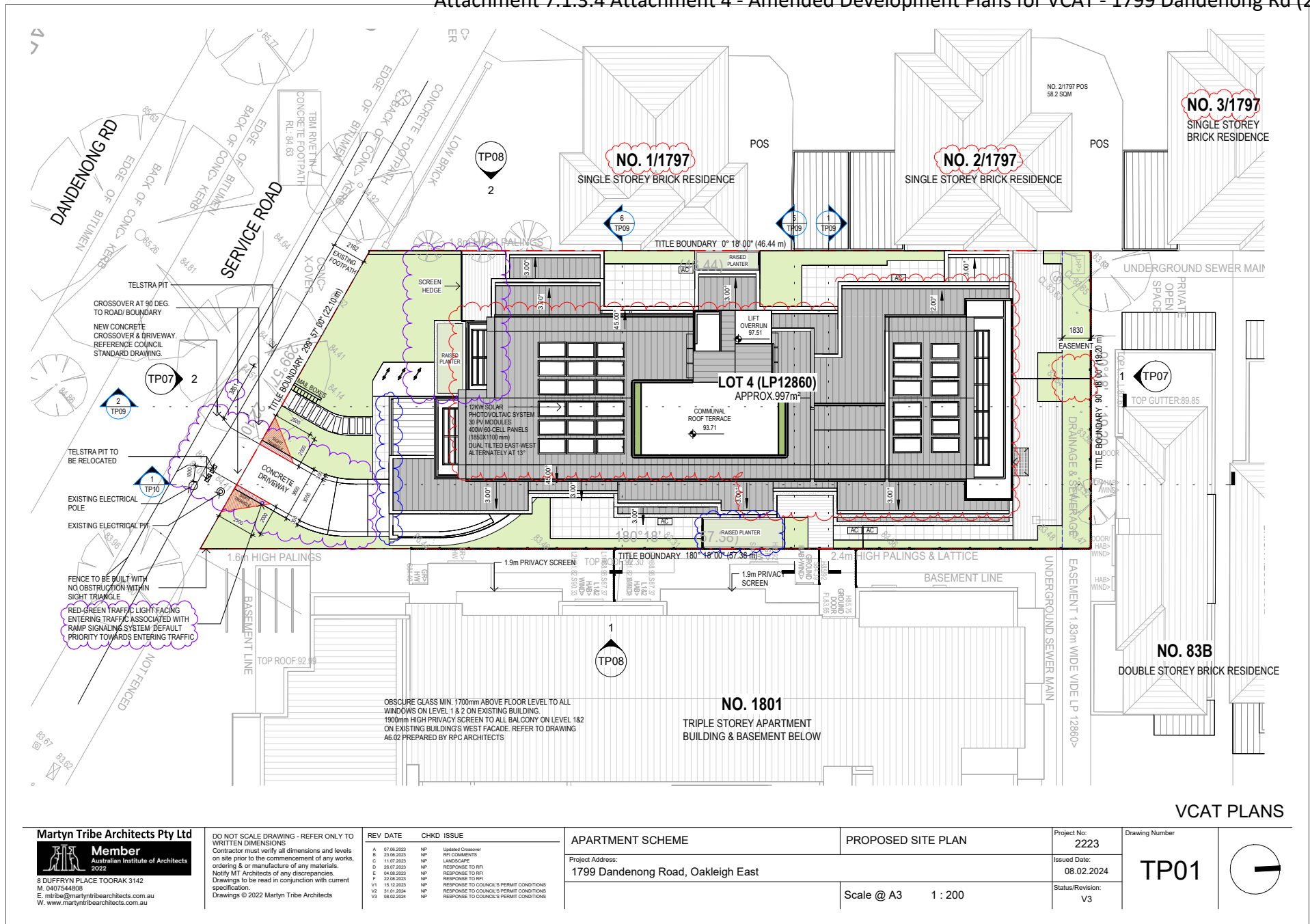
REV DATE	CHKD	ISSUE	
A	23.08.2023	NP	RFI COMMENTS
B	03.07.2023	NP	TRAFFIC COMMENTS
C	03.07.2023	NP	3D PERSPECTIVE
D	11.03.2023	NP	LANDSCAPE
E	26.02.2023	NP	RESPONSE TO RFI
F	04.08.2023	NP	RESPONSE TO RFI
G	22.08.2023	NP	RESPONSE TO RFI
V1	15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2	31.03.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3	08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME	COVER
Project Address: 1799 Dandenong Road, Oakleigh East	
Scale @ A3	1 : 100

Project No:	Issued Date:	Status/Revision:
2223	08.02.2024	V3

Drawing Number
TP00

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
A	07.08.2023	NP Update Checklist
B	08.08.2023	NP RFI COMMENTS
C	11.07.2023	NP LANDSCAPE
D	20.07.2023	NP RESPONSE TO RFI
E	04.08.2023	NP RESPONSE TO RFI
F	22.08.2023	NP RESPONSE TO RFI
V1	15.12.2023	NP RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2	31.01.2024	NP RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3	08.02.2024	NP RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME	PROPOSED SITE PLAN
Project Address: 1799 Dandenong Road, Oakleigh East	
Scale @ A3 1 : 200	

Project No: 2223	Drawing Number
Issued Date: 08.02.2024	TP01
Status/Revision: V3	

VCAT PLANS

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)

EXTERNAL STORAGE

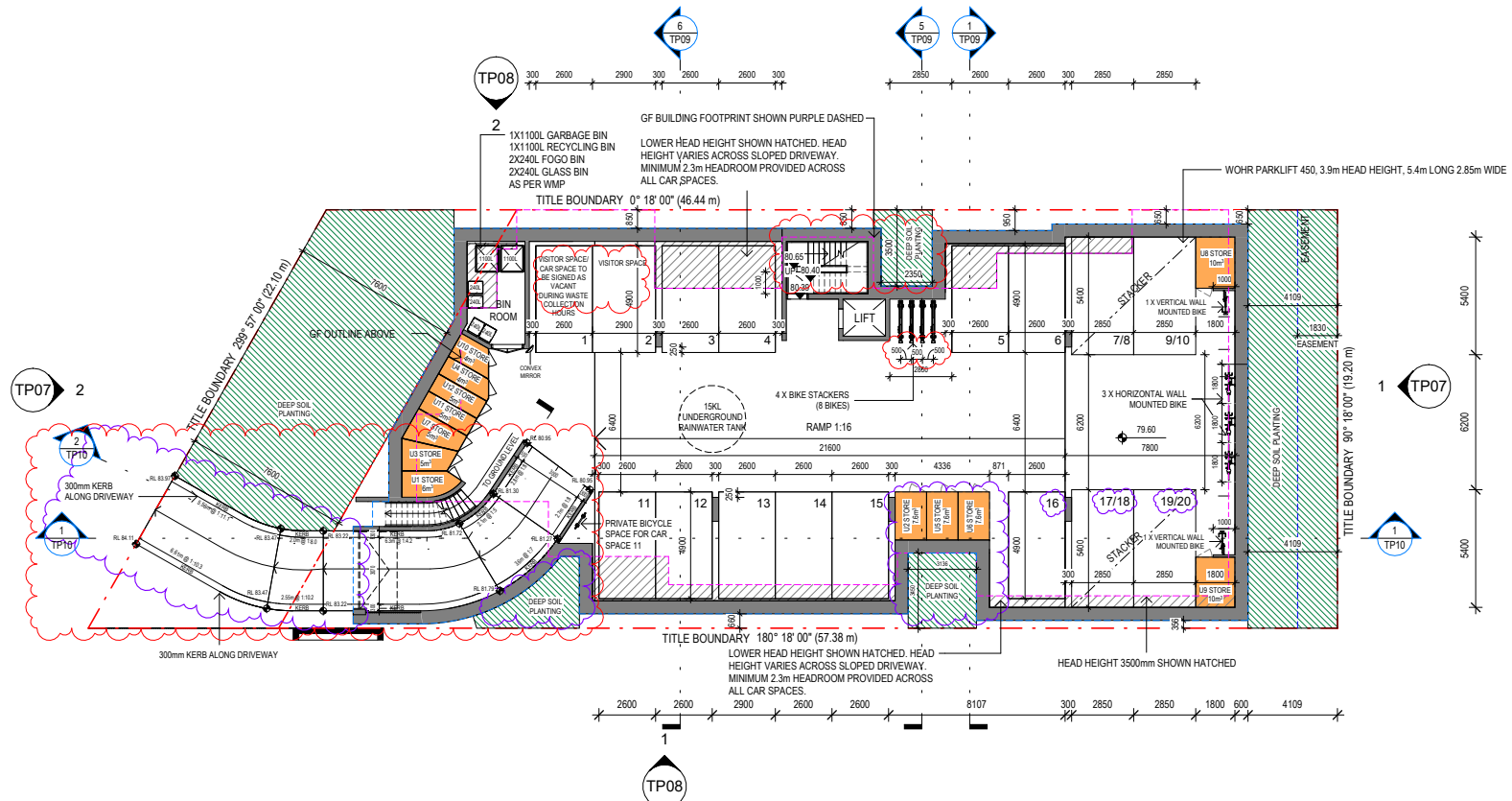
6m² 4
7m² 5
10m² 2

TOTAL: 11

BASEMENT PARKING

CAR PARK: 20

BIKE PARK: 14



VCAT PLANS

Martyn Tribe Architects Pty Ltd



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REV DATE	CHKD	ISSUE
A 23.08.2023	NP	RFI COMMENTS
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME

Project Address:
1799 Dandenong Road, Oakleigh East

APT SCHEME - BASEMENT

Scale @ A3 1 : 200

Project No:
2223

Issued Date:
08.02.2024

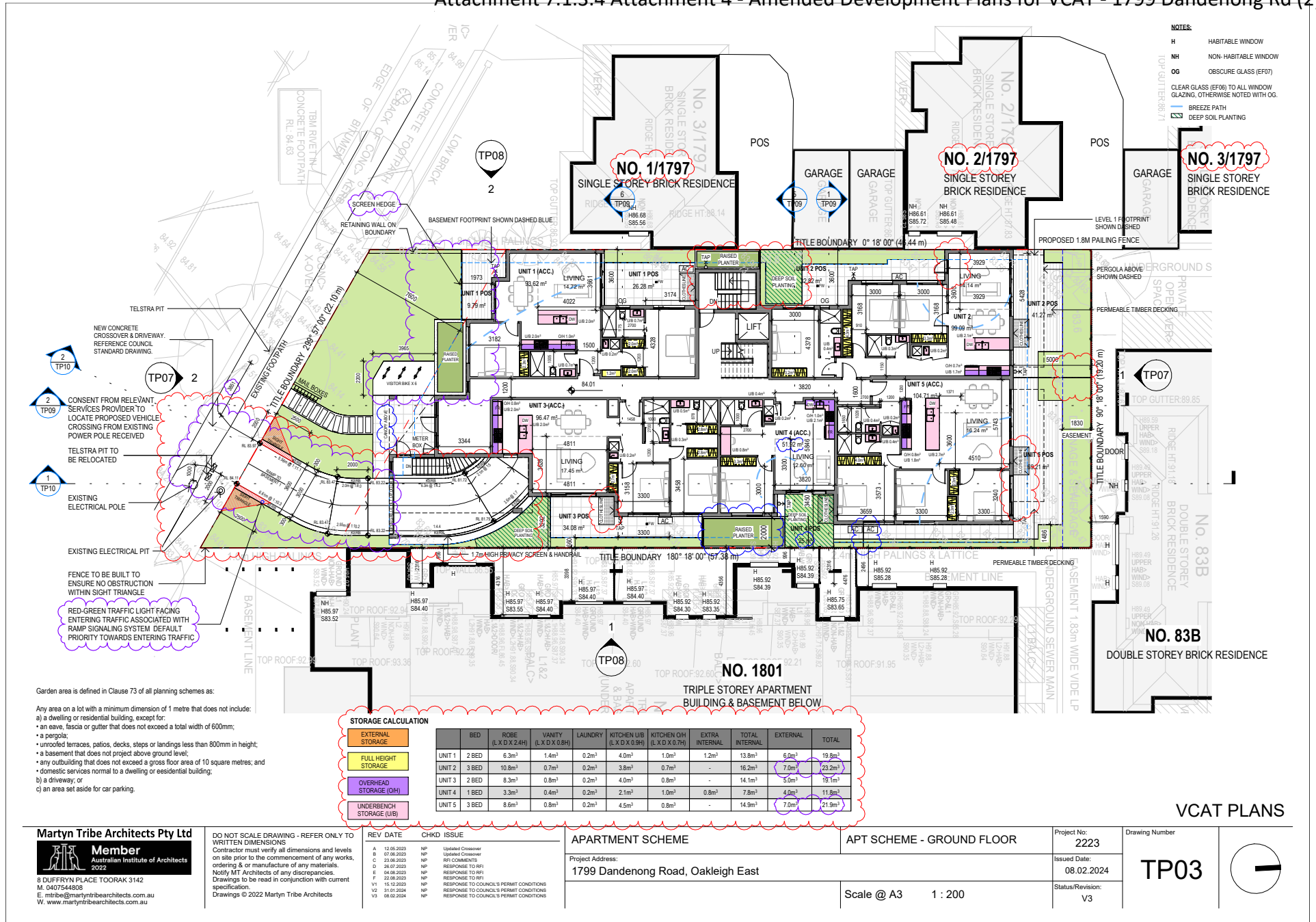
Status/Revision:
V2

Drawing Number

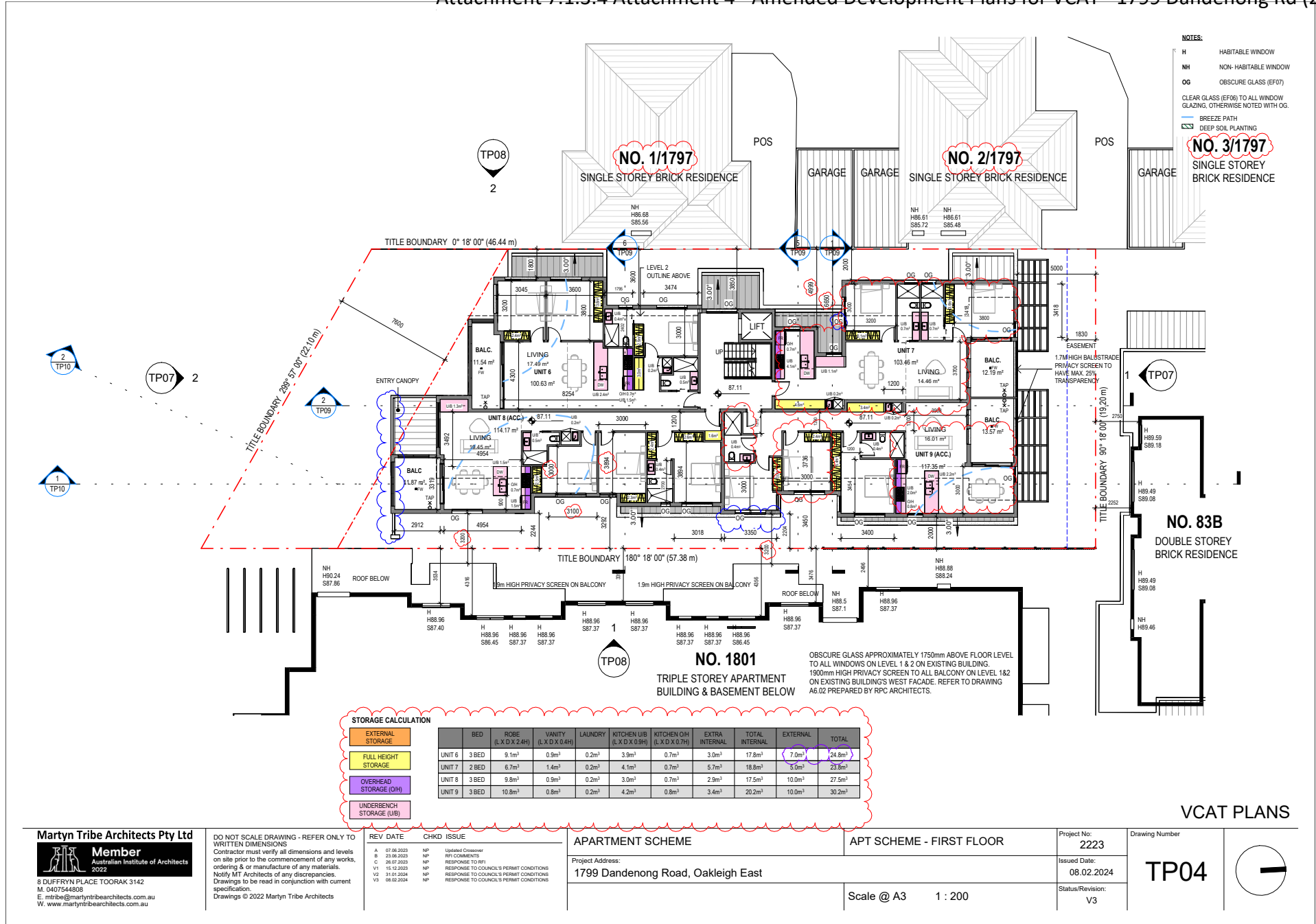
TP02



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



- NOTES:**
- H HABITABLE WINDOW
 - NH NON-HABITABLE WINDOW
 - OG OBSCURE GLASS (EFO7)
 - CLEAR GLASS (EFO6) TO ALL WINDOW GLAZING, OTHERWISE NOTED WITH OG.
 - BREEZE PATH
 - DEEP SOIL PLANTING

STORAGE CALCULATION

	BED	ROBE (L X D X 2.4H)	VANITY (L X D X 0.4H)	LAUNDRY	KITCHEN UB (L X D X 0.9H)	KITCHEN OH (L X D X 0.7H)	EXTRA INTERNAL	TOTAL INTERNAL	EXTERNAL	TOTAL
UNIT 6	3 BED	9.1m³	0.9m³	0.2m³	3.9m³	0.7m³	3.0m³	17.8m³	7.0m³	24.8m³
UNIT 7	2 BED	6.7m³	1.4m³	0.2m³	4.1m³	0.7m³	5.7m³	18.8m³	5.0m³	23.8m³
UNIT 8	3 BED	9.8m³	0.9m³	0.2m³	3.0m³	0.7m³	2.9m³	17.5m³	10.0m³	27.5m³
UNIT 9	3 BED	10.8m³	0.8m³	0.2m³	4.2m³	0.8m³	3.4m³	20.2m³	10.0m³	30.2m³

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REV	DATE	CHKD	ISSUE
A	07.08.2023	NP	Update Drawings
B	09.08.2023	NP	RFI COMMENTS
C	28.02.2023	NP	RESPONSE TO RFI
V1	15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2	31.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3	08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

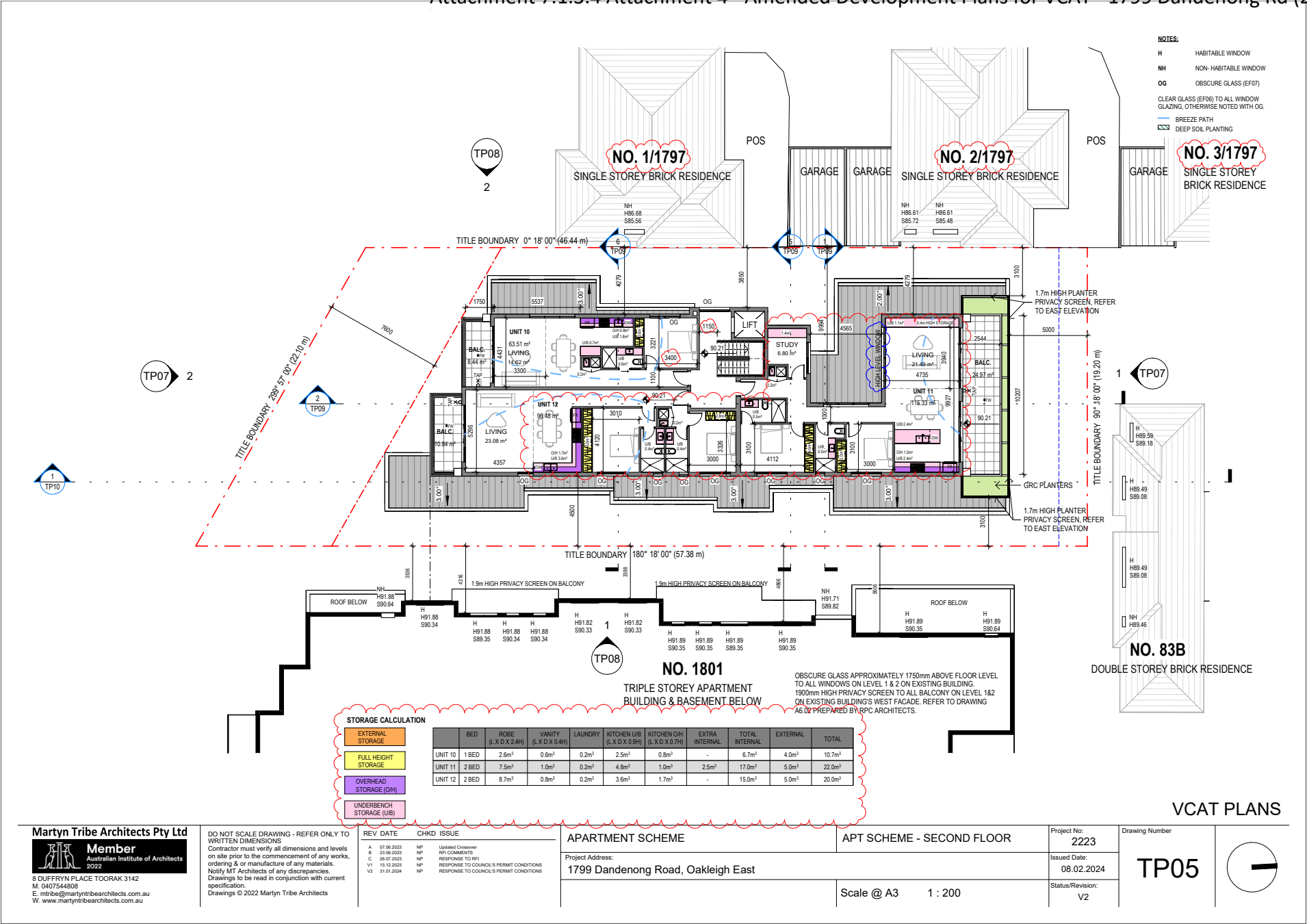
APARTMENT SCHEME
 Project Address:
 1799 Dandenong Road, Oakleigh East

APT SCHEME - FIRST FLOOR
 Scale @ A3 1 : 200

Project No:
 2223
 Issued Date:
 08.02.2024
 Status/Revision:
 V3

Drawing Number
TP04

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



- NOTES:**
- H HABITABLE WINDOW
 - NH NON-HABITABLE WINDOW
 - OG OBSCURE GLASS (EF07)
 - CLEAR GLASS (EF06) TO ALL WINDOW GLAZING, OTHERWISE NOTED WITH OG.
 - BREEZE PATH
 - DEEP SOIL PLANTING

STORAGE CALCULATION

	BED	ROBE (L X D X 2.4H)	VANITY (L X D X 0.4H)	LAUNDRY	KITCHEN (L X D X 0.9H)	KITCHEN OH (L X D X 0.7H)	EXTRA INTERNAL	TOTAL INTERNAL	EXTERNAL	TOTAL
UNIT 10	1 BED	2.6m³	0.6m³	0.2m³	2.5m³	0.8m³	-	6.7m³	4.0m³	10.7m³
UNIT 11	2 BED	7.5m³	1.0m³	0.2m³	4.8m³	1.0m³	2.5m³	17.0m³	5.0m³	22.0m³
UNIT 12	2 BED	8.7m³	0.8m³	0.2m³	3.6m³	1.7m³	-	15.0m³	5.0m³	20.0m³

OBSCURE GLASS APPROXIMATELY 1750mm ABOVE FLOOR LEVEL TO ALL WINDOWS ON LEVEL 1 & 2 ON EXISTING BUILDING.
 1900mm HIGH PRIVACY SCREEN TO ALL BALCONY ON LEVEL 1&2 ON EXISTING BUILDING'S WEST FACADE. REFER TO DRAWING A6.02 PREPARED BY RPC ARCHITECTS.

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REV	DATE	CHKD	ISSUE
A	07.08.2023	NP	Update Drawings
B	20.08.2023	NP	RPI COMMENTS
C	28.02.2023	NP	RESPONSE TO RPI
V1	15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2	31.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

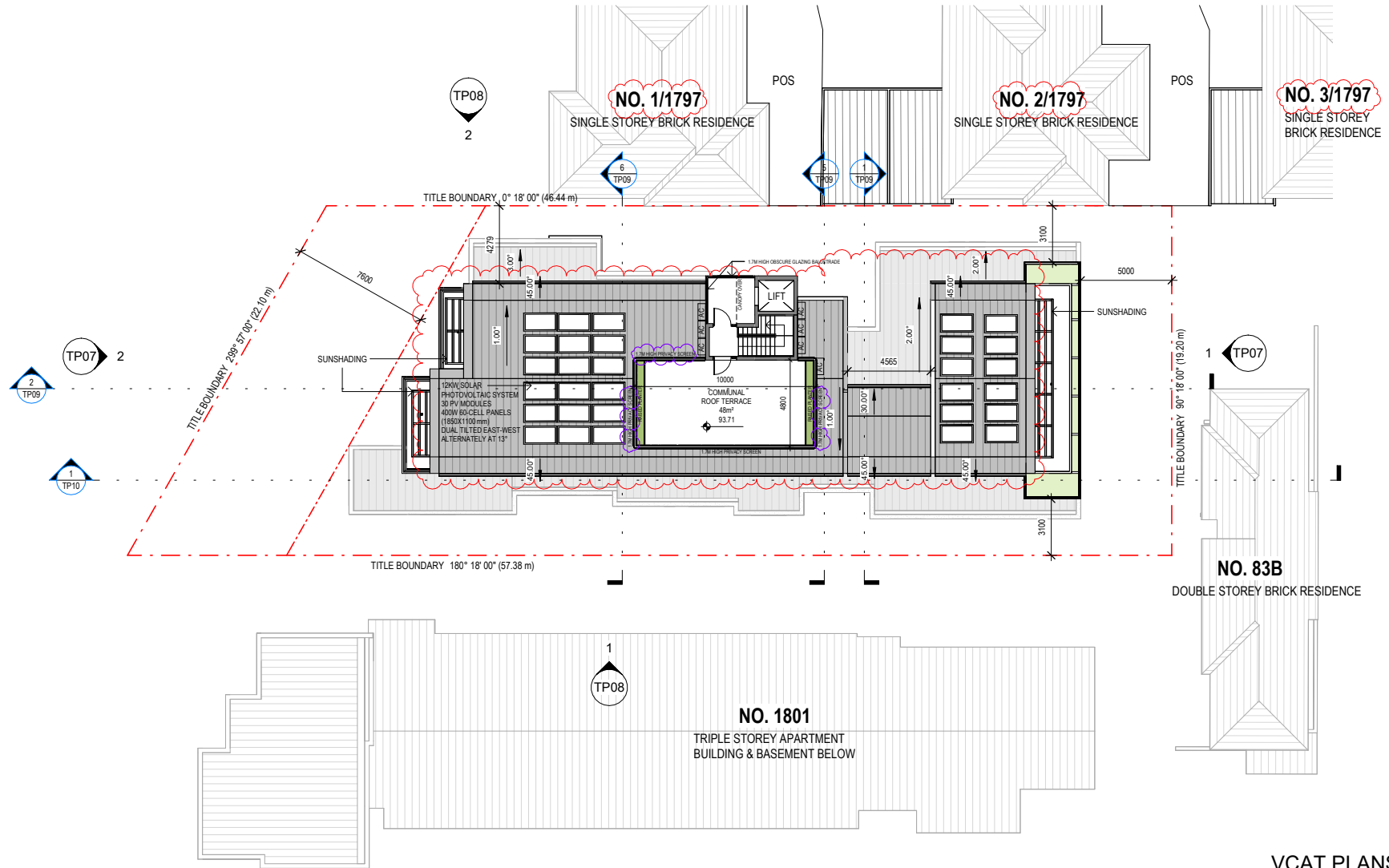
APARTMENT SCHEME	
Project Address:	1799 Dandenong Road, Oakleigh East

APT SCHEME - SECOND FLOOR	
Scale @ A3	1 : 200

Project No:	2223
Issued Date:	08.02.2024
Status/Revision:	V2

VCAT PLANS
 Drawing Number
TP05

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
A 07.08.2023	NP	Update Drawings
B 20.08.2023	NP	RFI COMMENTS
C 26.08.2023	NP	RESPONSE TO RFI
D 04.08.2023	NP	RESPONSE TO RFI
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APT SCHEME - ROOF PLAN
 Project Address:
 1799 Dandenong Road, Oakleigh East

APT SCHEME - ROOF PLAN

Scale @ A3 1 : 200

Project No:
2223

Issued Date:
08.02.2024

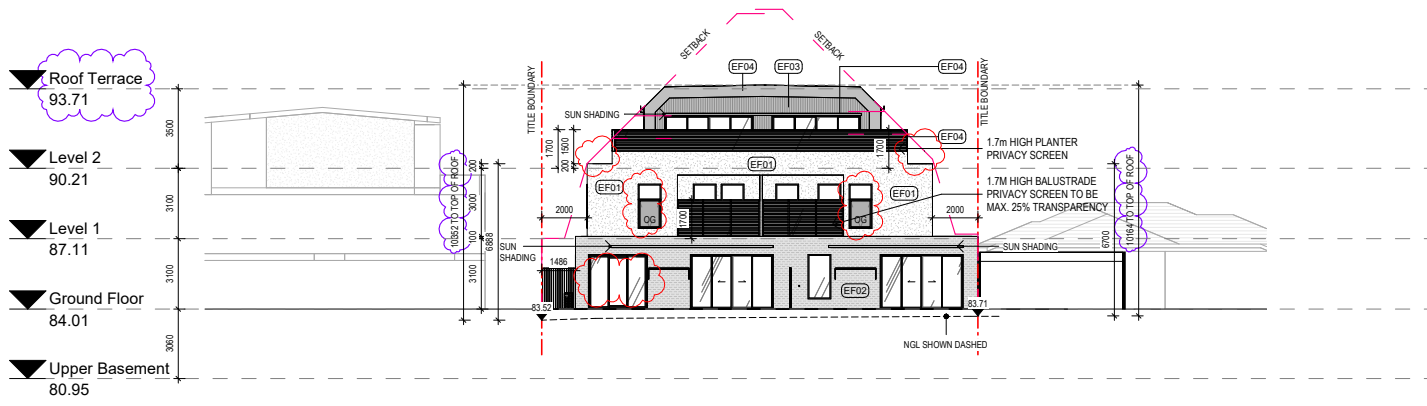
Status/Revision:
V2

Drawing Number

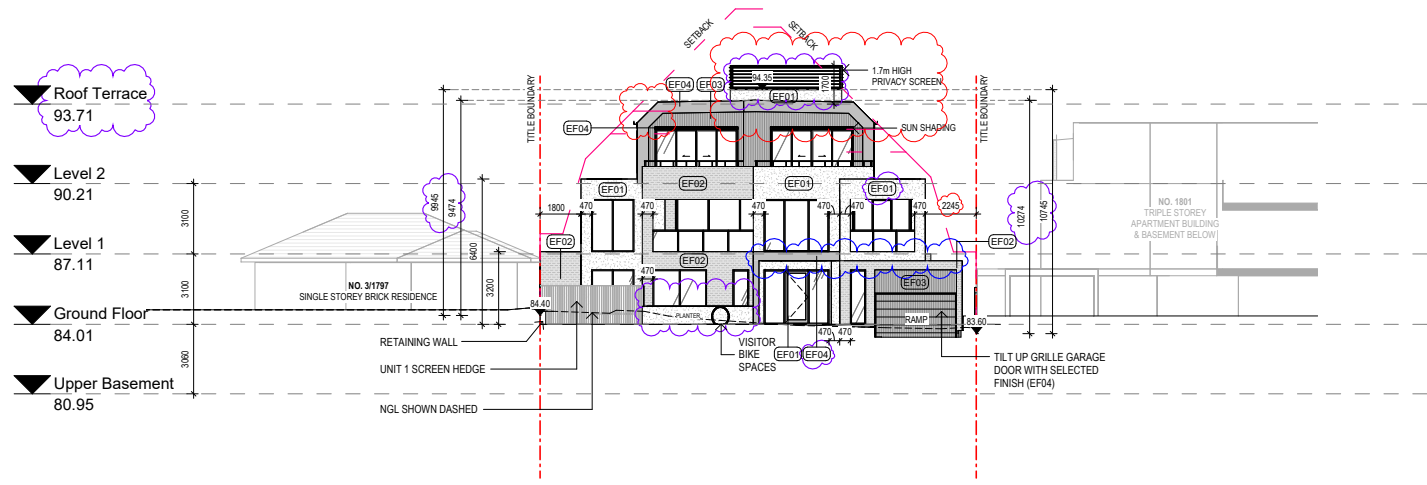
TP06



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



1 NORTH ELEVATION
TP01 1 : 200



2 SOUTH ELEVATION
TP01 1 : 200

MATERIAL LIST

- EF01 RENDER FINISH
COLOUR: LIGHT GREY
- EF02 BRICK
COLOUR: GREY
- EF03 TIMBER LOOK BATTENS CLADDING
COLOUR: BLACK/ CHARCOAL
- EF04 POWDERCOAT METAL FRAMING
COLOUR: BLACK/ CHARCOAL
- EF05 METAL ROOF SHEET
COLOUR: OFF WHITE/ LIGHT GREY
- EF06 CLEAR GLASS
- OG OBSCURED GLASS TO HAVE MAX.
25% TRANSPARENCY
- EF07 TIMBER SCREENING
COLOUR: BLACK/ CHARCOAL

NOTES:
CLEAR GLASS (EF06) TO ALL WINDOW
GLAZING, OTHERWISE NOTED WITH OG.

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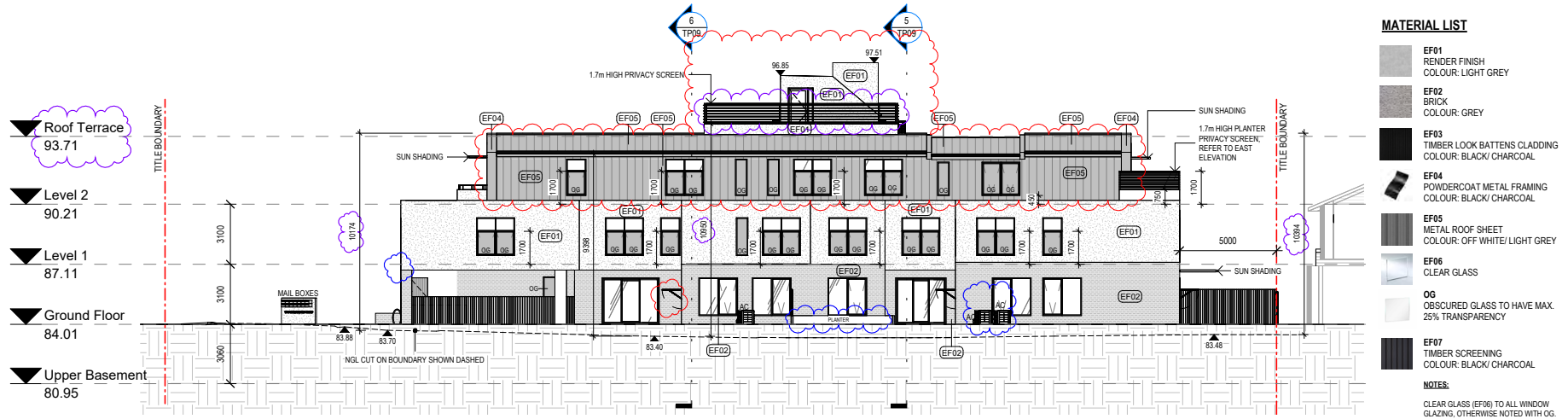
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REV DATE	CHKD	ISSUE
A 26.07.2023	NP	RESPONSE TO RFI
B 04.08.2023	NP	RESPONSE TO RFI
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 15.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

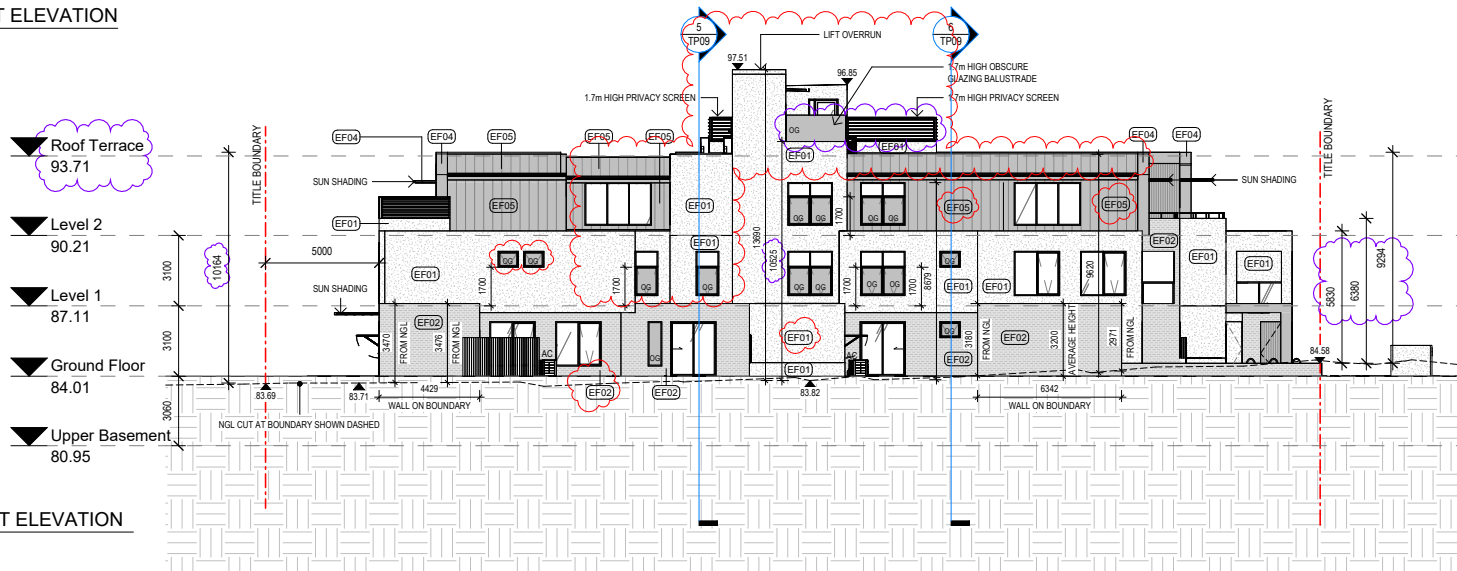
APARTMENT SCHEME	NORTH & SOUTH ELEVATION
Project Address: 1799 Dandenong Road, Oakleigh East	Project No: 2223
Scale @ A3 As indicated	Issued Date: 08.02.2024
	Status/Revision: V3

Drawing Number
TP07

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



1 EAST ELEVATION
TP01 1 : 200



2 WEST ELEVATION
TP01 1 : 200

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A 26.07.2023	NP	RESPONSE TO RFI
B 04.08.2023	NP	RESPONSE TO RFI
C 22.08.2023	NP	RESPONSE TO RFI
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 31.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME

Project Address:
1799 Dandenong Road, Oakleigh East

EAST & WEST ELEVATION

Scale @ A3 As indicated

Project No:
2223
Issued Date:
08.02.2024

Status/Revision:
V3

Drawing Number

TP08

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
A 26.07.2023	NP	RESPONSE TO RPI
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 31.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
1799 Dandenong Road, Oakleigh East

SECTIONS - SHEET 1

Scale @ A3 1:200

Project No:
2223

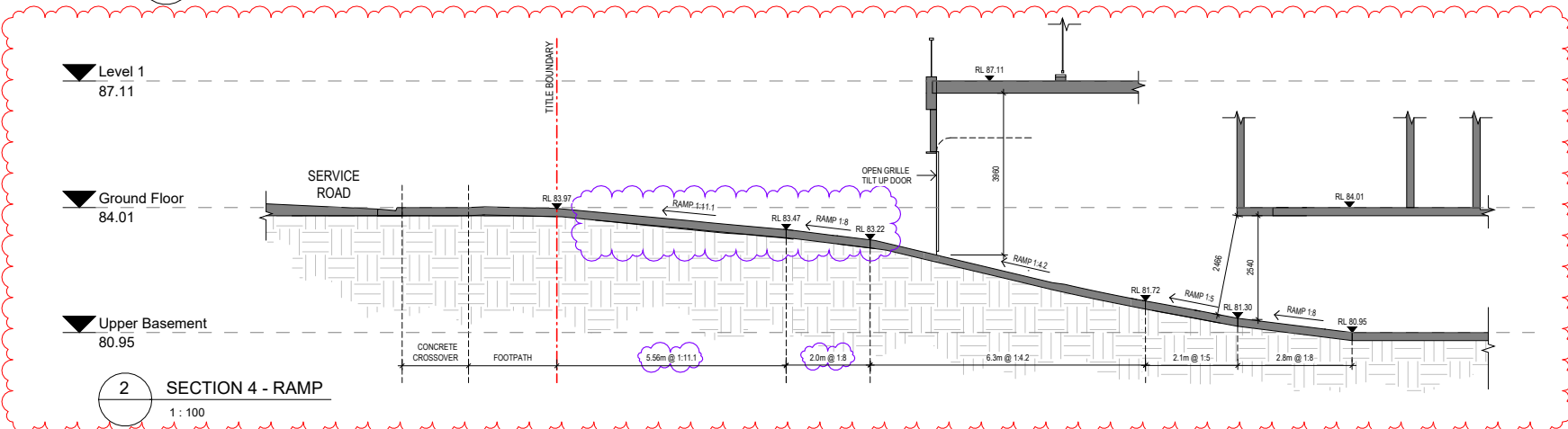
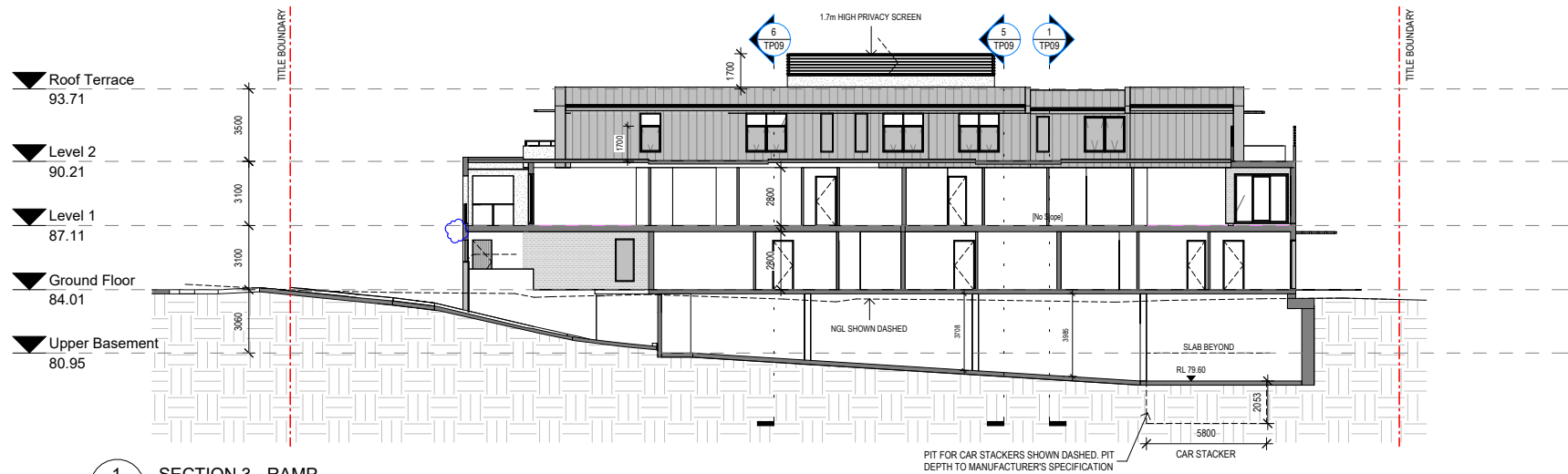
Issued Date:
08.02.2024

Status/Revision:
V3

Drawing Number

TP09

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
A 26.07.2023	NP	RESPONSE TO RFI
B 04.08.2023	NP	RESPONSE TO RFI
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 31.05.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
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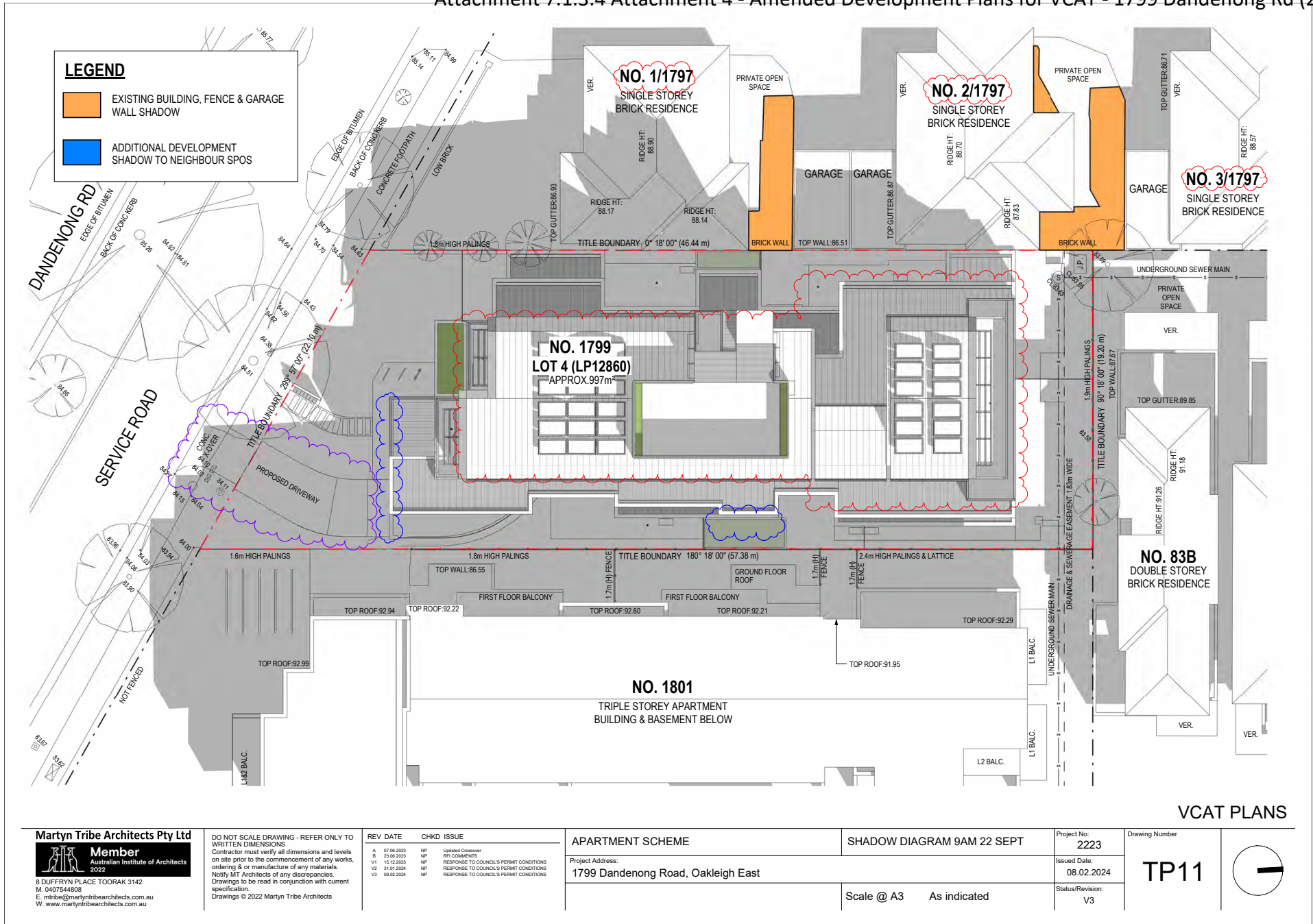
SECTIONS - SHEET 2

Scale @ A3 As indicated

Project No:
2223
Issued Date:
08.02.2024
Status/Revision:
V3

Drawing Number
TP10

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
A 07.08.2023	NP	Updated Drawings
B 09.08.2023	NP	RPI COMMENTS
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.03.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
1799 Dandenong Road, Oakleigh East

SHADOW DIAGRAM 9AM 22 SEPT

Scale @ A3 As indicated

Project No:
2223

Issued Date:
08.02.2024

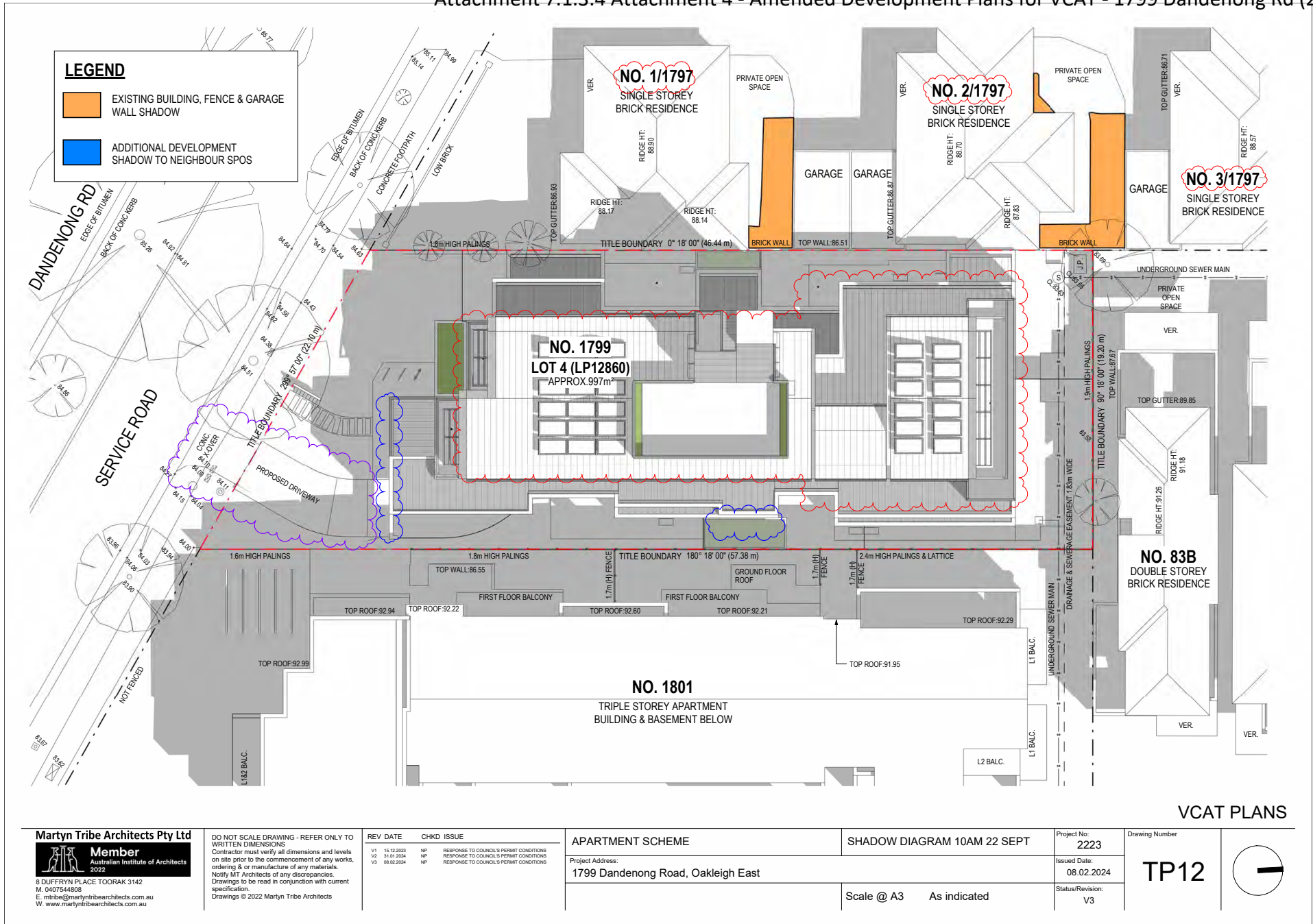
Status/Revision:
V3

Drawing Number

TP11



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
1799 Dandenong Road, Oakleigh East

SHADOW DIAGRAM 10AM 22 SEPT

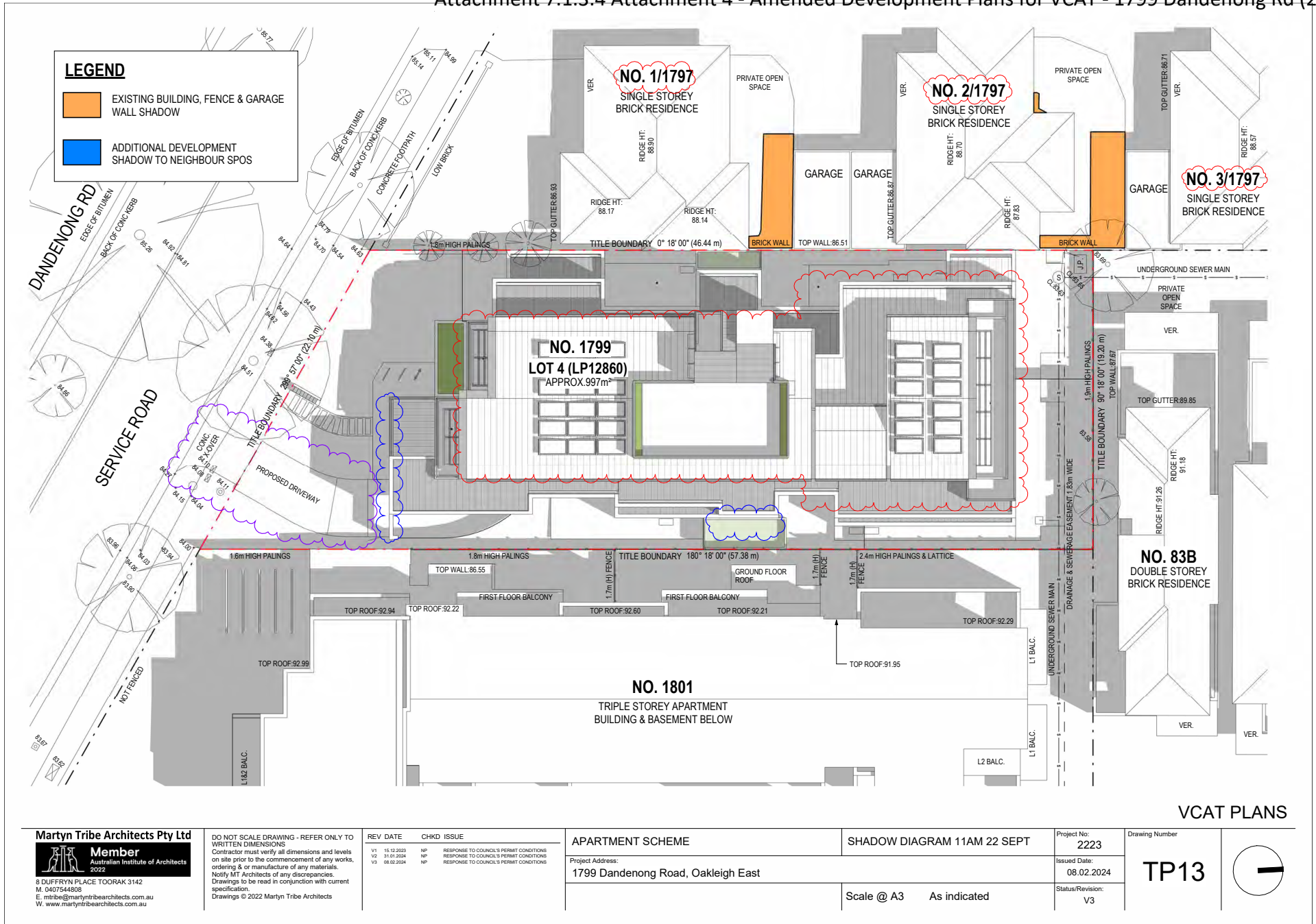
Scale @ A3 As indicated

Project No:
2223
Issued Date:
08.02.2024
Status/Revision:
V3

Drawing Number
TP12



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
SHADOW DIAGRAM 11AM 22 SEPT
Project Address:
1799 Dandenong Road, Oakleigh East

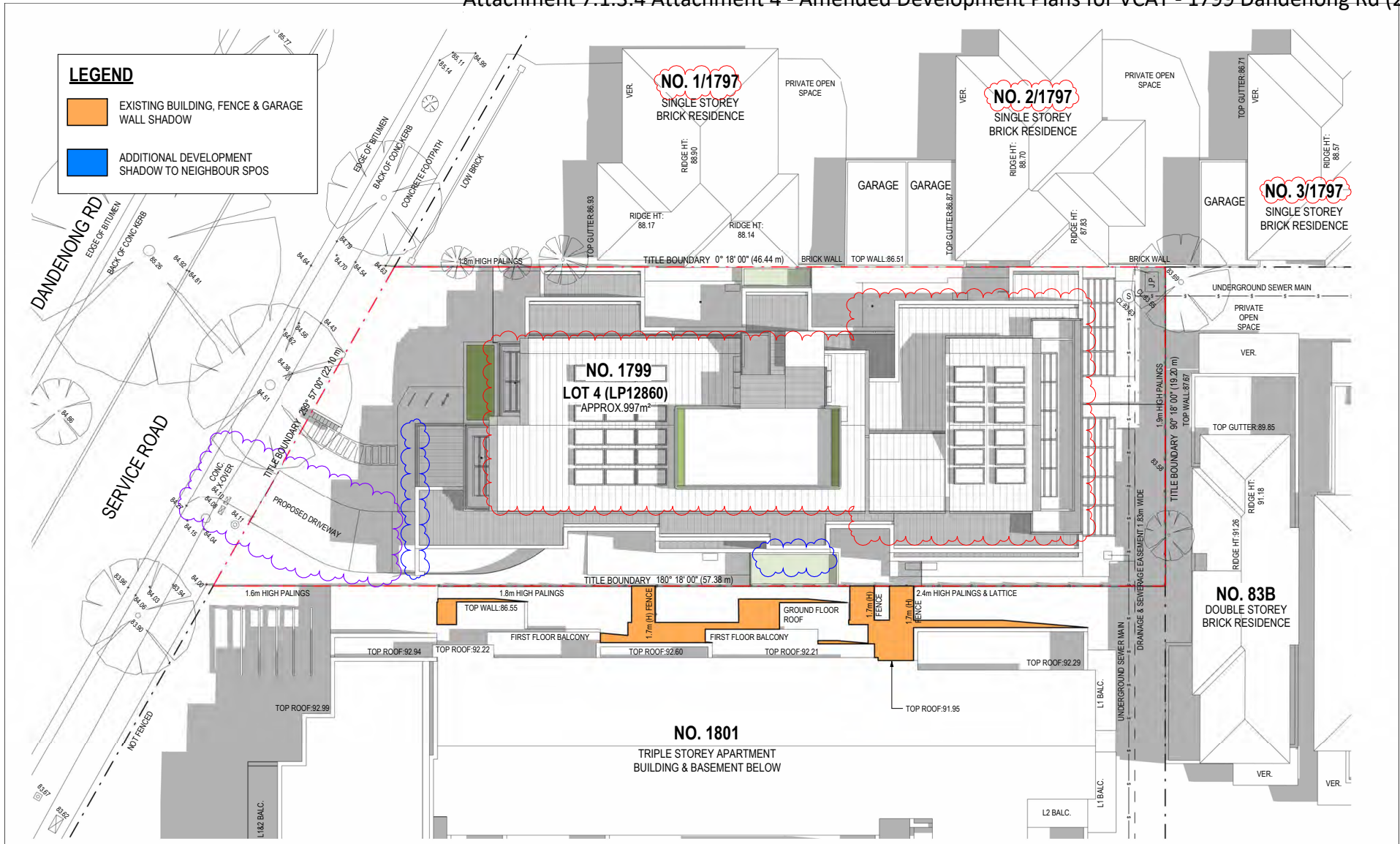
Scale @ A3 As indicated

Project No: 2223
Issued Date: 08.02.2024
Status/Revision: V3

Drawing Number
TP13



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
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SHADOW DIAGRAM 12PM 22 SEPT

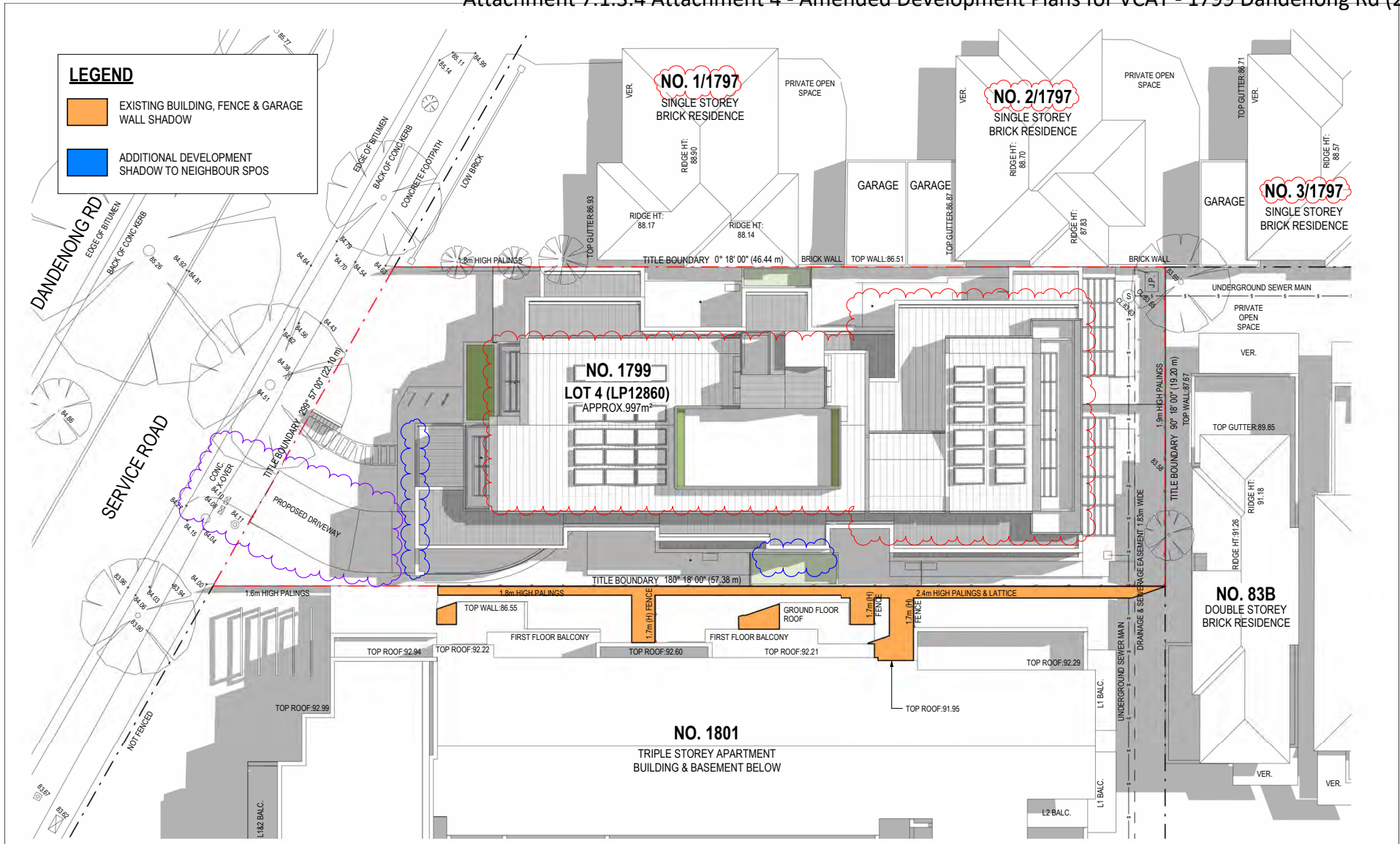
Project No: 2223
Issued Date: 08.02.2024
Status/Revision: V3

Drawing Number
TP14



Scale @ A3 As indicated

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



LEGEND

- EXISTING BUILDING, FENCE & GARAGE WALL SHADOW
- ADDITIONAL DEVELOPMENT SHADOW TO NEIGHBOUR SPOTS

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REV DATE	CHKD	ISSUE
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
 Project Address:
 1799 Dandenong Road, Oakleigh East

SHADOW DIAGRAM 1PM 22 SEPT

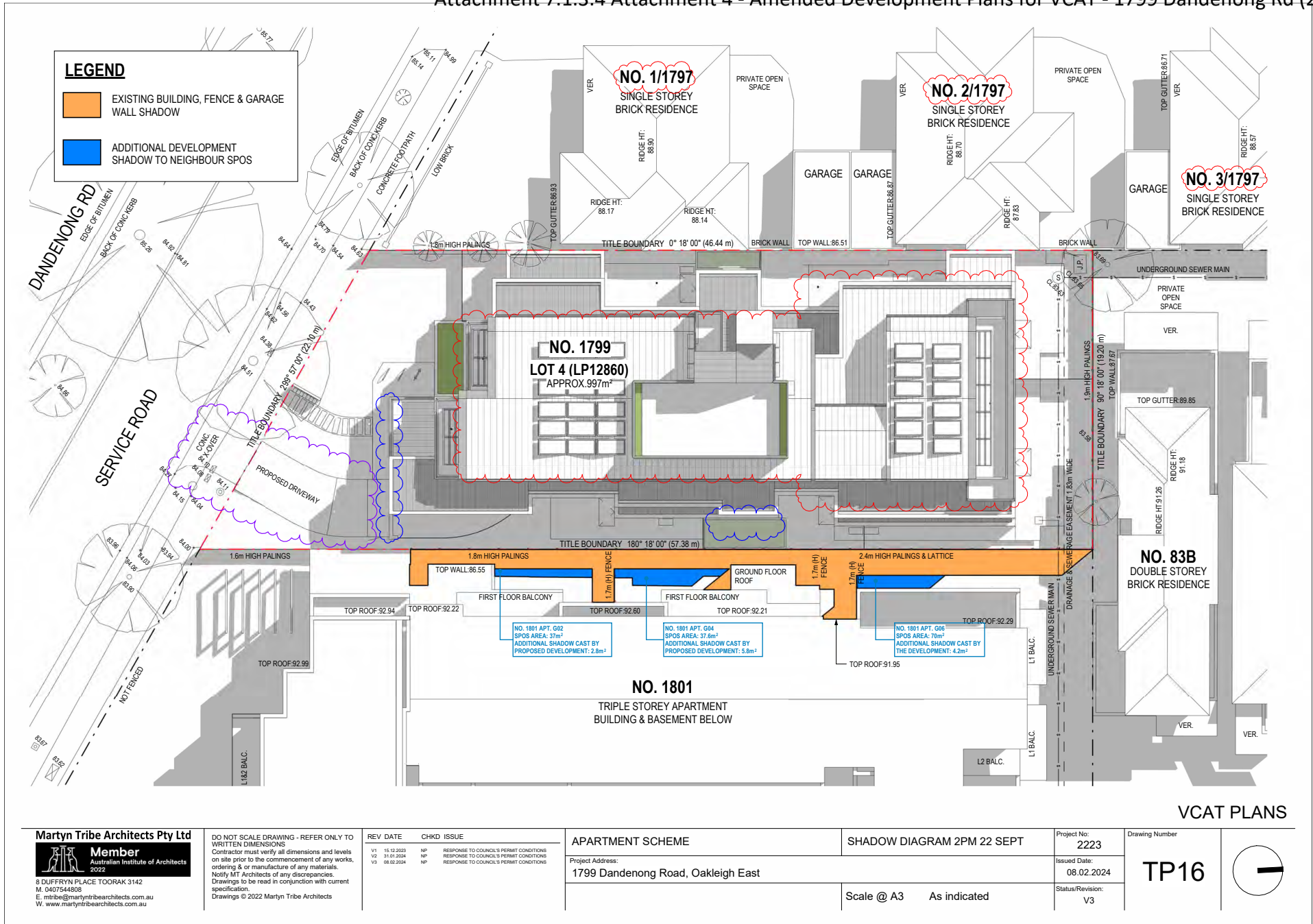
Project No:
 2223
 Issued Date:
 08.02.2024
 Status/Revision:
 V3

Drawing Number
 TP15



Scale @ A3 As indicated

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



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REV DATE	CHKD	ISSUE
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME
Project Address:
1799 Dandenong Road, Oakleigh East

SHADOW DIAGRAM 2PM 22 SEPT

Project No:
2223

Drawing Number

Issued Date:
08.02.2024

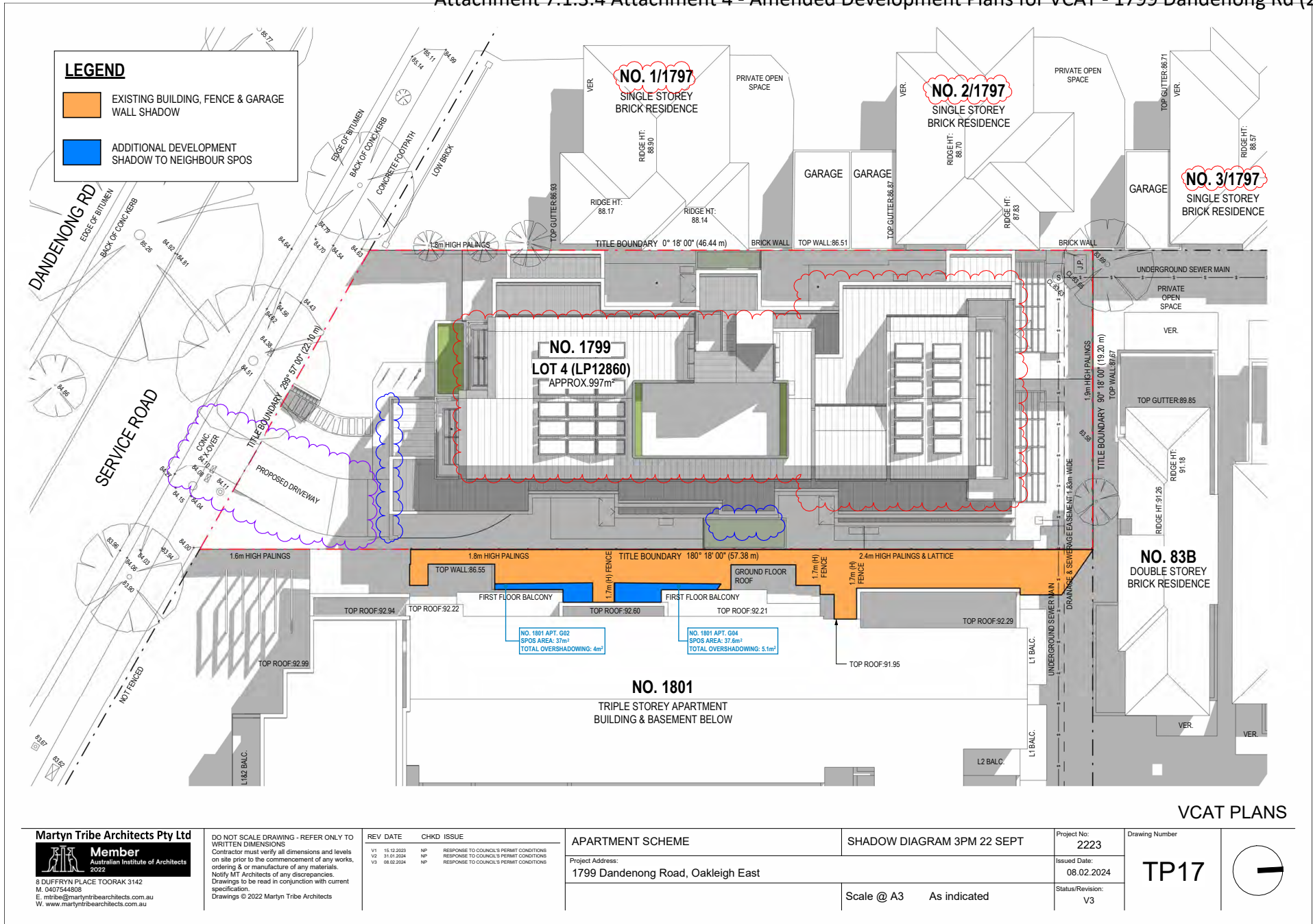
TP16



Scale @ A3 As indicated

Status/Revision:
V3

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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REV DATE	CHKD	ISSUE
V1 15.12.2023	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V2 19.01.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS
V3 08.02.2024	NP	RESPONSE TO COUNCIL'S PERMIT CONDITIONS

APARTMENT SCHEME

Project Address:
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3D VIEWS

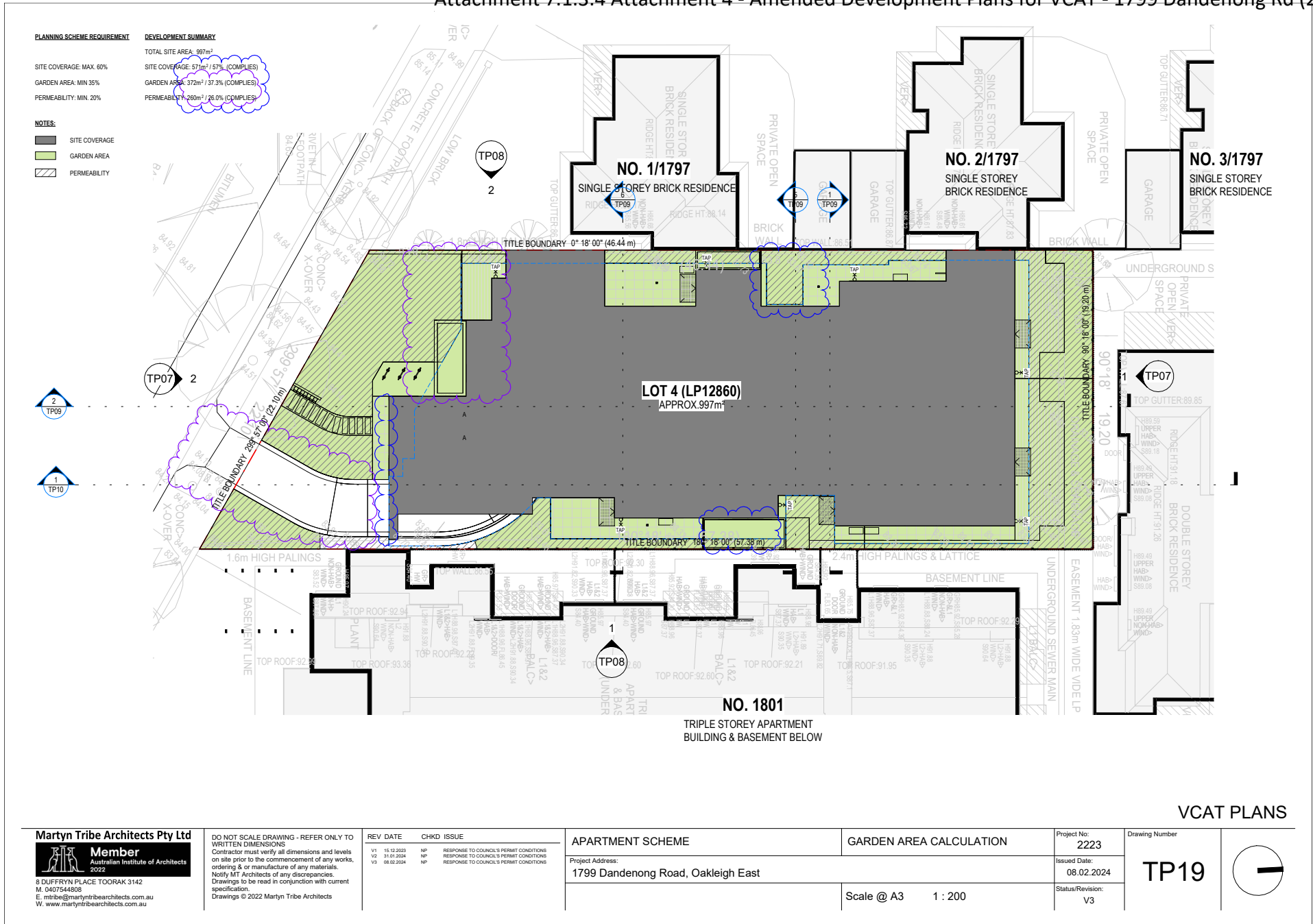
Scale @ A3

Project No: 2223
Issued Date: 08.02.2024
Status/Revision: V3

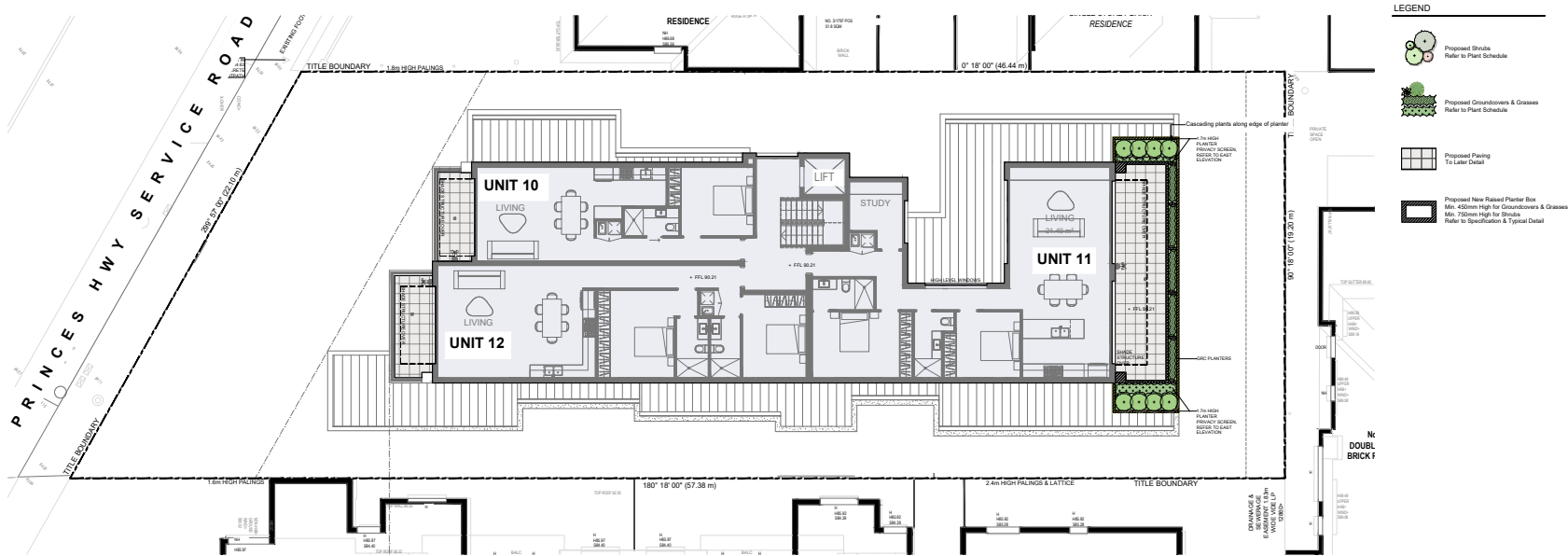
Drawing Number

TP18

Attachment 7.1.3.4 Attachment 4 - Amended Development Plans for VCAT - 1799 Dandenong Rd (2)



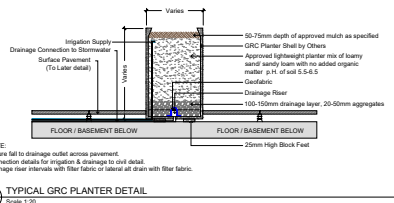
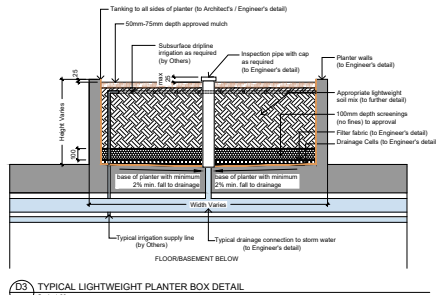
Attachment 7.1.3.5 Attachment 5 - Amended Landscape Plans for VCAT - 1799 Dandenong Rd (2)



PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DEVELOP	HEIGHT & WIDTH	MATURE SIZE	MIN SUPPLY	QTY	
Mm	<i>Murraya paniculata</i> 'Mira-mir'	Dwarf Orange/Jessamine	EN	1 x 1m		140mm pot		
							TOTAL	
GROUNDCOVERS								
Os	<i>Convolvulus sabotus</i>	Moroccan Bellflower	ES	0.3 x 1.5m		140mm pot		
Rp	<i>Rosmarinus officinalis</i> 'Prostratus'	Prostrate Rosemary	ES	0.5 x 1.5m		140mm pot		
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	ES	2.2 x Spreading		140mm pot		
							TOTAL	

*DE = Deciduous/Evergreen *EN = Native/Exotic
 TO LATER DETAIL



NOTE:
 Ensure fall to drainage outlet across pavement.
 Connection details for irrigation & drainage to suit detail.
 Drainage riser intervals with filter fabric or lateral all drain with filter fabric.

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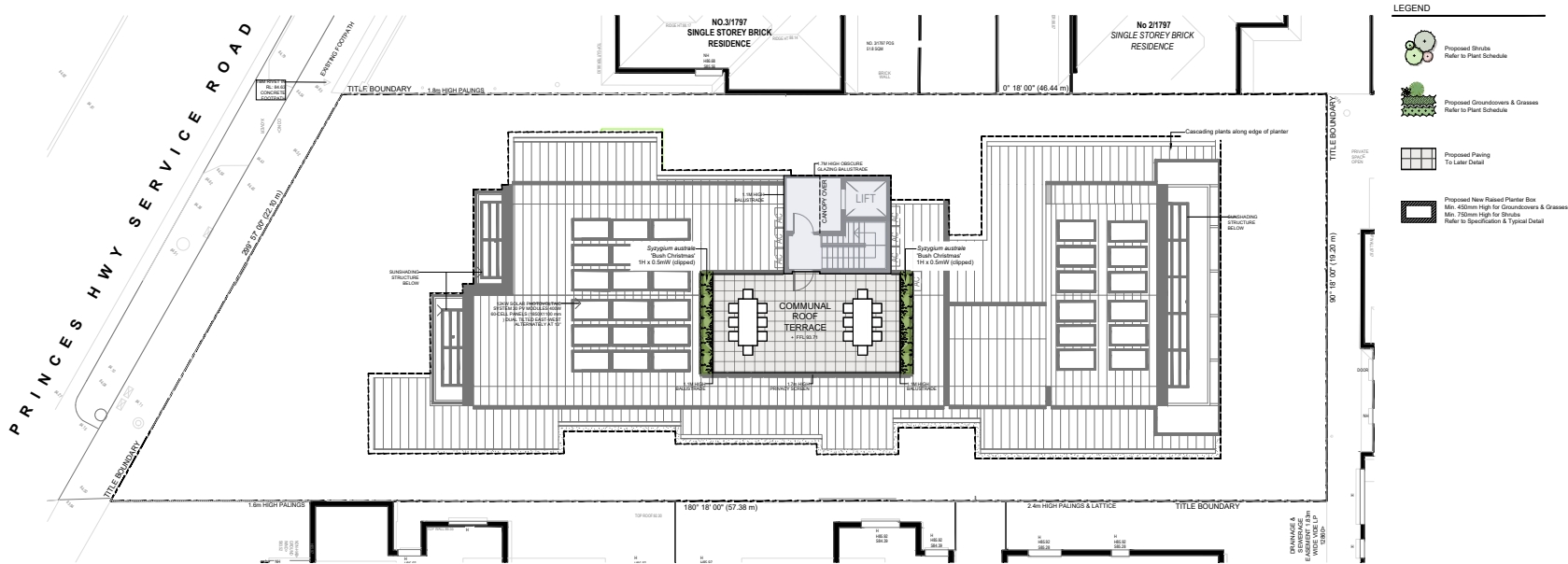
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REVISION	DATE	BY
To Client Request	2024.02.05	GN

CLIENT: Perfect Projects Pty Ltd
 PROJECT: PROPOSED DEVELOPMENT
 1799 Dandenong Road, Oakleigh East

DRAWING	SCALE
LANDSCAPE PLAN- SECOND FLOOR- for Town Planning	1:100 (B1)
CHECKED	DATE
DRAWN	JANUARY 2024
CHECKED	BS/ GN
DRAWN	JP
CHECKED	JOB NO
DRAWN	23-588
CHECKED	DWG NO
DRAWN	7912
CHECKED	CAD FILE

Attachment 7.1.3.5 Attachment 5 - Amended Landscape Plans for VCAT - 1799 Dandenong Rd (2)



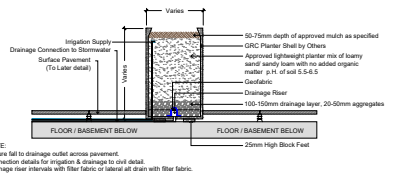
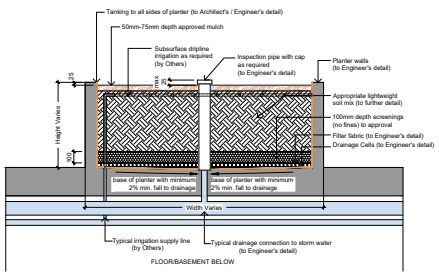
LEGEND

- Proposed Shrub Refer to Plant Schedule
- Proposed Groundcovers & Grasses Refer to Plant Schedule
- Proposed Paving To Later Detail
- Proposed New Raised Planter Box Min. 450mm High for Groundcovers & Grasses Min. 750mm High for Shrubs Refer to Specification & Typical Detail

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE W/E*	HEIGHT X WIDTH AT MATURE	MIN SUPPLY SIZE	QTY	PLANTER DETAIL
S63C	<i>Syzygium australe</i> 'Bush Christmas'	Bush Christmas Lily-illy	E/N	1 x 0.5 m (clipped)	200mm pot		
TOTAL							

*D/E = Deciduous/Evergreen N/E = Native/Exotic



NOTE:
Ensure fall to drainage outlet across pavement.
Connection details for irrigation & drainage to soil detail.
Drainage riser intervals with filter fabric or lateral all drain with filter fabric.

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BY GN

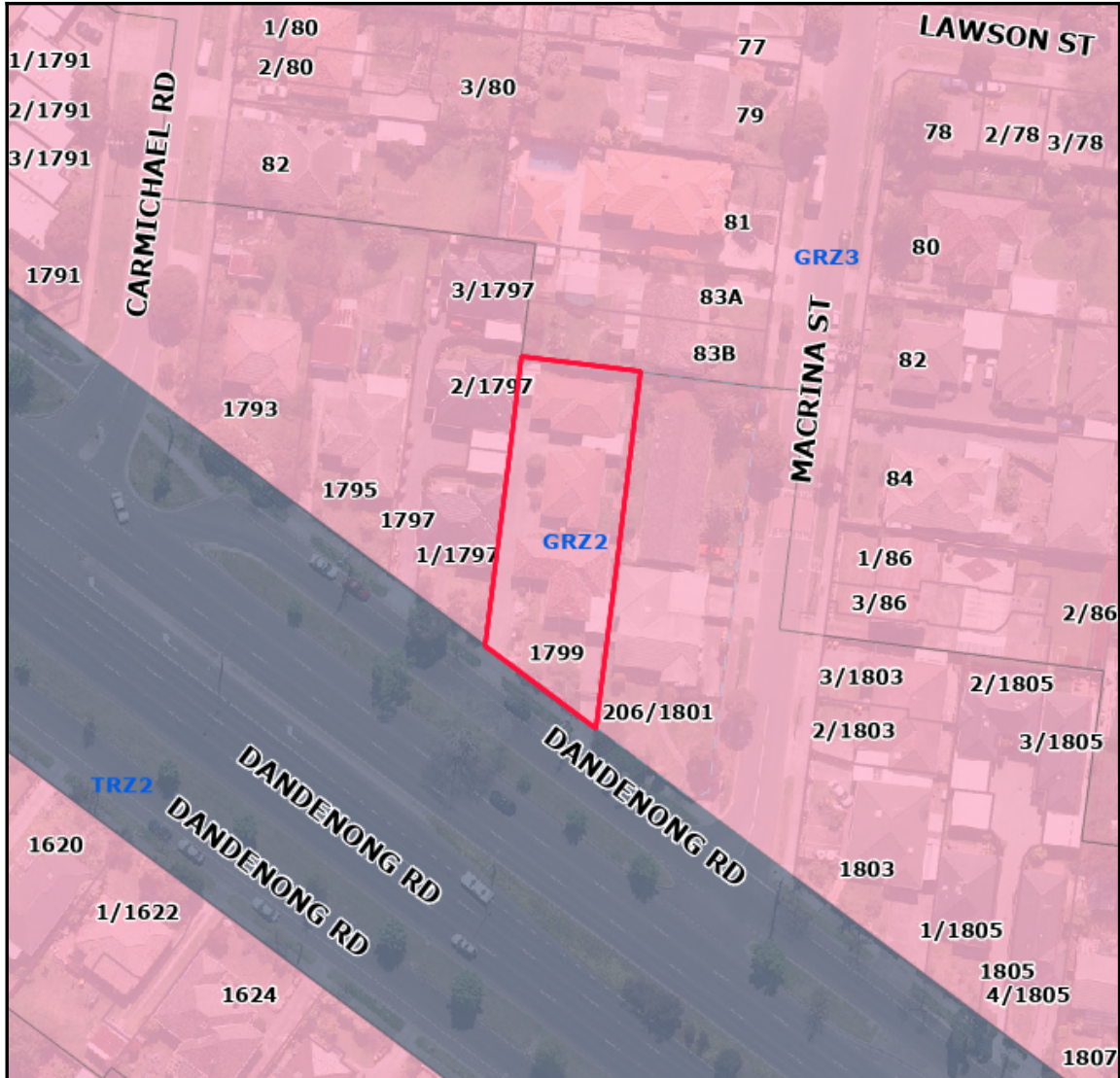
CLIENT Perfect Projects Pty Ltd
PROJECT PROPOSED DEVELOPMENT
1799 Dandenong Road, Oakleigh East

DRAWING Landscape Plan- ROOF- for Town Planning

SCALE 1:100 (B1)
DATE JANUARY 2024
DRAWN BS/ GN
CHECKED JP
JOB NO 23-588
DWG NO 7910
CAD FILE



Planning Overlays and Zones



Legend

Planning Zones

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

Planning Overlays

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

Address

1799 Dandenong Road OAKLEIGH EAST VIC 3166

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