## 7.1.4 TPA/47359E - 62-94 JACKSONS ROAD MULGRAVE

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

### EXECUTIVE SUMMARY

This application proposes to amend existing Planning Permit TPA/47359/D for the staged development of a retirement village and residential aged care facility, alteration of access to a Road Zone Category 1 and the removal of native vegetation.

Planning Permit TPA/47359 was first issued on 1 April 2020 following consideration at the Council meeting of 25 February 2020 where it was resolved to issue a Notice of Decision to Grant a Planning Permit.

The permit has been amended on a number of occasions and the permit remains valid.

The staged development commenced construction in mid-2023. Retirement living units have been constructed at the northern end of the site, along with earthworks and site preparation works on the balance of the site.

This current amendment seeks to modify the development mix to include additional detached and semi-detached retirement living units and scale down multi-storey apartment style retirement living units and aged care units within the centre of the site from 5 to 3 storeys and amend the staging of the development.

The application was subject to public notification. No objections have been received.

The report assesses the proposal against the provisions of the Monash Planning Scheme including the state, regional and local planning policy framework.

The amended permit conditions are shown in track changes to demonstrate the changes to conditions between the previously issued permit and recommended conditions for the amended proposal.

**The reason for presenting this report to Council is the development cost of $140 Million.**

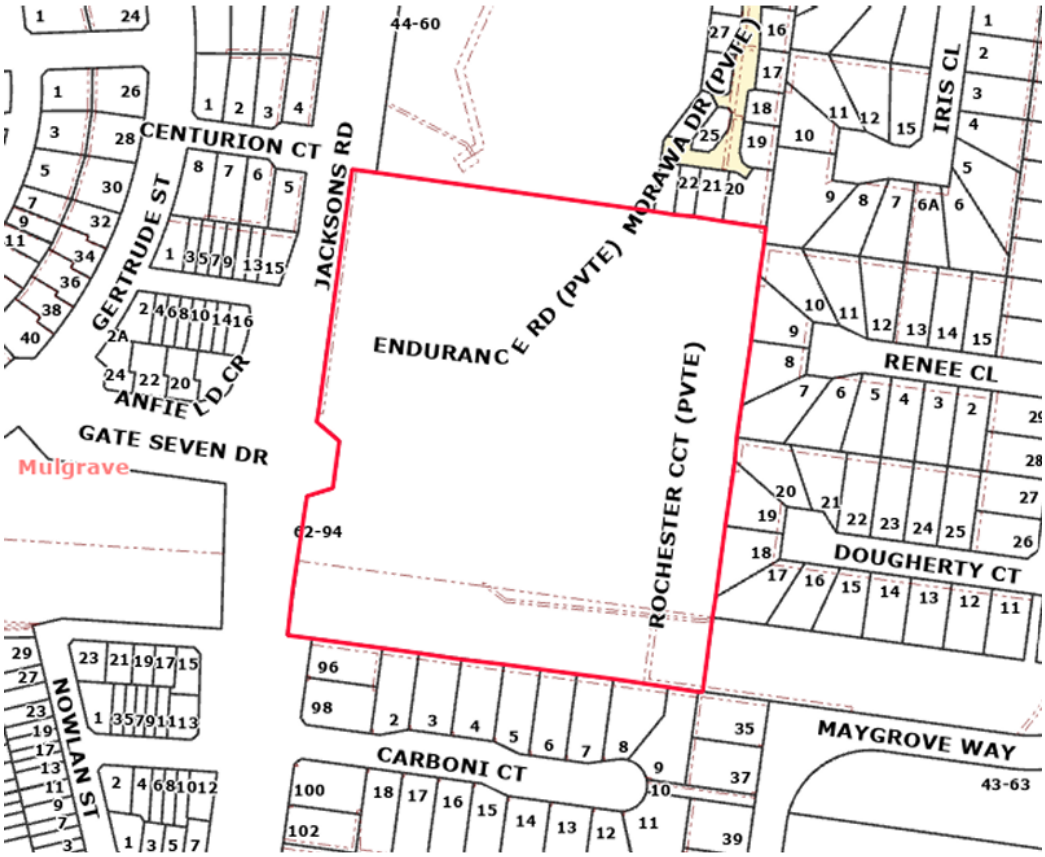
**The proposed amended development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolves to issue an Amended Planning Permit, subject to conditions.**

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| RESPONSIBLE PLANNER: | Sylvia Chan |
| WARD: | Waverley Park Ward |
| PROPERTY ADDRESS: | 62-94 Jacksons Road, Mulgrave |
| ZONING: | Neighbourhood Residential Zone Schedule 4 |
| OVERLAY: | N/A |

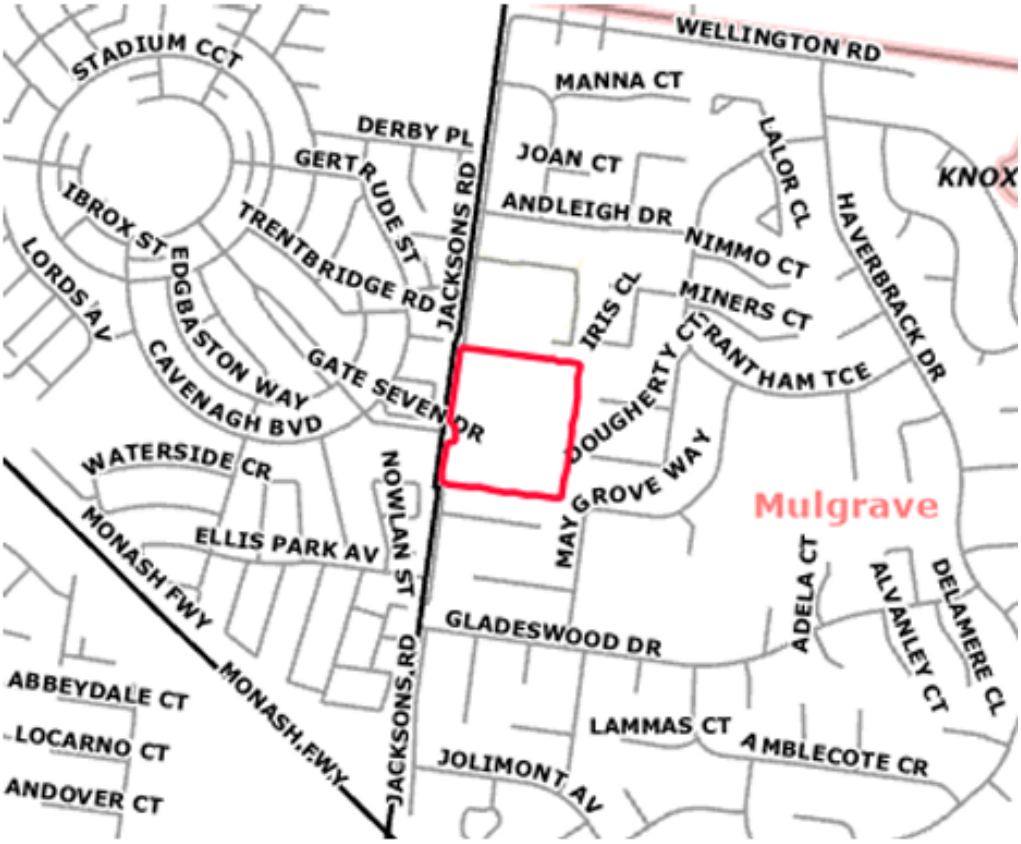
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| EXISTING LAND USE: | Retirement Village and Residential Aged Care Facility |
| RELEVANT POLICY: | **Municipal Planning Strategy**<br>• Clause 02.01 - Context<br>• Clause 02.02 - Vision<br>• Clause 02.03 - Strategic Directions.<br>• Clause 02.04 - Strategic Framework Plan<br><br>**Planning Policy Framework**<br>Clause 11 - Settlement<br>• Clause 11.01-1S & 1R – Settlement<br><br>Clause 13 – Environmental Risks and Amenity<br>• Clause 13.07-1S – Land Use Compatibility<br><br>Clause 15 – Built Environment and Heritage<br>• Clause 15 – Built Environment and Heritage<br>• Clause 15.01-1S&R – Urban Design<br>• Clause 15.01-4S & R – Healthy Neighbourhoods<br>• Clause 15.01-4S – Healthy Neighbourhoods<br>• Clause 15.01-2L-02 – Environmentally sustainable development<br><br>Clause 16 - Housing<br>• Clause 16.01-1S – Housing Supply<br>• Clause 16.01-1R – Housing Supply – Metropolitan Melbourne<br>• Clause 16.015S – Residential Aged Are Facilities<br><br>Clause 18 - Transport<br>• Clause 18.01-1S – Land Use and Transport Integration<br>• Clause 18.02-1S&R – Sustainable and Safe Transport<br><br>Clause 19 - Infrastructure<br>• Clause 19.03-3S – Integrated Water Management |

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| | **Particular Provisions**<br>Clause 52.06 – Car Parking<br>Clause 52.17 – Native Vegetation<br>Clause 52.34 – Bicycle Facilities<br>Clause 53.17 – Residential Aged Care Facility<br>Clause 53.18 – Stormwater Management in Urban Development<br>Clause 65 – Decision Guidelines |
| STATUTORY (60 DAY) PROCESSING DATE: | 24 May 2026 |
| DEVELOPMENT COST: | $140 Million |

**Locality Plan**



**Neighbourhood Plan**




## RECOMMENDATION

**That Council resolves to issue Amended Planning Permit TPA/47359E for the staged development of the land for purpose of a Retirement Village and Residential Aged Care Facility (~~up to 5 storeys in height~~), alteration of access to a Transport Zone 2, ~~and~~ removal of native vegetation at 62-94 Jacksons Road, Mulgrave subject to the following conditions:**

~~1. Prior to the commencement of the development, an Early Works Plan must be drawn to scale and submitted to the Responsible Authority. The Early Works Plan must provide details of all works which comprise the early works, and must include:~~

~~a. A Tree Management Plan prepared in accordance with Condition 9;~~

~~b. A Construction Management Plan prepared in accordance with Condition 11; and~~

~~c. Any changes required by Conditions 24,25,26,35,36,37,38,40,42,42 and 43.~~

~~The plans must be to the satisfaction of the Responsible Authority and when approved shall form part of this Permit. "~~

~~2.~~ 1. ~~Before the development starts,~~ Prior to the commencement of the development approved by this amended permit, ~~excluding works detailed in any endorsed Early Works Plan~~ amended plans to the satisfaction of the Responsible Authority must be submitted to and

**approved by the Responsible Authority. The plans must be drawn to scale and dimensioned. When the plans are endorsed they will then form part of the Permit. The plans must be generally in accordance with the decision plans prepared by ~~VIA Architects, Plan no. TP0.00-TP05-06 Rev C dated 29 March 2022~~ Telha Clarke Architecture & Design, Plan no. TP00-00 – TP92-13 dated 2 June 2026 and but modified to show:**

~~a. Privacy screening measures as proposed on the sketch plan TP91-02 prepared by Via Architects (Revision D, dated 20 July 2022) along the northern interface to provide a 1.7 metre high screen (with a maximum transparency of 25 %) along the northern edge of the decks associated with villa units adjoining No 20, 21, 22 and 23 Morawa Drive~~

~~b. Deletion of the 500mm boundary trellis and replacement with a 1.7 metres high screen (with a maximum transparency of 25%) along the eastern edge of the decks associated with the villas along the eastern interface.~~

~~c. Provision of at least 14 residential visitor spaces associated with the villa units to be provided and allocated on the site plan (exclusive of spaces provided within driveways~~

~~d. The two resident apartment spaces located in the south west at-grade car park are to be reallocated as visitor spaces associated with the villa units and relocated to the Main Building basement car park to improve residential access and amenity.~~

~~e. Internal footpaths modified to provide improved pedestrian connectivity across the site, the satisfaction of the Responsible Authority and to include the sections of footpath :~~

- ~~North of villa units 42;~~
- ~~West of villa unit 52;~~
- ~~West of the pedestrian plaza;~~
- ~~South of villa unit 70 and the at grade car park;~~

~~f. Provision for a shared path, which incorporates the existing footpath where practical, on the east side of Jacksons Road from the site access to the Jacksons Road service road (opposite No 96 Jacksons Road) and include a widened pram crossing to the service road to the satisfaction of the Responsible Authority~~

**~~g.~~ a. A pedestrian gate and pathway providing access from the open space at the rear of the site to Gladeswood Reserve and to include a sign stating private access only.**

~~h. A notation on the site plan and landscaping plan to provide all boundary fencing with a minimum height of 1.8 metres.~~

~~i. Additional landscaping throughout the site, particularly pedestrian accessways and adjacent to vehicle accessways by way of additional small to medium sized planting and the use of arbours, green walls or creeping plants where appropriate to provide shade.~~

~~j. Designated staff and visitor parking spaces in accordance with the endorsed Car Parking Management Plan.~~

**~~k.~~ b. A notation indicating that the supply and installation of the bus shelter to be in accordance with Council's current bus shelter contract.**

~~l.~~ c. Any changes to the development as a result of the Functional Layout Plan prepared in accordance with Condition ~~35~~ 34.

~~m.~~ d. All car parking spaces dimensioned to comply with the design standards specified in Clause 52.06-9.

~~n.~~ e. The accessible parking spaces designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6.

~~o.~~ f. Removal of the reference to proposed easement.

~~p.~~ g. Removal of the reference to the extension of easement E-4.

~~q.~~ h. The substation and services area along the access way from Jacksons Road to be shown on the plan as constructed.

~~r.~~ i. An amended Waste Management Plan prepared in accordance with Condition ~~5~~ 4.

~~s.~~ j. A Sustainable Management Plan prepared in accordance with Condition ~~6~~ 5.

~~t.~~ k. A Stormwater Management Strategy in accordance with Condition ~~7~~ 6.

~~u.~~ l. An amended Car Parking Management Plan in accordance with Condition ~~8~~ 7.

~~v.~~ m. A Tree Management Plan prepared in accordance with Condition ~~10~~ 8.

~~w.~~ n. ~~A~~ An amended Landscape Plan in accordance with Condition ~~13~~ 11.

~~x.~~ o. An amended Landscape Masterplan generally in accordance with the Landscape Masterplan submitted with the application (prepared by Papworth Design, dated 03/06/26, Rev Tp2) but modified to show the removal of the proposed easement, removal of the extension of easement E-4, and the substation and services area as constructed.

all to the satisfaction of the Responsible Authority.

~~3.~~ 2. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

~~4.~~ 3. As part of the ongoing consultant team, ~~VIA Architects~~ Telha Clarke Architecture & Design 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.

**Management and Landscaping Plans**

**Waste Management Plan**

~~5.~~ 4. The Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan (WMP) must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by LID Consulting, dated 19 March 2026, except that the plan must be modified to show:

a) Details of bin storage on scale plans marked up to indicate Amenity (screening, odour and noise), cleaning/washing, drainage to sewer, accessibility, bin maneuverability and all waste streams.

b) Reference to cleaning/washing facilities and drainage to sewer to be described in terms of "must" not "should".

c) Describe the actual designed ventilation solution for this development regarding garage storage of bins.

d) The provision of an on-site clothing recycling bin.

e) Drainage to sewer and tap required in internal bin storage areas.

f) An aerial site plan showing the location of bins/access routes/transfer routes for the Villas.

The provisions, recommendations and requirements of the endorsed Waste Management Plan ~~prepared by LID Consulting dated 20 March 2022~~ must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

~~6.~~ 5. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan prepared by ~~Bestec dated 17 December 2021~~ 9 November 2022 (and accompanying addendum dated 27 February 2026) must be implemented and complied with to the satisfaction of the Responsible Authority.

Stormwater Management Strategy

~~7.~~ 6. The provisions, recommendations and requirements of the endorsed Stormwater Management Strategy prepared by ~~Wallbridge Gilbert Aztec~~ Adams Consulting Engineers dated ~~16 December 2021~~ 19 March 2026 must be implemented and complied with to the satisfaction of the Responsible Authority.

Car Park Management Plan

~~8.~~ 7. Concurrent with the endorsement of any plans pursuant to Condition 1, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must be generally in accordance with the car park management plan, prepared by Traffix Group Pty Ltd, dated March 2026 and must address, but not be limited to, the following:

a) ~~The number and location of car parking spaces allocated to each building for residents;~~

b) ~~The location and number of any staff car parking spaces;~~

c) ~~The location and number of any visitor car parking spaces;~~

d) ~~Details of way-finding, cleaning and security of end of trip bicycle facilities; and~~

e) ~~A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc.~~

f) The Staff Parking regulatory signs to be shown in the Signage Plan in Appendix C and designed in accordance with Australian Standards AS1742.11.

g) Table 4 corrected to remove the word “angled”.

~~Tree Management Plan to facilitate works detailed in the Early Works Plan~~

~~9. Prior to any demolition or site works associated with the early works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of trees within and adjacent to the early works area. The TMP must make specific recommendations in accordance with the Australian Standard A54970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:~~

~~a. A Tree Protection Plan drawn to scale that shows:~~

~~b. Tree protection zones and structural root zones of all trees to be retained,~~

~~c. All tree protection fenced off areas and areas where ground protection systems will be used;~~

~~d. The type of footings within any tree protection zones;~~

~~e. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and~~

~~f. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.~~

~~g. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.~~

~~h. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and~~

~~i. Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.~~

~~j. No building materials demolition material, excavation or earthworks to be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the construction period of the development.~~

~~k. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.~~

~~l. That all tradespersons and contractors operating on the site are advised of the status of the trees to be retained.~~

**Tree Management Plan ~~for the balance of works~~**

**~~10.~~ 8. The provisions, recommendations and requirements of the endorsed Tree Management Plan prepared by Axiom Tree Management Pty Ltd dated 20 March 2026 must be implemented and complied with to the satisfaction of the Responsible Authority.**

~~Concurrent with the submission of amended plans required by Condition 2 and prior to any demolition or site works for the balance of works, an amended Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of Trees identified on the Plan prepared by Axiom Tree Management Pty Ltd dated 31 March 2022:~~

~~a. Existing Trees 170, 171 and 172 removed and replaced with a minimum of three (3) fir trees~~

~~b. A Tree Protection Plan drawn to scale that shows:~~

~~i. Tree protection zones and structural root zones of all trees to be retained,~~

~~ii. All tree protection fenced off areas and areas where ground protection systems will be used;~~

~~iii. The type of footings within any tree protection zones;~~

~~iv. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and~~

~~v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.~~

~~c. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.~~

~~d. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and~~

~~e. Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.~~

~~f. No building materials demolition material, excavation or earthworks to be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the construction period of the development.~~

g. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.

h. That all tradespersons and contractors operating on the site are advised of the status of the trees to be retained.

**Construction Management Plan to facilitate works detailed in the Early Works Plan**

11. Prior to the commencement of any site works associated with the early works (including excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority.

The plan must address the following issues:

a. Hours for construction activity in accordance with any other condition of this permit;

b. Measures to control noise, dust and water and sediment laden runoff;

c. Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;

d. 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;

f. 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. 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. Detail regarding car parking availability for residents once buildings are occupied for earlier stages and for construction workers for remaining stages;

k. A Traffic Management Plan showing truck routes to and from the site;

l. 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;

m. Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;

n. Contact details of key construction site staff;

o. Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.

~~p. Except with the prior written consent of the Responsible Authority, a requirement that 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. This does not include excavation or the use of heavy machinery.)~~

~~No works are permitted on Sundays or Public Holidays.~~

Construction Management Plan ~~for the balance of works~~

~~12.~~ 9. **Prior to the commencement of any further site works ~~associated with balance of works~~,**

**a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority.**

**The plan must address the following issues:**

**a) Hours for construction activity in accordance with any other condition of this permit;**

**b) Measures to control noise, dust and water and sediment laden runoff;**

**c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;**

**d) 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;**

**f) 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) 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) Detail regarding car parking availability for residents once buildings are occupied for earlier stages and for construction workers for remaining stages to demonstrate that construction parking demand can be accommodated wholly on the site;**

k) A Traffic Management Plan showing truck routes to and from the site;

l) 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;

m) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;

n) Contact details of key construction site staff;

o) Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.

p) Except with the prior written consent of the Responsible Authority, a requirement that 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. This does not include excavation or the use of heavy machinery.)

No works are permitted on Sundays or Public Holidays.

Landscape Plan

~~13.~~ 10. ~~Concurrent with the endorsement of any plans pursuant to Condition 2~~ Before the commencement of each stage of development, 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 ~~for every Stage of the development (excluding the early works).~~ When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Masterplan Plan prepared by Papworth Design Pty Ltd dated 3 June ~~19 March~~ 2026, except that the plan must show:

~~a) The changes required by Condition 21 of this permit.~~

~~b)~~ a) Provision for a gate and pathway showing rear access to Gladeswood Reserve

~~c)~~ b) ~~Further~~ Details of pavement materials / finishes.

~~d) Deletion of reference to boundary fencing materials.~~

~~e)~~ ~~c) Full details of all soft and hard landscaping including soil depth for planting above the basement areas.~~

~~f) Existing Trees 170, 171 and 172 removed and replaced with a minimum of three (3) fir trees~~

~~g)~~ c) Schedule of all proposed trees, shrubs, creepers and ground cover, (including quantities) which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.

~~h)~~ d) Provision of suitable replacement canopy trees, throughout the development including within common areas, within open space areas along property boundaries.

~~i)~~ e) Provision of appropriate species suited to low water use and low ongoing maintenance.

~~j)~~ f) Detail of growing medium, irrigation and drainage of planter boxes and planting within confined spaces; and

~~k)~~ g) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site. All to the satisfaction of the responsible authority.

Amended Landscape Plan for Completed Stages

~~14.~~ 11. Before the commencement of any further stage of development, an amended landscape plan for the completed stages of the development must be submitted and approved by the Responsible Authority. The plans must be prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned and when endorsed, the plan will form part of the Permit. The amended Landscape Plan must be generally in accordance with the approved landscape plans for the site, prepared by Papworth Design Pty Ltd and endorsed by Council on 12 September 2024 and 13 June 2025, as well as generally in accordance with the Landscape Masterplan Plan prepared by Papworth Design Pty Ltd dated 19 March 2026, except that the plan must detail:

a) The location of all trees that have been removed from the site as a result of storm damage and or site works.

b) The suitable provision of replacement planting of native species, in a similar location to the location of trees that have been removed.

c) Schedule of all other proposed trees, shrubs, creepers and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.

d) Provision of appropriate species suited to low water use and low ongoing maintenance.

all to the satisfaction of the responsible authority.

~~15.~~ 12. The provisions, recommendations and requirements of the above endorsed Management Plans related to in Conditions 4 to 11 ~~5 to 12~~ inclusive must be implemented and complied with to the satisfaction of the Responsible Authority.

General Conditions

Use Conditions

~~16.~~ 13. Prior to the use commencing, the owner of the land at 62-94 Jacksons Road, Mulgrave, must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide that the Independent Living Villa and Units as shown on the plans prepared by ~~VIA Architects Rev A dated 21 December 2021~~ Telha Clarke Architecture and Design dated 2 June 2026 must only be used for the purpose of a retirement village in accordance with the *Retirement Villages Act 1986 (Vic)* or future legislation which may supersede this Act. The agreement must be registered on title and the cost of the preparation and execution of the Agreement is to be paid by the owner.

~~17.~~ 14. The Retirement Village must be operated and managed in accordance with the *Retirement Villages Act 1986* (Vic) or future legislation which may supersede this Act.

~~18.~~ 15. The amenities and other communal facilities must only be used by residents and their guests or by members of staff, to the satisfaction of the responsible authority.

~~19.~~ 16. The temporary village centre is to be removed from the site upon completion of Stage 7. ~~4.~~

Car Parking Conditions

~~20.~~ 17. No less than 261 car spaces must be provided on the land to the satisfaction of the Responsible Authority prior to the occupation of the last stage of the development.

~~21.~~ 18. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

~~22.~~ 19. Concrete kerbs or other suitable barriers must be provided to prevent damage to fences and/or landscaped areas and to prevent direct vehicle access to and from the site other than by the nominated access, to the satisfaction of the Responsible Authority.

~~23.~~ 20. All loading and unloading of vehicles must be carried out within the boundaries of the land and must be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Construction of Bus Shelter and Public Footpaths

~~24.~~ 21. Details of the proposed bus shelter and bus stop are required to be submitted to Council's Engineering Department for approval prior to the works commencing. The full cost of the provision of the bus shelter is to be funded by the developer and is to be arranged in consultation with Council.

~~25.~~ 22. Plans for the proposed shared path on Jacksons Road are to be submitted to Council's Engineering department for approval. The proposed shared path is required to be constructed to Council standards.

**Landscaping and Tree Retention**

~~26.~~ 23. All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

~~27.~~ 24. Prior to the completion of any stage of the development allowed by this permit, landscaping and urban design works as shown on the endorsed plans forming part of the that stage of the development must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

~~28.~~ 25. Lighting must be provided to the satisfaction of the Responsible Authority to ensure that car park areas and pedestrian accessways are adequately illuminated during evening periods without any loss of amenity to occupiers of nearby land to the satisfaction of the Responsible Authority.

~~29.~~ 26. An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.

~~30. 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.~~

~~31. A new 525 mm drain is to be constructed at stage 1 of the project between a new junction pit at the north-western corner of 62-94 Jacksons Road and the existing side entry pit in the nature strip at the south-western corner of 1 Andleigh Drive.~~

**Stormwater Drainage**

~~32.~~ 27. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

**On-Site Detention of Stormwater**

~~33.~~ 28. Stormwater is to be detained on-site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by the Council's Engineering Department before any stormwater drainage works commencing.

**Sediment Laden Stormwater Run-off**

~~34.~~ 29. No polluted and/or sediment-laden stormwater runoff is to be discharged directly or

**indirectly into the Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.**

**Engineering Approval Required**

**~~35.~~ 30. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department before the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au.**

**Other**

**~~36.~~ 31. 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.**

**~~37.~~ 32. Any required fire services, electricity supply, gas and water meter boxes as shown on the endorsed plans must be installed in the location as specified on endorsed plans to the satisfaction of the Responsible Authority.**

**Section 55 Referral Conditions**

**Department of Transport Conditions (Ref: 21526/17-1)**

**~~38.~~ 33. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the commencement of any works, a revised Functional Layout Plan (FLP) must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The revised FLP must be generally in accordance with Functional Layout Plan (Drawing number: V160019T-TR-DG-2501, Revision 5 dated 17 May 2018 prepared by Cardno) but modified to show:**

- **a) Signage and linemarking.**
- **b) Swept path analysis for all movements associated with the proposed access point, including the largest design vehicle that could be reasonably anticipated to access the site.**
- **c) Functional Stage Road Safety Audit.**
- **d) Any revisions as which result from the findings of the Road Safety Audit.**
- **e) Shared User Path**
- **f) Bus shelter which is DDA compliant, including associated seating and walkways in plan and cross section form, and allocated space for wheelchairs**

g) Bus stop identification linemarking on Jacksons Road

h) The proposed substation to be fully contained within the site

~~41.~~ 34. Subsequent to the approval of the Functional Layout Plan and prior to the commencement of any roadworks, the applicant must submit the detailed engineering design plans along with a detailed design stage Road Safety Audit to the Head, Transport for Victoria for review and approval. The detailed design plans and any traffic signal modification plan must be prepared generally in accordance with the approved Functional Layout Plan and functional stage Road Safety Audit.

~~42.~~ 35. Prior to the occupation of the development, all roadworks as per the approved Functional Layout Plan must be completed and available for use.

~~43.~~ 36. Prior to the occupation of the development, all land to be vested as road or reserve, for which the Head, Transport for Victoria is to be responsible, must be vested in the name of the Head, Transport for Victoria.

~~44.~~ 37. Prior to the occupation of the development, any disused or redundant vehicle crossings on Jacksons Road must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

~~45.~~ 38. The demolition and construction of the development must not disrupt bus operations on Jacksons Road without the prior written consent of the Head, Transport for Victoria.

~~46.~~ 39. Prior to the occupation of the development, all bus stop works must comply with the Disability Discrimination Act 1992 (Cth) and the Disability Standards for Accessible Public Transport 2002 to the satisfaction of the Head, Transport for Victoria.

~~47.~~ 40. Prior to the occupation of the development, the Head, Transport for Victoria must be provided with GPS co-ordinates of the bus stop(s) and high-resolution photos (300dpi) of the bus stop (streetscape perspective including the entire stop) to the satisfaction of the Head, Transport for Victoria.

**Department of Environment, Land, Water and Planning Conditions (Ref: PP/LA/03/0109 & SP461389)**

~~48.~~ 41. Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

~~49.~~ 42. Before works start, native vegetation protection fencing must be erected around all patches of native vegetation and scattered trees to be retained on site. This fencing must be erected around the patches at a minimum distance of 2 metres from retained native vegetation and at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the scattered trees.

~~50.~~ 43. **The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area:**

a) **No vehicular or pedestrian access, trenching or soil excavation is to occur,**

b) **No storage or dumping of tools, equipment or waste is to occur,**

c) **No entry and exit pits for underground services are to be constructed.**

~~51.~~ 44. **In order to offset the removal of 1.452 hectares of native vegetation and one scattered tree approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual:* The general offset must:**

- **Contribute gain of 263 General Habitat Units,**
- **Be located within the Port Phillip and Westernport Catchment Management Authority boundary or Monash municipal district.**
- **Have a strategic biodiversity score of at least 0.131.**

~~52.~~ 45. **Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:**

- **A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, which is to include the ongoing management regime in perpetuity. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.**
- **A credit register extract from the Native Vegetation Credit Register.**

~~53.~~ 46. **Within two months of the date of this permit or otherwise agreed to by the responsible authority, the Native Vegetation Removal Report (NVRR ID 348_20260727_1H3) showing the additional native vegetation that is permitted to be removed, destroyed or lopped under this permit must be approved and endorsed by the responsible authority.**

~~54.~~ 47. **Within two months of the date of this permit or otherwise agreed to by the responsible authority, the permit holder must secure a native vegetation offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* [Version 1.1] to account for the additional losses shown in NVRR ID 348_20260727_1H3 approved under this permit.**

**The offsets secured must be:**

- **A general offset of 0.0050 general habitat units:**
- **located within the Melbourne Water Catchment Management boundary or Monash City area**
- **with a minimum strategic biodiversity value of at least 0.1600.**

~~55.~~ **48. Within two months of the date of this permit, or otherwise agreed to by the responsible authority, evidence that the required offset for the additional native vegetation removal has been secured in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* [Version 1.1] must be provided to the satisfaction of the responsible authority.**

**This evidence must be one or both of the following:**

- **an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site.**
- **credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**

**Once approved, a copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.**

~~56.~~ **49. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning and Environment Assessment at the Department of Energy, Environment and Climate Action at pe.assessment@deeca.vic.gov.au**

**AusNet Conditions (Ref: 40110-2 and Ref: 40110-3)**

~~57.~~ **50. No part of the proposed buildings, including eaves, awnings, canopies, shelters and the like, is permitted on AusNet Transmission Group's easement. This excludes removeable umbrella shades and garden sheds up to 3 metres in height.**

~~58.~~ **51. The proposed car park must be used only by domestic and small commercial vehicles not exceeding ~~3~~ 3.5 metres in height. Parking, loading, unloading and load adjustment of large commercial vehicles is not permitted on the easement with the exception of waste management activities.**

~~59.~~ **52. The use of vehicles and equipment involved in construction work on the easement must not exceed 3 metres operating height without prior written permission from AusNet Transmission Group Pty Ltd. The cleaning, washing down, or maintenance of large vehicles is not to be carried out on the easement.**

~~60.~~ 53. **Any lighting poles erected on the easement must not exceed 3 metres in height and must be designed so as to allow lanterns to be lowered to ground level for servicing. Higher poles may be permitted subject to available conductor to ground clearances at this site. Power to lighting poles must be installed underground.**

~~61.~~ 54. **Scaffolding is not permitted on the easement.**

~~62.~~ 55. **All trees and shrubs planted on the easement must not exceed 3 metres maximum mature growth height.**

~~63.~~ 56. **The storage of flammable materials, including that within waste bins, is not permitted on the easement. Storage of small quantities of fuel is permitted within the garden sheds for domestic use only.**

~~64.~~ 57. **Natural ground surface levels on the easement must not be altered by the stockpiling of excavated materials or by landscaping within prior written approval from AusNet Transmission Group.**

~~65.~~ 58. **All services traversing the easement must be installed underground.**

~~66.~~ 59. **The use of construction equipment including cranes that have the ability to extend into the easement are not permitted.**

~~67.~~ 60. **All future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.**

**<u>Time for Starting and Completion</u>**

~~68.~~ 61. **Once the development has started, the approved development must be continued and completed to the satisfaction of the Responsible Authority.**

~~69.~~ 62. **This Permit will expire if one of the following circumstances applies:**

- **The first stage of development has not commenced within 3 years of the date of this Permit; or**
- **The first stage of development is not completed within 2 years from commencement of the first stage; or**
- **Subsequent stages of development are not completed within 6 years from the completion of the first stage of development.**

**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:**

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

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

**NOTES**

**A.** **The preparation of the functional layout plan, detailed engineering design and the construction and completion of all work must be undertaken in a manner consistent with current DoT/VicRoads policy, procedures and standards and at no cost to the Head, Transport for Victoria. In order to meet the requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements - Externally Funded Projects" and any other requirements considered necessary depending on the nature of the work.**

**B.** **The Functional Layout Plan may need to be amended to accommodate any changes that may arise during the detailed design stage review, in response to the Road Safety Audit, in relation to services and their relocation, vegetation, drainage, treatment of hazards within clear zones and other matters.**

**C.** **The proposed development requires works within in the road reserve. Separate approval under the *Road Management Act 2004* may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.**

**D.** **The detailed engineering design plans may need to be amended to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones and other matters.**

**E.** **Road Safety Audits must be undertaken by an independent VicRoads prequalified road safety auditor and be conducted in accordance with Austroads – Road Safety Audit (Second Edition 2002) requirements. Any identified issues must be addressed to VicRoads 'satisfaction.**

**F.** **No work must be commenced in, on, under or over the road reserve until all necessary approvals under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts have been obtained. Please contact VicRoads prior to commencing any works.**

**G.** **This is not a Building Permit. Building approval must be obtained prior to the commencement of the above approved works.**

**H.** **This is not approval under the Health Act. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act before occupation and will require approval.**

**I.** **The lot/unit numbers on the "Endorsed Plan" are not to be used as the official street address of the property. Street numbering is allocated in accordance with Australian/New Zealand Standards 4819:2001- Rural and Urban Addressing. Any street addressing enquiries should be directed to Council's Valuation Team on 9518 3615 or 9518 3210.**

**J.** **Please apply via Council's online application for permits that are required for any premises within facility that require registration under the Public Health and Wellbeing Act or Food Act. The online application can be found at this link www.monash.vic.gov.au/Business/Starting-or-Buying-a-Business**

**K.** **The design and fit out of the food premises must comply with Food Standard Australia New Zealand's 'Food Safety Standard 3.2.3 -- Food Premises & Equipment'.**

**L.** **The premises must not create a nuisance under the Public Health and Wellbeing Act and must comply in all respects with EPA noise legislation.**

**M.** **The private on-site drainage system must prevent stormwater discharge from the internal roads and parking over the footpath and into the road reserve. The internal drainage system may include either:**

- **a trench grate (minimum internal width of 150 mm) located within the property boundary; and/or**
- **shaping the internal roads and parking so that stormwater is collected in grated pits within the property; and or**
- **another Council approved equivalent.**

**N.** **All stormwater collected on the site is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to drainage works commencing.**

**O.** **The nominated point of stormwater connection for:**

- **Stage 1 of the development is to the north-west corner of 62-94 Jacksons Road where the stormwater drainage must be collected and free drained via a pipe to the existing side entry pit in the nature strip at the south-western corner of 1 Andleigh Drive.**
- **Stage 2: To direct the entire site's stormwater drainage to the north-east corner of the property where it must be collected and free drained via a pipe to the Council pit in the easement via a 900 mm x 900 mm junction pit to be constructed to Council Standards. (A new pit is to be constructed to Council Standards if a pit does not exist, is in poor condition or is not a Council standard pit). Note: If the Point of Connection cannot be located then notify Council's Engineering Department immediately. Please note, since this stage is discharging into an easement through other neighbours – the drainage design is to cater for a 1 in 100 year storm event.**
- **Stage 3, 4 & 5: To direct the entire site's stormwater drainage to the north-west corner of 62 - 94 Jacksons Road where the stormwater drainage must be collected at a newly constructed junction pit at the north-western corner of the property. (Within the property boundary)**

**P.** **Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council pits and these works are to be inspected by Council's Engineering Department. A refundable security deposit of $55,000 is to be paid prior to the drainage works commencing.**

**Q.** **Any works within the road reserve must ensure the footpath and naturestrip are to be reinstated to Council standards.**

**Ausnet Notes:**

**R.** **It should be noted that there are restrictions on development of the AusNet easement, including buildings, structures, earthworks, roads, services and trees, and that vehicle access is required by AusNet at all times.**

**S.** **Details of any proposed use of the easement must be submitted to and approved by Ausnet before work is commenced on site, Further information is available from AusNet on request.**

## COUNCIL PLAN STRATEGIC OBJECTIVES

**A well-planned and future ready city**
An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

**A city that promotes environmental sustainability**
Where neighbourhoods are designed and developed along environmentally sustainable development and urban design principles, in sympathy with the natural environment.

## BACKGROUND

**History**

Planning Permit TPA/47359
Planning Permit TPA/47359 was issued on 1 April 2020 for the staged development of the land for a retirement village and residential aged care facility (3-5 storeys in height), to develop and use part of the land for a medical centre, alteration of access to a Road Zone Category 1 (now known as Transport Zone 2) and removal of native vegetation.

Planning Permit TPA/47359/A
Amended Planning Permit TPA/47359/A was issued on 8 June 2022. This amended permit altered building typology and removed the medical centre component.

Specifically, this amended permit allows for:

- 70 single storey retirement living units with individual garages.
- Development of a centrally located residential aged care / retirement village complex comprising of four buildings (2 to 5 storeys in height) and located in the centre of the site.
- Three of the central buildings to accommodate retirement living units, and one building to accommodate residential aged care beds across two levels and three levels of assisted living units above.
- A total of 175 retirement living units.
- 60 residential aged care beds and 54 assisted living units.
- Ancillary shared communal facilities include a gym, pool, dining, lounge, theatre, games room, library, plaza and café within the central complex.
- Basement car park.
- Removal of Native Vegetation - 1.452 hectares in total and retention of 62 existing trees on site.
- A site coverage of 69%.

Planning Permit TPA/47359/B
Amended Planning Permit TPA/47359/B was issued on 5 October 2022 to facilitate the commencement of the approved "early works" comprising the construction of a deceleration lane, shared paths and bus stop and hard stand area as required by the Department of Transport. The amendment included approving the development in stages to allow the applicant the opportunity to start preparing to deliver the public realm improvement works previously approved.

Extension of Time (EOT) (TPA/47359/A)
An extension of time was approved on 27 March 2023 with Stage 1 to commence by 1 April 2025. Early works commenced in May 2023 with Stage 1 commencing shortly after (before 1 April 2025).

Planning Permit Application TPA/47359/C
This application was withdrawn, and no amended permit was issued.

Planning Permit TPA/47359/D
Amended Planning Permit TPA/47359/D was issued on 3 October 2024 and included new Condition 18 relating to a temporary village centre, amended staging, development and landscape plans.

**Attachment 1** contains the most recent Planning Permit TPA/47359/D and the relevant endorsed plans are at **Attachment 2.**

## The Site and Surrounds

The subject land is located on the eastern side of Jacksons Road, approximately 650 metres north of the intersection with the Monash Freeway. The site is large in area with a frontage of approximately 230 metres to Jacksons Road and a depth of 205 metres, and a total area of approximately 4.6 hectares.

The land has a considerable fall and slopes approximately 10 metres from the south-west corner to the north-east corner of the site. A number of easements are located within the site including a 36.58-metre-wide electricity easement along the southern boundary. An overhead electrical transmission line runs along this easement.

The surrounding area is generally residential in nature with the exception of the abutting site to the north, 'Stirling Theological College' which contains a single storey building with car parking located to the front and north of the site in addition to residential buildings located along the northern boundary of the site.

The remainder of abuttals are to residential properties, adjoining the rear of these properties. On the opposite side of Jacksons Road is a residential development by Mirvac known as Waverley Park.

An aerial photograph of the subject site and surrounding land can be found attached to this report (**Attachment 3**).

## Development and Planning Permit Status

### Development

Early works associated with the development commenced in May 2023 and included the construction of the primary vehicular access from Jacksons Road. Since that time, the development approved under Stages 1 to 4, referred to in the endorsed Staging Plan dated 13 June 2025, have been completed and comprise of the retirement living villa units and the internal road network serving these units. These completed stages are predominantly located within the northern portion of the site. Landscaping associated with these works has been implemented and is now well established. The temporary visitor centre, located near the Jacksons Road entrance is also operational and currently serves residents and visitors to the site. The balance of the site is known as Stages 5 and 6 below.




*Extract of Approved Staging Plan – 13 June 2025*

### Permit Validity

The condition of the Planning Permit requires all subsequent stages of the development to be completed within six years of the completion of the first stage. An Occupancy Permit for Stage 1 was issued on 6 August 2024, establishing a permit completion deadline of 6 August 2030 for the overall development. Given that the development is progressing in accordance with the staged

delivery framework and the expiry date has not been reached, the permit remains valid, and the approved development may continue to be implemented in accordance with its conditions.

## PROPOSAL

The application proposes modifying the approved development mix to increase the number of retirement living units and reduce the scale of apartment forms and aged care accommodation, remove the basement car park and reduce the number of car parking spaces provided on site, as well as make changes to the development staging.

**Amended Staging**

- Amend development staging to create additional stages. The temporary village centre will be demolished once Stage 7 is completed and replaced by a temporary staff car park.

**Amendments to Village Centre**

- The 4x multi-storey buildings, located centrally within the site reduced in building height from 3-5 storeys to 1-3 storeys.
- The Village Centre Building (1 of the 4 centrally located buildings) reduced from 5 to 3 storeys and proposed to accommodate 40 residential aged care beds on Level 1 and communal facilities on the ground and third levels.
- Replace Buildings A, B and C with a central communal outdoor area, 3 rows of double storey independent living apartments and single storey villa units with associated landscaping and accessways. Each apartment will have access to a secure single garage at ground level.
- Relocation of the indoor communal care area at level 1 to the south and addition of a roof terrace and communal area at level 2. The roof terrace and communal area at level 2 will be utilised by all residents.
- Reduce size of rainwater tank in the village centre from 100kL to two tanks (one 40kL tank in the main building and 30kL tank for the independent living apartments).

**Amendments to villas**

- Replace Villas 67, 68, 69 and 70 with a row of double storey independent living apartments. Each apartment will have access to a secure single garage at ground level.
- Amend the balance of villas into 'pairs' for construction efficiency and consequential amendments in floor layouts. The new villas will include pergolas along the Jackson Street frontage and along the rear eastern interface.
- Inclusion of an open pergola to the rear of villa unit 22.
- Additional villa unit at the front of the site (80) adjoining villa units 1, 2, and 3.

**Building design**

- Amend building expression and materials / finishes as appropriate to reflect the significantly reduced scale of the village centre building.

**Landscaping**

- Amendment to landscaping treatments to reflect the built form proposals described above.
- Reconfiguration of the outdoor communal open space area along the southern boundary of the site (within an easement) providing for a bowling green, pickleball courts, bocce court, putting green.

**Tree removal**

- Removal and replacement of Trees T61, T121, T122, T123, T124, T167, T210, T211, T1331, T1332, T1335, T1336, T1358 and T1363, some of which have been recently lost to storm damage.

**Parking and Access**

- Delete basement car parking and consequential adjustments to finished floor levels of the village centre buildings.
- Amendment to the car park and access layout within the transmission easement, including provision of additional car spaces to the south of the independent living apartments and Villa 79. 3 of these car spaces will have EV charging stations with relevant signage in accordance with Ausnet requirements.
- The total number of car parking provided on the site reduced from 370 to 261 and car parking spaces re-configured at ground level.

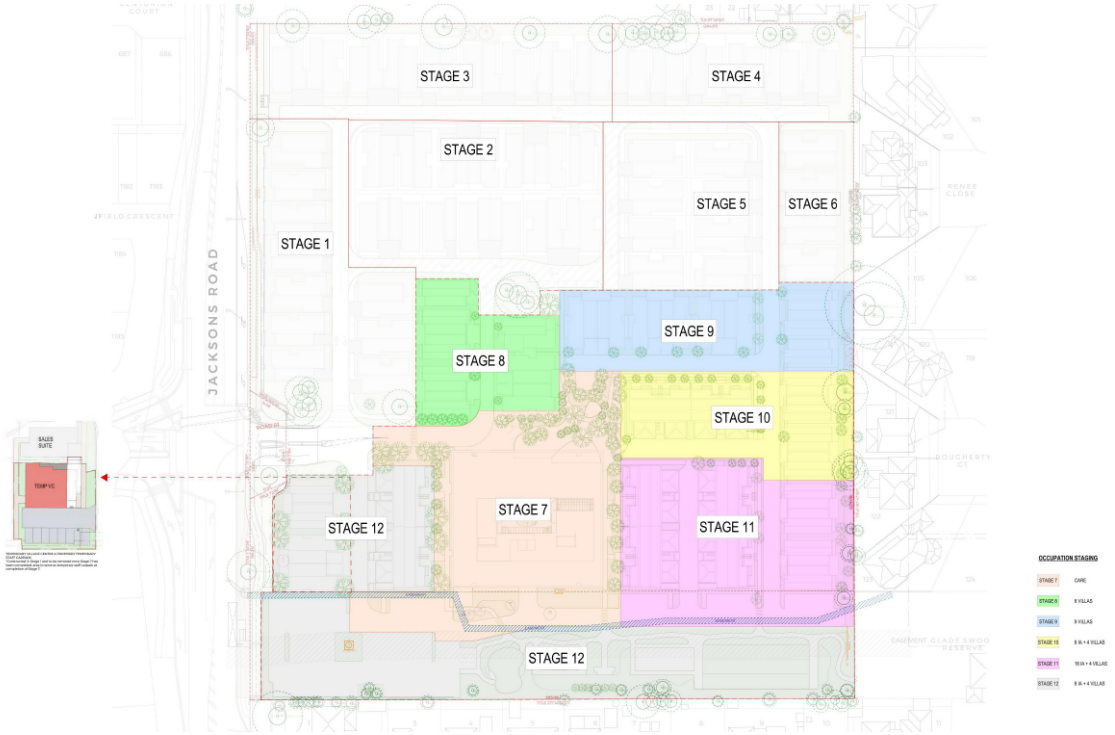
A Comparison of the key components of the approved and proposed developments are summarised below:

| | **Approved Development TPA/47359D** | **Proposed Development TPA/47359E** | **Difference** | **Comments** |
|---|---|---|---|---|
| **Maximum Overall building height** | 19.83 metres<br><br>5 storeys | 10.4 metres<br><br>3 storeys | -9.4 metres<br><br>Reduced by 2 storeys | The overall building height is reduced by 9.4 metres at the Village Centre building. |
| **Residential Aged Care Beds** | 60 | 40 | -20 | Reduction of 20 aged care beds in the Village Centre building. |
| **Assisted living units** | 54 | 0 | -54 | The assisted living units are completely removed. |
| **Retirement Living Units**<br>2 bed<br>2.5 bed<br>3 bed | 70<br><br>3<br>14<br>53 | 80<br><br>19<br>14<br>47 | +10 | Increase of 10 retirement living units |

| | | | | |
|---|---|---|---|---|
| **Apartments**<br>2 bed apartments<br>3 bed apartments | 105<br>73<br>32 | 32<br>16<br>16 | -73 | Decrease in 73 retirement living apartments. |
| **Car Parking** | 370 | 261 | -109 | The number of car parking spaces is reduced by 109 spaces. |
| **Bicycle Parking** | 12 | 18 | +6 | Increase bicycle parks by 6. |
| **Site Coverage** | 69% | 39% | -30% | Reduced site coverage by 30%. |
| **Area of Native Tree Removal** | 1.452 hectares | 1.477 hectares | +0.025 hectares | The change is due to one (1) native and indigenous tree removal due to storm damage. |

**Proposed Changes to the Development Staging**

It is proposed to amend the development staging approved as Stages 1 through to 6 on the endorsed development plan dated 13 June 2025, to a revised staging plan which now comprises of 12 stages. These stages are shown in the extract below.



*Extract of Proposed Staging Plan*

It is noted that the temporary Village Centre and temporary staff parking currently located at the front entrance to the site has been updated to reflect the revised staging, with its removal upon the completion of Stage 7 (previously Stage 5).

The change to the staging numbering is tied to the builder's past and future tender phases and is therefore purely clerical in nature. The applicant has advised that the proposed changes to the staging of the development is intended to align builder's project delivery framework and does not propose any changes to the completed stages or the approved development outcome.

**Attachment 4** details plans considered as part of this assessment.

**Permit Triggers:**

**Zoning**

The subject land is located within the Neighbourhood Residential Zone Schedule 4 (NRZ4). Pursuant to Clause 32.09-2 Neighbourhood Residential Zone, a permit is required for the use of the land for a Retirement Village (Accommodation). A Planning Permit is not required for the use of the land for a Residential Aged Care Facility.

Pursuant to Clause 32.09-9, a Permit is required to construct a building or construct or carry out works for use in Section 2 of Clause 32.09-2 (Retirement Village).

Pursuant to Clause 32.09-8 (Residential Aged Care Facility), a Permit is required to construct a building or construct or carry out works for a residential aged care facility.

It is noted that the provisions of Clause 32.09-4 (Minimum Garden area requirement) and Clause 32.09-10 (Maximum building height requirement for a dwelling or residential building) apply only to a 'residential building' or 'dwelling'. A retirement village is not classified as a residential building. These provisions therefore do not apply. These requirements also do not apply to a Residential Aged Care Facility.

**Overlays**

The subject site is not affected by any overlays.

**Attachment 5** details the zoning and overlays applicable to the subject site and surrounding land.

**Particular and General Provisions**

**Clause 52.02: Easements**

A permit is required to create or vary and easement.

**Clause 52.06: Car Parking**

Clause 52.06-5 requires 122 car spaces to be provided on the land based on the applicable car parking rates for Retirement Village and Residential Aged Care. As 261 car spaces have been provided on the site, a requirement for a planning permit is not triggered under this provision.

**Clause 52.17-1: Native Vegetation**

A Planning Permit is required for the removal of native vegetation. An application for the removal of native vegetation is required to be referred to the Department of Environment, Land, Water and Planning (DELWP).

**Clause 52.29: Land Adjacent to a Transport Zone 2**

A Permit is required for alteration of access to a road in a Transport Zone 2 and is required to be referred to the Department of Transport.

**Clause 52.34: Bicycle Parking Spaces**
Under Clause 52.34 a 'Retirement Village' or 'Residential Aged Care Facility' are not required to provide for bicycle parking.

**Clause 53.17: Residential Aged Care Facility**
A development for a Residential Aged Care Facility must meet the requirements of Clause 53.17 which specifies that the building height must not exceed 16 metres.

**Clause 66.02-4: Major Electricity Line or Easement**
An application to construct a building or carry out works on land within 60 metres of a major electricity transmission line is required to be referred to AusNet.

**Clause 66.02-11: Integrated Transport Planning**
An application for a residential building comprising 60 or more lodging rooms is required to be referred to the Department of Transport.

**Closed Landfill Buffer**
The site is not located within the buffer or a closed landfill.

**Cultural Heritage Management**

The site is not located within the cultural heritage sensitive area.

**CONSULTATION:**

Council officers met with the permit applicant to discuss various aspects of the proposal including the proposed changes to the development mix, the implications of the revised building setbacks, the proposed car parking provision and layout, the extent of native and non-native vegetation removal and the rationale for the proposed amendments to conditions related to landscape works staging. As a result, amended plans and information were submitted on 17 June 2026, these plans form the basis of Council's assessment of the application.

In addition, the Department of Environment, Land, Water and Planning (DEECA) provided their referral comments on 5 June 2026 requesting for a Native Vegetation Removal Report (NVRR) to account for the removal of a small, scattered tree identified as Tree 210, a 12 metre high Eucalyptus Camaldulensis (River Red Gum). The request from DEECA was provided to the applicant, who provided the NVRR on 27 July 2026. The NVRR was provided to DEECA for their further assessment. In response, the applicant submitted additional information and an updated NVRR on 21 August 2026.

The applicant was advised that the application was coming to the September Council Meeting, and a letter was sent with details of the meeting. The applicant has been advised that this application is recommended for approval, subject to conditions and the implications of the conditions on the proposal have been explained.

**Public Notice**

The application was advertised in July 2026 (following submission of the amended plans), in accordance with Section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and two (2) signs displayed along the Jacksons Road frontage of the site.

No objections were received.

**Referrals**

**External Referral**

Department of Transport (Reference No.: 21526/17-2)
The application was referred to the Department of Transport as determining referral authority pursuant to Clause 52.29 to create or alter access to a road within a Transport Zone and Clause 66.02-11 due to the number of dwellings exceeding 60. The Department advised they have no objections to the proposed amendments of the amended permit application with no further requirements than what is imposed on the permit.

Department of Environment, Land, Water, Planning (DEECA) (Email response dated 5 June 2026)
The application was referred to DEECA due to the additional removal of native vegetation in accordance with Clause 52.17-1 of the Planning Scheme. Information about tree removal and an updated Native Vegetation Removal Report (NVRR) was provided to DEECA in the referral process. The Department advised they have no objections to the proposed amendments subjected to additional permit conditions placed on the permit. These conditions related to biodiversity offset requirements due to the removal of a 12 metre high Eucalyptus Camaldulensis (River red gum tree) native tree located along the northern boundary of the site (due to storm damage).

AusNet (Reference No: 40110-3 and Ref: 40110-3
The application was referred to AusNet pursuant to Clause 66.02-4 to undertake building and works within an electricity easement. Updated conditions relating to vehicular access, planting on the easement, allowable building structures on the easement have been provided and these requirements have been updated in the conditions.

**Internal Referrals**

Transport Engineering
Council Transport Engineer has advised that the provision of 261 car parking spaces is satisfactory due to the reduced intensity of use associated with the reduction of retirement living and aged care units.

Additional permit conditions have been recommended to address design concerns and are discussed in the assessment section below.

Waste Services

Council's Waste Services advised that the revised Waste Management Plan (WMP) requires amendment to address outstanding requirements relating to bin storage areas, provision of clothing recycling bin and further details to be incorporated into the WMP.

Drainage Engineering

Council Drainage Engineers have provided advise updated the drainage conditions of the permit. Advice has also been received that a drainage easement, as drawn on the submitted application drawings, is not required. This can be removed from the plans by condition.

## DISCUSSION

**Planning Policy Framework (PPF)**

The proposal contributes to this objective of Clause 11.01-1R (Settlement - Metropolitan Melbourne) within the Planning Policy Framework by providing a substantial supply of retirement living and aged care accommodation within an established urban area, supporting housing diversity and responding to increasing demand for accommodation tailored to older residents.

Clause 16.01-5S specifically seeks to facilitate the development of well-designed and appropriately located residential aged care facilities. The policy recognises that residential aged care facilities contribute to housing diversity and choice and are an appropriate use within residential areas. It further acknowledges that such facilities differ from conventional dwellings in their purpose and function and, as a result, may exhibit different built form outcomes in terms of height, scale and massing.

The proposal comprises a mix of aged care accommodation and retirement living units, including two- and three-bedroom villa units, and provides a range of care and support services to meet the varying needs of residents. As such, the development is strongly aligned with the intent of this planning policy.

Clause 15.01-1L-02 (Tree Conservation for a Garden City) encourages development that reinforces Monash's Garden City character through the incorporation of substantial landscaping, including canopy tree planting within open space areas, front setbacks and site boundaries. Similarly, Clause 15.01-5L (Neighbourhood Character) seeks to preserve and enhance the important contribution that vegetation and landscaping make to the treed character of Monash. While the development has necessitated the removal of some vegetation, the overall landscaping outcome will significantly enhance the site's long-term canopy cover and landscape character.

## ASSESSMENT

The amended application is generally consistent with the original approval. Generally, the application proposes changes to staging, building typology and reduction in the scale and built form, and carparking. This is discussed below.

Built Form

The amended application proposes a reduction in the overall building mass and density from an approved development with four multi storey buildings located central to the site and ranging

from 3-5 storeys to a Village Centre building with a maximum height of 3 storeys, and new surrounding low rise 1-2 storey retirement living units and apartments. There is no change to the provision of low rise (single/double storey retirement living units) along sensitive boundaries with an interface to residential properties.

The reduced scale of the development is consistent with the built form framework of the neighbourhood residential zone which typically provides for a maximum building height of 2 storeys.

There is a proposed increase in built form and building height to the row of retirement living units identified as numbers 67 to 70 and located immediately west of the Village Centre Building from single storey to double storey apartments. The visual effect of this change is minimal as these buildings are setback 37 metres from the southern boundary, and behind a row of apartments that front Jacksons Road.

The revised layout reduces the total number of retirement living units from 175 to 112 and is driven by market demand and a range of construction considerations that have emerged through the detailed design, staging and delivery of the project. The reduction in yield has resulted in a less intensive built form outcome than that previously approved, achieving an outcome that remains respectful of the site's landscape character.

The development is provided with articulation through a combination of materials and finishes of brick and render with timber look cladding in a soft colour palette in neutral tones and a combination of flat and pitched roof form found in the area unchanged from the previous scheme.

Development along the eastern boundary

The proposed amendments to the retirement living units along the eastern boundary are considered acceptable from both a design and amenity perspective. While the units will remain single storey in height, the design has been modified to provide greater separation between individual buildings. The revised siting also results in a modest increase to the eastern boundary setback by 0.5 metres, which further enhances the spatial separation between the development and the adjoining residential properties. Overall, the amended siting achieves an appropriate interface with the eastern boundary and maintains a satisfactory level of residential amenity.

The revised design does not introduce any additional overlooking impacts to the adjoining properties to the east. A 1.7 metre high screen with a maximum transparency of 25% along the rear boundaries of the eastern units was approved as part of the original permit and remains unchanged.

Jackson Road front setback

Retirement living units numbered 1, 2, 3 and new villa numbered 80, located closest to Jacksons Road, on the southern side of the main vehicular access are proposed to incorporate pergola structures within the approved front setback. As a result, the front setback for these units will be reduced from 12.55 metres to 9.92 metres which is considered appropriate, noting the part of the

public footpath also goes into the site and whilst it may appear that the setback is reduced, its distance to the title boundary is appropriate.

The proposed pergolas extend across the unit frontage by approximately 3.4 metres and only extend along a portion of the 8.4 metre width of the unit. They have a height of 2.7 metres and incorporate openable roof elements, resulting in a lightweight and visually permeable form when viewed from the street. Given the modest scale and limited extent, the pergolas will not materially alter the appearance of the development or diminish its landscape setting. Accordingly, the proposed setback to Jacksons Road is considered acceptable.

**Internal Amenity**

The proposal continues to provide a high level of internal amenity for residents. The modified development includes 1,479 square metres of internal communal floor area within the Village Centre Building, which is considered acceptable given the extensive range of facilities provided for residents. These facilities include a gym, pool, spa, dining and lounge areas, cinema, games room, communal kitchen and café, and library, ensuring a diverse range of opportunities for recreation, social interaction and wellbeing.

The development also continues to incorporate substantial outdoor communal open space along the southern boundary of the site, providing a range of recreational facilities for residents and a comprehensive footpath network is maintained across the site, connecting the retirement living units with the main Village Centre Building, Jacksons Road and the communal open space at the southern end of the site.

The amended layout and configuration of retirement living units and double-storey retirement living apartment units have been designed to make appropriate use of solar energy by sitting private yards and balconies to have northern orientation.

Each building is provided with a clearly identifiable pedestrian entrance, facilitating safe and convenient access for residents and visitors.

The 40 aged care units located on Level 2 of the 3-storey Village Centre Building are supported by a centrally located communal terrace, together with dedicated care dining and lounge areas. In addition, numerous bedrooms are oriented towards an internal landscaped courtyard, providing residents with a pleasant outlook and improved access to natural light. The remaining aged care units are outward facing and are provided with windows overlooking the surrounding external areas, ensuring adequate daylight access.

Each retirement living unit is designed to provide a comfortable and functional living environment, incorporating open-plan living areas, bedrooms with access to a balcony or terrace, adequate internal storage and secure car parking. Residents also benefit from access to generously sized private and communal open space areas throughout the development.

Private open space provision is considered appropriate, with each retirement living unit provided with a minimum of 25 square metres of secluded private open space, while apartments are

provided with balconies of at least 8 square metres. This ensures all residents have access to functional and useable private outdoor areas for recreation and relaxation.

The proposed retirement living apartment units also provide functional and appropriately dimensioned bedroom and living spaces. Adequate access to daylight is achieved as all habitable room windows face an outdoor space open to the sky, with a minimum area of 3 square metres and a minimum clear dimension of 1 metre, ensuring a satisfactory level of internal amenity for future residents.

**Car Parking, traffic and access**

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

| Use | Number of Retirement living units/aged care beds | Clause 52.06 Requirement (Site in Category 2) | Car Spaces required | Car spaces provided |
|---|---|---|---|---|
| **Retirement Village** | 112 | 1 space per dwelling | 112 | - |
| **Residential Aged Care Facility** | 40 | 0.25 space per bedroom | 10 | - |
| **Total** | | | 122 | 261 |

The main change to the car parking arrangement is the removal of the basement car park and the reconfiguration of the internal road network and at-grade parking areas. The revised layout provides a clear and functional vehicular access arrangement that appropriately services the development while maintaining safe internal circulation.

The development incorporates three (3) electric vehicle (EV) charging stations for residents and visitors, supporting the transition to more sustainable transport options. Scooter parking and bicycle parking facilities are also provided to the east and west of the Village Centre Building, encouraging alternative modes of transport. In addition, three (3) accessible car parking spaces are provided in convenient locations to ensure equitable access for people with mobility impairments.

The proposed access and parking layout is considered to provide an appropriate level of functionality and convenience for residents, visitors and service vehicles.

Council's Transport Engineer has reviewed the proposed parking layout and identified the following outstanding design concerns:

- All car parking spaces should be dimensioned to comply with the design standards specified in Clause 52.06-9 of the Monash Planning Scheme. The parking spaces east of the

Pickleball court are served by a 6.1 metre aisle, whereas the relevant standard requires an aisle width of at least 6.4 metres. Alternatively, the parking spaces may be widened to 2.7 metres to achieve compliance with the applicable design requirements.

- The accessible parking spaces should be designed in accordance with the Australian Standard for Off-Street Parking for People with Disabilities (AS/NZS 2890.6).

These concerns can be addressed by condition.

**Bicycle Parking**

The proposed development does not generate any bicycle parking requirements pursuant to Clause 52.34-3 of the Monash Planning Scheme; however, the proposal provides a total of 18 bicycle parking spaces located at ground level within close proximity to the Village Centre Building.

**Removal of Native Vegetation**

A Planning Permit is required under Clause 52.17 for the removal of native vegetation from the land, including native trees, shrubs and grasses. At the request of the Department of Energy, Environment and Climate Action (DEECA), a revised Native Vegetation Removal Report (NVRR) dated 27 July 2026 was prepared by Cat Stephenson. The revised assessment identifies a total of 1.477 hectares of native vegetation patches across the subject site, an increase from the previously assessed 1.452 hectares.

The increase in the extent of native vegetation is attributable to the inclusion an indigenous River Red Gum (*Eucalyptus camaldulensis*). The tree, which was approximately 12 metres in height, was located along the northern periphery of the site and was removed in 2023 following storm damage. Notwithstanding its removal, DEECA required the vegetation associated with the tree to be accounted for within the native vegetation assessment, resulting in the revised native vegetation requirement.

DEECA has imposed an offset of 0.0050 General Habitat Units required within either the Melbourne Catchment Management Authority area or the City of Monash municipal area, with a minimum Strategic Biodiversity Score of 0.1600. Subject to compliance with these offset requirements in the required timeframe, the proposal is considered to appropriately address the native vegetation removal provisions of Clause 52.17.

Native vegetation on the site will continue to be protected. A revised Native Vegetation Removal Report confirms that, aside from a single native River Red Gum (*Eucalyptus camaldulensis*) that was removed in 2023 due to storm damage, the remaining native vegetation remains in place. The retained native trees are reflected in the updated Tree Management Plan dated 12 March 2026 and will continue to be protected and managed as part of the development.

**Removal of Non-Native Vegetation and Replanting**

The amended development plan identifies the removal of 15 trees between April 2023 and December 2025, including one native tree as identified above. These trees were located along the northern, southern and eastern boundaries of the site and were removed due to a combination of factors including as a direct result of storm damage, safety concerns associated with an immediate risk of failure or as a consequence of unforeseen site works. Details of the trees that were removed, including their species, size and reasons for removal are provided in the table below. The heath and retention value of these trees undertaken by Axiom Tree Management Pty Ltd in the Development Impact Report in 2021 are also detailed in this table.

| Tree ID No. | Species | Origin | Height x Width (m) | Health | Retention Value | Date/time period removed | Reason for Removal |
|---|---|---|---|---|---|---|---|
| 61 | Melaleuca armillaris (giant honey myrtle) | Native | 5 x 4 | Fair | Low | Between April 2023 and Dec 2023 | Storm damage |
| 121 | xCupressocyparis Leylandii (Leyland Cypress) | Exotic | 18 x 3 | Good | Medium | Between Oct 2023 and Feb 2024 | Failed in storm |
| 122 | xCupressocyparis Leylandii (Leyland Cypress) | Exotic | 18 x 3 | Good | Medium | Between Oct 2023 and Feb 2024 | Failed in storm |
| 123 | xCupressocyparis Leylandii (Leyland Cypress) | Exotic | 13 x 3 | Good | Medium | Between Oct 2023 and Feb 2024 | Failed in storm |
| 124 | xCupressocyparis Leylandii (Leyland Cypress) | Exotic | 12 x 3 | Fair | Low | Between Oct 2023 and Feb 2024 | Failed in storm |
| 167 | Acacia Previssima (ovens wattle) | Native | 12 x 5 | Very Poor | Low | Between Feb 2024 and March 2024 | Failed in storm |
| 176 | Eucalyptus Kitsoninana (Gippsland mallee) | Native | 9 x 5 | Fair | Medium | Between Oct 2025 and Dec 2025 | Removed from advice from another Arborist |
| 210 | Eucalyptus camaldulensis (river red gum) | Indigenous | 12 x 4 | Good | Medium | Between April 2023 and | Storm damaged |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | August 2023 | |
| 211 | Eucalyptus cladocalyx 'nana' (dwarf sugar gum) | Native | 12 x 3 | Very Poor | Low | Between April 2023 and August 2023 | Storm damaged |
| 1331 | Callistemon Linearis (narrow leaved bottlebrush) | Native | 4 x 3 | Fair | Low | Between April 2023 and August 2023 | Substation Impact |
| 1332 | Callistemon Linearis (narrow leaved bottlebrush) | Native | 3 x 4 | Fair | Low | Between April 2023 and August 2023 | Unknown |
| 1335 | Callistemon Linearis (narrow leaved bottlebrush) | Native | 3 x 3 | Fair | Low | Between April 2023 and August 2023 | Unknown |
| 1336 | Leptospermum scoparium (manuka) | Native | 5 x 5 | Good | Medium | Between April 2023 and August 2023 | Substation Impact |
| 1358 | Acacia pravissima (owen wattle) | Native | 3 x 8 | Fair | Low | Between Feb 2024 and March 2024 | Storm damage |
| 1363 | Leptospermum petersonii (lemon scented tea tree) | Native | 3 x 2 | Very Poor | Low | Between Oct 2023 and Feb 2024 | Storm damage |

Notwithstanding the loss of tree canopy, the applicant has demonstrated a commitment to revegetate and replace the lost canopy throughout the development. An updated Master Landscape Plan has also been submitted identifying the indicative locations of replacement and additional canopy trees within the remaining stages of the development and is shown below. The revised Master Landscape Plan is considered to be generally satisfactory.




*Extract of proposed revised Master Landscape Plan*

In relation to the completed stages of development, an amended landscape plan will be required to be prepared and submitted for endorsement. The amended landscape plan is to show the trees that have been removed and suitable replacement planting to the satisfaction of the responsible authority.

The applicant has also requested for a landscape plan to be submitted prior to the commencement of each uncompleted stage of the development. This is considered appropriate and the condition has been amended to require that this occur. The landscape standard condition is also to be amended to seek replacement planting that will seek to achieve a net gain in canopy cover and contribute to the long-term enhancement of the site's landscape character.

It is also noted that a Tree Management Plan (TMP) was endorsed on 6 July 2023 and provides an appropriate framework for the ongoing management and protection of retained vegetation throughout the construction period. As a result of the removal of 15 trees from the subject land, a revised TMP has been submitted, updating the schedule of trees to be retained and protected within the subject land, on adjoining properties and within the road reserve.

This overall approach will assist in mitigating the impacts of tree removal and support the ongoing greening of the site. It will also ensure that the development aligns with the objectives of State and Local Planning Policy, which encourage the retention, replacement and expansion of urban tree canopy cover and the protection and enhancement of landscape character.

**Other matters**

Both the proposed development and the previously endorsed development plans depict the extension of an easement known as Easement E-4 westwards towards Jacksons Road and in favour of AusNet.

Pursuant to Clause 52.02 of the Monash Planning Scheme, a planning permit is required to create, vary or remove an easement, and any such application must be referred to the relevant determining referral authority, being AusNet in this instance.

A review of the planning permit history for the site has identified that planning approval has at no stage been sought nor granted for the proposed extension of Easement E-4. Accordingly, all references to the extension of Easement E-4 should be removed from the plans. Any future proposal to alter the easement will require separate planning approval in accordance with the provisions of the Monash Planning Scheme.

The substation and associated services shown along the accessway from Jacksons Road has been constructed in a different location to what is shown on the endorsed plan. While, the location of the substation is generally in the same location as shown on the endorsed plans, the as constructed size and dimensions have been altered resulting in reduced areas for landscaping. The as constructed size and location of the substation and associated services will be required on the plans for endorsement via a condition on any permit to issue.

**Changes to Permit Conditions**

Permit conditions have been amended and new conditions included to reflect the amended proposal as discussed in the body of this report. This includes the removal of conditions that are no longer applicable. The conditions which have been removed generally relate to early works and construction management during early works. As these works have now been completed, the conditions are no longer applicable. The changes to condition 1 are no longer applicable as they have been satisfied as part of the plans that were endorsed for the development and remain shown on the plans.

The proposed changes to the Permit are summarised as follows:

- Amend the citation to delete reference of development up to 5 storeys in the permit citation and include the variation of the easement.

- Delete all conditions relating to early works, noting all early works now complete.
- Amend Condition 2 relating to the amended plan requirement.
- Amend previous Condition 4 updating project Architect.
- Amended landscape plan previously 13, now 10.
- New condition 11 for an Amended landscape plan for the completed stages.
- Amended and update conditions in relation to the Waste Management Plan, Car Park Management Plan, Sustainable Management Plan, Stormwater Management Strategy, Construction Management and Tree Management Plan.
- Update drainage conditions and requirements requiring engineering plans to be submitted to Council's Engineering Department for approval.
- Amend and add conditions by Ausnet relating to the easement.
- Addition of conditions by DEECA for revised native vegetation offset requirements.
- New conditions relating to deletion of shown new or extended easements.
- Existing conditions renumbered where required.

## FINANCIAL IMPLICATIONS

There are no financial implications to this report.

## POLICY IMPLICATIONS

There are no policy implications to this report.

## CONSULTATION

Community consultation was not required.

## 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 amended proposal is consistent with the relevant Planning Policy Framework in providing for an integrated aged care development and is responsive to the neighbourhood and landscape character of the area. The reconfiguration of the development in terms of retirement living

typology, built form and site layout generally reduces the scale and intensity of the use and development of the site and continues to avoid unreasonable off-site amenity impacts. The design will provide for a high level of amenity for future occupants.

Overall, the proposal is considered appropriate, and it is recommended that an amended Planning Permit be issued subject to conditions.

## ATTACHMENT LIST

1. Planning Permit TPA 47359 D - 62-94 Jacksons Rd [**7.1.4.1** - 19 pages]
2. Endorsed Development Plans - 62-94 Jacksons Rd [**7.1.4.2** - 54 pages]
3. Aerial Photograph - 62-94 Jacksons Rd [**7.1.4.3** - 1 page]
4. Development Plans - 62-94 Jacksons Rd [**7.1.4.4** - 41 pages]
5. Zoning & Overlays Map - 62-94 Jacksons Rd [**7.1.4.5** - 1 page]

**Section 63, 64,64A and 86 Reg 22**
**Form 4**

# PLANNING PERMIT

Permit No.: **TPA/47359/D**

Planning Scheme: **Monash Planning Scheme**

Responsible Authority: ***Monash City Council***

**ADDRESS OF THE LAND**

62-94 Jacksons Road MULGRAVE VIC 3170

**THE PERMIT ALLOWS**

Staged development of the land for purpose of a Retirement Village and Residential Aged Care Facility (up to 5 storeys in height), alteration of access to a Transport Zone 2 and removal of native vegetation

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

1. Prior to the commencement of the development, an Early Works Plan must be drawn to scale and submitted to the Responsible Authority. The Early Works Plan must provide details of all works which comprise the early works, and must include:
   a. A Tree Management Plan prepared in accordance with Condition 9;
   b. A Construction Management Plan prepared in accordance with Condition 11; and
   c. Any changes required by Conditions 24, 25, 26, 35, 36, 37, 38, 40, 41, 42, and 43.

   The plans must be to the satisfaction of the Responsible Authority and when approved shall form part of this Permit. "

2. Before the development starts, excluding works detailed in any endorsed Early Works Plan amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned. When the plans are endorsed they will then form part of the Permit. The plans must be generally in accordance with the decision plans prepared by VIA Architects, Plan no. TP0.00- TP05-06 Rev C dated 29 March 2022 and but modified to show:
   a. Privacy screening measures as proposed on the sketch plan TP91-02 prepared by Via Architects (Revision D, dated 20 July 2022) along the northern interface to



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provide a 1.7 metre high screen (with a maximum transparency of 25 %) along the northern edge of the decks associated with villa units adjoining No 20, 21, 22 and 23 Morawa Drive

b. Deletion of the 500mm boundary trellis and replacement with a 1.7 metres high screen (with a maximum transparency of 25%) along the eastern edge of the decks associated with the villas along the eastern interface.

c. Provision of at least 14 residential visitor spaces associated with the villa units to be provided and allocated on the site plan (exclusive of spaces provided within driveways

d. The two resident apartment spaces located in the south west at-grade car park are to be reallocated as visitor spaces associated with the villa units and relocated to the Main Building basement car park to improve residential access and amenity.

e. Internal footpaths modified to provide improved pedestrian connectivity across the site, the satisfaction of the Responsible Authority and to include the sections of footpath :

- North of villa units 42;
- West of villa unit 52;
- West of the pedestrian plaza;
- South of villa unit 70 and the at grade car park;

f. Provision for a shared path, which incorporates the existing footpath where practical, on the east side of Jacksons Road from the site access to the Jacksons Road service road (opposite No 96 Jacksons Road) and include a widened pram crossing to the service road to the satisfaction of the Responsible Authority

g. A pedestrian gate and pathway providing access from the open space at the rear of the site to Gladeswood Reserve and to include a sign stating private access only.

h. A notation on the site plan and landscaping plan to provide all boundary fencing with a minimum height of 1.8 metres.

i. Additional landscaping throughout the site, particularly pedestrian accessways and adjacent to vehicle accessways by way of additional small to medium sized planting and the use of arbours, green walls or creeping plants where appropriate to provide shade.

j. Designated staff and visitor parking spaces in accordance with the endorsed Car Parking Management Plan.

k. A notation indicating that the supply and installation of the bus shelter to be in accordance with Council's current bus shelter contract.



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l. Any changes to the development as a result of the Functional Layout Plan prepared in accordance with Condition 35

m. A Waste Management Plan prepared in accordance with Condition 5.

n. A Sustainable Management Plan prepared in accordance with Condition 6.

o. A Stormwater Management Strategy in accordance with Condition 7.

p. A Car Parking Management Plan in accordance with Condition 8.

q. A Tree Management Plan prepared in accordance with Condition 10.

r. A Landscape Plan prepared in accordance with Condition 13.

3. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

4. As part of the ongoing consultant team, VIA 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.

**Management and Landscaping Plans**

Waste Management Plan

5. The provisions, recommendations and requirements of the endorsed Waste Management Plan prepared by LID Consulting dated 20 March 2022 must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

6. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan prepared by Bestec dated 17 December 2021 must be implemented and complied with to the satisfaction of the Responsible Authority.

Stormwater Management Strategy

7. The provisions, recommendations and requirements of the endorsed Stormwater Management Strategy prepared by Wallbridge Gilbert Aztec dated 16 December 2021 must be implemented and complied with to the satisfaction of the Responsible Authority.



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Car Park Management Plan

8. Concurrent with the endorsement of any plans pursuant to Condition 2, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
   a) The number and location of car parking spaces allocated to each building for residents;
   b) The location and number of any staff car parking spaces;
   c) The location and number of any visitor car parking spaces;
   d) Details of way-finding, cleaning and security of end of trip bicycle facilities; and
   e) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc.

Tree Management Plan to facilitate works detailed in the Early Works Plan

9. Prior to any demolition or site works associated with the early works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of trees within and adjacent to the early works area. The TMP must make specific recommendations in accordance with the Australian Standard A54970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:
   a. A Tree Protection Plan drawn to scale that shows:
   b. Tree protection zones and structural root zones of all trees to be retained,
   c. All tree protection fenced off areas and areas where ground protection systems will be used;
   d. The type of footings within any tree protection zones;
   e. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and
   f. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.
   g. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.
   h. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and



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# PLANNING PERMIT

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i. Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.

j. No building materials demolition material, excavation or earthworks to be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the construction period of the development.

k. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.

l. That all tradespersons and contractors operating on the site are advised of the status of the trees to be retained.

Tree Management Plan for the balance of works

10. Concurrent with the submission of amended plans required by Condition 2 and prior to any demolition or site works for the balance of works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of Trees identified on the Plan prepared by Axom Tree Management Pty Ltd dated 31 March 2022. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

    a. Existing Trees 170, 171 and 172 removed and replaced with a minimum of three (3) fir trees

    b. A Tree Protection Plan drawn to scale that shows:

        i. Tree protection zones and structural root zones of all trees to be retained,

        ii. All tree protection fenced off areas and areas where ground protection systems will be used;

        iii. The type of footings within any tree protection zones;

        iv. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and

        v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.

    c. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.

    d. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and



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**No. TPA/47359/D**

e. Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.

f. No building materials demolition material, excavation or earthworks to be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the construction period of the development.

g. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.

h. That all tradespersons and contractors operating on the site are advised of the status of the trees to be retained.

Construction Management Plan to facilitate works detailed in the Early Works Plan

11. Prior to the commencement of any site works associated with the early works (including excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority.

    The plan must address the following issues:

    a. Hours for construction activity in accordance with any other condition of this permit;

    b. Measures to control noise, dust and water and sediment laden runoff;

    c. Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;

    d. 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;

    f. 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. 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. Detail regarding car parking availability for residents once buildings are occupied for earlier stages and for construction workers for remaining stages;

    k. A Traffic Management Plan showing truck routes to and from the site;



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**Signature for the Responsible Authority:** Ale Maree Robson

# PLANNING PERMIT

## No. TPA/47359/D

l. 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;

m. Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;

n. Contact details of key construction site staff;

o. Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.

p. Except with the prior written consent of the Responsible Authority, a requirement that 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. This does not include excavation or the use of heavy machinery.)

No works are permitted on Sundays or Public Holidays.

Construction Management Plan for the balance of works

12. Prior to the commencement of any site works associated with balance of works, a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority.

The plan must address the following issues:

a) Hours for construction activity in accordance with any other condition of this permit;

b) Measures to control noise, dust and water and sediment laden runoff;

c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;

d) 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;

f) 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) Public Safety and site security;



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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) Detail regarding car parking availability for residents once buildings are occupied for earlier stages and for construction workers for remaining stages to demonstrate that construction parking demand can be accommodated wholly on the site ;

k) A Traffic Management Plan showing truck routes to and from the site;

l) 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;

m) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;

n) Contact details of key construction site staff;

o) Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.

p) Except with the prior written consent of the Responsible Authority, a requirement that 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. This does not include excavation or the use of heavy machinery.)

No works are permitted on Sundays or Public Holidays.

Landscape Plan

13. Concurrent with the endorsement of any plans pursuant to Condition 2, 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 for every Stage of the development (excluding the early works). When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Masterplan and Level 1 Activity Areas Plan prepared by Papworth Design Pty Ltd dated 21 March 2022, except that the plan must show:

a) The changes required by Condition 2 of this permit.

b) Provision for a gate and pathway showing rear access to Gladeswood Reserve

c) Further details of pavement materials / finishes.



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## No. TPA/47359/D

d) Deletion of reference to boundary fencing materials.

e) Full details of all soft and hard landscaping including soil depth for planting above the basement areas.

f) Existing Trees 170, 171 and 172 removed and replaced with a minimum of three (3) fir trees

g) Schedule of all proposed trees, shrubs, creepers and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.

h) Provision of appropriate species suited to low water use and low ongoing maintenance.

i) Detail of growing medium, irrigation and drainage of planter boxes and planting within confined spaces; and

j) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

14. The provisions, recommendations and requirements of the above endorsed Management Plans related to in Conditions 5-13 inclusive must be implemented and complied with to the satisfaction of the Responsible Authority.

**General Conditions**

Use Conditions

15. Prior to the use commencing, the owner of the land at 62-94 Jacksons Road, Mulgrave, must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide that the Independent Living Villa and Units as shown on the plans prepared by VIA Architects Rev A dated 21 December 2021 must only be used for the purpose of a retirement village in accordance with the *Retirement Villages Act 1986 (Vic)* or future legislation which may supersede this Act. The agreement must be registered on title and the cost of the preparation and execution of the Agreement is to be paid by the owner.

16. The Retirement Village must be operated and managed in accordance with the *Retirement Villages Act 1986* (Vic) or future legislation which may supersede this Act.

17. The amenities and other communal facilities must only be used by residents and their guests or by members of staff, to the satisfaction of the responsible authority.

18. The temporary village centre is to be removed from the site upon completion of Stage 4.



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Car Parking Conditions

19. No less than 367 car spaces must be provided on the land to the satisfaction of the Responsible Authority prior to the occupation of the last stage of the development.

20. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

21. Concrete kerbs or other suitable barriers must be provided to prevent damage to fences and/or landscaped areas and to prevent direct vehicle access to and from the site other than by the nominated access, to the satisfaction of the Responsible Authority.

22. All loading and unloading of vehicles must be carried out within the boundaries of the land and must be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Construction of Bus Shelter and Public Footpaths

23. Details of the proposed bus shelter and bus stop are required to be submitted to Council's Engineering Department for approval prior to the works commencing. The full cost of the provision of the bus shelter is to be funded by the developer and is to be arranged in consultation with Council.

24. Plans for the proposed shared path on Jacksons Road are to be submitted to Council's Engineering department for approval. The proposed shared path is required to be constructed to Council standards.

Landscaping and Tree Retention

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

26. Prior to the completion of any stage of the development allowed by this permit, landscaping and urban design works as shown on the endorsed plans forming part of the that stage of the development must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

27. Lighting must be provided to the satisfaction of the Responsible Authority to ensure that car park areas and pedestrian accessways are adequately illuminated during



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evening periods without any loss of amenity to occupiers of nearby land to the satisfaction of the Responsible Authority.

28. An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.

Drainage Engineering Conditions

29. 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.

30. A new 525 mm drain is to be constructed at stage 1 of the project between a new junction pit at the north-western corner of 62-94 Jacksons Road and the existing side entry pit in the nature strip at the south-western corner of 1 Andleigh Drive.

Other

31. 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.

32. Any required fire services, electricity supply, gas and water meter boxes as shown on the endorsed plans must be installed in the location as specified on endorsed plans to the satisfaction of the Responsible Authority.

**Section 55 Referral Conditions**

Department of Transport Conditions (Ref: 21526/17-1)

33. Unless otherwise agreed in writing by the Head, Transport for Victoria, prior to the commencement of any works, a revised Functional Layout Plan (FLP) must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The revised FLP must be generally in accordance with Functional Layout Plan (Drawing number: V160019T-TR-DG-2501, Revision 5 dated 17 May 2018 prepared by Cardno) but modified to show:
    a) Signage and linemarking.
    b) Swept path analysis for all movements associated with the proposed access point, including the largest design vehicle that could be reasonably anticipated to access the site.
    c) Functional Stage Road Safety Audit.
    d) Any revisions as which result from the findings of the Road Safety Audit.
    e) Shared User Path
    f) Bus shelter which is DDA compliant, including associated seating and walkways in plan and cross section form, and allocated space for wheelchairs



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g) Bus stop identification linemarking on Jacksons Road

h) The proposed substation to be fully contained within the site

34. Subsequent to the approval of the Functional Layout Plan and prior to the commencement of any roadworks, the applicant must submit the detailed engineering design plans along with a detailed design stage Road Safety Audit to the Head, Transport for Victoria for review and approval. The detailed design plans and any traffic signal modification plan must be prepared generally in accordance with the approved Functional Layout Plan and functional stage Road Safety Audit.

35. Prior to the occupation of the development, all roadworks as per the approved Functional Layout Plan must be completed and available for use.

36. Prior to the occupation of the development, all land to be vested as road or reserve, for which the Head, Transport for Victoria is to be responsible, must be vested in the name of the Head, Transport for Victoria.

37. Prior to the occupation of the development, any disused or redundant vehicle crossings on Jacksons Road must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

38. The demolition and construction of the development must not disrupt bus operations on Jacksons Road without the prior written consent of the Head, Transport for Victoria.

39. Prior to the occupation of the development, all bus stop works must comply with the Disability Discrimination Act 1992 (Cth) and the Disability Standards for Accessible Public Transport 2002 to the satisfaction of the Head, Transport for Victoria.

40. Prior to the occupation of the development, the Head, Transport for Victoria must be provided with GPS co-ordinates of the bus stop(s) and high-resolution photos (300dpi) of the bus stop (streetscape perspective including the entire stop) to the satisfaction of the Head, Transport for Victoria.

Department of Environment, Land, Water and Planning Conditions (Ref: PP/LA/03/0109 & SP461389)

41. Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

42. Before works start, native vegetation protection fencing must be erected around all patches of native vegetation and scattered trees to be retained on site. This fencing must be erected around the patches at a minimum distance of 2 metres from retained



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native vegetation and at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the scattered trees.

43. The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area:
    a) No vehicular or pedestrian access, trenching or soil excavation is to occur,
    b) No storage or dumping of tools, equipment or waste is to occur,
    c) No entry and exit pits for underground services are to be constructed.

44. In order to offset the removal of 1.452 hectares of native vegetation and one scattered tree approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual:* The general offset must:
    - Contribute gain of 263 General Habitat Units,
    - Be located within the Port Phillip and Westernport Catchment Management Authority boundary or Monash municipal district.
    - Have a strategic biodiversity score of at least 0.131.

45. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:
    - A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, which is to include the ongoing management regime in perpetuity. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.
    - A credit register extract from the Native Vegetation Credit Register.

<u>AusNet Conditions (Ref: 40110-2)</u>

46. No part of the proposed buildings, including eaves, awnings, canopies, shelters and the like, is permitted on AusNet Transmission Group's easement.



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47. The proposed car park must be used only by domestic and small commercial vehicles not exceeding 3 metres in height. Parking, loading, unloading and load adjustment of large commercial vehicles is not permitted on the easement.

48. The use of vehicles and equipment involved in construction work on the easement must not exceed 3 metres operating height without prior written permission from AusNet Transmission Group Pty Ltd.

49. Any lighting poles erected on the easement must not exceed 3 metres in height and must be designed so as to allow lanterns to be lowered to ground level for servicing. Higher poles may be permitted subject to available conductor to ground clearances at this site. Power to lighting poles must be installed underground.

50. Scaffolding is not permitted on the easement.

51. All trees and shrubs planted on the easement must not exceed 3 metres maximum mature growth height.

52. The storage of flammable materials, including that within waste bins, is not permitted on the easement.

53. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated materials or by landscaping within prior written approval from AusNet Transmission Group.

54. All services traversing the easement must be installed underground.

55. The use of construction equipment including cranes that have the ability to extend into the easement are not permitted.

56. All future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

**Time for Starting and Completion**

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

58. This Permit will expire if one of the following circumstances applies:
    - The first stage of development has not commenced within 3 years of the date of this Permit; or
    - The first stage of development is not completed within 2 years from commencement of the first stage; or



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- Subsequent stages of development are not completed within 6 years from the completion of the first stage of development.

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:

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

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

**NOTES**

A. The preparation of the functional layout plan, detailed engineering design and the construction and completion of all work must be undertaken in a manner consistent with current DoT/VicRoads policy, procedures and standards and at no cost to the Head, Transport for Victoria. In order to meet the requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements - Externally Funded Projects" and any other requirements considered necessary depending on the nature of the work.

B. The Functional Layout Plan may need to be amended to accommodate any changes that may arise during the detailed design stage review, in response to the Road Safety Audit, in relation to services and their relocation, vegetation, drainage, treatment of hazards within clear zones and other matters.

C. The proposed development requires works within in the road reserve. Separate approval under the *Road Management Act 2004* may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.

D. The detailed engineering design plans may need to be amended to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones and other matters.

E. Road Safety Audits must be undertaken by an independent VicRoads prequalified road safety auditor and be conducted in accordance with Austroads – Road Safety Audit (Second Edition 2002) requirements. Any identified issues must be addressed to VicRoads 'satisfaction.

F. No work must be commenced in, on, under or over the road reserve until all necessary approvals under the Road Management Act 2004, the Road Safety Act 1986, and any



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other relevant acts or regulations created under those Acts have been obtained. Please contact VicRoads prior to commencing any works.

G. This is not a Building Permit. Building approval must be obtained prior to the commencement of the above approved works.

H. This is not approval under the Health Act. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act before occupation and will require approval.

I. The lot/unit numbers on the "Endorsed Plan" are not to be used as the official street address of the property. Street numbering is allocated in accordance with Australian/New Zealand Standards 4819:2001- Rural and Urban Addressing. Any street addressing enquiries should be directed to Council's Valuation Team on 9518 3615 or 9518 3210.

J. Please apply via Council's online application for permits that are required for any premises within facility that require registration under the Public Health and Wellbeing Act or Food Act. The online application can be found at this link www.monash.vic.gov.au/Business/Starting-or-Buying-a-Business

K. The design and fit out of the food premises must comply with Food Standard Australia New Zealand's 'Food Safety Standard 3.2.3 -- Food Premises & Equipment'.

L. The premises must not create a nuisance under the Public Health and Wellbeing Act and must comply in all respects with EPA noise legislation.

M. The private on-site drainage system must prevent stormwater discharge from the internal roads and parking over the footpath and into the road reserve. The internal drainage system may include either:

- a trench grate (minimum internal width of 150 mm) located within the property boundary; and/or
- shaping the internal roads and parking so that stormwater is collected in grated pits within the property; and or
- another Council approved equivalent.

N. All stormwater collected on the site is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to drainage works commencing.

O. The nominated point of stormwater connection for:



| | |
|---|---|
| **Date issued:** | **Signature for the** |
| **1 April 2020** | **Responsible Authority:** |

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- **Stage 1** of the development is to the north-west corner of 62-94 Jacksons Road where the stormwater drainage must be collected and free drained via a pipe to the existing side entry pit in the nature strip at the south-western corner of 1 Andleigh Drive.
- **Stage 2:** To direct the entire site's stormwater drainage to the north-east corner of the property where it must be collected and free drained via a pipe to the Council pit in the easement via a 900 mm x 900 mm junction pit to be constructed to Council Standards. (A new pit is to be constructed to Council Standards if a pit does not exist, is in poor condition or is not a Council standard pit). Note: If the Point of Connection cannot be located then notify Council's Engineering Department immediately. **Please note, since this stage is discharging into an easement through other neighbours – the drainage design is to cater for a 1 in 100 year storm event.**
- **Stage 3, 4 & 5:** To direct the entire site's stormwater drainage to the north-west corner of 62 - 94 Jacksons Road where the stormwater drainage must be collected at a newly constructed junction pit at the north-western corner of the property. (Within the property boundary)

P. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council pits and these works are to be inspected by Council's Engineering Department. A refundable security deposit of $55,000 is to be paid prior to the drainage works commencing.

Q. Any works within the road reserve must ensure the footpath and naturestrip are to be reinstated to Council standards.



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**1 April 2020**

**Signature for the Responsible Authority:**

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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

| Date of amendment | Brief Description of Amendment | Name of responsible authority that approved the amendment |
|---|---|---|
| **1 April 2020** | • Address of the land changed | Monash City Council |
| 8 June 2022 | • Preamble amended<br>• New Condition 1<br>• Condition 2 (renumbered and amended)<br>• New Condition 8<br>• Amended and renumbered Condition 9<br>• Amended and renumbered Condition 10<br>• Amended and renumbered Condition 11<br>• Amended and renumbered Condition 14<br>• All other permit conditions renumbered accordingly | Monash City Council |
| 5 October 2022 | • Conditions amended as the August Council Meeting | Monash City Council |
| 3 October 2024 | • New Condition 18<br>• That the amended staging, development & landscaping plans be endorsed. | Monash City Council |



**Date issued:**
**1 April 2020**

**Signature for the Responsible Authority:**

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

**WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.
(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.

# PROPOSED SITE
# 62 - 94, JACKSONS ROAD, MULGRAVE

SITE AREA = 46981 m²

SITE COVERAGE = 32481 m² ( 69% )
SITE PERMEABILITY = 14500 m² ( 31% )

COMMUNAL OPEN SPACE AREA = 8778 m² ( Approx. ) -
REFER SHEET/S TP92-11 & TP92-12

| ACCOMMODATION UNITS SCHEDULE | |
|---|---|
| UNIT TYPE | PROPOSED |
| APARTMENT ( 2BED ) | 73 |
| APARTMENT ( 3BED ) | 32 |
| TOTAL | 105 |
| | |
| AGE CARE | 55 ( INCL. 19 DEMENTIA ) |
| AGE CARE ( DDA UNITS ) | 5 ( INCL. 1 DEMENTIA ) |
| TOTAL | 60 |
| | |
| ASSISTED LIVING | 51 |
| ASSISTED LIVING ( DDA UNITS ) | 3 |
| TOTAL | 54 |
| | |
| VILLA ( 2BED ) | 3 |
| VILLA ( 2.5BED ) | 14 |
| VILLA ( 3BED ) | 53 |
| TOTAL | 70 |

| PARKING SCHEDULE (DETAIL REFER CPMP) | |
|---|---|
| PARKING TYPE | NUMBER |
| LOWER GROUND STANDARD | 147 |
| LOWER GROUND DDA | 0 |
| LOWER GROUND TANDEM | 0 |
| TOTAL | 147 |
| | |
| GROUND STANDARD | 62 |
| GROUND DDA | 4 |
| TOTAL | 66 |
| | |
| VILLAGE VEHICLES | 3 |
| VILLA PRIVATE PARKING | 138 |
| ADDITIONAL PRIVATE TANDEM PARKING (VILLAS) | 9 |
| TOTAL | 156 |
| | |
| GRAND TOTAL | 370 |
| | |
| BIKE | 14 |
| SCOOTER | 12 |

## SHEET LIST

| SHEET No. | SHEET NAME | REV |
|---|---|---|
| TP00 | | |
| TP00-00 | COVER SHEET | L |
| TP00-02 | PROPOSED SITE PLAN | R |
| TP00-04 | STAGING PLAN | I |
| TP00-05 | LEVELS & RETENTION DIAGRAM | L |
| TP00-10 | MASTERPLAN LOWER GROUND | N |
| TP00-11 | MASTERPLAN GROUND LEVEL | Q |
| TP00-12 | MASTERPLAN LEVEL 01 | N |
| TP00-13 | MASTERPLAN LEVEL 02 | N |
| TP00-14 | MASTERPLAN LEVEL 03 | N |
| TP00-15 | MASTERPLAN LEVEL 04 | N |
| TP00-16 | MASTERPLAN ROOF LEVEL | N |
| TP00-17 | PROPOSED LOT LAYOUT PLAN | E |
| TP00-20 | SITE ELEVATIONS | K |
| TP00-30 | SITE SECTIONS | H |
| TP00-40 | EXISTING CONDITIONS SURVEY | G |
| TP10 | | |
| TP10-01 | LOWER GROUND FLOOR PLAN | I |
| TP10-02 | GROUND FLOOR PLAN | H |
| TP10-03 | LEVEL 1 FLOOR PLAN | H |
| TP10-04 | LEVEL 2 FLOOR PLAN | H |
| TP10-05 | LEVEL 3 FLOOR PLAN | H |
| TP10-06 | LEVEL 4 FLOOR PLAN | H |
| TP10-07 | ROOF PLAN | G |
| TP40 | | |
| TP40-01 | AGED CARE AND APT ELEVATIONS SHEET 01 | H |
| TP40-02 | AGED CARE AND APT ELEVATIONS SHEET 02 | H |
| TP40-03 | AGED CARE AND APT ELEVATIONS SHEET 03 | H |
| TP40-04 | AGED CARE AND APT ELEVATIONS SHEET 04 | I |
| TP41 | | |
| TP41-01 | AGED CARE AND APT SECTIONS | H |
| TP41-02 | AGED CARE AND APT SECTIONS | H |
| TP41-50 | RAMP SECTIONS | G |
| TP50 | | |
| TP50-01 | TYPICAL APARTMENT TYPES - SHEET 01 | G |
| TP50-02 | TYPICAL APARTMENT TYPES - SHEET 02 | G |
| TP50-03 | TYPICAL APARTMENT TYPES - SHEET 03 | G |
| TP50-04 | TYPICAL APARTMENT TYPES - SHEET 04 | G |
| TP50-05 | TYPICAL APARTMENT TYPES - SHEET 05 | G |
| TP50-06 | TYPICAL APARTMENT TYPES - SHEET 06 | G |
| TP50-07 | TYPICAL APARTMENT TYPES - SHEET 07 | G |
| TP50-08 | TYPICAL APARTMENT TYPES - SHEET 08 | G |
| TP50-09 | TYPICAL APARTMENT TYPES - SHEET 09 | G |
| TP51 | | |
| TP51-01 | TYPICAL AGE CARE TYPES - SHEET 01 | G |

## SHEET LIST

| SHEET No. | SHEET NAME | REV |
|---|---|---|
| TP51-02 | TYPICAL AGE CARE TYPES - SHEET 02 | G |
| TP51-03 | TYPICAL ASSISTED LIVING TYPES - SHEET 01 | G |
| TP55 | | |
| TP55-01 | TYPICAL VILLA TYPE D1 | G |
| TP55-02 | TYPICAL VILLA TYPE D2 | G |
| TP55-03 | TYPICAL VILLA TYPE D3 | G |
| TP55-04 | TYPICAL VILLA TYPE S1 | G |
| TP55-05 | TYPICAL VILLA TYPE S2 | G |
| TP55-06 | TYPICAL VILLA TYPE S3 | G |
| TP80 | | |
| TP80-01 | ARTIST IMPRESSION - SHEET 01 | G |
| TP80-02 | ARTIST IMPRESSION - SHEET 02 | G |
| TP80-03 | ARTIST IMPRESSION - SHEET 03 | G |
| TP91 | | |
| TP91-02 | NORTHERN BOUNDARY INTERFACE DIAGRAMS | H |
| TP91-03 | NORTHERN BOUNDARY INTERFACE DIAGRAMS | E |
| TP91-12 | EASTERN BOUNDARY INTERFACE DIAGRAMS | H |
| TP92 | | |
| TP92-11 | COMMUNAL AREAS PLAN GROUND LEVEL | J |
| TP92-12 | COMMUNAL AREAS PLAN LEVEL 01 | J |

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 1 of 54
Date:12.09.2024



STATUS **FOR ENDORSEMENT**

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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| F | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| I | ACCOMMODATION UNITS SCHEDULE UPDATES | 22/08/2023 | KC |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 08/12/2023 | KC |
| L | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

PROJECT REF: C:\Users\dmather\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_dmather.rvt
TIMESTAMP : 02/07/2024 11:01:31 AM

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALE DRAWINGS ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

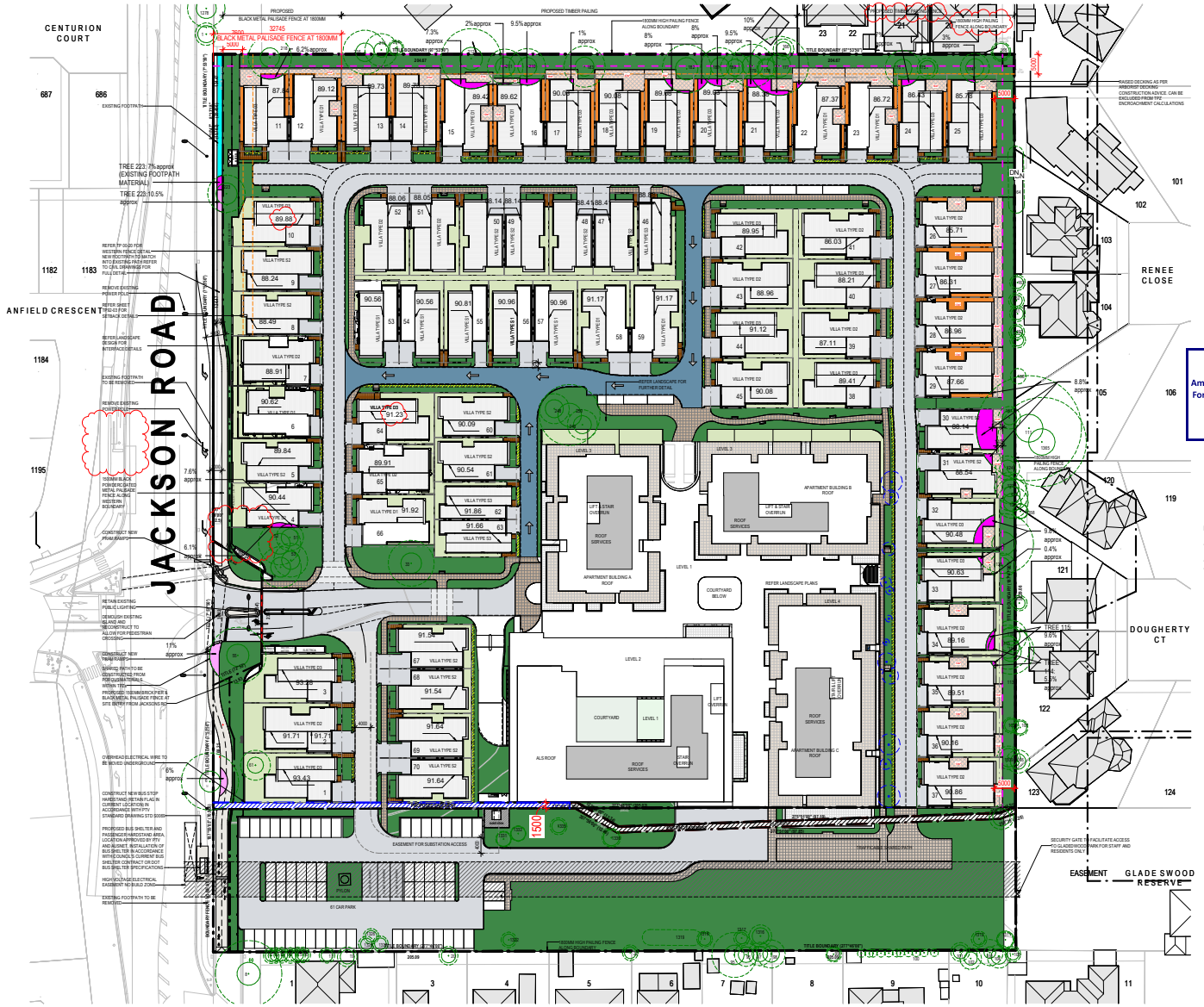
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
COVER SHEET

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | KC | TM | 2110053 | TP00-00 | L |




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|---|---|---|---|
| L | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| M | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| N | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| O | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| P | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| Q | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| R | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

PROJECT REF: C:\Users\dmathew\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_dmathewSCT66.rvt
TIMEDATE/AP: 02/07/2024 12:23:04 PM

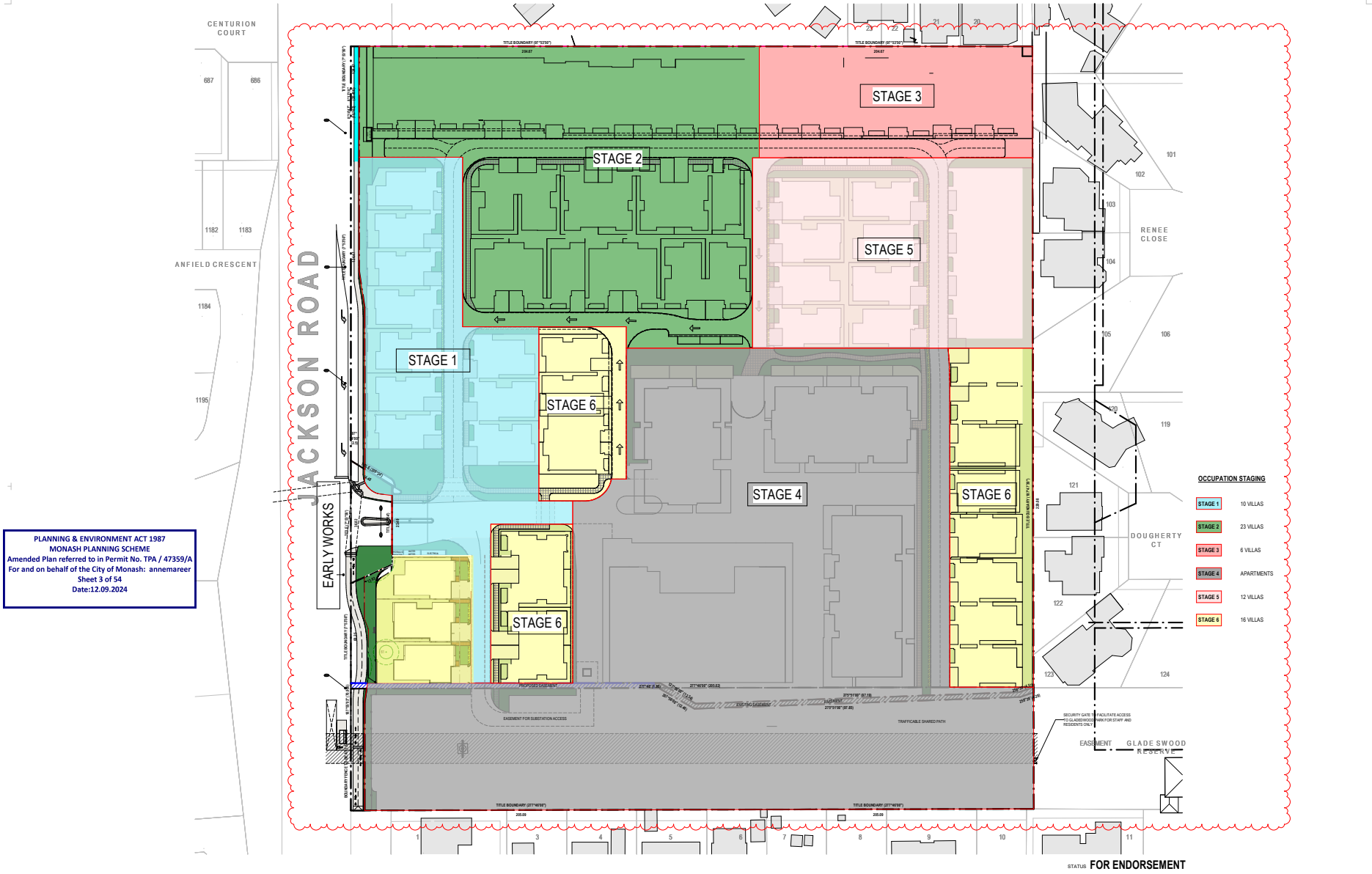
KEY PLAN

NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** PROPOSED SITE PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | KC, NV | TM | 2110053 | TP00-02 | R |




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 3 of 54
Date:12.09.2024

STATUS **FOR ENDORSEMENT**

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LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| D | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 18/08/2023 | NV |
| I | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| J | TOWN PLANNING AMMENDMENT | 05/09/2024 | DM |

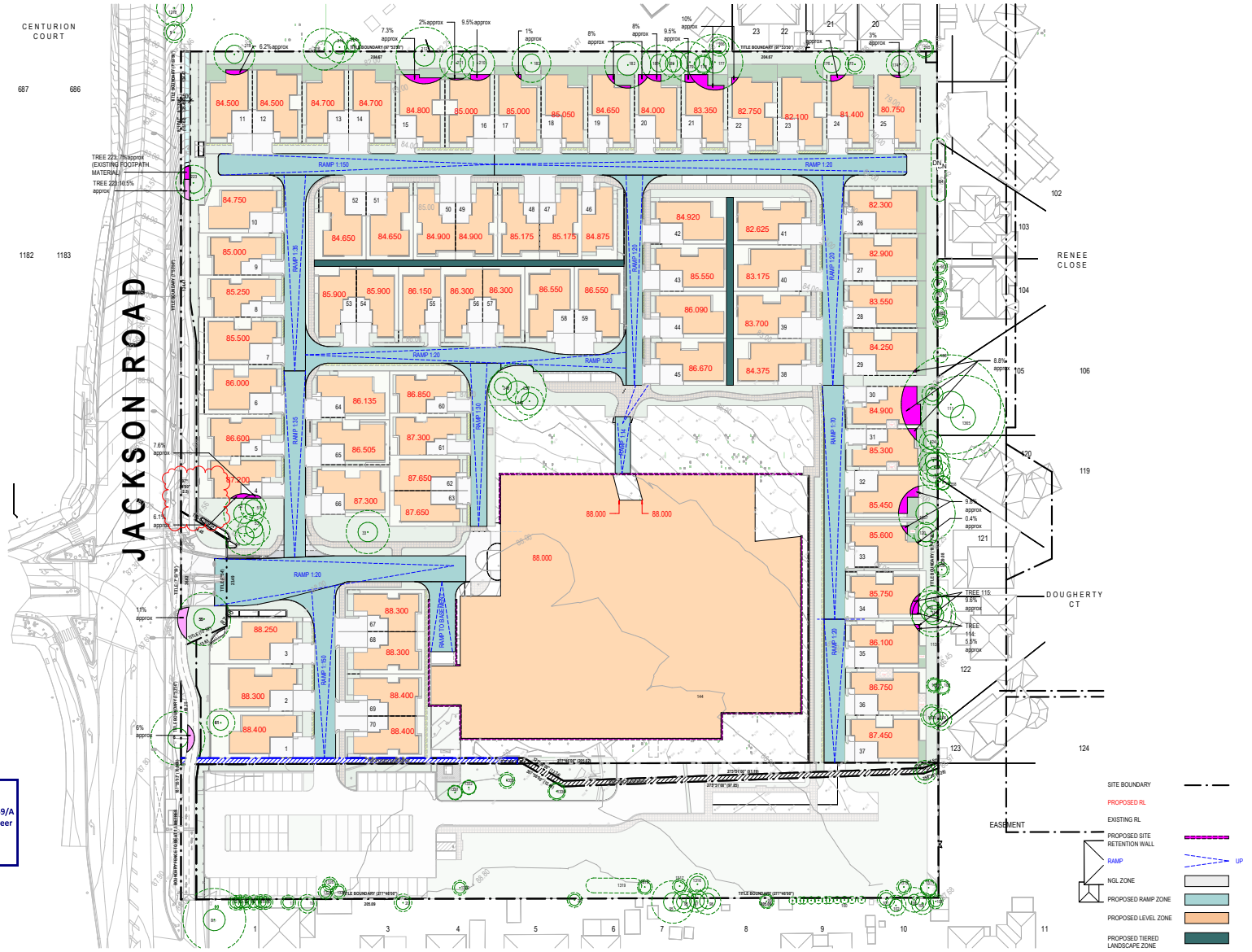
KEY PLAN

NORTH POINT

**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** STAGING PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
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PLANNING & ENVIRONMENT ACT 1987
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Sheet 4 of 54
Date:12.09.2024

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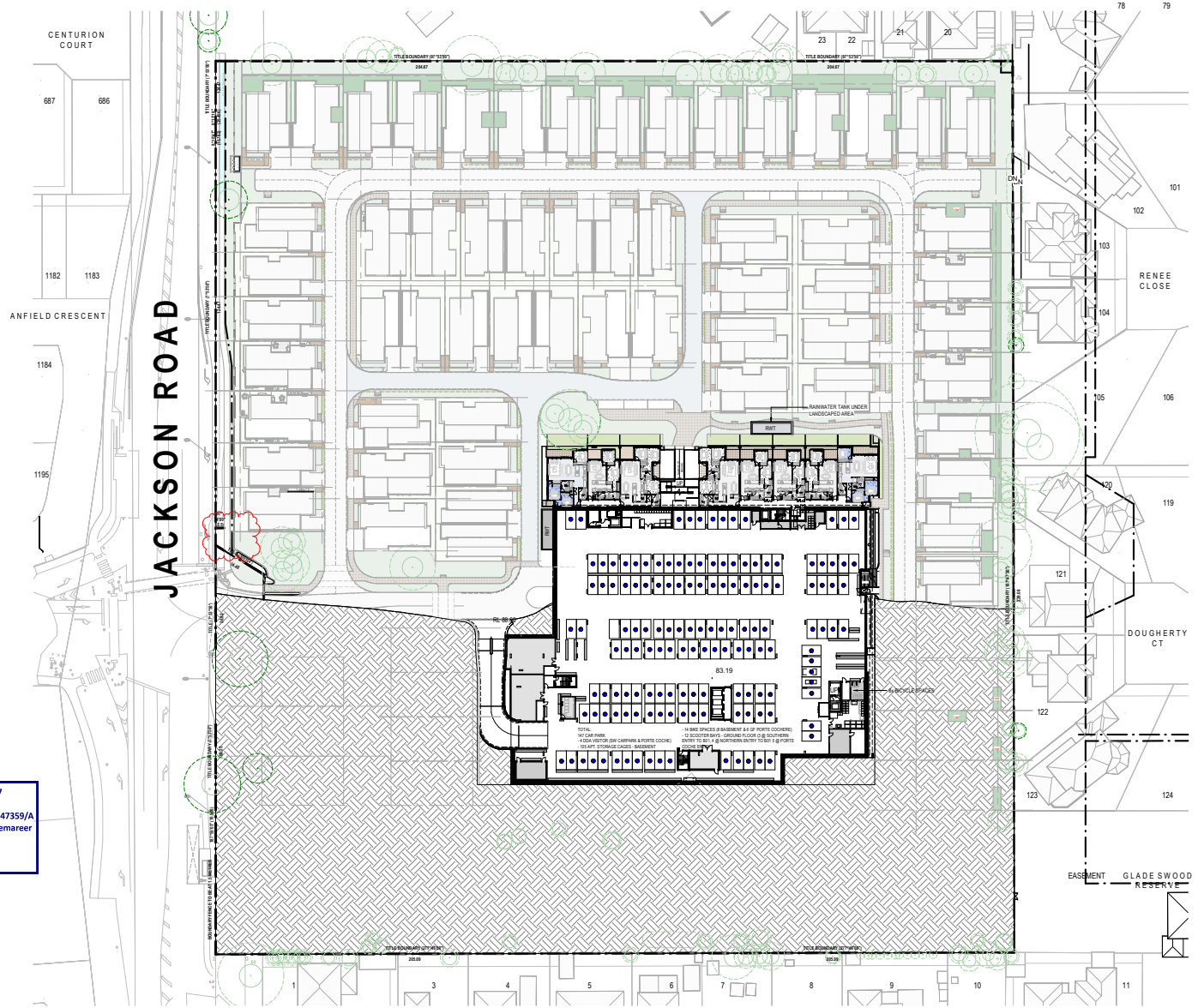
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| I | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| J | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| L | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

KEY PLAN

NORTH POINT

**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** LEVELS & RETENTION DIAGRAM

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | KC, MH | TM | 2110053 | TP00-05 | L |




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 5 of 54
Date:12.09.2024

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|---|---|---|---|
| H | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| I | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| L | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| M | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| N | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

KEY PLAN

NORTH POINT

**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** MASTERPLAN LOWER GROUND

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | KC, NV | TM | 2110053 | TP00-10 | N |


CENTURION COURT
JACKSON ROAD
ANFIELD CRESCENT
RENEE CLOSE
DOUGHERTY CT
GLADESWOOD RESERVE
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 6 of 54
Date:12.09.2024
PARKING ALLOCATION LEGEND
RESIDENT
VISITOR
STAFF
NOTE:
SITE BOUNDARY
PROPOSED EASEMENT
DRIVEWAY
NEW SHARED FOOTPATH
EXISTING FOOTPATH
COMMUNAL LANDSCAPE
POS TO VILLAS & APARTMENTS
PARKING
EXISTING TREES TO BE RETAINED
PROPOSED TREES FOR LANDSCAPE
STATUS FOR ENDORSEMENT
V / A ARCHITECTS
PROJECT
MULGRAVE RETIREMENT VILLAGE
ADDRESS
62 - 94 JACKSONS ROAD, MULGRAVE
CLIENT
RYMAN
DRAWING TITLE
MASTERPLAN GROUND LEVEL
As indicated
KC, NV
TM
2110053
TP00-11
Q




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|---|---|---|---|
| H | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| I | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| L | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| M | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| N | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

PROJECT REF: C:\Users\dmathew\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_dmathewSCT66.rvt
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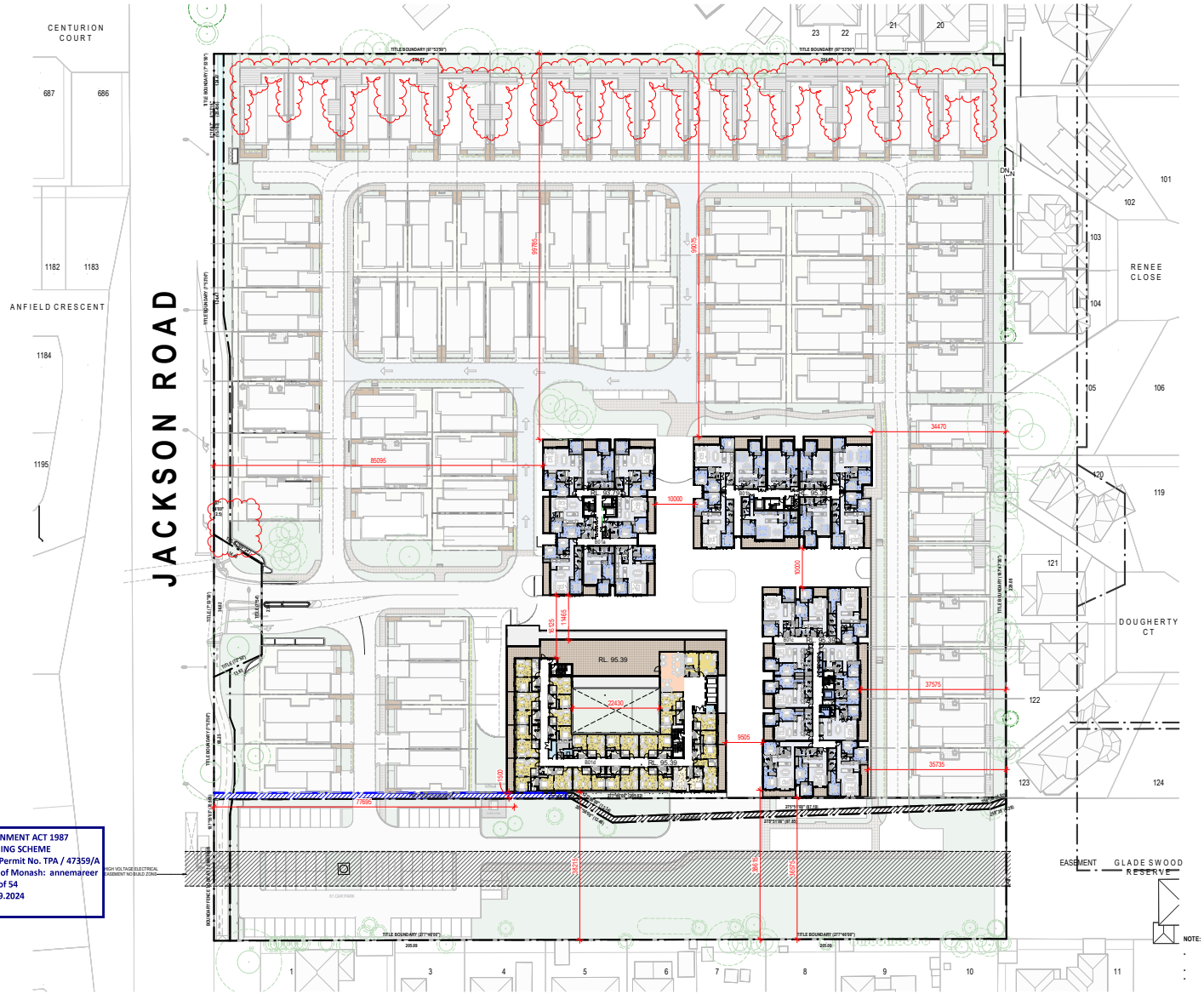
KEY PLAN

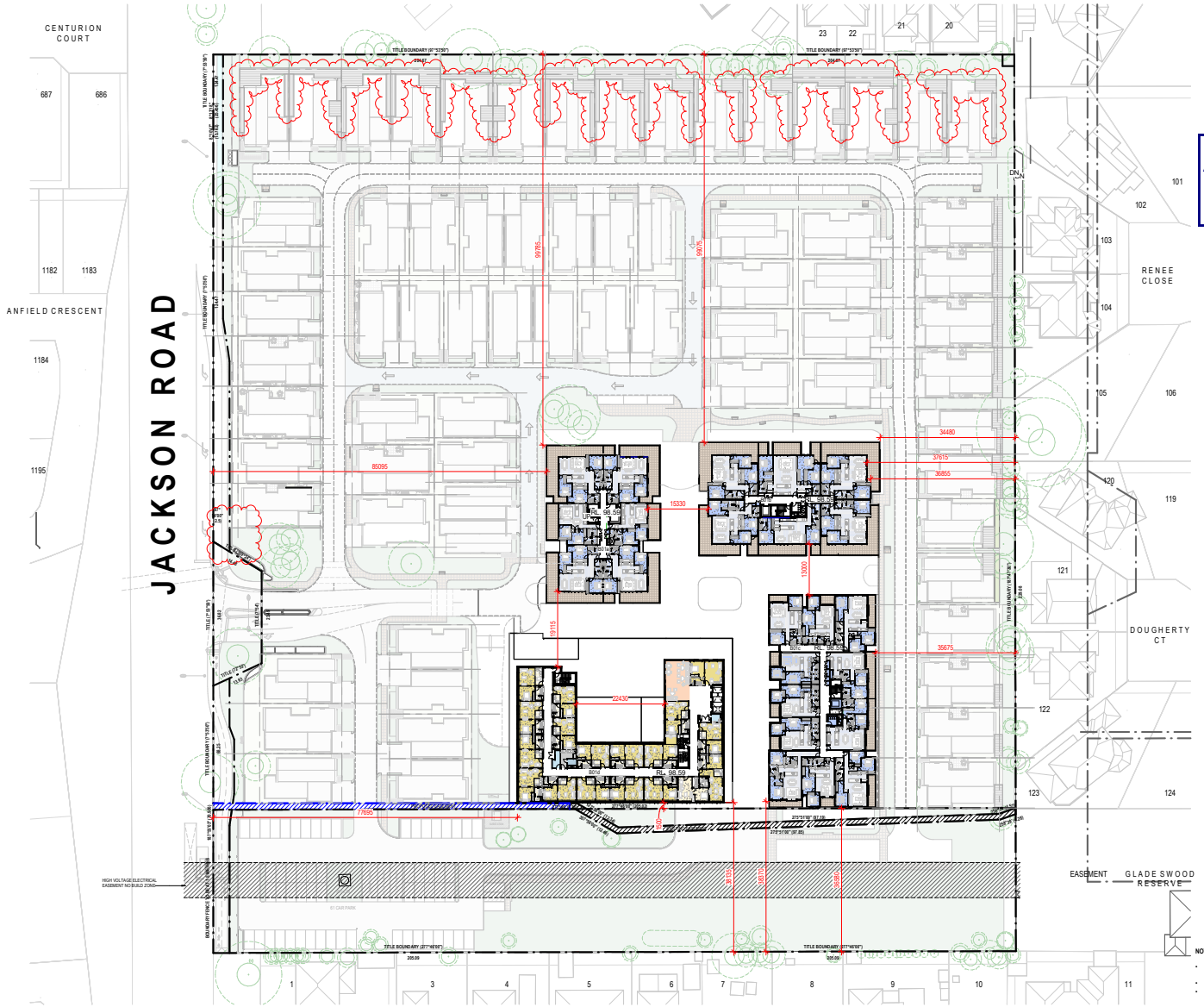
NORTH POINT

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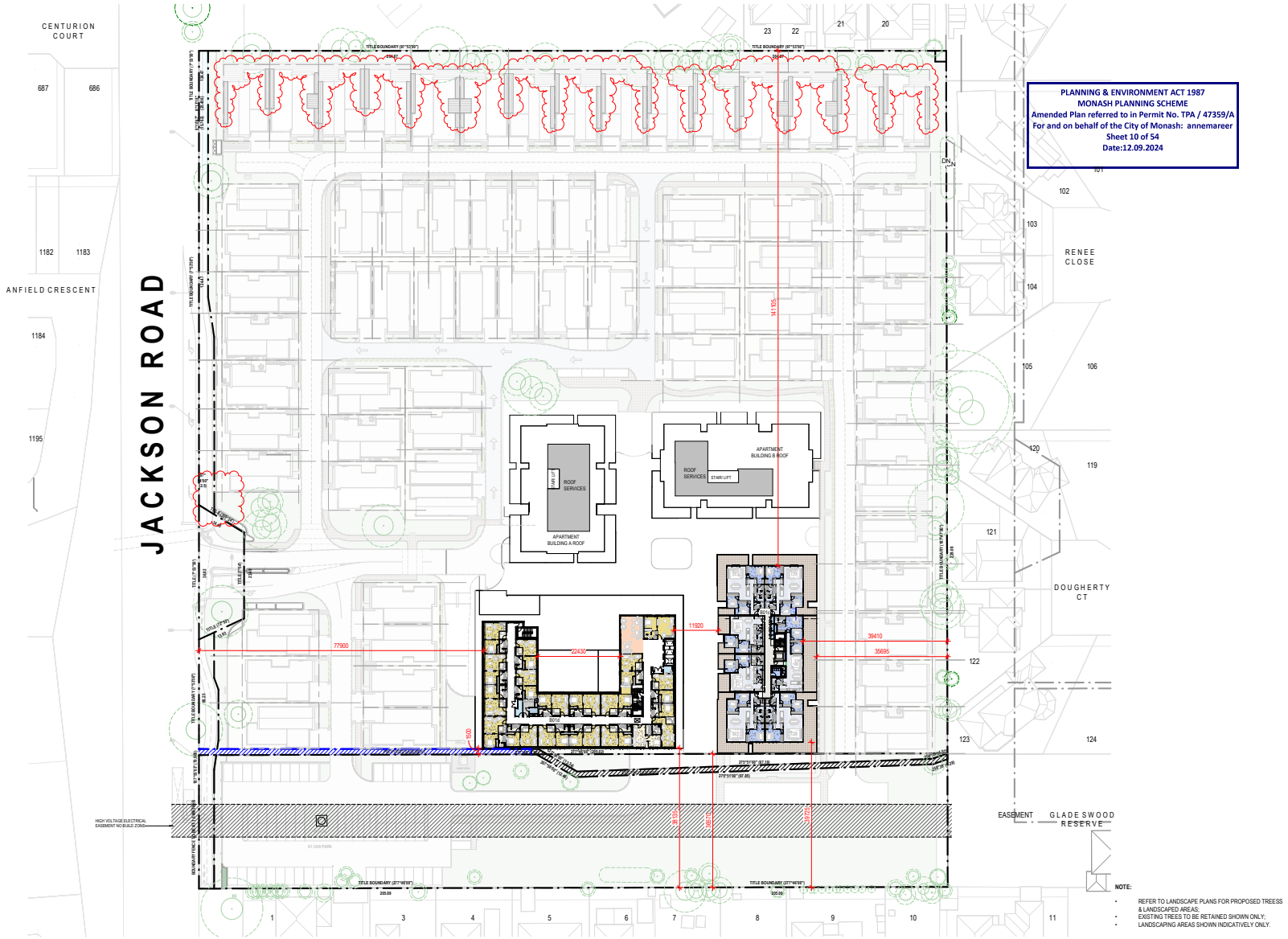
**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** MASTERPLAN LEVEL 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | KC, NV | TM | 2110053 | TP00-12 | N |


CENTURION COURT
687
686
1182
1183
ANFIELD CRESCENT
1184
1195
JACKSON ROAD
RENEE CLOSE
101
102
103
104
105
106
119
120
121
122
123
124
DOUGHERTY CT
RL. 95.39
RL. 95.39
34470
85095
10000
37575
35735
9505
EASEMENT
GLADE SWOOD RESERVE
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 8 of 54
Date:12.09.2024
NOTE:
REFER TO LANDSCAPE PLANS FOR PROPOSED TREESS & LANDSCAPED AREAS;
EXISTING TREES TO BE RETAINED SHOWN ONLY;
LANDSCAPING AREAS SHOWN INDICATIVELY ONLY.
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REV DESCRIPTION DATE BY
H ISSUE FOR ENDORSEMENT 22/11/2022 KC
I ISSUE FOR ENDORSEMENT 16/02/2023 KC
J ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 15/06/2023 NV
K ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 16/06/2023 NV
L DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 27/08/2023 KC
M ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 03/11/2023 KC
N ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 17/05/2024 DM
KEY PLAN
NORTH POINT
PROJECT MULGRAVE RETIREMENT VILLAGE
ADDRESS 62 - 94 JACKSONS ROAD, MULGRAVE
CLIENT RYMAN
DRAWING TITLE MASTERPLAN LEVEL 02
SCALE (@A1) As indicated
DRAWN BY KC, NV
CHECKED BY TM
PROJECT No. 2110053
DRAWING No. TP00-13
REV N




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Sheet 10 of 54
Date:12.09.2024

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|---|---|---|---|
| H | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| I | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| L | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| M | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| N | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

PROJECT REF: C:\Users\dmathew\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_dmathewSCT66.rvt
TIME/DATE: 02/07/2024 11:03:29 AM

KEY PLAN

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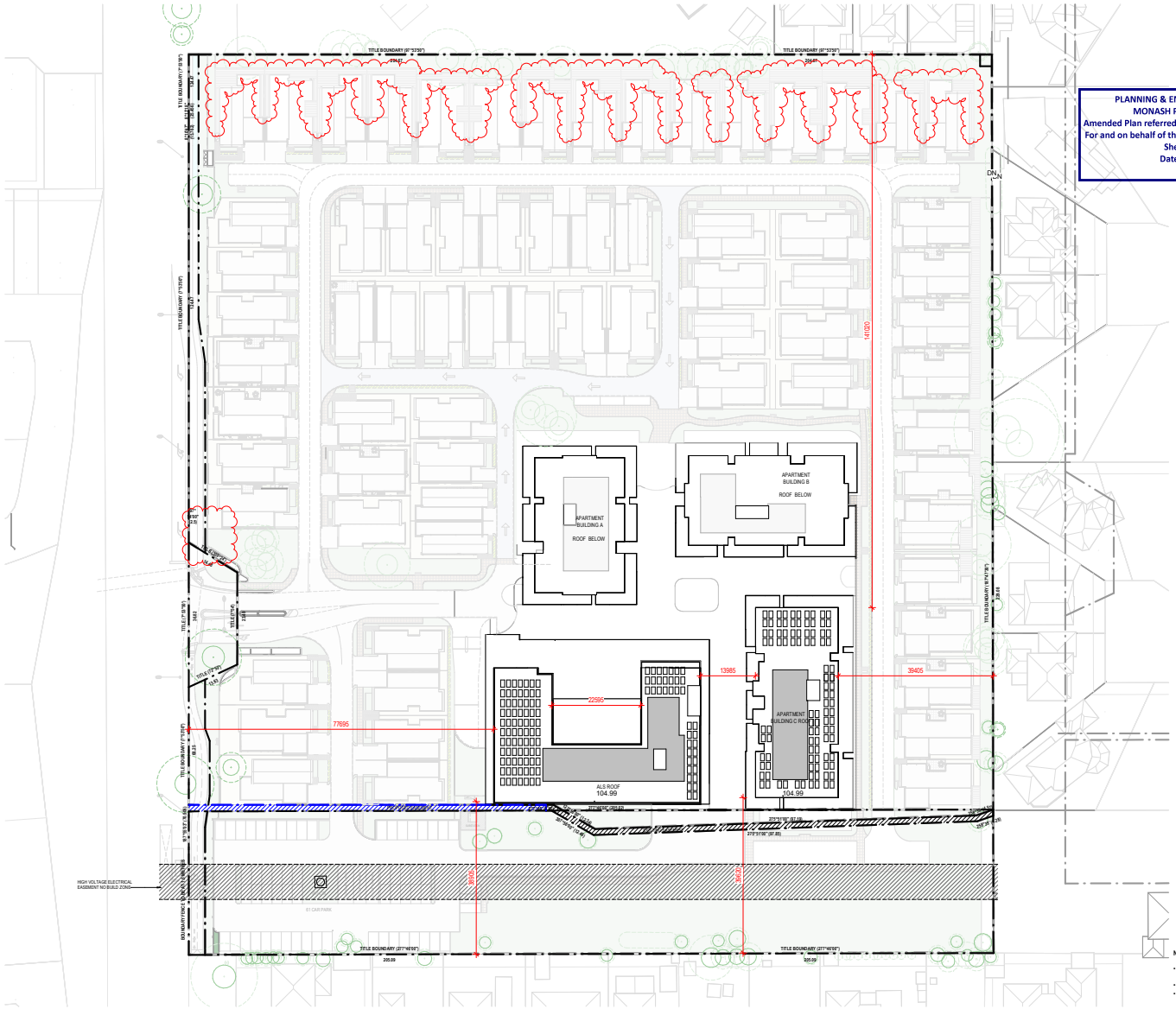
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

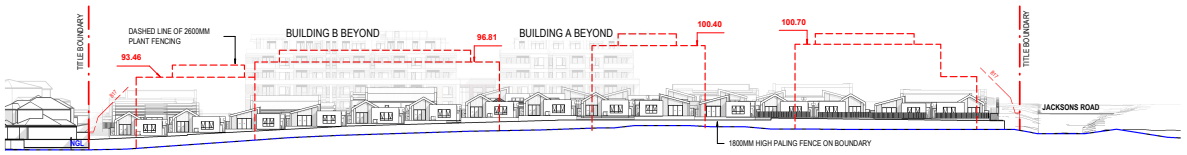
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
MASTERPLAN LEVEL 04

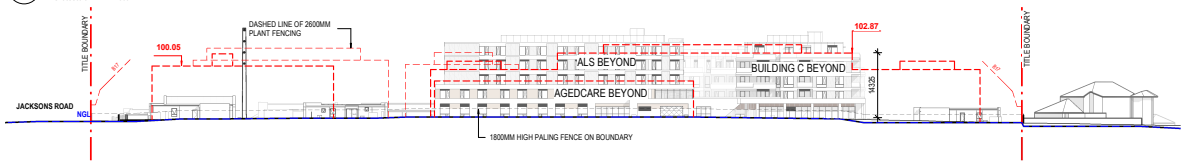
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|---|---|---|---|---|---|
| As indicated | KC, NV | TM | 2110053 | TP00-15 | N |


PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 11 of 54
Date:12.09.2024
APARTMENT BUILDING A
ROOF BELOW
APARTMENT BUILDING B
ROOF BELOW
APARTMENT BUILDING C ROOF
ALS ROOF
104.99
104.99
141020
39405
13985
22580
77695
NOTE:
REFER TO LANDSCAPE PLANS FOR PROPOSED TREESS & LANDSCAPED AREAS;
EXISTING TREES TO BE RETAINED SHOWN ONLY;
LANDSCAPING AREAS SHOWN INDICATIVELY ONLY.
STATUS FOR ENDORSEMENT
V/A ARCHITECTS
LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
+61 3 8678 3300 / viaarchitects.com.au
REV DESCRIPTION DATE BY
H ISSUE FOR ENDORSEMENT 22/11/2022 KC
I ISSUE FOR ENDORSEMENT 16/02/2023 KC
J ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 15/06/2023 NV
K ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 16/06/2023 NV
L DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 27/06/2023 KC
M ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 03/11/2023 KC
N ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 17/05/2024 DM
KEY PLAN
NORTH POINT
PROJECT
MULGRAVE RETIREMENT VILLAGE
CLIENT
RYMAN
ADDRESS
62 - 94 JACKSONS ROAD, MULGRAVE
DRAWING TITLE
MASTERPLAN ROOF LEVEL
SCALE (@A1) As indicated
DRAWN BY KC, NV
CHECKED BY TM
PROJECT No. 2110053
DRAWING No. TP00-16
REV N

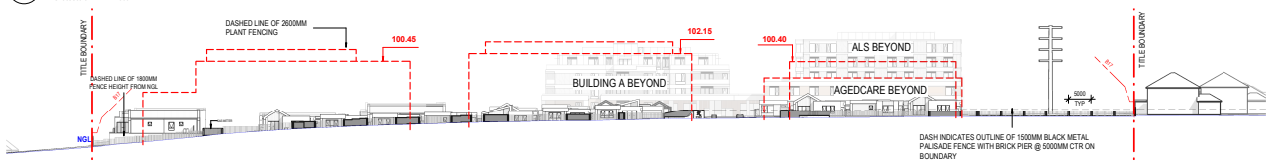

CENTURION COURT
ANFIELD CRESCENT
JACKSON ROAD
RENEE CLOSE
DOUGHERTY CT
GLADE SWOOD RESERVE
EASEMENT
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
for and on behalf of the City of Monash: annemareer
Sheet 12 of 54
Date:12.09.2024
LEGEND
TOTAL DWELLINGS = 70
LOT BOUNDARY
STATUS FOR ENDORSEMENT
V/A ARCHITECTS
LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
+61 3 8678 3300 / viaarchitects.com.au
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REV DESCRIPTION DATE BY
A ISSUE FOR FINAL UPCO REVIEW 04/11/2022 KC
B ISSUE FOR ENDORSEMENT 22/11/2022 KC
C ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 15/06/2023 NV
D ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 16/06/2023 NV
E ISSUE FOR ENDORSEMENT - SECONDARY CONSENT 03/11/2023 KC
KEY PLAN
NORTH POINT
PROJECT MULGRAVE RETIREMENT VILLAGE
ADDRESS 62 - 94 JACKSONS ROAD, MULGRAVE
CLIENT RYMAN
DRAWING TITLE PROPOSED LOT LAYOUT PLAN
SCALE (@A1) 1 : 500
DRAWN BY HX
CHECKED BY TM
PROJECT No. 2110053
DRAWING No. TP00-17
REV E



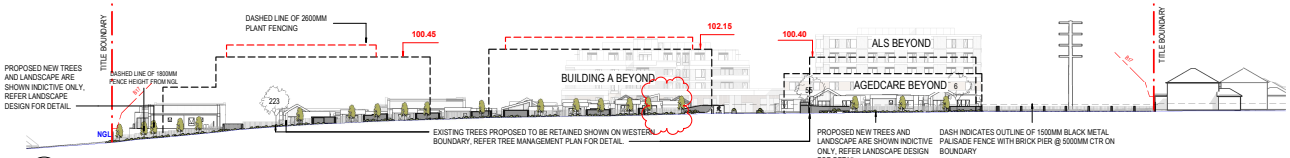

1 SITE ELEVATION NORTH
TP00-20 A1 sheet scale = 1 : 500



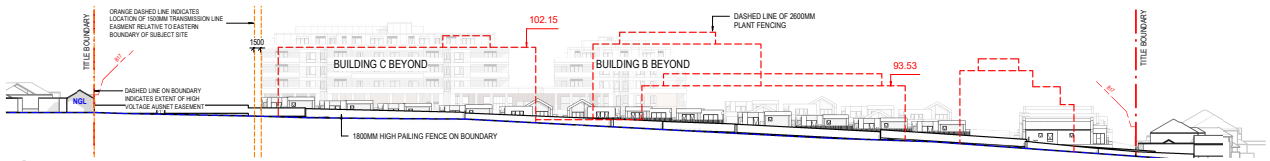

2 SITE ELEVATION SOUTH
TP00-20 A1 sheet scale = 1 : 500



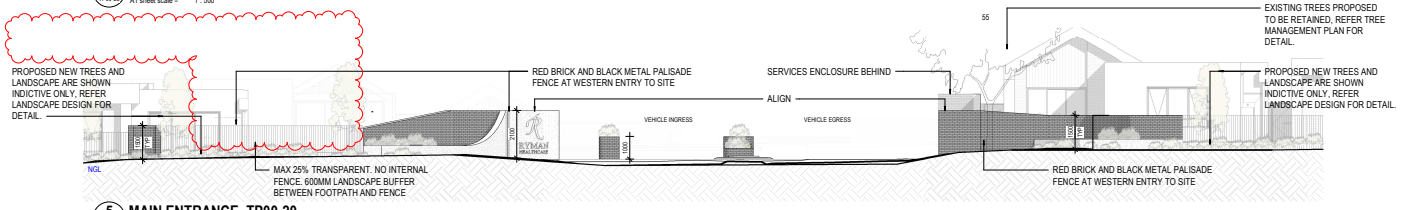

3 SITE ELEVATION WEST
A1 sheet scale = 1 : 500



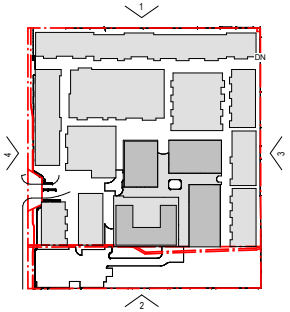

7 SITE ELEVATION WEST WITH LANDSCAPE
SK-01-103 A1 sheet scale = 1 : 500




4 SITE ELEVATION EAST
TP00-20 A1 sheet scale = 1 : 500




5 MAIN ENTRANCE TP00-20
TP00-20 A1 sheet scale = 1 : 100




6 MASTERPLAN ELEVATION KEY PLAN
A1 sheet scale = 1 : 2000

SITE ELEVATION LEGEND

- DASHED LINE INDICATES BUILDING OUTLINE OF PREVIOUSLY APPROVED SCHEME
- EASEMENT APPROXIMATE LOCATION ON BOUNDARY

STATUS FOR ENDORSEMENT

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 13 of 54
Date:12.09.2024

VIA ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| I | DRAFT ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 27/06/2023 | KC |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |
| K | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 17/05/2024 | DM |

PROJECT REF: C:\Users\dmathew\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_dmathewSCT66.rvt
TIMESTAMP: 02/07/2024 11:06:33 AM

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALE DIMENSIONS ARE APPROXIMATE ONLY. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

Sturdy Steel 4 stars Health & Safety 4 stars

PROJECT
MULGRAVE RETIREMENT VILLAGE

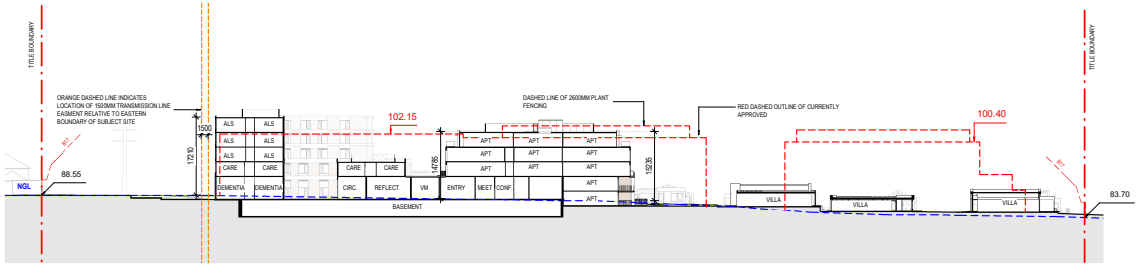
ADDRESS
62 - 94 JACKSONS ROAD, MULGRAVE

CLIENT
RYMAN

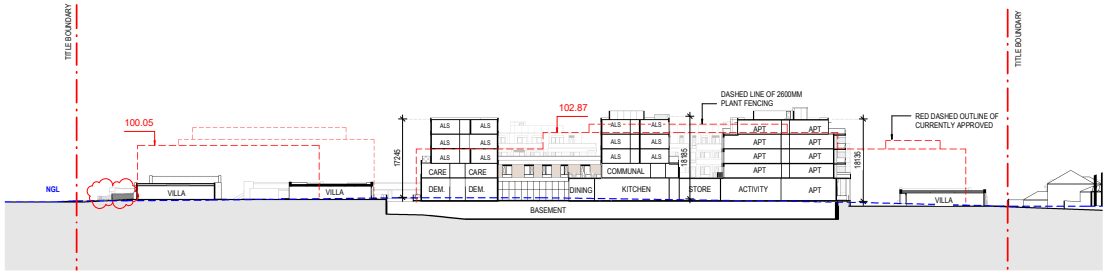
DRAWING TITLE
SITE ELEVATIONS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | MH | TM | 2110053 | TP00-20 | K |

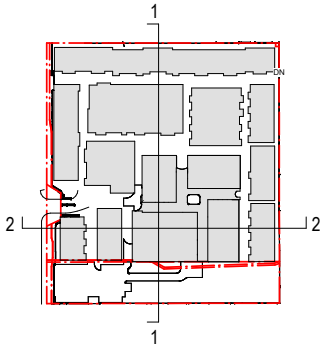
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 14 of 54
Date:12.09.2024




1 NORTH SOUTH SECTION
TP00-02 A1 sheet scale = 1 : 500




2 EAST WEST SECTION
A1 sheet scale = 1 : 500




3 MASTERPLAN SECTION KEY PLAN
A1 sheet scale = 1 : 2000

SITE SECTION LEGEND

DASHED LINE INDICATES BUILDING OUTLINE OF PREVIOUSLY APPROVED SCHEME

EASEMENT APPROXIMATE LOCATION ON BOUNDARY

STATUS **FOR ENDORSEMENT**

V / A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| B | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| C | RFI RESPONSE | 29/03/2022 | TM |
| D | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |

PROJECT REF: C:\Users\KCheng\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_23_UPDATED_kcheng6UPP.rvt
TIMESTAMP: 03/11/2023 11:30:05 AM

KEY PLAN

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Quality ISO 9001 Environment ISO 14001 Health & Safety ISO 45001

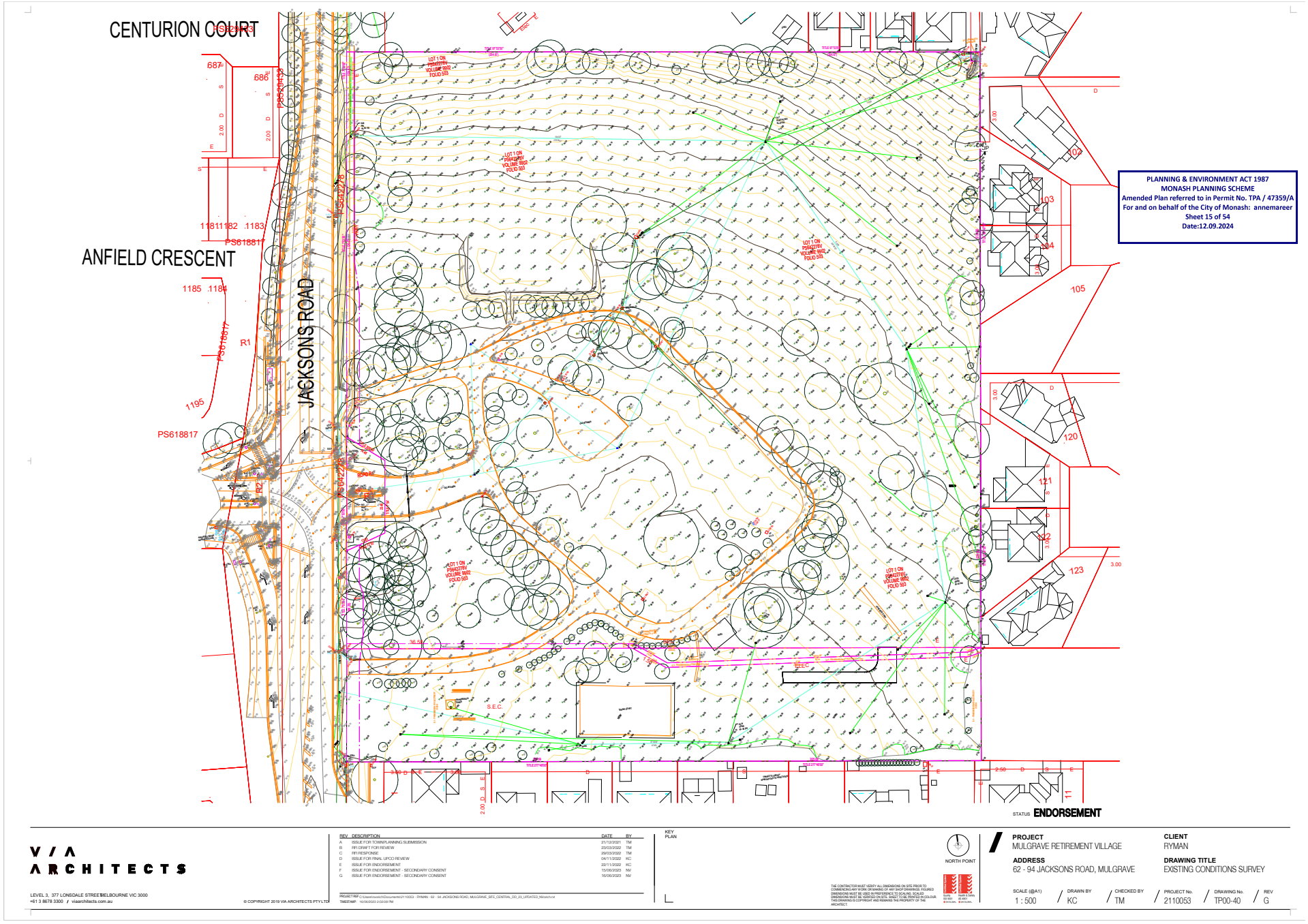
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

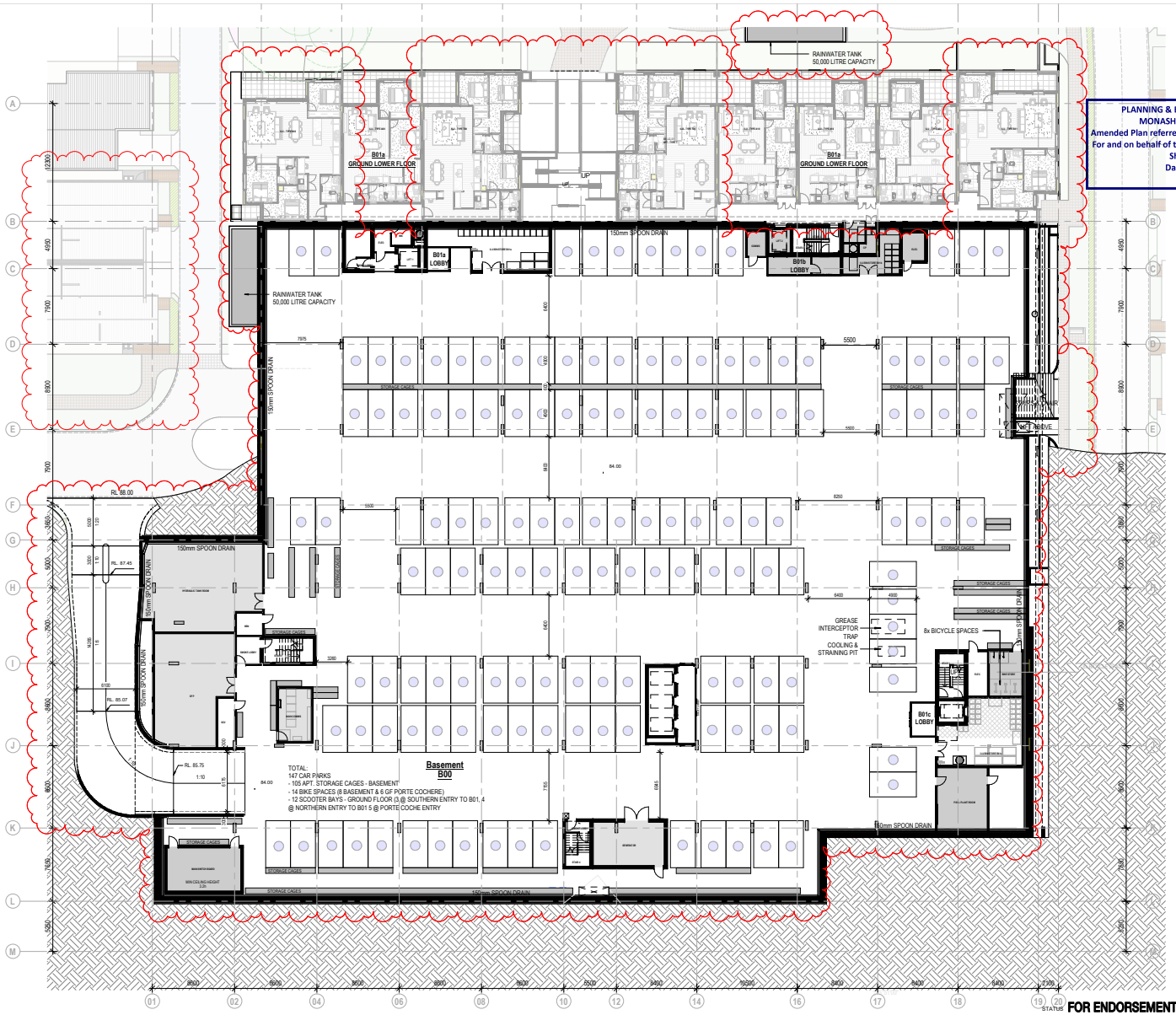
**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
SITE SECTIONS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | MH | TM | 2110053 | TP00-30 | H |


CENTURION COURT
ANFIELD CRESCENT
JACKSONS ROAD
PS618817
PS534276
PS534123
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 15 of 54
Date:12.09.2024
STATUS ENDORSEMENT
V / A ARCHITECTS
LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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KEY PLAN
NORTH POINT
PROJECT
MULGRAVE RETIREMENT VILLAGE
ADDRESS
62 - 94 JACKSONS ROAD, MULGRAVE
CLIENT
RYMAN
DRAWING TITLE
EXISTING CONDITIONS SURVEY
SCALE (@A1) 1 : 500
DRAWN BY KC
CHECKED BY TM
PROJECT No. 2110053
DRAWING No. TP00-40
REV G




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 16 of 54
Date:12.09.2024

NOTE:
- REFER TO LANDSCAPE PLANS FOR PROPOSED TREESS & LANDSCAPED AREAS.
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STATUS **FOR ENDORSEMENT**

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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| C | RFI DRAFT FOR REVIEW | 25/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR WASTE & TRAFFIC COORDINATION | 10/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| H | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/05/2023 | NV |
| I | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/05/2023 | NV |

PROJECT REF: C:\Users\nvuich\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_AGED CARE_CENTRAL_23_NVuich.rvt
TIMESTAMP: 16/06/2023 1:45:03 PM

KEY PLAN

NORTH POINT

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALE DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY WHEN PLOTTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

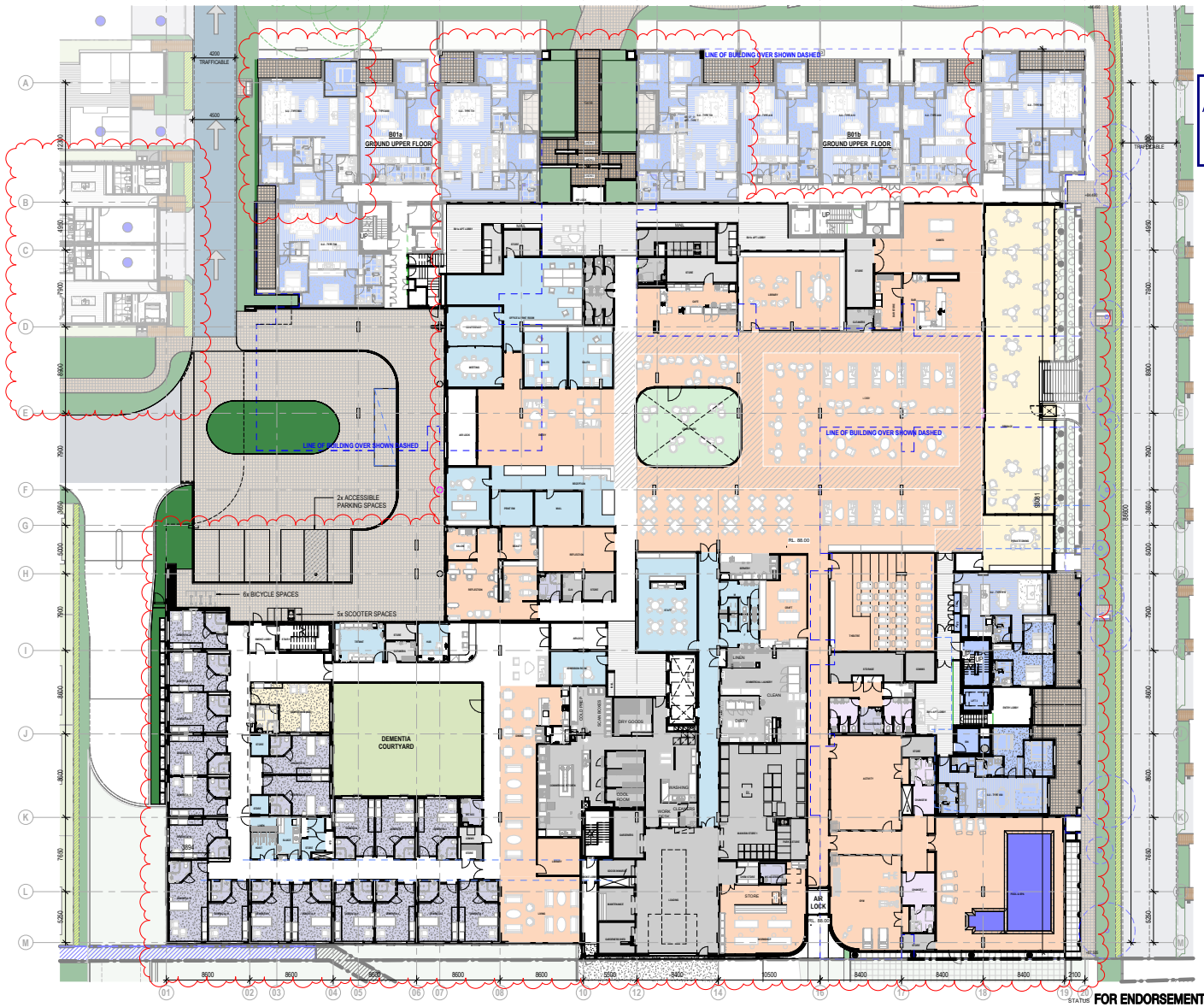
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
LOWER GROUND FLOOR PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | KC, NV | TM | 2110053 | TP10-01 | I |




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 17 of 54
Date:12.09.2024

NOTE:
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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/05/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/05/2023 | NV |

PROJECT REF C:\Users\nvuko\3Documents\211053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_AGED CARE_CENTRAL_23_NVuko.rvt
TIMESTAMP 16/06/2023 1:45:43 PM

KEY PLAN

NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** GROUND FLOOR PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | KC, NV | TM | 2110053 | TP10-02 | H |




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 18 of 54
Date:12.09.2024

NOTE:
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STATUS **FOR ENDORSEMENT**

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|---|---|---|---|
| B | RESPONSE TO RFI FOR REVIEW | 16/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF: C:\Users\nvuich\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_AGED CARE_CENTRAL_23_NVuich.rvt
TIMESTAMP: 16/06/2023 1:48:17 PM

KEY PLAN

NORTH POINT

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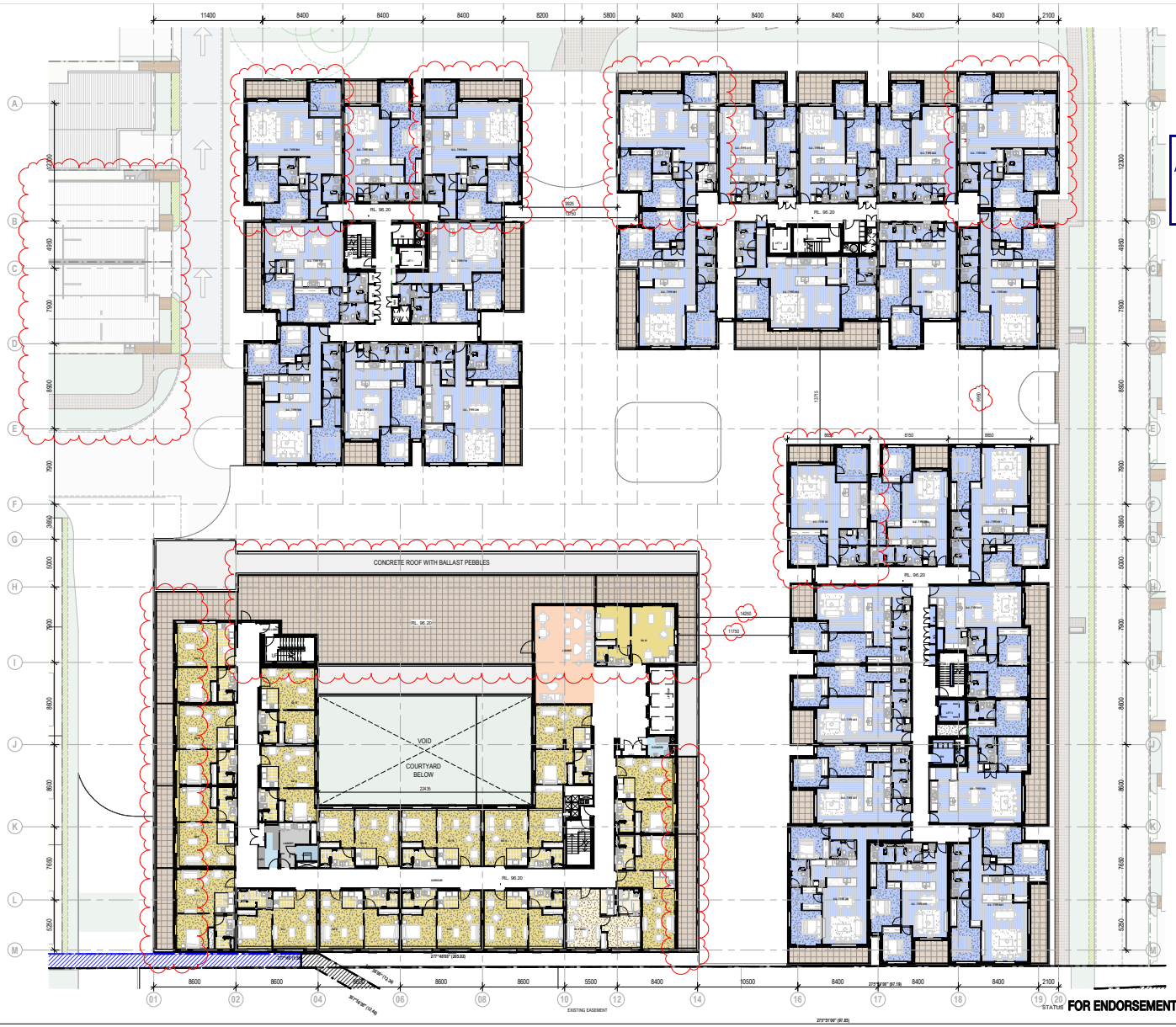
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
LEVEL 1 FLOOR PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | KC, NV | TM | 2110053 | TP10-03 | H |




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 19 of 54
Date:12.09.2024

NOTE:
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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

KEY PLAN

NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** LEVEL 2 FLOOR PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | KC, NV | TM | 2110053 | TP10-04 | H |



PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 20 of 54
Date:12.09.2024

NOTE:
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STATUS **FOR ENDORSEMENT**

V / A ARCHITECTS

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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF: C:\Users\nvuscht\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_AGED CARE_CENTRAL_23_NVuscht.rvt
TIMESTAMP: 16/06/2023 1:47:10 PM

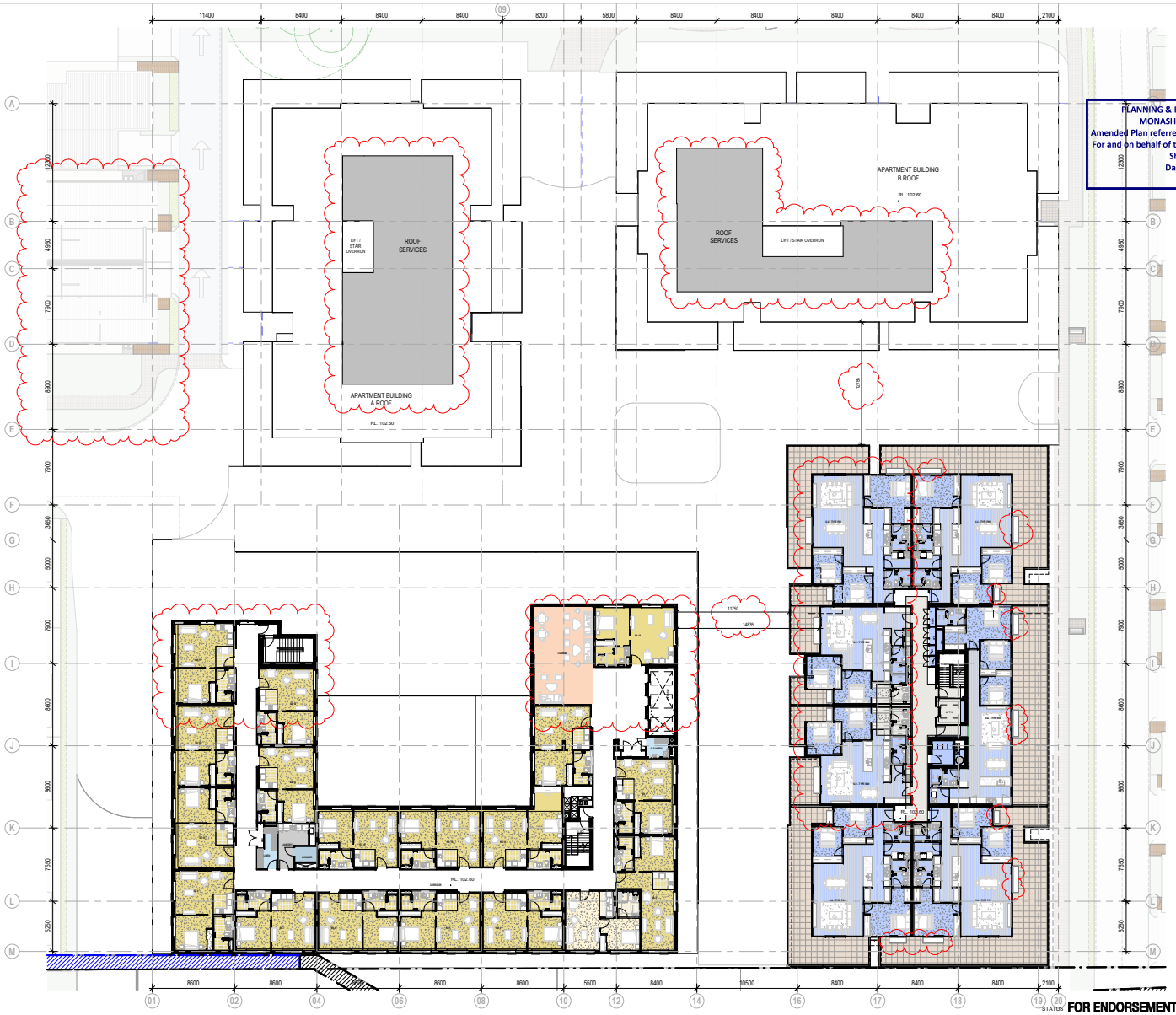
KEY PLAN

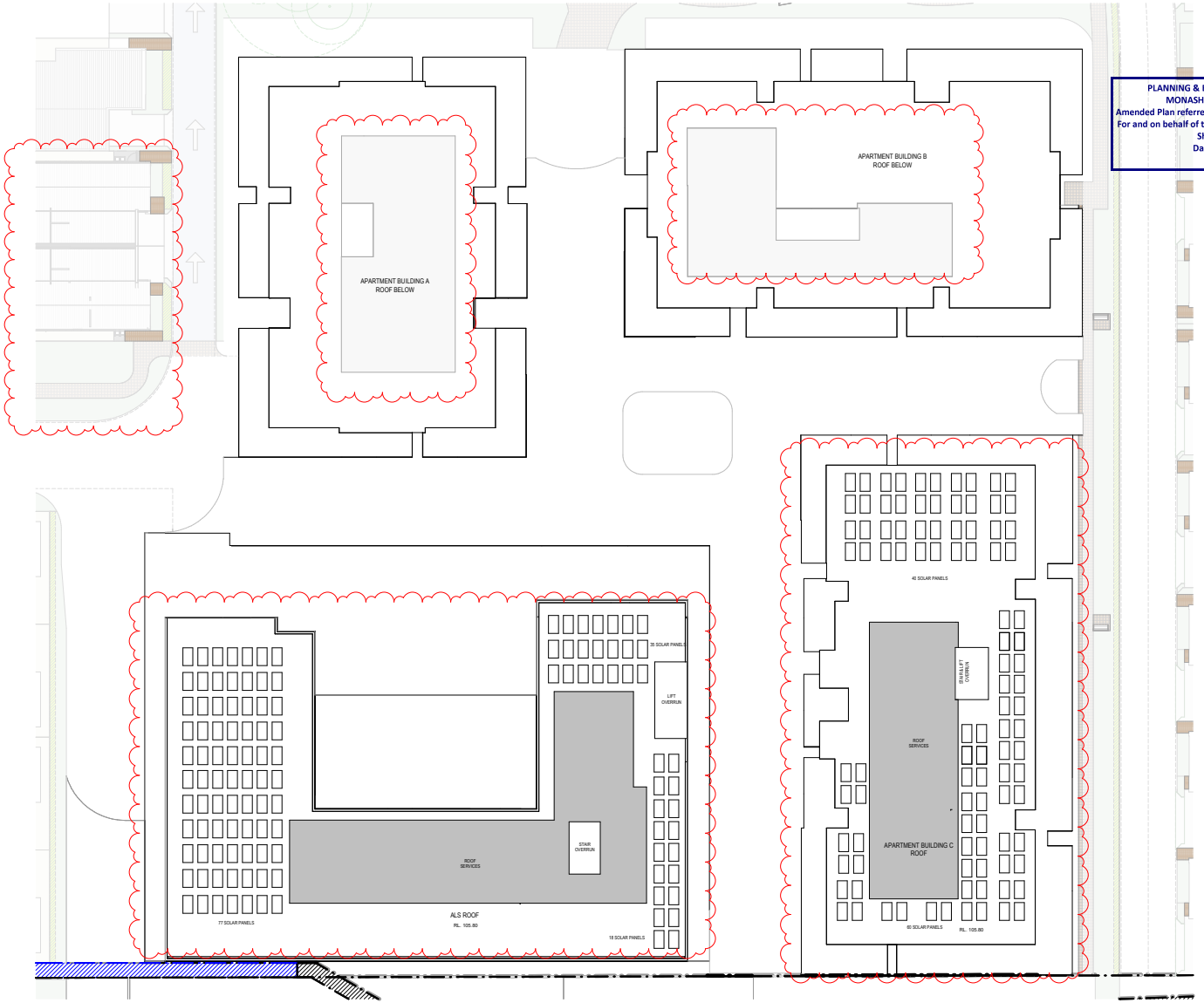
NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** LEVEL 3 FLOOR PLAN

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | KC, NV | TM | 2110053 | TP10-05 | H |


PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 21 of 54
Date:12.09.2024
APARTMENT BUILDING A ROOF
RL. 102.60
ROOF SERVICES
LIFT / STAIR OVERRUN
APARTMENT BUILDING B ROOF
RL. 102.60
ROOF SERVICES
LIFT / STAIR OVERRUN
RL. 102.60
NOTE:
REFER TO LANDSCAPE PLANS FOR PROPOSED TREESS & LANDSCAPED AREAS.
EXISTING TREES SHOWN ONLY.
LANDSCAPING AREAS SHOWN INDICATIVELY ONLY.
STATUS FOR ENDORSEMENT
V / A ARCHITECTS
LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
+61 3 8678 3300 / viaarchitects.com.au
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REV DESCRIPTION DATE BY
B RESPONSE TO RFI FOR REVIEW 15/02/2022 KC
C RFI DRAFT FOR REVIEW 23/03/2022 TM
D RFI RESPONSE 29/03/2022 TM
E ISSUE FOR FINAL UPCO REVIEW 04/11/2022 KC
F ISSUE FOR ENDORSEMENT 22/11/2022 KC
G ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT 15/05/2023 NV
H ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT 16/05/2023 NV
KEY PLAN
NORTH POINT
PROJECT
MULGRAVE RETIREMENT VILLAGE
ADDRESS
62 - 94 JACKSONS ROAD, MULGRAVE
CLIENT
RYMAN
DRAWING TITLE
LEVEL 4 FLOOR PLAN
SCALE (@A1) AS indicated
DRAWN BY KC, NV
CHECKED BY TM
PROJECT No. 2110053
DRAWING No. TP10-06
REV H




PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 22 of 54
Date:12.09.2024

NOTE:
- REFER TO LANDSCAPE PLANS FOR PROPOSED TREESS & LANDSCAPED AREAS.
- EXISTING TREES SHOWN ONLY.
- LANDSCAPING AREAS SHOWN INDICATIVELY ONLY.

STATUS **FOR ENDORSEMENT**

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| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| A | ISSUE FOR TOWN PLANNING SUBMISSION | 21/12/2021 | KC |
| B | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| C | RFI RESPONSE | 29/03/2022 | TM |
| D | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP 16/06/2023 1:47:33 PM

KEY PLAN

NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** ROOF PLAN

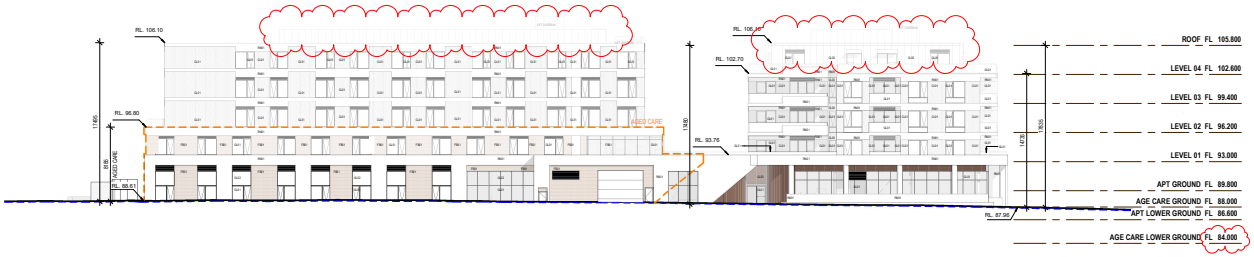
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| As indicated | KC, NV | TM | 2110053 | TP10-07 | G |

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 23 of 54
Date:12.09.2024

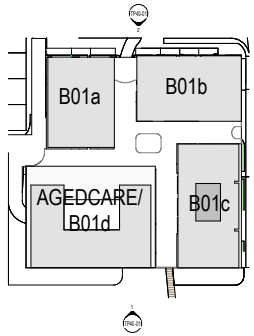



2 TP40-01 AGED CARE/APT_OVERALL_NORTH ELEVATION
1 : 250

| MATERIAL SCHEDULE | | |
|---|---|---|
| SAMPLE | MTL | MATERIAL |
| | FB01 | BRICK WORK |
| | MB01 | METAL FRAME BALUSTRADE |
| | GL01 | GLAZING - CLEAR |
| | GL02 | GLAZING - OPAQUE |
| | CL01 | CLADDING - TEXTURED PRECAST |
| | CL02 | CLADDING - TIMBER LOOK ALUMINIUM |
| | CL03 | CLADDING - PRECAST SOFT FINISH |
| | RN01 | RENDER LIGHT |
| | RN02 | RENDER DARK |




1 TP40-01 AGED CARE/ASL_OVERALL_SOUTH ELEVATION
1 : 250




3 TP40-01 ELEVATION KEY PLAN 01
1 : 1000

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| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

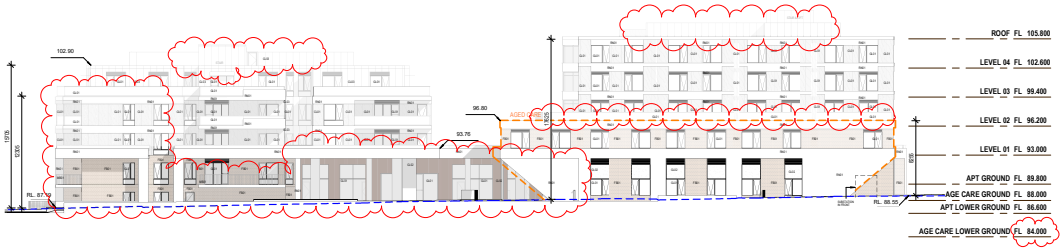
**CLIENT**
RYMAN

**DRAWING TITLE**
AGED CARE AND APT ELEVATIONS SHEET 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | MH | TM | 2110053 | TP40-01 | H |




1 TP40-02 AGED CARE/APT_OVERALL_EAST ELEVATION
1 : 250

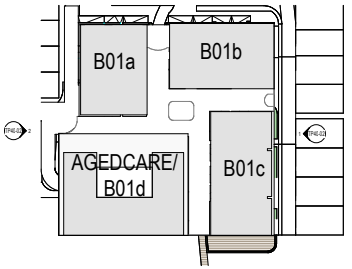



2 TP40-02 AGED CARE/APT_OVERALL_WEST ELEVATION
1 : 250

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash annemareer
Sheet 24 of 54
Date: 12.09.2024

MATERIAL SCHEDULE

| SAMPLE | MTL | MATERIAL |
|---|---|---|
| | FB01 | BRICK WORK |
| | MB01 | METAL FRAME BALUSTRADE |
| | GL01 | GLAZING - CLEAR |
| | GL02 | GLAZING - OPAQUE |
| | CL01 | CLADDING - TEXTURED PRECAST |
| | CL02 | CLADDING - TIMBER LOOK ALUMINIUM |
| | CL03 | CLADDING - PRECAST SOFT FINISH |
| | RN01 | RENDER LIGHT |
| | RN02 | RENDER DARK |




3 TP40-02 ELEVATION KEY PLAN 02
1 : 1000

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| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

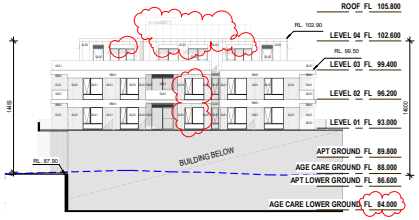
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AGED CARE AND APT ELEVATIONS
SHEET 02

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
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| AS indicated | MH | TM | 2110053 | TP40-02 | H |

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 25 of 54
Date:12.09.2024



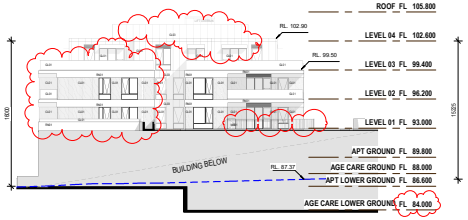

1 TP40-03 AGED CARE/APT_BUILDING A_EAST ELEVATION
1 : 250




2 TP40-03 AGED CARE/APT_BUILDING A_SOUTH ELEVATION
1 : 250

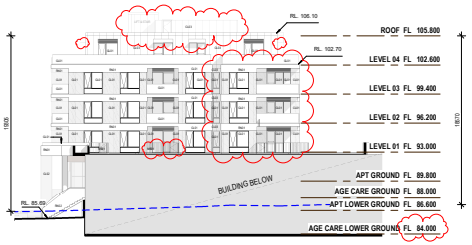



3 TP40-03 AGED CARE/APT_BUILDING B_SOUTH ELEVATION
1 : 250




4 TP40-03 AGED CARE/APT_BUILDING B_WEST ELEVATION
1 : 250

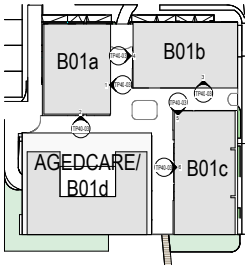
| MATERIAL SCHEDULE | | |
|---|---|---|
| SAMPLE | MTL | MATERIAL |
| | FB01 | BRICK WORK |
| | MB01 | METAL FRAME BALUSTRADE |
| | GL01 | GLAZING - CLEAR |
| | GL02 | GLAZING - OPAQUE |
| | CL01 | CLADDING - TEXTURED PRECAST |
| | CL02 | CLADDING - TIMBER LOOK ALUMINIUM |
| | CL03 | CLADDING - PRECAST SOFT FINISH |
| | RN01 | RENDER LIGHT |
| | RN02 | RENDER DARK |




5 TP40-03 AGED CARE/APT_BUILDING C_NORTH ELEVATION
1 : 250




6 TP40-03 AGED CARE/APT_BUILDING C_WEST ELEVATION
1 : 250




7 TP40-03 ELEVATION KEY PLAN 03
1 : 1000

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| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

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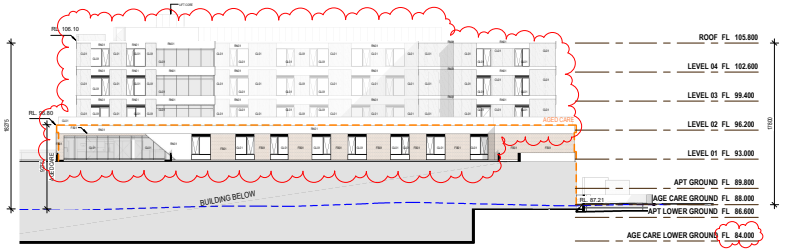
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

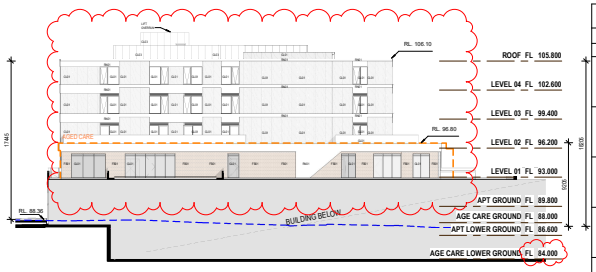
**CLIENT**
RYMAN

**DRAWING TITLE**
AGED CARE AND APT ELEVATIONS
SHEET 03

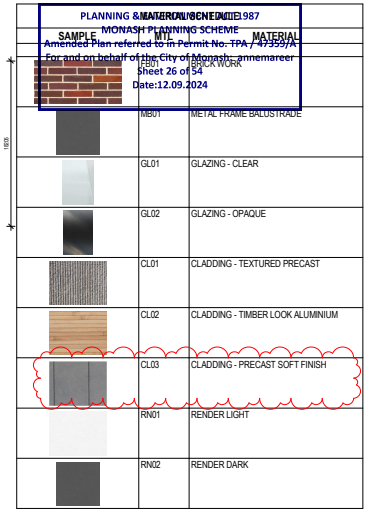
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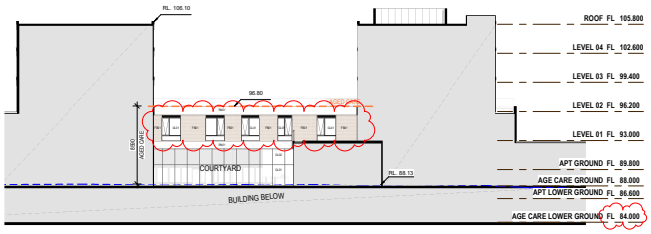

1 TP40-04 AGED CARE/ASL_AGED CARE_NORTH ELEVATION
1 : 250




2 TP40-04 AGED CARE/APT_AGED CARE_EAST ELEVATION
1 : 250



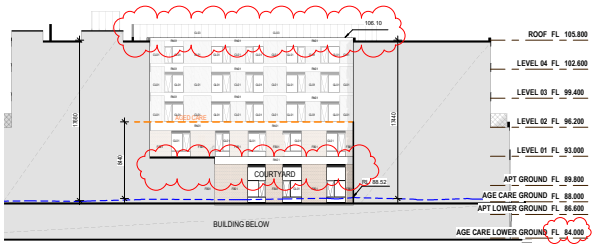

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47557/A
For and on behalf of the City of Monash, annemareer
Sheet 26 of 54
Date:12.09.2024




4 TP40-04 AGED CARE/ASL_AGED CARE COURTYARD_NORTH ELEVATION
1 : 250



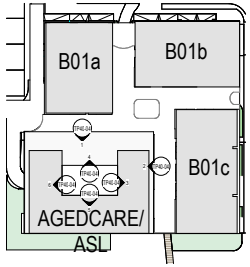

3 TP40-04 AGED CARE/ASL_AGED CARE COURTYARD_EAST ELEVATION
1 : 250




5 TP40-04 AGED CARE/ASL_AGED CARE COURTYARD_SOUTH ELEVATION
1 : 250




6 TP40-04 AGED CARE/ASL_AGED CARE COURTYARD_WEST ELEVATION
1 : 250




7 TP40-04 ELEVATION KEY PLAN 04
1 : 1000

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| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
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| E | RFI RESPONSE | 20/07/2022 | TM |
| F | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
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KEY PLAN

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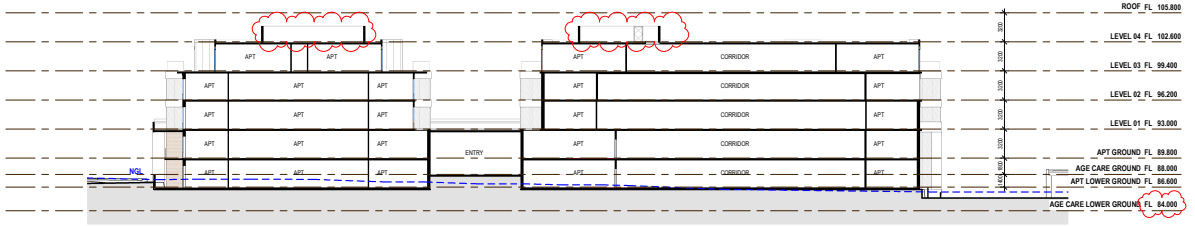
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

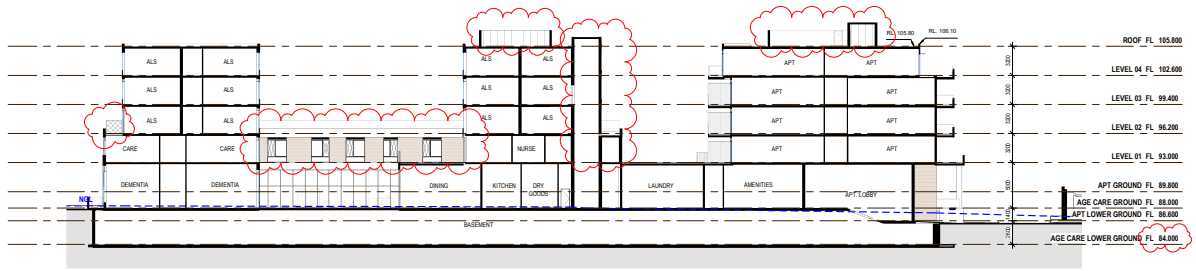
**CLIENT**
RYMAN

**DRAWING TITLE**
AGED CARE AND APT ELEVATIONS
SHEET 04

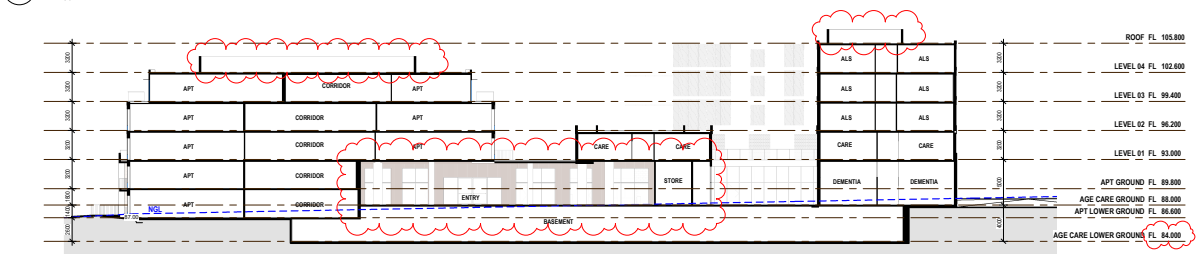
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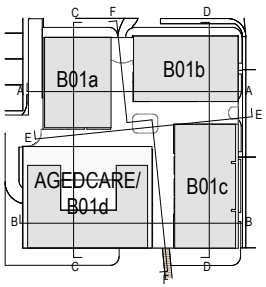

1 TP41-01 TP_SECTION_AA
1 : 250




2 TP41-01 TP_SECTION_BB
1 : 250




3 TP41-01 TP_SECTION_CC
1 : 250




4 TP41-01 SECTION KEY PLAN 01
1 : 1000

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 27 of 54
Date:12.09.2024

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| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

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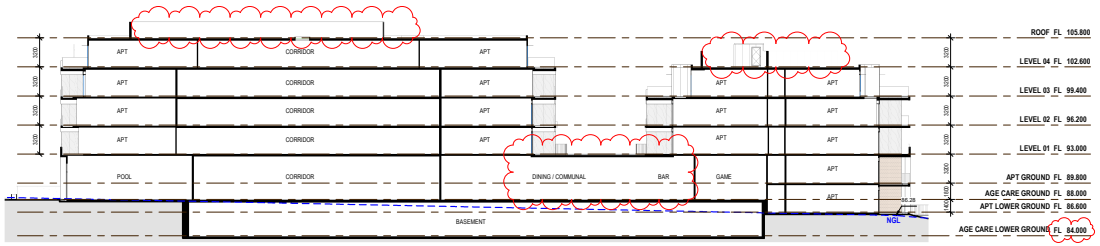
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

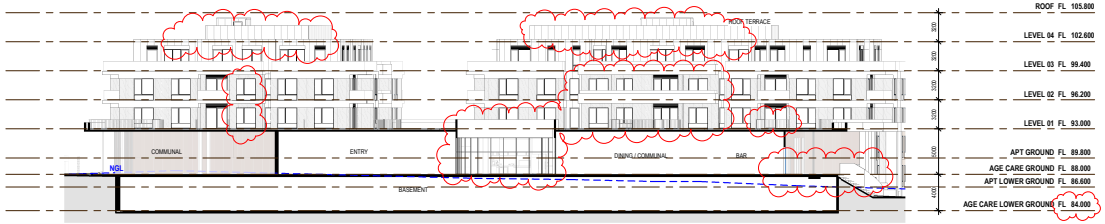
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
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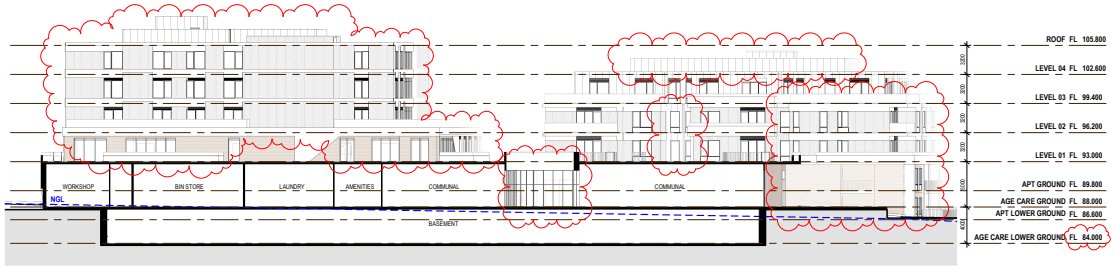
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| AS indicated | MH | TM | 2110053 | TP41-01 | H |




1 TP41-02 TP_SECTION_DD
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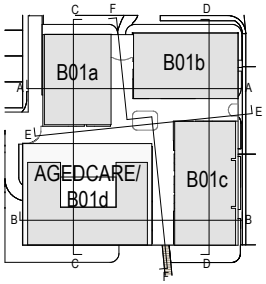



2 TP41-02 TP_SECTION_EE
1 : 250




3 TP41-02 TP_SECTION_FF
1 : 250

PLANNING & ENVIRONMENT ACT 1987
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Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
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4 TP41-02 SECTION KEY PLAN 02
1 : 1000

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|---|---|---|---|
| B | RESPONSE TO RFI FOR REVIEW | 15/02/2022 | KC |
| C | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/05/2023 | NV |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/05/2023 | NV |

PROJECT REF C:\Users\nvuicic\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_AGED CARE_CENTRAL_21_NVuicic.rvt
TIMESTAMP 16/06/2023 1:02:13 PM

KEY PLAN

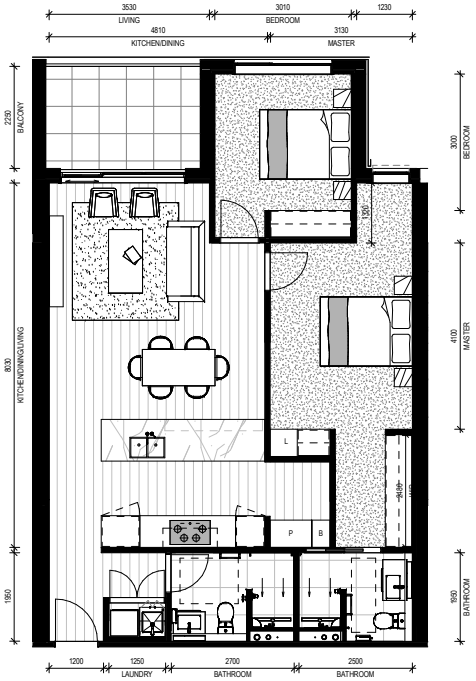
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Quality Management ISO 9001 Environmental Management ISO 14001 Health & Safety Management ISO 45001

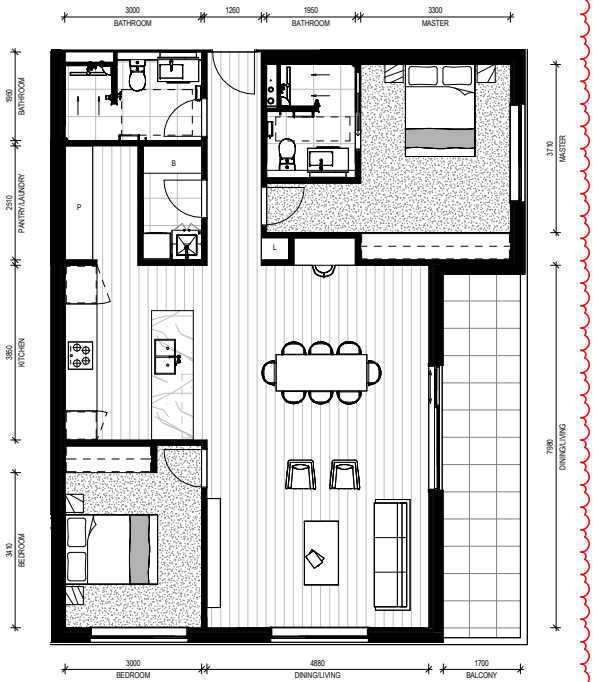
**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** AGED CARE AND APT SECTIONS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| AS indicated | MH | TM | 2110053 | TP41-02 | H |

PLANNING & ENVIRONMENT ACT 1987
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Date:12.09.2024




DELETED




APT TYPE A
87 sqm

APT TYPE B

APT TYPE C
106 sqm

STATUS **FOR ENDORSEMENT**

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| C | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF: C:\Users\nvivek\Documents\113_000_B00_ARCH_TYPICAL APARTMENTS_2020606_Nivivek.rvt
TIMESTAMP: 16/06/2023 1:21:27 PM

KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

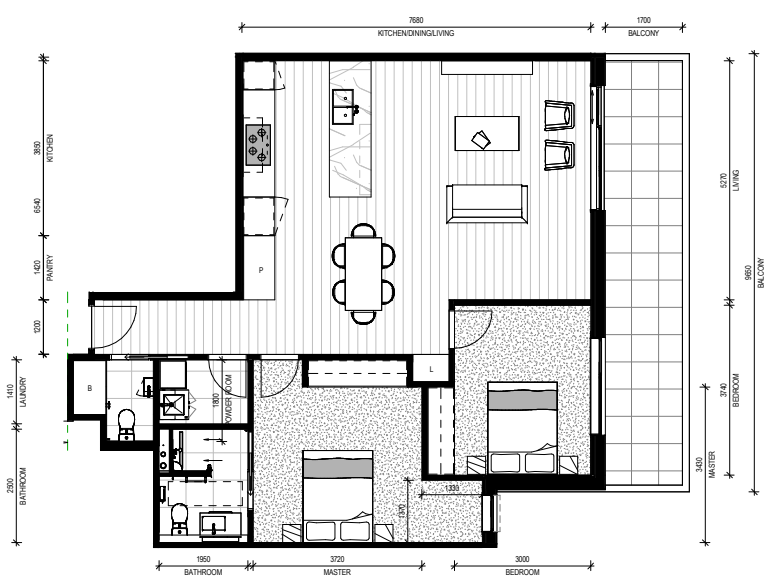
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 01

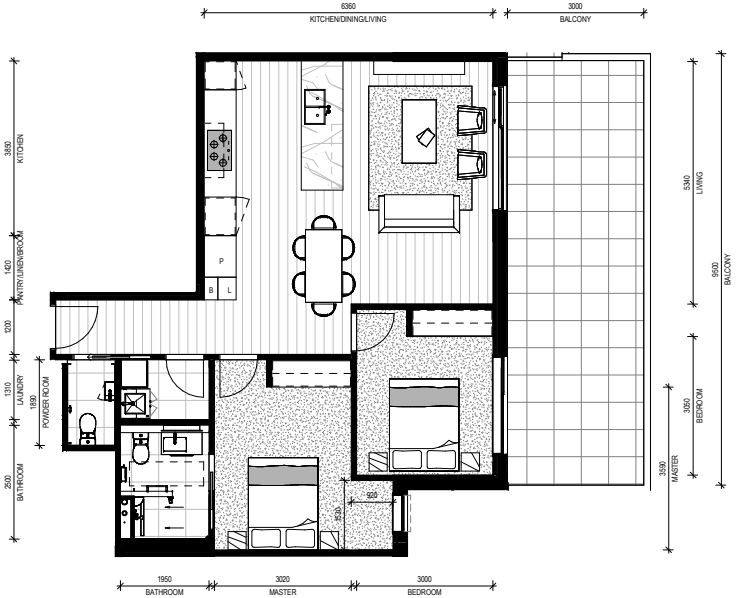
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|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP50-01 | G |

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Date:12.09.2024




APT TYPE D

90 sqm




APT TYPE E

80 sqm

STATUS **FOR ENDORSEMENT**

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| C | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP: 16/06/2023 11:03:03 PM

KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

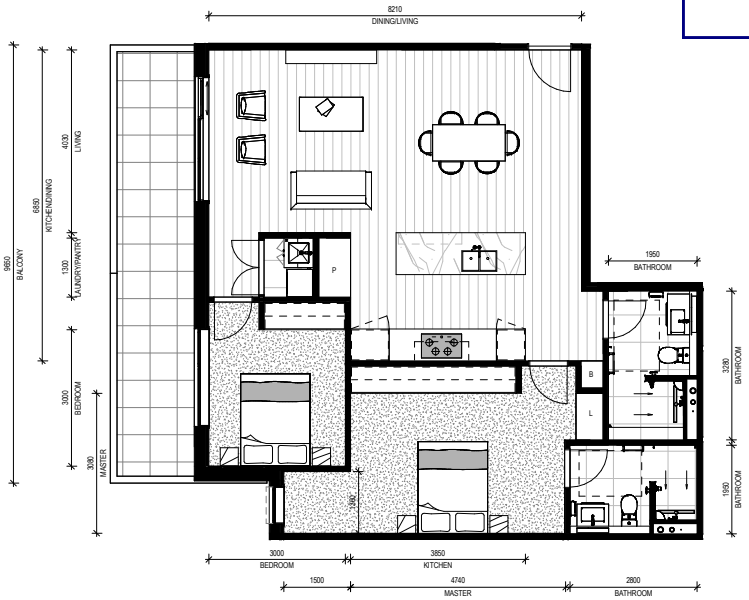
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 02

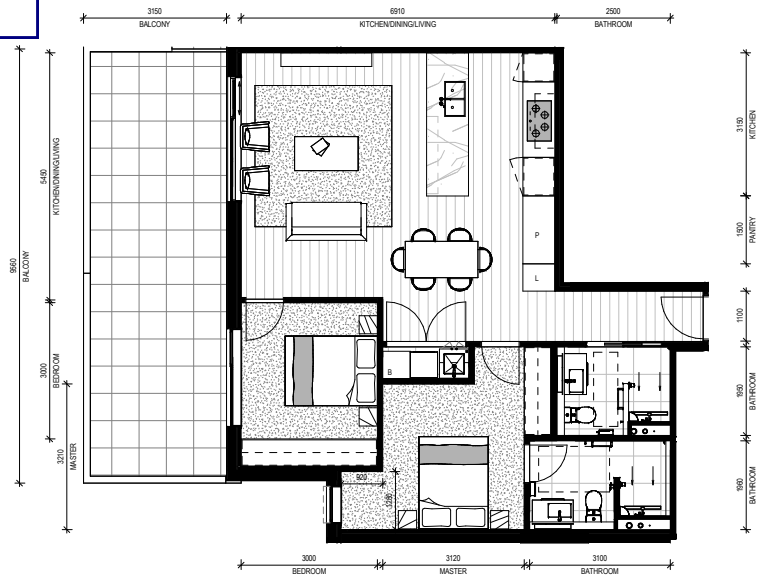
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For and on behalf of the City of Monash: annemareer
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Date:12.09.2024




APT TYPE F

96 sqm




APT TYPE G

86 sqm

STATUS **FOR ENDORSEMENT**

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| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP: 16/06/2023 1:27:06 PM

KEY PLAN

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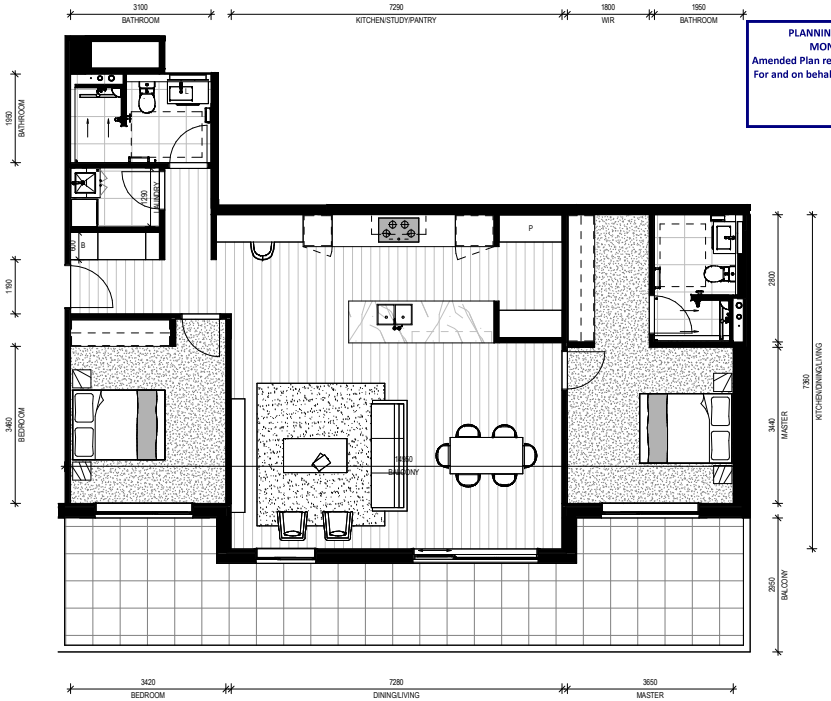
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 03

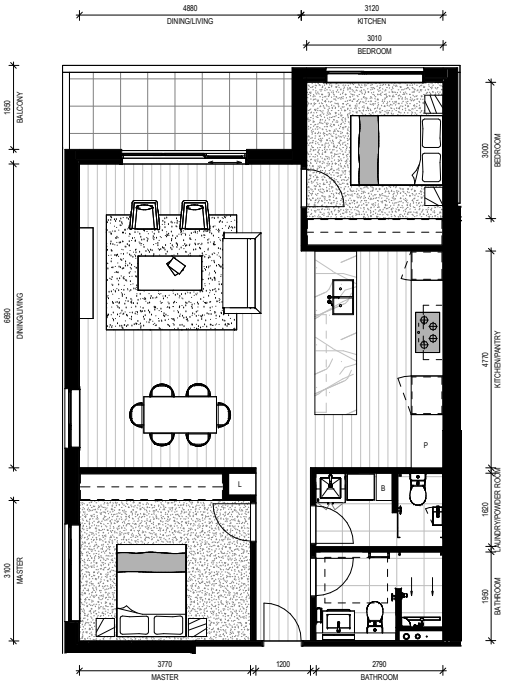
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For and on behalf of the City of Monash: annemareer
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Date:12.09.2024

APT TYPE H

112 sqm




APT TYPE I

77 sqm

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| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/05/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/05/2023 | NV |

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KEY PLAN

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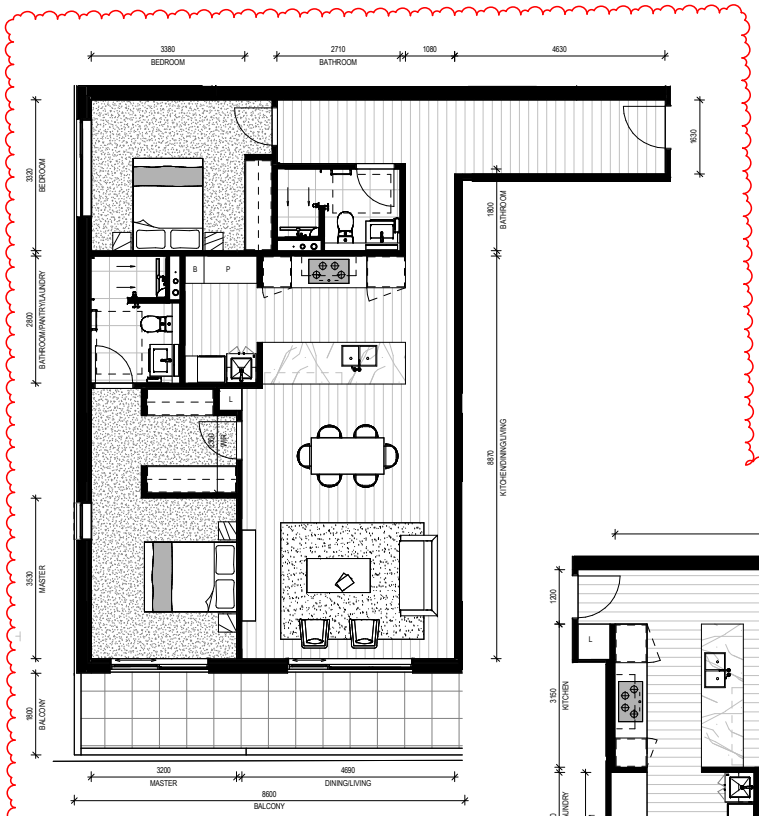
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

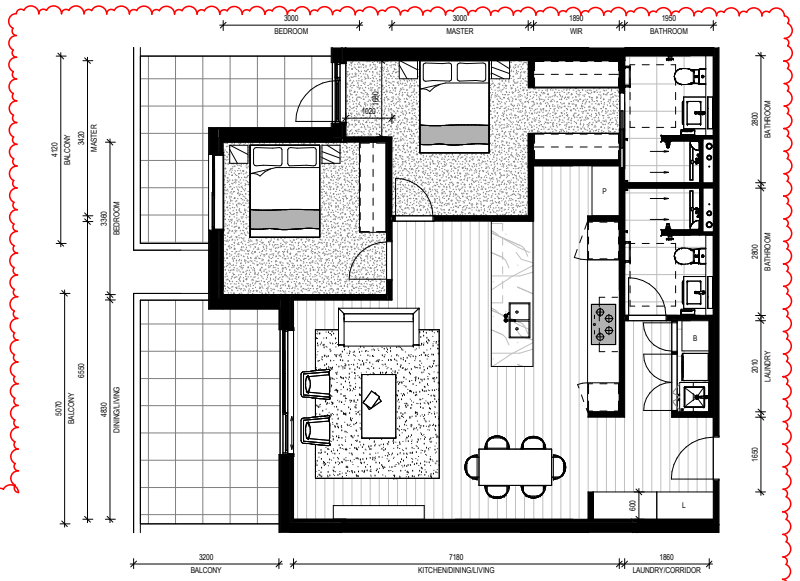
**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 04

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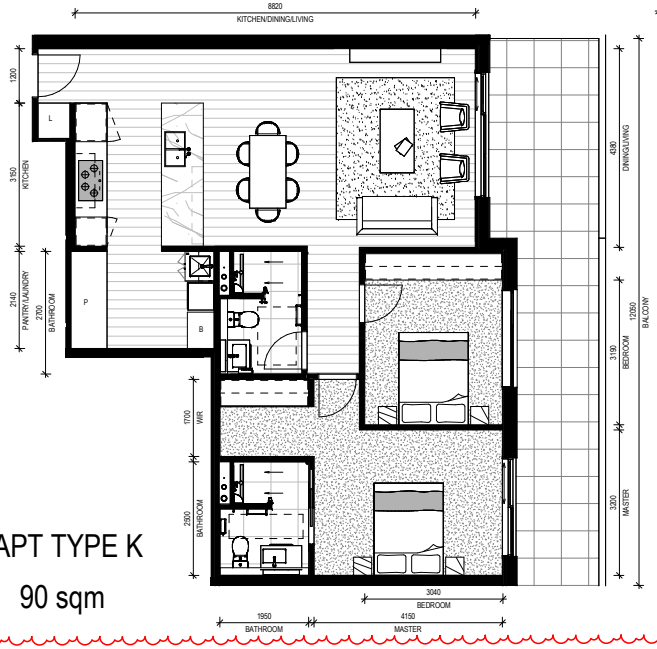

APT TYPE J

104 sqm




APT TYPE M

98 sqm




APT TYPE K

90 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 33 of 54
Date:12.09.2024

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| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

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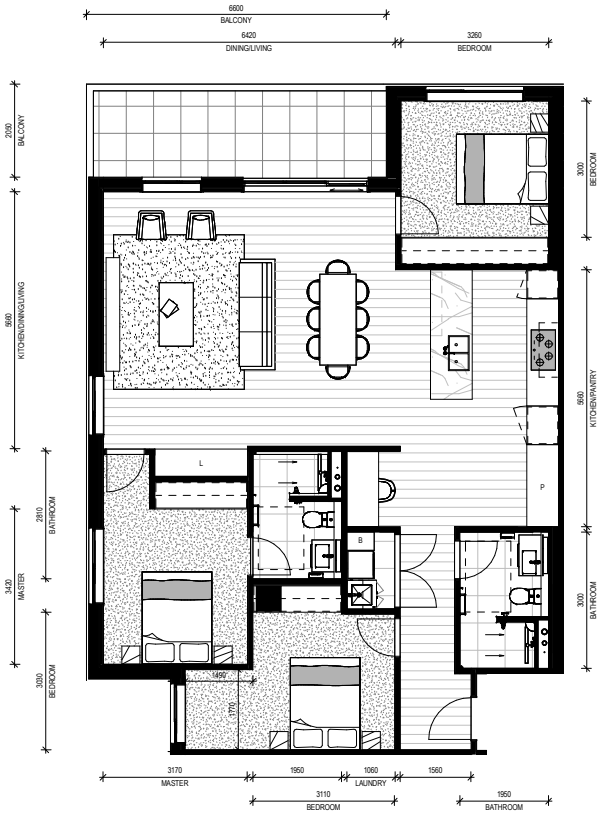
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

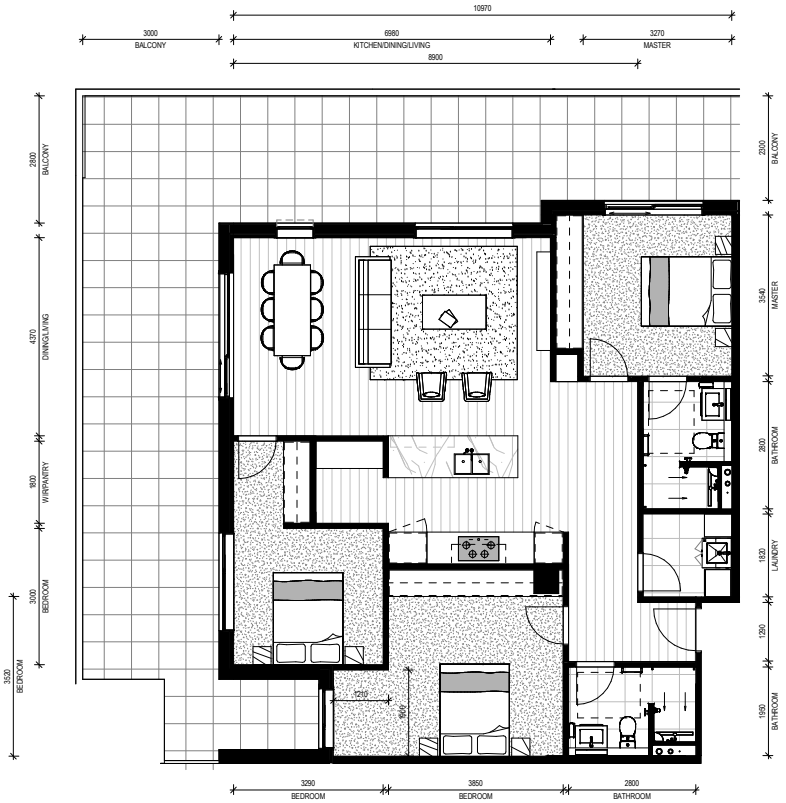
**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 05

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP50-05 | G |




APT TYPE N

100 sqm




APT TYPE O

124 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
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| D | RFI RESPONSE | 29/03/2022 | TM |
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| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

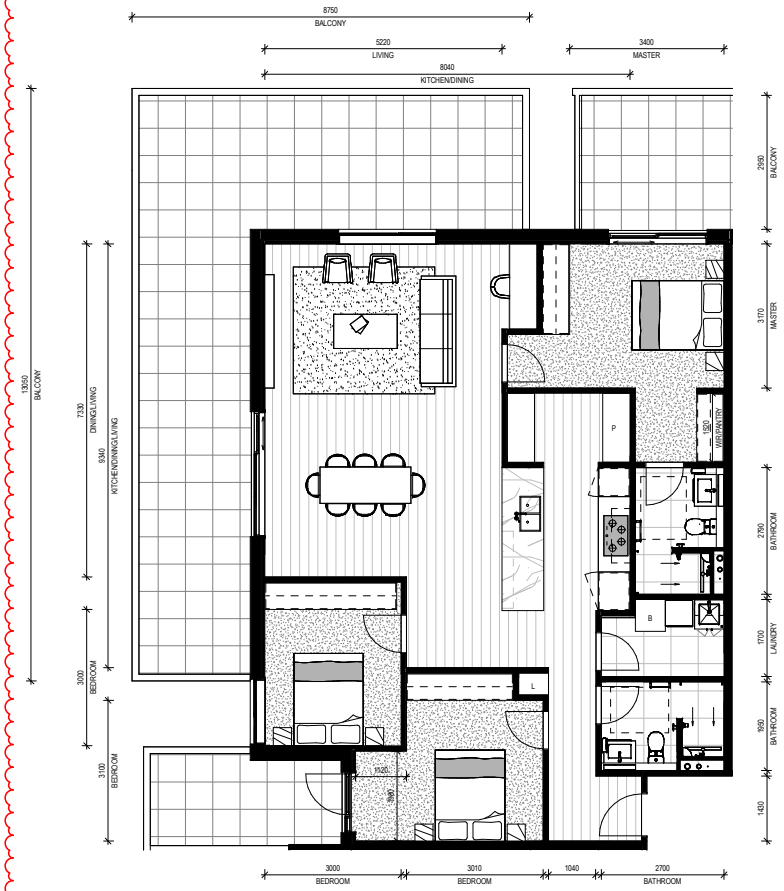
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 06

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
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APT TYPE P
129 sqm




APT TYPE Q
102 sqm

STATUS **FOR ENDORSEMENT**

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

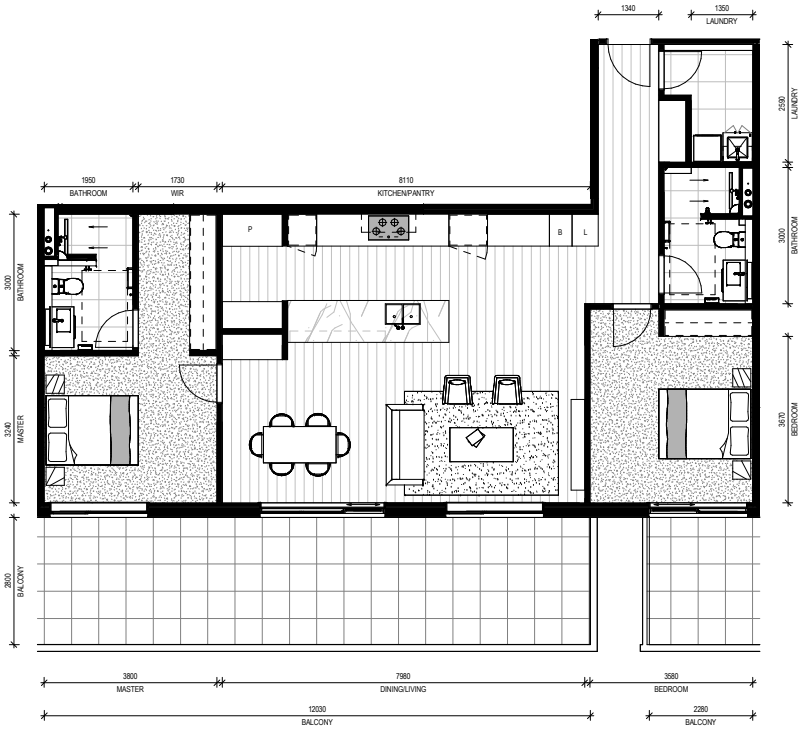
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

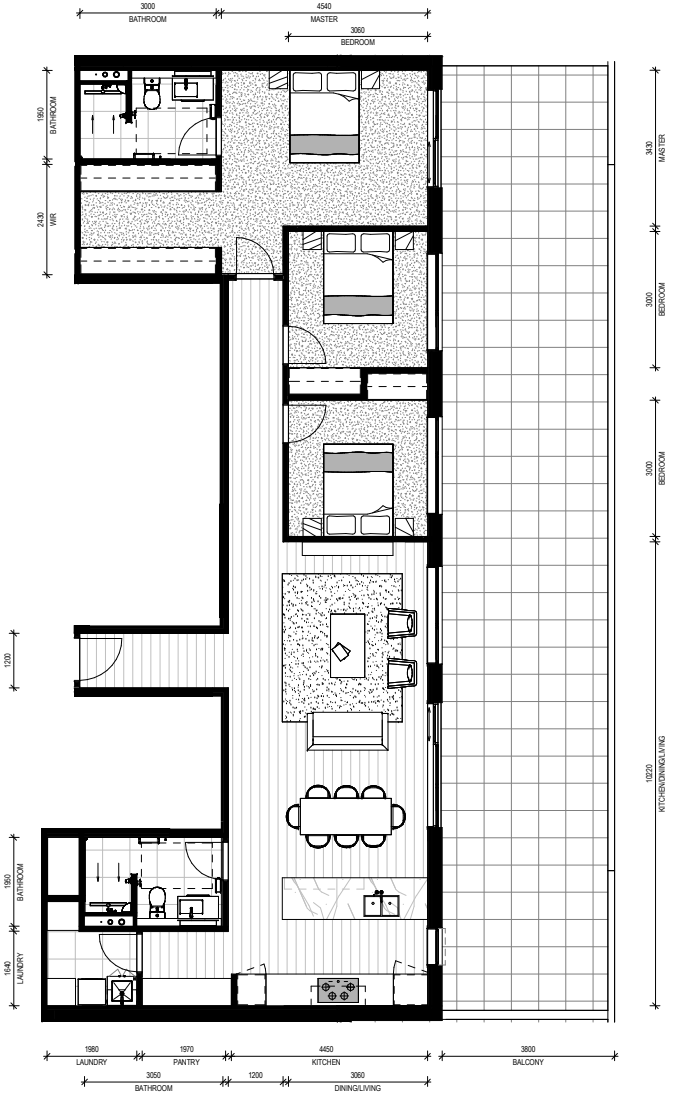
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TYPICAL APARTMENT TYPES - SHEET 07

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For and on behalf of the City of Monash: annemareer
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Date:12.09.2024




APT TYPE R
116 sqm




APT TYPE S
125 sqm

STATUS **FOR ENDORSEMENT**

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/05/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/05/2023 | NV |

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KEY PLAN

NORTH POINT

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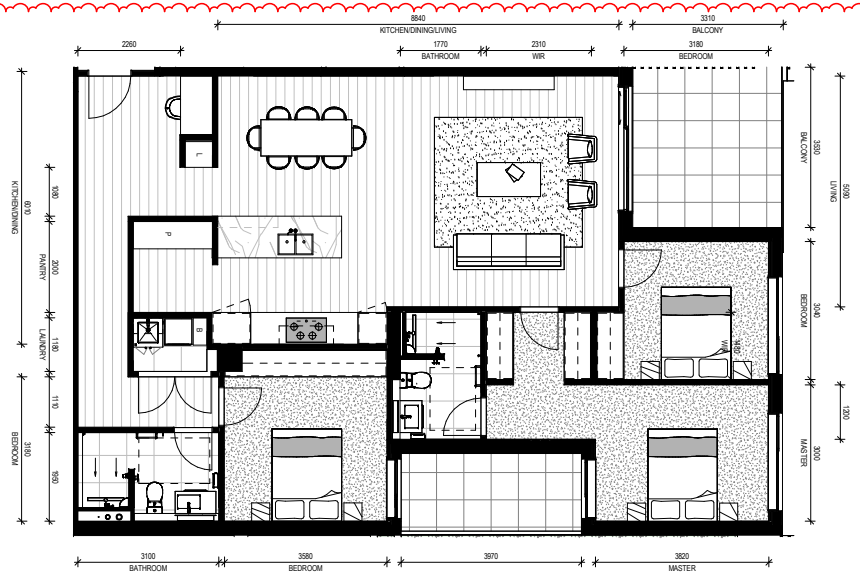
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 08

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP50-08 | G |




APT TYPE T

127 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 37 of 54
Date:12.09.2024







APT TYPE V

75 sqm

APT TYPE U

152 sqm

STATUS **FOR ENDORSEMENT**

V/A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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|---|---|---|---|
| A | ISSUE FOR TOWN PLANNING SUBMISSION | 21/12/2021 | KC |
| B | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| C | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF: C:\Users\nvivacht\Documents\113_000_B00_ARCH_TYPICAL APARTMENTS_2020606_NVarch.rvt
TIMESTAMP: 16/06/2023 1:38:13 PM

KEY PLAN

NORTH POINT

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING CLIP ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS ARE APPROXIMATE ONLY. DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

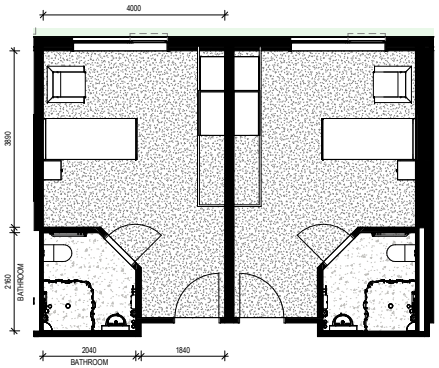
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

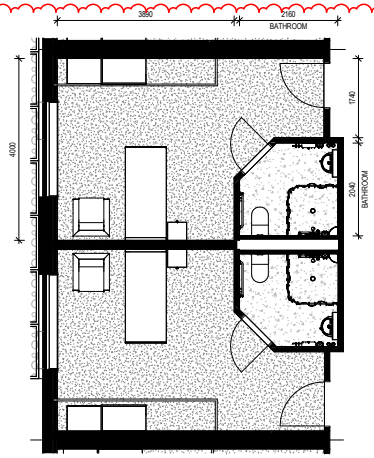
**DRAWING TITLE**
TYPICAL APARTMENT TYPES - SHEET 09

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP50-09 | G |



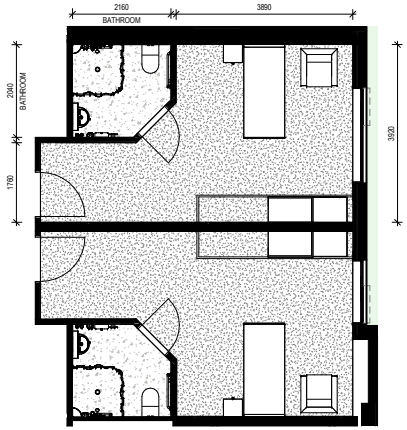

TYPE A

26 sqm




TYPE B

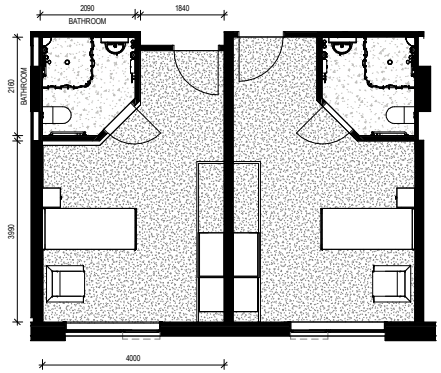
26 sqm




TYPE C

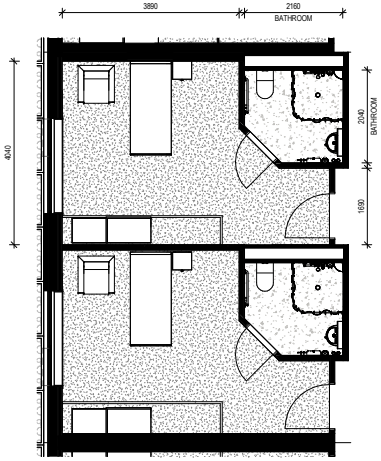
29 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 38 of 54
Date:12.09.2024



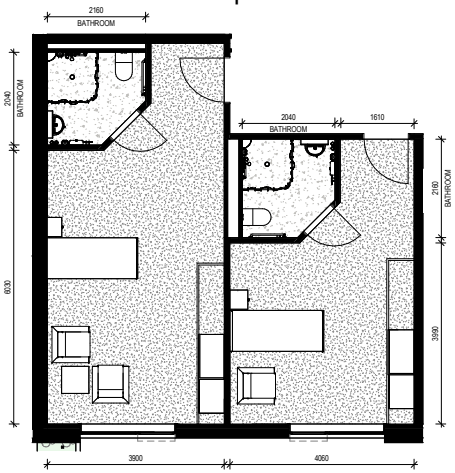

TYPE D

26 sqm




TYPE E

26 sqm




TYPE F

35 sqm

STATUS **FOR ENDORSEMENT**

V / A ARCHITECTS

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| D | RFI RESPONSE | 29/03/2022 | TM |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF: C:\Users\nvivacht\Documents\113_000_B00_ARCH_TYPICAL APARTMENTS_2020606_Monash.rvt
TIMESTAMP: 16/06/2023 1:38:23 PM

KEY PLAN

NORTH POINT

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS ARE APPROXIMATE ONLY AND ARE NOT TO BE RELIED UPON. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

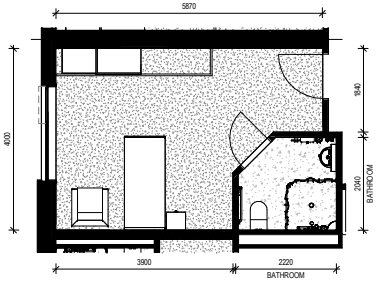
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

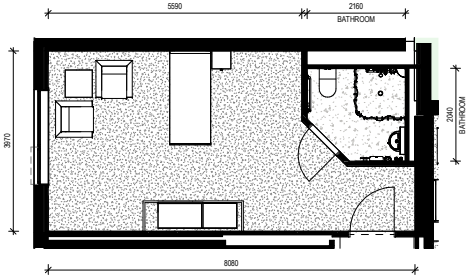
**DRAWING TITLE**
TYPICAL AGED CARE TYPES - SHEET 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP51-01 | G |



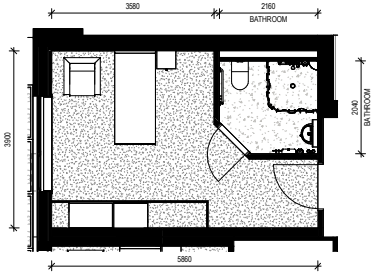

TYPE A - SINGLE

26 sqm




TYPE B - SINGLE

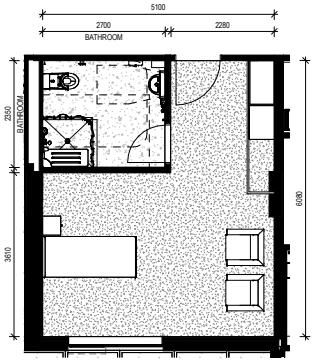
33 sqm




TYPE C - SINGLE

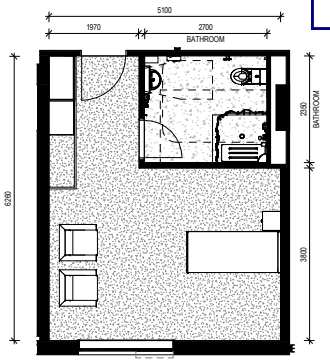
25 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 39 of 54
Date:12.09.2024



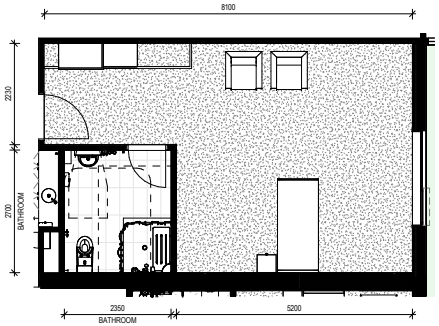

TYPE A - DDA

32 sqm




TYPE B - DDA

34 sqm




TYPE C - DDA

42 sqm

STATUS **FOR ENDORSEMENT**

V / A
ARCHITECTS

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| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP: 16/06/2023 1:38:02 PM

KEY PLAN

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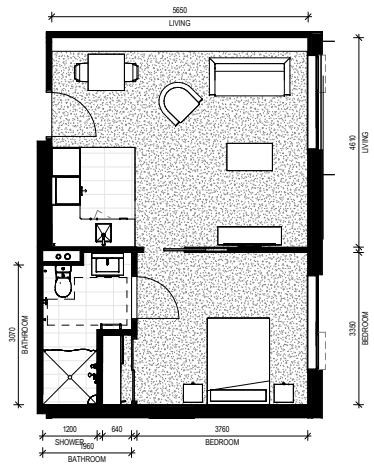
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

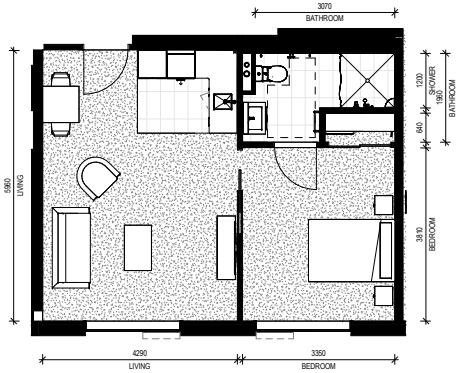
**DRAWING TITLE**
TYPICAL AGED CARE TYPES - SHEET 02

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP51-02 | G |



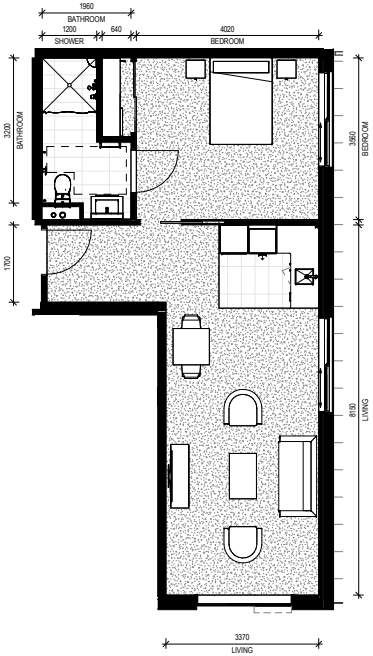

ALS TYPE B

45 sqm



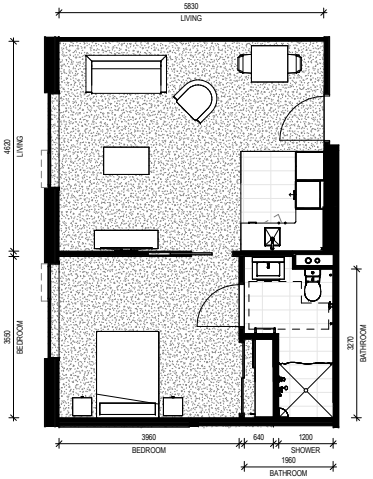

ALS TYPE C

51 sqm




ALS TYPE D

57 sqm




ALS TYPE A

50 sqm

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 40 of 54
Date:12.09.2024

STATUS **FOR ENDORSEMENT**

V / A ARCHITECTS

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| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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KEY PLAN

NORTH POINT

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
TYPICAL ASSISTED LIVING TYPES - SHEET 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 50 | NV | TM | 2110053 | TP51-03 | G |

# VILLA TYPE D1
## 2.5 BED - 13.4x21M(MIN)

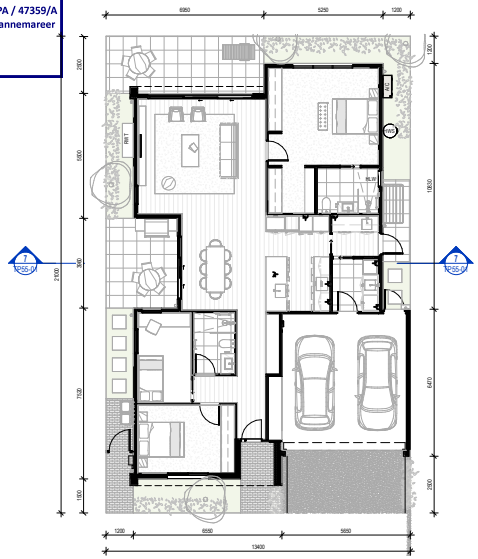
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 41 of 54
Date:12.09.2024



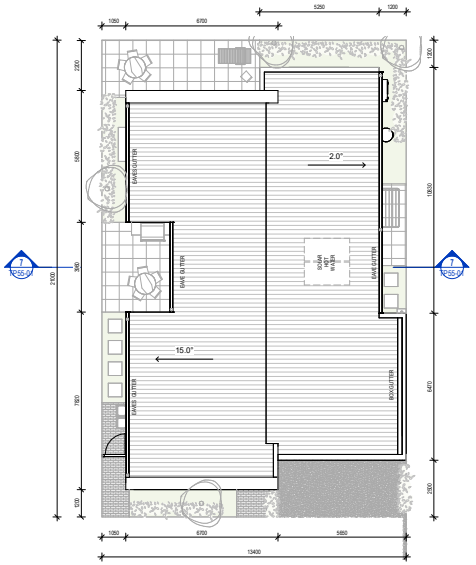


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

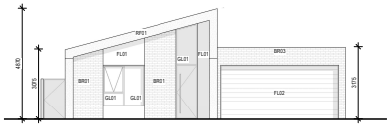
| | |
|---|---|
| INTERNAL AREA | 136M² |
| GARAGE AREA | 33M² |



1 TP55-01 VILLA TYPE D1_13.4MX21M
1 : 100



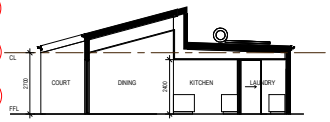
2 TP55-01 VILLA TYPE D1_13.4MX21M_ROOF PLAN
1 : 100



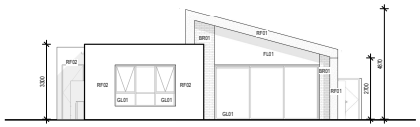
3 TP55-01 VILLA TYPE D1 ELEVATION 01
1 : 100



4 TP55-01 VILLA TYPE D1 ELEVATION 02
1 : 100



7 TP55-01 VILLA TYPE D1 SECTION
1 : 100



5 TP55-01 VILLA TYPE D1 ELEVATION 03
1 : 100



6 TP55-01 VILLA TYPE D1 ELEVATION 04
1 : 100

STATUS **FOR ENDORSEMENT**

V / A ARCHITECTS

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF C:\Users\nvucich\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_2D_22_VILLA MARKETING_nvucich.rvt
TIMESTAMP 22/11/2022 9:03:17 AM

KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
TYPICAL VILLA TYPE D1

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | KC | TM, MA | 2110053 | TP55-01 | G |

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 42 of 54
Date:12.09.2024

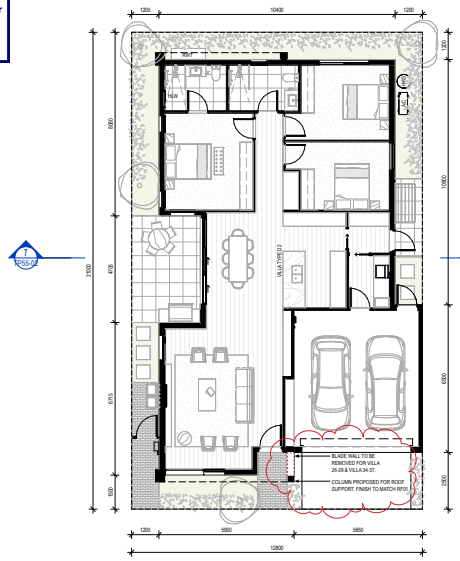
# VILLA TYPE D2
# 3 BED - 12.8x21M(MIN)



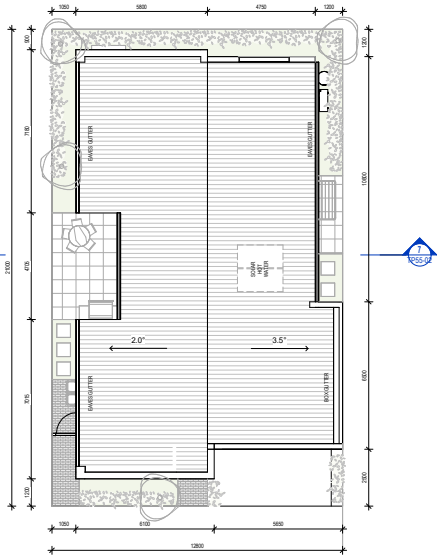


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 133M² |
| GARAGE AREA | 33M² |



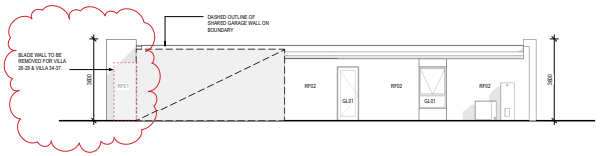

1 TP55-02 VILLA TYPE D2_12.8MX21M
1 : 100



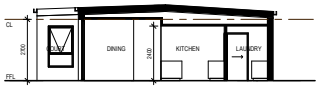

2 TP55-02 VILLA TYPE D2_12.8MX21M ROOF PLAN
1 : 100



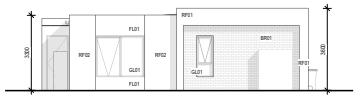
3 TP55-02 VILLA TYPE D2 ELEVATION 03
1 : 100




4 TP55-02 VILLA TYPE D2 ELEVATION 02
1 : 100




7 TP55-02 VILLA TYPE D2 SECTION
1 : 100



5 TP55-02 VILLA TYPE D2 ELEVATION 01
1 : 100



6 TP55-02 VILLA TYPE D2 ELEVATION 04
1 : 100

STATUS **FOR ENDORSEMENT**

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| C | RFI RESPONSE | 29/03/2022 | TM |
| D | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF C:\Users\kcruz\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_22_VILLA MARKETING_kcruz.rvt
TIMESTAMP 22/11/2022 9:03:36 AM

KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
TYPICAL VILLA TYPE D2

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | KC | TM, MA | 2110053 | TP55-02 | G |

PLANNING & ENVIRONMENT ACT 1987
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Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 43 of 54
Date:12.09.2024

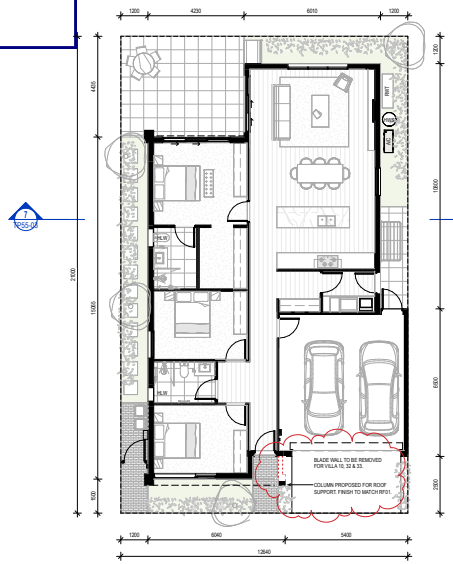
# VILLA TYPE D3
# 3 BED - 12.64x21M(MIN)



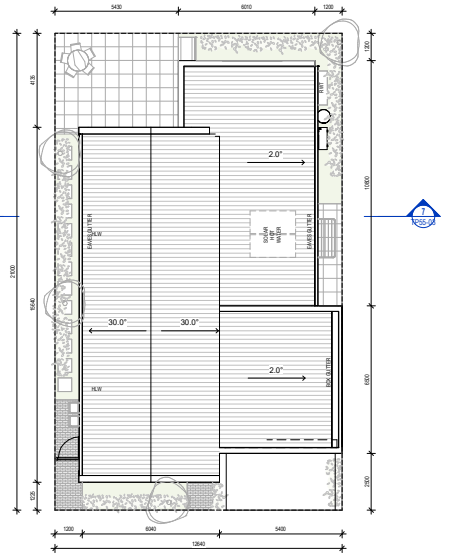


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 127M² |
| GARAGE AREA | 33M² |



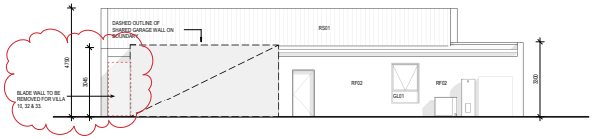

1 TP55-03 VILLA TYPE D3_12.64MX21M
1 : 100



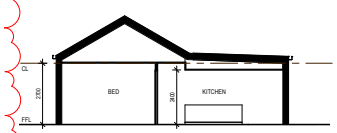

2 TP55-03 VILLA TYPE D3_12.64MX21M ROOF PLAN
1 : 100



3 TP55-03 VILLA TYPE D3 ELEVATION 03
1 : 100




4 TP55-03 VILLA TYPE D3 ELEVATION 02
1 : 100




7 TP55-03 VILLA TYPE D3 SECTION
1 : 100



5 TP55-03 VILLA TYPE D3 ELEVATION 01
1 : 100



6 TP55-03 VILLA TYPE D3 ELEVATION 04
1 : 100

STATUS **FOR ENDORSEMENT**

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF C:\Users\kmunich\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_02_VILLA MARKETING_munich.rvt
TIMESTAMP 22/11/2022 9:03:53 AM

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DISCREPANCIES MUST BE VERIFIED ON SITE. SUBJECT TO ALTERATION IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** TYPICAL VILLA TYPE D3

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | KC | TM, MA | 2110053 | TP55-03 | G |

PLANNING & ENVIRONMENT ACT 1987
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Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 44 of 54
Date:12.09.2024

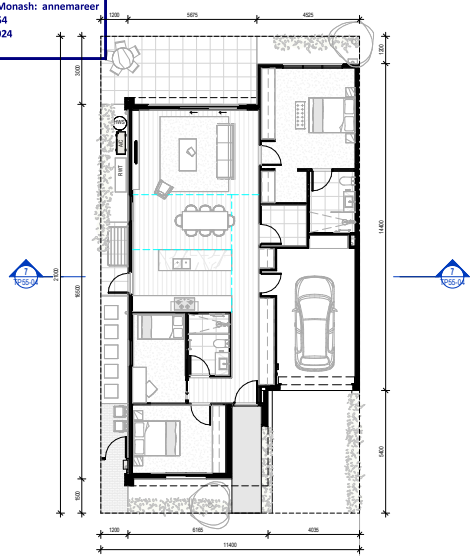
# VILLA TYPE S1
## 2.5 BED - 11.4x21M(MIN)



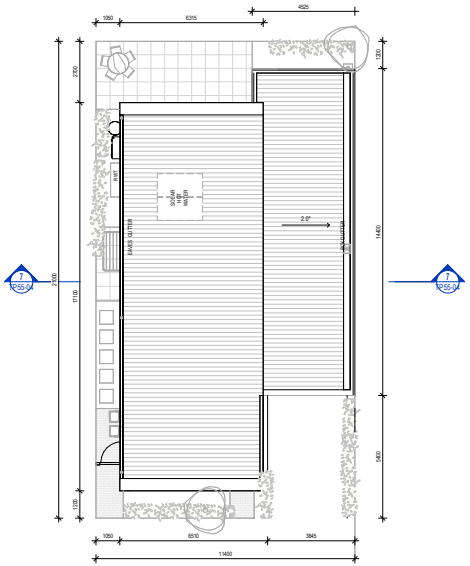


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 117M² |
| GARAGE AREA | 24M² |



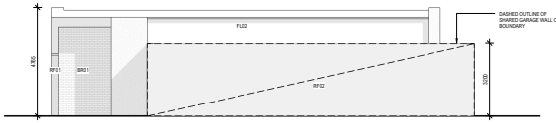
1 TP55-04 VILLA TYPE S1_11.4MX21M
1 : 100



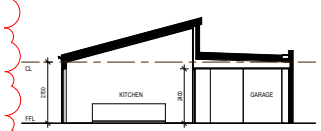
2 TP55-04 VILLA TYPE S1_11.4MX21M ROOF PLAN
1 : 100



3 TP55-04 VILLA TYPE S1 ELEVATION 03
1 : 100



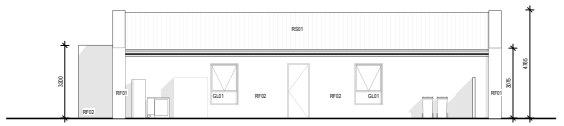
4 TP55-04 VILLA TYPE S1 ELEVATION 02
1 : 100



7 TP55-04 VILLA TYPE S1 SECTION
1 : 100



5 TP55-04 VILLA TYPE S1 ELEVATION 01
1 : 100



6 TP55-04 VILLA TYPE S1 ELEVATION 04
1 : 100

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| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF C:\Users\nvarich\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_22_VILLA MARKETING_nvarich.rvt
TIMESTAMP 22/11/2022 9:03:02 AM

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DIMENSIONS MUST BE VERIFIED ON SITE. SUBJECT TO ALTERATION IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
TYPICAL VILLA TYPE S1

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | KC | TM, MA | 2110053 | TP55-04 | G |

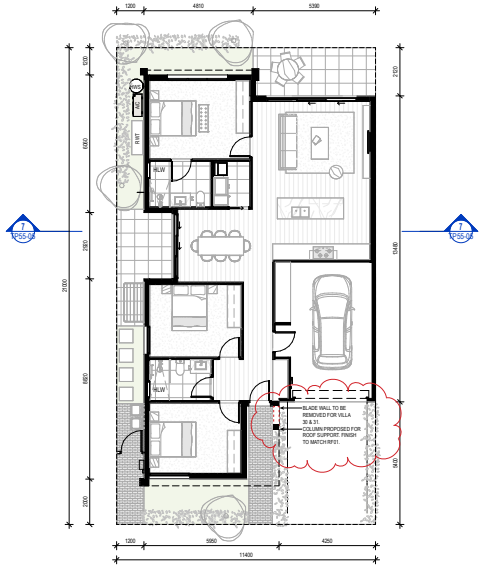
# VILLA TYPE S2
# 3 BED - 11.4x21.5M(MIN)



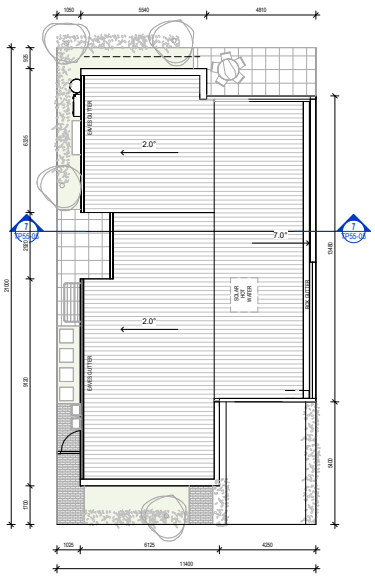


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 119M² |
| GARAGE AREA | 23M² |

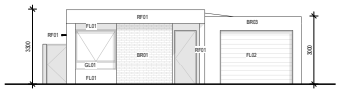


1 TP55-05 VILLA TYPE S2_11.4MX21M
1 : 100

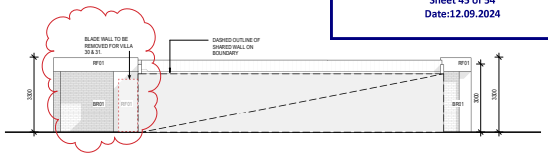


2 TP55-05 VILLA TYPE S2_11.4MX21M ROOF PLAN
1 : 100

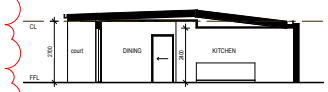
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MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 45 of 54
Date:12.09.2024



3 TP55-05 VILLA TYPE S2 ELEVATION 03
1 : 100



4 TP55-05 VILLA TYPE S2 ELEVATION 02
1 : 100



7 TP55-05 VILLA TYPE S2 SECTION
1 : 100



5 TP55-05 VILLA TYPE S2 ELEVATION 01
1 : 100



6 TP55-05 VILLA TYPE S2 ELEVATION 04
1 : 100

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| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP 22/11/2022 9:04:22 AM

KEY PLAN



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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
TYPICAL VILLA TYPE S2

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | KC | TM, MA | 2110053 | TP55-05 | G |

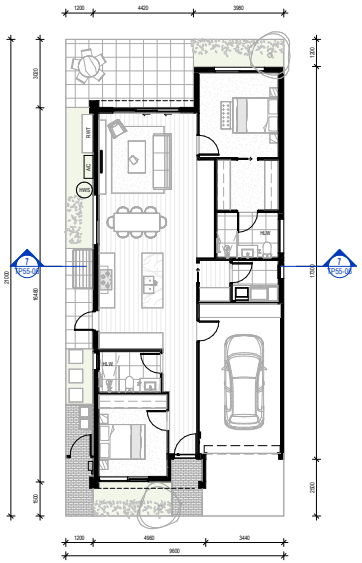
# VILLA TYPE S3
# 2 BED 9.6x21M(MIN)



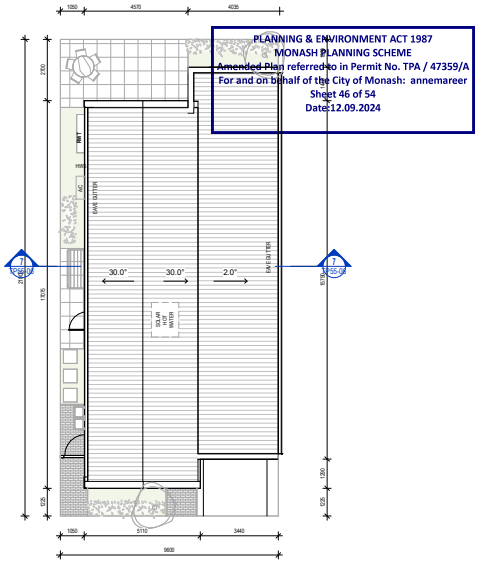


| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 103M² |
| GARAGE AREA | 24M² |

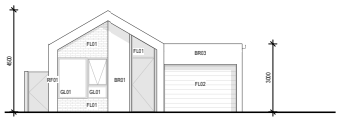


1 TP55-06 VILLA TYPE S3_9.6MX21M
1 : 100

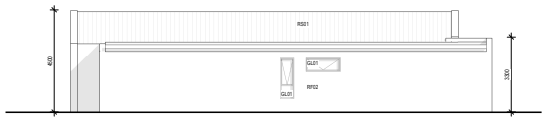


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MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 46 of 54
Date:12.09.2024

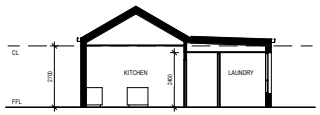
6 TP55-06 VILLA TYPE S3_9.6MX21M ROOF PLAN
1 : 100



3 TP55-06 VILLA TYPE S3 ELEVATION 1
1 : 100



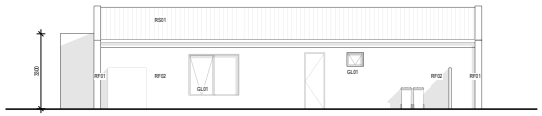
2 TP55-06 VILLA TYPE S3 ELEVATION 2
1 : 100



7 TP55-06 VILLA TYPE S3 SECTION
1 : 100



4 TP55-06 VILLA TYPE S3 ELEVATION 3
1 : 100



5 TP55-06 VILLA TYPE S3 ELEVATION 4
1 : 100

STATUS **FOR ENDORSEMENT**

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| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |

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TIMESTAMP 22/11/2022 9:03:47 AM

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DIMENSIONS MUST BE VERIFIED ON SITE. SUBJECT TO ALTERATION IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
TYPICAL VILLA TYPE S3

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| 1 : 100 | HX | TM,MA | 2110053 | TP55-06 | G |

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MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 47 of 54
Date:12.09.2024



JACKSONS ROAD MAIN ENTRANCE VIEW

STATUS **ENDORSEMENT**

V / A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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|---|---|---|---|
| A | ISSUE FOR TOWN PLANNING SUBMISSION | 21/12/2021 | TM |
| B | RFI DRAFT FOR REVIEW | 23/03/2022 | TM |
| C | RFI RESPONSE | 29/03/2022 | TM |
| D | ISSUE FOR FINAL UPCO REVIEW | 04/11/2022 | KC |
| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 15/06/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECCONDARY CONSENT | 16/06/2023 | NV |

PROJECT REF C:\Users\nvucic\Documents\2110053 - RYMAN - 62 - 94 JACKSONS ROAD, MULGRAVE_SITE_CENTRAL_DD_(0)_UPDATED_NVucic.rvt
TIMESTAMP 16/06/2023 2:02:15 PM

KEY PLAN

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Quality Health & Safety

**PROJECT** MULGRAVE RETIREMENT VILLAGE
**CLIENT** RYMAN
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**DRAWING TITLE** ARTIST IMPRESSION - SHEET 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| | SD | TM | 2110053 | TP80-01 | G |



MAIN BUILDING WEST ENTRANCE AND PORTE COCHERE VIEW



MAIN BUILDING WEST ELEVATION VIEW

PLANNING & ENVIRONMENT ACT 1987
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MAIN BUILDING EAST ENTRANCE AND LOUNGE



MAIN BUILDING EAST ELEVATION VIEW

STATUS **ENDORSEMENT**

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/05/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/05/2023 | NV |

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KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
ARTIST IMPRESSION - SHEET 02

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| | MH | TM | 2110053 | TP80-02 | G |



MAIN BUILDING NORTH ENTRANCE AND CENTRAL GARDEN VIEW



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MAIN BUILDING NORTH ELEVATION VIEW



MAIN BUILDING SOUTH ENTRANCE



MAIN BUILDING SOUTH ELEVATION VIEW

STATUS **ENDORSEMENT**

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| E | ISSUE FOR ENDORSEMENT | 22/11/2022 | KC |
| F | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/05/2023 | NV |
| G | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/05/2023 | NV |

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KEY PLAN

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

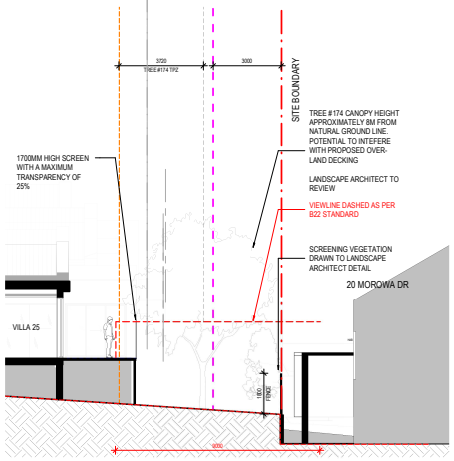
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

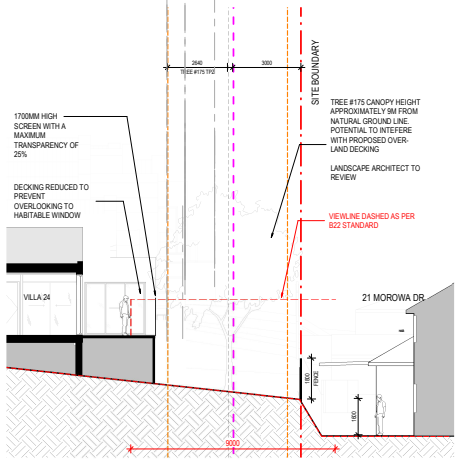
**DRAWING TITLE**
ARTIST IMPRESSION - SHEET 03

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
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| | MH | TM | 2110053 | TP80-03 | G |

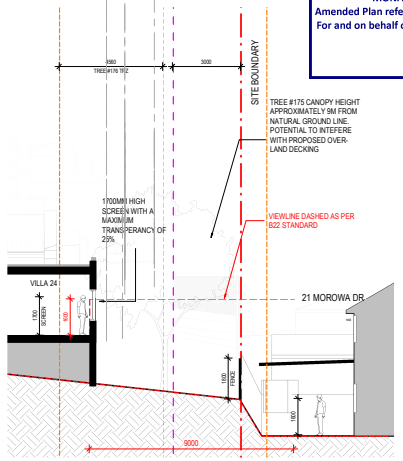
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Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
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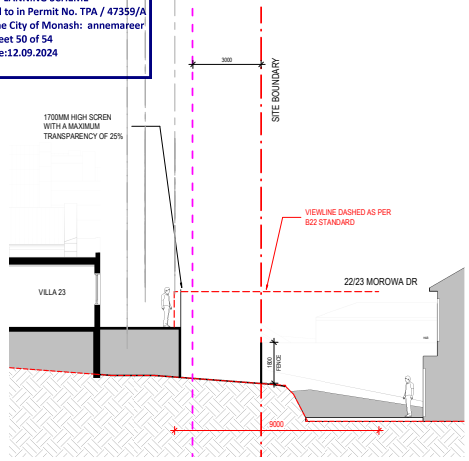

NORTHERN BOUNDARY INTERFACE SECTION AA - POST



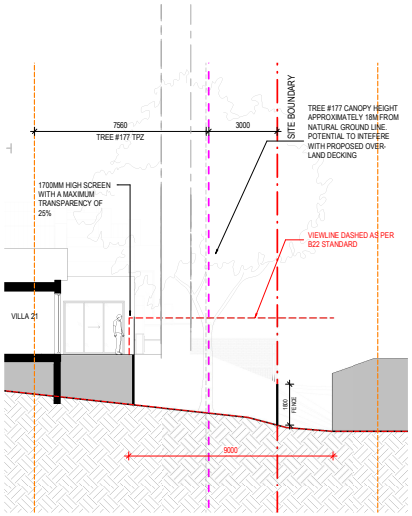

NORTHERN BOUNDARY INTERFACE SECTION BB - POST



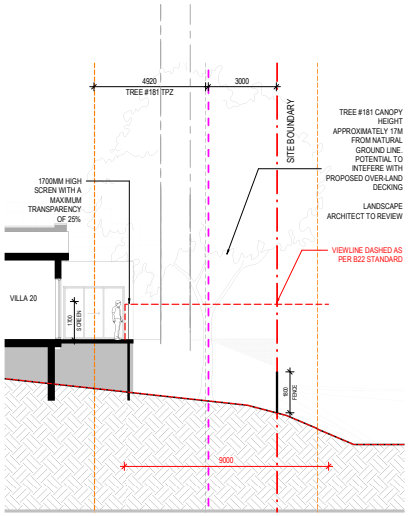

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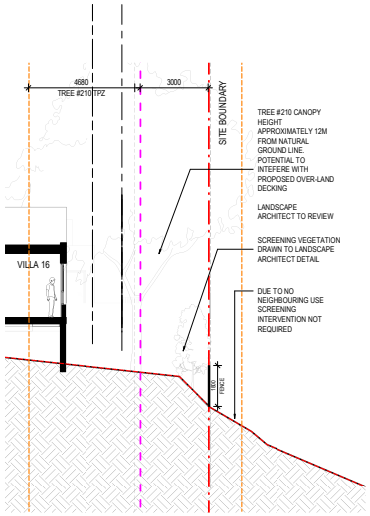

NORTHERN BOUNDARY INTERFACE SECTION DD - POST



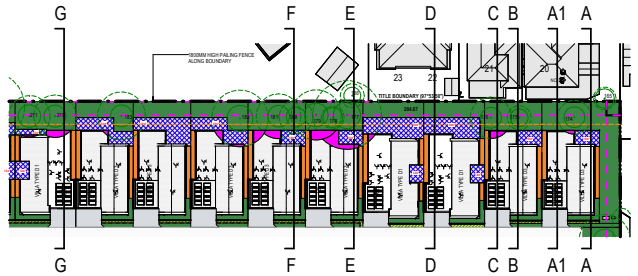

NORTHERN BOUNDARY INTERFACE SECTION EE - POST




NORTHERN BOUNDARY INTERFACE SECTION FF - POST




NORTHERN BOUNDARY INTERFACE SECTION GG - POST




NORTHERN BOUNDARY KEY PLAN
@1-500

**NOTES**

REFER TO PROPOSED SITE PLAN (SHEET TP00-02) FOR TREE PROTECTION ZONE OUTLINE AND ENCROACHMENT VALUES

**LEGEND**

- DRIVEWAY
- NEW SHARED FOOTPATH
- PROPOSED PEDESTRAIN (1.5M TYP)
- SERVICE AREA TO VILLAS/SITE
- ENCROACHMENT TO TPZ WITH HARD MATERIAL
- COMMUNAL LANDSCAPE
- POS TO VILLAS & APARTMENTS
- RAISED DECKING WITH ZERO THRESHOLD TO VILLAS DECKING
- EXTENT OF TREE PROTECTION ZONE
- LINE OF 3M OFFSET FROM BOUNDARY
- COMPLIANT VIEWLINE (AS PER B22 STANDARD)
- SITE BOUNDARY
- TREE PROTECTION ZONE (TPZ)
- TREE NUMBER (REFER TO ARBORIST REPORT)
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREES TO BE RETAINED

STATUS **ENDORSEMENT**

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| D | RESPONSE TO RFI | 20/07/2022 | TM |
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| G | ISSUE FOR SECONDARY CONSENT | 02/05/2023 | NV |

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KEY PLAN

NORTH POINT

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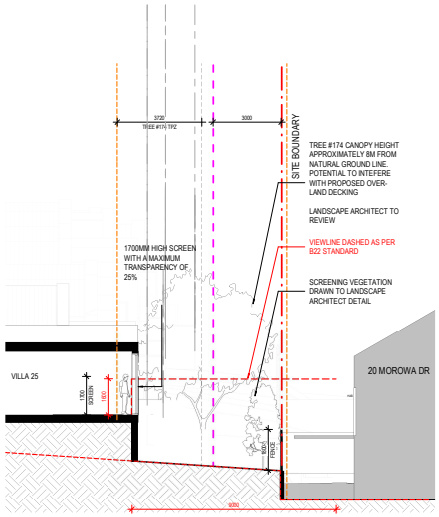
**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

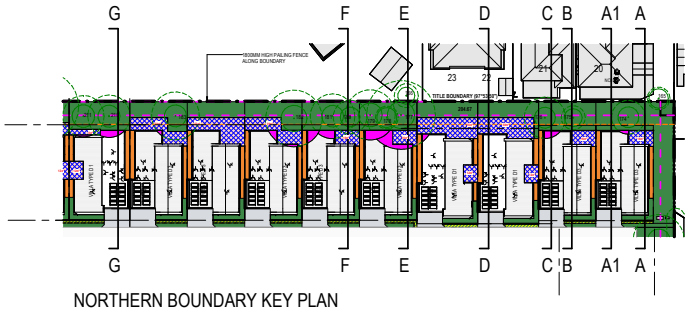
**DRAWING TITLE**
NORTHERN BOUNDARY INTERFACE DIAGRAMS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | MH | TM | 2110053 | TP91-02 | G |




NORTHERN BOUNDARY INTERFACE SECTION A1A1 - POST

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 51 of 54
Date:12.09.2024




NORTHERN BOUNDARY KEY PLAN
@1-500

**LEGEND**

- DRIVEWAY
- NEW SHARED FOOTPATH
- PROPOSED PEDESTRAIN (1.5M TYP)
- SERVICE AREA TO VILLAS/SITE
- ENCROACHMENT TO TPZ WITH HARD MATERIAL
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- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING TREES TO BE RETAINED

**NOTES**

REFER TO PROPOSED SITE PLAN (SHEET TP00-02) FOR TREE PROTECTION ZONE OUTLINE AND ENCROACHMENT VALUES

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| D | ISSUE FOR SECONDARY CONSENT | 02/05/2023 | NV |

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KEY PLAN

NORTH POINT

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

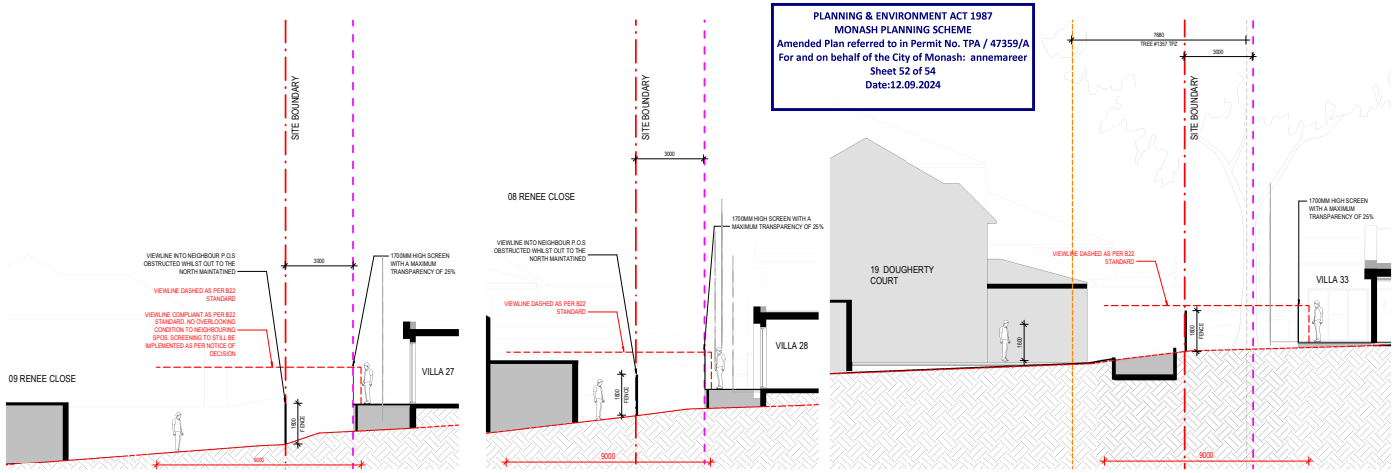
**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
NORTHERN BOUNDARY INTERFACE DIAGRAMS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
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| As indicated | LS | TM | 2110053 | TP91-03 | D |

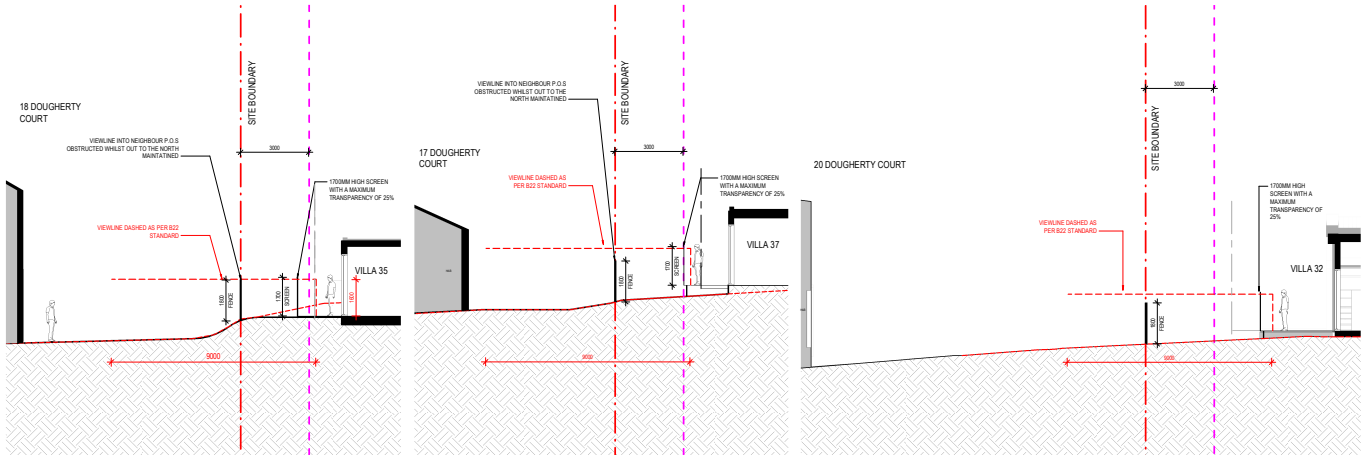
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**MONASH PLANNING SCHEME**
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**For and on behalf of the City of Monash: annemareer**
**Sheet 52 of 54**
**Date:12.09.2024**




EASTERN BOUNDARY INTERFACE SECTION AA - POST

EASTERN BOUNDARY INTERFACE SECTION BB -POST

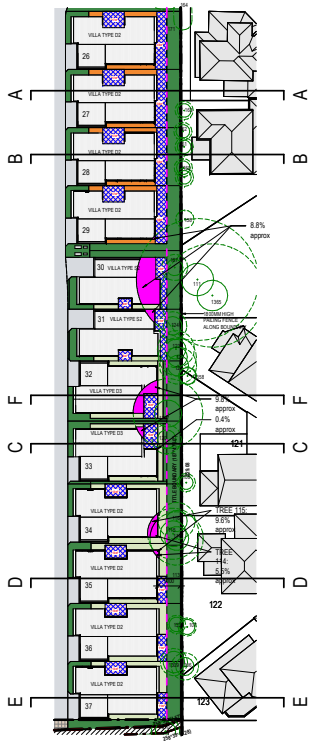
EASTERN BOUNDARY INTERFACE SECTION CC - POST




EASTERN BOUNDARY INTERFACE SECTION DD - POST

EASTERN BOUNDARY INTERFACE SECTION EE - POST

EASTERN BOUNDARY INTERFACE SECTION FF




EASTERN BOUNDARY KEY PLAN
@1-500

**NOTES**

REFER TO PROPOSED SITE PLAN (SHEET TP00-02) FOR TREE PROTECTION ZONE OUTLINE AND ENCROACHMENT VALUES

**LEGEND**

- DRIVEWAY
- NEW SHARED FOOTPATH
- PROPOSED PEDESTRAIN (1.5M TYP)
- SERVICE AREA TO VILLAS/SITE
- ENCROACHMENT TO TPZ WITH HARD MATERIAL
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STATUS **ENDORSEMENT**

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TIMESTAMP: 02/06/2023 6:23:05 PM

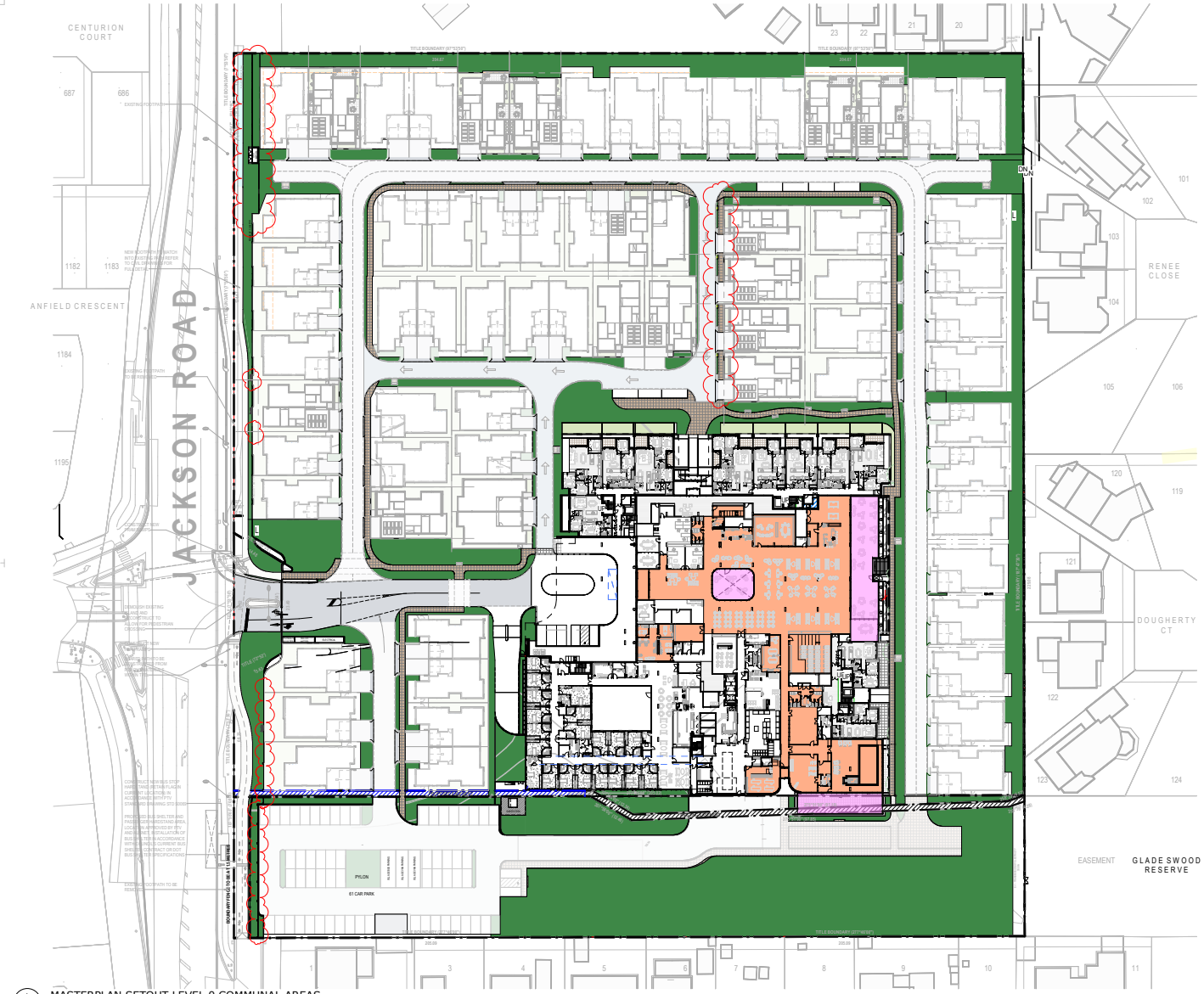
KEY PLAN

NORTH POINT

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**PROJECT** MULGRAVE RETIREMENT VILLAGE
**ADDRESS** 62 - 94 JACKSONS ROAD, MULGRAVE
**CLIENT** RYMAN
**DRAWING TITLE** EASTERN BOUNDARY INTERFACE DIAGRAMS

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | MH | TM | 2110053 | TP91-12 | G |




1 TP92-11 MASTERPLAN SETOUT LEVEL 0 COMMUNAL AREAS
1 : 500

STATUS **FOR ENDORSEMENT**

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| G | ISSUE FOR ENDORSEMENT | 16/02/2023 | KC |
| H | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 15/08/2023 | NV |
| I | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 16/06/2023 | NV |
| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |

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TIMESTAMP: 03/11/2023 11:03:17 PM

KEY PLAN

NORTH POINT

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**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**CLIENT**
RYMAN

**DRAWING TITLE**
COMMUNAL AREAS PLAN GROUND LEVEL

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | Author | Checker | 2110053 | TP92-11 | J |




| COMMUNAL SPACE AREAS | | GROUND | FIRST |
|---|---|---|---|
| | SHARED LANDSCAPE/COMMUNAL | 5634m² | - |
| | COMMUNAL EXTERNAL | 461m² | 1555m² |
| | COMMUNAL INTERNAL | 2128m² | - |
| | TOTAL | 8223m² | 1555m² |

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit No. TPA / 47359/A
For and on behalf of the City of Monash: annemareer
Sheet 54 of 54
Date:12.09.2024

1 TP92-12 MASTERPLAN SETOUT LEVEL 1 COMMUNAL AREAS
1 : 500

STATUS **FOR ENDORSEMENT**

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| J | ISSUE FOR ENDORSEMENT - SECONDARY CONSENT | 03/11/2023 | KC |

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TIMESTAMP: 03/11/2023 1:03:45 PM

KEY PLAN

NORTH POINT

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MANUFACTURE OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALE DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY WHEN PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

**PROJECT**
MULGRAVE RETIREMENT VILLAGE

**CLIENT**
RYMAN

**ADDRESS**
62 - 94 JACKSONS ROAD, MULGRAVE

**DRAWING TITLE**
COMMUNAL AREAS PLAN LEVEL 01

| SCALE (@A1) | DRAWN BY | CHECKED BY | PROJECT No. | DRAWING No. | REV |
|---|---|---|---|---|---|
| As indicated | Author | Checker | 2110053 | TP92-12 | J |


ALLEN CT
TRENTBRIDGE RD
QUEENSBERRY CCT
CENTURION CT
JACKSONS RD
44-60
MORAWA DR (PVTE)
PAGE CT
IRIS CL
GRANTHAM TCE
MINERS CT
GERTRUDE ST
EXHIBITION DR
ENDURANCE RD (PVTE)
RENEE CL
DOUGHERTY CT
ANFIELD CR
GATE SEVEN DR
Mulgrave
CAVENAGH BVD
62-94
ROCHESTER CCT (PVTE)
LIVINGSTONE CCT
NEWCASTLE DR
NOWLAN ST
HODDLE ST
HILLSBOROUGH CT
CARBONI CT
MAYGROVE WAY
21-33
43-63
17-19
2-24

## REVISIONS

| REVISION: | DATE: | DESCRIPTION: |
|---|---|---|
| P1 | 22/12/2025 | DRAFT |
| P2 | 13/01/2026 | DRAFT |
| P3 | 20/02/2026 | DRAFT |
| Tp1 | 23/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |
| | | |
| | | |

NOT FOR CONSTRUCTION
TO BE READ IN CONJUNCTION WITH ARCHITECT'S / ENGINEER'S DRAWINGS AND SPECIFICATIONS, SITE SURVEY AND ARBORIST'S INFORMATION

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## LEGEND

- EXISTING TREE
- ROAD (Asphalt surface to engineer's detail)
- PAVEMENT 1 (Such as Decorative Concrete or pavers)
- PAVEMENT 1 (Such as Decorative Concrete or pavers)
- PAVEMENT 2 (Such as Decorative Concrete or pavers)
- PAVEMENT 3 (Such as Decorative Concrete or pavers)
- PAVEMENT 4 (Such as Exposed Aggregate Concrete)
- PAVEMENT 5 (Permeable materials)
- DECKING (Composite materials)
- LAWN
- GARDENBED WITH SHRUBS, TUFTIES AND GROUNDCOVERS
- GARDEN PLANTER
- BALUSTRADE/FENCING
- SEAT & FURNITURE
- PERGOLA
- PROPOSED TREE (Refer Planting Schedule)
- PROPOSED SHRUBS (Refer Planting Schedule)

CLIENT:
RYMAN HEATHCARE

PROJECT:
MULGRAVE RETIREMENT VILLAGE

TITLE:
FINAL STAGE MASTERPLAN

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LSK102 | Tp2 | 03/06/2026 |

SCALE:
1:200 at A0
1:400 at A2

LANDSCAPE ARCHITECT

PAPWORTH DESIGN

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0404 482587



REVISIONS

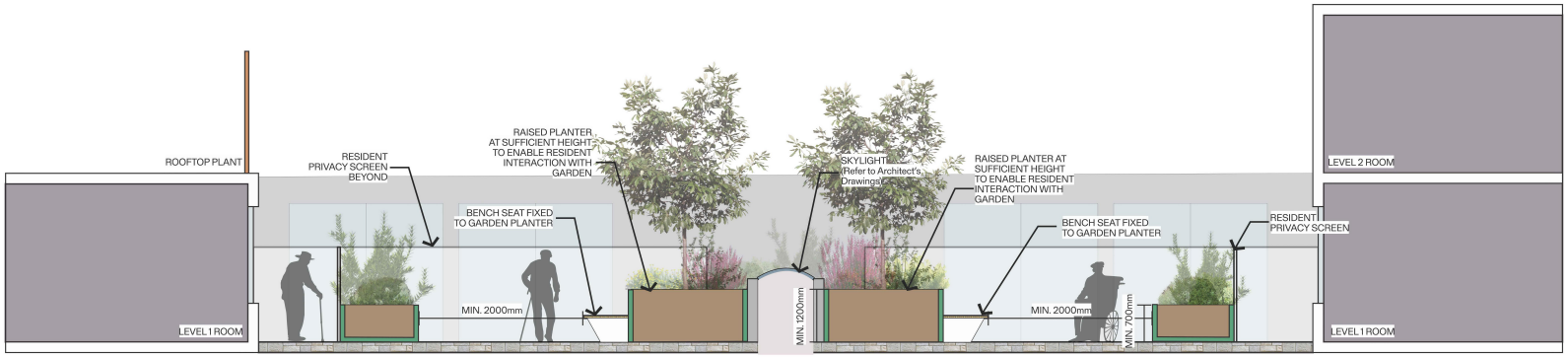
| REVISION: | DATE: | DESCRIPTION: |
|---|---|---|
| Tp1 | 16/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |

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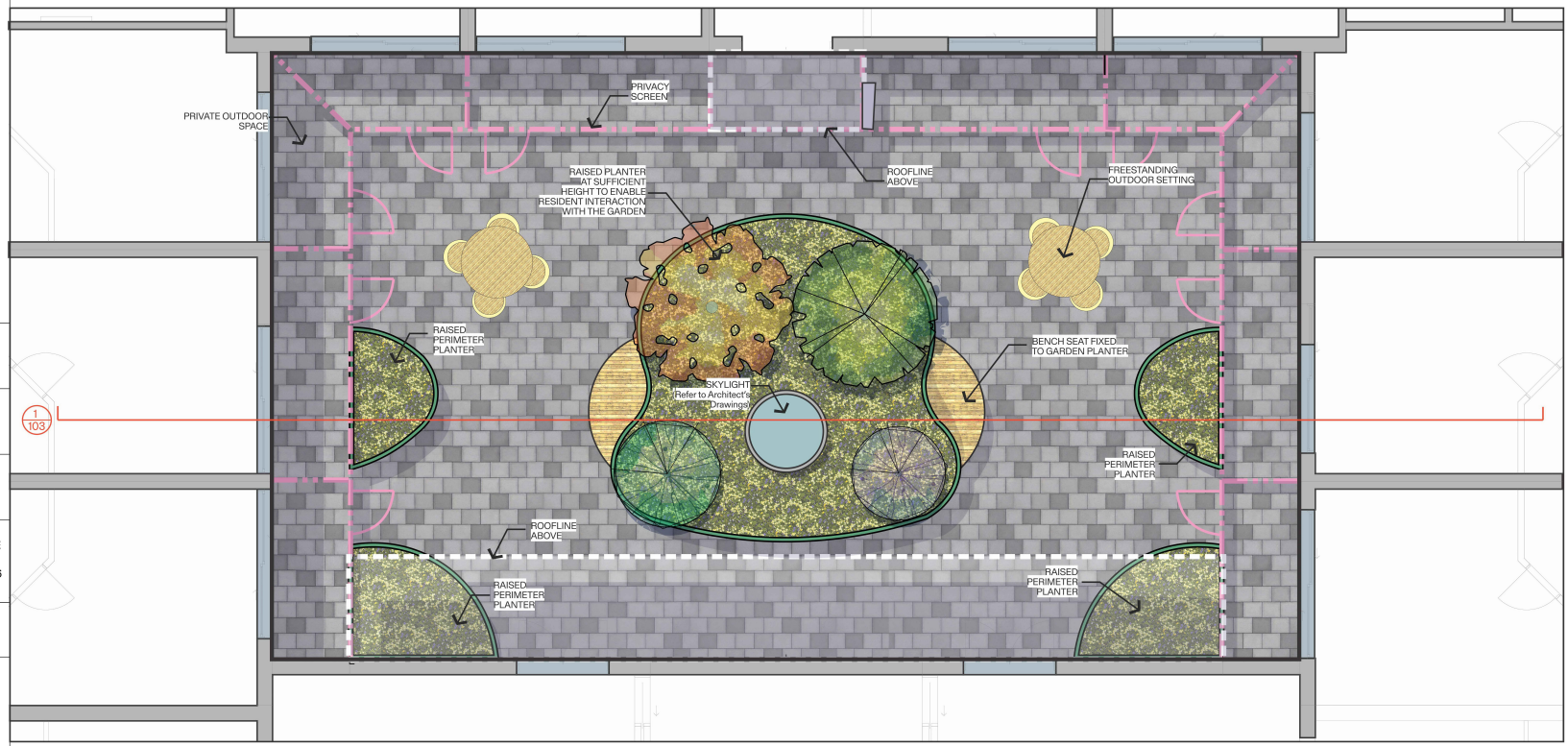
LEGEND

- PAVEMENT 2 (Such as Decorative Concrete or pavers)
- PAVEMENT 3 (Such as Decorative Concrete or pavers)
- GARDENBED WITH SHRUBS, TUFTIES AND GROUNDCOVERS
- GARDEN PLANTER
- BALUSTRADE/FENCING
- SEATS & FURNITURE
- PERGOLA
- PROPOSED TREE (Refer Planting Schedule)




01/103 BUILDING 'B' PODIUM GARDEN COURTYARD, 1st FLOOR - SECTION

1:30 @A1




BUILDING 'B' PODIUM GARDEN COURTYARD, 1st FLOOR - PLAN

1:30 @A1 0 0.5 1 1.5 2M

CLIENT:
RYMAN HEATHCARE

PROJECT:
MULGRAVE RETIREMENT VILLAGE

TITLE:
1st FLOOR PODIUM GARDEN COURTYARD

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LWD103 | Tp2 | 03/06/2026 |

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| Tp1 | 16/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |

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CLIENT:
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PROJECT:
MULGRAVE RETIREMENT VILLAGE

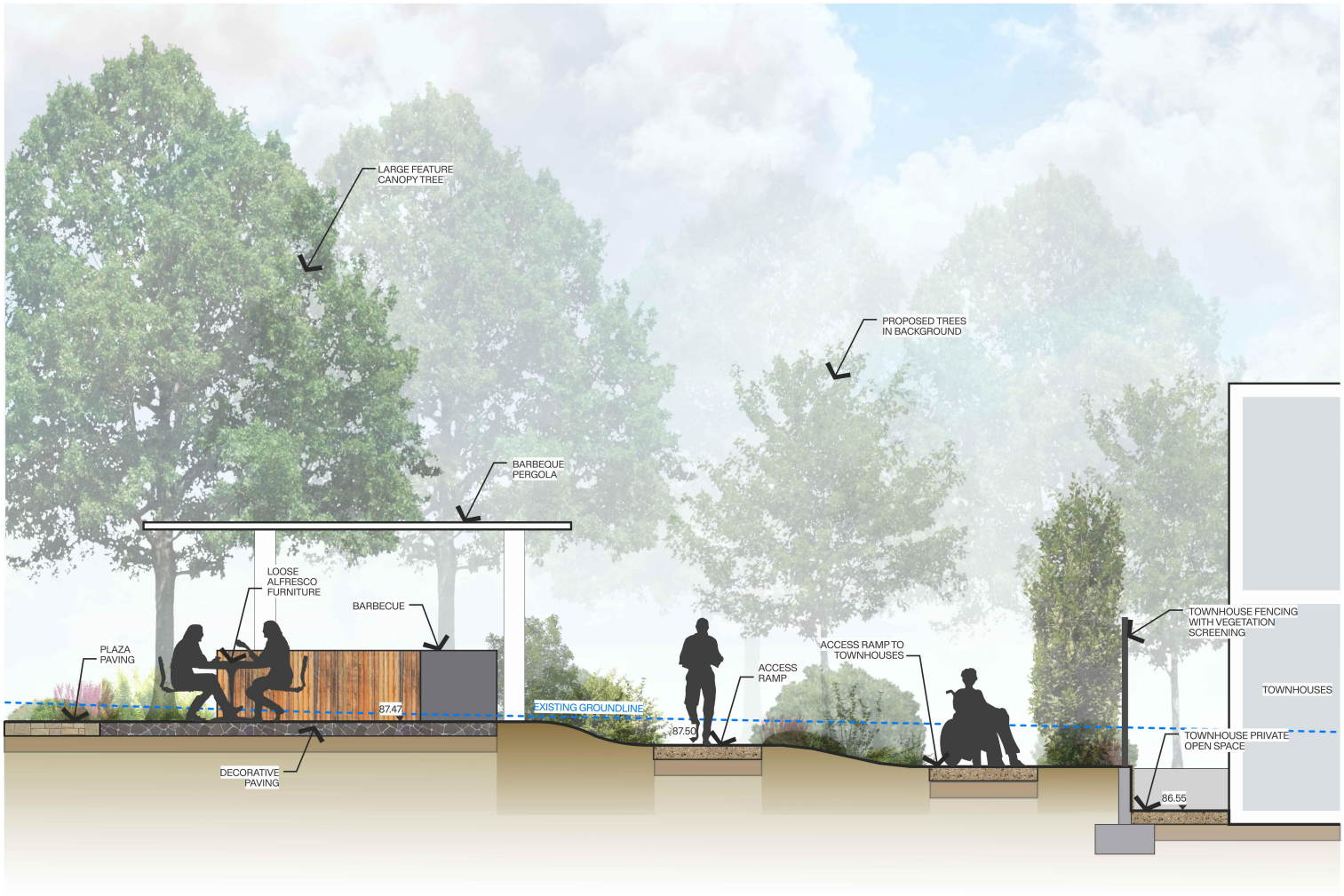
TITLE:
LANDSCAPE SECTIONS

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LSK104 | Tp2 | 03/06/2026 |

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01/104 BARBEQUE AREA AND ADJOINING TOWNHOUSES
1:20 @ A0

REVISIONS

| REVISION: | DATE: | DESCRIPTION: |
|---|---|---|
| Tp1 | 16/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |
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CLIENT:
RYMAN HEATHCARE

PROJECT:
MULGRAVE RETIREMENT VILLAGE

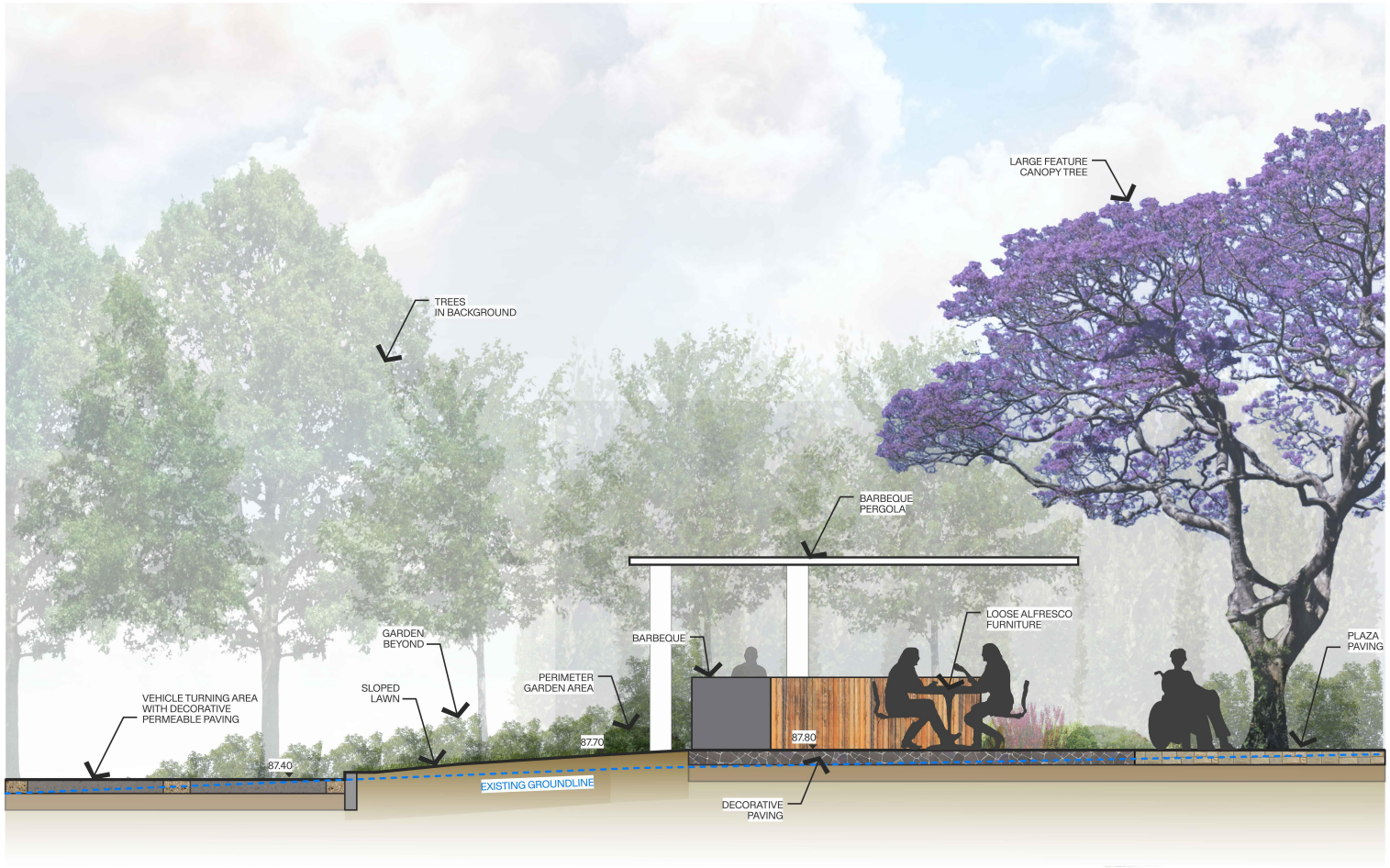
TITLE:
LANDSCAPE SECTIONS

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LSK105 | Tp2 | 03/06/2026 |

LANDSCAPE ARCHITECT

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01/105 BARBEQUE AREA GARDENS AND VEHICLE TURNING AREA
1:20 @ A0

REVISIONS

| REVISION: | DATE: | DESCRIPTION: |
|---|---|---|
| Tp1 | 16/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |
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PROJECT:
MULGRAVE RETIREMENT VILLAGE

TITLE:
LANDSCAPE SECTIONS

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LSK106 | Tp2 | 03/06/2026 |

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01/106 CAFÉ ALFRESCO AREA
1:20 @ A0

REVISIONS

| REVISION: | DATE: | DESCRIPTION: |
|---|---|---|
| Tp1 | 16/03/2026 | FOR TOWN PLANNING |
| Tp2 | 03/06/2026 | FOR TOWN PLANNING |
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DIAL BEFORE YOU DIG
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CLIENT:
RYMAN HEATHCARE

PROJECT:
MULGRAVE RETIREMENT VILLAGE

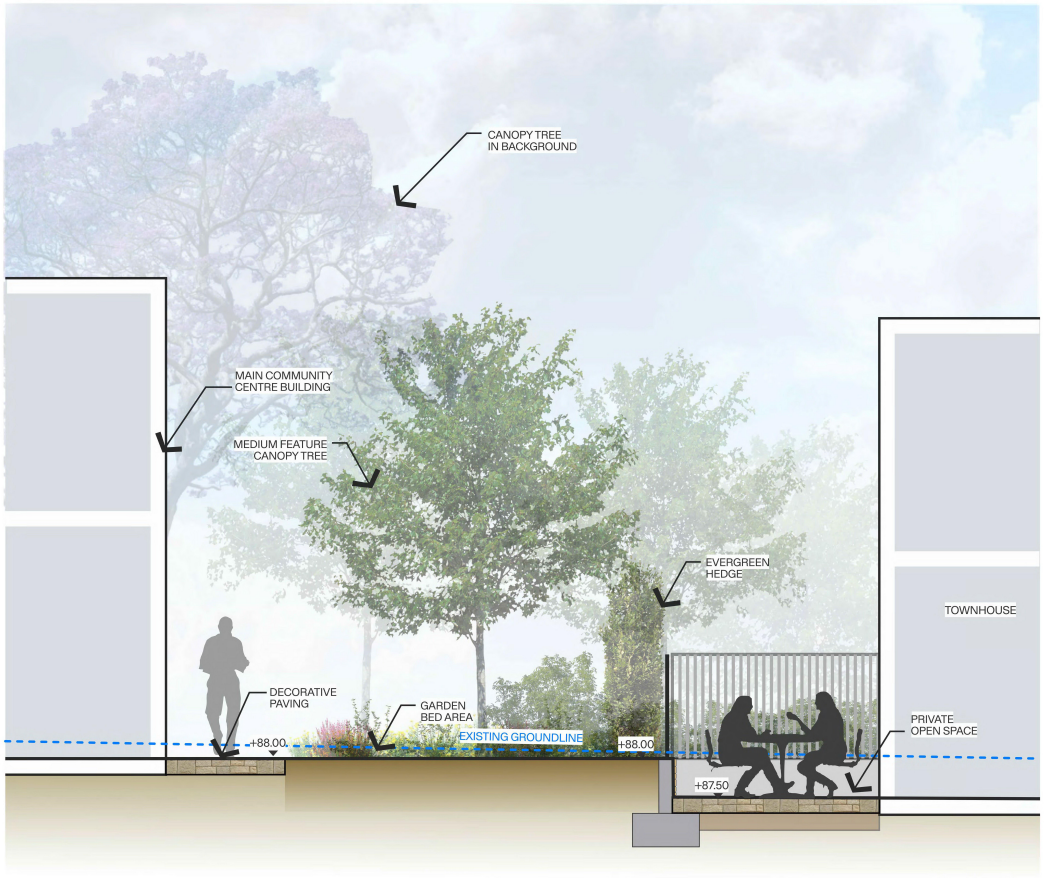
TITLE:
LANDSCAPE SECTIONS

| DRAWN BY: | CHECKED BY. | JOB NO. |
|---|---|---|
| BP/EH | BP | MULGRAVE |
| DRAWING NO. | REVISION NO. | DATE |
| LSK107 | Tp2 | 03/06/2026 |

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01/107 MAIN COMMUNITY CENTRE BUILDING & TOWNHOUSE INTERFACE
1:20 @ A0



62-94 Jacksons Road Mulgrave VIC 3170 Australia

24015 Mulgrave Retirement Village
TOWN PLANNING APPLICATION

| DATE | ISSUE |
|---|---|
| 2/06/2026 | FOR TOWN PLANNING |

## SITE TOTALS

| | |
|---|---|
| SITE AREA | = 46981 m² |
| SITE COVERAGE | = 18354 m² (39 %) |
| SITE PERMEABILITY | = 13629 m² (29 %) |
| COMMUNAL OPEN SPACE AREA | = 10,361 m² (APPROX.) REFER TP92-11 TO TP92-13 |

## ACCOMMODATION UNITS SCHEDULE

| UNIT TYPE | PROPOSED |
|---|---|
| APARTMENT (2-BED) | = 16 |
| APARTMENT (3-BED) | = 16 |
| TOTAL | = 32 |
| AGED CARE | = 40 |
| TOTAL | = 40 |
| VILLA (2-BED) | = 19 |
| VILLA (2.5-BED) | = 14 |
| VILLA (3-BED) | = 47 |
| TOTAL | = 80 |

## PARKING SCHEDULE (REFER CPMP & TP00-11 MASTERPLAN - GROUND FOR FURTHER INFO)

| PARKING TYPE | NUMBER |
|---|---|
| GROUND STANDARD | = 88 |
| (INCLUDES 3 GROUND DDA) | |
| TOTAL | = 88 |
| VILLA PRIVATE PARKING | = 141 |
| APT PRIVATE PARKING | = 32 |
| TOTAL | = 173 |
| GRAND TOTAL | = 261 |
| ADDITIONAL (AS NEEDED) | = 9 |
| BIKE | = 18 |
| SCOOTER | = 12 |

## ARCHITECTURAL DRAWING LIST

| SHEET NO. | SHEET NAME | REV. |
|---|---|---|
| TP00-00 | COVER SHEET | M |
| TP00-02 | PROPOSED SITE PLAN | S |
| TP00-04 | STAGING PLAN | J |
| TP00-11 | MASTERPLAN - GROUND | S |
| TP00-12 | MASTERPLAN - LEVEL 01 | S |
| TP00-13 | MASTERPLAN - LEVEL 02 | S |
| TP00-14 | MASTERPLAN - ROOF | S |
| TP00-20 | SITE ELEVATIONS | L |
| TP00-30 | SITE SECTIONS | I |
| TP10-02 | GROUND FLOOR PLAN | S |
| TP10-03 | LEVEL 01 PLAN | S |
| TP10-04 | LEVEL 02 PLAN | S |
| TP10-05 | ROOF PLAN | S |
| TP40-01 | ELEVATIONS - B01 | I |
| TP40-02 | INTERNAL ELEVATIONS - B01 | J |
| TP40-03 | ELEVATIONS - B02-B04 | I |
| TP40-04 | INTERNAL ELEVATIONS - B02-B04 | J |
| TP40-05 | ELEVATIONS - B05 | A |
| TP41-01 | SECTIONS - AA, BB | S |
| TP41-02 | SECTIONS - CC, DD | S |
| TP50-01 | TYPICAL APARTMENT TYPES - SHEET 01 | H |
| TP50-02 | TYPICAL APARTMENT TYPES - SHEET 02 | H |
| TP51-01 | TYPICAL AGED CARE TYPES - SHEET 01 | H |
| TP55-07 | TYPICAL VILLA TYPE S4 | A |
| TP55-08 | TYPICAL VILLA TYPE S5 | A |
| TP70-01 | SHADOW DIAGRAMS - 9AM - 12PM | A |
| TP70-02 | SHADOW DIAGRAMS - 1PM - 3PM | A |

| SHEET NO. | SHEET NAME | REV. |
|---|---|---|
| TP80-01 | ARTIST IMPRESSION - SHEET 01 | H |
| TP80-02 | ARTIST IMPRESSION- SHEET 02 | H |
| TP80-03 | ARTIST IMPRESSION - SHEET 03 | H |
| TP91-11 | BOUNDARY INTERFACE PLAN DIAGRAMS | A |
| TP91-12 | EASTERN BOUNDARY INTERFACE DIAGRAMS | H |
| TP92-11 | COMMUNAL AREAS PLAN - GROUND | K |
| TP92-12 | COMMUNAL AREAS PLAN - LEVEL 01 | K |
| TP92-13 | COMMUNAL AREAS PLAN - LEVEL 02 | A |

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ARCHITECTURE & DESIGN

59 GARDEN STREET
SOUTH YARRA VIC 3141

PH: 03 8672 5999
E: contact@telhaclarke.com.au

| REV | DATE | ISSUED FOR |
|---|---|---|
| M | 2/06/2026 | FOR TOWN PLANNING |

PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **COVER SHEET**

DATE: **2/06/2026**
DRAWN: **EF**
CHECKED: **TC**
JOB NO.: **24015**
DRAWING NO.: **TP00-00**
REVISION: **M**



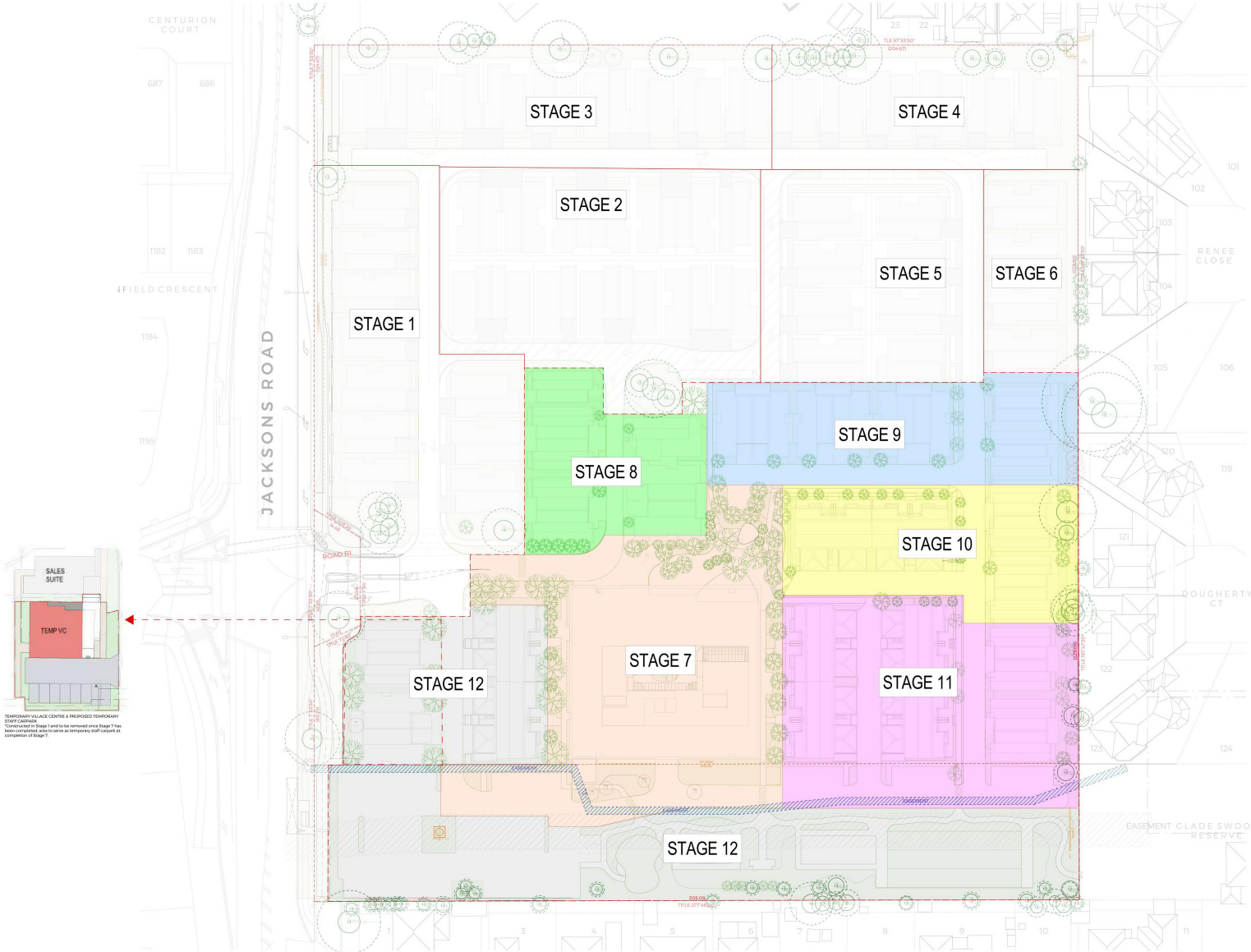

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| S | 2/06/2026 | FOR TOWN PLANNING |

PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **PROPOSED SITE PLAN**

SCALE: 1:500 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP00-02
REVISION: S



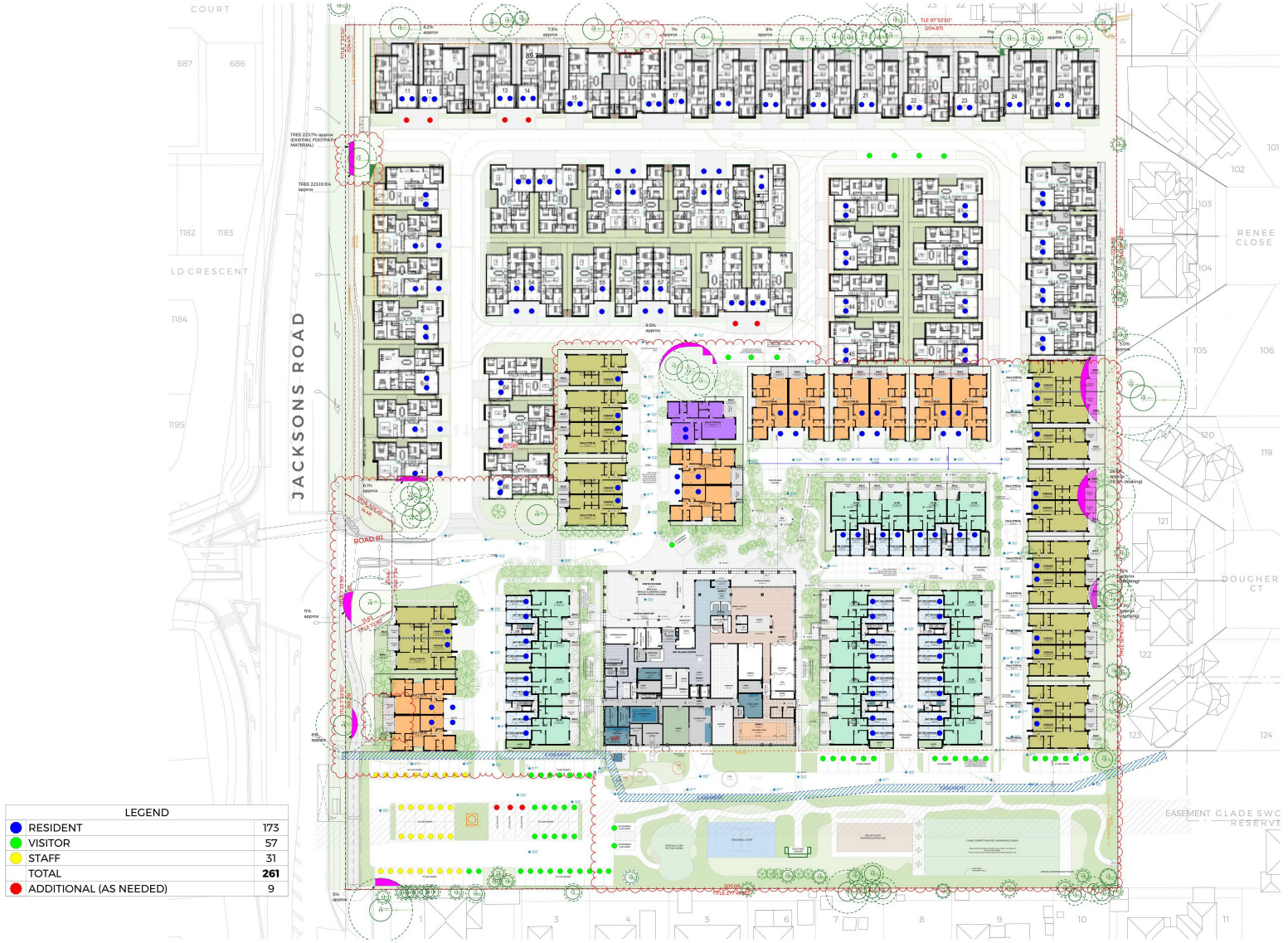

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| REV | DATE | ISSUED FOR |
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| J | 2/06/2026 | FOR TOWN PLANNING |

PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **STAGING PLAN**

SCALE: 1:500 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP00-04
REVISION: J



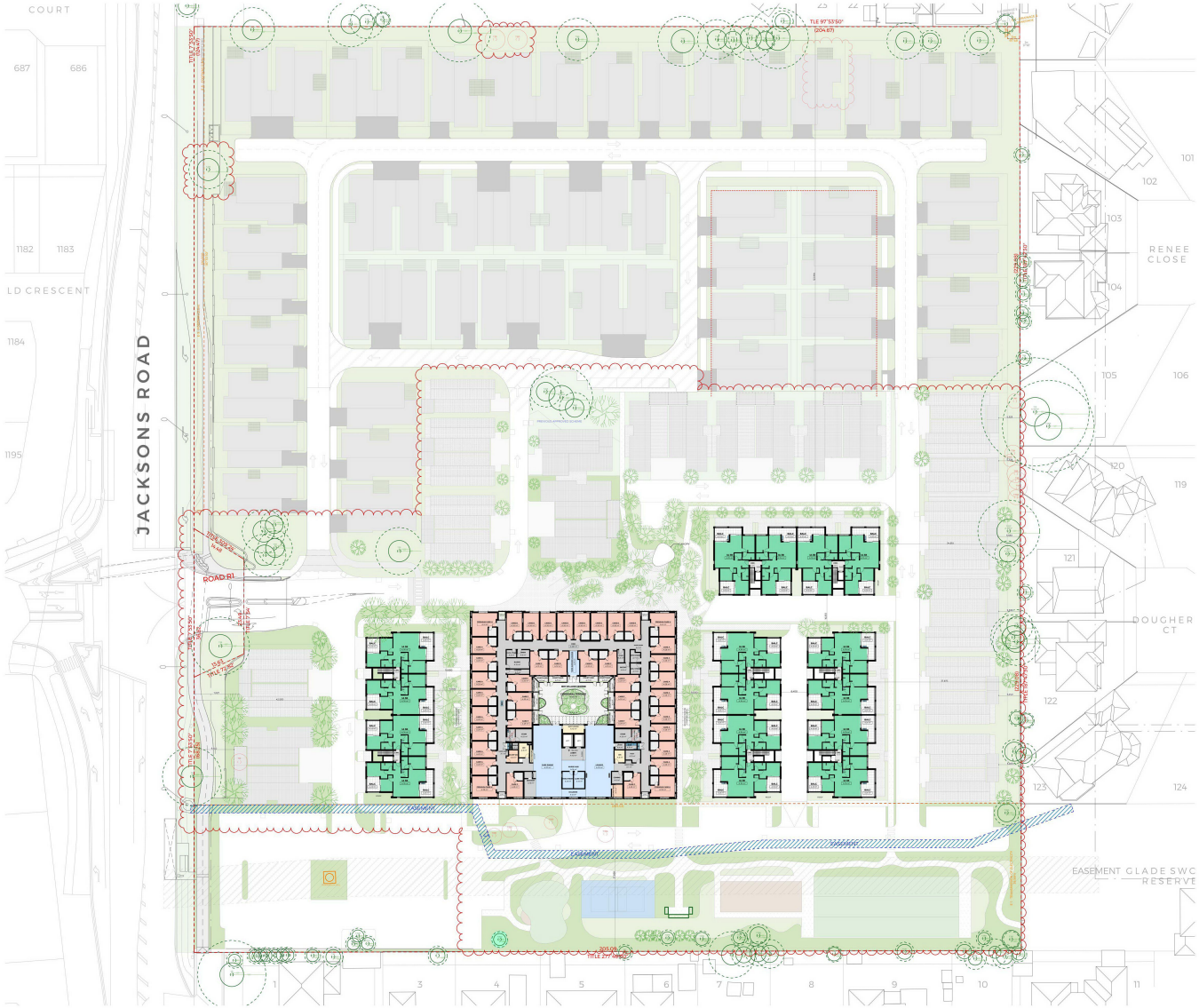

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PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **MASTERPLAN - GROUND**

SCALE: 1:500 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP00-11
REVISION: S




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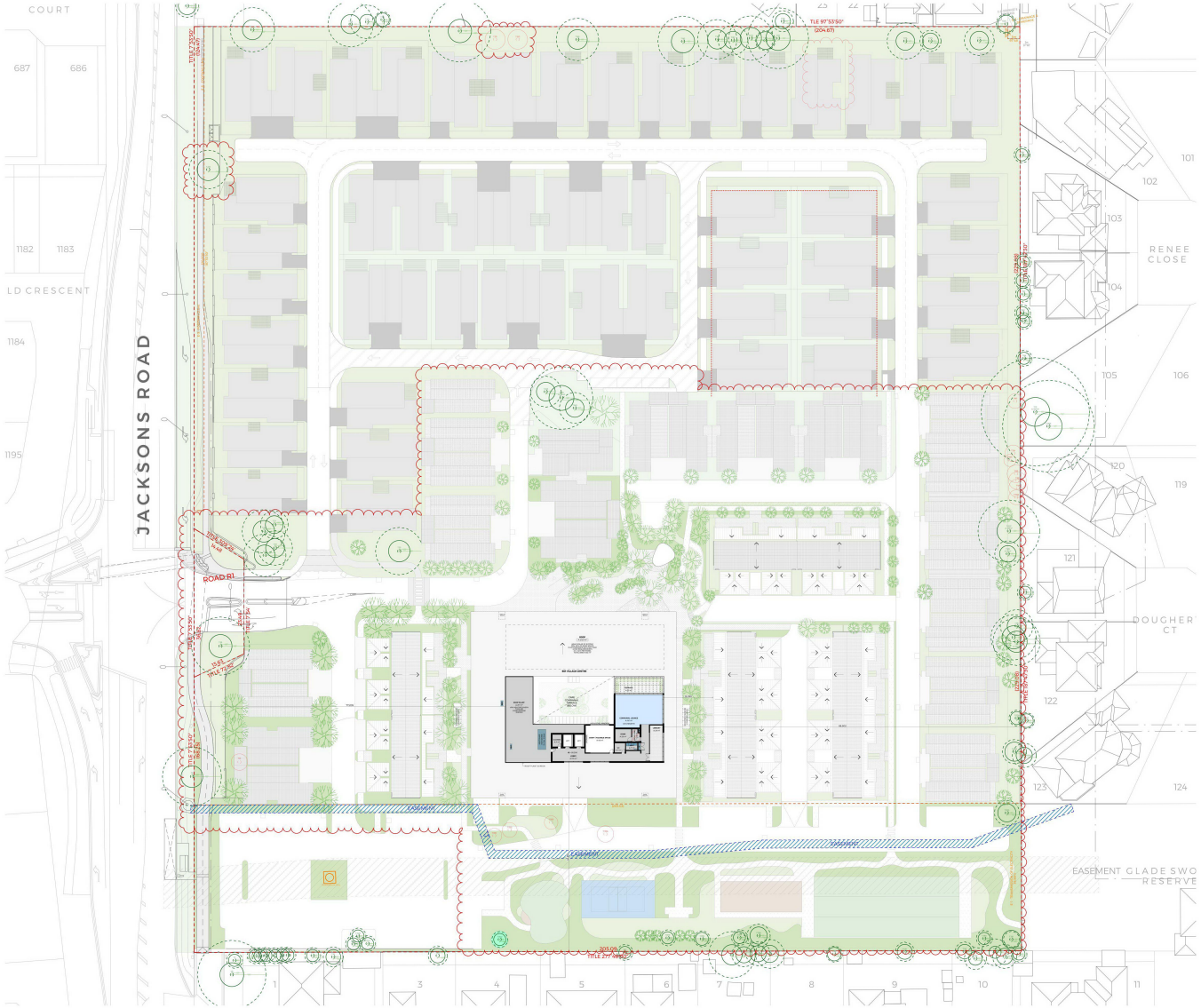
PROJECT
Mulgrave Retirement Village

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DRAWING TITLE
**MASTERPLAN - LEVEL 01**

| SCALE | | |
|---|---|---|
| 1:500 @A1 | | |
| DATE | | |
| 2/06/2026 | | |
| DRAWN | CHECKED | |
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PROJECT
Mulgrave Retirement Village

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Mulgrave VIC 3170
Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**MASTERPLAN - LEVEL 02**

| SCALE | | |
|---|---|---|
| 1:500 @A1 | | |
| DATE | | |
| 2/06/2026 | | |
| DRAWN | CHECKED | |
| EF | TC | |
| JOB NO. | DRAWING NO. | REVISION |
| 24015 | TP00-13 | S |




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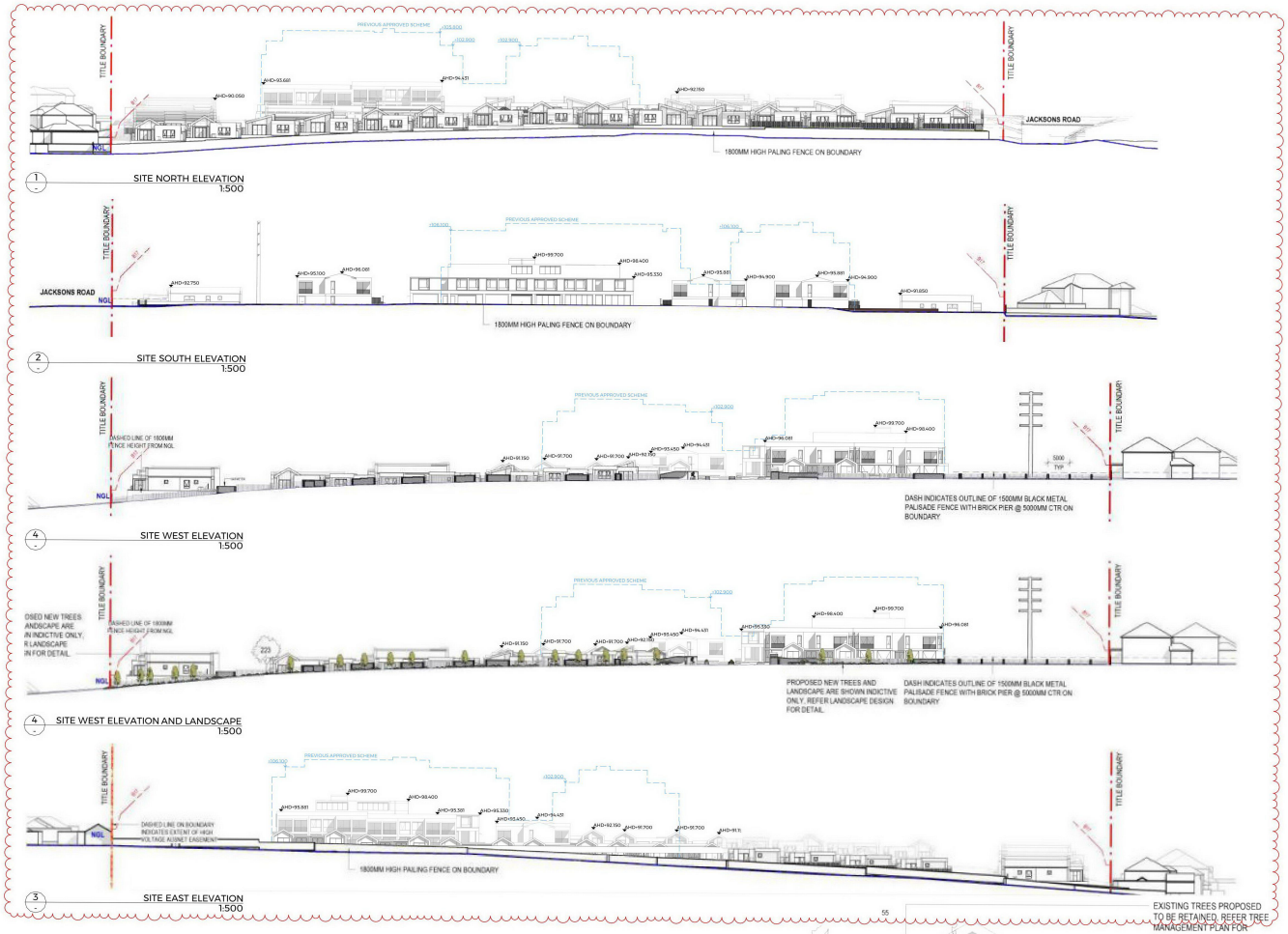
PROJECT
Mulgrave Retirement Village

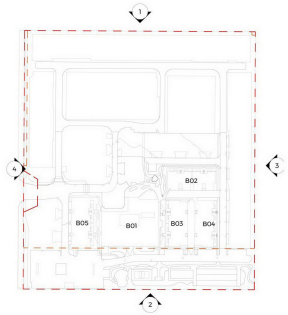
62-94 Jacksons Road
Mulgrave VIC 3170
Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**MASTERPLAN - ROOF**

| SCALE | | |
|---|---|---|
| 1:500 @A1 | | |
| DATE | | |
| 2/06/2026 | | |
| DRAWN | CHECKED | |
| EF | TC | |
| JOB NO. | DRAWING NO. | REVISION |
| 24015 | TP00-14 | S |



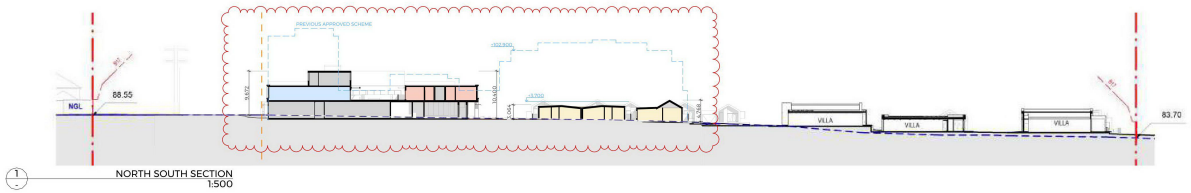

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59 GARDEN STREET
SOUTH YARRA VIC 3141
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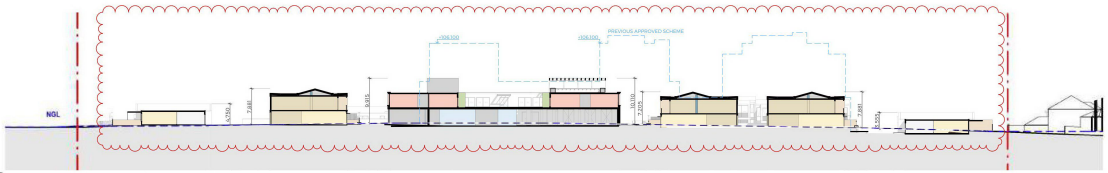
PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **SITE ELEVATIONS**

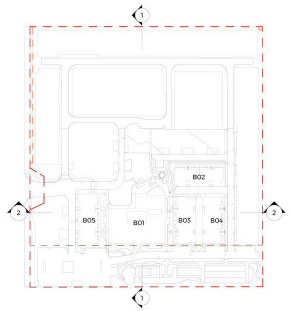
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DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP00-20
REVISION: L




1 NORTH SOUTH SECTION
1:500




2 EAST WEST SECTION
1:500




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SOUTH YARRA VIC 3141

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Mulgrave Retirement Village

62-94 Jacksons Road
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Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**SITE SECTIONS**

SCALE
1:500 @A1

DATE
2/06/2026

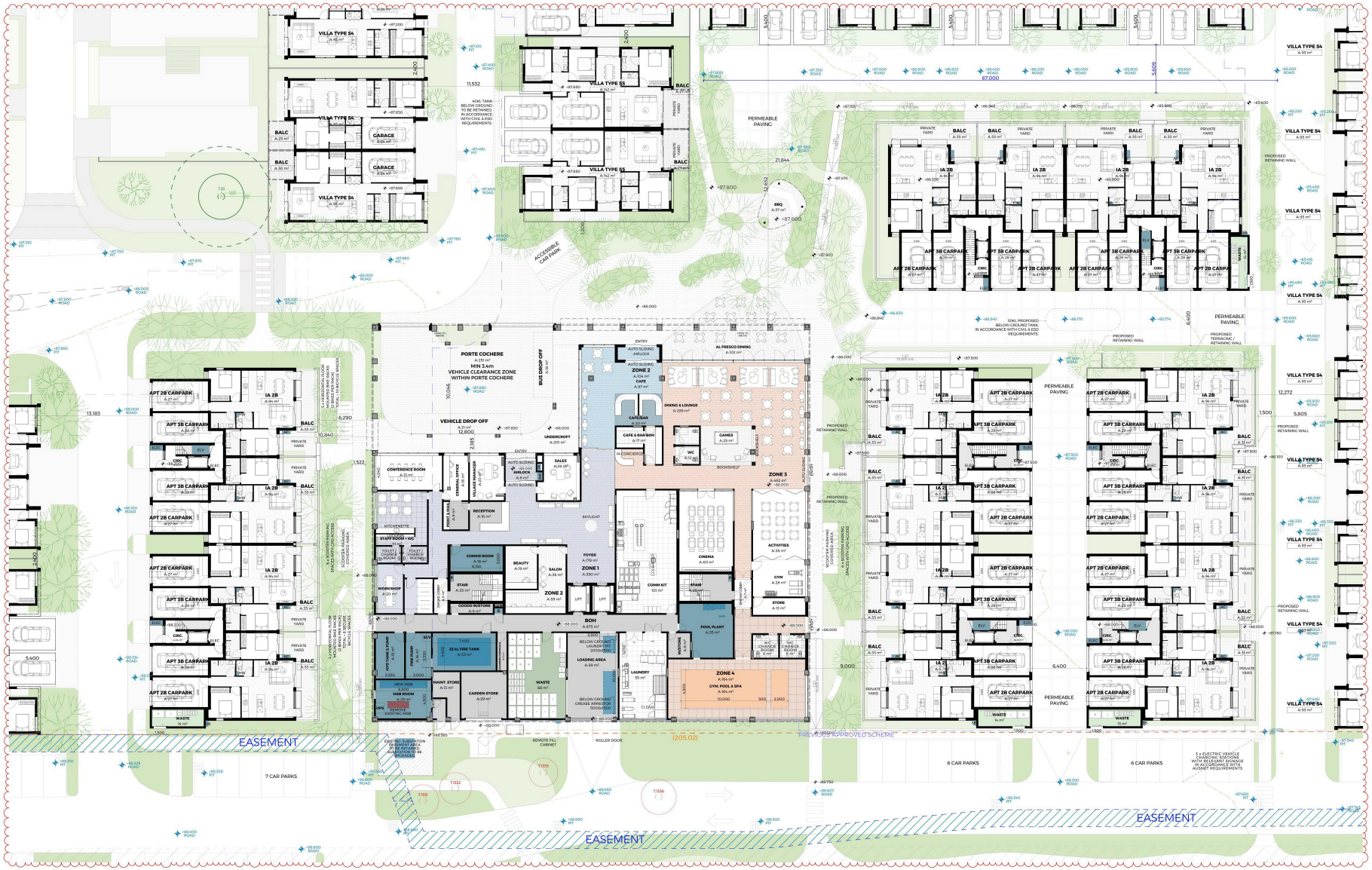
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EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP00-30

REVISION
I




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59 GARDEN STREET
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PROJECT
Mulgrave Retirement Village

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Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**GROUND FLOOR PLAN**

SCALE 1:200 @A1
DATE 2/06/2026
DRAWN EF
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JOB NO. 24015
DRAWING NO. TP10-02
REVISION S




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DRAWING TITLE
**LEVEL 01 PLAN**

SCALE
1:200 @A1

DATE
2/06/2026

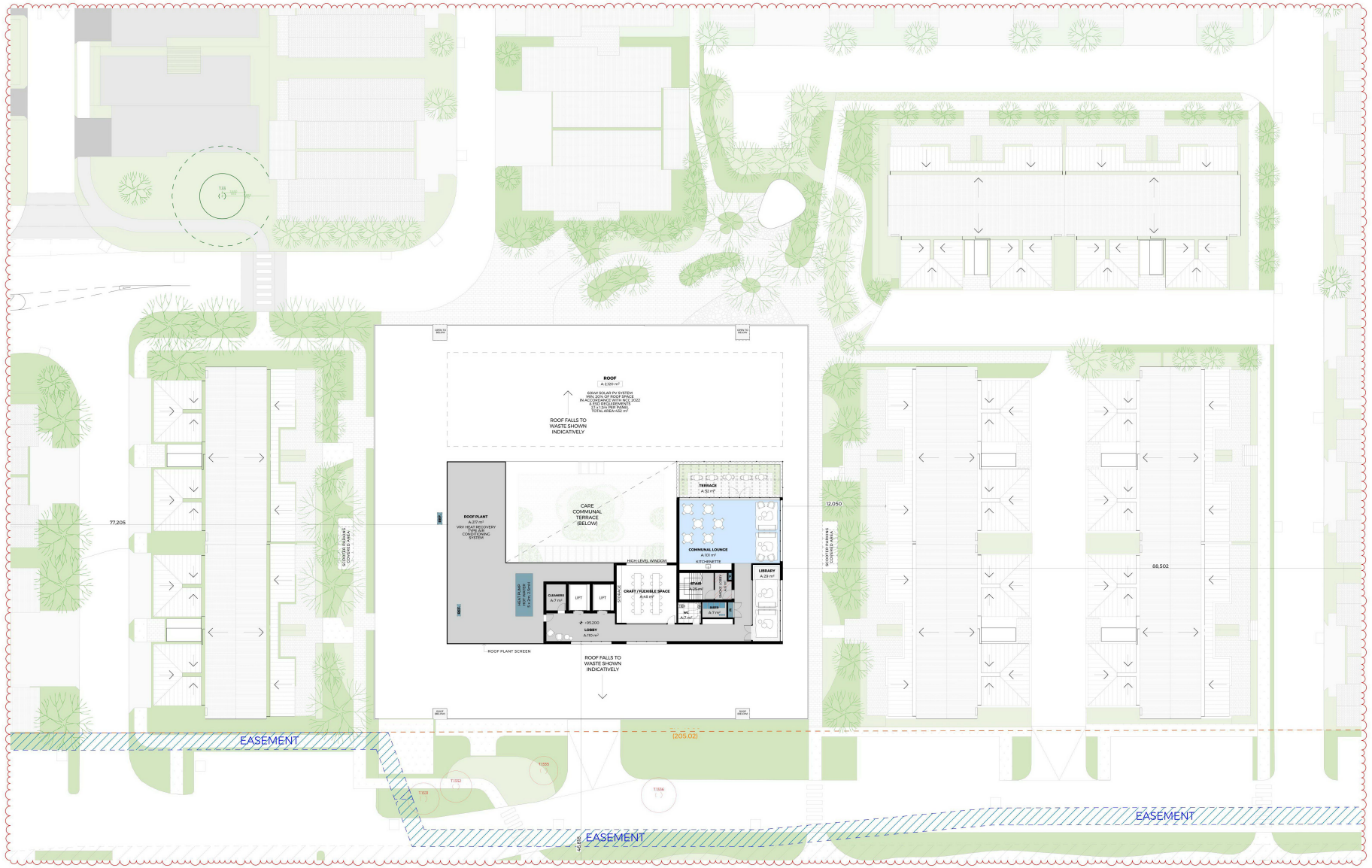
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TC

JOB NO.
24015

DRAWING NO.
TP10-03

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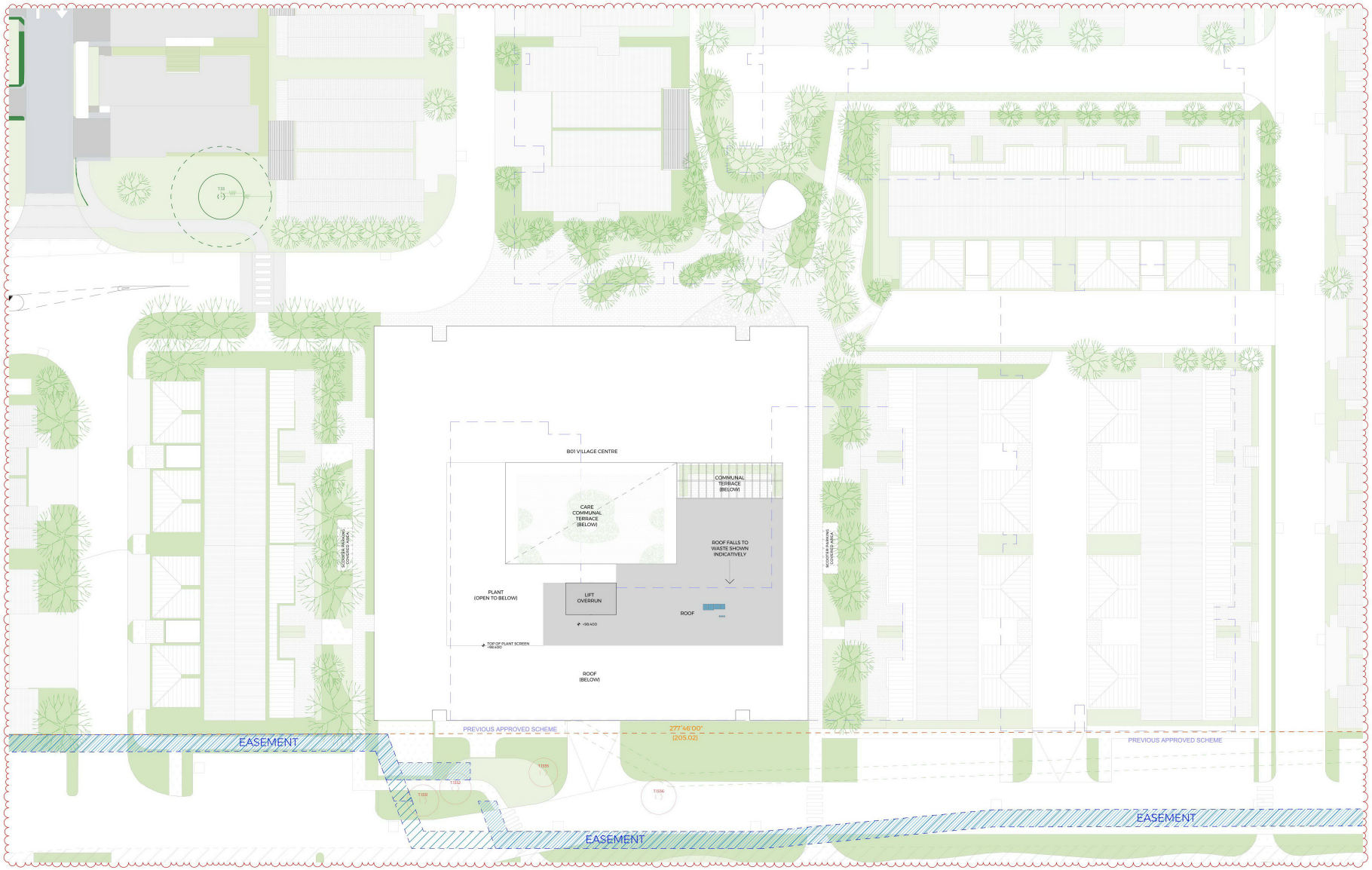
PROJECT
Mulgrave Retirement Village

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DRAWING TITLE
**LEVEL 02 PLAN**

| | | |
|---|---|---|
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| DATE 2/06/2026 | | |
| DRAWN EF | CHECKED TC | |
| JOB NO. 24015 | DRAWING NO. TP10-04 | REVISION S |




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DRAWING TITLE
**ROOF PLAN**

SCALE
1:200 @A1

DATE
2/06/2026

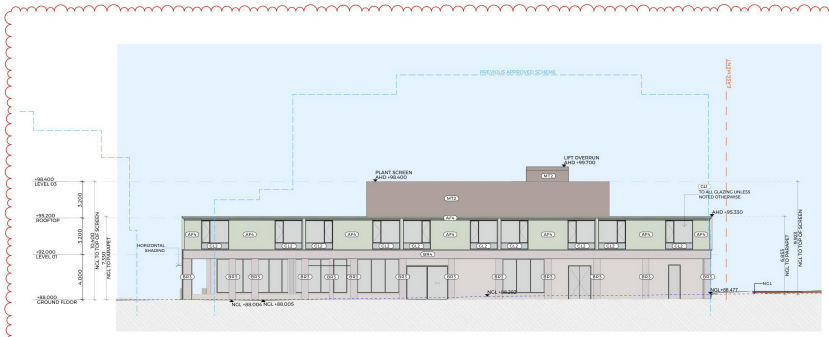
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CHECKED
TC

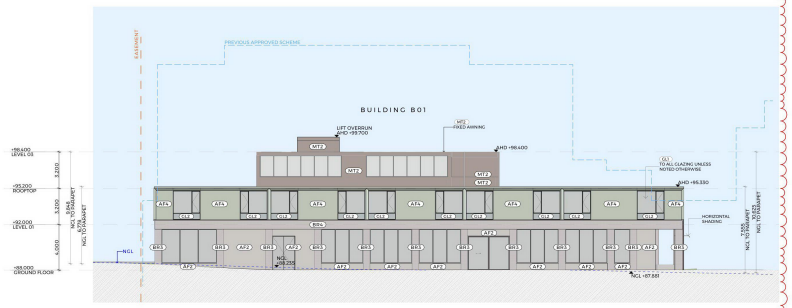
JOB NO.
24015

DRAWING NO.
TP10-05

REVISION
S



B01.W SITE WEST ELEVATION
SCALE: 1:200@A1




B01.E BUILDING B - EAST ELEVATION
SCALE: 1:200@A1



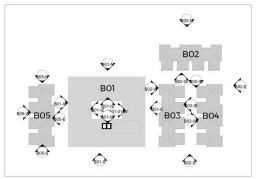
B01.S SITE SOUTH ELEVATION
SCALE: 1:200@A1




B01.N BUILDING B - NORTH ELEVATION
SCALE: 1:200@A1

MATERIAL PALETTE




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DRAWING TITLE
**ELEVATIONS - B01**

SCALE
1:200 @A1

DATE
2/06/2026

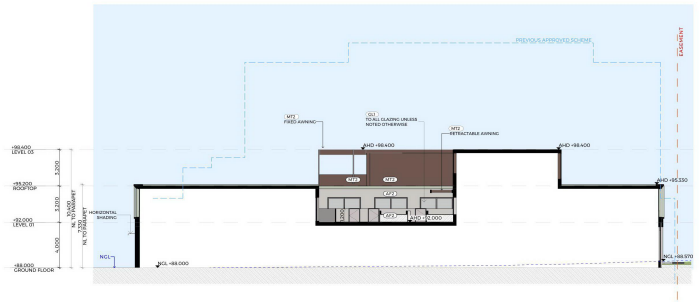
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TC

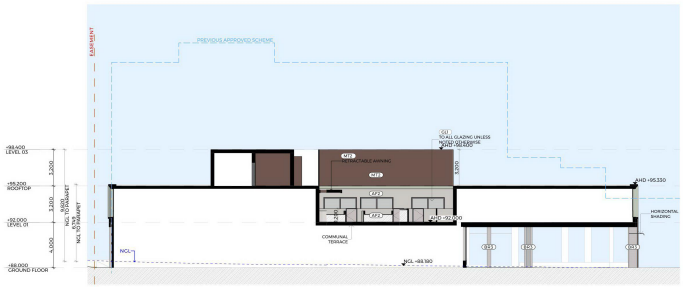
JOB NO.
24015

DRAWING NO.
TP40-01

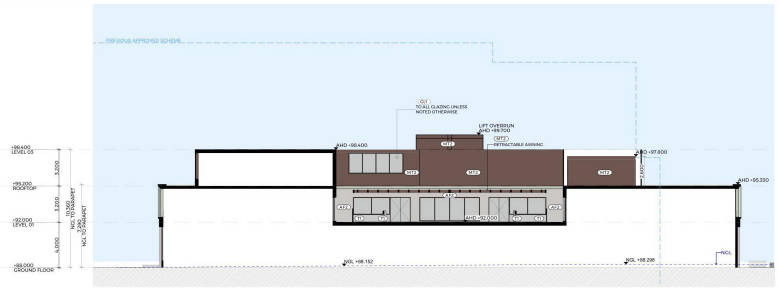
REVISION
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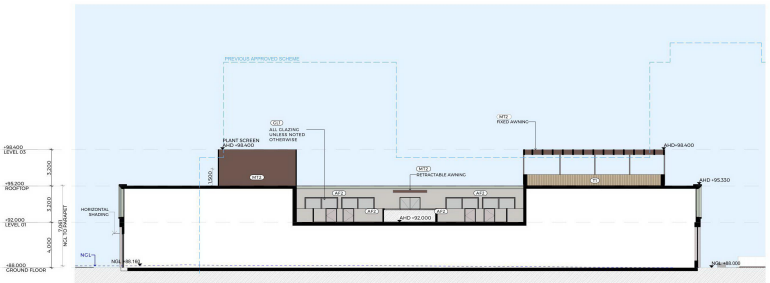
B01-IV BUILDING B - INT WEST ELEVATION
SCALE: 1:200@A1



B01-IE BUILDING B - INT EAST ELEVATION
SCALE: 1:200@A1



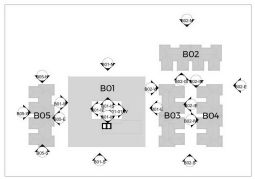
B01-IN BUILDING B - INT NORTH ELEVATION
SCALE: 1:200@A1



B01-IS BUILDING D - INT NORTH ELEVATION
SCALE: 1:200@A1

MATERIAL PALETTE




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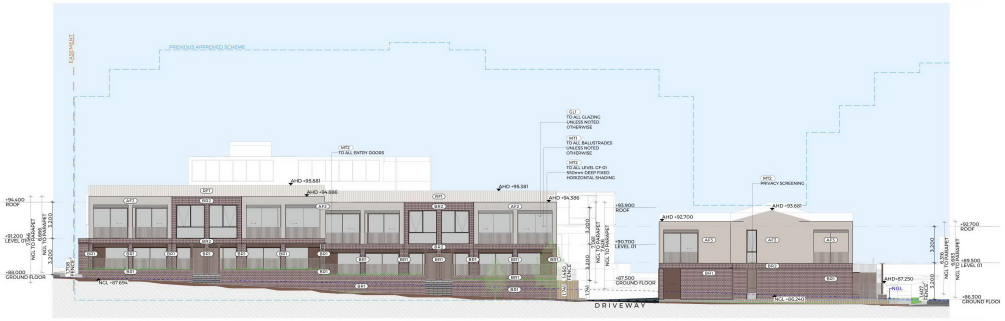
PROJECT
Mulgrave Retirement Village

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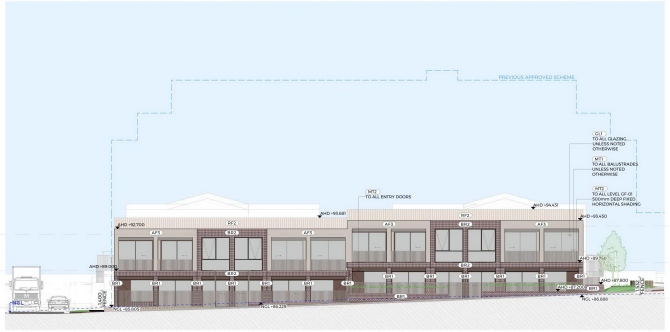
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**INTERNAL ELEVATIONS - B01**

| | | |
|---|---|---|
| SCALE 1:200 @A1 | | |
| DATE 2/06/2026 | | |
| DRAWN EF | CHECKED TC | |
| JOB NO. 24015 | DRAWING NO. TP40-02 | REVISION J |



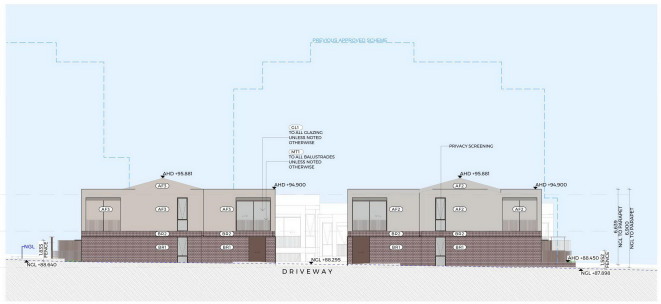

B02-E SITE EAST ELEVATION
SCALE: 1:200@A1



B02-N SITE NORTH ELEVATION
SCALE: 1:200@A1



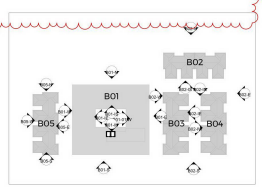
B02-W BUILDING C - WEST ELEVATION
SCALE: 1:200@A1




B02-S BUILDING B - SOUTH ELEVATION
SCALE: 1:200@A1

MATERIAL PALETTE




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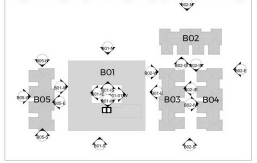
DRAWING TITLE
**ELEVATIONS - B02-B04**

| SCALE | |
|---|---|
| 1:200 @A1 | |
| DATE | |
| 2/06/2026 | |
| DRAWN | CHECKED |
| EF | TC |
| JOB NO. | DRAWING NO. | REVISION |
| 24015 | TP40-03 | I |




MATERIAL PALETTE




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|---|---|---|
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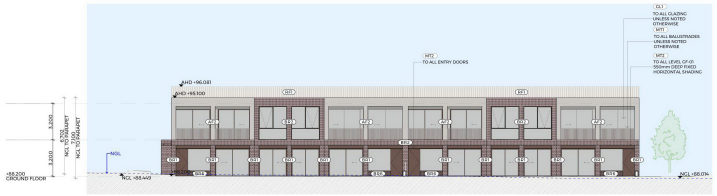
PROJECT
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Australia

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DRAWING TITLE
**INTERNAL ELEVATIONS - B02-B04**

| | |
|---|---|
| SCALE | 1:200 @A1 |
| DATE | 2/06/2026 |
| DRAWN | EF |
| CHECKED | TC |
| JOB NO. | 24015 |
| DRAWING NO. | TP40-04 |
| REVISION | J |



B05-E BUILDING D - EAST ELEVATION
SCALE 1:200@A1



B05-N BUILDING D - NORTH ELEVATION
SCALE 1:200@A1



B05-W SITE WEST ELEVATION
SCALE 1:200@A1

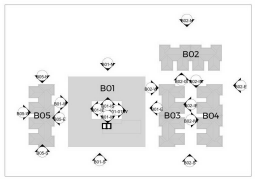


B05-S SITE SOUTH ELEVATION
SCALE 1:200@A1

MATERIAL PALETTE




DARK BRICK | DARK BRICK - VERTICAL | TIMBER FINISH | TEXTURED WHITE RENDER FINISH | TEXTURED LIGHT RENDER FINISH | TEXTURED DARK RENDER FINISH | LIGHT GREEN RENDER FINISH | LIGHT POWDERCOAT METAL FINISH | DARK POWDERCOAT METAL FINISH | WHITE METAL ROOF SHEETING KLIP | LIGHT METAL ROOF SHEETING KLIP | CLEAR GLAZING - DOUBLE GLAZED | REEDED GLAZING - DOUBLE GLAZED




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| A | 2/06/2026 | FOR TOWN PLANNING |

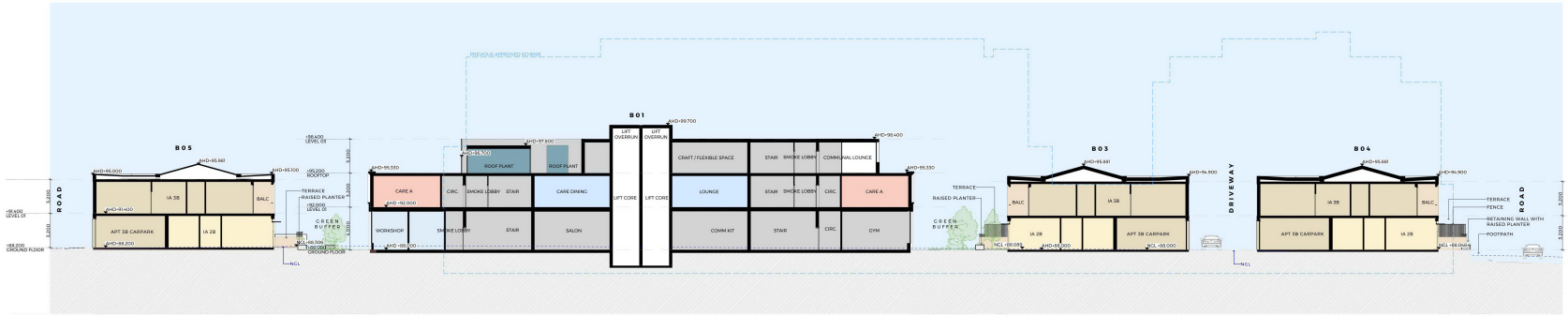
PROJECT
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Mulgrave VIC 3170
Australia

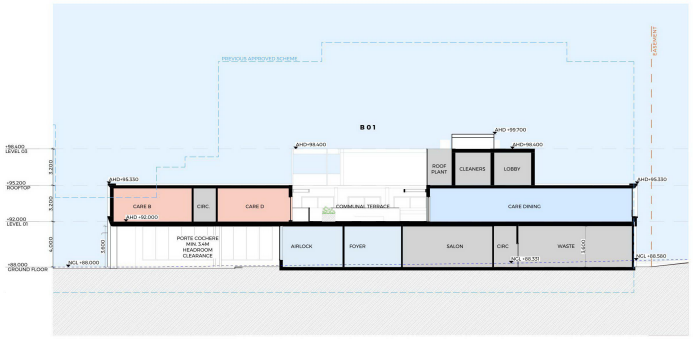
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**ELEVATIONS - B05**

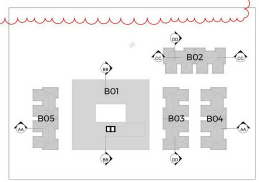
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| DATE 2/06/2026 | | |
| DRAWN EF | CHECKED TC | |
| JOB NO. 24015 | DRAWING NO. TP40-05 | REVISION A |




AA SECTION AA
SCALE: 1:200@A1




BB SECTION BB
SCALE: 1:200@A1




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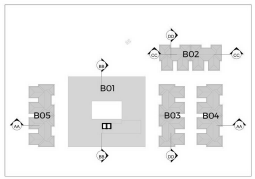
62-94 Jacksons Road
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Australia

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DRAWING TITLE
**SECTIONS - AA, BB**

| | | |
|---|---|---|
| SCALE 1:200 @A1 | | |
| DATE 2/06/2026 | | |
| DRAWN EF | CHECKED TC | |
| JOB NO. 24015 | DRAWING NO. TP41-01 | REVISION S |




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DRAWING TITLE
**SECTIONS - CC, DD**

| | | |
|---|---|---|
| SCALE 1:200 @A1 | | |
| DATE 2/06/2026 | | |
| DRAWN EF | CHECKED TC | |
| JOB NO. 24015 | DRAWING NO. TP41-02 | REVISION S |




1 APT 2B
SCALE: 1:50@A1

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DRAWING TITLE
**TYPICAL APARTMENT TYPES - SHEET 01**

SCALE: **1:50 @A1**
DATE: **2/06/2026**
DRAWN: **EF**
CHECKED: **TC**
JOB NO.: **24015**
DRAWING NO.: **TP50-01**
REVISION: **H**




1 APT 3B
SCALE: 1:50@A3

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DRAWING TITLE
**TYPICAL APARTMENT TYPES - SHEET 02**

SCALE
**1:50 @A1**

DATE
**2/06/2026**

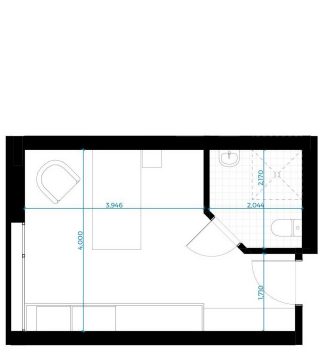
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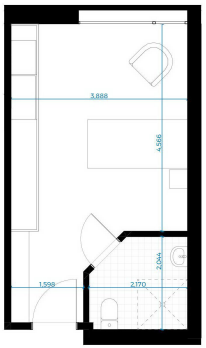
JOB NO.
**24015**

DRAWING NO.
**TP50-02**

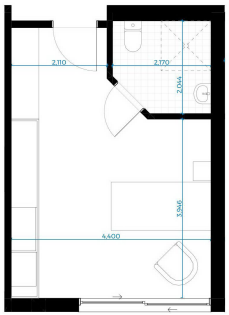
REVISION
H



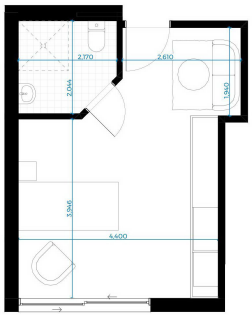

CARE A
SCALE: 1:50@A1



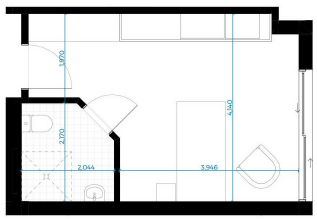

CARE B
SCALE: 1:50@A1



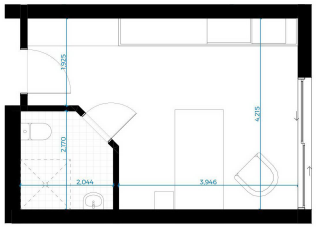

CARE C
SCALE: 1:50@A1



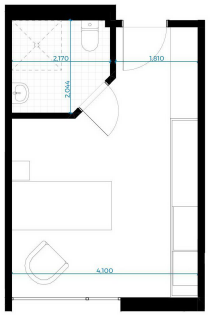

CARE D
SCALE: 1:50@A1



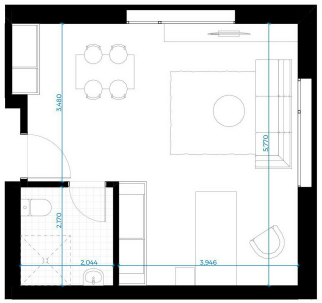

CARE E
SCALE: 1:50@A1




CARE F
SCALE: 1:50@A1




CARE G
SCALE: 1:50@A1




CARE H
SCALE: 1:50@A1

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Australia

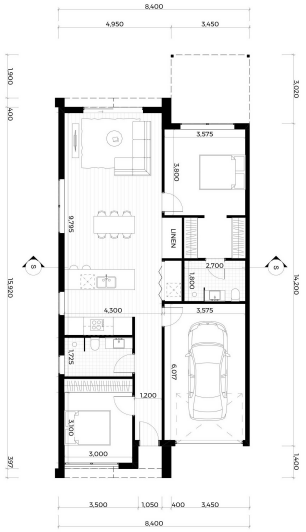
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**TYPICAL AGED CARE TYPES - SHEET 01**

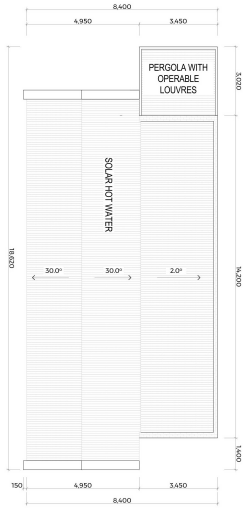
| SCALE | | |
|---|---|---|
| 1:50 @A1 | | |
| DATE | | |
| 2/06/2026 | | |
| DRAWN | CHECKED | |
| EF | TC | |
| JOB NO. | DRAWING NO. | REVISION |
| 24015 | TP51-01 | H |

# VILLA TYPE S4
# 2 BED 8.4x16M (MIN)






1 VILLA TYPE S4_8.4X16M
TP55-07 SCALE: 1:100@A3



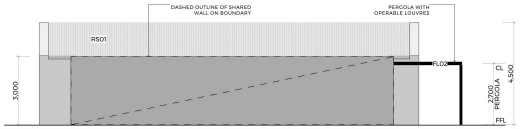

6 VILLA TYPE S4_8.4X16M ROOF PLAN
TP55-07 SCALE: 1:100@A3

| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE & PERGOLA FINISH<br>COLOUR - GREY | |

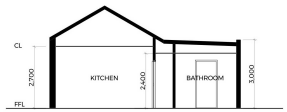
| | |
|---|---|
| INTERNAL AREA | 93M² |
| GARAGE AREA | 24M² |




3 VILLA TYPE S4 ELEVATION 1
TP55-07 SCALE: 1:100@A3



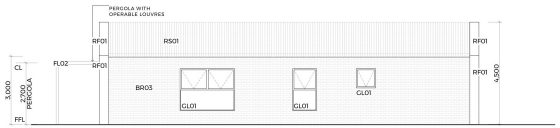

2 VILLA TYPE S4 ELEVATION 2
TP55-07 SCALE: 1:100@A3




7 VILLA TYPE S4 SECTION
TP55-07 SCALE: 1:100@A3




4 VILLA TYPE S4 ELEVATION 3
TP55-07 SCALE: 1:100@A3




5 VILLA TYPE S4 ELEVATION 4
TP55-07 SCALE: 1:100@A3

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Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**TYPICAL VILLA TYPE S4**

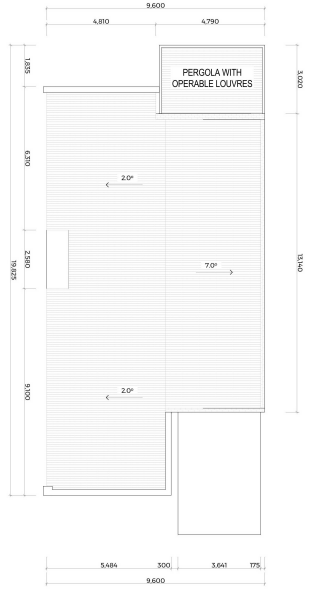
SCALE: 1:100, 1:1, 1:2.48 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP55-07
REVISION: A

# VILLA TYPE S5
# 3 BED 9.6x17.8M (MIN)





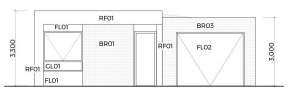

1 TP55-08 VILLA TYPE S5_9.6X17.8M
SCALE: 1:100@A3



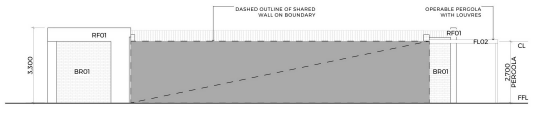

2 TP55-08 VILLA TYPE S5_9.6X17.8M ROOF PLAN
SCALE: 1:100@A3

| EXTERNAL MATERIALS | | |
|---|---|---|
| CODE | DESCRIPTION | IMAGES |
| BR01 | BRICK WORK<br>LIGHT BRICK - TAN | |
| BR02 | BRICK WORK<br>DARK BRICK | |
| BR03 | BRICK WORK<br>MIDTONE GREY | |
| RF01 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - DULUX SILVER TEA SET | |
| RF02 | RENDER FINISH // COLOUR - CONCRETE<br>EFFECT - GREY | |
| RS01 | COLORBOND ROOF SHEET<br>COLOUR: COLORBOND<br>SHALE GREY | |
| GL01 | GLAZING | |
| AW01 | POWERCOATED FRAMED WINDOW | |
| FL01 | EXTERNAL CLADDING - AXON<br>COLOUR - BLACK | |
| FL02 | GARAGE & PERGOLA FINISH<br>COLOUR - GREY | |

| | |
|---|---|
| INTERNAL AREA | 145M² |
| GARAGE AREA | 26M² |



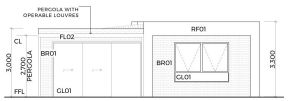

3 TP55-08 VILLA TYPE S5 ELEVATION 1
SCALE: 1:100@A3



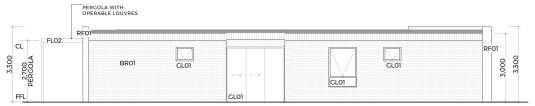

4 TP55-08 VILLA TYPE S5 ELEVATION 2
SCALE: 1:100@A3




7 TP55-08 VILLA TYPE S5 SECTION
SCALE: 1:100@A3




5 TP55-08 VILLA TYPE S5 ELEVATION 3
SCALE: 1:100@A3




6 TP55-08 VILLA TYPE S5 ELEVATION 4
SCALE: 1:100@A3

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Mulgrave Retirement Village

62-94 Jacksons Road
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Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**TYPICAL VILLA TYPE S5**

SCALE: 1:100, 1:1 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP55-08
REVISION: A




PROPOSED 09 AM
1:1000




PROPOSED 11 AM
1:1000




PROPOSED 10 AM
1:1000




PROPOSED 12 PM
1:1000

SHADOWS

ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT

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Australia

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DRAWING TITLE
**SHADOW DIAGRAMS - 9AM - 12PM**

SCALE
1:1000 @A1

DATE
2/06/2026

DRAWN
EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP70-01

REVISION
A




PROPOSED 01 PM
1:1000




PROPOSED 03 PM
1:1000




PROPOSED 02 PM
1:1000

SHADOWS

ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT

TELHA CLARKE
ARCHITECTURE & DESIGN

59 GARDEN STREET
SOUTH YARRA VIC 3141

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|---|---|---|
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Mulgrave Retirement Village

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Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**SHADOW DIAGRAMS - 1PM - 3PM**

SCALE
1:1000 @A1

DATE
2/06/2026

DRAWN
EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP70-02

REVISION
A




JACKSONS ROAD MAIN ENTRANCE VIEW

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|---|---|---|
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DRAWING TITLE
**ARTIST IMPRESSION - SHEET 01**

SCALE
1:1.72 @A1

DATE
2/06/2026

DRAWN
EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP80-01

REVISION
H



MAIN BUILDING WEST ENTRANCE AND PORTE COCHERE VIEW



MAIN BUILDING WEST ENTRANCE AND PORTE COCHERE VIEW



INTERNAL COURTYARD VIEW



INTERNAL COURTYARD VIEW

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59 GARDEN STREET
SOUTH YARRA VIC 3141

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|---|---|---|
| H | 2/06/2026 | FOR TOWN PLANNING |

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DRAWING TITLE
**ARTIST IMPRESSION- SHEET 02**

SCALE
1:3.33,1:4 @A1

DATE
2/06/2026

DRAWN
EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP80-02

REVISION
H



SOUTH-EAST CORNER VIEW TO APARTMENTS



EAST VIEW TO APARTMENTS



NORTH-EAST CORNER VIEW TO APARTMENTS



AERIAL VIEW FROM NORTH-EAST CORNER

TELHA CLARKE
ARCHITECTURE & DESIGN

59 GARDEN STREET
SOUTH YARRA VIC 3141

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E: contact@telhaclarke.com.au

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DRAWING TITLE
**ARTIST IMPRESSION - SHEET 03**

SCALE
1:3.64 @A1

DATE
2/06/2026

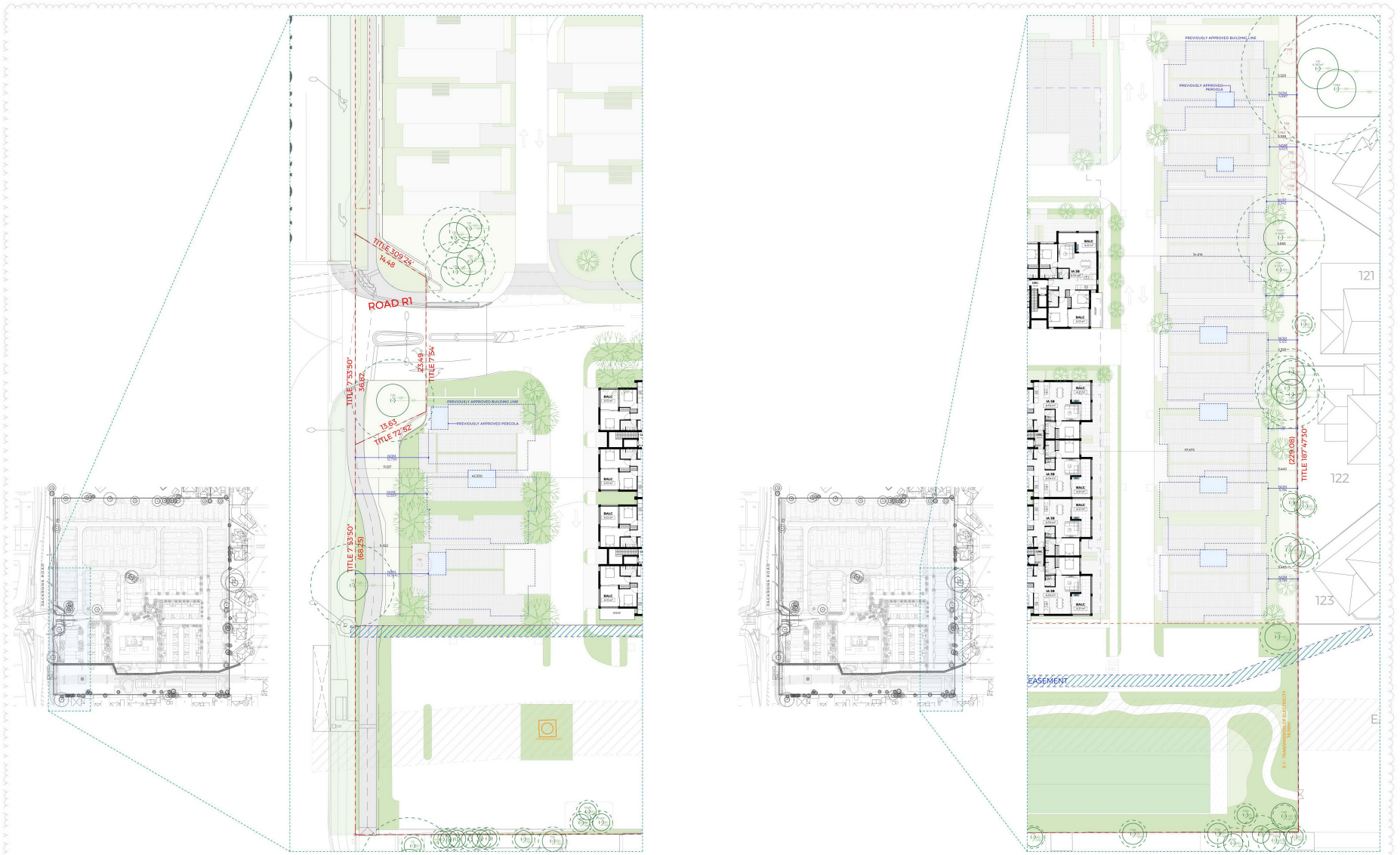
DRAWN
EF

CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP80-03

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H




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Mulgrave Retirement Village

62-94 Jacksons Road
Mulgrave VIC 3170
Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**BOUNDARY INTERFACE PLAN DIAGRAMS**

SCALE
1:300, 1:2000 @A1

DATE
2/06/2026

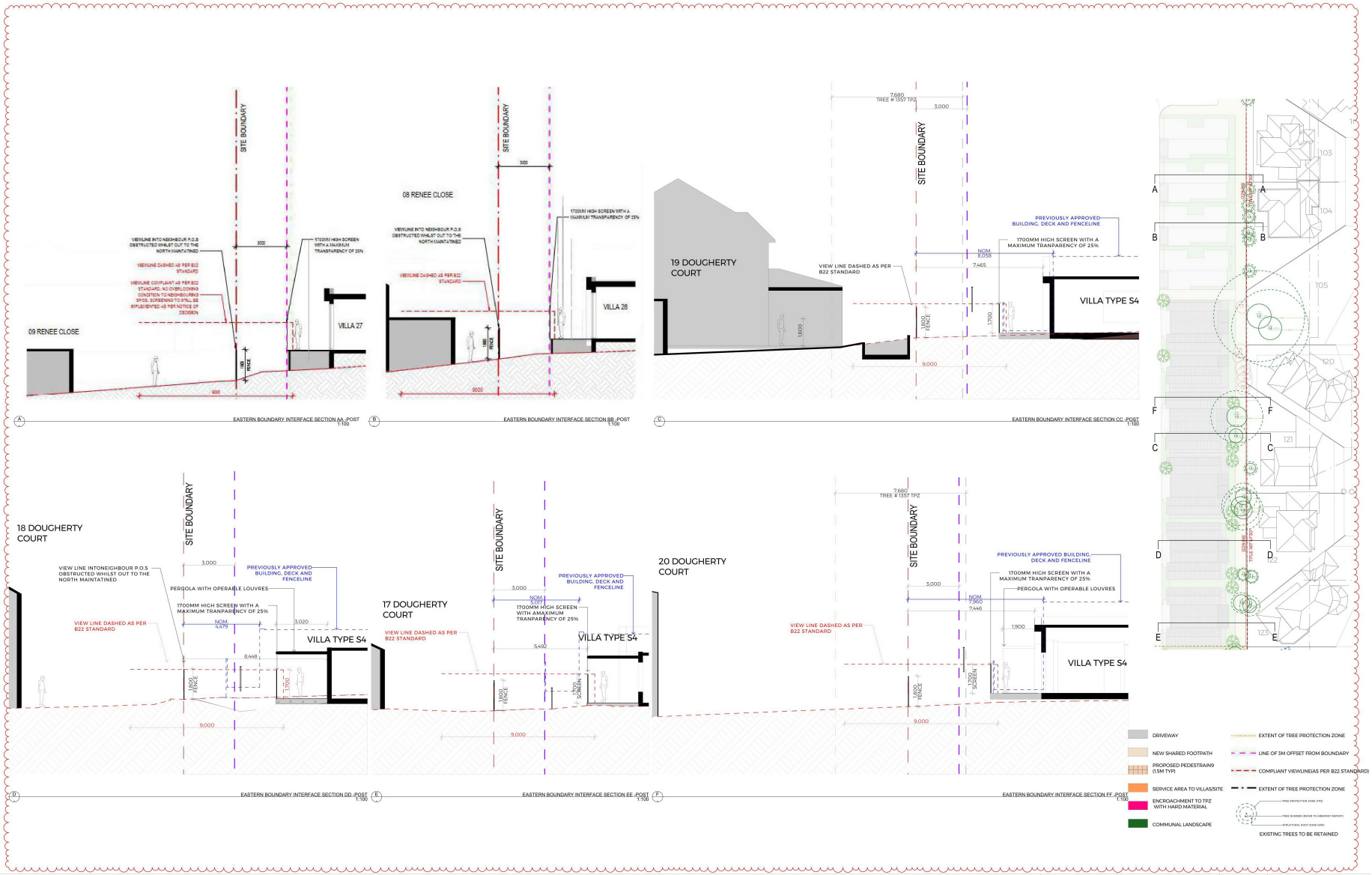
DRAWN
EF

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TC

JOB NO.
24015

DRAWING NO.
TP91-11

REVISION
A




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PROJECT
Mulgrave Retirement Village

62-94 Jacksons Road
Mulgrave VIC 3170
Australia

Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**EASTERN BOUNDARY INTERFACE DIAGRAMS**

SCALE
**1:500, 1:100, 1:599.70, 1:552.50 @A1**

DATE
**2/06/2026**

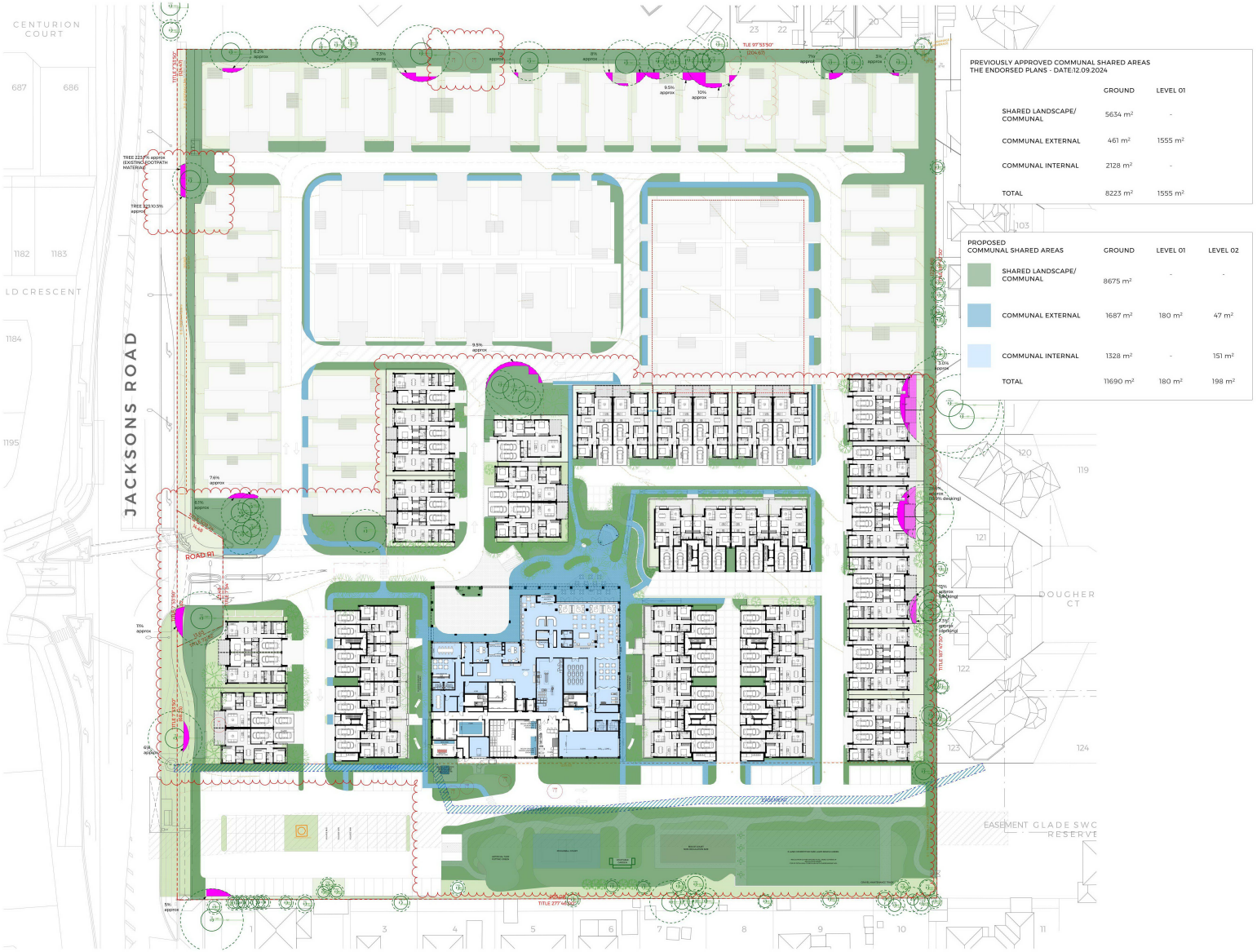
DRAWN
**EF**

CHECKED
**TC**

JOB NO.
**24015**

DRAWING NO.
**TP91-12**

REVISION
**H**



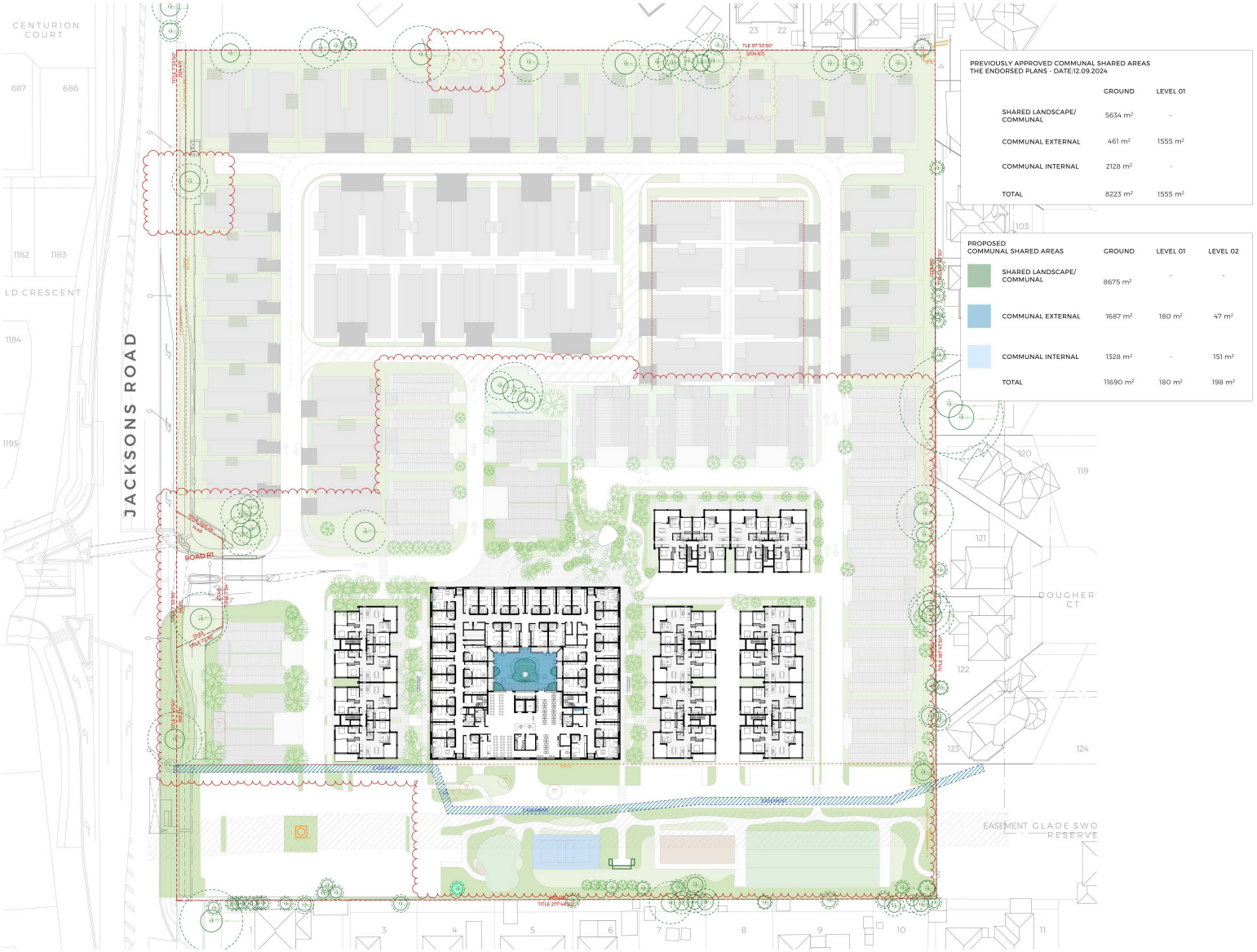

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ARCHITECTURE & DESIGN
59 GARDEN STREET
SOUTH YARRA VIC 3141
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| REV | DATE | ISSUED FOR |
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| K | 2/06/2026 | FOR TOWN PLANNING |

PROJECT: Mulgrave Retirement Village
62-94 Jacksons Road Mulgrave VIC 3170 Australia
Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE: **COMMUNAL AREAS PLAN - GROUND**

SCALE: 1:500 @A1
DATE: 2/06/2026
DRAWN: EF
CHECKED: TC
JOB NO.: 24015
DRAWING NO.: TP92-11
REVISION: K




PREVIOUSLY APPROVED COMMUNAL SHARED AREAS
THE ENDORSED PLANS - DATE:12.09.2024

| | GROUND | LEVEL 01 |
|---|---|---|
| SHARED LANDSCAPE/ COMMUNAL | 5634 m² | - |
| COMMUNAL EXTERNAL | 461 m² | 1555 m² |
| COMMUNAL INTERNAL | 2128 m² | - |
| TOTAL | 8223 m² | 1555 m² |

PROPOSED
COMMUNAL SHARED AREAS

| | GROUND | LEVEL 01 | LEVEL 02 |
|---|---|---|---|
| SHARED LANDSCAPE/ COMMUNAL | 8675 m² | - | - |
| COMMUNAL EXTERNAL | 1687 m² | 180 m² | 47 m² |
| COMMUNAL INTERNAL | 1328 m² | - | 151 m² |
| TOTAL | 11690 m² | 180 m² | 198 m² |

TELHA CLARKE
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|---|---|---|
| K | 2/06/2026 | FOR TOWN PLANNING |

PROJECT
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Wurundjeri Woi Wurrung and Bunurong Country

DRAWING TITLE
**COMMUNAL AREAS PLAN - LEVEL 01**

SCALE
1:500 @A1

DATE
2/06/2026

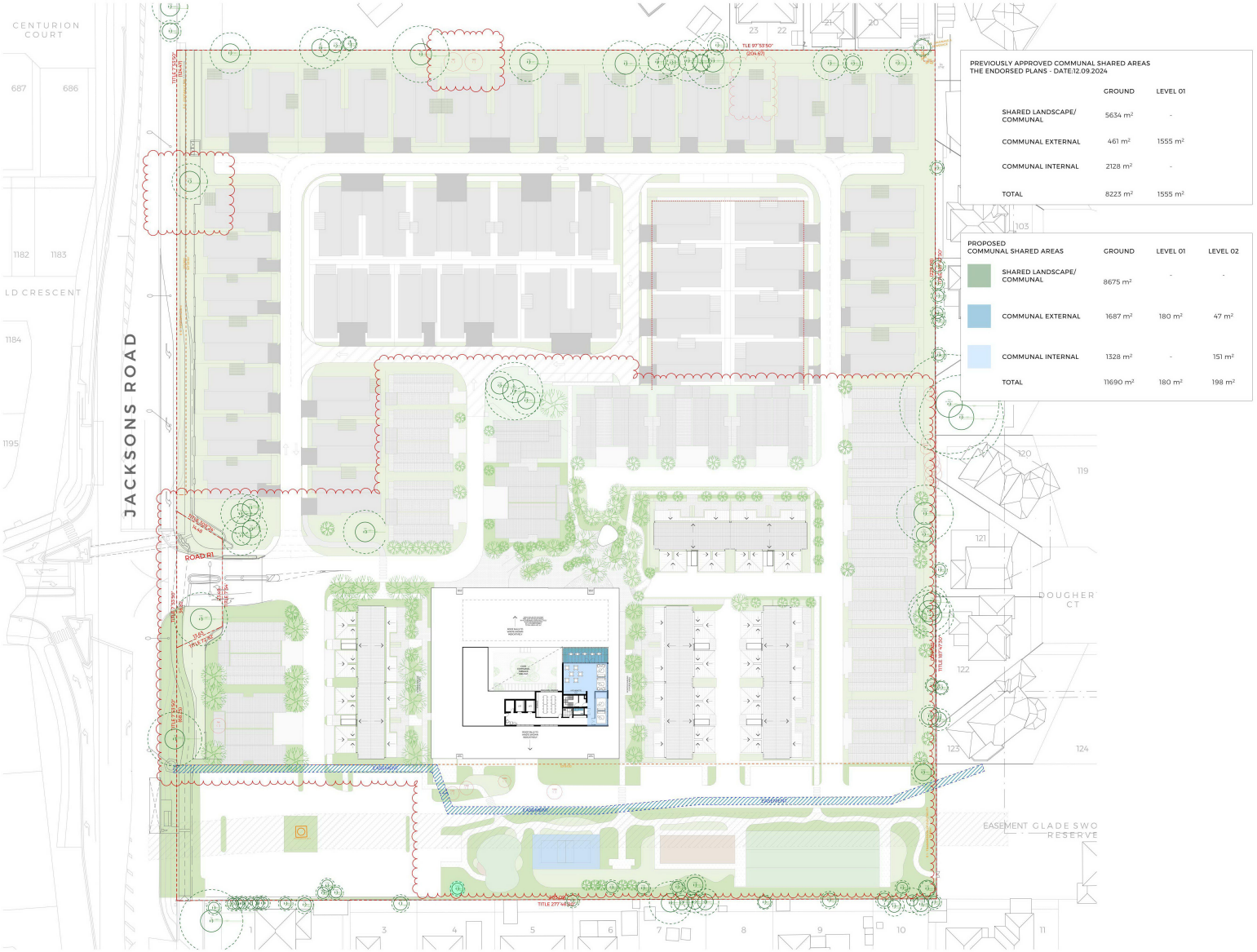
DRAWN
EF

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TC

JOB NO.
24015

DRAWING NO.
TP92-12

REVISION
K




PREVIOUSLY APPROVED COMMUNAL SHARED AREAS
THE ENDORSED PLANS - DATE:12.09.2024

| | GROUND | LEVEL 01 |
|---|---|---|
| SHARED LANDSCAPE/ COMMUNAL | 5634 m² | - |
| COMMUNAL EXTERNAL | 461 m² | 1555 m² |
| COMMUNAL INTERNAL | 2128 m² | - |
| TOTAL | 8223 m² | 1555 m² |

PROPOSED
COMMUNAL SHARED AREAS

| | GROUND | LEVEL 01 | LEVEL 02 |
|---|---|---|---|
| SHARED LANDSCAPE/ COMMUNAL | 8675 m² | - | - |
| COMMUNAL EXTERNAL | 1687 m² | 180 m² | 47 m² |
| COMMUNAL INTERNAL | 1328 m² | - | 151 m² |
| TOTAL | 11690 m² | 180 m² | 198 m² |

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PROJECT
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Australia

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DRAWING TITLE
**COMMUNAL AREAS PLAN - LEVEL 02**

SCALE
1:500 @A1

DATE
2/06/2026

DRAWN
EF

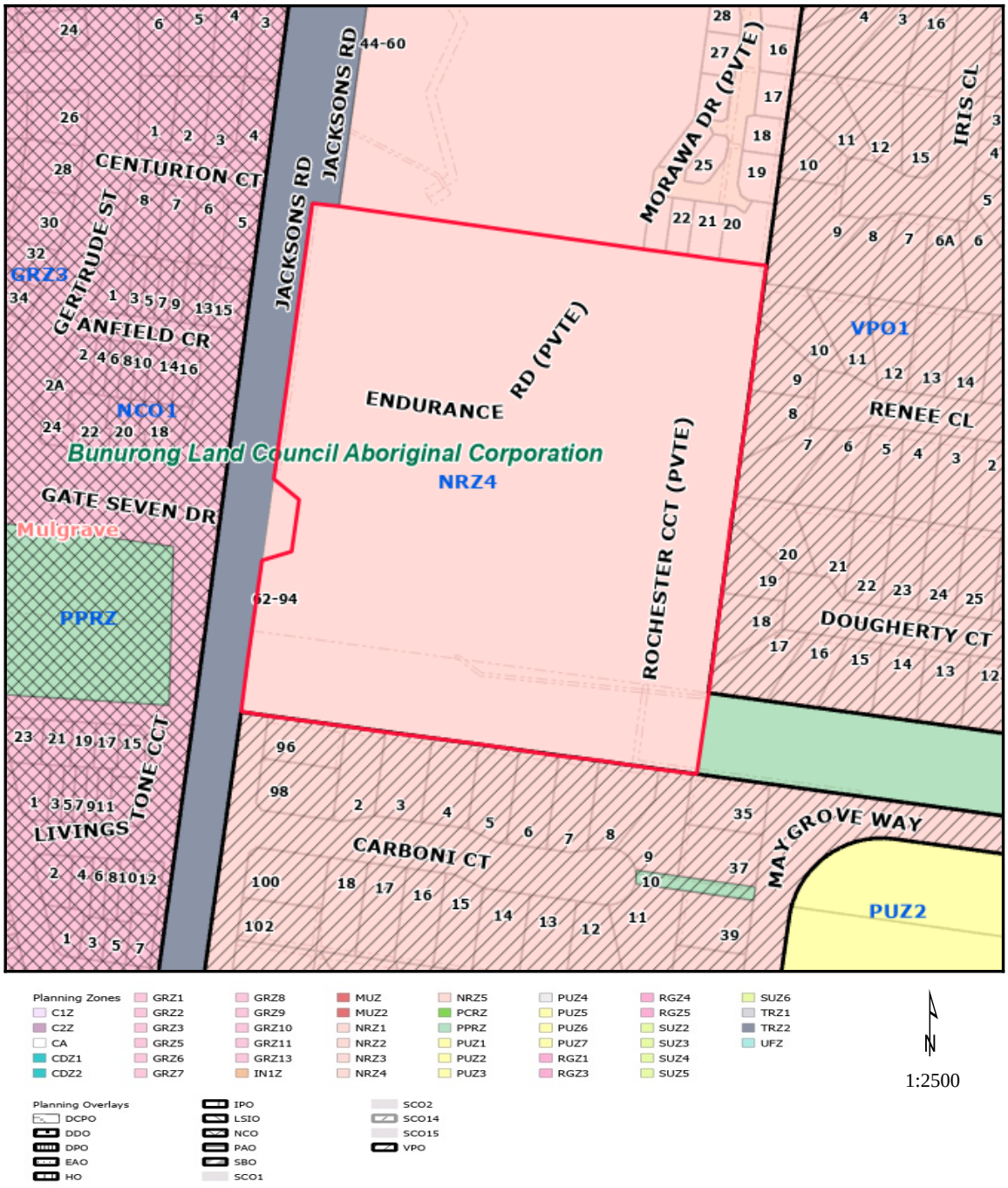
CHECKED
TC

JOB NO.
24015

DRAWING NO.
TP92-13

REVISION
A

# Planning Overlays and Zones




***Address:*** 62-94 Jacksons Road MULGRAVE VIC 3170

***Area:*** null sqm

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