

7.1.3 TPA/53095 - 1041 CENTRE ROAD, OAKLEIGH SOUTH - AMENDMENT TO PERMIT ISSUED FOR CONSTRUCTION OF MIXED USE BUILDING, DISPLAY OF SIGNAGE, ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT ZONE 2 AND REDUCTION OF THE CAR PARKING REQUIREMENT

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes to amend Planning Permit TPA/53095 to construct a multi-storey building to be used for accommodation (residential apartments), food and drink premises, supermarket and shop, display of signage, reduction in car parking requirements and alteration of access.

The proposed amendment application has been lodged directly with VCAT, via Section 87A of the *Planning and Environment Act 1987*. Whilst Council is not the decision maker in this instance, Council must form a position on the proposed application.

Planning Permit TPA/53095 was issued following determination by the Victorian Civil and Administrative Tribunal (VCAT) on 28 December 2022.

The development has not commenced, and the current permit requires the development to commence by 28 December 2025 unless the permit is further extended.

The proposed amendment seeks to allow for the use of part of the building for a short stay hotel use, reduce the number of residential apartments and relocate parking from the two-level basement car park to level 1 (above ground), reduce the total number of car parking spaces provided within the development, increase the overall building height and amend the building and facade design.

This application was advertised by the applicant and at the direction of the Tribunal. One submission was received raising concerns in relation to the loading bay design and pedestrian safety.

Three (3) compulsory conferences have been held with the parties, with the Tribunal seeking to resolve some outstanding matters. Amended plans were circulated by the Permit applicant on 9 September 2025 detailing changes to the loading bay design and location of the pedestrian link to the north to address objector concerns. At the time of writing this report, negotiations were still taking place.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework and issues raised by the parties to the appeal.

The amended permit conditions are shown in track changes to demonstrate the changes to conditions between the previously issued permit and what is proposed as a result of the amended plans which are being considered.

The reason for presenting this report is the cost of development of \$49 Million and ordinarily the initial application would have been required to go to a Council meeting for determination had it not been at the risk of a failure appeal.

The proposed amended development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme, subject to conditions. It is recommended that Council resolve to support the application to amend the permit and plans.

RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Banksia
PROPERTY ADDRESS:	1041 Centre Road Oakleigh South VIC 3167
NUMBER OF SUBMISSIONS:	One (1)
ZONING:	Commercial 1 Zone
OVERLAY:	Design & Development Overlay Schedule 1 (DDO1)
EXISTING LAND USE:	Commercial
RELEVANT POLICY:	<p><u>Municipal Planning Strategy</u></p> <p>Clause 02.01 – Context</p> <p>Clause 02.02 – Vision</p> <p>Clause 02.03 – Strategic Directions</p> <p>Clause 02.04 – Strategic Framework Plans</p> <p><u>Planning Policy Framework</u></p> <p>Clause 11 – Settlement</p> <ul style="list-style-type: none"> • Clause 11.01-1S & 1R - Settlement • Clause 11.02-1S – Supply of Urban Land • Clause 11.03-1S & 1R – Activity Centres • Clause 11.03-1L-01 – Activity Centres – Monash <p>Clause 13 – Environmental Risks and Amenity</p> <ul style="list-style-type: none"> • Clause 13.05-1S – Noise Management • Clause 13.07-1S – Land Use Compatibility <p>Clause 15 – Built Environment and Heritage</p> <ul style="list-style-type: none"> • Clause 15.01-1S & 1R – Urban Design • Clause 15.01-1L-02 – Tree Conservation for a Garden City

	<ul style="list-style-type: none"> • Clause 15.01-2S – Building Design • Clause 15.01-2L-02 – Environmentally Sustainable Development • Clause 15.01-4S & 4R – Healthy Neighbourhoods • Clause 15.01-5S – Neighbourhood Character • Clause 15.01-5L – Monash Preferred Neighbourhood Character <p>Clause 16 – Housing</p> <ul style="list-style-type: none"> • Clause 16.01-1S & 1R – Housing Supply • Clause 16.01-1L-01 Housing Supply – Monash • Clause 16.01-2S – Housing Affordability <p>Clause 17 – Economic Development</p> <ul style="list-style-type: none"> • Clause 17.01-1S & 1R – Diversified Economy • Clause 17.01-1L – Diversified Economy • Clause 17.02-1S – Business • Clause 17.02-2S – Out-of-Centre Development <p>Clause 18 – Transport</p> <ul style="list-style-type: none"> • Clause 18.01-3S & 3R – Sustainable and Safe Transport • Clause 18.02-3R – Principal Public Transport Network <p>Clause 19 – Infrastructure</p> <ul style="list-style-type: none"> • Clause 19.03-3S – Integrated Water Management • Clause 19.03-3L – Stormwater Management <p><u>Particular Provisions</u></p> <p>Clause 52.06 - Car Parking</p> <p>Clause 52.29 - Land Adjacent to the Principal Road Network</p> <p>Clause 52.34 - Bicycle Facilities</p> <p>Clause 53.18 - Stormwater Management in Urban Development</p> <p>Clause 58 - Apartment Developments</p> <p>Clause 65 - Decision Guidelines</p>
STATUTORY (60 DAY) PROCESSING DATE:	N/A
DEVELOPMENT COST:	\$49 Million

LOCALITY PLAN



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council

1. Resolves to support the application for an amendment of Planning Permit TPA/53095 at 1041 Centre Road, Oakleigh South for the construction of a multi-storey building to be used for accommodation (**comprising residential apartments and residential hotel**), food and drinks premises, supermarket and shop, display of signage, reduction in car parking requirements and alteration of access to a road in a Transport Zone 2 subject to the following amended conditions:

Amended Plans Required

1. Before the development and use starts, excluding demolition works, 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 **VCAT amended plans prepared by i2C Ryder Architects -drawing numbers DA02-vTP3; DA10 vTP3; DA11 vTP3; DA12 vTP4; DA13 vTP4; DA30 vTP5; DA31 vTP5; DA32 vTP6; DA33 vTP6; DA34 vTP6; DA37 vTP6; DA38 vTP2; DA40 vTP4; DA41 vTP4; DA50 vTP3; DA51 vTP3; DA62 vTP3; DA66 vTP0; DA67 vTP0; DA69 vTP4; DA77 vTP0 dated 11 October 2022 and the Signage Plan prepared by i2C Ryder Architects drawing number DA80-DA82 vTP4 dated 2 November 2022 included at Appendix E to the Town Planning Expert Witness Statement of Colleen Peterson dated 3 November 2022 drawing numbers DA02, DA10; DA11; DA12; DA13; DA21; DA31; DA32; DA33; DA34; DA35; DA36; DA37; DA42; DA60; DA61; DA62; DA63; DA64; DA65 dated 1 August 2025 and DA43; DA44; DA80; DA81; DA82; DA100; DA101; DA102; DA130 dated 19 May 2025 and DA20; DA30; DA40; DA41; DA48; DA49; DA50; DA51; DA77; DA78 dated 3 September 2025 but modified to show:**
 - a) **Provision of an additional pedestrian crossing path from east to west across Link Avenue generally in accordance with Figure 16 of Mr Sheppard's evidence dated November 2022;**
 - b) **Canopies extended further over the footpaths to the northern and southern edges, generally in accordance with Appendix D to Mr Sheppard's evidence dated November 2022;**
 - c) **Modifications to the elevational treatment and external materials to the north, east, south and west elevations generally in accordance with Appendix D to Mr Sheppard's evidence dated November 2022, including the commission of artwork or other treatment on the west elevation, to the satisfaction of the Responsible Authority;**
 - d) **Swapping the proposed accessible space and shared space and provision of an additional accessible space adjacent to the shared space within the car park to the east of Link Avenue, generally in accordance with Figure 11 of Mr Gnanakone's evidence dated 3 November 2022;**
 - e) **Modifications to the basement ramp in accordance with Table 12 in Mr Gnanakone's evidence dated 3 November 2022.**
 - f) **Provision of a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep**

~~(within the property) from the edge of the exit lane of the residential vehicle crossing and both sides of the loading dock vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road or, if not achieved, an alternative method such as a mirror and / or flashing light to the satisfaction of the Responsible Authority;~~

- ~~g) A turnaround bay to be provided at both ends of the blind aisle for the eastern commercial carparking area requiring the deletion of two car spaces in total;~~
- ~~a) A corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) on the western edge of the podium car park exit to provide a clear view of pedestrians on the footpath of Links Avenue;~~
- ~~b) The columns on the westernmost bank of residential car parking spaces amended to provide sufficient clearance to the car parking spaces in accordance with Diagram 1 of Clause 52.06-8 of the Monash Planning Scheme;~~
- ~~c) Swept path to ensure that each loading area is not compromised by an obstruction in the adjacent loading bay within the Supermarket loading bays.~~
- ~~hd) An amended landscape plan prepared in accordance with Condition 54;~~
- ~~ie) An amended Waste Management Plan prepared in accordance with Condition 76;~~
- ~~jf) An amended Sustainable Management Plan prepared in accordance with Condition 87;~~
- ~~kg) Changes as a result of Condition 1720;~~
- ~~lh) Changes as required by the Wind Report in accordance with Condition 1921;~~
- ~~mi) Bicycle parking facilities designed in accordance with Condition 3133;~~
- ~~n) Any changes as set out in the plans prepared by i2C Ryder Architects drawing numbers DA32 vTP7; DA33 vTP7 and DA78 vTP0 included in Appendix E to the Urban Design Expert Witness Statement of Mark Sheppard dated November 2022 and the elevation plans prepared by i2C Ryder Architects drawing numbers DA40 vTP6, and DA41 vTP6 dated 18 November 2022;~~
- ~~oj) Any changes as set out in the Signage Plan prepared by i2C Ryder Architects drawing DA80; DA 81; DA82 dated 19 May 2025 including dimensions of signs proposed for the glazing.~~

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping 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 plans must be generally in accordance with the plans submitted to Council prepared by OCULUS (Rev B and dated 24 October 2022) Form Landscape Architects, Revision C (dated May 2025) but modified to show:

- a) Updated building layouts in accordance with the amended plans prepared by i2C Ryder Architects drawing numbers DA20; DA30 dated 3 September 2025, and DA32 dated 1 August 2025 (submitted with VCAT on 9 September 2025); and changes required under Condition 1;
- ~~b) Revision to the Level 1 Podium landscape plan to provide for a constructed planter of 500mm internal width to the northern, southern and eastern perimeter, associated with the external terraces of apartment at Level 1.~~
- cb) A survey and location of all existing trees, using botanical names of those existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
- dc) A planting schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), pot / planting size, location, botanical names and quantities;
- ed) The location of any fencing internal to the site;
- fe) Planting to soften the appearance of hard surface areas such as driveways and other paved areas;
- gf) The location of any retaining walls associated with the landscape treatment of the site;
- hg) Details of all proposed surface finishes including pathways, accessways, and driveways;
- ih) The location of external lighting; and
- ji) Details of the raised planters, such as planter box materials and dimensions, mulch layer, growing media, filter media, and root barrier / water proofing layer; and
- kj) Details of the proposed method for irrigation and drainage.
- jk) Details of maintenance (including during and regime).

When approved the plan will be endorsed and will then form part of the permit.

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.

Management Plans

Waste Management Plan

6. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be substantially in accordance with the Waste Management Plan prepared by Leigh Design dated ~~25 February 2022~~19 May 2025 but revised to show:

- a) Changes required under condition 1 of this permit.
- ~~b) Provision of a detail description of the development including the TPA number, proposed uses and the number of levels in the introductory or similar early section of the report;~~
- ~~c) Provision for food organics recycling in accordance with the Sustainability Victoria Better Practice Guide for Waste Management and Recycling;~~
- ~~d) An improved waste system to increase the accessibility and convenience of recycling of food waste, e-waste, and the future separated glass waste;~~
- ~~e) All waste streams indicated for bins in each waste room;~~
- ~~f) Details of bin collection process;~~
- ~~g) Details of bin storage areas including the location of cleaning/ washing bin, drainage to sewer and indication of all waste streams supported by scale plans;~~
- ~~h) Details of responsibility for the operation of the waste management system outlines; and~~
- ~~i) Waste Management communications strategy for occupiers.~~
- b) The statement under Section 1.1 removed the wording 'In General', the report should comply with the Monash Guidelines.
- c) The number of apartments should be included in the Development Description and Use section.
- d) The waste volume calculation revised to include the waste generation rate used for each waste source or type and include the calculation details of the waste estimation in Table 1. This is to ensure the waste estimates are accurate and align with the bin provisions.
- e) Clarification if there is a glass and organic bin on each floor of the apartment building, and their locations on the plans.
- f) Bin storage areas including drainage to sewer to be shown on scale plans.
- g) Management of glass and food waste streams for the apartments.
- i) Storage of all waste bins/receptacles to be located within the building only;
- j) Waste collection may only take place during the following hours:
 - Monday to Saturday: 7:00am to 8:00pm
 - Public Holidays: 9:00am to 8:00pm
 - Sunday: No collection allowed

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Sustainable Management Plan

7. Concurrent with the endorsement of plans requested pursuant to Condition 1, a Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by GIW Environmental Solutions Pty Ltd **dated 6 May 2025**, except that the plan must be modified to show the amended proposal in accordance with the plans prepared by i2C Ryder Architects (dated **11 April 2022 19 May, 1 August and 3 September 2025**) and changes required under condition 1 of this permit.

Construction Management Plan

8. 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 CMP has been approved and 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) Hours for construction activity in accordance with any other condition of this permit;
 - b) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - c) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) 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;
 - f) A program for the cleaning and maintaining surrounding road surfaces;
 - g) 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;
 - h) Measures to provide for public safety and site security;
 - i) 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-contractors/tradespersons upon completion of such areas, without delay.**
 - j) A Traffic Management Plan showing truck routes to and from the site;
 - k) 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;

- l) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;**
- m) The provision of contact details of key construction site staff; and**
- n) 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 CMP must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Green Travel Plan

- 9. Before the development is occupied, a Green Travel Plan must be prepared to the satisfaction of the Responsible Authority following consultation with the Department of Transport. The Plan must be prepared by a suitably qualified person and must encourage the use of non-private vehicle transport modes by the occupiers of the land. The Green Travel Plan must include, but not be limited to, the following:**
- a) A description of the location in the context of alternative modes of transport;**
 - b) Details of end of trip facilities provided;**
 - c) Education and awareness initiatives and incentives for residents and visitors to encourage more sustainable modes of travel to/from the site;**
 - d) Management practices identifying sustainable transport alternatives;**
 - e) Provision of electric vehicle charging facilities;**
 - f) Lobby areas of building to include real time information of train, tram and bus services;**
 - g) Details of bicycle spaces for staff;**
 - h) Employee and resident packs (such as myki cards for new workers);**
 - i) An obligation to update the plan not less than every 5 years;**
 - j) Details of when and how this travel plan will be available for new staff and residents; and**
 - k) Any other relevant matters.**

Once approved, the Green Travel Plan must form part of the permit and any ongoing Management Plan for the land to ensure the Green Travel Plan continues to be implemented by residents or owners to the satisfaction of the Responsible Authority.

10. The Green Travel Plan must not be amended without the written consent of the Responsible Authority, following consultation with the Department of Transport.

Operational Management Plan

11. Prior to the commencement of the use for residential hotel an Operational Management Plan concerning the serviced apartments prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The plan should detail but not be limited to:
 - a) Residential hotel premises are to managed and remain under the control of a single operator responsible for the operation and maintenance of the entire premises.
 - b) The contact details of the management of the premises displayed in a manner and location that it is visible to any person entering the site. This information is to be updated as required immediately following any change to the nominated responsible contact person.
 - c) Services provided.
 - d) Operating hours.
 - e) After hours contact details for management of the facility.
 - f) Car parking allocated to Residential hotel. No less than 0.8 car space must be allocated to each residential hotel apartment approved by this permit.
 - g) Management of the car park associated with the residential hotel apartment including access arrangements.
 - h) Maintenance of buildings and grounds, including all landscaped areas.

When approved, the Operational Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority

Loading Bay Management

12. Before the occupation of any of the buildings allowed by this permit, A Loading Bay Management Plan for all loading bays, generally in accordance with the Loading Bay Management Plan issue B by Traffix Group, dated 5 September 2025 to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale and dimensioned. It must include the following:
 - a) That all loading for Supermarket must occur internally within the building;
 - b) Specifications of all supermarket vehicles, ensuring they do not exceed 20m in length;
 - c) Loading (including supermarket waste collection) may only occur in the loading bays during the following hours:

- 7am to 3pm and 6pm to 8pm Monday to Friday;
- 8am to 10am and 2pm to 8pm Saturday, Sunday and Public Holidays;
- d) There will be no more than 1 vehicle in each loading bay at any given time;
- e) Measures to avoid the presence of multiple delivery vehicles on the site at any one time, and a requirement that if the loading bays are occupied, vehicles must not prop in Link Avenue or the existing Links Shopping Centre car park (north of the site);
- f) A requirement for all delivery and service/waste collection drivers to be informed of the requirements of the Loading Management Plan, including provision of contact details for the loading dock managers;
- g) Provision of a signage plan which directs loading vehicles, including informative signs and restrictions etc;
- h) Operational details of the residential loading bays including the management of new residents and bulky goods deliveries; and
- i) Any policing arrangements and/or formal agreements.

When approved, the Loading Bay Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The provisions, recommendations and requirements of the endorsed Loading Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Environmental Site Assessment Report

- 1113.** Prior to the commencement of the development, excluding demolition works which may be required to finalise any environmental reports and site remediation works, the owner/developer must submit to the Responsible Authority:
- a) A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for proposed use and development; or
 - b) An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use and development.
- 1214.** Where a Statement of Environmental Audit is issued for the land pursuant to Condition **1113** above, the use and development of the land must comply with all directions and conditions contained within the Statement.
- 1315.** Where a Statement of Environmental Audit is issued for the land pursuant to Condition **1113** above, prior to the occupation of the development, a letter prepared by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority, must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.

- 1416.** Where a Statement of Environmental Audit is issued for the land pursuant to Condition **1113** above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the *Planning and Environment Act 1987*. Where a Section 173 Agreement is required, the Agreement must be executed prior to the occupation of the development and prior to Statement of Compliance of the Plan of Subdivision. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.

Landfill Gas Risk Assessment

- 1517.** Prior to the commencement of the development authorised under this permit, excluding demolition works (and excluding works reasonably required to conduct the landfill gas assessment), the permit holder must to the satisfaction of the Responsible Authority:
- a) Engage an appropriately qualified site assessor with demonstrated experience in the assessment of landfill gas in the subsurface environment, to conduct an assessment of any methane within the land, subsurface services and buildings and structures on the land adopting the methane gas action levels prescribed at items 6 and 7 of schedule 3 of the Environment Protection Regulations 2021 as set out below.

Item	<i>Location for assessing methane gas concentration action levels</i>	<i>Methane gas concentration action level</i>
6	Subsurface services on, and adjacent to, the waste	10,000 parts per million
7	Buildings and structures on, and adjacent to, the waste	5000 parts per million

- b) Ensure that the site assessor prepares a report to be submitted to the Responsible Authority. The landfill gas risk assessment (LGRA) should be based on guidance prepared by the Environment Protection Authority from time to time and incorporated under the Environment Protection Act 2017 and subordinate legislation.
- c) If the landfill gas assessment identifies methane at concentrations exceeding the methane gas concentration action levels, the permit holder must engage the services of an EPA-appointed environmental auditor to complete an environmental audit with a scope limited to:

- (i) assessment of the nature and extent of the risk of harm to human health from waste;
 - (ii) recommending measures to manage the risk of harm to human health from waste;
 - (iii) making recommendations to manage any waste, where the landfill extends onto or beneath the land.
- d) The permit holder must provide the Responsible Authority with a scope and supporting documents endorsed or determined by the Environment Protection Authority pursuant to section 208(5) of the Environment Protection Act 2017 and a copy of the environmental audit statement and environmental audit report issued pursuant to sections 210(1) of the Environment Protection Act 2017.

Peer Review

1618. Prior to the commencement of the development authorised under this permit, excluding demolition works, the permit holder must:

- a) provide to Council a copy of the LGRA undertaken in accordance with Condition **11-14** within 14 days of receiving the LGRA;
- b) pay Council's costs and expenses associated with a Council-arranged peer review of the LGRA. The peer review will be undertaken by an independent and suitably qualified environmental consultant nominated by Council;
- c) obtain a copy of the peer review obtained by Council.

1719. The recommendations of the LGRA including any requirements arising from the peer review are to be implemented by the permit holder.

Wind Report

1820. Before the commencement of the development, excluding demolition works, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by MEL Consultants and dated **11 November 2022-24 March 2025** but modified to include or show:

- a) Assess the proposal as amended pursuant to Condition 1.
- b) Wind tunnel model measurements undertaken to verify the findings of the desktop study.
- c) Achievement of the following wind conditions:
 - i) "walking" criterion along the proposed pedestrian footpaths adjacent to the proposed development;
 - ii) "sitting" criterion within all areas containing proposed seating (such as the outdoor seating areas for the cafes, the seating/landscaped areas within the communal open space on Level 1); and
 - iii) "walking" criterion for the building entrances;

d) Any necessary mitigation measures to achieve the above wind conditions.

1921. The provisions, recommendations and requirements of the endorsed Wind Assessment Report (including wind tunnel modelling) must be implemented and complied with to the satisfaction of the Responsible Authority.

General Conditions

2022. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

2123. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

2224. As part of the ongoing consultant team, i2C Ryder Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:

- a) Oversee design and construction of the development; and
- b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
- c) Ensure an appropriate repair, reconstruction, paint removal and painting scheme is developed for the existing heritage building. This scheme is to carry out repairs to the awning, timber and render, tiles and other materials and authorised by a qualified heritage architect.

2325. Noise levels must not exceed the permissible noise levels stipulated in the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time to the satisfaction of the Responsible Authority.

2426. Amplified music (including background music) is not permitted to be played other than through a sound system calibrated to ensure compliance with the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time, with details submitted demonstrating how compliance will be achieved to the satisfaction of the Responsible Authority.

2527. The use and development must be managed so that the amenity of the area is not detrimentally affected through the:

- a) Transport of materials, goods or commodities to or from the land
- b) Appearance of any building, works or materials
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil

- d) Presence of vermin.

Car Parking Conditions

2628. Unless with the agreement of the Responsible Authority, prior to the use starts or any building is occupied, the developer is required to fully fund the design and construction of a pedestrian connection at least 1.5 metre wide, from the Links Avenue T-intersection at the north end of the development (at the existing zebra crossing) to the eastern property boundary south of the existing water tank. Unless otherwise agreed to the satisfaction of the Responsible Authority, this pedestrian connection is to include a DDA compliant access ramp through to Stan Riley Reserve to join with the proposed Council-constructed footpath within the Reserve. Any changes to the existing retaining wall/embankment on the eastern boundary are to be included in the works, at the full cost of the developer. The existing zebra crossing at the Links Avenue T-intersection is to be modified to meet current standards. A detailed design plan of the proposed pedestrian connection must be submitted to the Council's Engineering Department for approval. The works are to be designed and constructed to the satisfaction of the Responsible Authority.

2729. Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:

- a) constructed to the satisfaction of the Responsible Authority;
- b) properly formed to such levels that they can be used in accordance with the plans;
- c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
- d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
- e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

2830. The layout of the development must comply with the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below unless with the written consent of the Responsible Authority

- a) Driveway to provide at least 2.1m headroom beneath overhead obstructions.
- b) Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
- c) Ramp grades (except within 5 metres of the frontage) to be designed as follows:
 - i) Maximum grade of 1 in 4.
 - ii) Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
- d) Minimum requirements for car park dimensions to be in accordance with Table 2.

- e) Clearance to car parking spaces to be in accordance with Diagram 1 in relation to the placement of a wall, fence, column, tree, tree guard or any other structure that abuts a car space.

2931. The accessible parking space should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6.

3032. Unless otherwise agreed to the satisfaction of the Responsible Authority, bicycle parking facilities must comply with the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme or AS2890.3:2015. Minimum 20% ground level (horizontal) parking spaces as per AS2890.3:2015 are required.

3133. The proposed vehicle crossing is to be constructed in accordance with the City of Monash standards.

3234. Any works within the road reserve must ensure the footpath and kerb and channel are reinstated to Council standards.

Signage Conditions

3335. The location and details of the signs shown on the endorsed plans must not be altered without the written consent of the responsible Authority.

3436. The signs must be constructed and maintained to the satisfaction of the Responsible Authority

3537. The signs must not contain any flashing or moving light.

3638. The signs must not be illuminated by external lights without the written consent of the Responsible Authority.

3739. Lighting of the signs must be designed, baffled and located to the satisfaction of the Responsible Authority.

3840. The intensity of the light to the signs must be limited so as not to cause glare or distraction to motorists, or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.

Drainage Conditions

3941. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.

Expiry Conditions

4042. This permit as it relates to use and development will expire if one of the following circumstances applies:

- a) The development is not started within three (3) years of the issue date of this permit;
- b) The development is not completed within five (5) years of the issue date of this permit;
- c) The use does not start within one (1) year after the completion of the development; or
- d) The use is discontinued for a period of two (2) years.

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.

2. Notes that the matter is still the subject of a Confidential Compulsory Conference process at VCAT, whereby matters relating to the objector concerns regarding vehicle and pedestrian access and safety at the north end of the site have not been resolved, and authorises Officers to negotiate conditions relating to these matters, or any other matter that does not significantly change the development from that which is now proposed and currently being considered.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

BACKGROUND

History

Planning Permit TPA/53095

Planning Permit TPA/53095 was issued on 28 December 2022 allowing construction of a multi-storey building to be used for accommodation (residential apartments), food and drink premises, supermarket and shop, display of signage, reduction in the car parking requirements and alteration of access to a Transport Zone 2.

The permit was issued at the direction of the VCAT following an appeal being lodged by the Permit Applicant against Council's decision to refuse the application. Key issues addressed at the hearing related to the height and scale of the development, architectural treatment and façade detailing of the building, landscaping within the street frontage, pedestrian connections in the Links Shopping Centre and car parking provision.

VCAT directed to issue a planning permit noting the following:

- The height and scale of the building will not visually overwhelm the surrounding area.
- The height and scale of the building steps down to six storey facing Centre Road, coupled with the 20 metres frontage setback is an appropriate response that will ensure the built form will not overwhelm the streetscape of Centre Road.
- The proposed 'U' shaped configuration of the upper levels and stepping back of the built form from the west boundary acknowledges future development potential of the adjoining bus depot.
- Whilst there will be a high degree of visibility of the building to the eastern interface, the architectural treatment, recessing of the built form, framing elements, varied materials and

range of colours of the tower above the podium will provide a high degree of visual interest.

- The setback of the subject site of approximately 42.5 metres from the BMX facility will ensure the built form will not dominate this interface.
- The design, materials and recessing of the northern elevation provides a suitable interface with the car park of the Links Shopping Centre.
- The additional footpath will provide adequate pedestrian connections in the Links Shopping Centre.
- The landscaping proposed in the frontage and communal levels of the building will complement the existing Garden Character of the municipality.
- The provision of car parking is adequate.
- The proposed signage will not overwhelm the building.

Expiry of Planning Permit

The current permit requires that construction works on site must be commenced by 28 December 2025 unless the permit is extended. The development has not commenced and the permit is currently valid.

Attachment 1: Current Planning Permit TPA/53095 and endorsed plans.

Site and Surrounds

The subject land is located on the northern side of Centre Road in Oakleigh South, approximately 184 metres east of its intersection with Warrigal Road. The land is part of a commercial precinct surrounding the intersection of Warrigal Road and Centre Road commonly referred to as 'The Links Shopping Centre'.

The land is irregular in shape and has an overall area of 60,100 square metres including frontages to Warrigal Road to the west and Centre Road to the south. The northern part of the site is currently developed with various retail premises including Bunnings, Woolworths Supermarket, specialty shops and associated car parking. A three-storey office building is located at the south-west corner of the site along Warrigal Road. These existing buildings are not affected by the approved development under Planning Permit TPA/53095.

A two-storey office-warehouse building currently occupies the south-east corner of the land. This building will be demolished for the construction of approved development under Planning Permit TPA/53095. An at-grade open car park is located between the approved building and the retail premises at the northern end of the site which will be retained.



Site context plan detailing the subject site

Vehicle access to the land is via Warrigal Road and Centre Road.

Surrounding land to the north and south is residential in nature comprising of a mix of single and double storey dwellings including several multi-dwelling developments. Immediately to the east is a Council reserve formerly used as a BMX track and to the west is the Ventura Coach Company bus depot.

An aerial photograph of the subject site and surrounding land can be found attached to this report (**Attachment 2**).

PROPOSAL

The amended application seeks to make changes to the endorsed plans associated with the Planning Permit. This report is based on the formally amended plans circulated on 9 September 2025.

A summary of the proposed amendment is detailed as follows:

	Existing Approval (Planning Permit TPA/53095)	Proposed Amendment
Land use	Apartment (Built-to-rent)	Apartment (Built-to-rent) & Residential hotel
Number of dwellings	171 dwellings	133 dwellings & 24 hotel apartments
Number of bedrooms	1 bed: 102 dwellings 2 bed: 63 dwellings 3 bed: 6 dwellings	1 bed: 74 dwellings & 1 hotel apartment 2 bed: 54 dwellings & 19 hotel apartments

		3 bed: 5 dwellings & 4 hotel apartments
Car parking	230 (54 at-grade spaces on ground level & 176 spaces on basements 1 & 2)	211 (54 at-grade spaces on ground level & 157 spaces on level 1)
Car parking provision	<u>Residential apartment & commercial premises</u> Total Required: 306 spaces Total Provided: 231 spaces Shortfall: 75 spaces	<u>Residential apartment & commercial premises</u> Total Required: 263 spaces Total Provided: 192 spaces Shortfall: 71 spaces <u>Residential Hotel</u> 24 hotel apartments/ 19 spaces= 0.8 space per unit
Floor to ceiling height	3.05 metres	3.2 metres
Podium height	Approx. 7.1 metres	Approx. 9.8 metres
Overall building height	South (Centre Road): 21.6m North (Bunnings car park): 25.9m East: 24.8m West: 24.6m	South (Centre Road): 22.28m North (Bunnings car park): 29.7m East: 28.6m West: 28.4m Maximum building height increased by approx. 3.8 metres
Communal facilities	2,419sqm	1,191sqm;
Signage	Total of 31 signs (6 sign types)	Total of 25 signs (6 sign types)

In addition, the proposed amendment also includes the following:

- Deletion of basement and relocation of the car park to level 1. Access to the car park is redesigned accordingly.
- Reconfiguration of ground floor layouts for the retail premises and pedestrian walkways within the development
- Minor reconfiguration of the eastern at-grade car park but total number of car spaces within the car park remains unchanged;
- Redesign of the commercial and residential loading areas;
- The proposed pedestrian crossing in front of 'Food and Beverage' (F&B) and 'Retail' (east of residential/ retail loading dock) slightly relocated further east;
- Level 1 outdoor communal area relocated to level 2, and provision of a wellness, function space centre;
- Removal of level 6 residents lounge and roof terrace; and,
- Addition of level 7 and 'services zone' on level 7.

The proposal also seeks to amend the following Planning Permit conditions to reflect the proposed amendments:

- Condition 1- Amended Plans
- Condition 4- Landscape Plan
- Condition 6- Waste Management Plan
- Condition 7- Sustainable Management Plan
- Condition 18- Wind Report

Attachment 3: plans forming part of the application.

PERMIT TRIGGERS

Section 87A of the Planning & Environment Act 1987

Section 87A of the Planning and Environment Act 1987 allows the Tribunal to amend a Permit that has been issued at its direction if it considers appropriate to do so at the request of the owner/occupier of the land or any person who is entitled to use or develop the land.

Zoning

The subject site is located within the Commercial 1 Zone (C1Z). Pursuant to Clause 34.01-1 of the Monash Planning Scheme, a Planning Permit is required to use the land for accommodation where the frontage at ground floor level exceeding 2 metres (including residential hotel and residential building).

A permit is also required to construct a building or construct or carry out works pursuant to Clause 34.01-4.

Provisions within Clause 58 (Apartment Developments) apply to an application to construct a residential building within the Commercial 1 Zone.

Overlay

The subject site is affected by the Design and Development Overlay, Schedule 1 (DDO1). Pursuant to Clause 43.02-2 of the Monash Planning Scheme, a Permit is required to construct a building or construct or carry out works.

Particular and General Provisions

Clause 52.05: Signs

A permit is required to construct and display business identification, internally illuminated, externally illuminated and pylon signs. Sign requirements at Clause 52.05, with the site being classified as Category 1 (Commercial Areas).

Clause 52.06: Car Parking

A review of car parking requirements only applies to the amendments proposed.

Car parking provision for the residential apartments continue to satisfy the requirements under Clause 52.06-5 of the Monash Planning Scheme.

The car parking rate for a 'residential hotel' is not specified at Clause 52.06-5 and car parking should be provided to the satisfaction of the Responsible Authority.

A reduction in the car parking requirement for the commercial component (food and drink premises, supermarket and shops) was approved in the original development and this shortfall is reduced by 4 spaces.

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.

The amendment to relocate and redesign the car park does not constitute an alteration of vehicle access, however the application was referred to the Department of Transport and Planning (DTP) given the original application was referred to the DTP in accordance with Clause 52.29-4 of the Monash Planning Scheme.

Clause 52.34: Bicycle Facilities

A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6. The proposal generates a requirement of 58 bicycle spaces, and a total of 81 spaces are provided on the site. The proposal does not seek to reduce any bicycle parking requirements.

Closed Landfill Buffer

It has been identified that the subject site is within the identified buffer of a post closure landfill *Centre Road Warrigal Road (Score 6)*. The original permit TPA/53095 included conditions requiring the preparation of a Landfill Gas Risk Assessment Report (Condition 15) prior to the commencement of the development. This report is to be prepared by a suitably qualified environmental consultant and undertaken in accordance with the *Environment Protection Act 2017* and associated regulations and all relevant EPA guidelines including EPA Publication 1642. This is yet to be prepared.

Cultural Heritage Management Plan (CHMP)

A CHMP due diligence assessment was undertaken by Alpha Archaeology Cultural Heritage Advisors with respect to the CHMP requirement for the land. The report determined that a mandatory CHMP is not required as the area of cultural heritage sensitivity has been subject to significant ground disturbance.

Attachment 4: details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

Public Notice

Public notification of the application was carried out by the Permit applicant at the direction of the Tribunal to the nominated surrounding properties. All persons who previously objected to the initial application were notified.

A singular statement of grounds was received by a tenant of the site, who has raised concerns regarding revisions to the loading bay arrangement and the impact on pedestrian and vehicular safety.

Amended plans were formally lodged with the Tribunal on 9 September 2025. The Tribunal has directed that notification of the amended plans was not required.

Referrals

External Referral

Department of Transport and Planning (DTP) (PPR 3737/21)

The application was referred to the DTP who had no objections to the proposed amendment and did not require any variation of existing conditions.

Internal Referral

Transport Engineer

Council's Transport Engineer advises that car parking demand for both guest and staff of the residential hotel is anticipated to be higher as the site is not close to public transport. It is recommended that a car parking rate of 0.8 spaces per apartment should be provided, equalling 19 car parking spaces for the residential hotel. A total of 19 spaces have been provided.

The proposed parking provision is considered satisfactory and the amended car parking layout is acceptable provided the columns on the westernmost bank of the car spaces are amended to provide sufficient clearance to car parking spaces in accordance with Clause 52.06-8 of the Monash Planning Scheme.

In addition, it is recommended that a corner splay be provided to the western edge of the podium car park exit to provide a clear view of pedestrians on the footpath of Links Avenue.

Waste Services

Waste Services advised that the submitted Waste Management Plan requires several amendments to meet Council's requirements. None of the changes have an impact on the layout or design of the proposal.

RELEVANT PLANNING POLICY

Planning Policy Framework (PPF)

Clause 11.03-1L-01- Activity Centres (Monash) identifies that the subject site is within the Neighbourhood Activity Centre, where development is to be of less intense compared to the 'higher order' activity centres such as Glen Waverly Major Activity Centre, Oakleigh Major Activity Centre, or the Brandon Park, Clayton and Mount Waverly Activity Centres.

The amended building design is generally consistent with the built form and scale of the original development, which was supported by the Tribunal and considered consistent with the policy guidelines for the Neighbourhood Activity Centre. The minor increase in building height will not result in material detriment to the streetscape or adjoining properties, this will be further discussed in this report.

The amendment seeks to continue the approved uses of the land including commercial (food and drink premises, shop and supermarket) on ground level, and residential apartments on the upper levels. The proposal to introduce a residential hotel remains consistent with the Planning Policies which seek to increase the choice in housing type and deliver more affordable housing closer to

jobs, transport and services (Clause 16.01-2S- Housing Affordability). The development continues to provide affordable housing via the 'built-to-rent' scheme and is considered a positive outcome to the community. The proposed residential hotel will provide a different form of short-term accommodation and provide for a range of housing types to meet diverse needs (Clause 16.01-1S- Housing Supply).

ASSESSMENT

Land Use

The development continues to provide a mixture of uses including retail, business and residential to create a vibrant mixed use commercial centre which meets the purpose of the Commercial 1 Zone (C1Z). The proposed residential hotel will provide for a different type of accommodation option and remains consistent with the purpose of the C1Z.

The residential hotel is unlikely to cause any additional external amenity impacts different from residential apartments in terms of noise levels and traffic generation. The proposed 'drop off bay' is clearly identified, and the concierge is directly adjacent to the drop off bay. The location and configuration of the concierge and residential lobby is similar to the original development.

Residential hotels are a form of short-term accommodation which differ from residential apartments or dwellings. As such the layout and design of the hotel apartments are different from private dwellings and internal amenity requirements for future occupants are assessed differently.

The majority of hotel apartments are provided with direct solar access to both bedroom and living room windows, whilst the 'studio' apartments do not contain a traditional space. The proposal provides for a reasonable level of internal amenity, however the studio apartments are only acceptable for short term and non-permanent residential accommodation. Should a permit issue, permit conditions will require a management plan to detail the management of hotel apartments and car parking spaces. Management of the hotel apartments will be restricted to and controlled by a single operator.

Built Form

Height and Scale

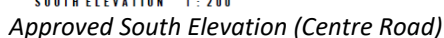
The amendment increases the maximum building height by 2.7 metres, from an overall height of 24.2 metres to 27.8 metres. The difference in height is due to the relocation of basement car park to above ground (level 1), and the additional level (level 7) to offset level 1 being used for car parking.

The increase in building height is mainly located towards the northern section of the building, where it is setback more than 29 metres from the Centre Road boundary, and 11 metres behind the lower levels.

The presentation to Centre Road is generally consistent with the original development, with a minor increase of 1 metre to the building height.

Diagram provided within the updated Urban Design Advice showing approved and proposed building envelopes

The visual impact from the increased building height to the internal car park (north) will be minimal given the variation in setbacks, architectural style and material between the podium and tower elements of the design.





Proposed South Elevation (Centre Road)

There is an additional building element on level 2 providing for internal communal amenity facilities. The placement alongside the western boundary minimises shadow impacts to the outdoor communal area and allows the remaining outdoor area to be functional.

The front setback to the Centre Road boundary has not changed from the original development and the proposal continues to satisfy the setback requirements under the Clause 43.02 (Design and Development Overlay Schedule 1).

The architectural treatment, recessing of the built form, framing elements, variation in facade materials and contrasting colour scheme of the tower above the podium continue to provide in a high degree of visual interest to the east and west elevations.

External Amenity Impacts

Overlooking

Clause 58.04-2 states windows and balconies should be designed to limit views into the private open space and habitable room windows of dwellings within the development.

The adjoining residential properties are located more than 9 metres from the proposed development. The properties directly abutting the development are used as industrial (bus depot and warehouse), internal car park within the Links Shopping Centre, and Councils open space previously used as a BMX track. There are no overlooking concerns from the development.

Windows and balconies have been positioned to prevent internal overlooking of other apartments within the development.

Overshadowing to adjoining properties

The proposed built form is largely consistent with the original development, and the shadow impact from the additional building height to the public realm would be minimal given the substantial setback of the level 7 (additional level) to the front and western property boundaries.

There will be an additional shadow to Links Avenue (to the east) from 2pm and over the eastern at-grade car park from 3pm. This is considered an acceptable outcome given the proposed

building height is a minor increase from the building height and scale of the approved development.

Wind Impacts

A wind assessment report prepared by MEL Consultants advises that the proposed building height with one additional level is unlikely to make a significant difference to the wind conditions. The relocation of the function and wellbeing spaces to level 2 would not cause any significant impact on the wind conditions. The presence of the function space/ wellness centre building may create some minor local wind effects at its edges, but the overall wind conditions are similar to the original development.

The report recommended that the amended proposal does not require any additional analysis or wind tunnel model testing from an environmental wind conditions perspective.

On-Site Amenity

The residential apartment layouts are generally consistent with the original approval. The proposal continues to comply with the Standards of Clause 58 (Apartment Developments) in regard to accessibility (Standard D18), private open space (Standard D20), storage (Standard D21), functional layout (Standard D26), room depth (Standard D27), daylight to new habitable room windows (Standard D28).

Standard D29 (Natural ventilation) requires a minimum of 40% of dwellings to have cross ventilation, both the amendment and original development do not satisfy this requirement.

Communal Open Space

Clause 58.03-2 specifies that a development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is lesser. This area may be indoors or outdoors and may consist of multiple separate areas.

The proposal, comprises of 133 residential apartments, is required to provide a minimum of 250 square metres of communal open space. The amended proposal provides an indoor communal area of approximately 300 square metres and outdoor communal area of over 1,000 square metres. These areas are exclusively for the apartment and hotel residents.

The outdoor communal area is rectangular in shape located within the U-shape of the building. Although the most northern section of this area will be overshadowed by the proposed building in the morning, the shadow starts to be significantly reduced from 11am and this area remains functional and will receive adequate daylight throughout the day.

Deletion of the roof terrace on level 6 is considered acceptable as the parapet wall assists in screening the 'service area' from public view, and the provision of a communal area on level 2 is sufficient for resident's needs given the amended proposal provides approximately 25% less of residential apartments.

Safety and Access

Clause 58.03-4 requires the layout of the development to be designed to provide for the safety and security of residents and property. The amendment continues to provide a designated entry for the residential apartment and hotel on the ground level, easily accessible from Centre Road.

The entry is prominent from the street and provides a safe and clearly identifiable sense of address the development. The objector to the proposal has raised concerns regarding safety and access. The amended proposal to slightly relocate the pedestrian crossing at the east of the residential/retail loading dock) is considered acceptable as it continues to provide pedestrian connections to the internal car park within the Links Shopping Centre. The pedestrian crossing is located appropriately to provide sufficient distance from the pedestrian/ retail loading area and the eastern 'Links Avenue' to ensure pedestrian safety.

Landscaping

Landscaping on ground floor is generally consistent with the original development. The outdoor communal area on level 1 has been relocated to level 2, landscaping within this outdoor area has been redesigned however the extent of paving and lawn area remains similar to the original development, with additional designated space for outdoor function area.

Screen planting is maintained along the edge of the communal open area, and additional landscaping and trees are provided within this area.

Environmental Sustainability

Clause 22.13 (Environmentally Sustainable Development Policy) requires the Submission of a Sustainability Management Plan. An updated report was prepared by GIW Environmental Solutions Pty Ltd which includes a BESS assessment. The assessment has been undertaken to meet minimum sustainability policy provisions contained within the Planning Policy Framework and Local Planning Policy.

The report shows that the amended proposal achieves a BESS score of 64 with a STORM rating of 101%, which meets the best practice requirements.

Car Parking, Traffic and Access

Car Parking Allocation

Details of the proposed car parking provision are detailed in the table below:

Retail Premises & Residential Apartments

With respect to the retail premises and residential apartments, the subject site is located within the Principle Public Transport Network (PPTN), and the required car parking provision is as follows:

Use	Existing Approval (Number of dwellings/ Leasable floor area)	Proposed Amendment (Number of dwellings/ Leasable floor area)
Residential Apartment		
1 Bed	102	74
2 Bed	63	54
3 Bed	6	5
Car Parking Required	177 spaces	138 spaces
Car Parking Provided	177 spaces	138 spaces
Shortfall	0	0
Retail Premises		
Supermarket	1,796 sqm <i>(5 to each 100sqm of leasable floor area)</i>	1,505 sqm
Shops (Food & Drink Premises)	1,144 sqm <i>(3.5 to each 100sqm of leasable floor area)</i>	1,452 sqm
Car Parking Required	129 spaces	125 spaces
Car Parking Provided	54 spaces	54 spaces
Shortfall	75 spaces	71 spaces
Total		
Required	306 spaces	263 spaces
Provided	231 spaces	192 spaces
Shortfall	75 spaces	71 spaces
Residential Hotel		
Number of hotel apartments	-	24 hotel apartments
Car Parking Provision	-	19 spaces
Car Parking Rates	-	0.8 space per apartment

The amended proposal provides a total of 211 car parking spaces including 54 car spaces for the retail premises, 138 spaces for the residential apartments and 19 car spaces for the residential hotel.

The proposal satisfies the statutory car parking requirement for the residential apartments.

With respect to the retail component, the changes in floor space result in a reduced car parking requirement of 125 spaces for this component of the development (previously 129 spaces). Overall, the shortfall in car parking is reduced from 75 to 71 spaces.

There is no specific car parking rate for 'residential hotel' at Clause 52.06-5 of the Monash Planning Scheme.


The car parking assessment prepared by Traffix Group indicates a peak parking rate of 0.6-0.8 spaces per hotel apartment (inclusive of staff demands) for residential hotels. The report suggested that given the location of the subject site, it is expected that a higher percentage of guests will be travelling by car than the typical peak rate which is for sites with better access to public transport.

Council's Transport Engineer concurs with this advice and is satisfied with the proposed parking provision for the residential hotel component.

Signage

The proposed signs are generally consistent with the signs in the original approval, but the amendment proposes a reduced number of internally illuminated business identification signs.

Sign Reference	Description	Dimensions	Type	Total
MA-01	Internally illuminated business identification sign	1m x 4.36m	Tenancy blade sign	3
TS-01	Internally illuminated business identification sign	0.3m x 1.8-3m	Tenancy blade sign	11
TS-02	Internally illuminated business identification sign	1m x 0.64m (Unchanged)	Tenancy blade sign (Double sided under awning sign)	7
CS-01	Externally illuminated business identification sign	0.6m x 6.8m	Centre sign (3D lettering-Black)	2
PS-01	Pylon Sign	8950mm x 2100mm	Pylon sign	1
RS-01	Sign	5.7m x 1.375m	Residential entry sign	1
			Total	25



The proposed signs are generally consistent with the signage in the original development, which will provide for suitable business identification within the commercial tenancies. The signs are suitable in size, and the illuminated signs are unlikely to cause any external amenity impact to the nearby residence.

Loading Bay changes

The original development proposed a combined loading dock at the rear of the building, facing the internal car park.

The amendment proposes separate loading docks for the varying uses and these loading areas continue to be orientated to the north, facing the internal car park. Councils Transport engineers do not have any concerns with the amended design and layout, including any concerns with pedestrian safety. Swept paths demonstrating vehicle maneuver to/exit the loading bays are considered satisfactory.

Changes to Permit Conditions

Permit conditions have been amended to reflect the formally amended plans that have been submitted to the Tribunal. As the application is still the subject of a Confidential Compulsory Conference process at VCAT and matters relating to the objector concerns regarding vehicle and pedestrian access and safety at the north end of the site have not been resolved there may be further changes to conditions.

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 by the Permit applicant at the direction of the Tribunal to the nominated surrounding properties.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS


There are no human rights implications to this report.

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 proposed new use of residential hotel is consistent with the purpose of the Commercial 1 Zone. The relocation of car park and modified façade design changes achieves acceptable outcomes having regard to the presentation and activation to the street. The amended built form is also acceptable in response to the site context, and the potential visual impacts from the



amendment would be minimal. The proposed car parking provision remains satisfactory and in line with VCAT approval.

It is recommended that Council resolves to support the application for the amendment of Planning Permit TPA/53095, in accordance with the circulated plans.

ATTACHMENT LIST

1. Current Planning Permit and Endorsed Plans [**7.1.3.1** - 57 pages]
2. Aerial Photograph - 1041 Centre Rd [**7.1.3.2** - 1 page]
3. VCAT Amended Plan - 1041 Centre Rd [**7.1.3.3** - 32 pages]
4. Zoning and Overlay Map - 1041 Centre Rd [**7.1.3.4** - 1 page]

**PLANNING
PERMIT**

Permit No.:

TPA/53095 VCAT Directed

Planning Scheme:

Monash Planning Scheme

Responsible Authority:

Monash City Council**ADDRESS OF THE LAND**

1041 Centre Road OAKLEIGH SOUTH VIC 3167

THE PERMIT ALLOWS

Construction of a multi-storey building to be used for accommodation, food and drinks premises, supermarket and shop, display of signage, reduction in car parking requirements and alteration of access to a road in a Transport Zone 2

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**Amended Plans Required**

1. Before the development and use starts, excluding demolition works, 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 VCAT amended plans prepared by i2C Ryder Architects drawing numbers DA02 vTP3; DA10 vTP3; DA11 vTP3; DA12 vTP4; DA13 vTP4; DA30 vTP5; DA31 vTP5; DA32 vTP6; DA33 vTP6; DA34 vTP6; DA37 vTP6; DA38 vTP2; DA40 vTP4; DA41 vTP4; DA50 vTP3; DA51 vTP3; DA62 vTP3; DA66 vTP0; DA67 vTP0; DA69 vTP4; DA77 vTP0 dated 11 October 2022 and the Signage Plan prepared by i2C Ryder Architects drawing number DA80-DA82 vTP4 dated 2 November 2022 included at Appendix E to the Town Planning Expert Witness Statement of Colleen Peterson dated 3 November 2022, but modified to show:
 - a) Provision of an additional pedestrian crossing path from east to west across Link Avenue generally in accordance with Figure 16 of Mr Sheppard's evidence dated November 2022;
 - b) Canopies extended further over the footpaths to the northern and southern edges, generally in accordance with Appendix D to Mr Sheppard's evidence dated November 2022;

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Date issued:
28 December 2022

**Signature for the
Responsible Authority:**



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- c) Modifications to the elevational treatment and external materials to the north, east, south and west elevations generally in accordance with Appendix D to Mr Sheppard's evidence dated November 2022, including the commission of artwork or other treatment on the west elevation, to the satisfaction of the Responsible Authority;
- d) Swapping the proposed accessible space and shared space and provision of an additional accessible space adjacent to the shared space within the car park to the east of Link Avenue, generally in accordance with Figure 11 of Mr Gnanakone's evidence dated 3 November 2022;
- e) Modifications to the basement ramp in accordance with Table 12 in Mr Gnanakone's evidence dated 3 November 2022.
- f) Provision of a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) from the edge of the exit lane of the residential vehicle crossing and both sides of the loading dock vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road or, if not achieved, an alternative method such as a mirror and / or flashing light to the satisfaction of the Responsible Authority;
- g) A turnaround bay to be provided at both ends of the blind-aisle for the eastern commercial carparking area requiring the deletion of two car spaces in total;
- h) An amended landscape plan prepared in accordance with Condition 5;
- i) An amended Waste Management Plan prepared in accordance with Condition 7;
- j) An amended Sustainable Management Plan prepared in accordance with Condition 8;
- k) Changes as a result of Condition 17;
- l) Changes as required by the Wind Report in accordance with Condition 19;
- m) Bicycle parking facilities designed in accordance with Condition 31;
- n) Any changes as set out in the plans prepared by i2C Ryder Architects drawing numbers DA32 vTP7; DA33 vTP7 and DA78 vTP0 included in Appendix E to the Urban Design Expert Witness Statement of Mark Sheppard dated November 2022 and the elevation plans prepared by i2C Ryder Architects drawing numbers DA40 vTP6, and DA41 vTP6 dated 18 November 2022; and
- o) Any changes as set out in the Signage Plan prepared by i2C Ryder Architects

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drawing number DA81 vTP and DA82 vTP5 dated 18 November 2022 including dimensions of signs proposed for the glazing.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping 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 plans must be generally in accordance with the plans submitted to Council prepared by OCULUS (Rev B and dated 24 October 2022) but modified to show:
 - a) Changes required under Condition 1;
 - b) Revision to the Level 1 Podium landscape plan to provide for a constructed planter of 500mm internal width to the northern, southern and eastern perimeter, associated with the external terraces of apartment at Level 1.
 - c) A survey and location of all existing trees, using botanical names of those existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
 - d) A planting schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), pot / planting size, location, botanical names and quantities;
 - e) The location of any fencing internal to the site;
 - f) Planting to soften the appearance of hard surface areas such as driveways and other paved areas;
 - g) The location of any retaining walls associated with the landscape treatment

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- of the site;
- h) Details of all proposed surface finishes including pathways, accessways, and driveways;
 - i) The location of external lighting; and
 - j) Details of the raised planters, such as planter box materials and dimensions, mulch layer, growing media, filter media, and root barrier / water proofing layer; and
 - k) Details of the proposed method for irrigation and drainage.
 - l) Details of maintenance (including during and regime).

When approved the plan will be endorsed and will then form part of the permit.

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.

Management Plans

Waste Management Plan

6. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be substantially in accordance with the Waste Management Plan prepared by Leigh Design dated 25 February 2022 but revised to show:
- a. Changes required under condition 1 of this permit.
 - b. Provision of a detail description of the development including the TPA number, proposed uses and the number of levels in the introductory or similar early section of the report;
 - c. Provision for food organics recycling in accordance with the Sustainability Victoria Better Practice Guide for Waste Management and Recycling;
 - d. An improved waste system to increase the accessibility and convenience of recycling of food waste, e-waste, and the future separated glass waste;
 - e. All waste streams indicated for bins in each waste room;

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- f. Details of bin collection process;
- g. Details of bin storage areas including the location of cleaning/ washing bin, drainage to sewer and indication of all waste streams supported by scale plans;
- h. Details of responsibility for the operation of the waste management system outlines; and
- i. Waste Management communications strategy for occupiers.

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Sustainable Management Plan

- 7. Concurrent with the endorsement of plans requested pursuant to Condition 1, a Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by GIW Environmental Solutions Pty Ltd, except that the plan must be modified to show the amended proposal in accordance with the plans prepared by i2C Ryder Architects (dated 11 April 2022) and changes required under condition 1 of this permit.

Construction Management Plan

- 8. 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 CMP has been approved and 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) Hours for construction activity in accordance with any other condition of this permit;
 - b) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - c) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Appropriate measures relating to removal of hazardous or dangerous material

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from the site, where applicable;

- e) 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;
- f) A program for the cleaning and maintaining surrounding road surfaces;
- g) 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;
- h) Measures to provide for public safety and site security;
- i) 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;
- j) A Traffic Management Plan showing truck routes to and from the site;
- k) 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;
- l) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
- m) The provision of contact details of key construction site staff; and
- n) 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 CMP must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

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Green Travel Plan

9. Before the development is occupied, a Green Travel Plan must be prepared to the satisfaction of the Responsible Authority following consultation with the Department of Transport. The Plan must be prepared by a suitably qualified person and must encourage the use of non-private vehicle transport modes by the occupiers of the land. The Green Travel Plan must include, but not be limited to, the following:
- a) A description of the location in the context of alternative modes of transport;
 - b) Details of end of trip facilities provided;
 - c) Education and awareness initiatives and incentives for residents and visitors to encourage more sustainable modes of travel to/from the site;
 - d) Management practices identifying sustainable transport alternatives;
 - e) Provision of electric vehicle charging facilities;
 - f) Lobby areas of building to include real time information of train, tram and bus services;
 - g) Details of bicycle spaces for staff;
 - h) Employee and resident packs (such as myki cards for new workers);
 - i) An obligation to update the plan not less than every 5 years;
 - j) Details of when and how this travel plan will be available for new staff and residents; and
 - k) Any other relevant matters.

Once approved, the Green Travel Plan must form part of the permit and any ongoing Management Plan for the land to ensure the Green Travel Plan continues to be implemented by residents or owners to the satisfaction of the Responsible Authority.

10. The Green Travel Plan must not be amended without the written consent of the Responsible Authority, following consultation with the Department of Transport.

Environmental Site Assessment Report

11. Prior to the commencement of the development, excluding demolition works which may be required to finalise any environmental reports and site remediation works,

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the owner/developer must submit to the Responsible Authority:

- a. A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for proposed use and development; or
 - b. An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use and development.
12. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 12 above, the use and development of the land must comply with all directions and conditions contained within the Statement.
13. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 12 above, prior to the occupation of the development, a letter prepared by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority, must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.
14. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 12 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the *Planning and Environment Act 1987*. Where a Section 173 Agreement is required, the Agreement must be executed prior to the occupation of the development and prior to Statement of Compliance of the Plan of Subdivision. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.

Landfill Gas Risk Assessment

15. Prior to the commencement of the development authorised under this permit, excluding demolition works (and excluding works reasonably required to conduct the landfill gas assessment), the permit holder must to the satisfaction of the Responsible Authority:
- a) Engage an appropriately qualified site assessor with demonstrated experience in the assessment of landfill gas in the subsurface environment, to conduct an

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assessment of any methane within the land, subsurface services and buildings and structures on the land adopting the methane gas action levels prescribed at items 6 and 7 of schedule 3 of the Environment Protection Regulations 2021 as set out below.

Item	<i>Location for assessing methane gas concentration action levels</i>	<i>Methane gas concentration action level</i>
6	Subsurface services on, and adjacent to, the waste	10,000 parts per million
7	Buildings and structures on, and adjacent to, the waste	5000 parts per million

- b) Ensure that the site assessor prepares a report to be submitted to the Responsible Authority. The landfill gas risk assessment (LGRA) should be based on guidance prepared by the Environment Protection Authority from time to time and incorporated under the Environment Protection Act 2017 and subordinate legislation.
- c) If the landfill gas assessment identifies methane at concentrations exceeding the methane gas concentration action levels, the permit holder must engage the services of an EPA-appointed environmental auditor to complete an environmental audit with a scope limited to:
 - (i) assessment of the nature and extent of the risk of harm to human health from waste;
 - (ii) recommending measures to manage the risk of harm to human health from waste;
 - (iii) making recommendations to manage any waste, where the landfill extends onto or beneath the land.
- d) The permit holder must provide the Responsible Authority with a scope and supporting documents endorsed or determined by the Environment Protection Authority pursuant to section 208(5) of the Environment Protection Act 2017 and a copy of the environmental audit statement and environmental audit report issued pursuant to sections 210(1) of the Environment Protection Act 2017.

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Peer Review

16. Prior to the commencement of the development authorised under this permit, excluding demolition works, the permit holder must:
- a) provide to Council a copy of the LGRA undertaken in accordance with Condition 12 within 14 days of receiving the LGRA;
 - b) pay Council's costs and expenses associated with a Council-arranged peer review of the LGRA. The peer review will be undertaken by an independent and suitably qualified environmental consultant nominated by Council;
 - c) obtain a copy of the peer review obtained by Council.
17. The recommendations of the LGRA including any requirements arising from the peer review are to be implemented by the permit holder.

Wind Report

18. Before the commencement of the development, excluding demolition works, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by MEL Consultants and dated 11 November 2022, but modified to include or show:
- (a) Assess the proposal as amended pursuant to Condition 1.
 - (b) Wind tunnel model measurements undertaken to verify the findings of the desktop study.
 - (c) Achievement of the following wind conditions:
 - (i) "walking" criterion along the proposed pedestrian footpaths adjacent to the proposed development;
 - (ii) "sitting" criterion within all areas containing proposed seating (such as the outdoor seating areas for the cafes, the seating/landscaped areas within the communal open space on Level 1); and
 - (iii) "walking" criterion for the building entrances;
 - d) Any necessary mitigation measures to achieve the above wind conditions.

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19. The provisions, recommendations and requirements of the endorsed Wind Assessment Report (including wind tunnel modelling) must be implemented and complied with to the satisfaction of the Responsible Authority.

General Conditions

20. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
21. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.
22. As part of the ongoing consultant team, i2C Ryder Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:
- a) Oversee design and construction of the development; and
 - b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
 - c) Ensure an appropriate repair, reconstruction, paint removal and painting scheme is developed for the existing heritage building. This scheme is to carry out repairs to the awning, timber and render, tiles and other materials and authorised by a qualified heritage architect.
23. Noise levels must not exceed the permissible noise levels stipulated in the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time to the satisfaction of the Responsible Authority.
24. Amplified music (including background music) is not permitted to be played other than through a sound system calibrated to ensure compliance with the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time, with details submitted demonstrating how compliance will be achieved to the satisfaction of the Responsible Authority.

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25. The use and development must be managed so that the amenity of the area is not detrimentally affected through the:
- (a) Transport of materials, goods or commodities to or from the land
 - (b) Appearance of any building, works or materials
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (d) Presence of vermin.

Car Parking Conditions

26. Unless with the agreement of the Responsible Authority, prior to the use starts or any building is occupied, the developer is required to fully fund the design and construction of a pedestrian connection at least 1.5 metre wide, from the Links Avenue T-intersection at the north end of the development (at the existing zebra crossing) to the eastern property boundary south of the existing water tank. Unless otherwise agreed to the satisfaction of the Responsible Authority, this pedestrian connection is to include a DDA compliant access ramp through to Stan Riley Reserve to join with the proposed Council-constructed footpath within the Reserve. Any changes to the existing retaining wall/embankment on the eastern boundary are to be included in the works, at the full cost of the developer. The existing zebra crossing at the Links Avenue T-intersection is to be modified to meet current standards. A detailed design plan of the proposed pedestrian connection must be submitted to the Council's Engineering Department for approval. The works are to be designed and constructed to the satisfaction of the Responsible Authority.
27. Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a) constructed to the satisfaction of the Responsible Authority;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

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Parking areas and access lanes must be kept available for these purposes at all times.

28. The layout of the development must comply with the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below unless with the written consent of the Responsible Authority
- a. Driveway to provide at least 2.1m headroom beneath overhead obstructions.
 - b. Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
 - c. Ramp grades (except within 5 metres of the frontage) to be designed as follows:
 - i. Maximum grade of 1 in 4.
 - ii. Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
 - d. Minimum requirements for car park dimensions to be in accordance with Table 2.
 - e. Clearance to car parking spaces to be in accordance with Diagram 1 in relation to the placement of a wall, fence, column, tree, tree guard or any other structure that abuts a car space.
29. The accessible parking space should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6.
30. Unless otherwise agreed to the satisfaction of the Responsible Authority, bicycle parking facilities must comply with the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme or AS2890.3:2015. Minimum 20% ground level (horizontal) parking spaces as per AS2890.3:2015 are required.
31. The proposed vehicle crossing is to be constructed in accordance with the City of Monash standards.
32. Any works within the road reserve must ensure the footpath and kerb and channel are reinstated to Council standards.

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Signage Conditions

- 33. The location and details of the signs shown on the endorsed plans must not be altered without the written consent of the responsible Authority.
- 34. The signs must be constructed and maintained to the satisfaction of the Responsible Authority
- 35. The signs must not contain any flashing or moving light.
- 36. The signs must not be illuminated by external lights without the written consent of the Responsible Authority.
- 37. Lighting of the signs must be designed, baffled and located to the satisfaction of the Responsible Authority.
- 38. The intensity of the light to the signs must be limited so as not to cause glare or distraction to motorists, or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.

Drainage Conditions

- 39. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.

Expiry Conditions

- 40. This permit as it relates to use and development will expire if one of the following circumstances applies:
 - (a) The development is not started within three (3) years of the issue date of this permit;
 - (b) The development is not completed within five (5) years of the issue date of this permit.;
 - (c) The use does not start within one (1) year after the completion of the development; or
 - (d) The use is discontinued for a period of two (2) years.

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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.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA / 53095
For and on behalf of the City of Monash: JeannyL
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Date: 1/2/2024

2020-506 OAKLEIGH SOUTH - FIELDWORKS HOUSE

TOWN PLANNING APPLICATION - ENDORSED DRAWING SET

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

28 JUNE 2023



RC | Ryder

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Town Planning Revision
Proposed Mixed Use Development
DA Endorsed Drawing Set
Revision Date 23/09/2023

Car Parking				Retail				Residential Apartments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Levels	GFA sqm	Area sqm	Car Spaces	Supermarket	Retail F&B	Retail BnH	Amenity	Outdoor Dining	Circulation	Total Apt Number	Total RPA sqm	1 BEDROOM												2 BEDROOM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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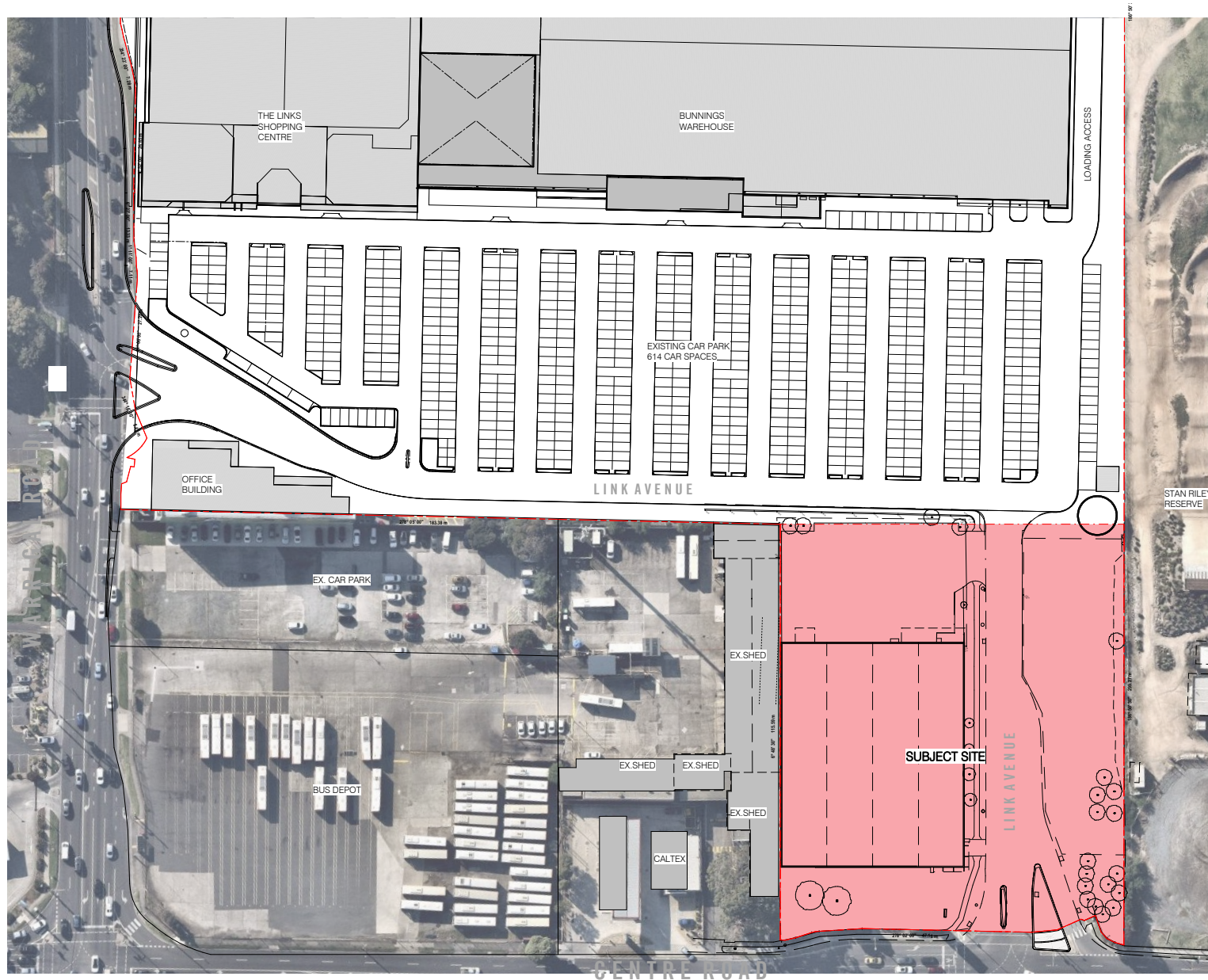
Development Breakdown	
Site Area	11,222
GFA	32,978
Total Residential Apartments	171
Total Residential GFA	18,288
Typical RPA	1,748
Residential Efficiency	73.1%
Total Car Parking Spaces	239

Notes and Disclaimer

Areas calculated using Property Council of Australia Method of Measurement
These areas and room numbers are approximate. They relate to areas of the building at the current stage of design and are reliant upon the information available.
All areas in sqm. All areas subject to survey.

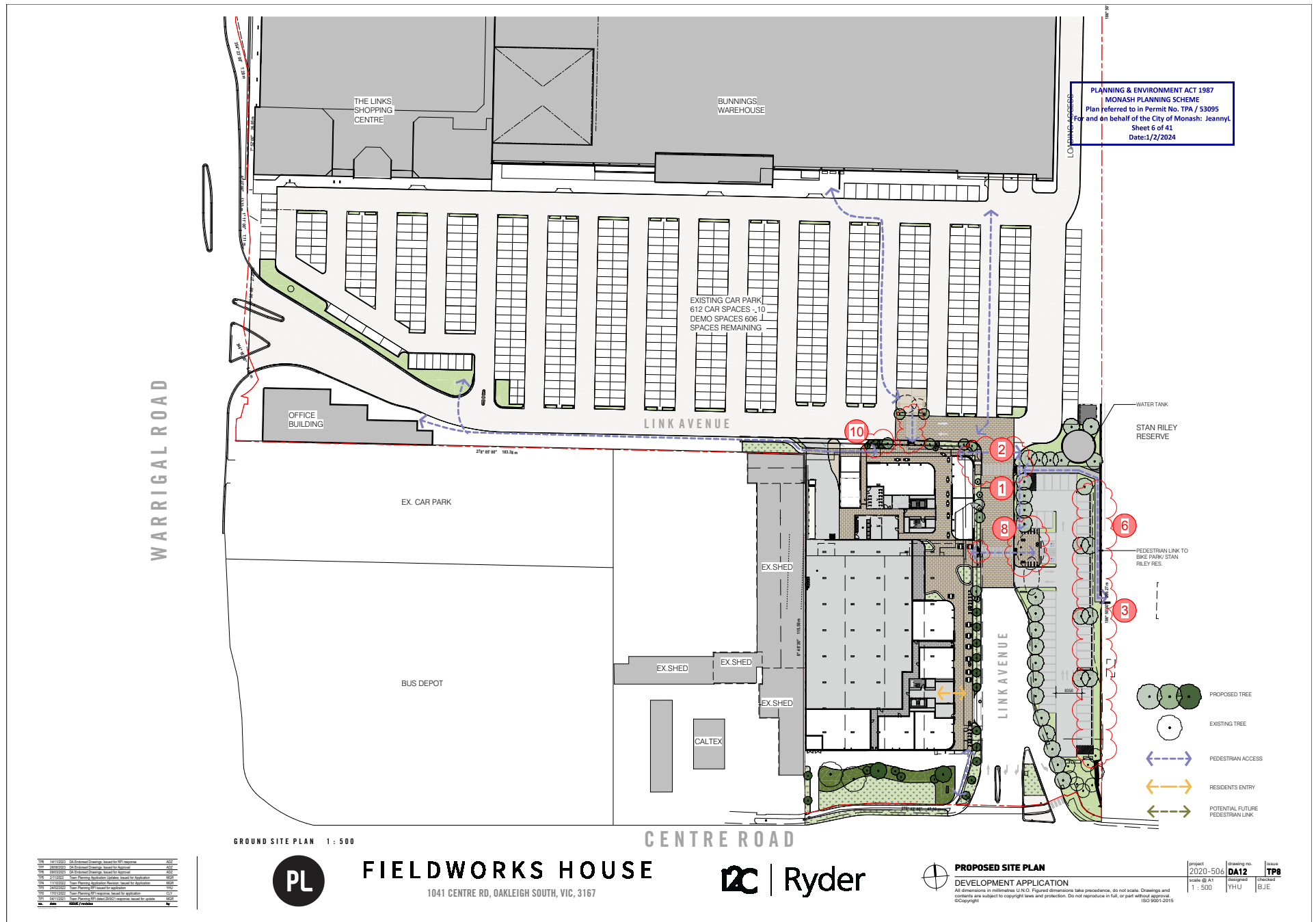
Visitor	Total Parking
34	205

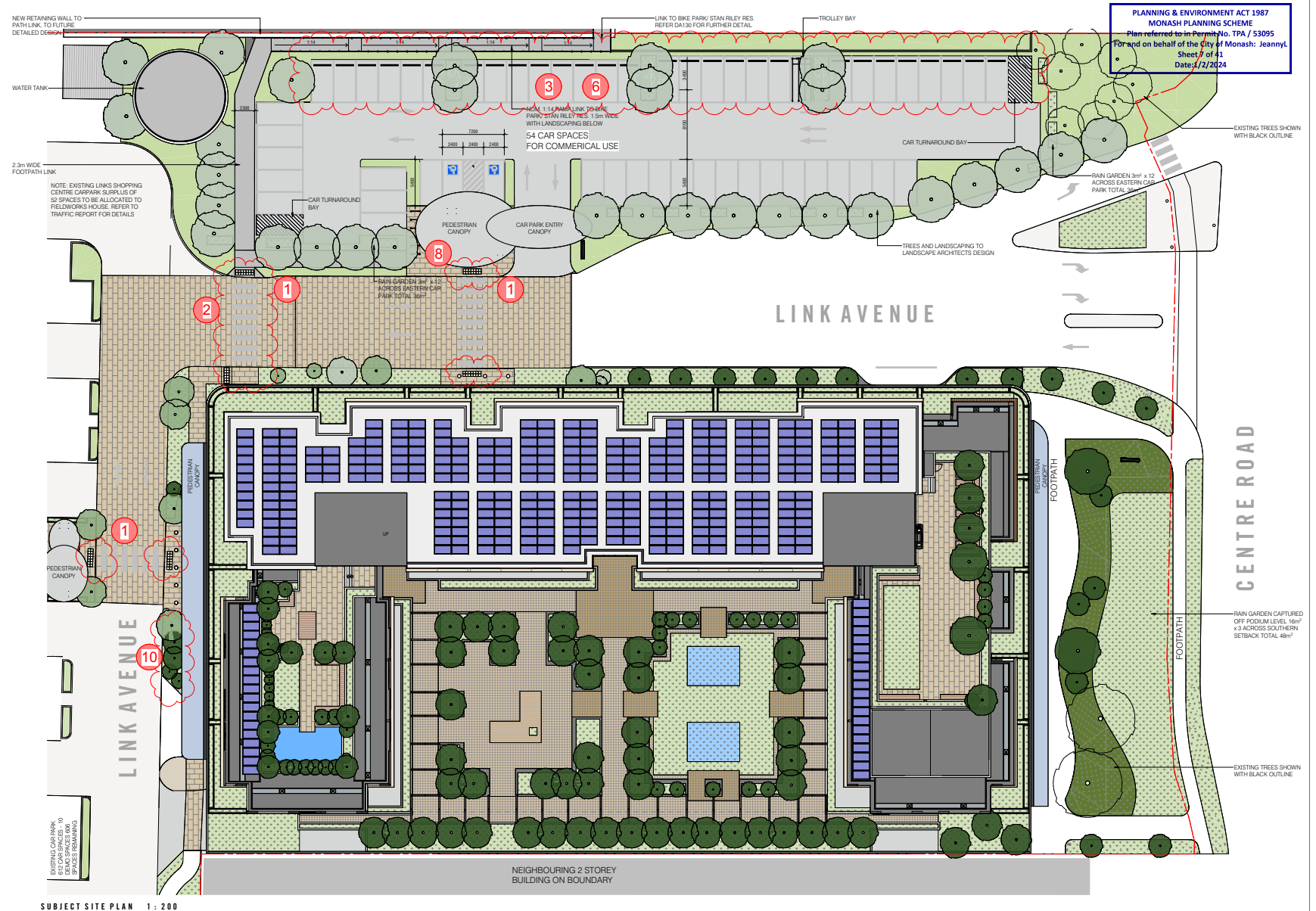






PL





T98	14/11/2023	DA Enforced Drawings, issued for RFI response	ACZ
T99	28/06/2023	DA Enforced Drawings, issued for Approval	ACZ
T99	09/03/2023	DA Enforced Drawings, issued for Approval	ACZ
T99	21/10/2022	Team Planning Application Update, issued for Application	MGR
T99	11/10/2022	Team Planning Application Revision, issued for Application	MGR
T99	24/02/2022	Team Planning RFI issued for application	THU
T99	17/07/2021	Team Planning RFI response, issued for application	CLY
T99	04/12/2021	Team Planning RFI dated 29/2/21 response, issued for update	MGR



FIELDWORKS HOUSE

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

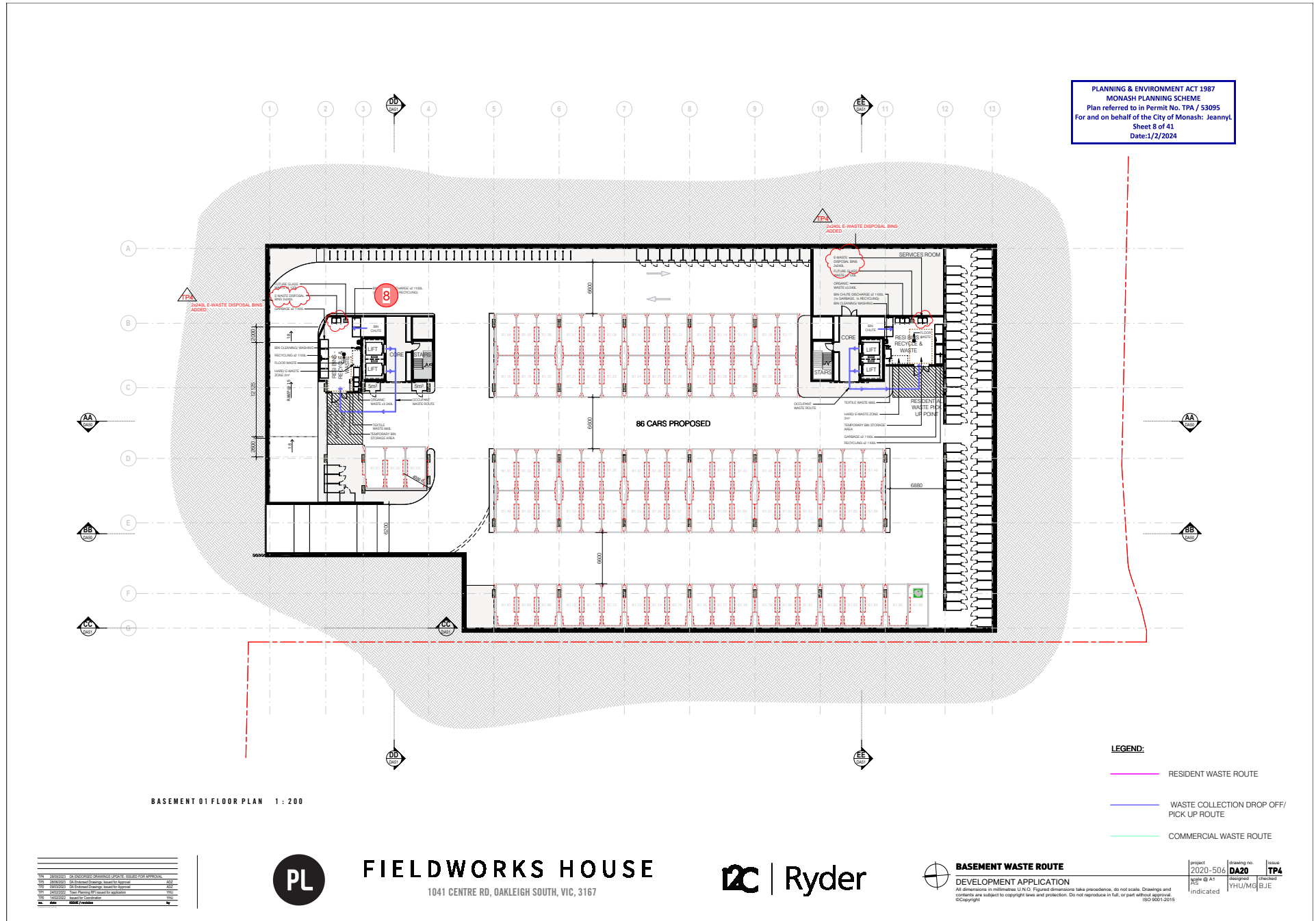


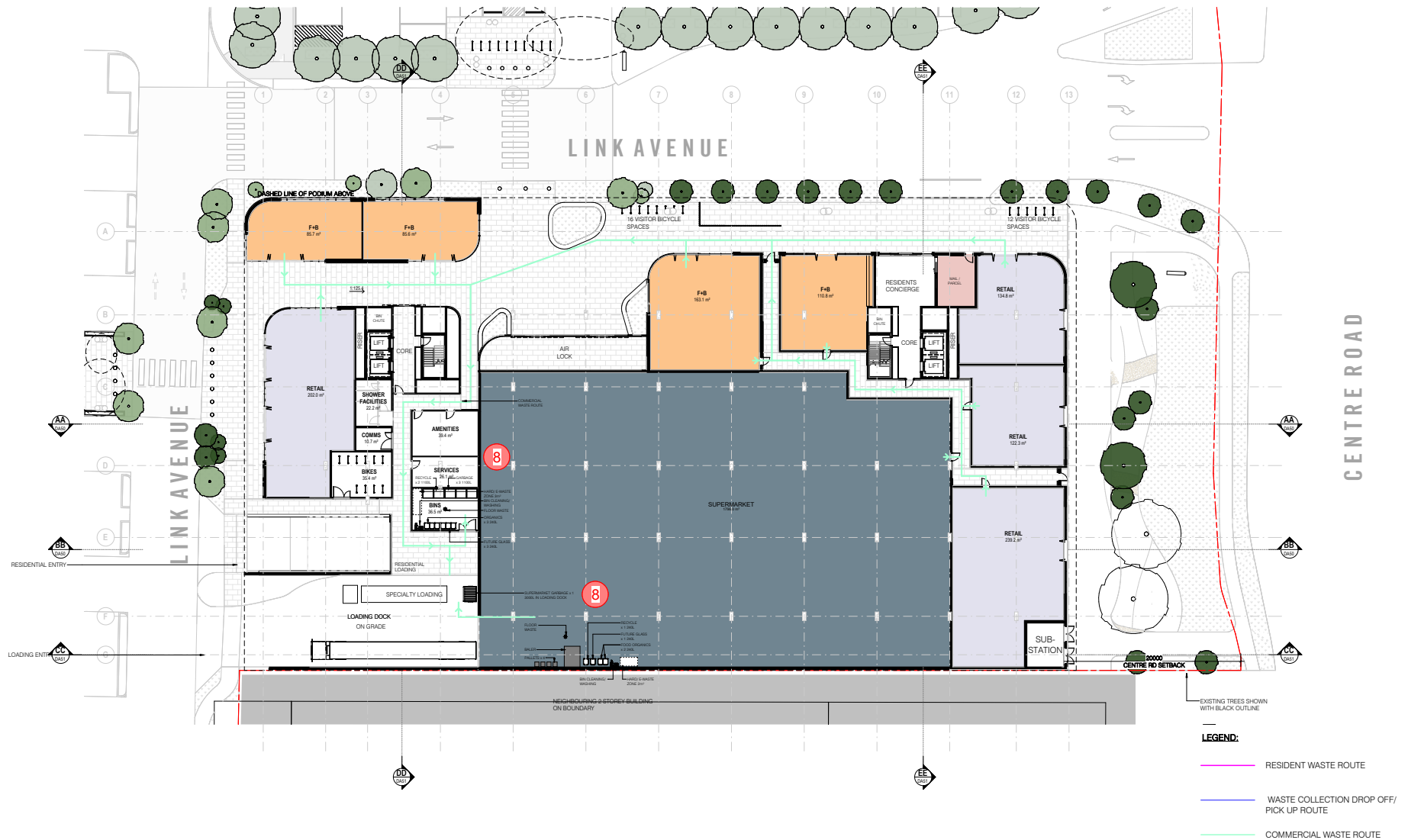
PROPOSED SUBJECT SITE

DEVELOPMENT APPLICATION

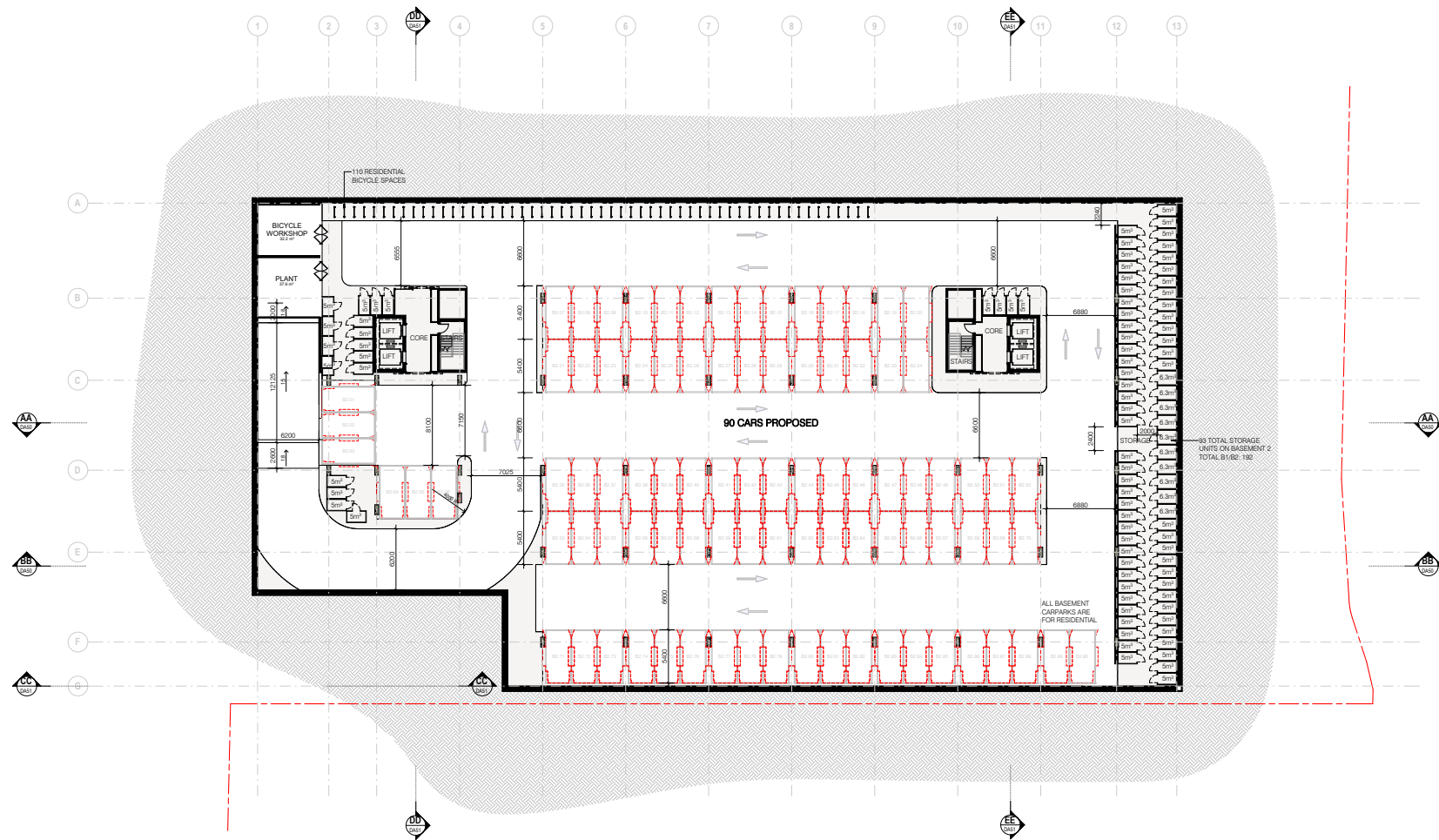
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project 2020-506	drawing no. DA13	issue TP8
scale @ A1 1 : 200	designed YHU	checked BJE

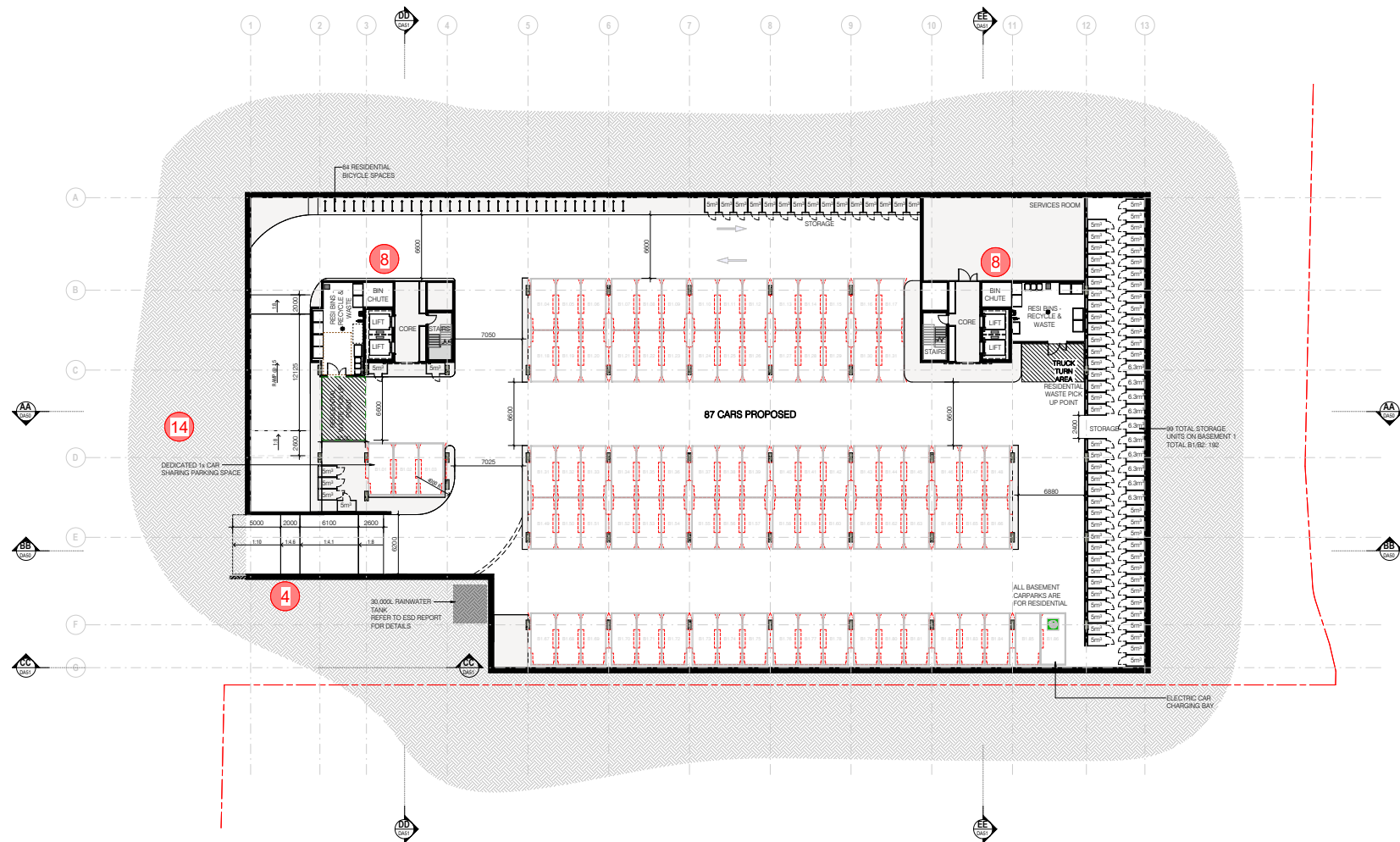




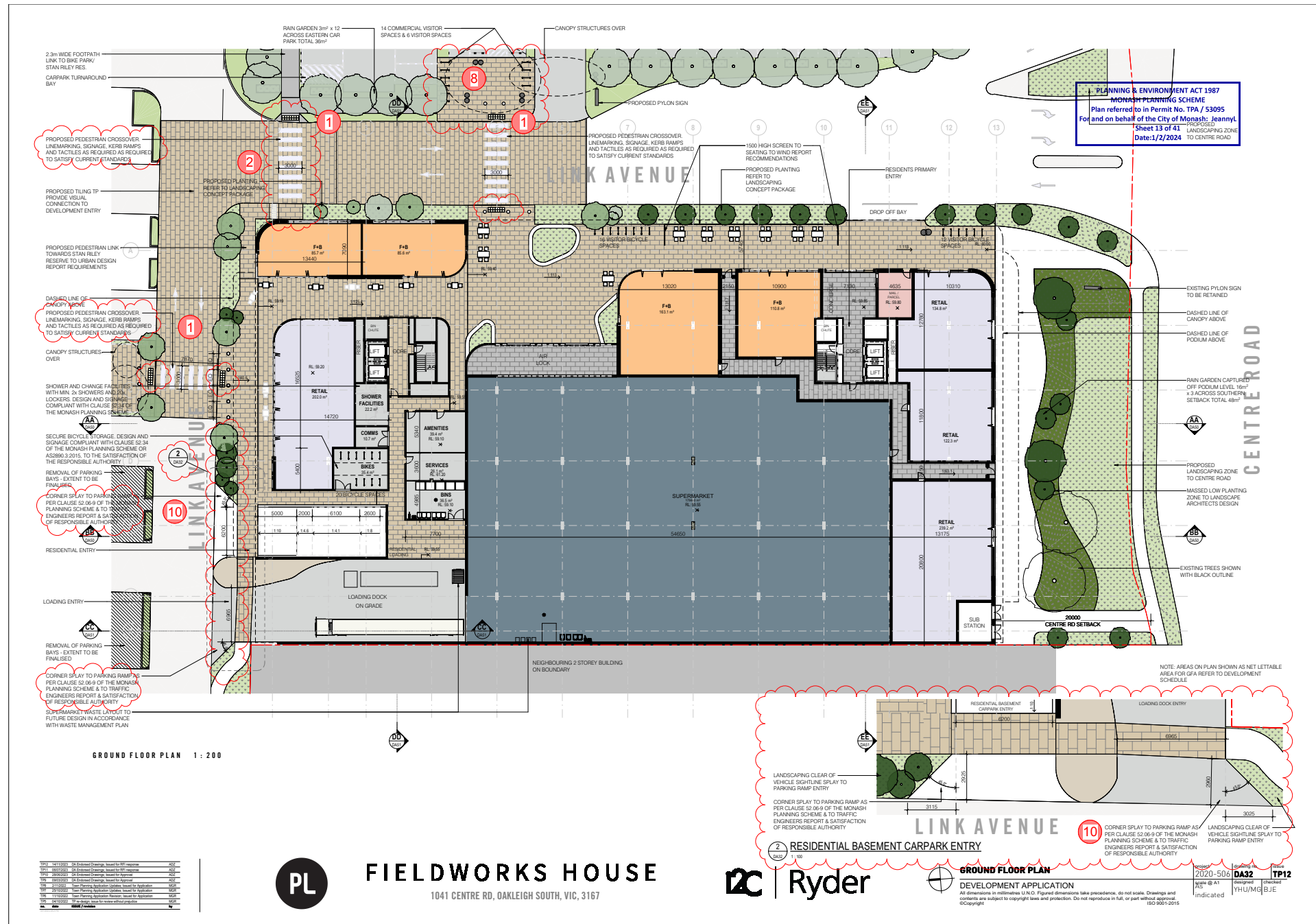




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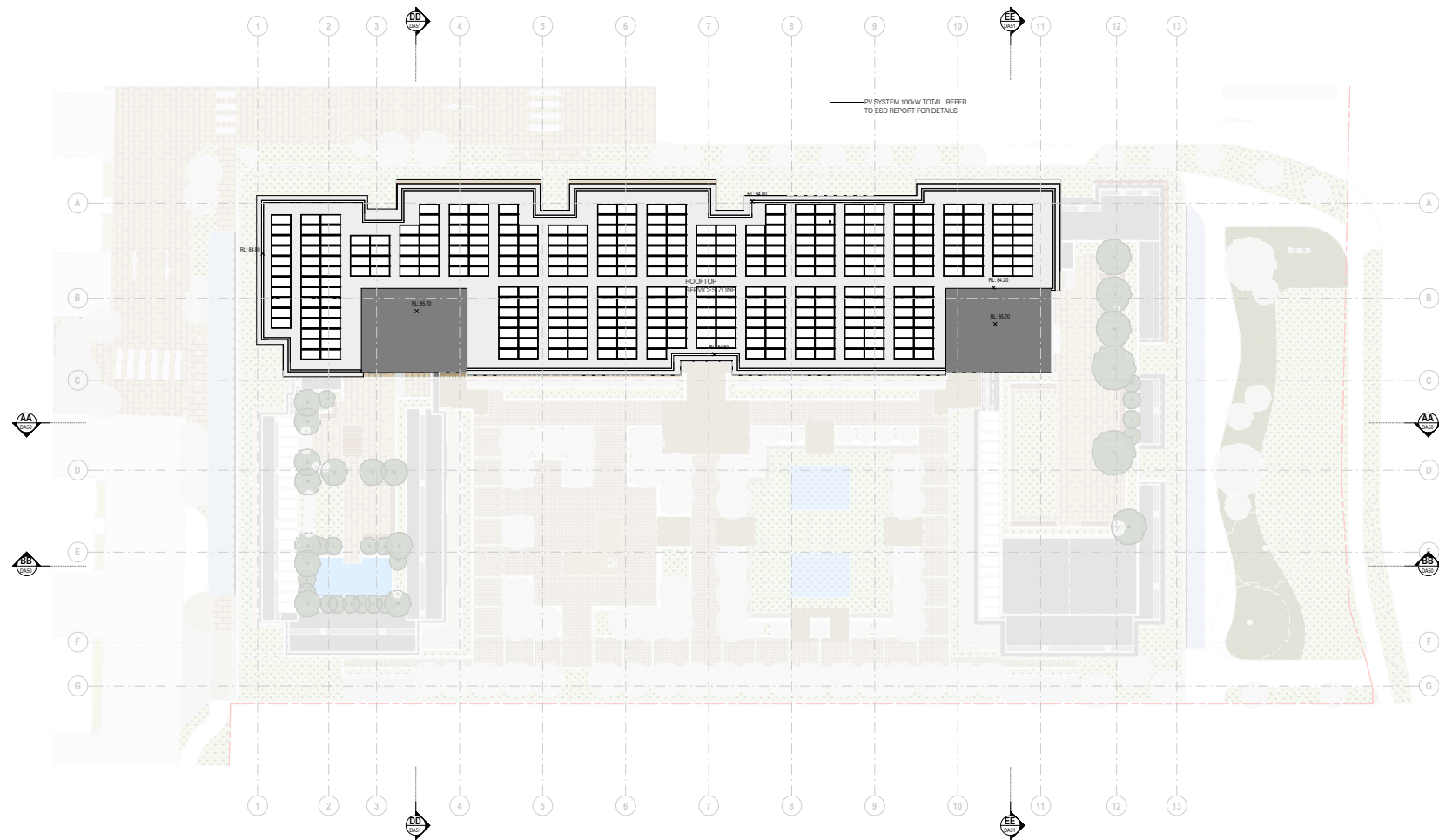


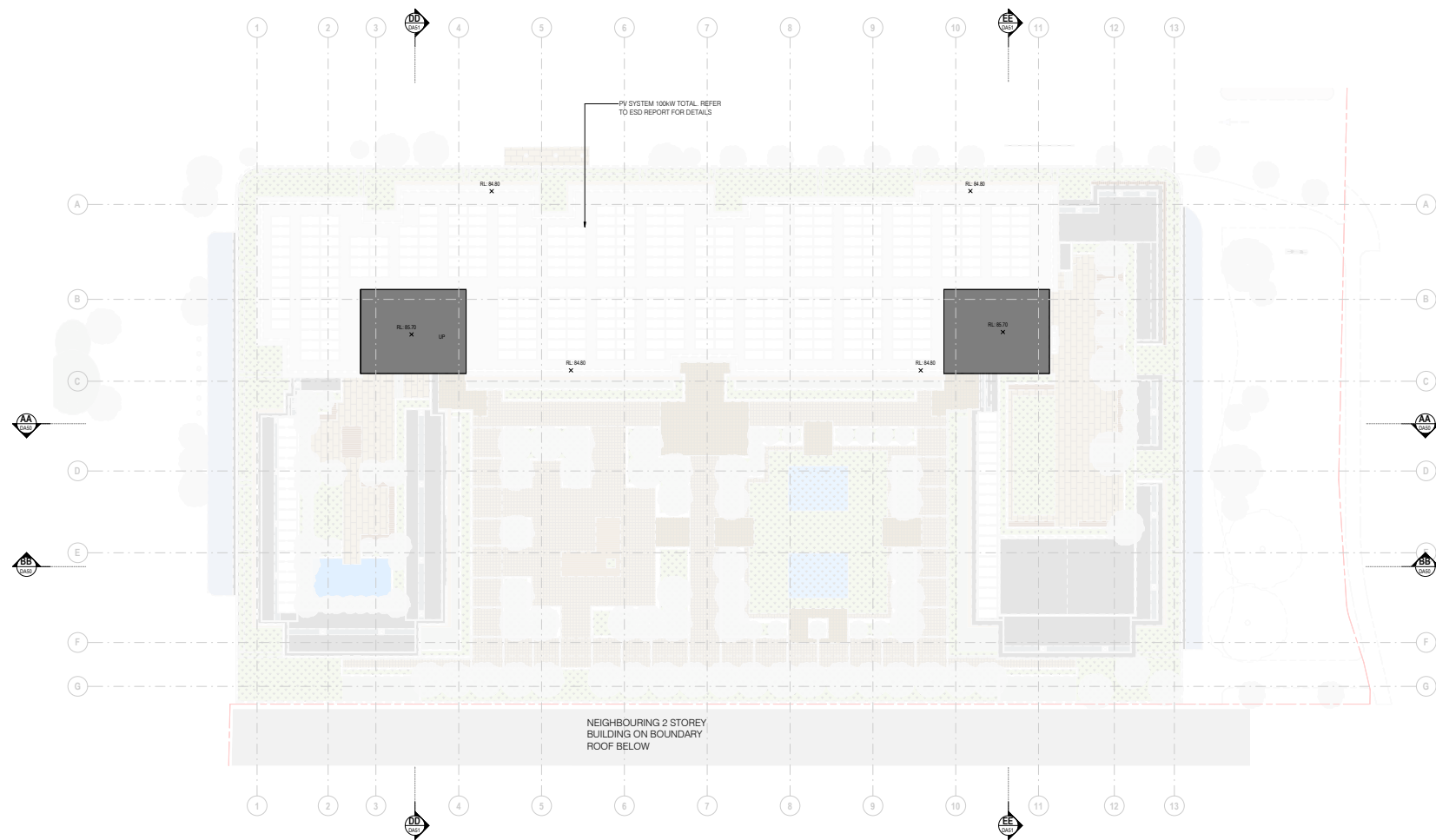


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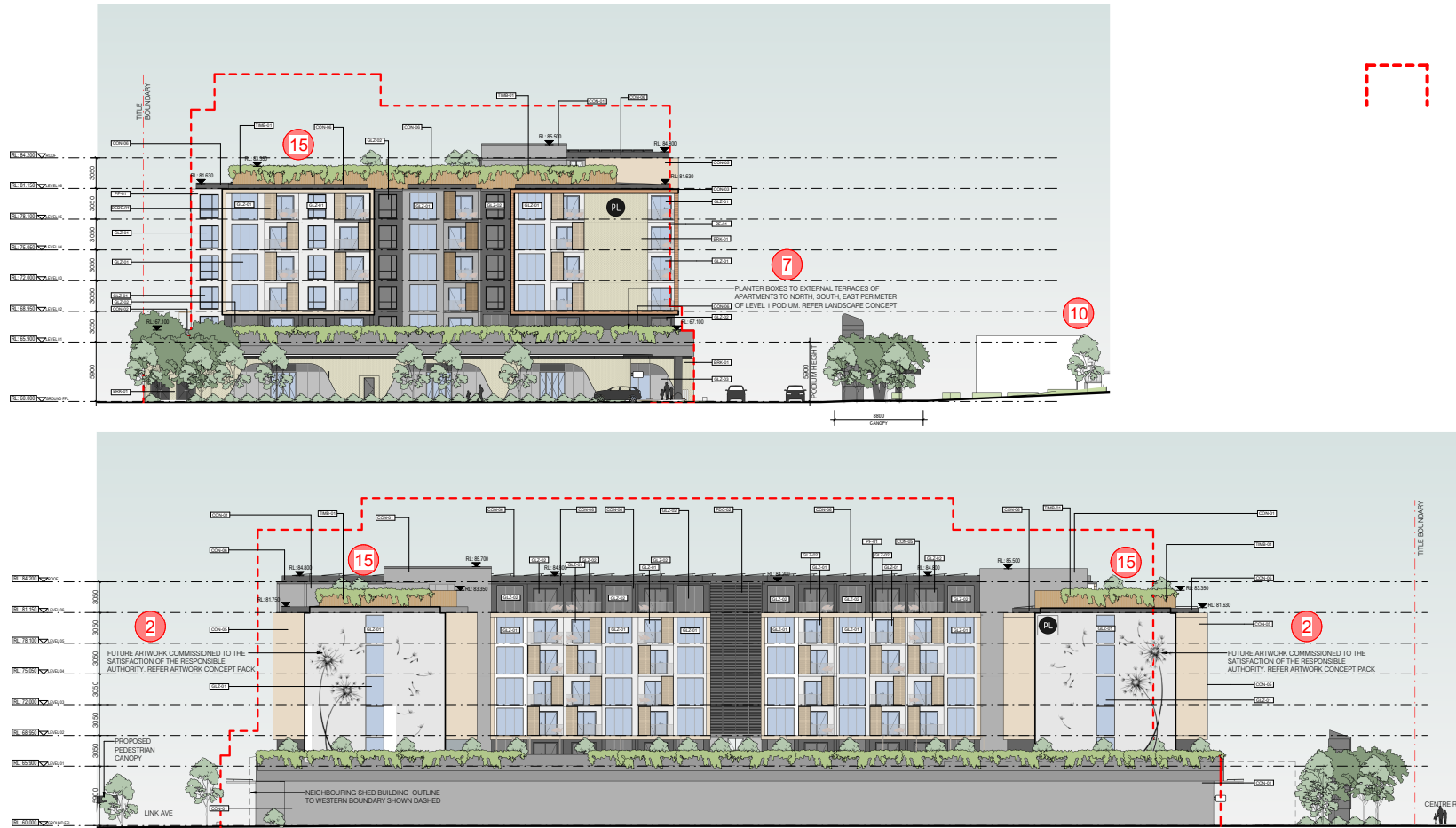


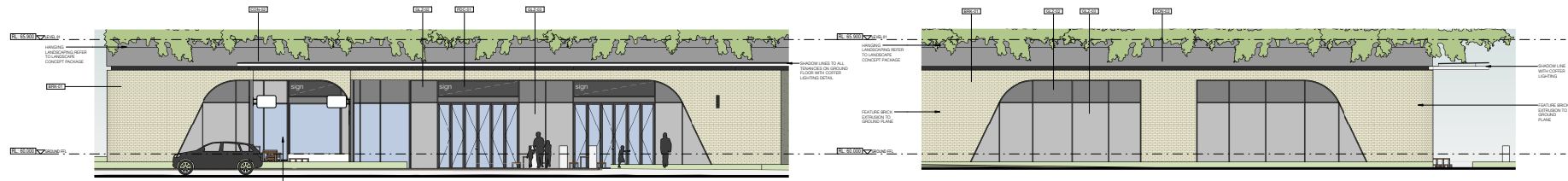
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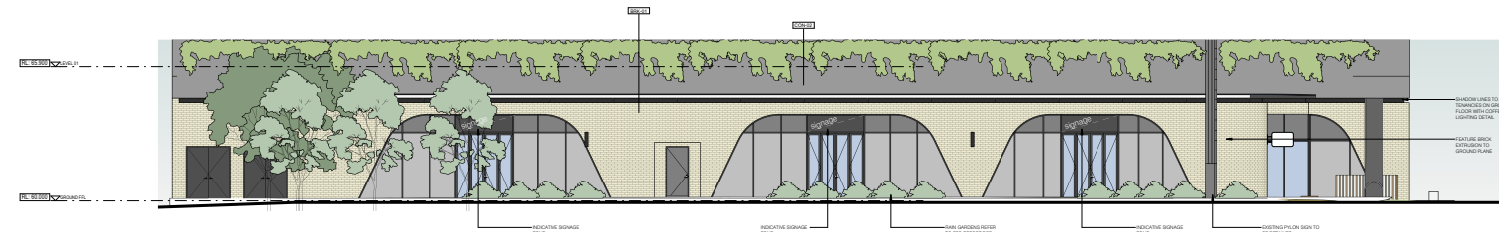




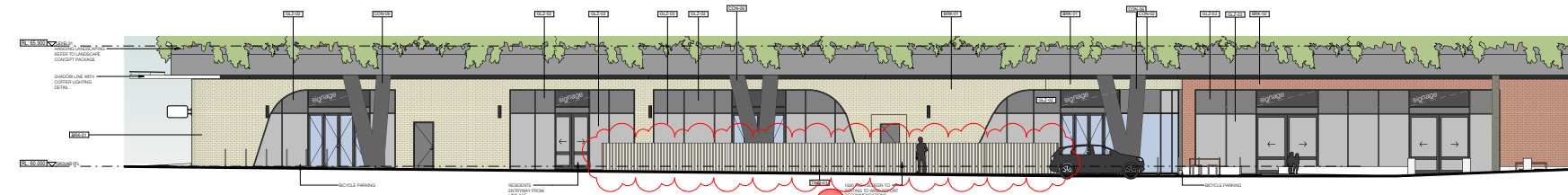
GROUND PLANE NORTH ELEVATION 1 : 100

GROUND PLANE EAST ELEVATION 1 : 100

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA / 53095
For and on behalf of the City of Monash: Jeanny
Sheet 21 of 41
Date: 1/2/2024



GROUND PLANE SOUTH ELEVATION 1 : 100



GROUND PLANE EAST ELEVATION 1 : 100

IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION
	BRK-01	FEATURE BRICKWORK - STRETCHER BOND - SAND GRADIENT FINISH		CON-03	PROFILED CONCRETE TERRACOTTA COLOUR FINISH		GLZ-01	GLAZING, CLEAR		GRW-01	GREEN WALL		PERF-01	FEATURE PERFORATED PANEL - VINE PATTERN		TMB-01	NATURAL TIMBER LOOK BATTEN
	BRK-02	FEATURE BRICKWORK - STRETCHER BOND - BURNT RED		CON-05	PRECAST CONCRETE PANEL - TRAVERTINE TEXTURE FINISH		GLZ-02	DARK GREY GLAZING		PAV-02	SLATE PAVER DARK TONE 1200 X 600		PERF-02	FEATURE PERFORATED PANEL - DARKENED VINE PATTERN			
	CON-02	EXPOSED PRECAST CONCRETE PANEL - MID GREY FINISH		CON-06	EXPOSED PRECAST CONCRETE PANEL - DARK GREY FINISH		GLZ-03	LIGHT GREY GLAZING		PDC-01	PAINT, DARK GREY FINISH		PF-01	TEXTURED PAINT FINISH, OFF WHITE			

TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506
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TPA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506	DA	2020-506



FIELDWORKS HOUSE
1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

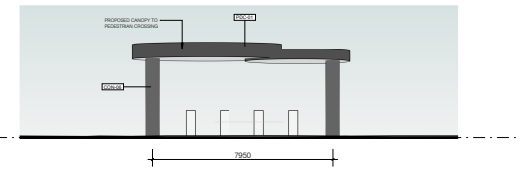
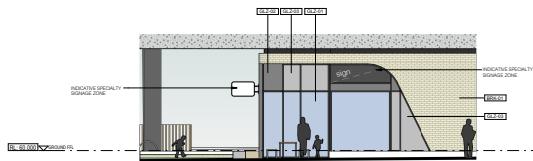
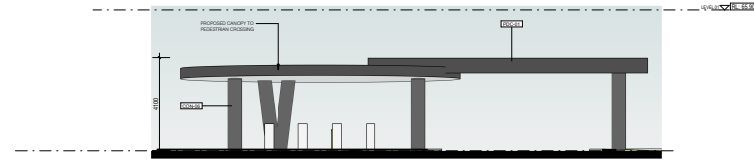
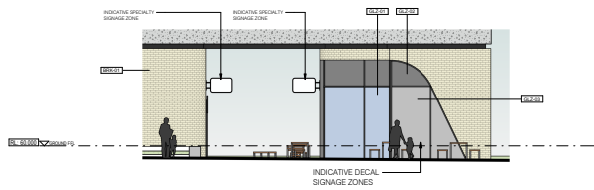


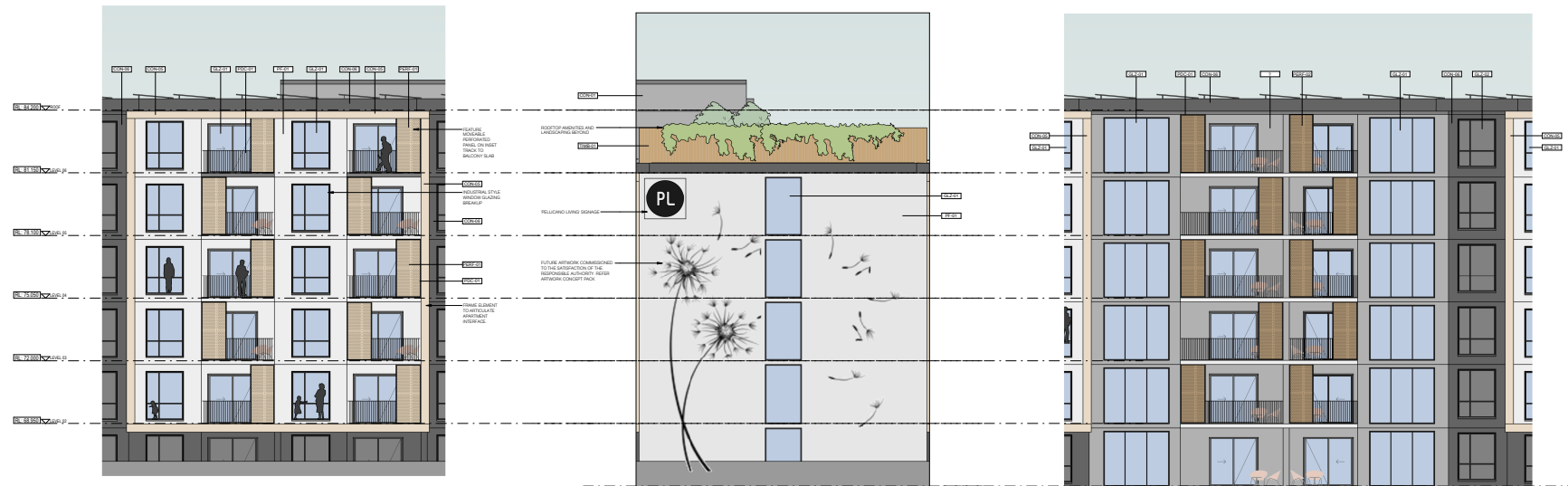
ELEVATIONS

DEVELOPMENT APPLICATION

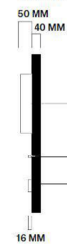
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project	2020-506	drawing no.	DA42	issue	TP5
scale	@ A1	designed	HLUMG	checked	HLUMG
1 : 100					





SIDE VIEW

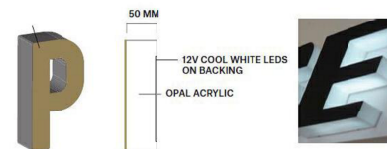


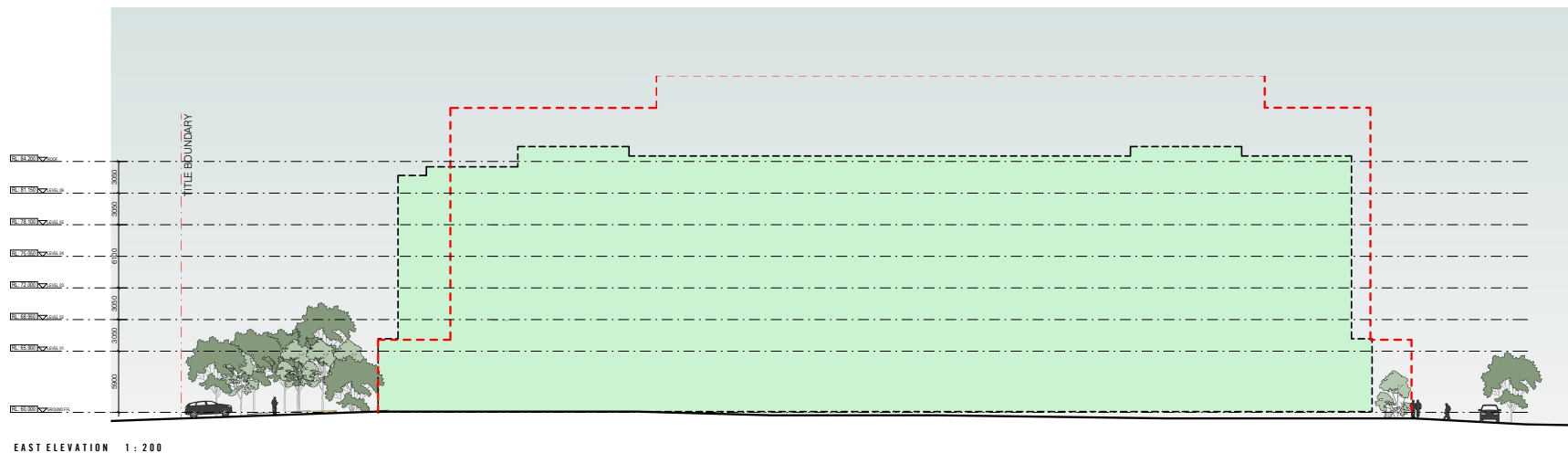
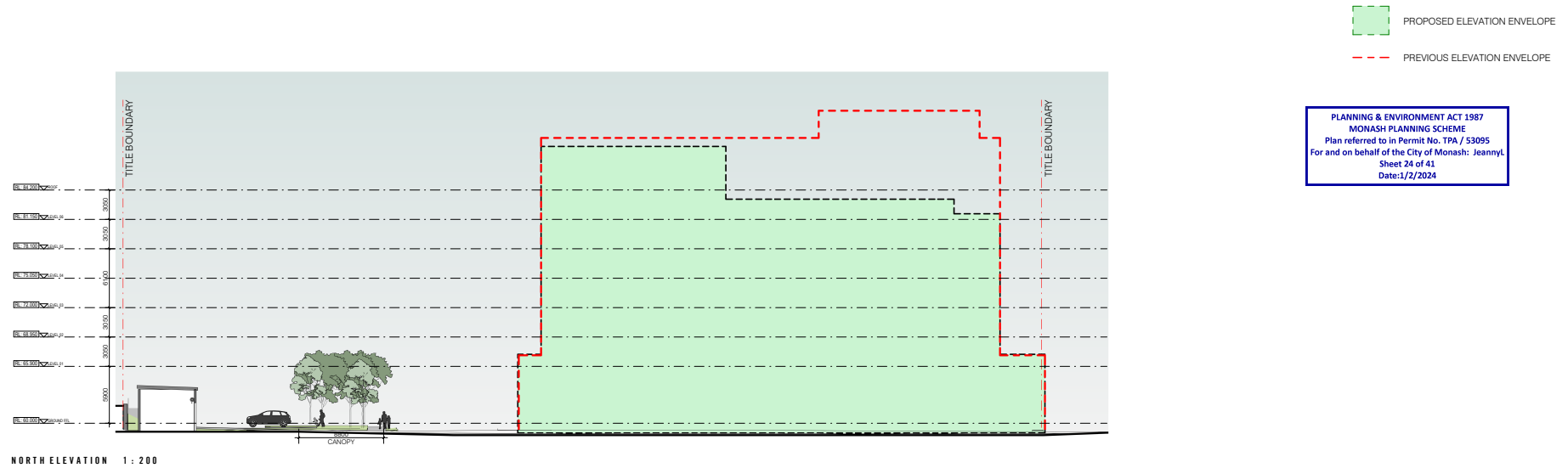
CROSS SECTION VIEW

1. 3MM THICK ALUMINIUM CLADDING, PAINTED MATTE BLACK, MECHANICALLY FIXED TO FRAME
2. 40 X 40 X 3MM SHS FRAME WELDED TO 3MM THICK ALUMINIUM BACKING
3. 3D FABRICATED OPAL ACRYLIC LETTERS, 50MM CHARACTER DEPTH, COOL WHITE ILLUMINATION. FACE OF LETTERS TO BE APPLIED WITH METAMARK 7 SERIES M7-191 GOLD VINYL
4. 20MM THICK LASERCUT OPAL ACRYLIC LINE AND LETTERS THICK 41% THROUGH ALUMINIUM CLADDING. FACE OF LINE AND LETTERS APPLIED WITH METAMARK 7 SERIES M7-191 GOLD VINYL. COOL WHITE ILLUMINATION ON ALUMINIUM BACKING

SIDE CROSS SECTION VIEW

3D FABRICATED OPAL ACRYLIC LETTERS





no.	date	revise / replace	by
T92	26/06/2021	DA Endorsed Drawings, issued for Approval	ACI
T91	08/03/2021	DA Endorsed Drawings, issued for Approval	ACI
T9	25/09/2020	TP re-design, issued for review without prejudice	MR



FIELDWORKS HOUSE

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167



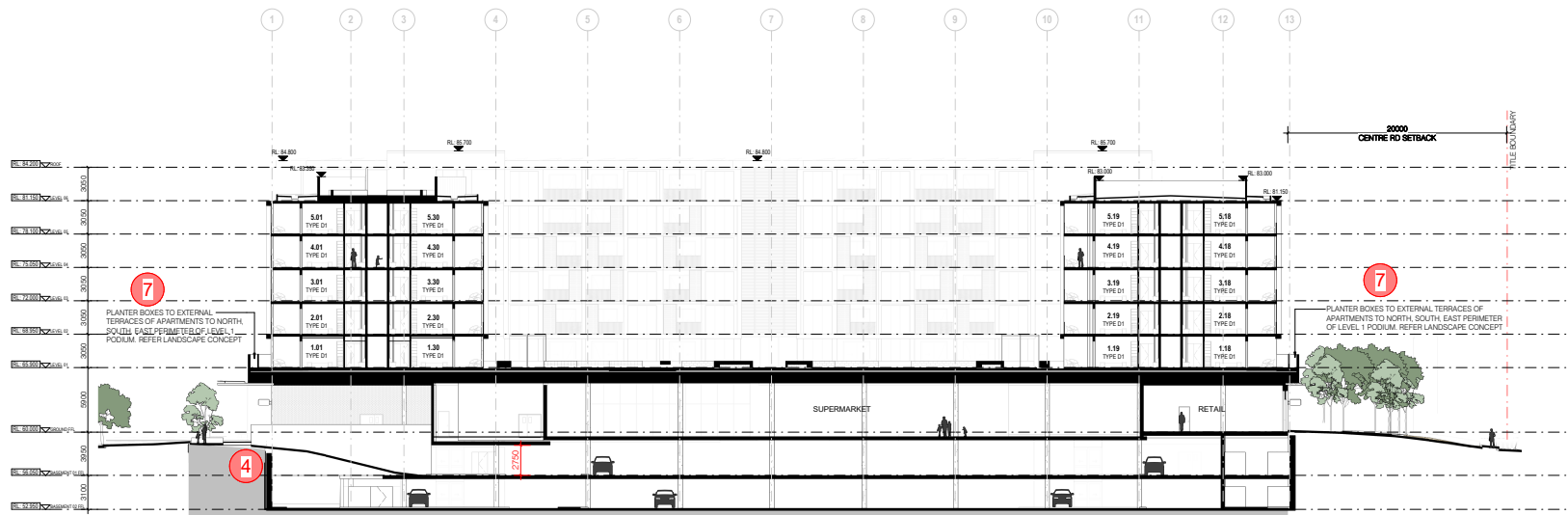
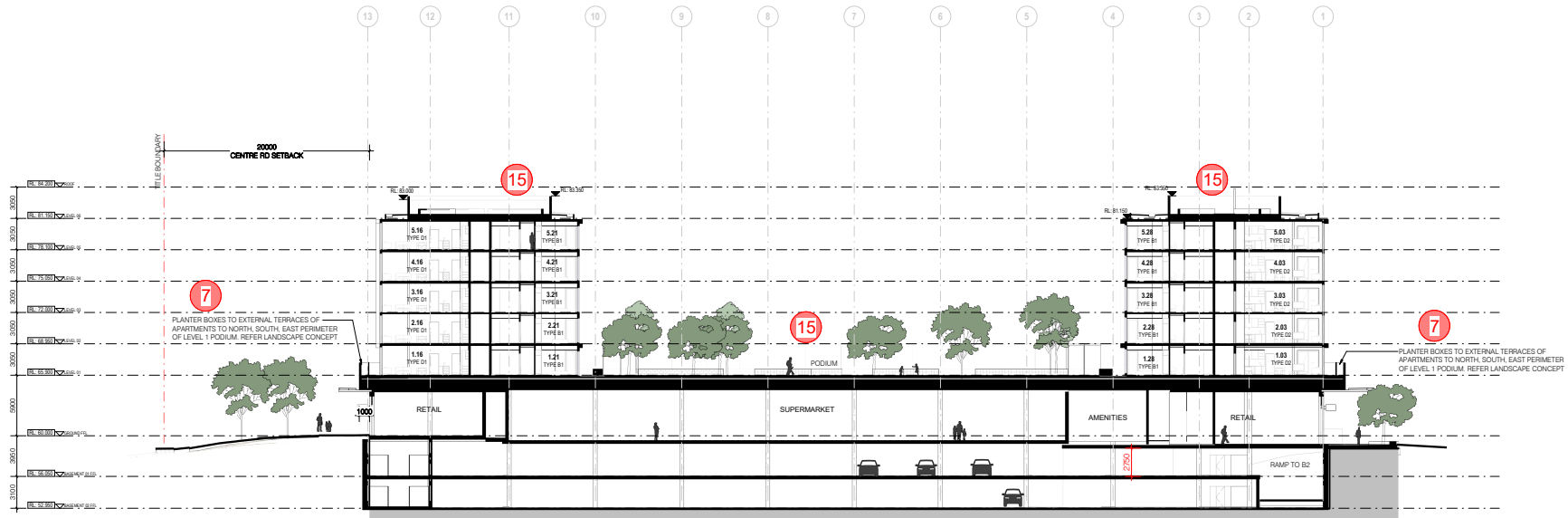
ELEVATION COMPARISON NORTH & EAST

DEVELOPMENT APPLICATION

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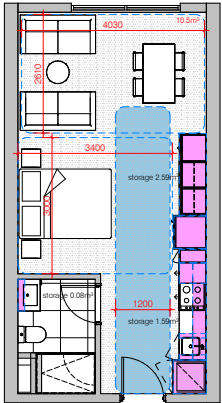
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2020-506	DA48	TP2
scale @ A1	designed	checked
AS	YHU/MG	BJE
indicated		







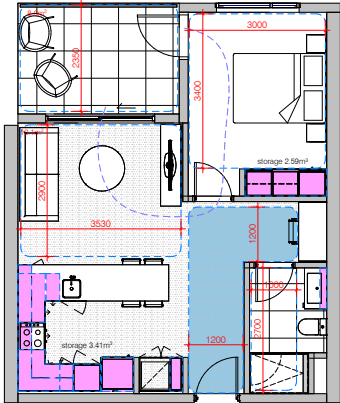
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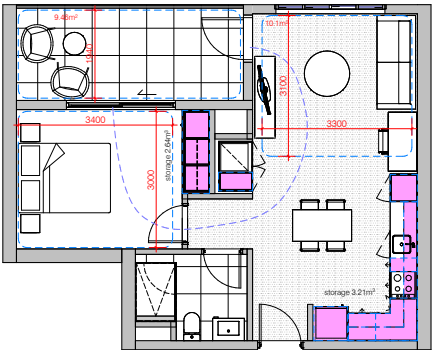
BETTER APARTMENT DESIGN STANDARDS (VIC)

LIVING ROOM	MIN 3.3 WIDTH MIN 10m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT PROPOSED 2.7m CEILING HEIGHT & 4m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 1.8m WIDTH	NOT	ACHIEVED
STORAGE	INTERNAL 4.67m² TOTAL (MIN 5m²) EXTERNAL 5m²	NOT	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm x 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	NOT	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	NOT	ACHIEVED



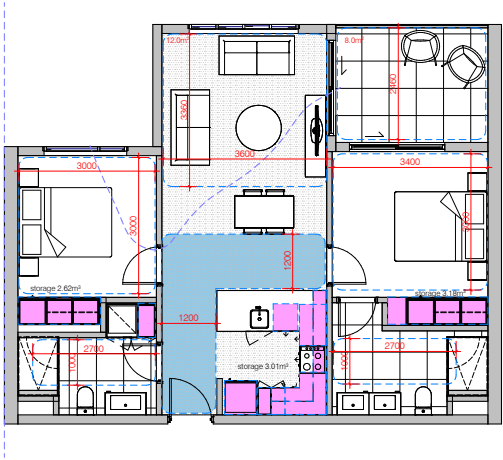


BETTER APARTMENT DESIGN STANDARDS (VIC)			
LIVING ROOM	MIN 3.3 WIDTH MIN 10m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 1.8m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 6.60m² TOTAL (MIN 6m²) EXTERNAL 5m²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1050mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED



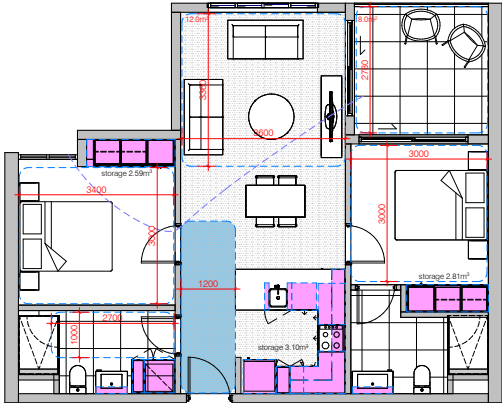
BETTER APARTMENT DESIGN STANDARDS (VIC)			
LIVING ROOM	MIN 3.3 WIDTH MIN 10m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 1.8m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 6.59m² TOTAL (MIN 6m²) EXTERNAL 5m²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1050mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	NOT	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED





BETTER APARTMENT DESIGN STANDARDS (VIC)

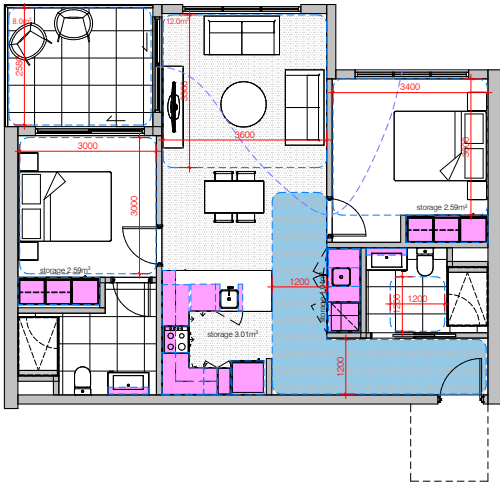
LIVING ROOM	MIN 3.6 WIDTH MIN 12m ²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² , 2.0m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 9.49m ² TOTAL (MIN 9m ²) EXTERNAL 6.3m ²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm x 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED



BETTER APARTMENT DESIGN STANDARDS (VIC)

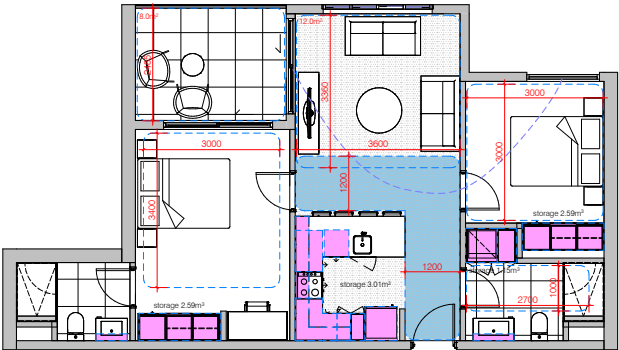
LIVING ROOM	MIN 3.6 WIDTH MIN 12m ²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² , 2.0m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 9.50m ² TOTAL (MIN 9m ²) EXTERNAL 6.3m ²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm x 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED





BETTER APARTMENT DESIGN STANDARDS (VIC)

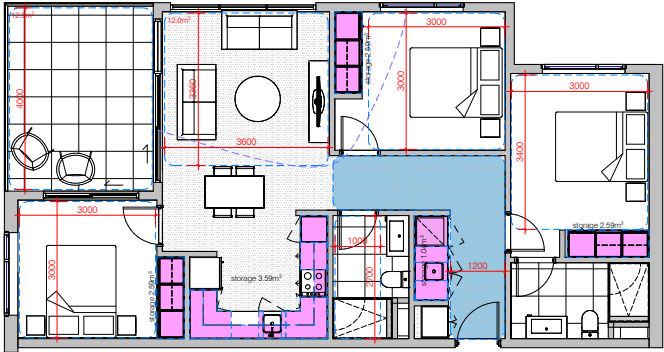
LIVING ROOM	MIN 3.6 WIDTH MIN 12m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 2.0m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 9.49m² TOTAL (MIN 9m²) EXTERNAL 6.3m²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN 1 - 800MM WIDE DOOR - MIN 1200mm X 1200mm CLEARANCE AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED



BETTER APARTMENT DESIGN STANDARDS (VIC)

LIVING ROOM	MIN 3.6 WIDTH MIN 12m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 2.0m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 9.52m² TOTAL (MIN 9m²) EXTERNAL 6.3m²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm X 2100mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED

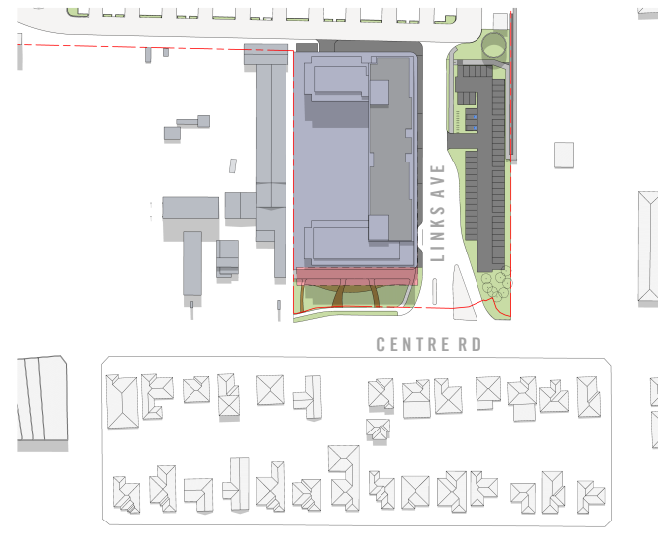
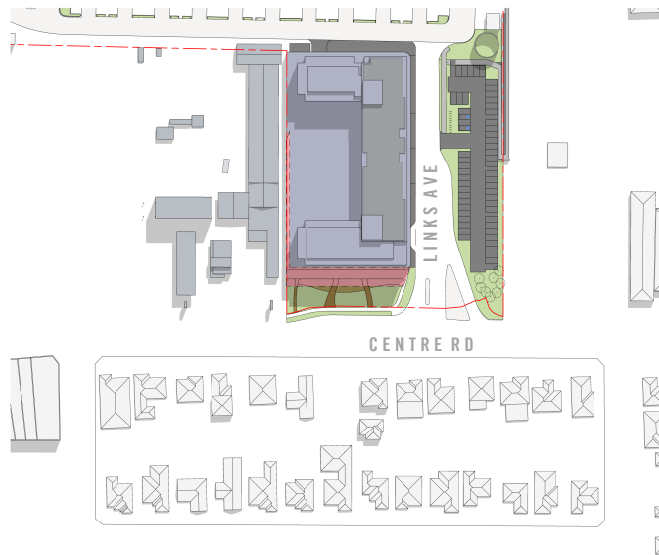
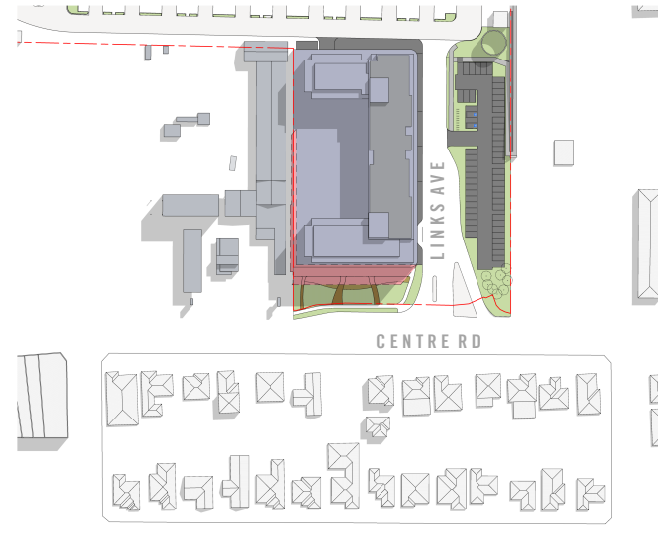
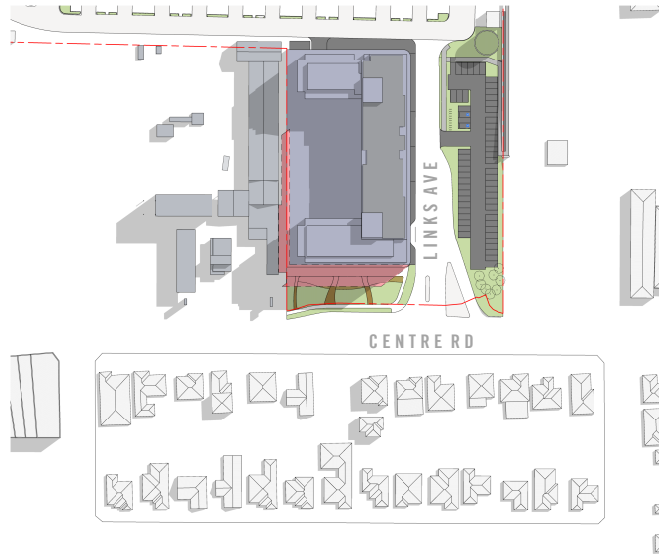




BETTER APARTMENT DESIGN STANDARDS (VIC)

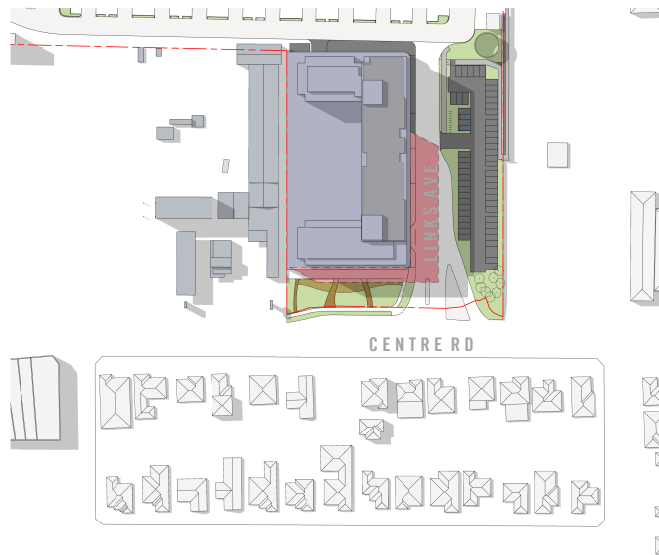
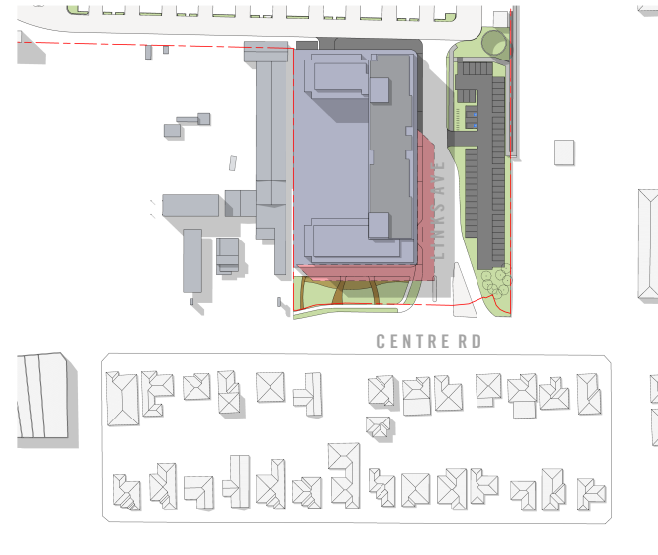
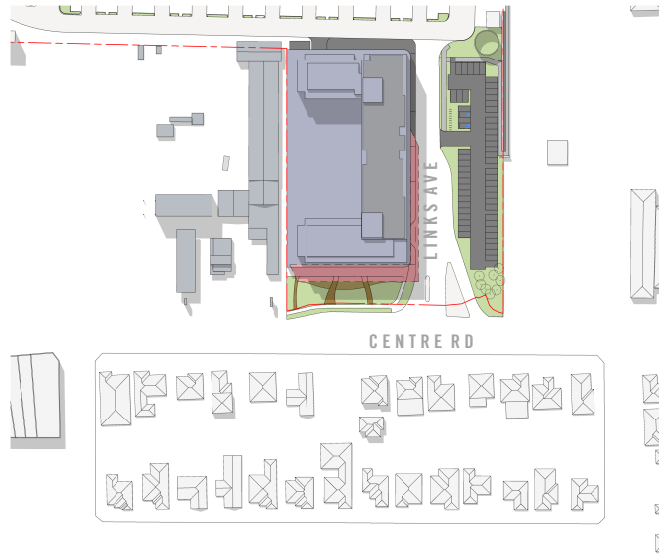
LIVING ROOM	MIN 3.6 WIDTH MIN 12m²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5m ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m², 2.4m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 12.6m² TOTAL (MIN 12m²) EXTERNAL 8.3m²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓	ACHIEVED





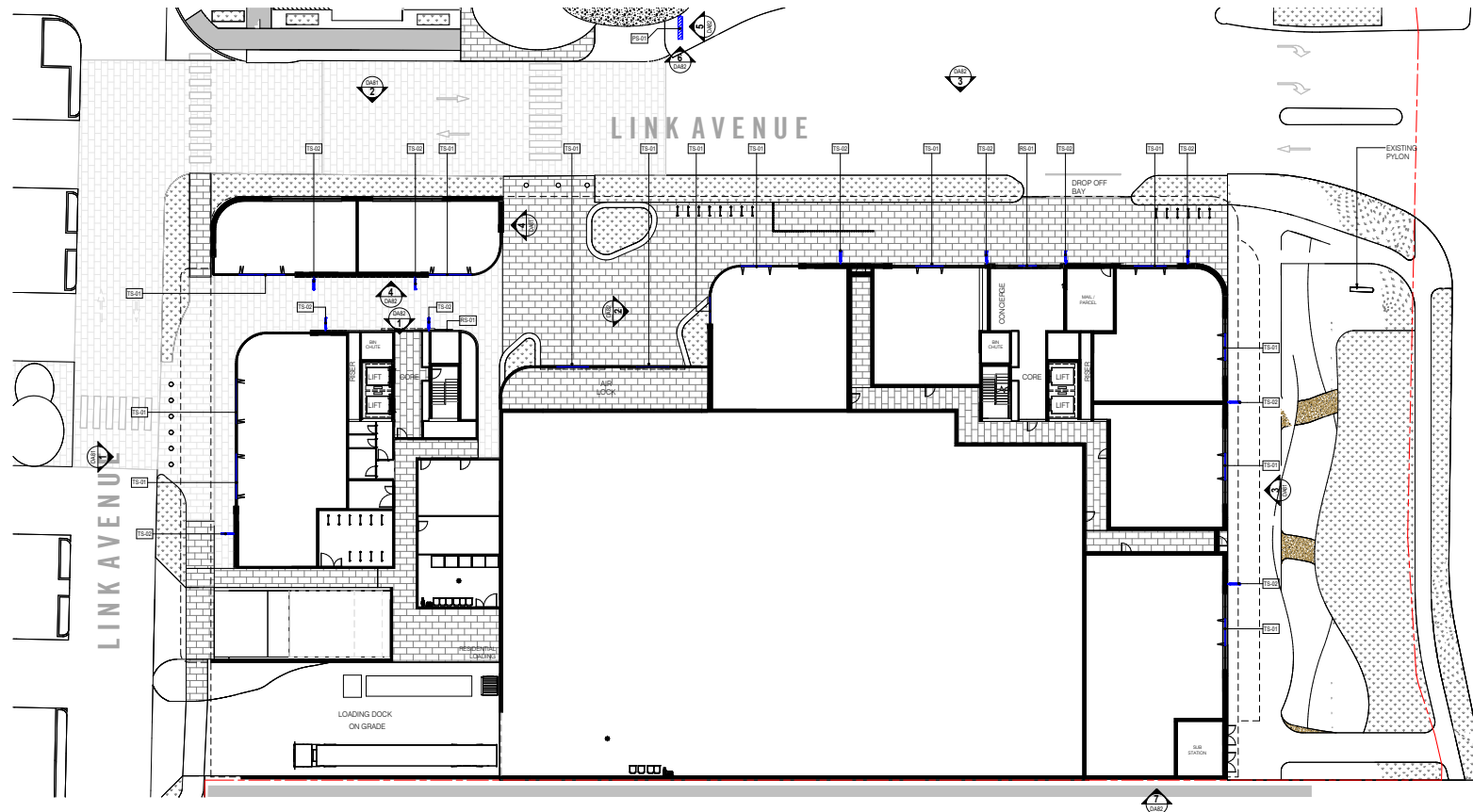
EXISTING SHADOWS
PROPOSED SHADOWS

PL



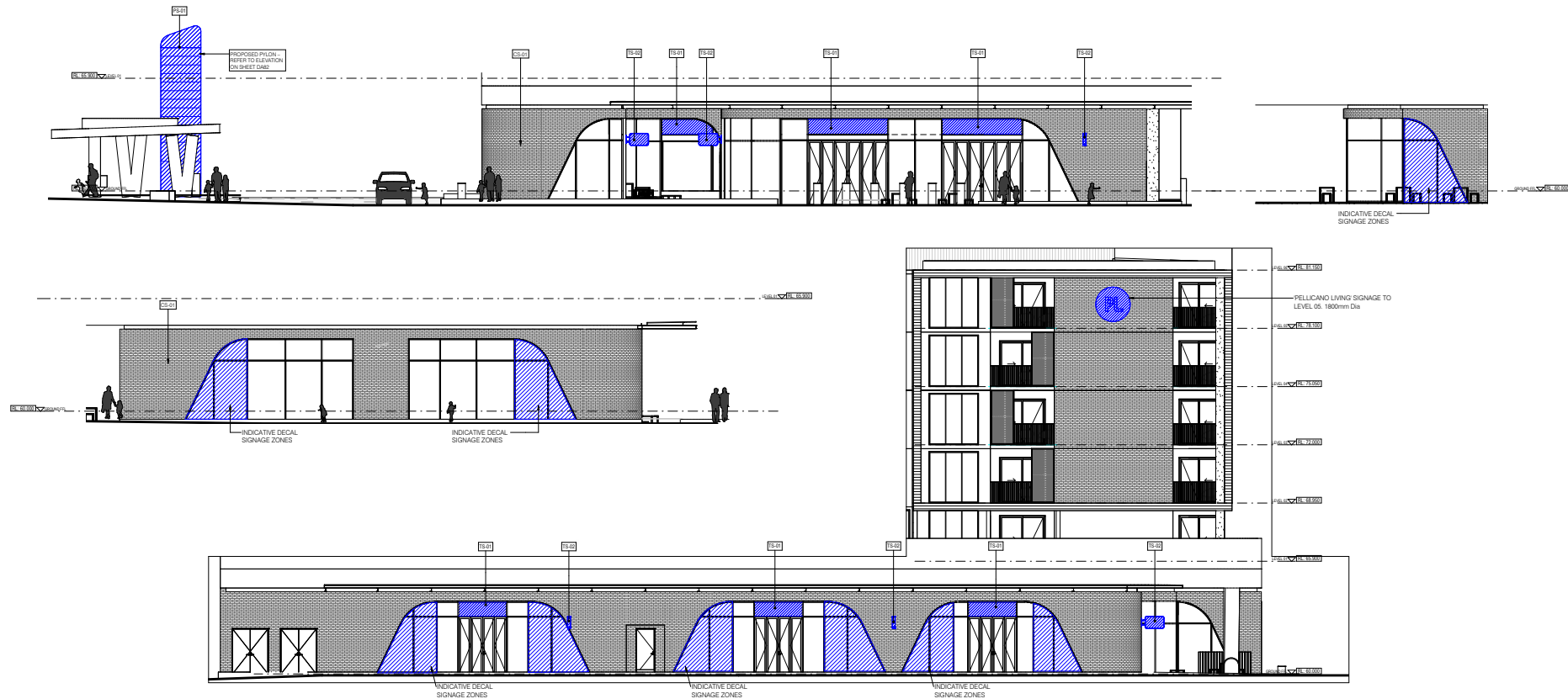
EXISTING SHADOWS
PROPOSED SHADOWS

PL



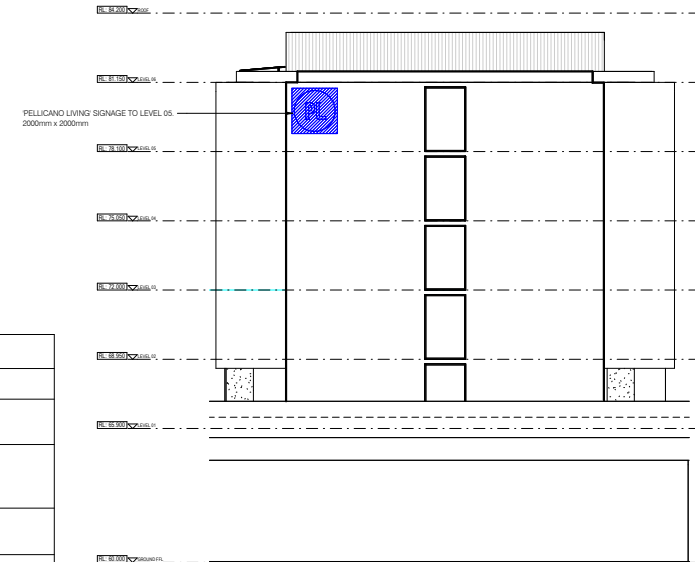
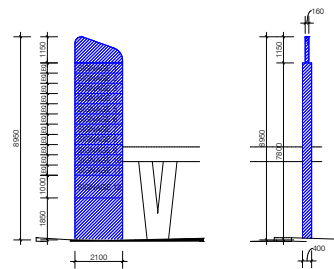
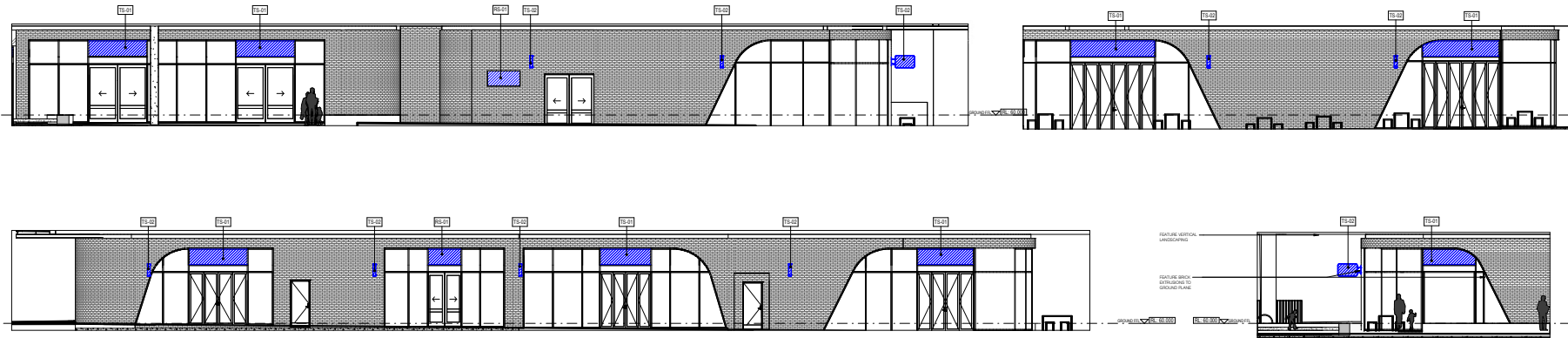
SIGN	EXAMPLE SIGN	DIMENSIONS	DESCRIPTION	TYPE	TOTAL
MA-01	SIGNAGE	1650mm x 775mm	Internally Illuminated	Tenancy blade signage	2
TS-01	SIGNAGE	2485mm x 775mm, 2850mm x 775mm, 2850mm x 775mm, 2850mm x 775mm, 4150mm x 775mm, 2485mm x 775mm	Internally Illuminated	Tenancy blade signage	14
TS-02		1000mm x 640mm	Internally Illuminated	Tenancy blade signage (wall fixed double sided under awning sign)	11
CS-01		2600mm x 600mm 1900mm x 500mm	Externally Illuminated	Centre signage (3D lettering - Black)	2
PS-01	N/A	8950mm x 2100mm	Externally Illuminated	Pylon signage Acrylic Opal Panels with Powder Coat finish to backing	1
RS-01	SIGNAGE	5700mm x 1375mm	Internally Illuminated	Residential Entry Signage	1

PL



SIGN	EXAMPLE SIGN	DIMENSIONS	DESCRIPTION	TYPE	TOTAL
MA-01	SIGNAGE	1650mm x 775mm	Internally Illuminated	Tenancy blade signage	2
TS-01	SIGNAGE	2485mm x 775mm, 2885mm x 775mm, 2885mm x 775mm, 2885mm x 775mm, 4185mm x 775mm, 2485mm x 775mm	Internally Illuminated	Tenancy blade signage	14
TS-02		1000mm x 640mm	Internally Illuminated	Tenancy blade signage (wall fixed double sided under awning sign)	11
CS-01		2600mm x 600mm 1900mm x 500mm	Externally Illuminated	Centre signage (3D lettering - Black)	2
PS-01	N/A	8950mm x 2100mm	Externally Illuminated	Pylon signage Acrylic Opal Panels with Powder Coat finish to backing	1
RS-01	SIGNAGE	5700mm x 1375mm	Internally Illuminated	Residential Entry Signage	1



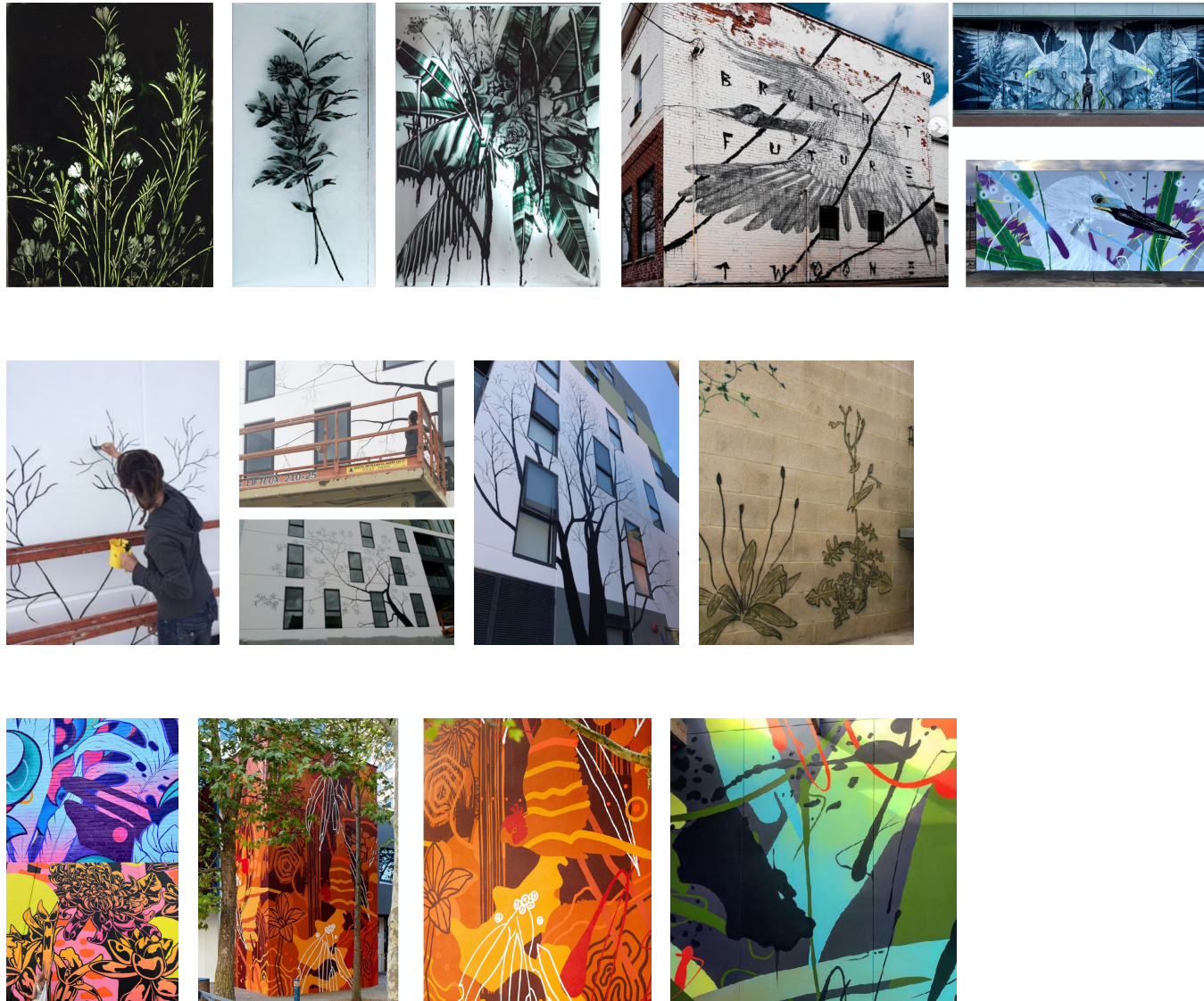


SIGN	EXAMPLE SIGN	DIMENSIONS	DESCRIPTION	TYPE	TOTAL
MA-01	SIGNAGE	1650mm x 775mm	Internally Illuminated	Tenancy blade signage	2
TS-01	SIGNAGE	2485mm x 775mm, 2885mm x 775mm, 2885mm x 775mm, 2885mm x 775mm, 4185mm x 775mm, 2485mm x 775mm	Internally Illuminated	Tenancy blade signage	14
TS-02		1000mm x 640mm	Internally Illuminated	Tenancy blade signage (wall fixed double sided under awning sign)	11
CS-01		2600mm x 600mm 1900mm x 500mm	Externally Illuminated	Centre signage (3D lettering - Black)	2
PS-01	N/A	8950mm x 2100mm	Externally Illuminated	Pylon signage Acrylic Opal Panels with Powder Coat finish to backing	1
RS-01	SIGNAGE	5700mm x 1375mm	Internally Illuminated	Residential Entry Signage	1

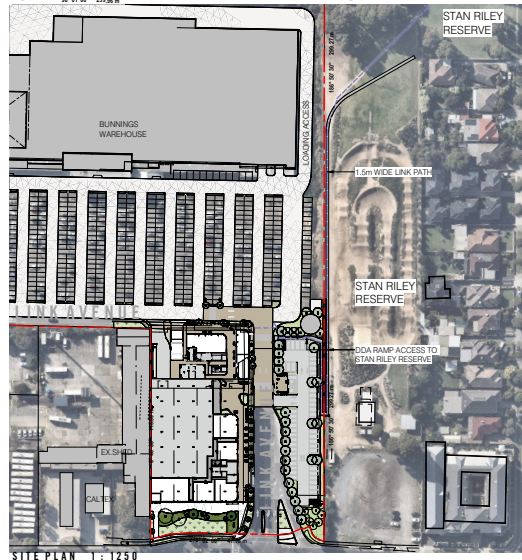








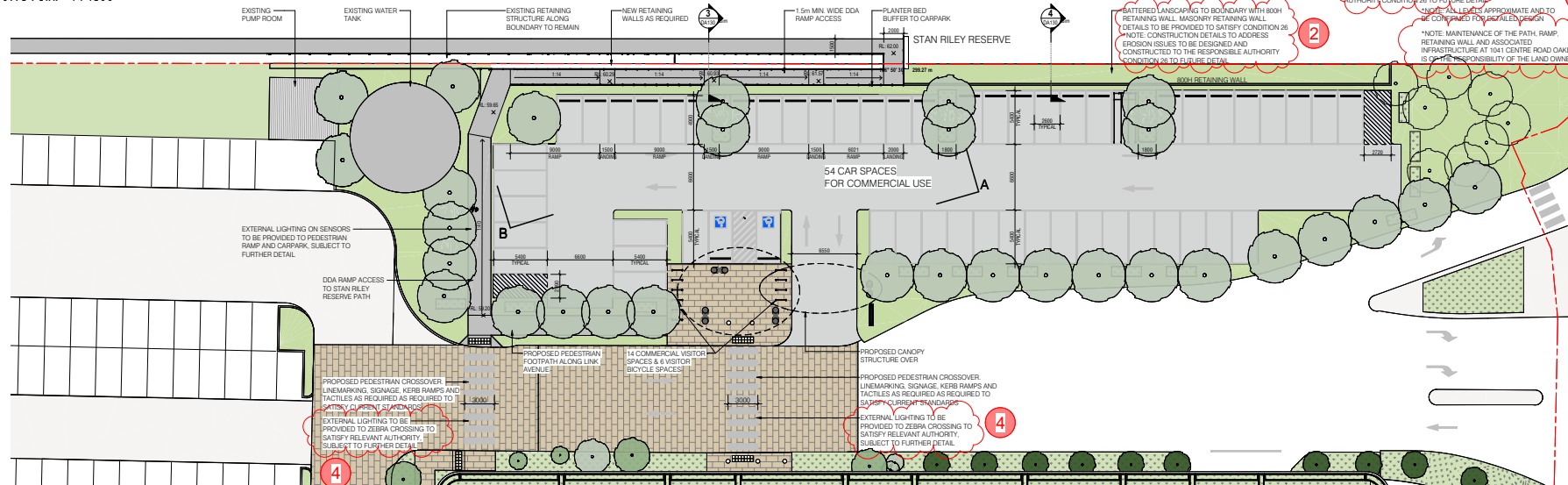
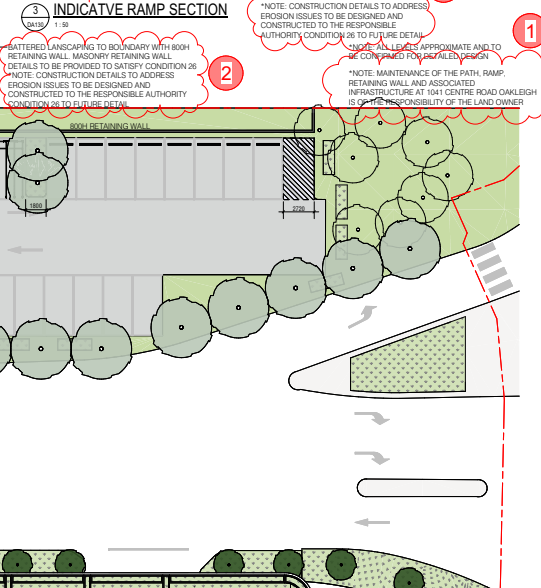
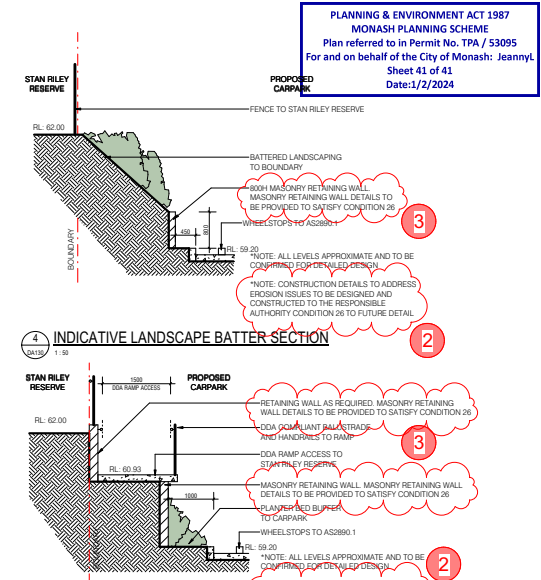
STAN RILEY RESERVE LINK



VIEW A - CARPARK TOWARDS STAN RILEY RES. BOUNDARY



VIEW B - FROM LINK AVENUE T-INTERSECTION



STAN RILEY RESERVE RAMP 1:200

1001	1001/2024	DA Development Application	DA130
1002	1002/2024	DA Development Application	DA130
1003	1003/2024	DA Development Application	DA130
1004	1004/2024	DA Development Application	DA130
1005	1005/2024	DA Development Application	DA130
1006	1006/2024	DA Development Application	DA130
1007	1007/2024	DA Development Application	DA130
1008	1008/2024	DA Development Application	DA130
1009	1009/2024	DA Development Application	DA130
1010	1010/2024	DA Development Application	DA130



FIELDWORKS HOUSE

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167



project	2020-506	drawing no.	DA130	issue	TP4
scale	A1	designed	ADZ	checked	MGR
indicated					

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2020-506 OAKLEIGH SOUTH - FIELDWORX HOUSE TOWN PLANNING APPLICATION

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

8th September 2025



RC | Ryder

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PROPOSED SUBJECT SITE

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LEVEL 07
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STAN RILEY RESERVE LINK

Development Schedule

Town Planning Revision
Proposed Mixed Use Development
Town Planning application
Revision Date 03/08/2025

[illegible]

Apartment Number	62	12	1	49	5	7	4	4	4	5	4
Apartment Mix (by number)	39.5%	7.0%	0.6%	31.2%	3.2%	4.8%	2.5%	2.7%	2.0%	3.2%	2.5%
Apartment Mix (by area)	2.4%	3.0%	3.6%	3.8%	3.1%	3.3%	3.2%	3.0%	1.9%	4.0%	4%

Development Breakdown

Site Area	11,272
GFA	26,347
Total Residential Apartments	157
Total Residential GFA	16,501
Total Car Parking Spaces	211

Notes and Disclaimer

Areas calculated used Property Council of Australia Method of Measurement

These areas and room numbers are approximate. They relate to areas of the building at the current stage of design and are subject to change. All areas in sq. ft. All areas subject to survey.

Parking Totals	
----------------	--

Car Parking (Residents)	130
Car Parking (Hotel) + disabled	54
Car Parking (Contractor)	211
Car Parking Total	
Bike Parking (Residential Secured)	27
Bike Parking (Employee Secured)	18
Bike Parking (Contractor Visitors)	6
Bike Parking (Hotel Visitors)	27
Bike Parking (Residential Visitors)	0
Bike Parking Total	76



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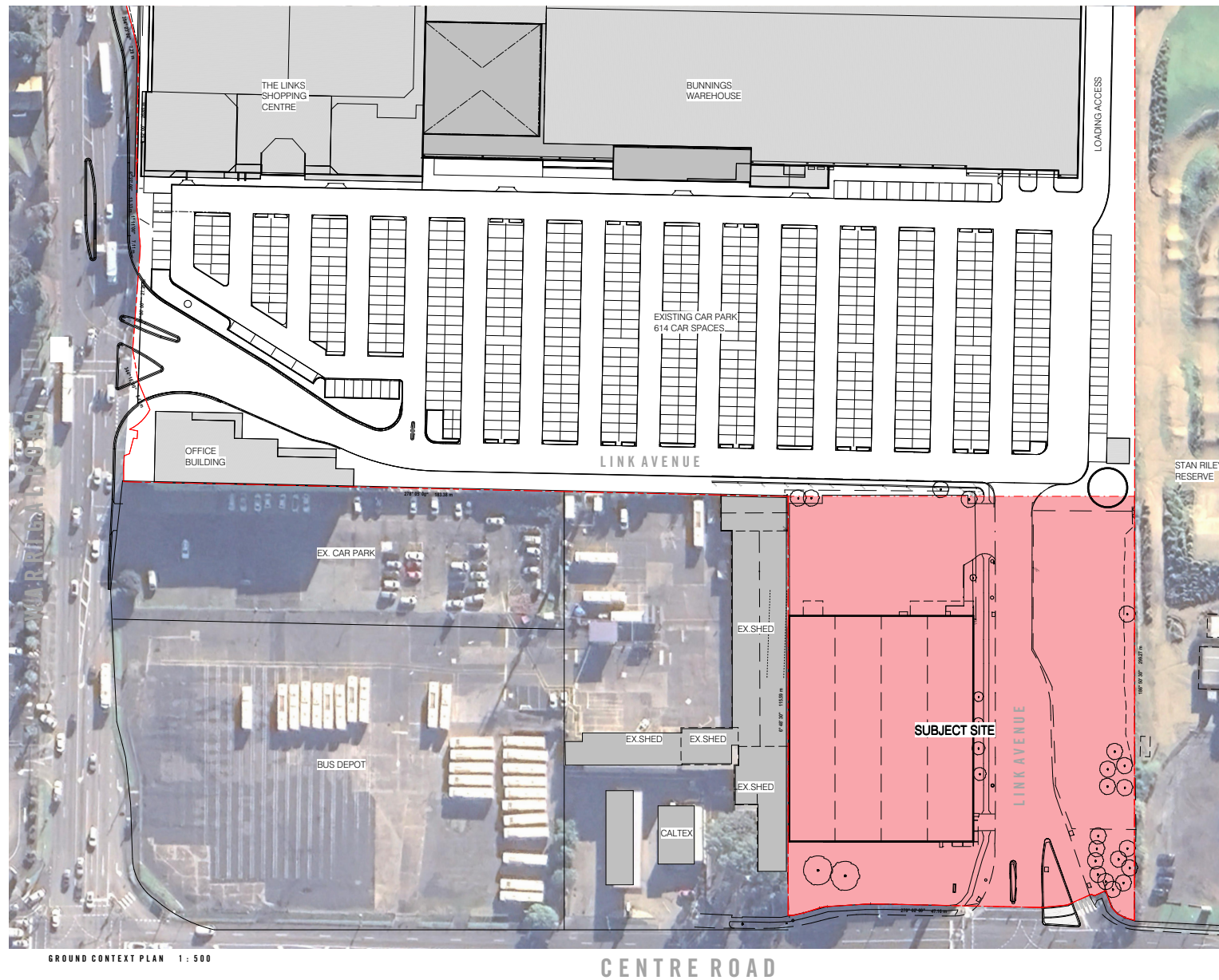


DEVELOPMENT SCHEDULE

DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA02	issue TP10
scale @ A1	designed YHU	checked MGR



no.	date	ISSUE / revision	by
T97	01082020	DA Re-design: issued for application	MGR
T98	19092020	DA Re-design: issued for review without prejudice	MGR
T99	28062021	DA Extended Drawings, Issued for Approval	ACC
T99	01102021	DA Extended Drawings, Issued for Approval	ACC
T99	19102021	Team Planning Application Revision, Issued for Application	MGR
T99	24022022	Team Planning RFI issued for application	YHU
T99	17072022	Team Planning RFI response, issued for application	CLY
T99	13082022	Team Planning, issued for submission	YHU



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CONTEXT PLAN

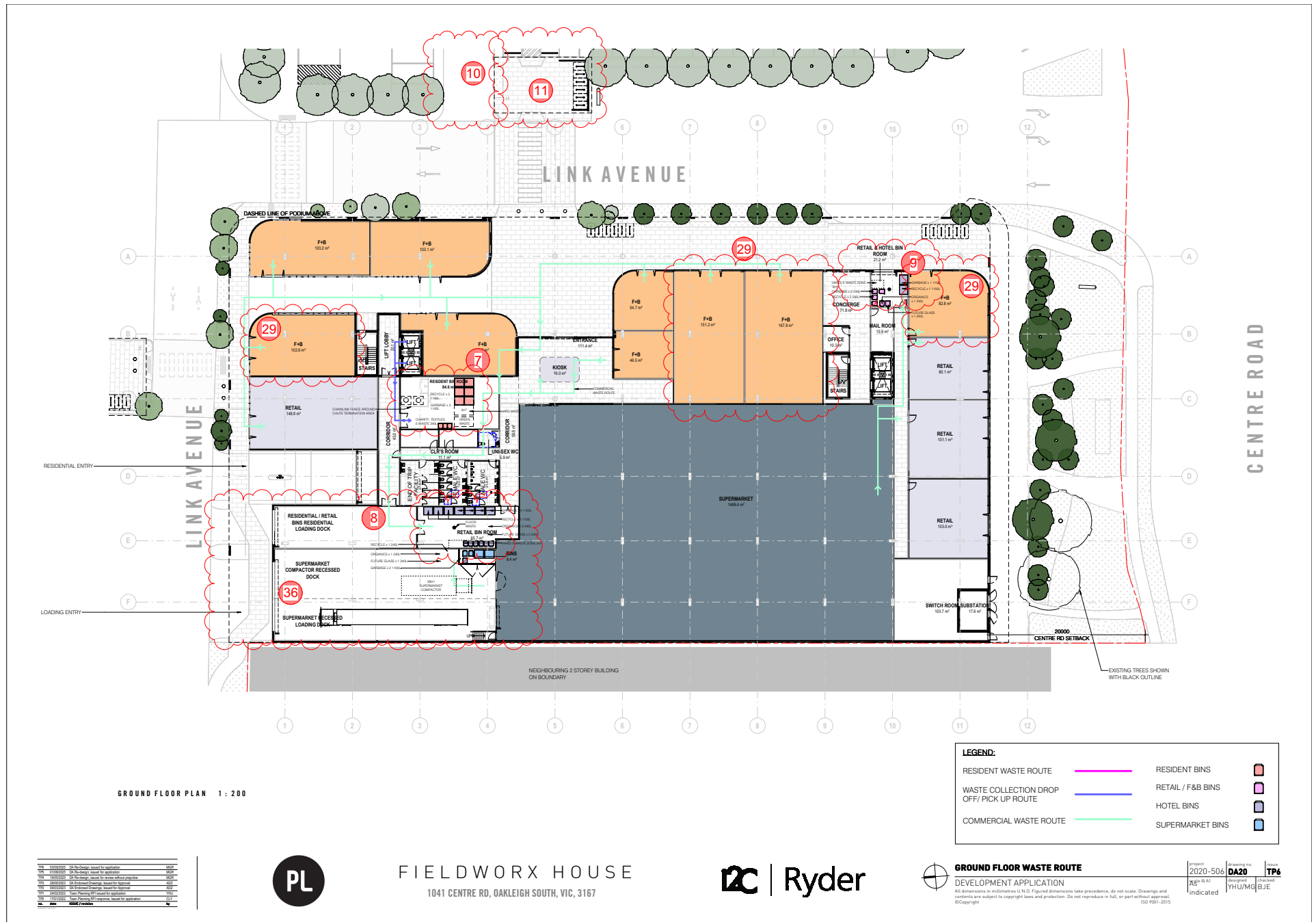
DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA10	issue TP7
scale @ A1 1 : 500	designed YHU	checked BJE









LEVEL 03 FLOOR PLAN 1:200

10/10/2023	As per design for application	MDP
10/10/2023	As per design for application	MDP
10/10/2023	As per design for application	MDP
10/10/2023	As per design for application	MDP
10/10/2023	As per design for application	MDP
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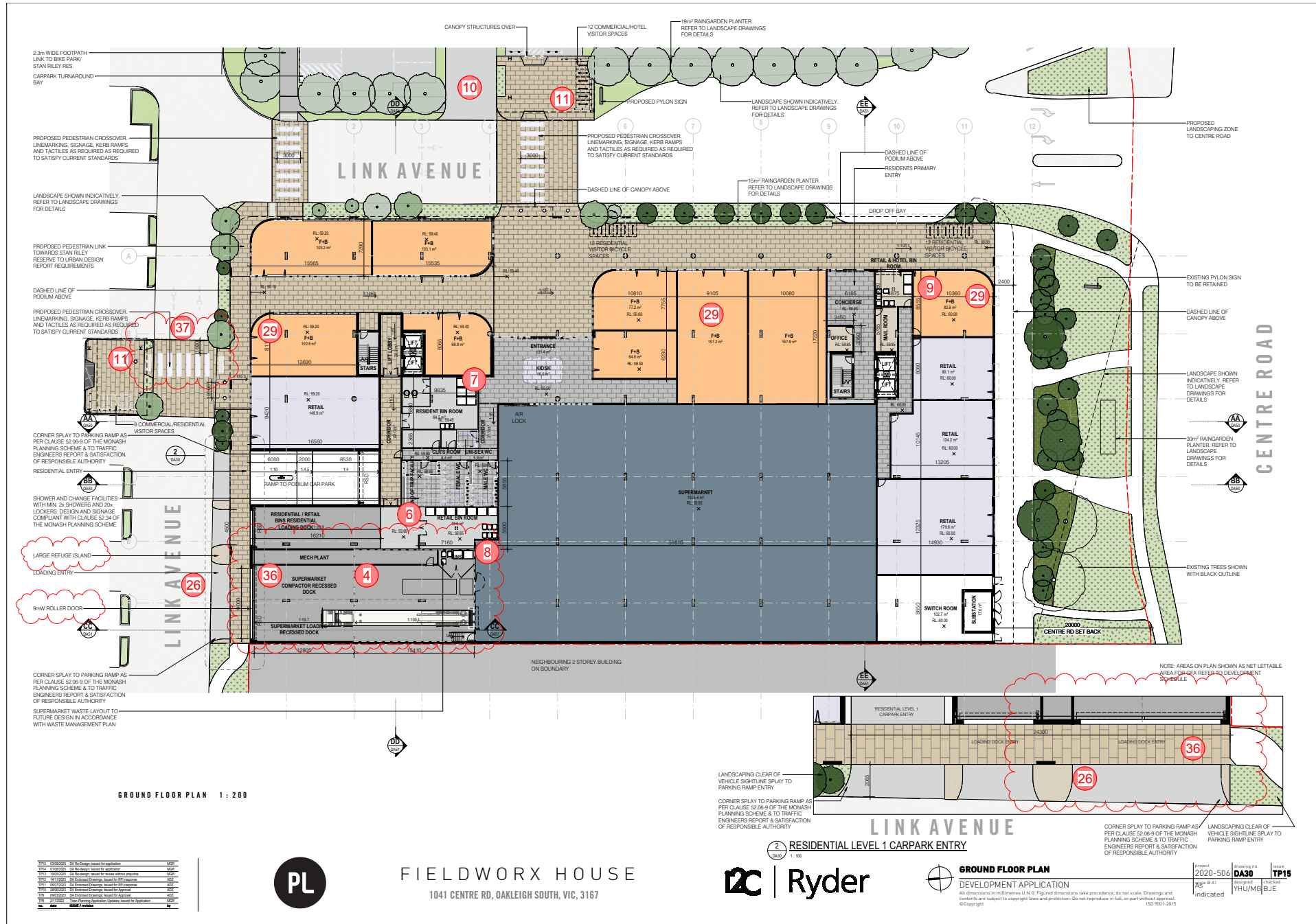
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1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

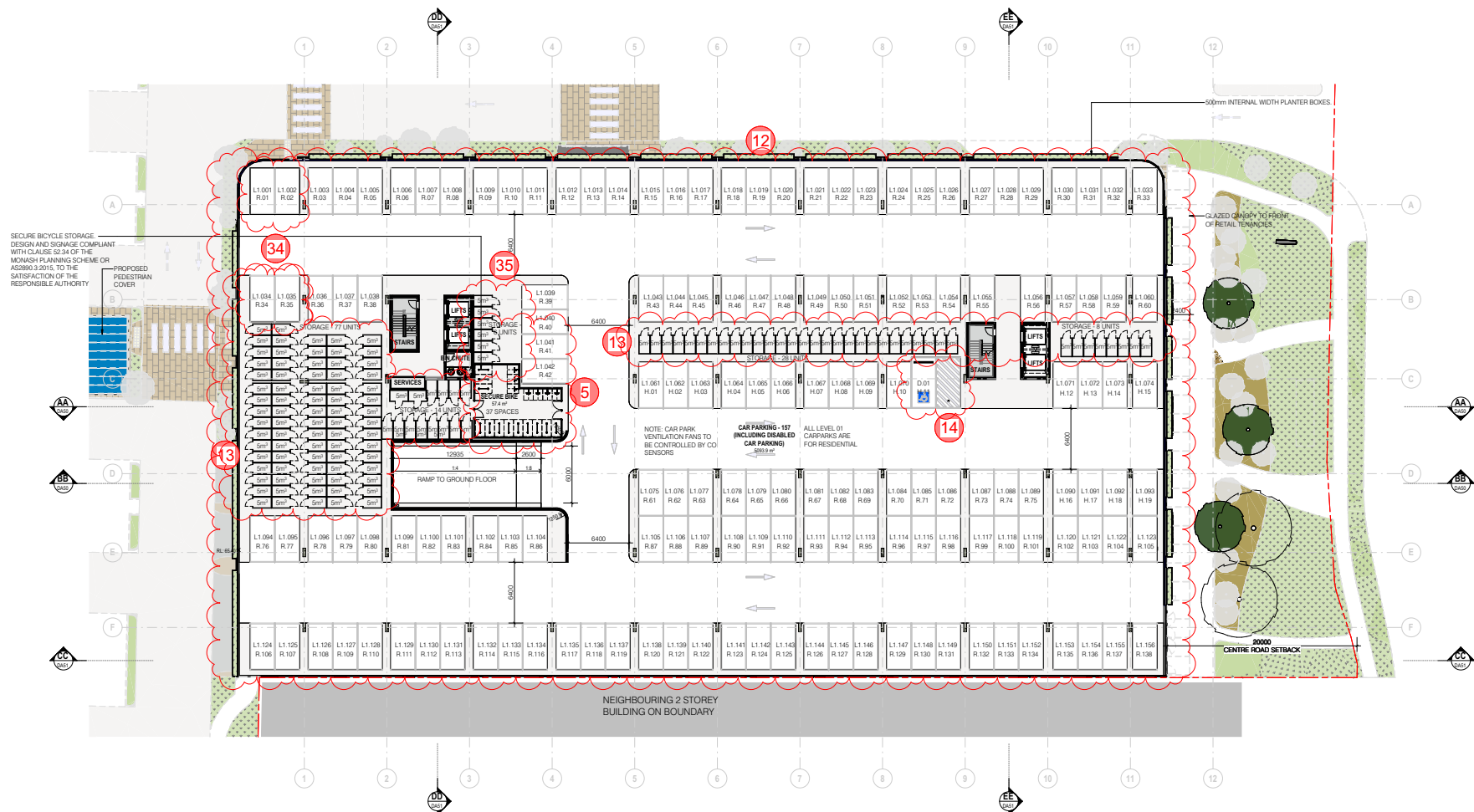


TYPICAL LEVEL WASTE ROUTE
DEVELOPMENT APPLICATION

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Project	2020-506	Drawing no.	DA21	Issue	TP6
Revised	As per B A1	Revised	MDP	Checked	MDP
Indicated	As per B A1	Indicated	MDP	Checked	MDP





LEVEL 01 FLOOR PLAN 1 : 200

TPI	0108/2020	CA Re-design: issued for application	MGR
TPI	12/05/2020	CA Re-design: issued for review without prejudice	MGR
no.	date	ISSUE / revision	by



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LEVEL 01
DEVELOPMENT APPLICATION

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project	drawing no.	issue
2020-506	DA31	TP1
scale @ A1	designed	checked
1 : 200	YHU/MG	BJE



LEVEL 02 FLOOR PLAN 1:200

TENANCY TYPES

DWELLING - 1 BED	HOTEL - 1 BED	HOTEL - 1 BED + STUDIO 2
DWELLING - 2 BED	HOTEL - 1 BED + STUDIO 1	HOTEL - STUDIO 2 + STUDIO 2
DWELLING - 3 BED	HOTEL - 1 BED + STUDIO 1 + STUDIO 2	

DATE	DESCRIPTION	BY
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32
2020-05-01	Initial design	DA32



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LEVEL 02
DEVELOPMENT APPLICATION
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project	2020-506	drawing no.	DA32	issue	TP1
scale	B A1	author	YH/MG	checked	BJE
1:200					



LEVEL 03 - 05 FLOOR PLAN 1 : 200

TENANCY TYPES

- | | | |
|--|---|---|
|  DWELLING - 1 BED |  HOTEL - 1 BED + STUDIO 1 |  HOTEL - STUDIO 2 + STUDIO 2 |
|  DWELLING - 2 BED |  HOTEL - 1 BED + STUDIO 1 + STUDIO 2 | |
|  DWELLING - 3 BED |  HOTEL - 1 BED + STUDIO 2 | |

TP1	01/08/2024	DA Re-design issued for application	MGR
TP2	12/05/2024	DA Re-design issued for review without prejudice	MGR
no.	date	ISSUE / revision	by



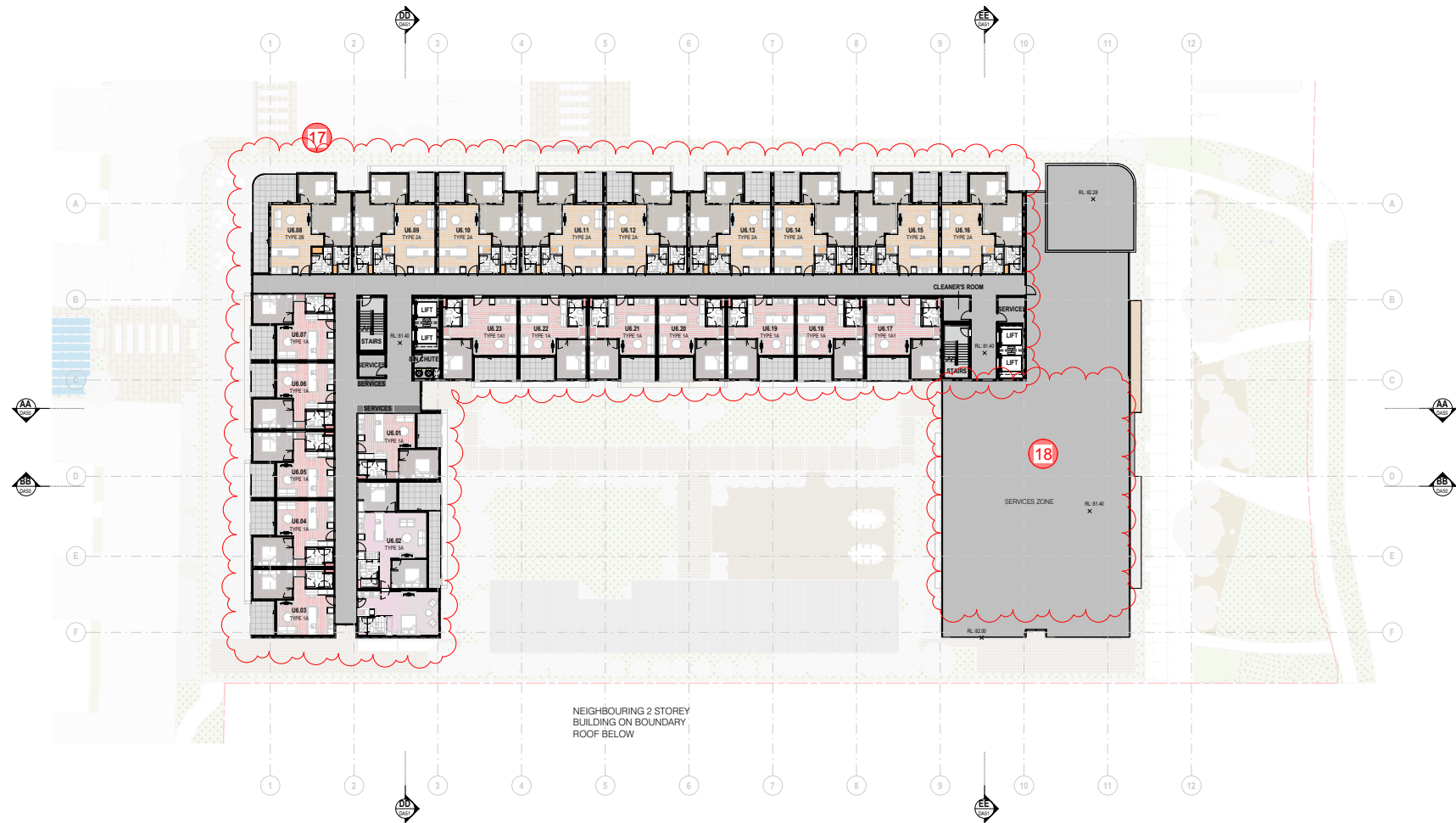
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LEVEL 03-05
DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA33	issue TP1
scale @ A1 1 : 200	designed YHU/MG	checked BJE



LEVEL 06 FLOOR PLAN 1:200

TENANCY TYPES

- DWELLING - 1 BED
- DWELLING - 2 BED
- DWELLING - 3 BED

DATE	DESCRIPTION	BY	CHECKED
2020-05-01	Initial design	PL	
2020-05-01	Final design	PL	
2020-05-01	Final design	PL	



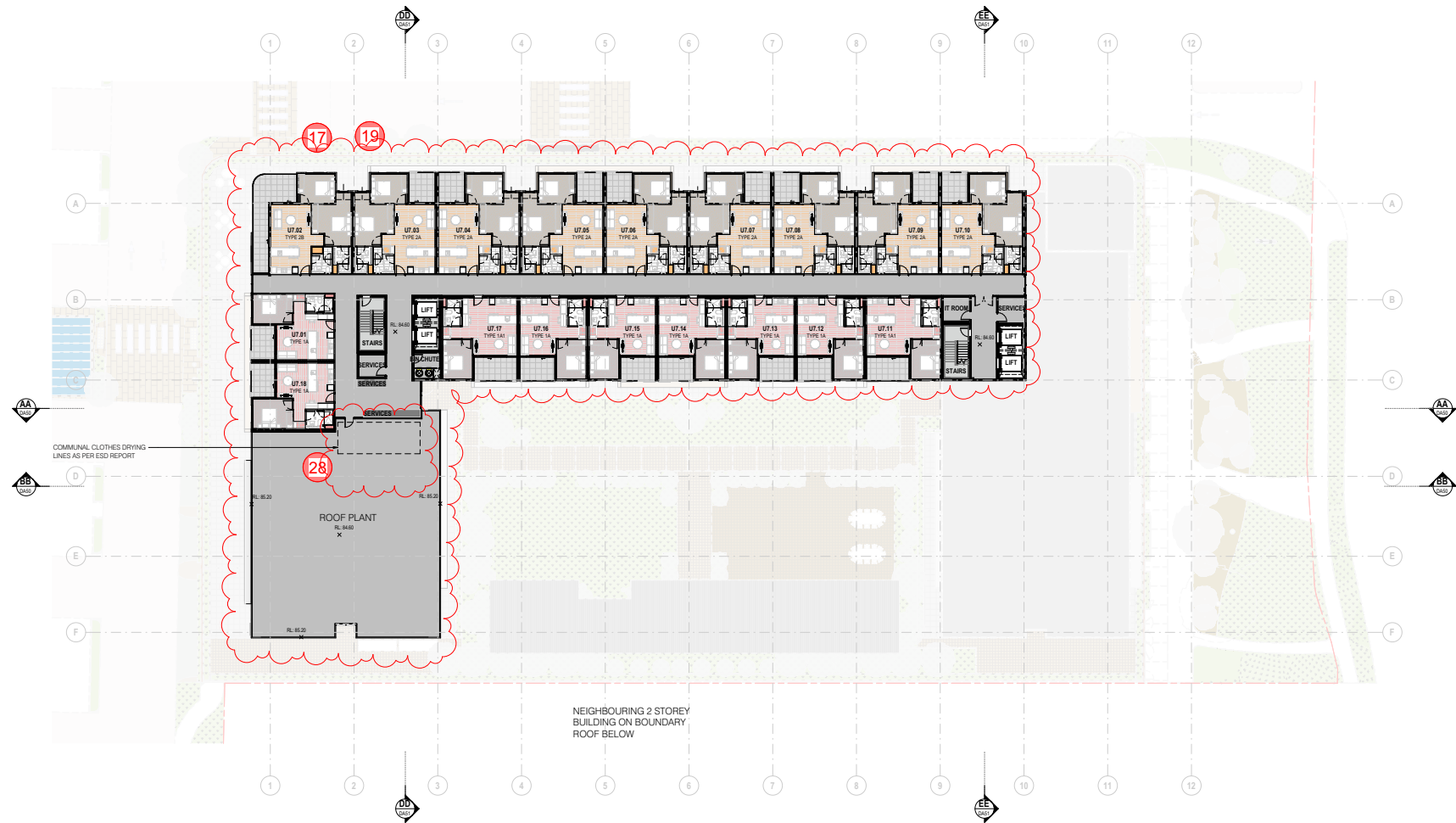
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LEVEL 06
DEVELOPMENT APPLICATION

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project	2020-506	drawing no.	DA34	issue	TP1
scale @ A1	1 : 200	designed	YHU/MG	checked	B JE



LEVEL 07 FLOOR PLAN 1:200

TENANCY TYPES

- DWELLING - 1 BED
- DWELLING - 2 BED

DATE	DESCRIPTION	BY
2020-05-01	Initial design	PL
2020-05-01	Design development	PL
2020-05-01	Final design	PL



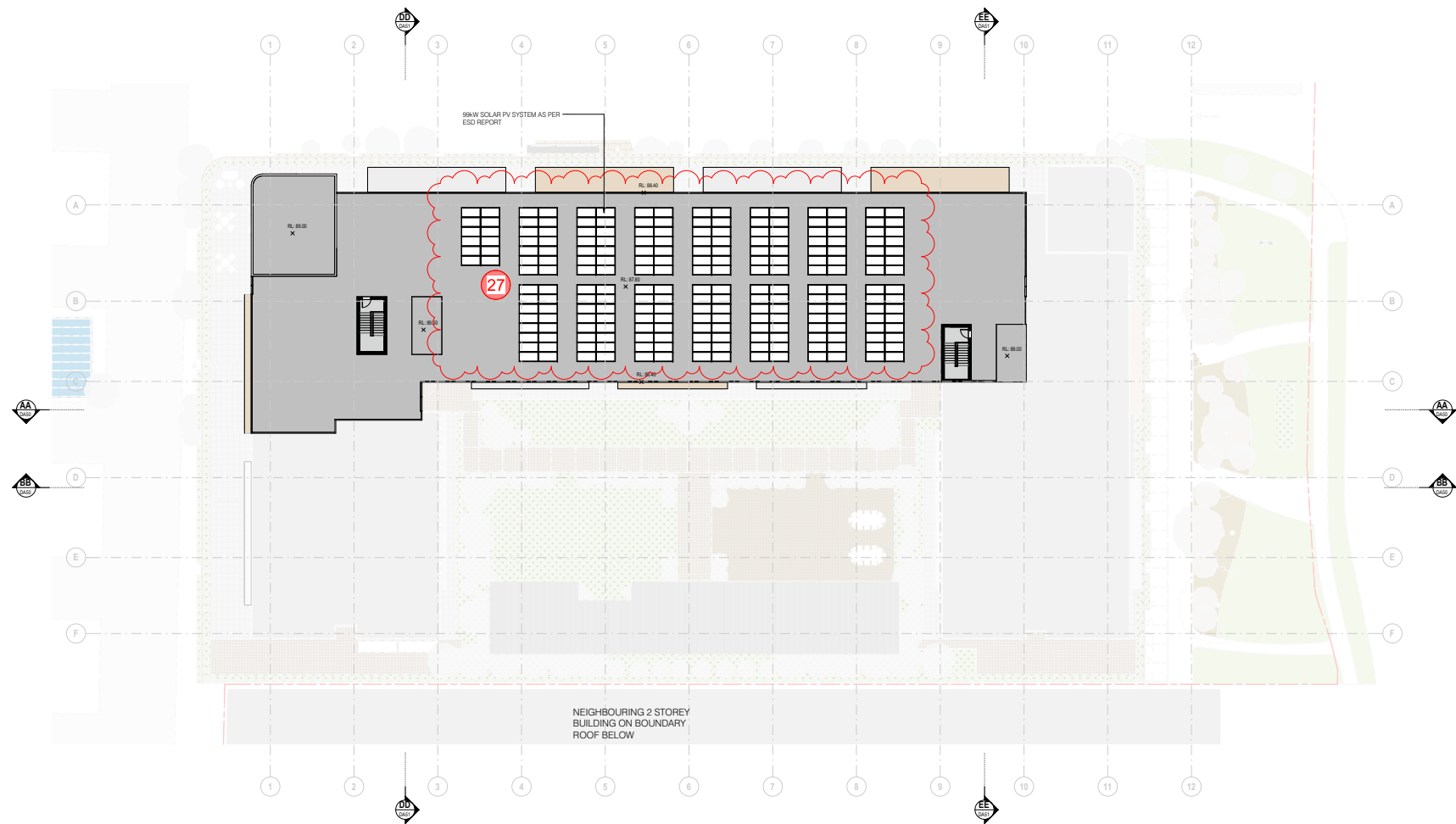
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LEVEL 07
DEVELOPMENT APPLICATION

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Project	2020-506	Drawing no.	DA35	Issue	TP1
Scale	B1	Author	MU/MG	Checked	BJE
1:200					



ROOF PLAN 1 : 200

DATE	DESCRIPTION	BY	CHECKED
10/09/2025	On the design sheet for application	MLP	
10/09/2025	On the design sheet for application	MLP	
10/09/2025	On the design sheet for application	MLP	



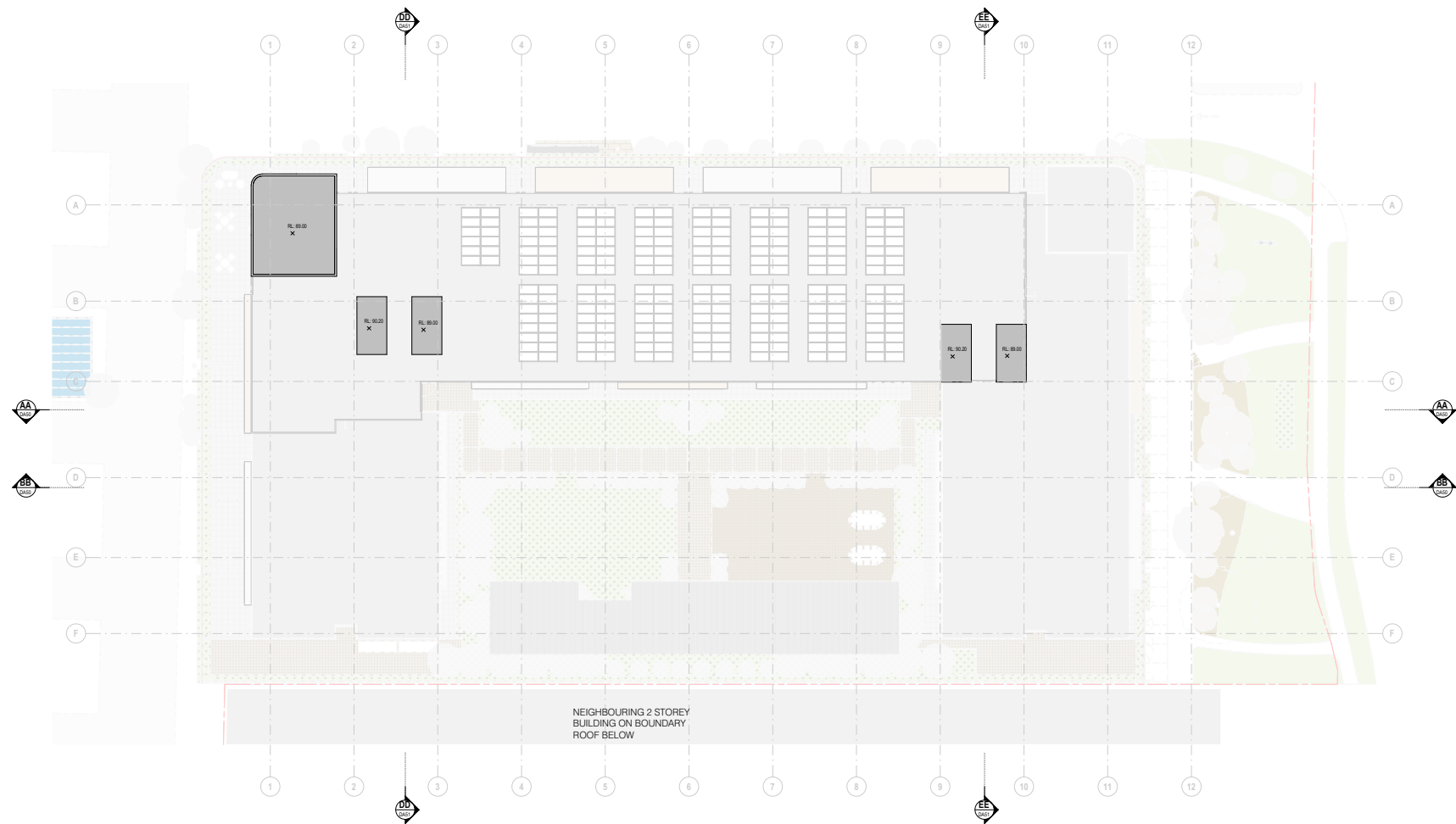
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ROOF PLAN
DEVELOPMENT APPLICATION

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Project	2020-506	Drawing no.	DA36	Issue	TP1
Scale	B1	Drawn by	MLP/MG	Checked	BJE
Scale	1 : 200				



UPPER ROOF PLAN 1:200

DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37
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DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37
DATE	2020-05-05	BY	DA37



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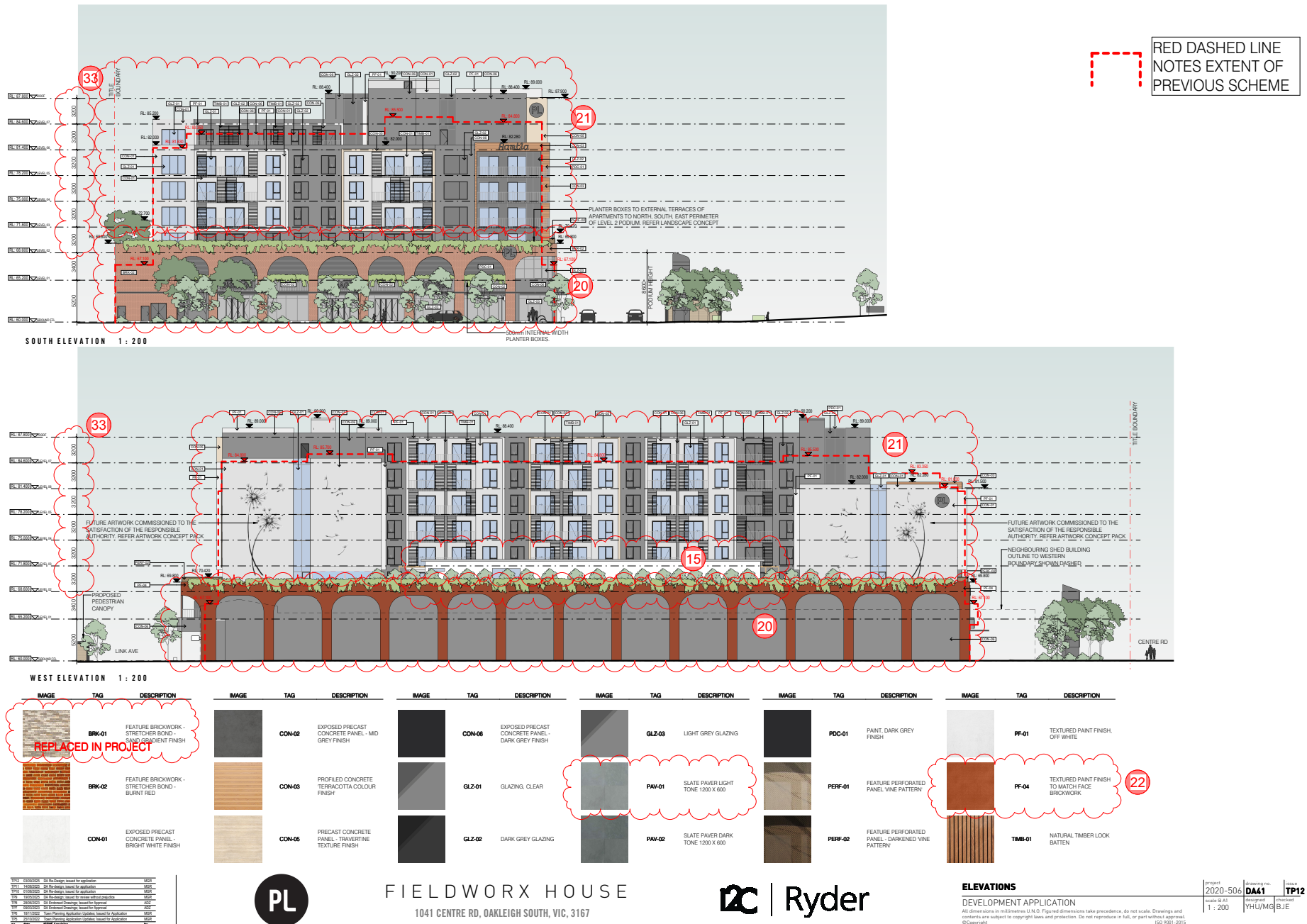


UPPER ROOFTOP
DEVELOPMENT APPLICATION

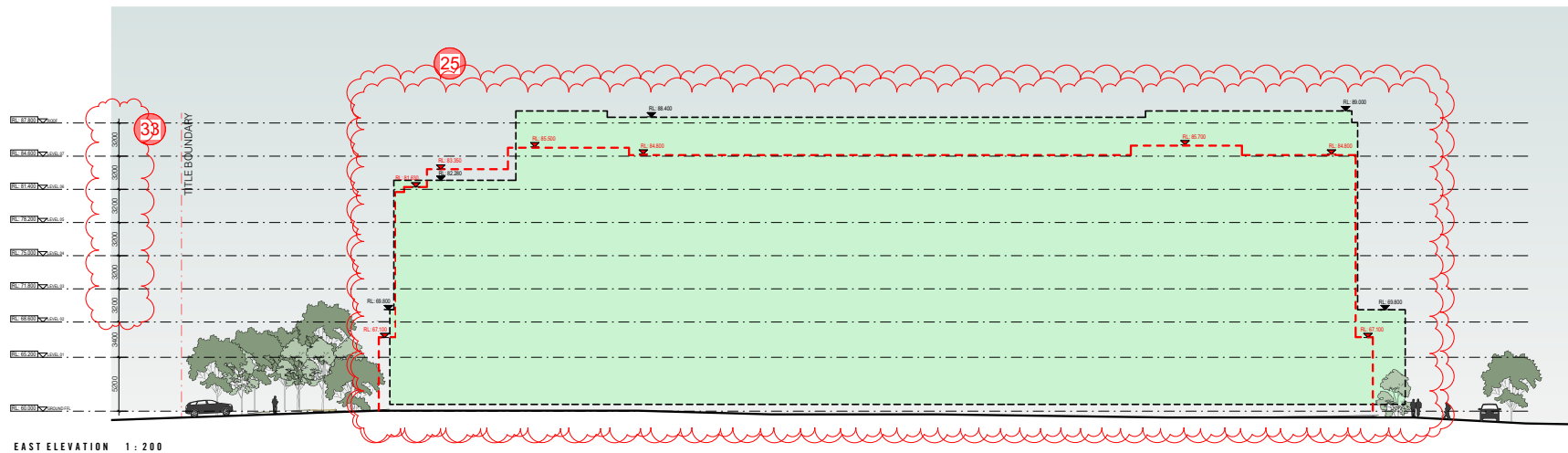
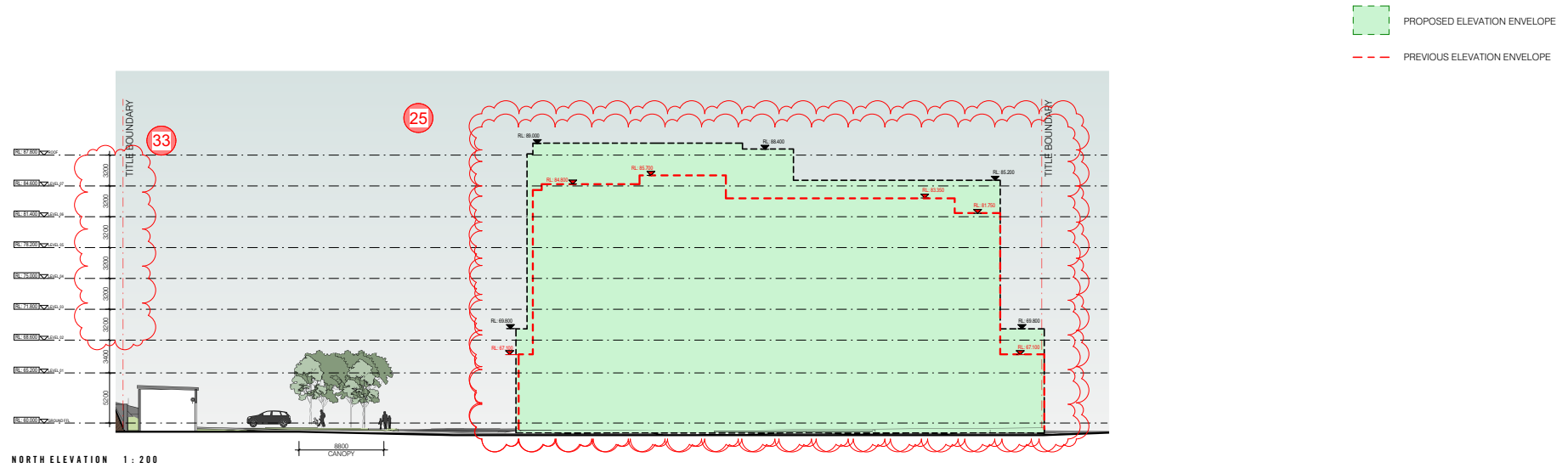
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project	2020-506	drawing no.	DA37	issue	TP1
scale	B1	checked	YH/MG	checked	BUE
1:200					









179	03/09/2025	QA Re-Design: issued for application	MGR
179	14/08/2025	QA Re-design: issued for application	MGR
179	01/08/2025	QA Re-design: issued for application	MGR
179	12/06/2025	QA Re-design: issued for review without prejudice	MGR
179	28/06/2023	QA Endorsed Drawings: issued for Approval	ACZ
179	09/03/2023	QA Endorsed Drawings: issued for Approval	ACZ
179	26/09/2022	179 re-design: issued for review without prejudice	MGR
no.	date	ISSUE / revision	by



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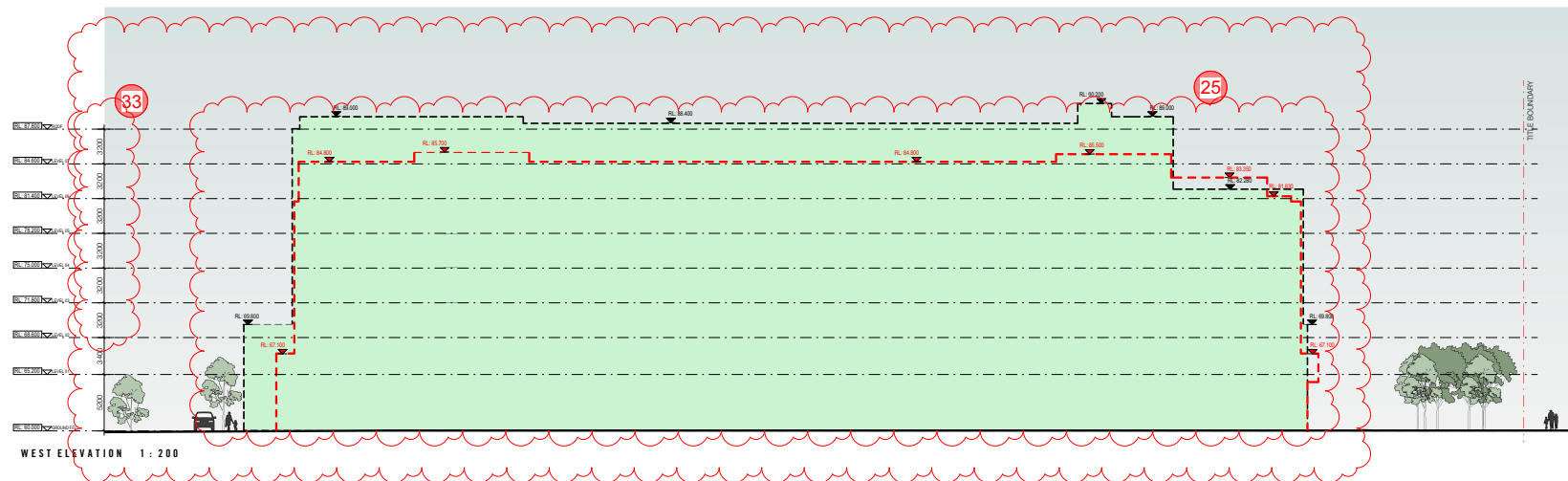
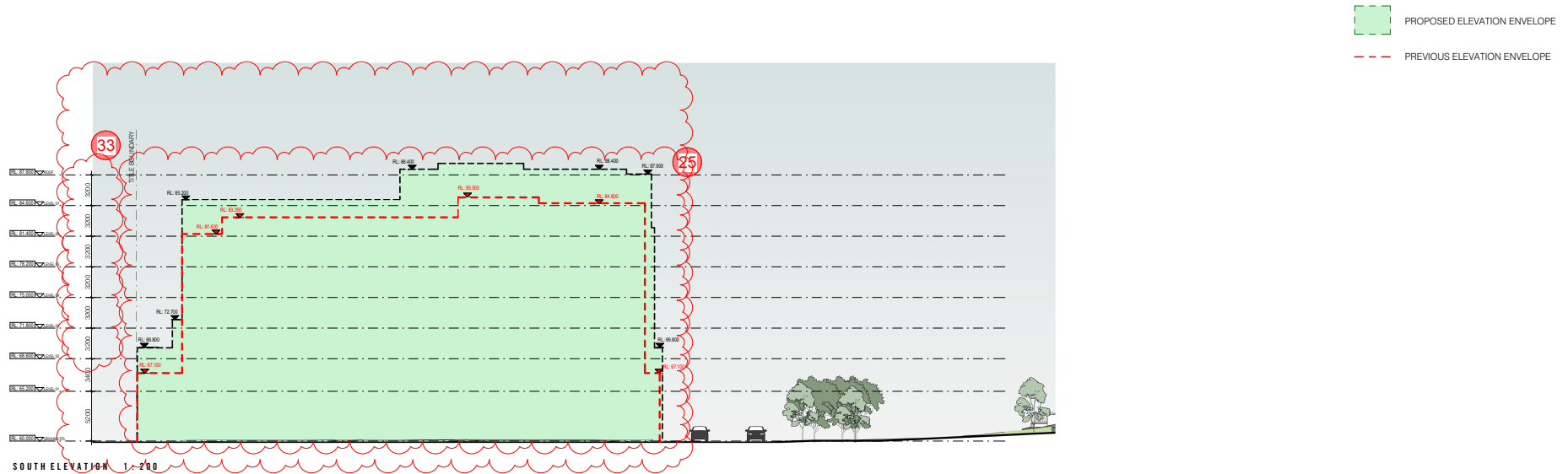


ELEVATION COMPARISON NORTH & EAST

DEVELOPMENT APPLICATION

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project	drawing no.	issue
2020-506	DA48	TP6
scale B A1	designed	checked
AS	YHU/MG	BJE
indicated		



T98	03/02/2025	DA Re-Design: issued for application	MGR
T99	14/08/2023	DA Re-design: issued for application	MGR
T94	01/08/2023	DA Re-design: issued for application	MGR
T95	18/05/2025	DA Re-design: issued for review without prejudice	MGR
T92	28/05/2023	DA Endorsed Drawings: issued for Approval	AQZ
T91	09/03/2023	DA Endorsed Drawings: issued for Approval	AQZ
T90	25/05/2022	T90 s-a-design: issued for review without prejudice	MGR
no.	date	ISSUE / revision	by



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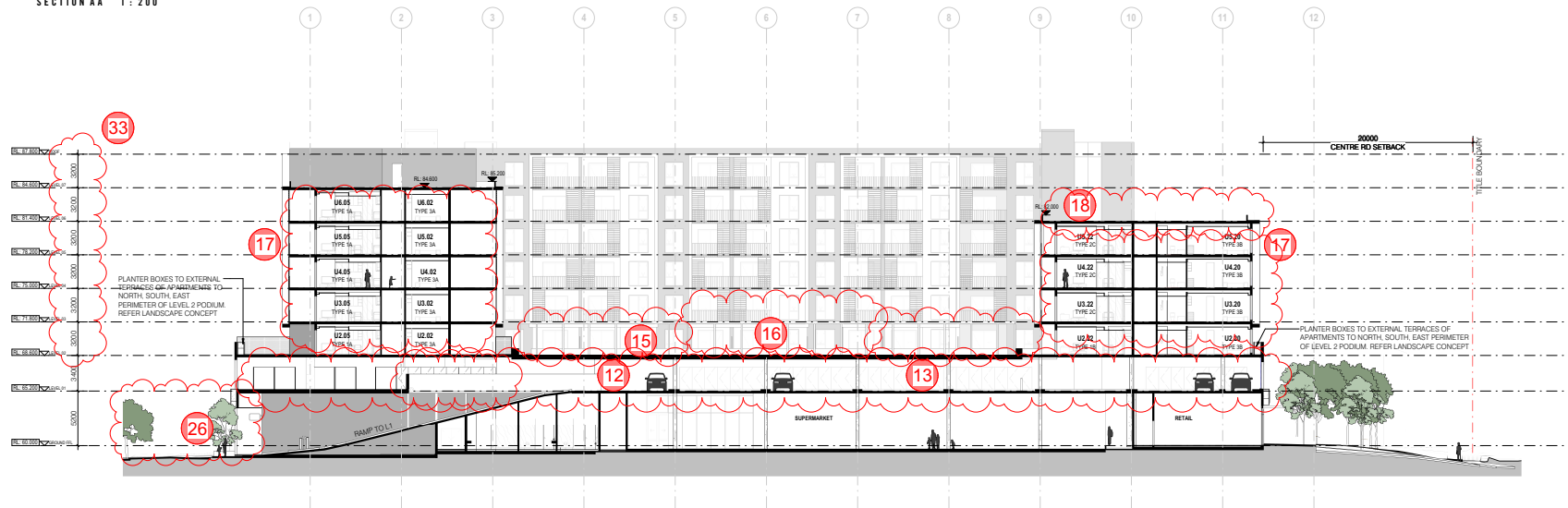
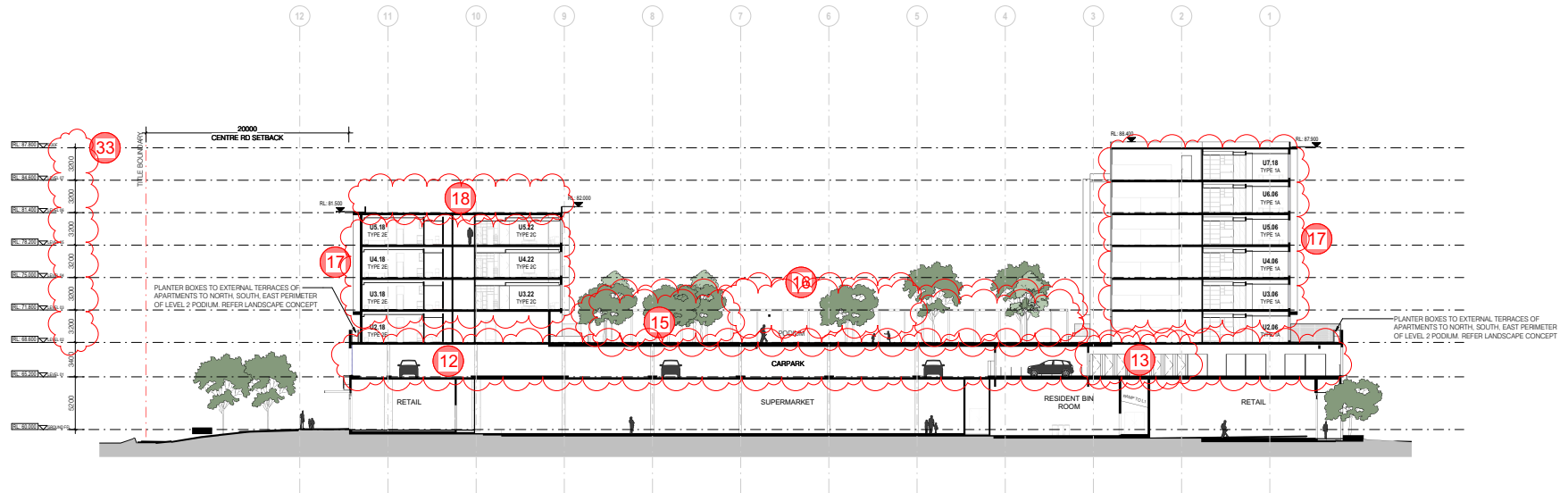


ELEVATION COMPARISON SOUTH & WEST

DEVELOPMENT APPLICATION

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project	drawing no.	issue
2020-506	DA49	TP6
scale @ A1	designed	checked
A5	YHU/MG	BJE
indicated		



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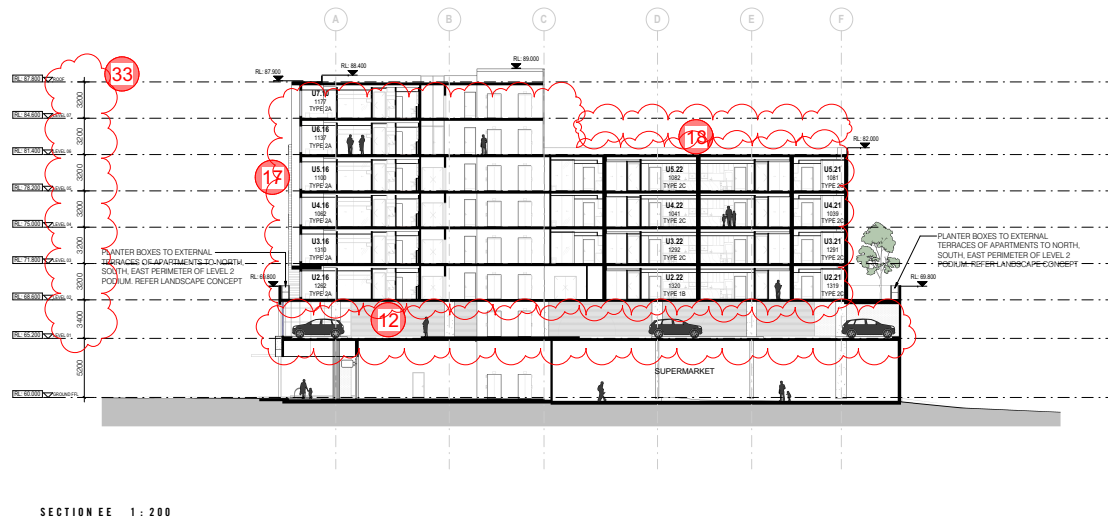
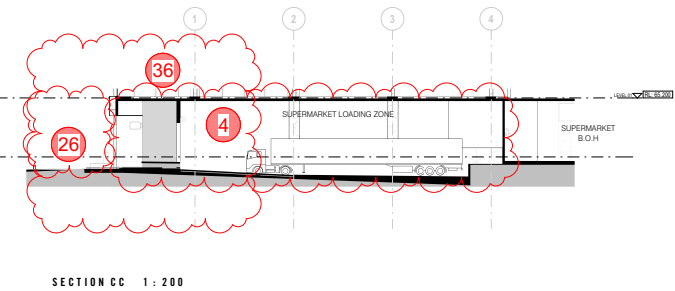
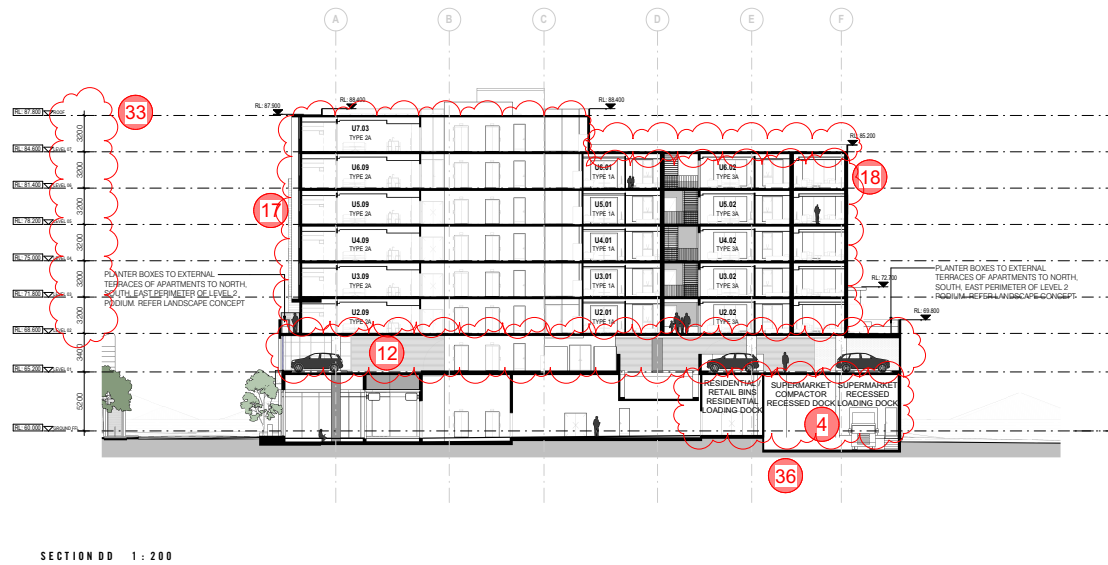
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1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167



SECTIONS
DEVELOPMENT APPLICATION

project
2020-506
scale B A1
1 : 200
drawing no.
DA50
checked
TP8
checked
MHU/MG

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TFR	03/09/2020	IA Re-Design: issued for application	MGR
TFR	01/08/2020	IA Re-design: issued for application	MGR
TFR	19/05/2020	IA Re-design: issued for review without prejudice	MGR
TFR	28/06/2020	IA Endorsed Drawings: issued for Approval	ACC
TFR	08/06/2020	IA Endorsed Drawings: issued for Approval	ACC
TFR	11/10/2020	Team Planning Application Reviewer: issued for Application	MGR
TFR	24/02/2021	Team Planning RFI issued for application	VHU
TFR	17/02/2021	Team Planning RFI response: issued for application	CLV
na.	date	task / revision	by



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1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

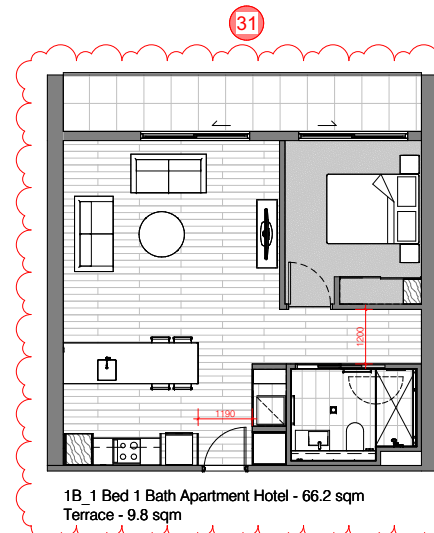
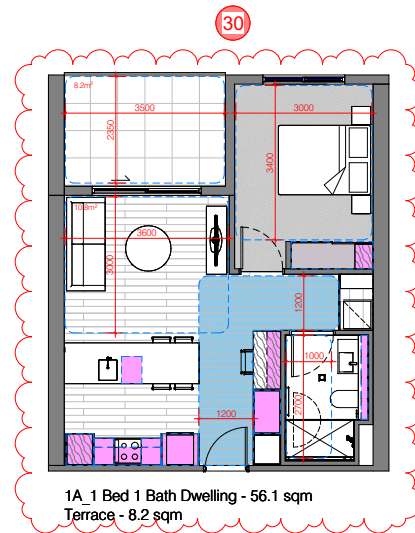


SECTIONS

DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA51	issue TP8
scale @ A1 1 : 200	designed YHU/MG	checked BJE

**BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.3 WIDTH MIN 10m ²	✓ ACHIEVED
BEDROOM 01	3m x 3.4m	✓ ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	✓ ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	✓ ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² / 1.8m WIDTH	✓ ACHIEVED
STORAGE	INTERNAL 10.69m ² TOTAL (MIN 6m ²) EXTERNAL 5m ²	✓ ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓ ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	NOT ACHIEVED

SHORT STAY ACCOMMODATION

TP7	11/03/2024	DA for design issued for application	MSH
TP6	28/02/2024	DA for design issued for design control approval	MSH
TP5	28/02/2024	DA for design issued for design control approval	MSH
TP4	28/02/2024	DA for design issued for design control approval	MSH
TP3	28/02/2024	DA for design issued for design control approval	MSH
TP2	28/02/2024	DA for design issued for design control approval	MSH
TP1	04/12/2023	DA for design issued for design control approval	MSH
TP0	11/03/2024	DA for design issued for design control approval	MSH
TP0	04/12/2023	DA for design issued for design control approval	MSH
TP0	11/03/2024	DA for design issued for design control approval	MSH



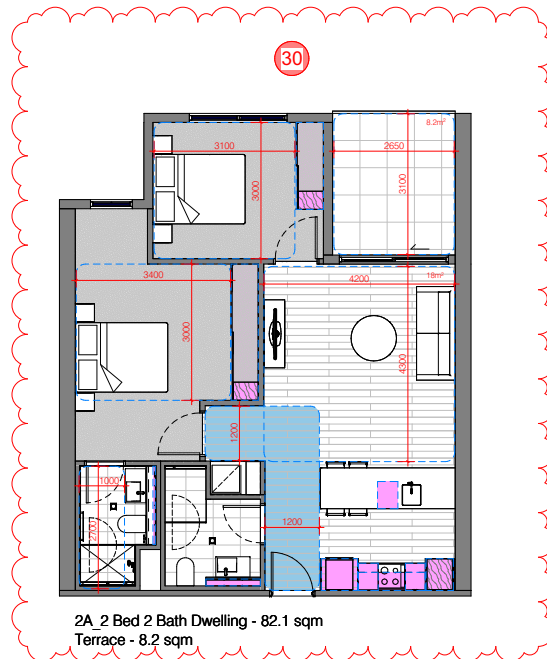
FIELDWORX HOUSE
1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

**APARTMENT TYPES - 1 BED 1A & 1B**

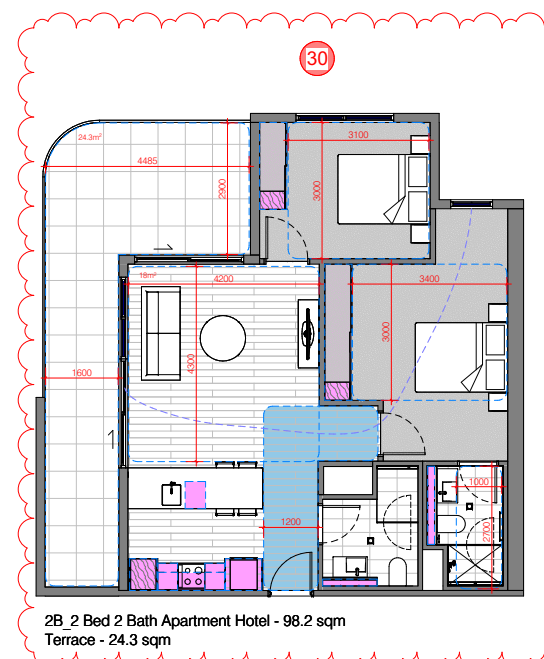
DEVELOPMENT APPLICATION

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project	2020-506	drawing no.	DA60	issue	TP7
scale	B A1	1 - 50	checked	YH/MG	BUE



BETTER APARTMENT DESIGN STANDARDS (VIC)			
LIVING ROOM	MIN 3.6 WIDTH MIN 12m ²	✓	ACHIEVED
BEDROOM 01	3m x 3.4m	✓	ACHIEVED
BEDROOM 02	3m x 3m	✓	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5m ROOM HEIGHT PROPOSED 2.7m CEILING HEIGHT & 8m UNIT LENGTH	✓	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² , 2.0m WIDTH	✓	ACHIEVED
STORAGE	INTERNAL 13.28m ³ TOTAL (MIN 9m ³) EXTERNAL 5m ²	✓	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 600mm WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓	NOT ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN >18m	✓	NOT ACHIEVED



BETTER APARTMENT DESIGN STANDARDS (VIC)		
LIVING ROOM	MIN 3.6 WIDTH MIN 12m ²	✓ ACHIEVED
BEDROOM 01	3m x 3.4m	✓ ACHIEVED
BEDROOM 02	3m x 3m	✓ ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED: 2.7m CEILING HEIGHT & 8m UNIT LENGTH	✓ ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓ ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² , 2.0m WIDTH	✓ ACHIEVED
STORAGE	INTERNAL 13.29m ² TOTAL (MIN 9m ²) EXTERNAL 5m ²	✓ ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 800mm WIDE DOOR - MIN 1000mm x 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	NOT ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓ ACHIEVED

TRF	DATE	ISSUE / REVIEW	BY
TRF	01/08/2024	DA Re-designs issued for application	MGR
TRF	19/05/2024	DA Re-designs issued for review without prejudice	ADZ
TRF	28/06/2024	DA Endorsed Drawings Issued for Application	MGR
TRF	09/03/2024	DA Endorsed Drawings Issued for Approval	ADZ
TRF	11/10/2023	Team Planning Application Revisited Issued for Application	MGR
TRF	24/02/2023	Team Planning RF1 issued for application	YHU
TRF	17/01/2023	Team Planning RF1 response issued for application	CLY
TRF	13/08/2021	Team Planning Issue 1 issued for submission	YHU



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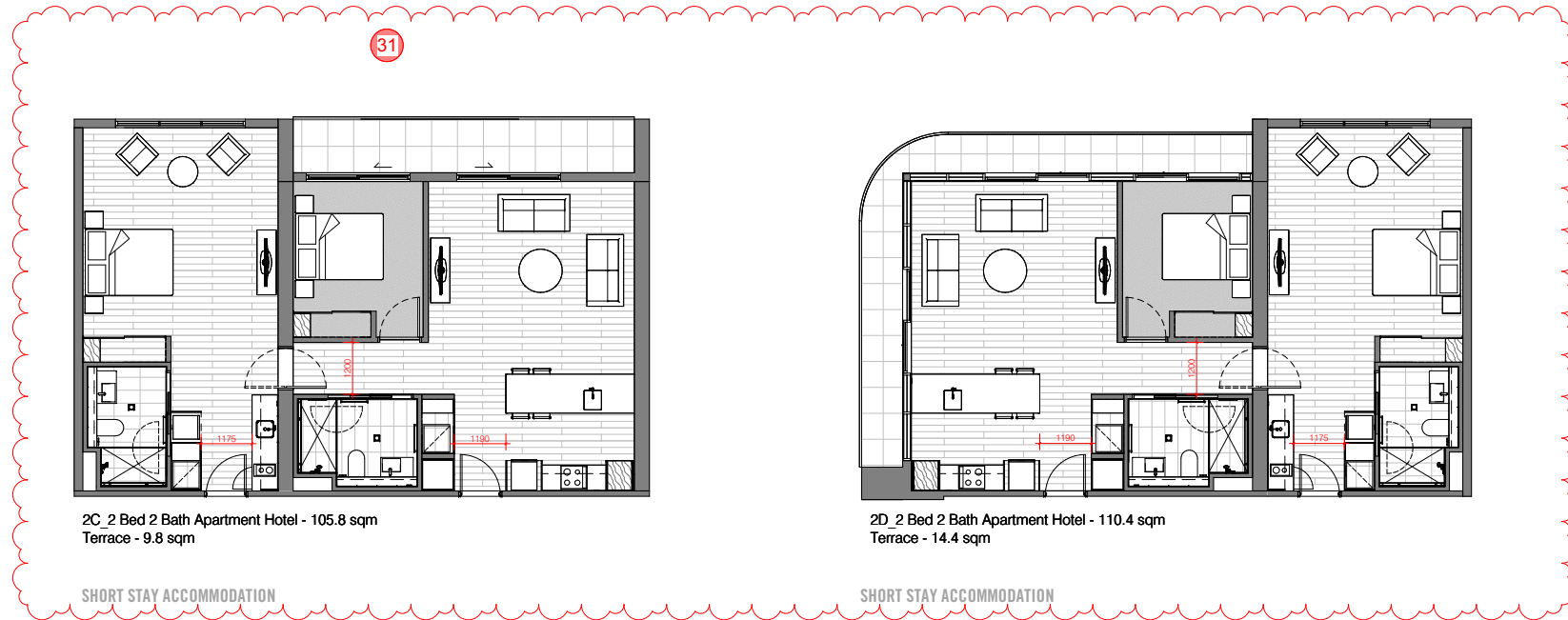


APARTMENT TYPES - 2 BED 2A & 2B

DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA61	issue TP7
scale @ A1 1 : 50	designed YHU/MG	checked YHU



1	10/08/2025	On the design team for application	10/08/2025
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3	10/08/2025	On the design team for application	10/08/2025
4	10/08/2025	On the design team for application	10/08/2025
5	10/08/2025	On the design team for application	10/08/2025
6	10/08/2025	On the design team for application	10/08/2025
7	10/08/2025	On the design team for application	10/08/2025
8	10/08/2025	On the design team for application	10/08/2025
9	10/08/2025	On the design team for application	10/08/2025
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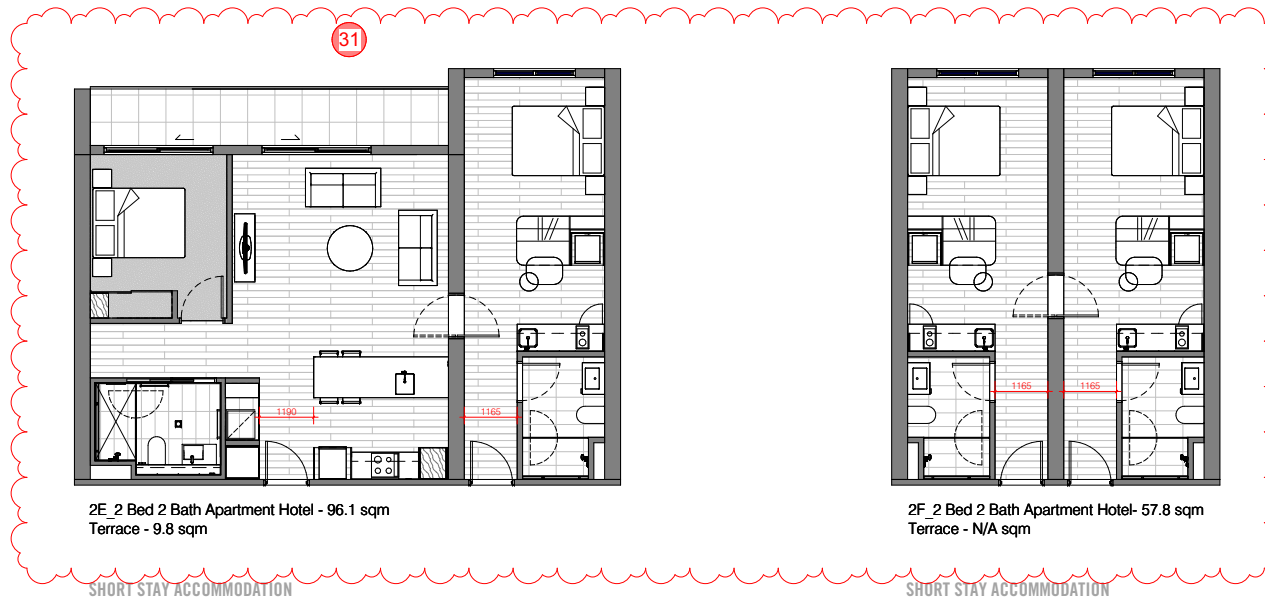


APARTMENT TYPES - 2 BED 2C & 2D

DEVELOPMENT APPLICATION

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project 2020-506	drawing no. DA62	issue TP1
scale & A1 1 : 50	designed Author	checked Checker



10/01/2020	PL	10/01/2020	PL
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10/01/2020	PL	10/01/2020	PL
10/01/2020	PL	10/01/2020	PL
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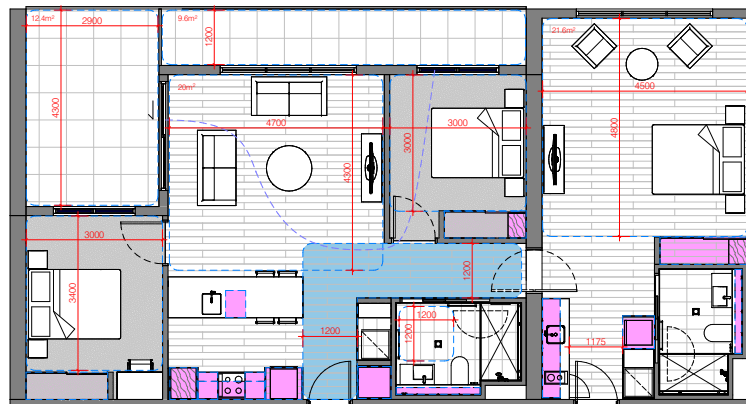


APARTMENT TYPES - 2 BED 2E & 2F

DEVELOPMENT APPLICATION

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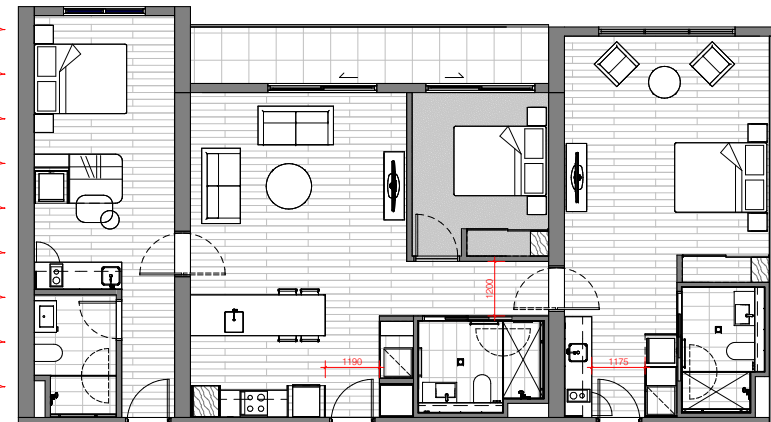
project 2020-506	drawing no. DA43	issue TP2
scale B A1 1 : 50	designed YHU/MG	checked YHU



3A 3 Bed 2 Bath Dwelling - 130.7 sqm
Terrace - 22 sqm

BETTER APARTMENT DESIGN STANDARDS (VIC)

LIVING ROOM	MIN 3.6 WIDTH MIN 12m ²	✓ ACHIEVED
BEDROOM 01	3m x 3.4m	✓ ACHIEVED
BEDROOM 02	3m x 3m	✓ ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED: 2.7m CEILING HEIGHT & 4m UNIT LENGTH	✓ ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	✓ ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m ² , 2.4m WIDTH	✓ ACHIEVED
STORAGE	INTERNAL 17.8m ² TOTAL (MIN 12m ²) EXTERNAL 5m ²	✓ ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN 1 - 800MM WIDE DOOR - MIN 1200mm X 1200mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	✓ ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	✓ ACHIEVED



3B 3 Bed 2 Bath Apartment Hotel - 135.7 sqm
Terrace - 9.8 sqm

SHORT STAY ACCOMMODATION

DATE	2020-05-01	FOR THE DESIGNER'S REVIEW	DATE
DATE	2020-05-01	FOR THE DESIGNER'S REVIEW	DATE
DATE	2020-05-01	FOR THE DESIGNER'S REVIEW	DATE
DATE	2020-05-01	FOR THE DESIGNER'S REVIEW	DATE



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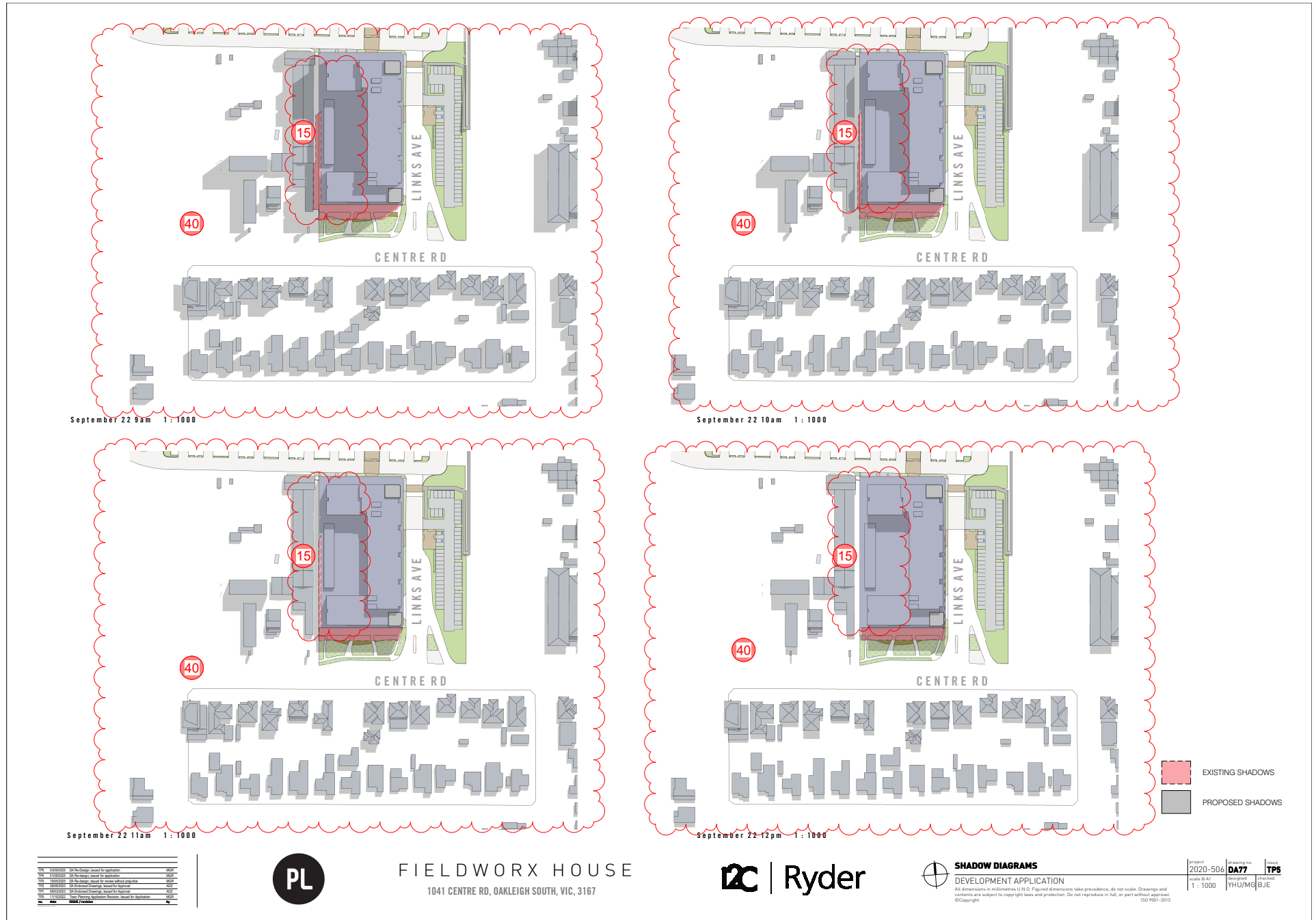


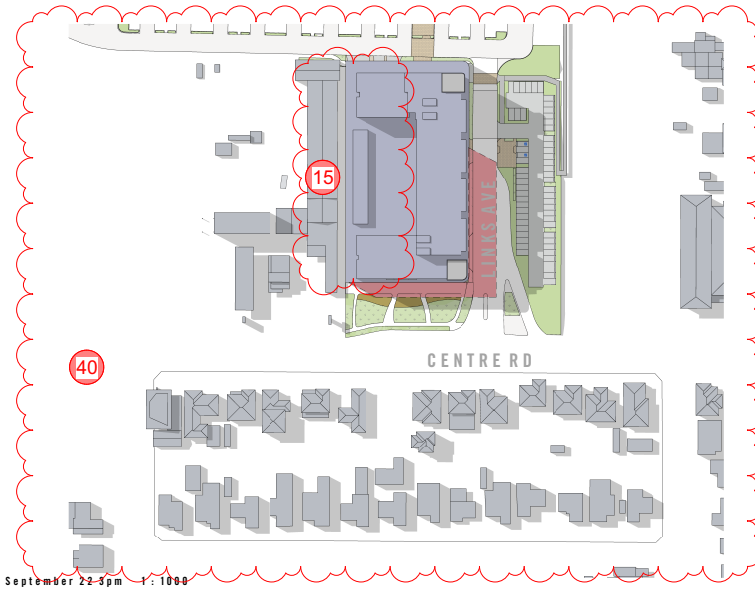
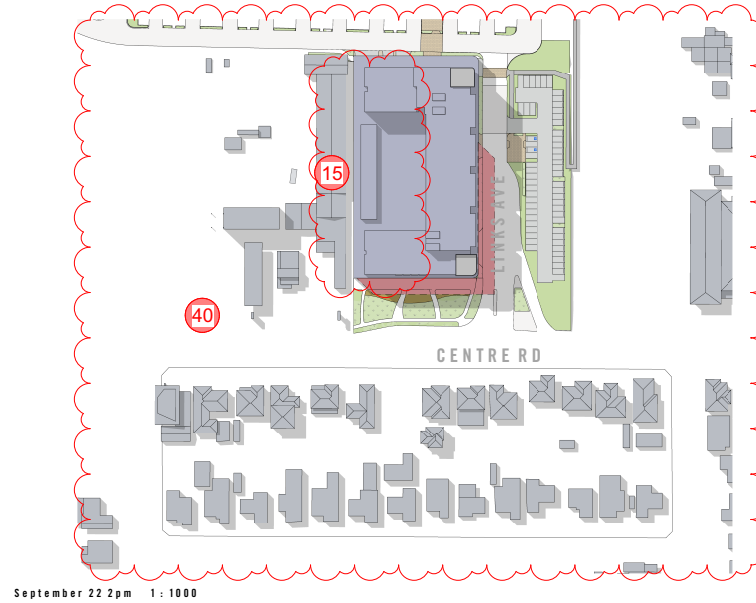
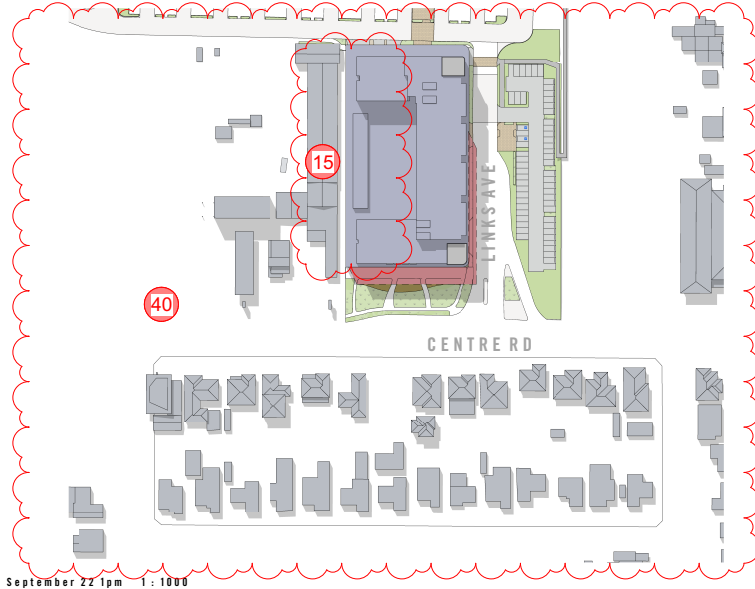
APARTMENT TYPES - 3 BED 3A & 3B

DEVELOPMENT APPLICATION

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project	2020-506	drawing no.	DA64	issue	TP2
scale	B A1	checked	YH/MS	checked	YH/MS
1 - 50					





EXISTING SHADOWS
PROPOSED SHADOWS

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1041	1041-00000002	DA No Change issued for application	1041
1041	1041-00000003	DA No Change issued for application	1041
1041	1041-00000004	DA No Change issued for application	1041
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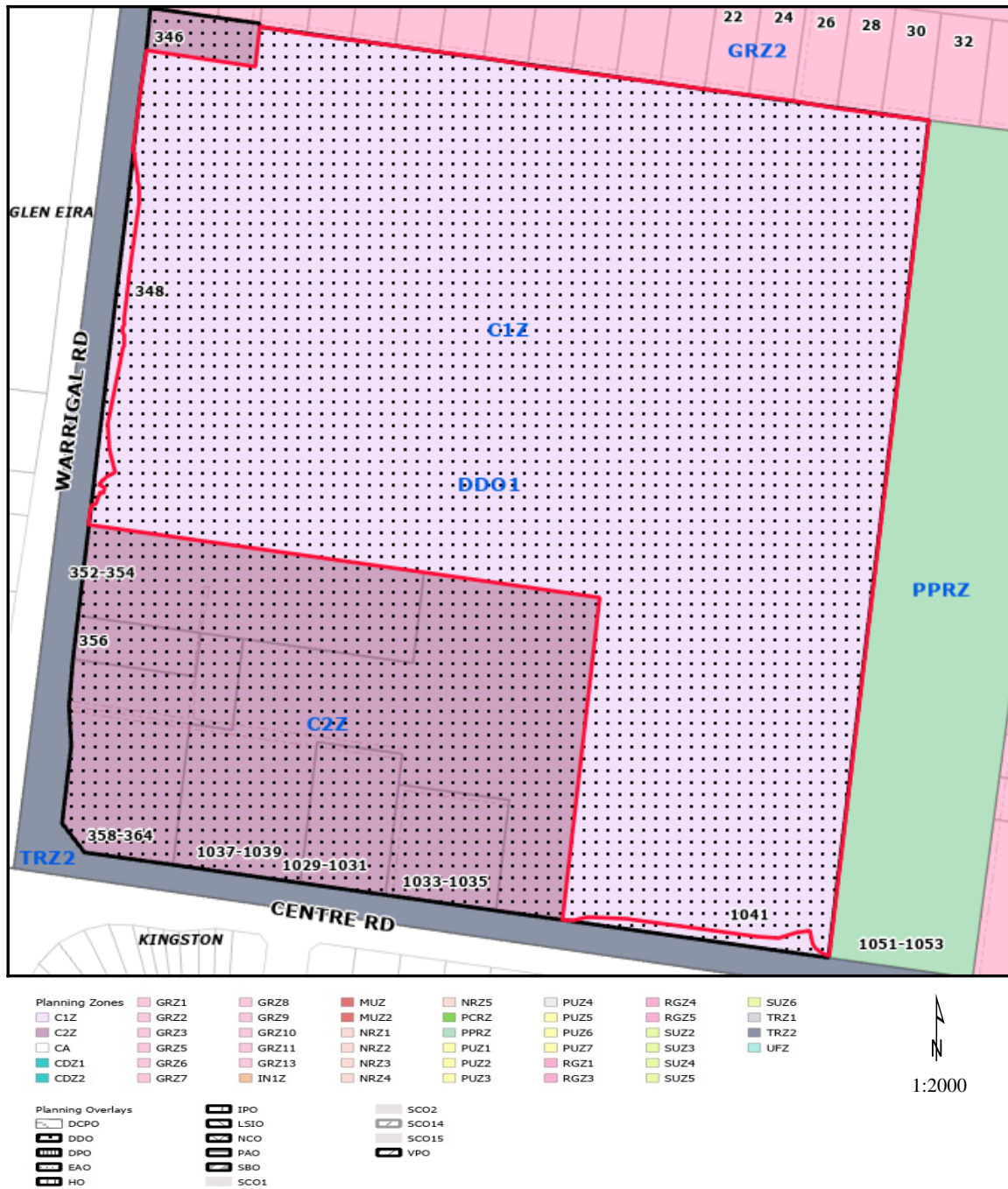
SHADOW DIAGRAMS
DEVELOPMENT APPLICATION

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project	2020-506	drawing no.	DA78	issue	TP5
scale	B1	checked	MH/MG	checked	BJE
1:1000					



Planning Overlays and Zones



Address: 1041 Centre Road OAKLEIGH SOUTH VIC 3167

Area: 0.000000000 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.