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	TION	DATE
TP1 TP Submi	ssion	21/10/2019
TP2 TP Submi	ssion	23/10/2019
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PROJECT NO	119040	
	119040 Author	
PROJECT NO DRAWN CHECKED		

Mulgrave Vic 3107

PRELIMINARY

COVER SHEET

TP00 REV TP2

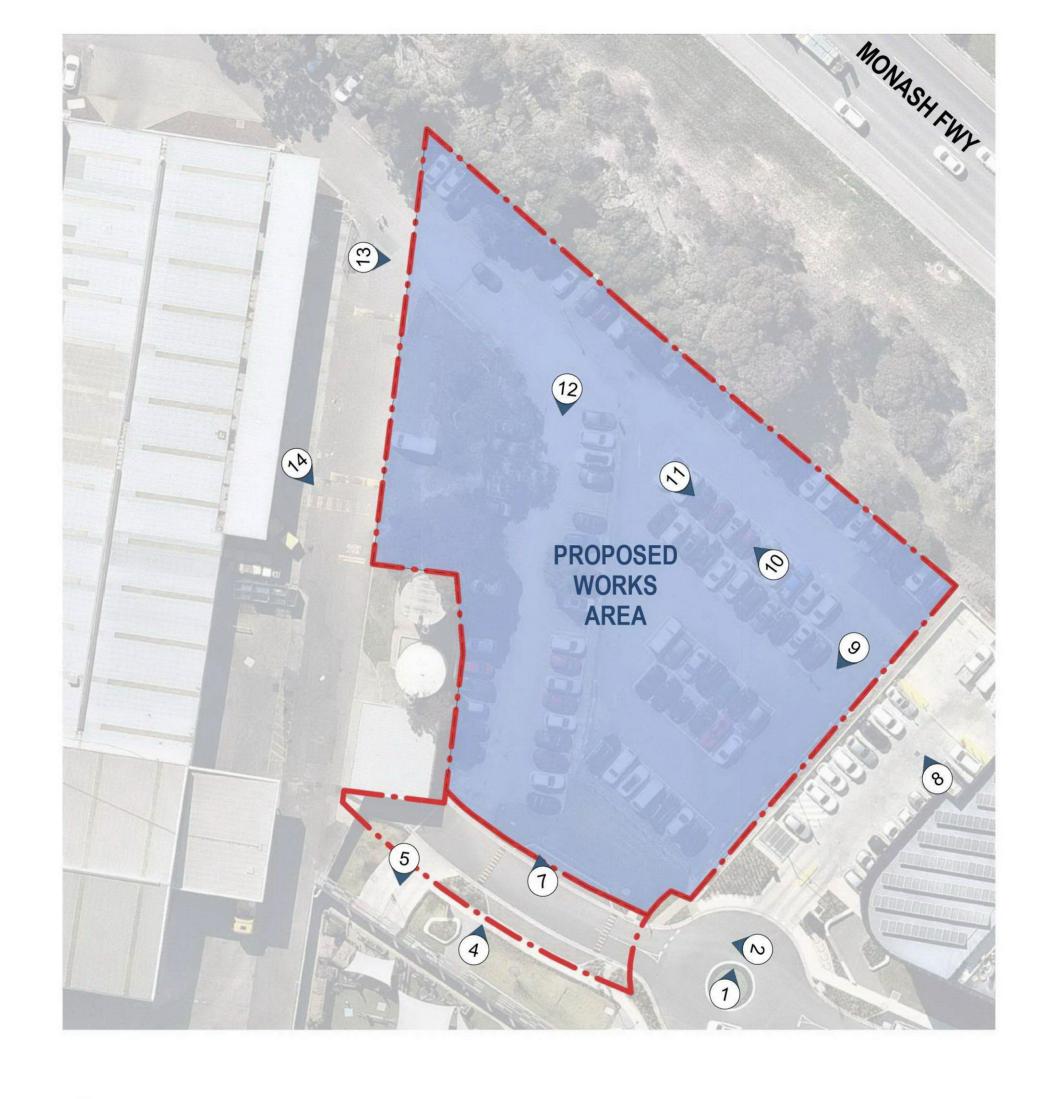
SHEET LIST - TOWN PLANNING

Sheet Number	Sheet Name
TP00	COVER SHEET
TP01	SITE INFORMATION
TP02	SITE CONTEXT (PHOTOS)
TP03	ESTATE MASTER PLAN
TP06	SITE ANALYSIS - WIND , SUN + VIEWS
TP07	BUILDING FORM DEVELOPMENT
TP08	EXISTING SITE CONDITIONS & DEMOLITIONS PLAN
TP09	SITE PLAN
TP10	FLOOR PLAN - BASEMENT 3
TP11	FLOOR PLAN - BASEMENT 2
TP12	FLOOR PLAN - BASEMENT 1
TP13	FLOOR PLAN - GROUND
TP14	FLOOR PLAN - LEVEL 1
TP15	FLOOR PLAN - LEVEL 2
TP16	FLOOR PLAN - LEVEL 3
TP17	FLOOR PLAN - LEVEL 4
TP18	FLOOR PLAN - LEVEL 5
TP19	FLOOR PLAN - LEVEL 6
TP20	FLOOR PLAN - LEVEL 7
TP21	FLOOR PLAN - TYPICAL (LEVEL 8 - 10)
TP24	FLOOR PLAN - ROOF

Sheet Number	Sheet Name
TP30	WEST ELEVATION
TP31	EAST ELEVATIONS
TP32	NORTH ELEVATION
TP33	SOUTH ELEVATION
TP40	SECTIONS - SHEET 1
TP41	SECTIONS - SHEET 2
TP42	SECTIONS - SHEET 3
TP45	SHADOW STUDIES - PROPOSED 22nd SEPTEMBER (11am-2pm)
TP46	SHADOW STUDIES - PROPOSED 22nd JUNE (11am-2pm)
TP51	FACADE INSPIRATION
TP53	FACADE DETAILS
TP55	FACADE MATERIALITY- SOUTH ELEVATION
TP56	FACADE MATERIALITY - WEST ELEVATION
TP57	PROPOSED STREETSCAPE - NEXUS COURT
TP58	PROPOSED STREETSCAPE - NEXUS COURT
TP59	RENDERED IMAGES
TP60	RENDERED IMAGES

DEVELOPMENT SUMMARY

UPPER LEVEL AREAS	GFA	NLA (OFFICES)	EOT	CAR SPACES	BIKE SPACES	VISITOR BIKE SPACES
BASEMENT 3 (INC PELNUM)	1998m²			60		
BASEMENT 2	1906m²			56		
BASEMENT 1	1973m²			55		
GROUND FLOOR	1931m²	131m²	223m ²	12	54	8
LEVEL 1	1774m²	360m²		33		
LEVEL 2	1983m²			58		
LEVEL 3	1983m²			58		
LEVEL 4	1983m²			58		
LEVEL 5	1983m²			58		
LEVEL 6	1983m²			60		-
LEVEL 7	1977m²	1713m²				
LEVEL 8	1977m²	1713m²				
LEVEL 9	1977m²	1713m²				
LEVEL 10	1977m²	1713m²				
ROOF LEVEL	23m²					
TOTAL	27,428 m ²	7343 m ²	223 m ²	508	54	8







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REV DESCRIPTION

DRAWN CHECKED APPROVED **DATE** 21/10/2019

PROJECT NO 119040

Mulgrave Vic 3107

PRELIMINARY

SITE INFORMATION

DWG# TP01 REV TP1

SCALE @ A1 As indicated















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12)

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Mulgrave Vic 3107

PRELIMINARY

APPROVED

SITE CONTEXT (PHOTOS)

DWG# TP02 REV TP1

SCALE @ A1

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29/10/2019

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PROPOSED ESTATE MASTER

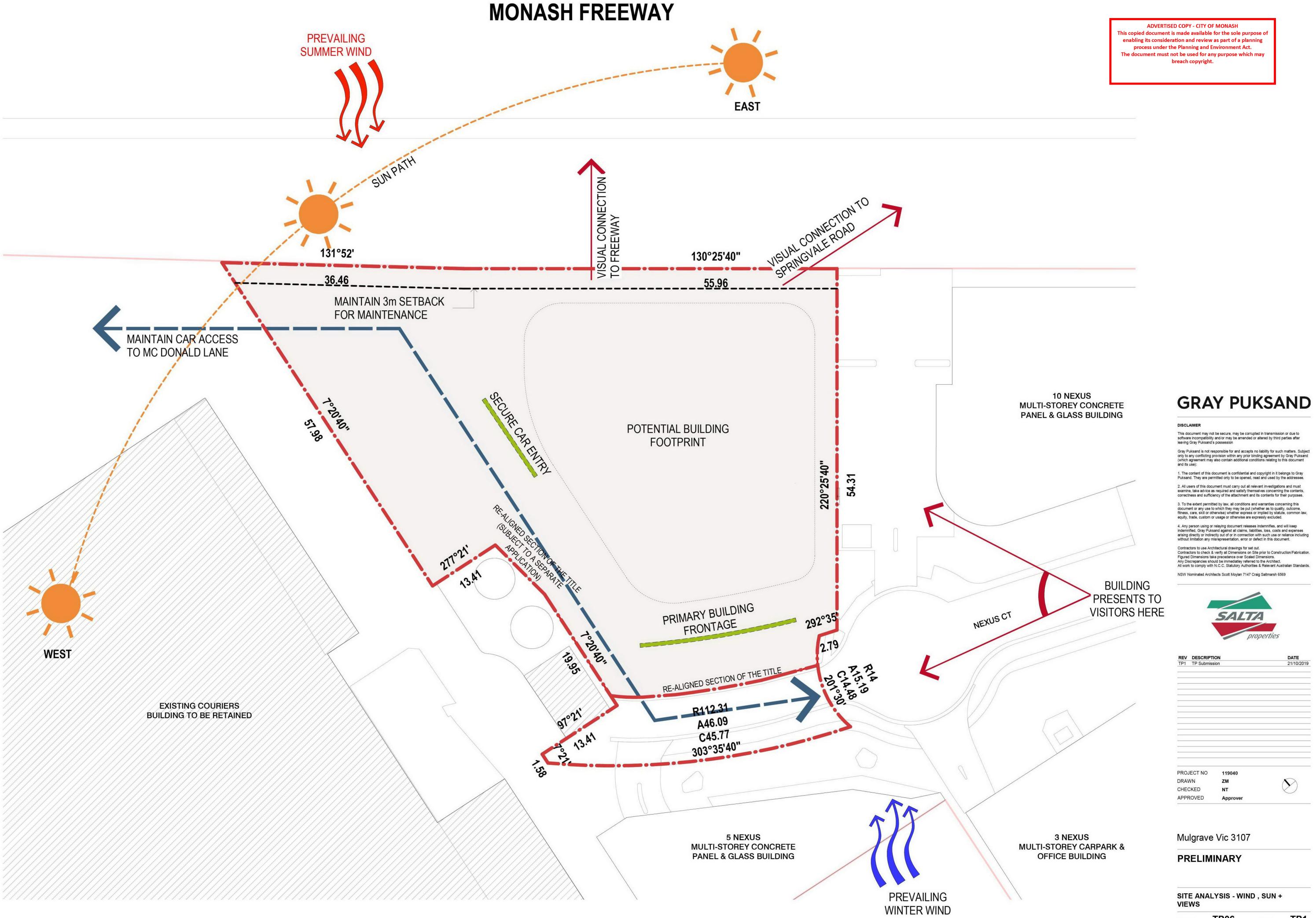
TP03 REV TP2 SCALE @ A1 1:1000

LEGEND

EXISTING NEW BUILDINGS

PROPOSED SITE/BUILDING

FUTURE DEVELOPMENT



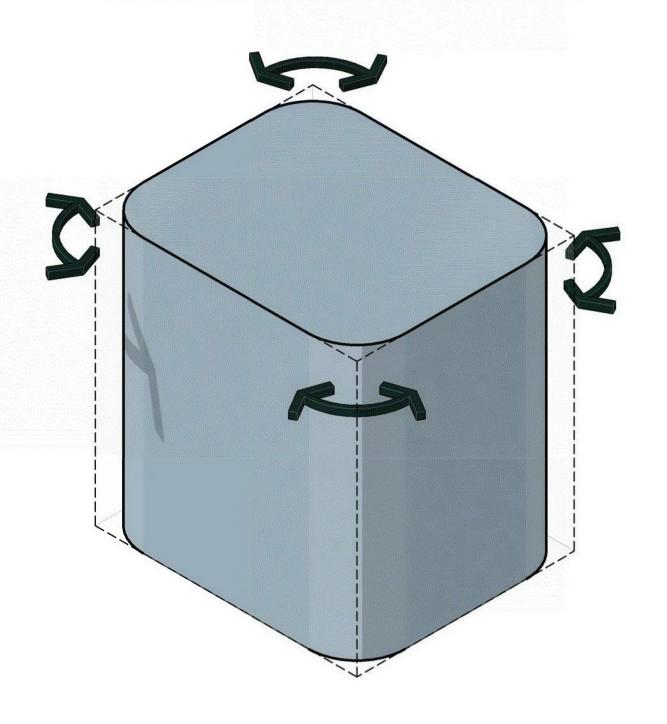
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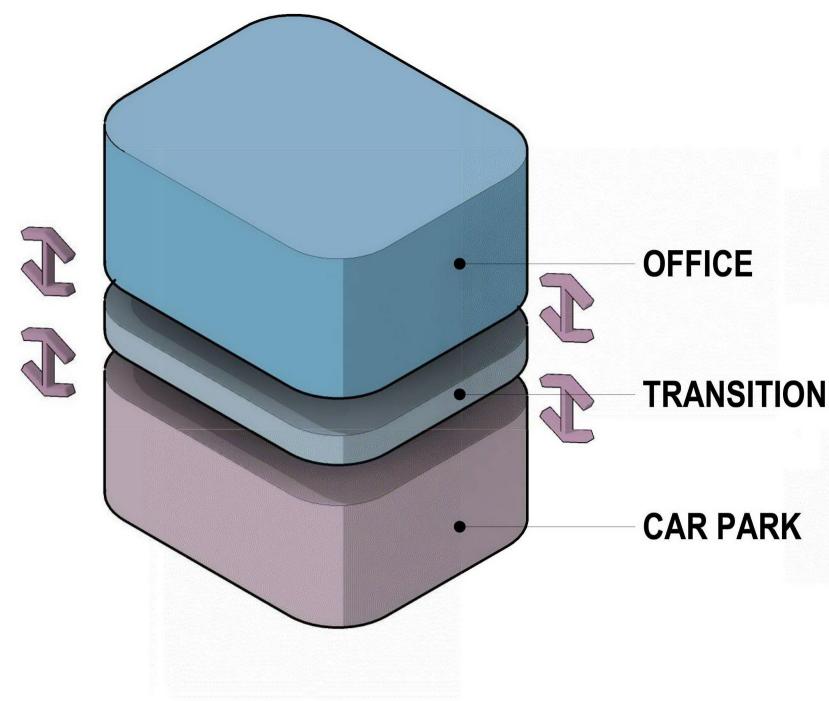
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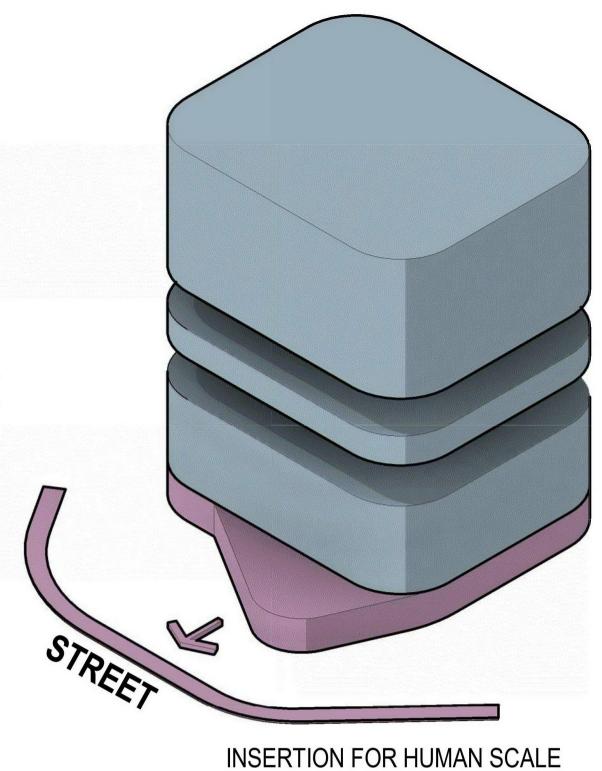
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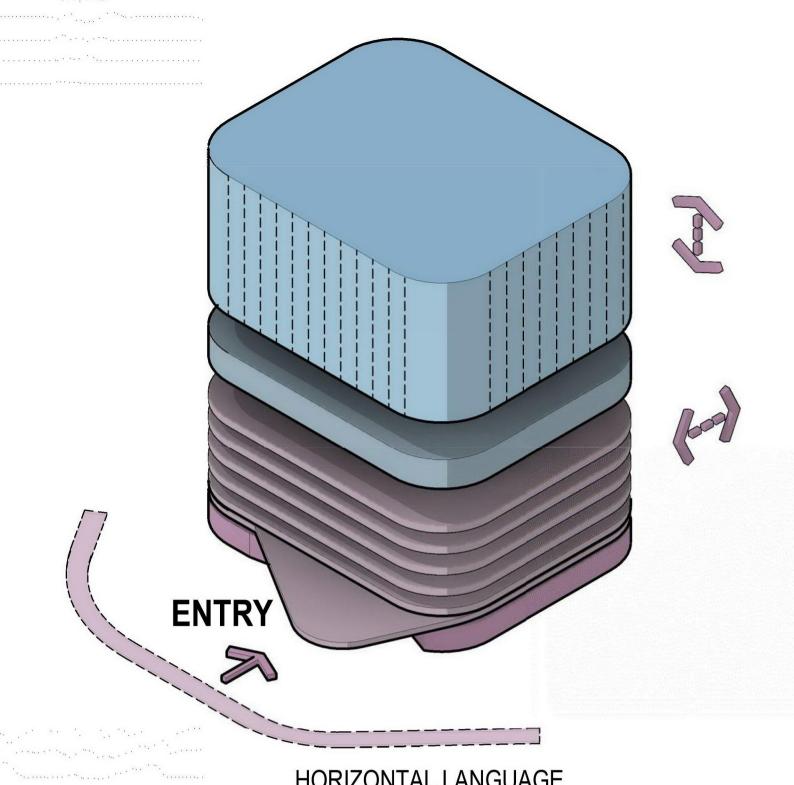


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Mulgrave Vic 3107

PRELIMINARY

BUILDING FORM DEVELOPMENT

TP1

SCALE @ A1



The architectural response for 12 Nexus Court requires a solution that responds to its immediate context and the mix of uses above

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Our approach has been to develop a dynamic form that is viewed from all four sides, so a symmetry is possible to consider to some extent, whilst a continual movement in the architectural language is necessary given the buildings location next to the 100km/h Monash Freeway.

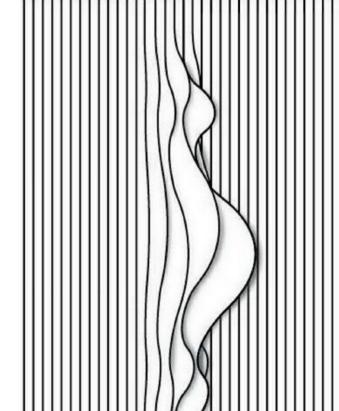
We have separated the uses to the building with the carpark levels providing a distinctive architectural language, whilst the office component provides a different language.

These two architectural uses are separated by a transition, (or sandwich) floor that allows for a slight setback in form to break up the singular architectural mass. A singular architectural footprint becomes 3 separate forms.

A triangular insertion at human level is applied and rotated through the lower form to provide a response to its Nexus Court frontage, and to the human scale of the approaching cars and pedestrians. This feature insertion only applies to the Nexus Court side of the building, clearly indicates the main entry and acts as a humanising podium type form.

An overlay of horizontality and permeability is applied to the architecture of the carpark levels whilst the office levels are treated with a similar horizontal language as well as the required vertical lines that glazing provides. The upper levels of office are perceived as a crystalline form that is punctuated with darker elements of insulated spandrel glass that provides a thermal comfort response to the occupants of the building. This element specifically responds to immediate context of the adjacent 10 Nexus Court.











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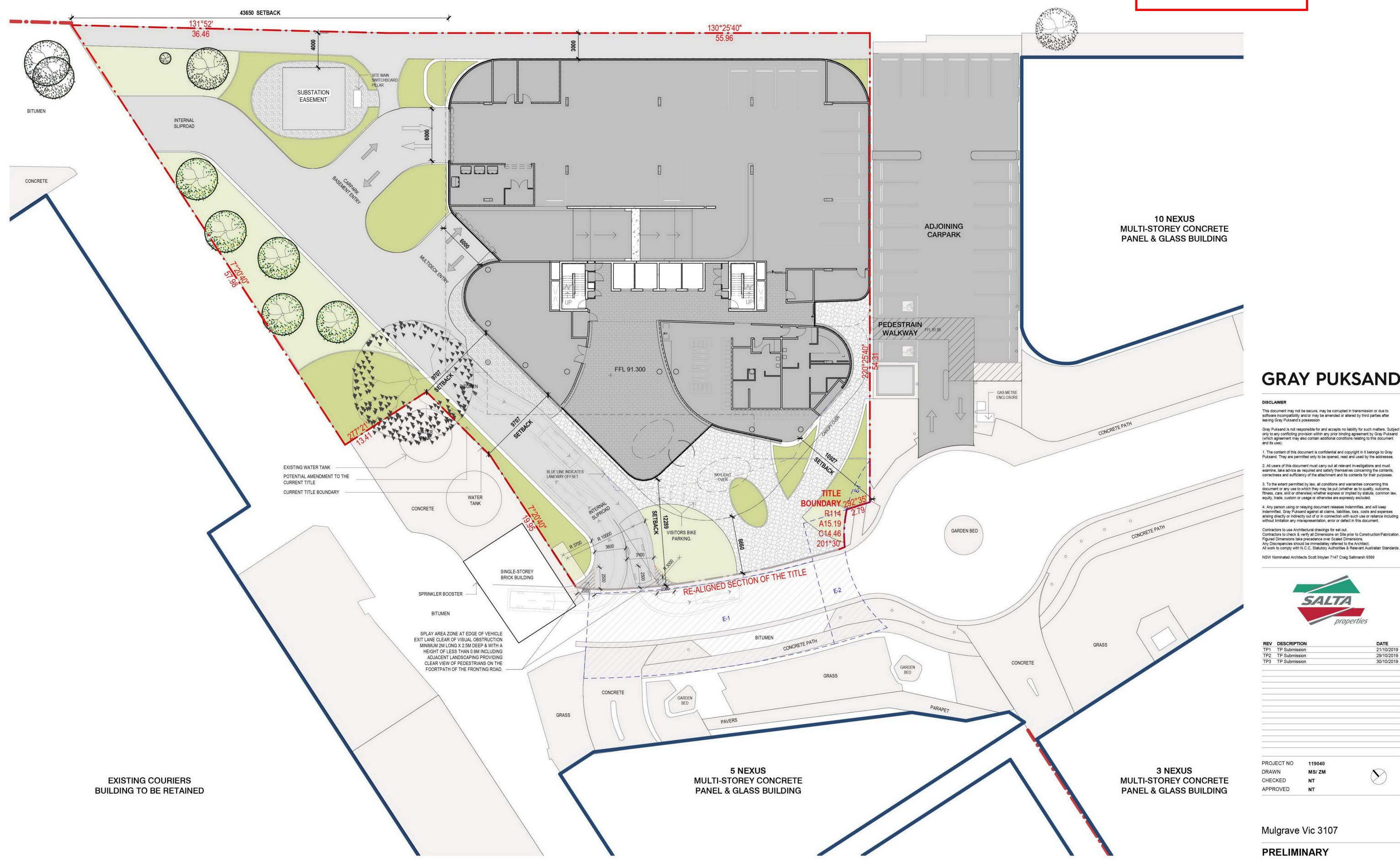
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EXISTING SITE CONDITIONS & DEMOLITIONS PLAN

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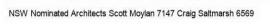
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SITE PLAN

TP09 TP3 REV SCALE @ A1 1:200

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PRELIMINARY

FLOOR PLAN - BASEMENT 3

TP10 TP1 REV SCALE @ A1 1:100

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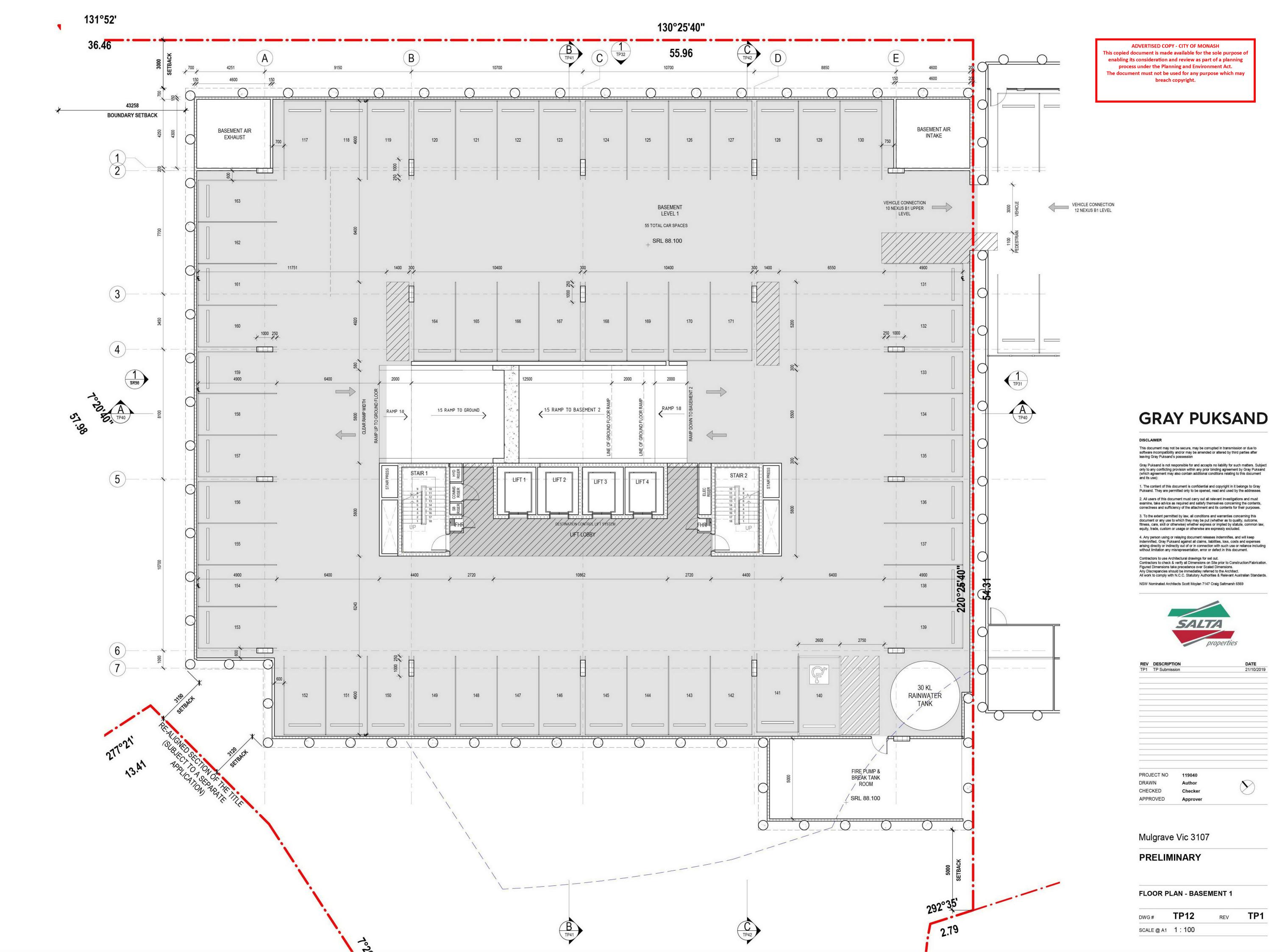
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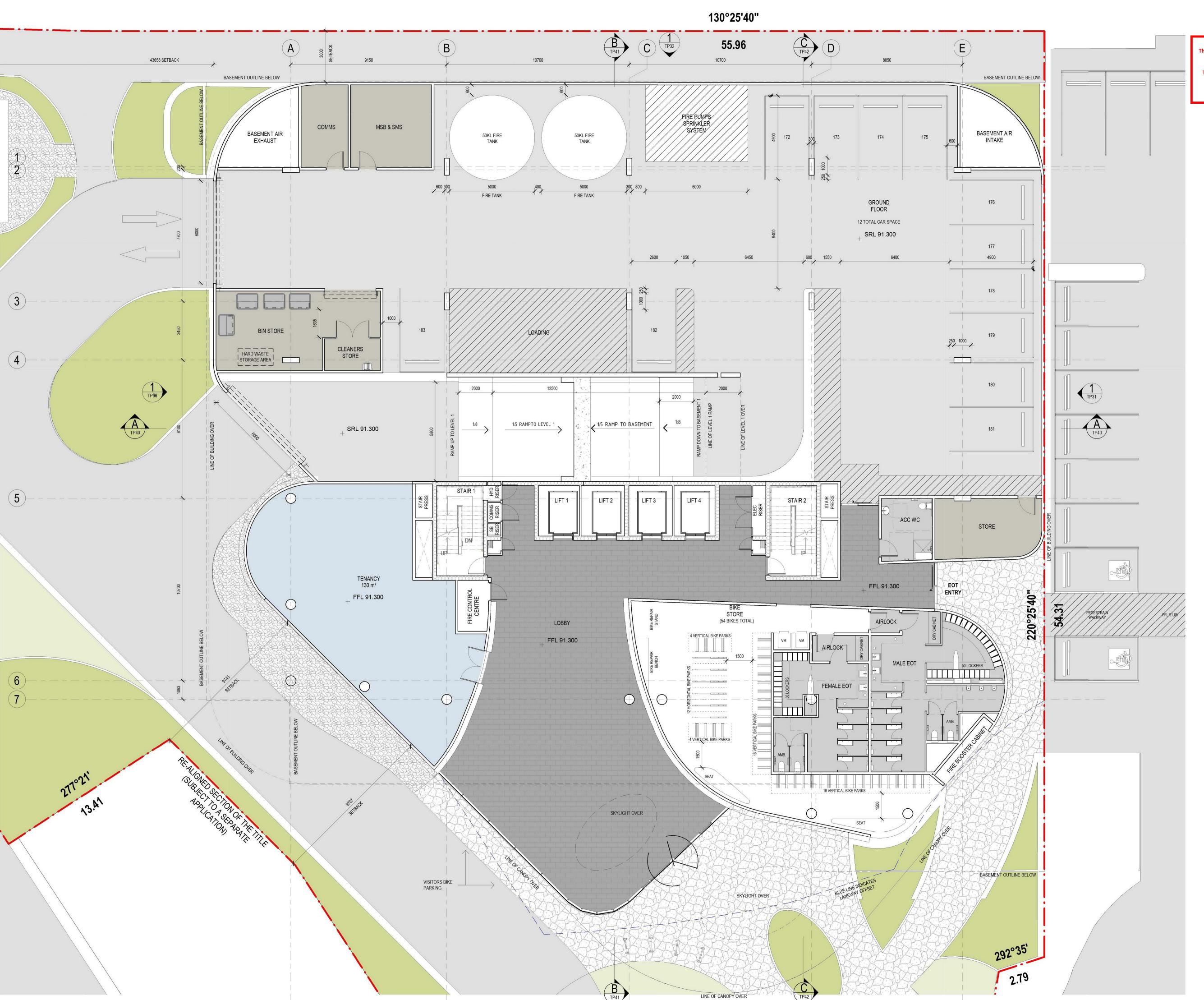
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FLOOR PLAN - BASEMENT 2

TP11 TP1 REV SCALE @ A1 1:100



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PRELIMINARY

FLOOR PLAN - GROUND

TP13 TP2 REV

SCALE @ A1 1:100

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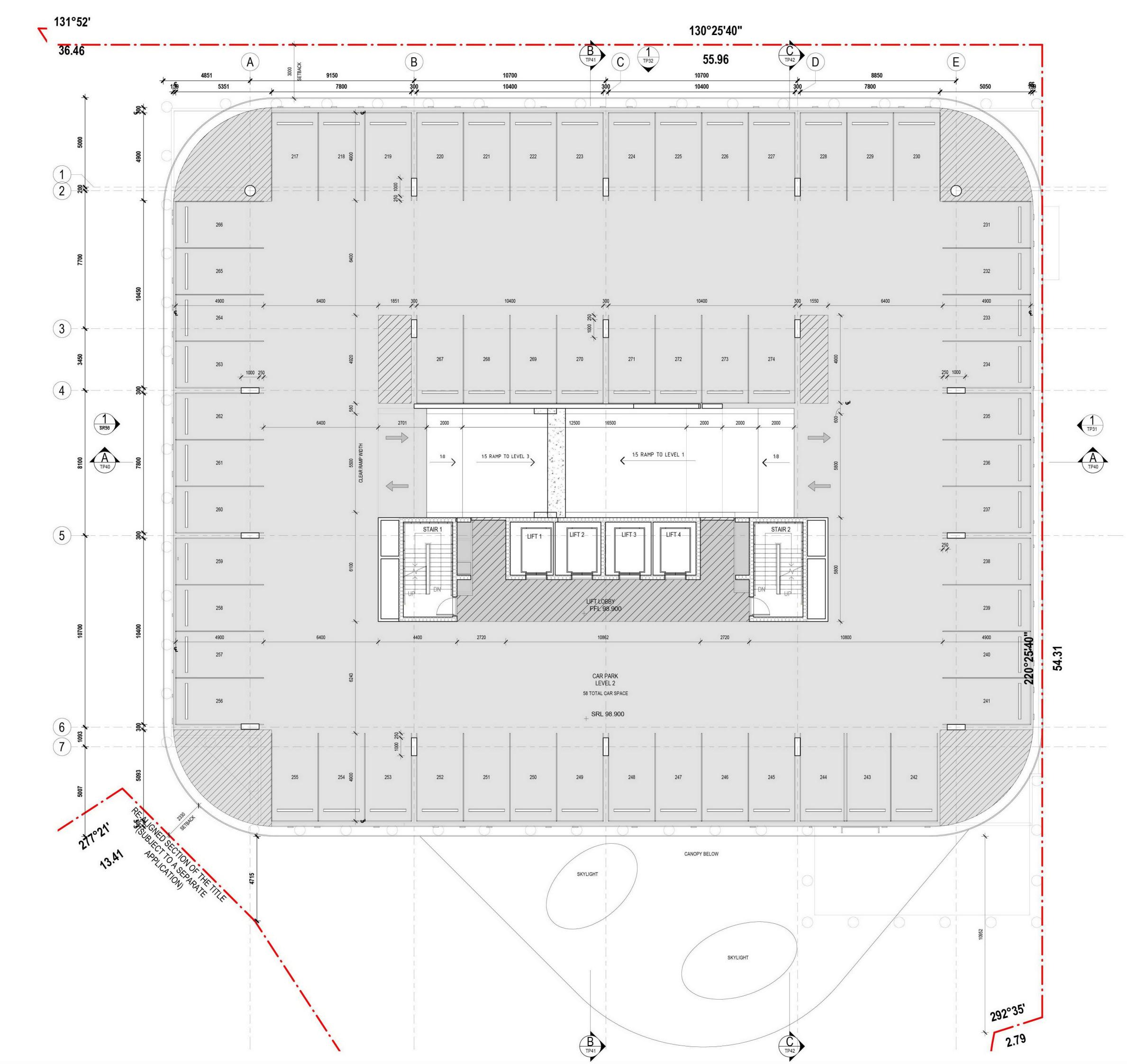
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REV DESCRIPTION

FLOOR PLAN - LEVEL 1

TP14 TP1 REV SCALE @ A1 1:100



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NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569



DATE 21/10/2019

PROJECT NO	119040	
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CHECKED Checker
APPROVED Approver

REV DESCRIPTION
TP1 TP Submission

Mulgrave Vic 3107

PRELIMINARY

FLOOR PLAN - LEVEL 2

DWG# **TP15** REV **TP1**SCALE @ A1 1:100

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DATE 21/10/2019

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Mulgrave Vic 3107

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FLOOR PLAN - LEVEL 3

TP16 TP1 REV

SCALE @ A1 1:100

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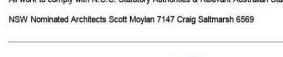
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FLOOR PLAN - LEVEL 4

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FLOOR PLAN - LEVEL 5

TP18 TP1 REV SCALE @ A1 1:100

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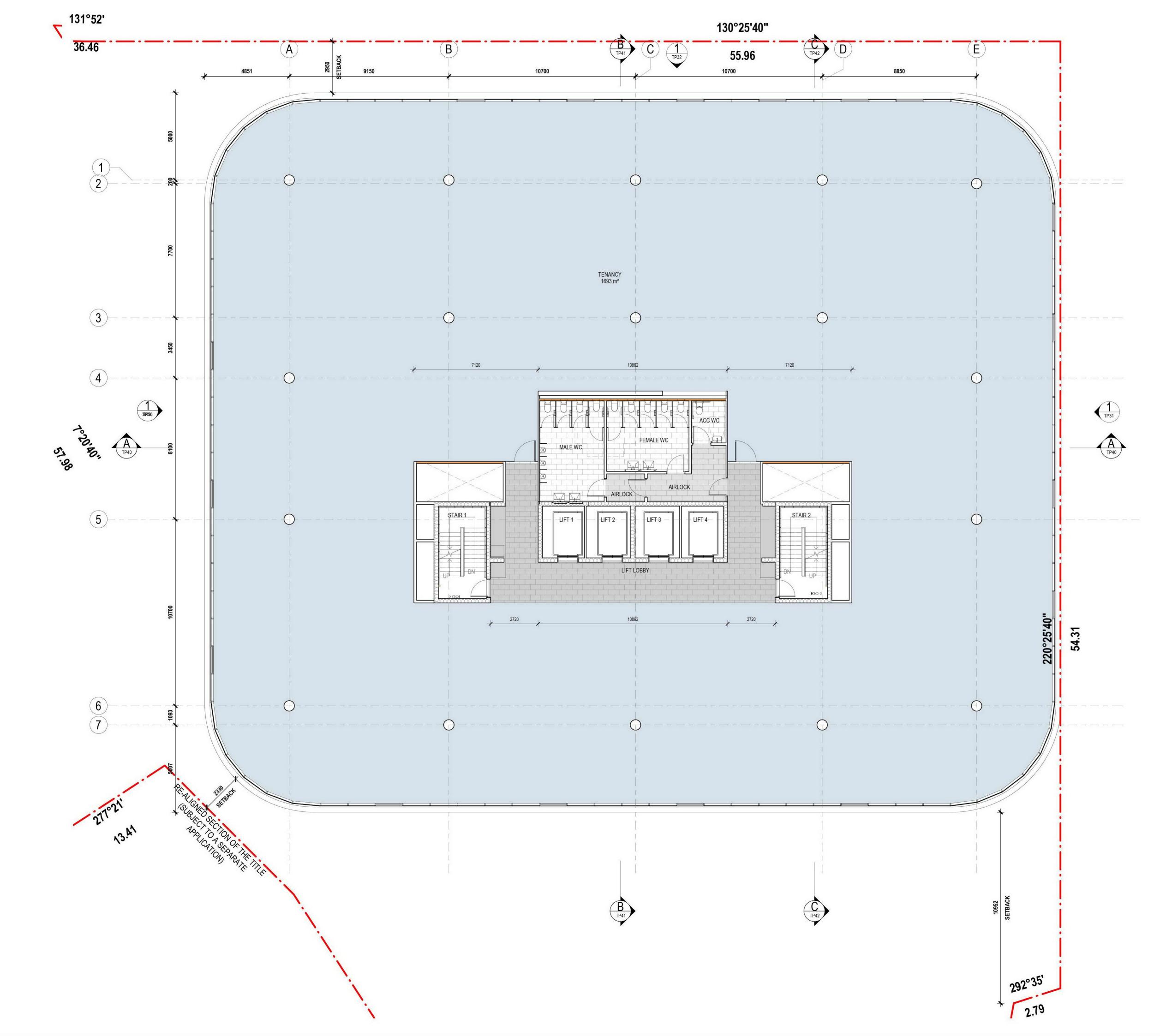
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FLOOR PLAN - LEVEL 6

DWG# **TP19** REV **TP1**SCALE @ A1 1:100



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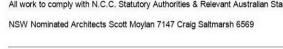
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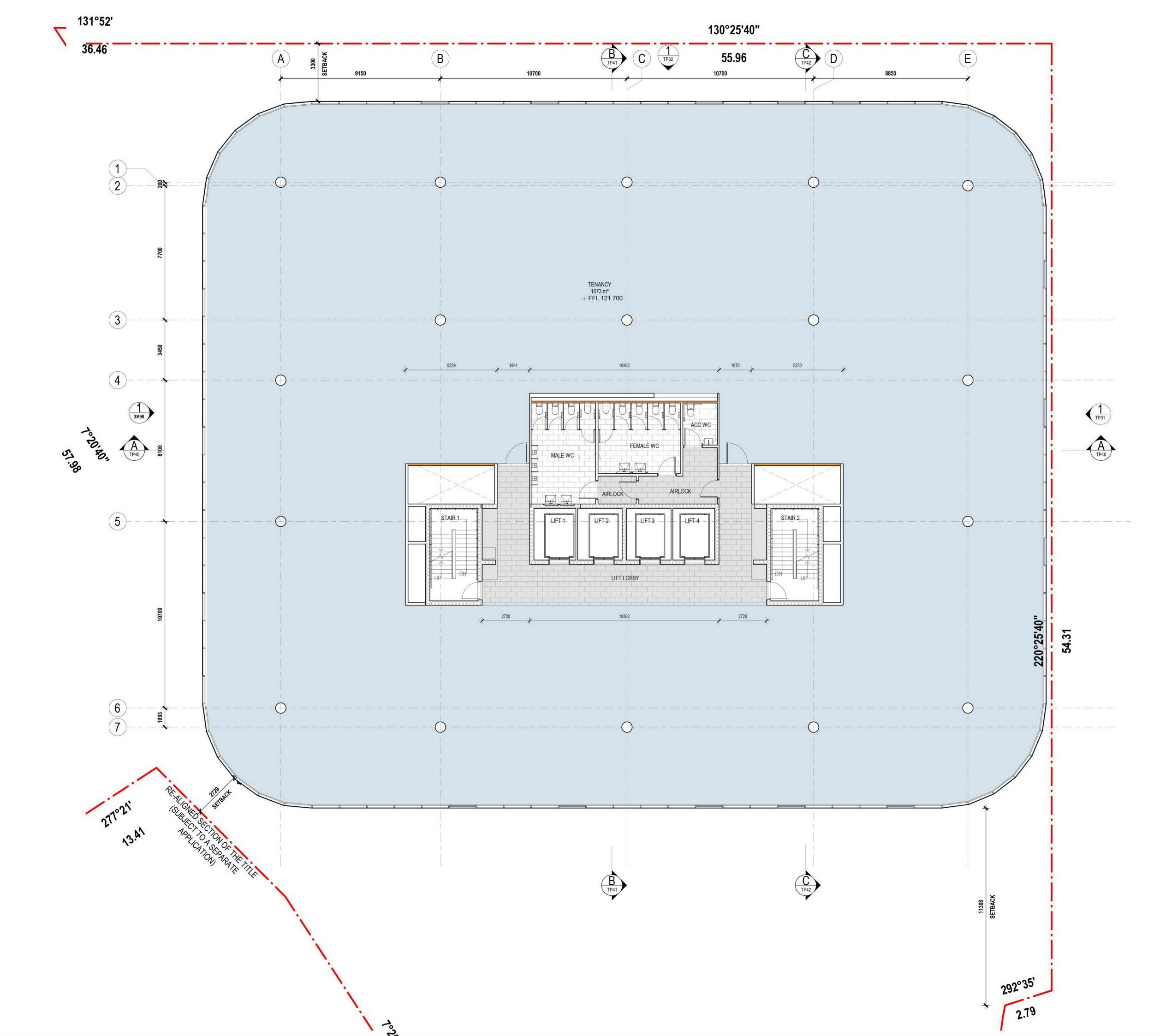
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PRELIMINARY

FLOOR PLAN - LEVEL 7

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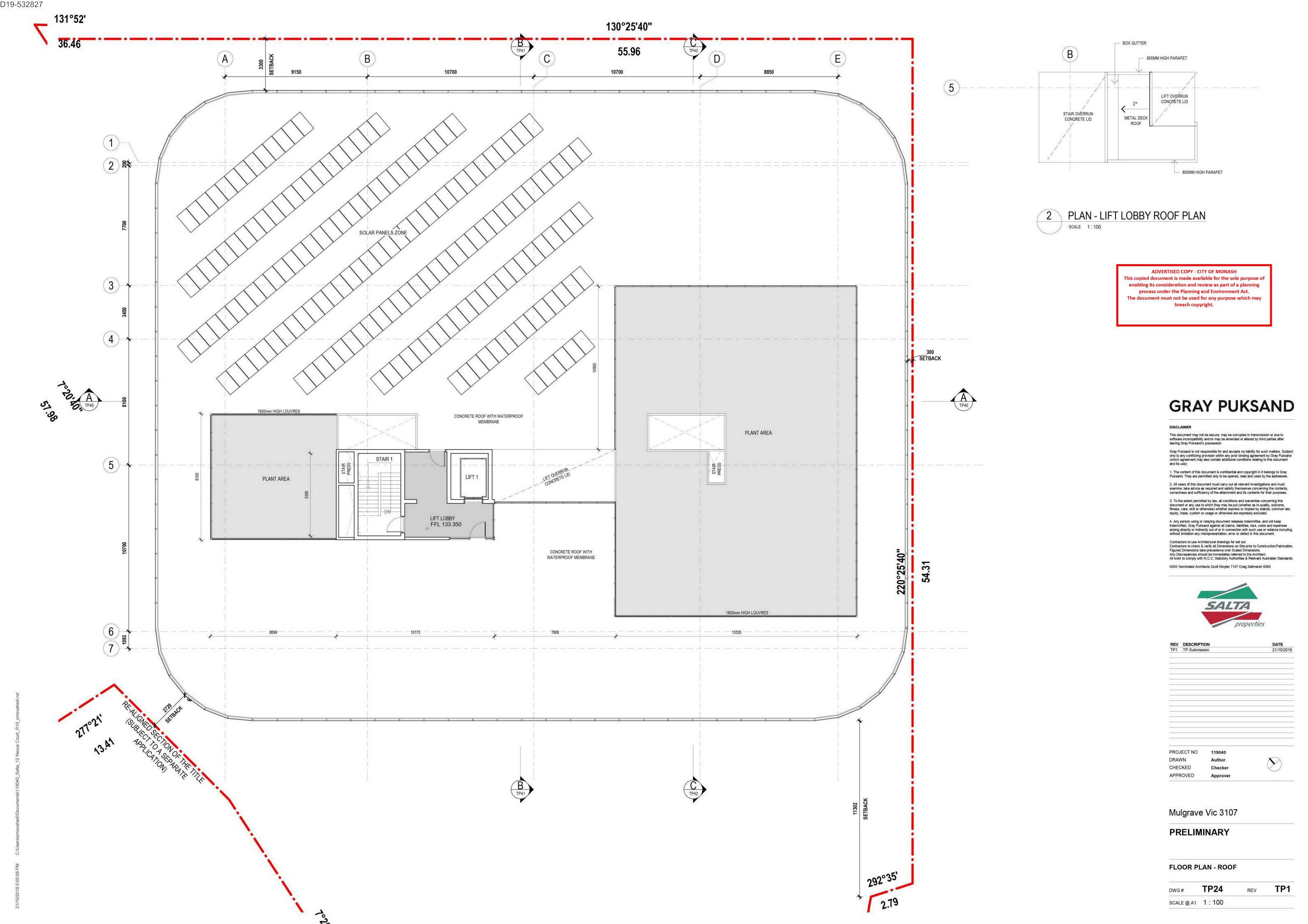
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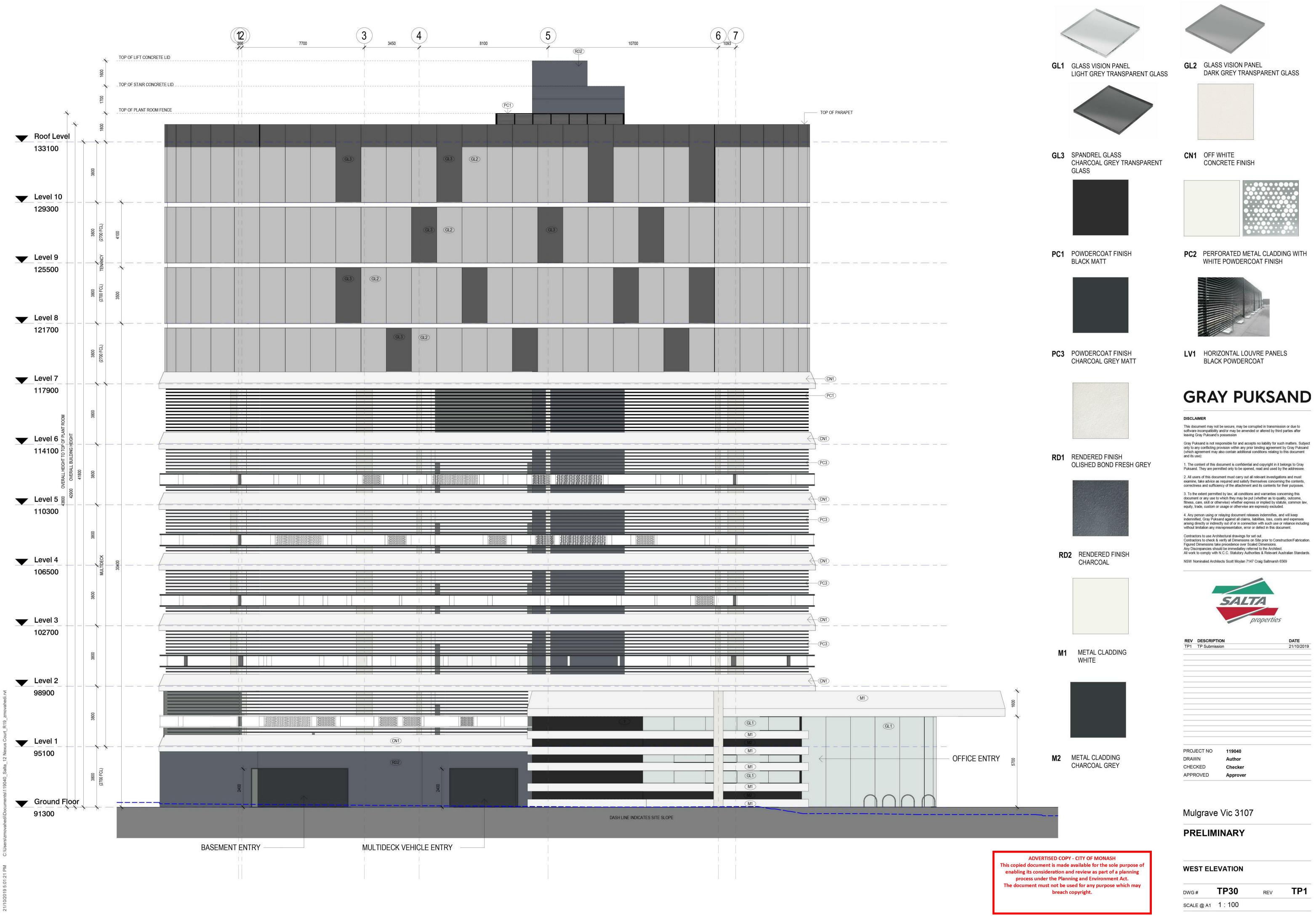
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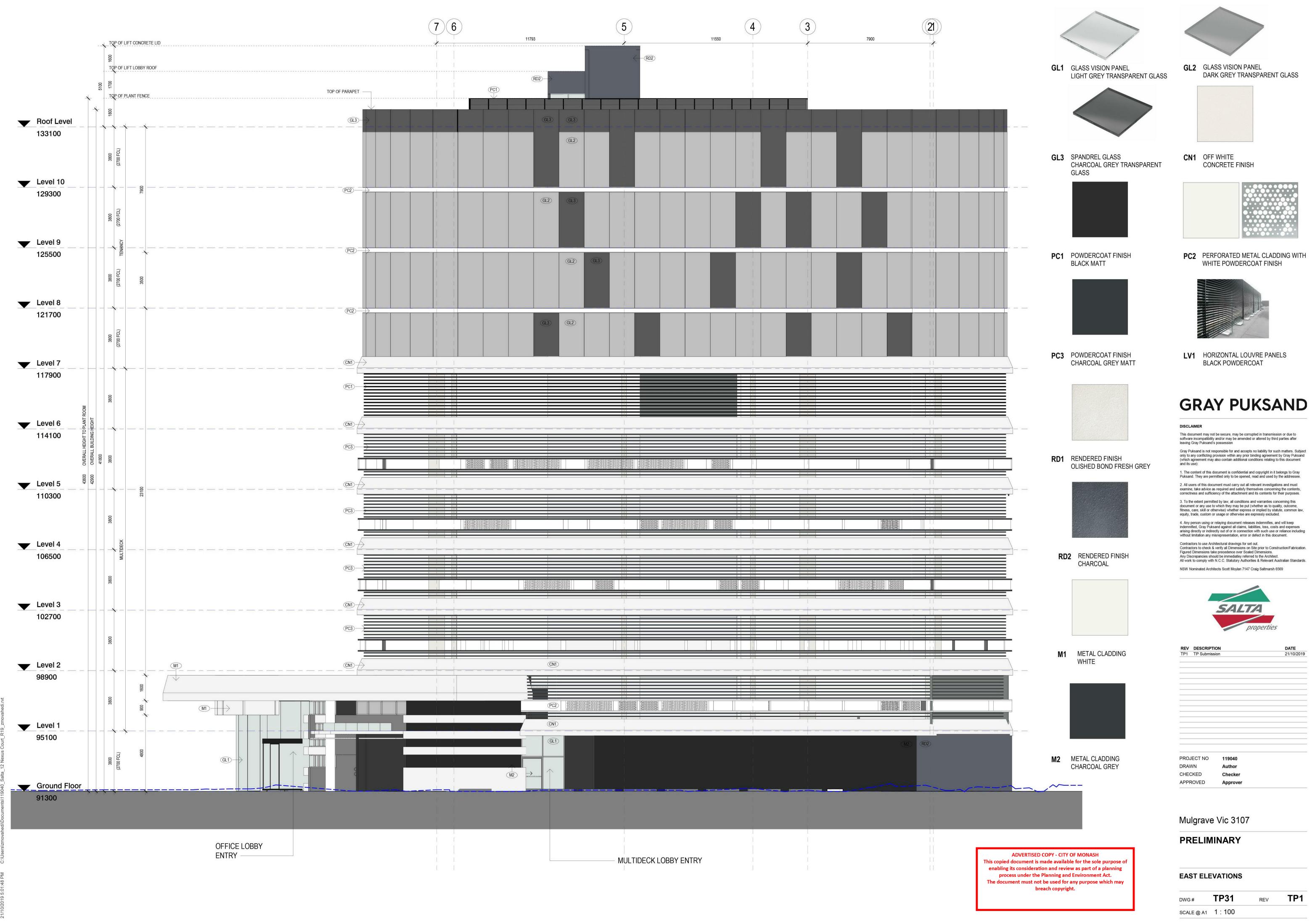
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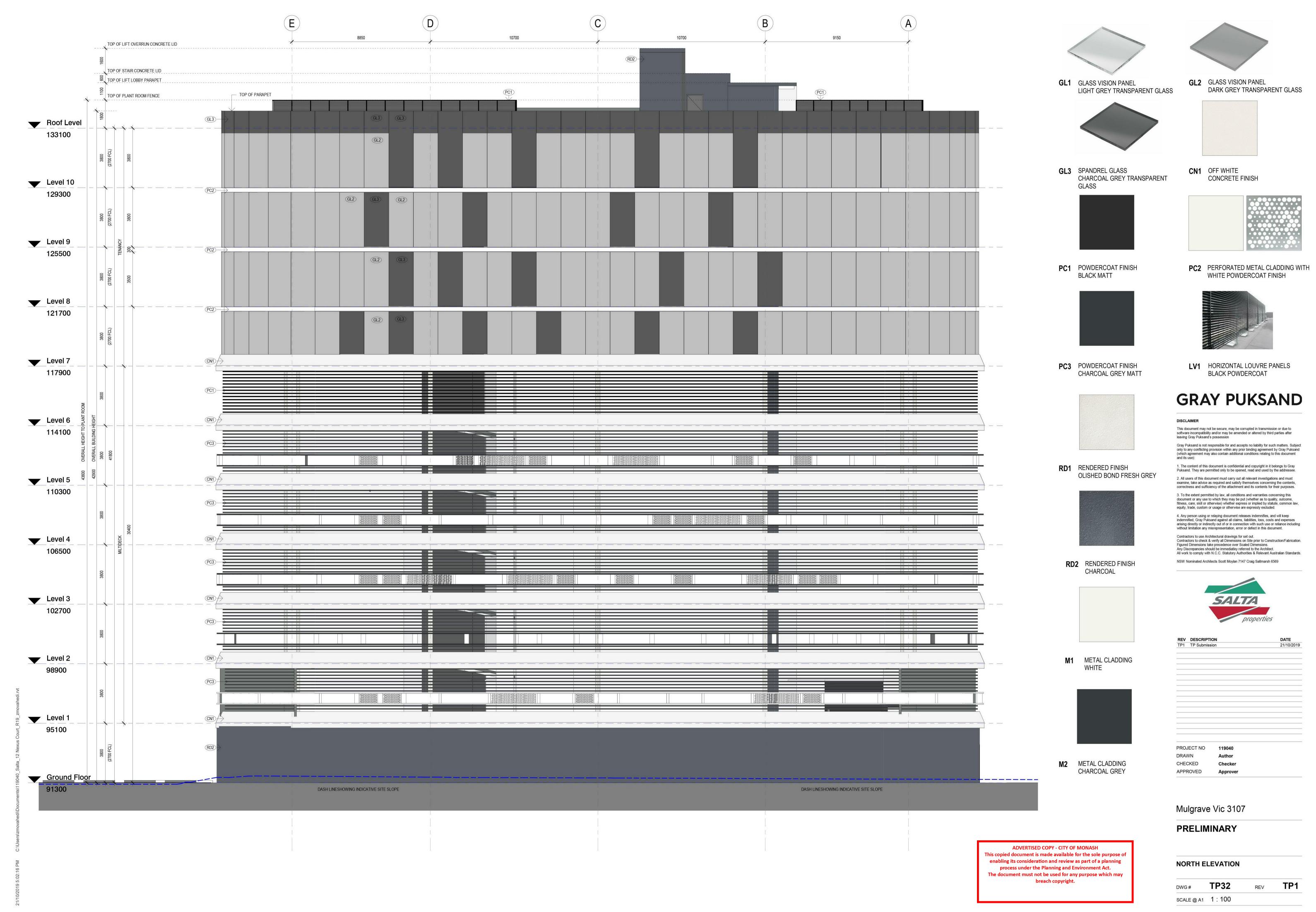
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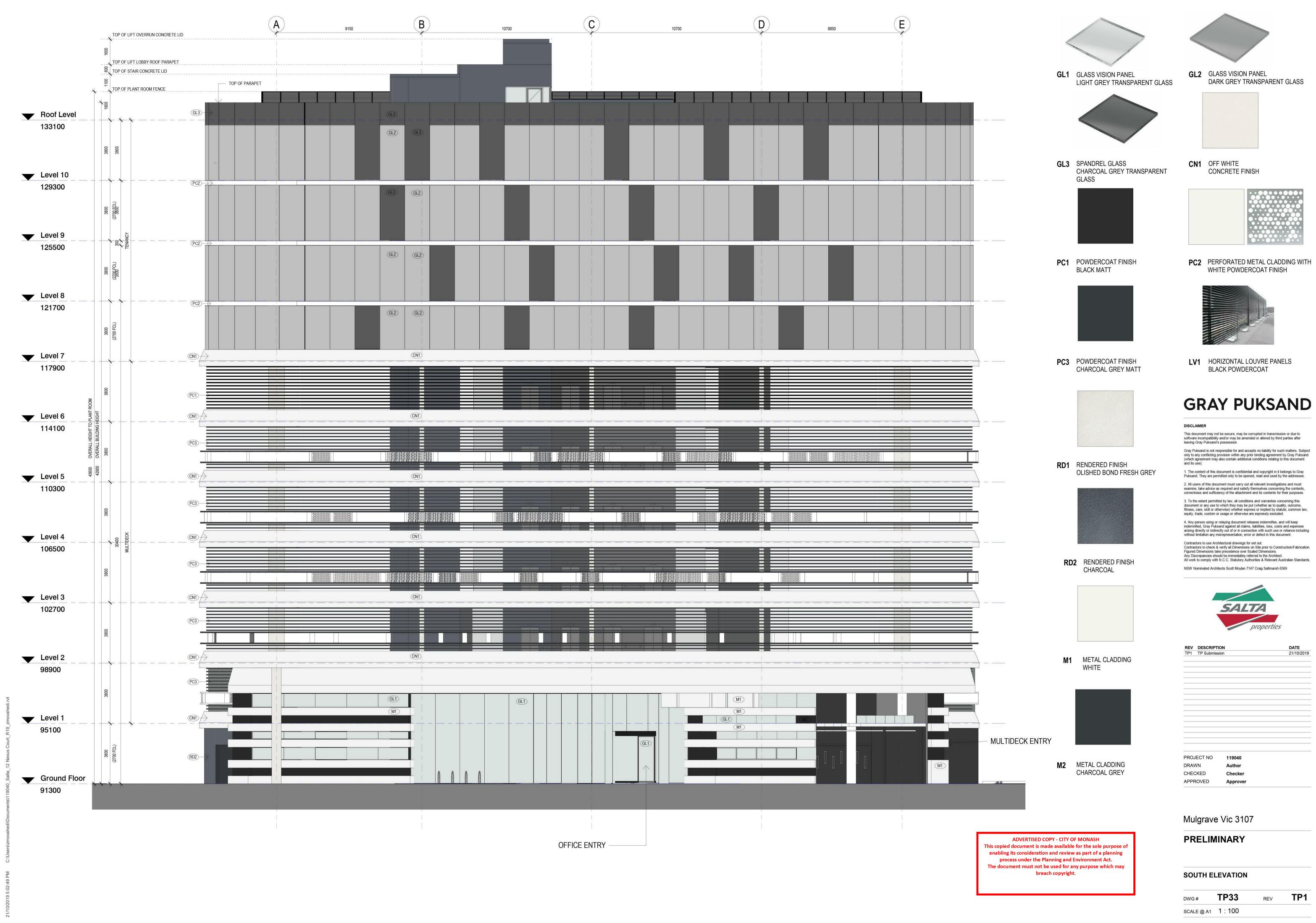


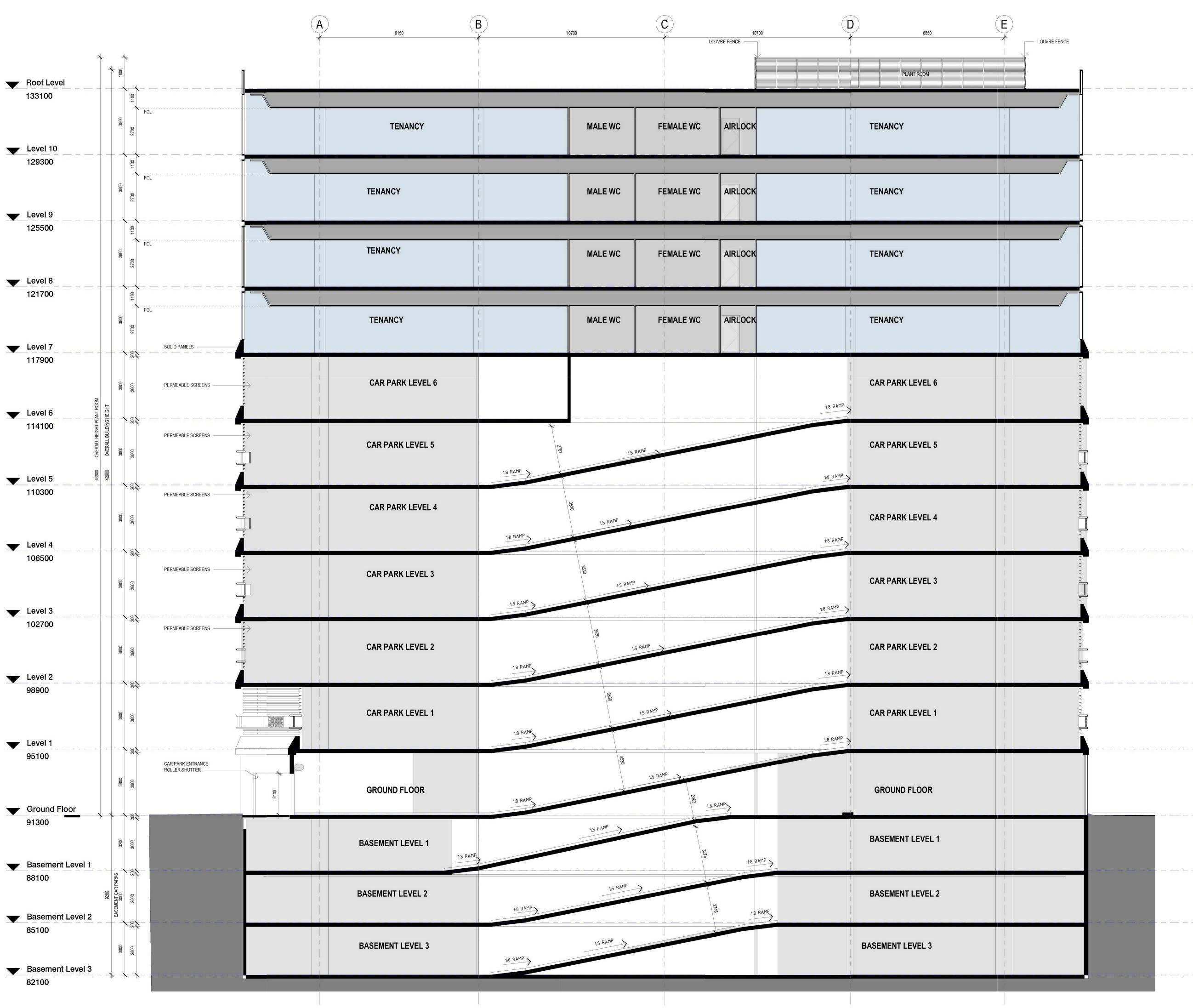


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Mulgrave Vic 3107

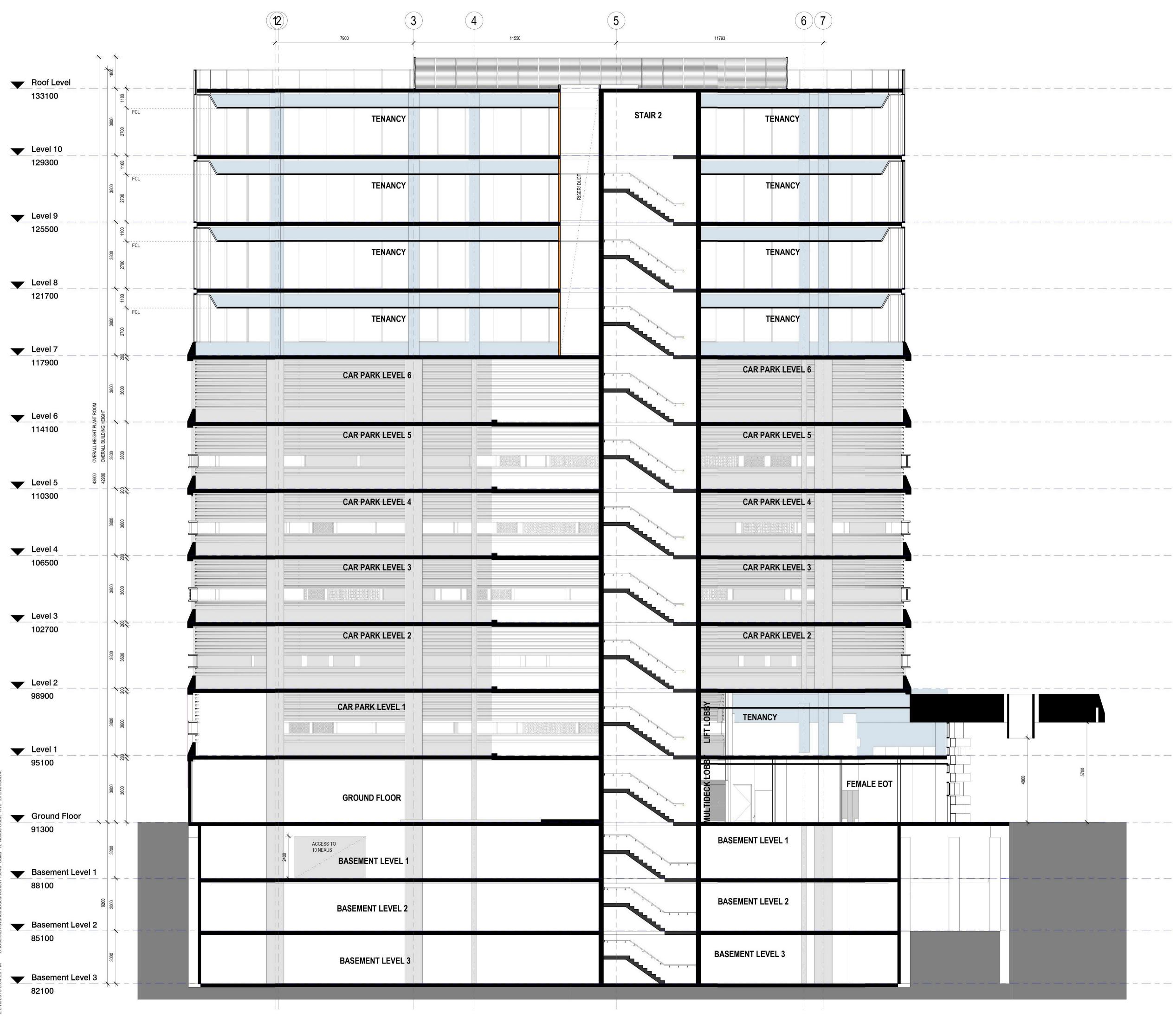
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SECTIONS - SHEET 1

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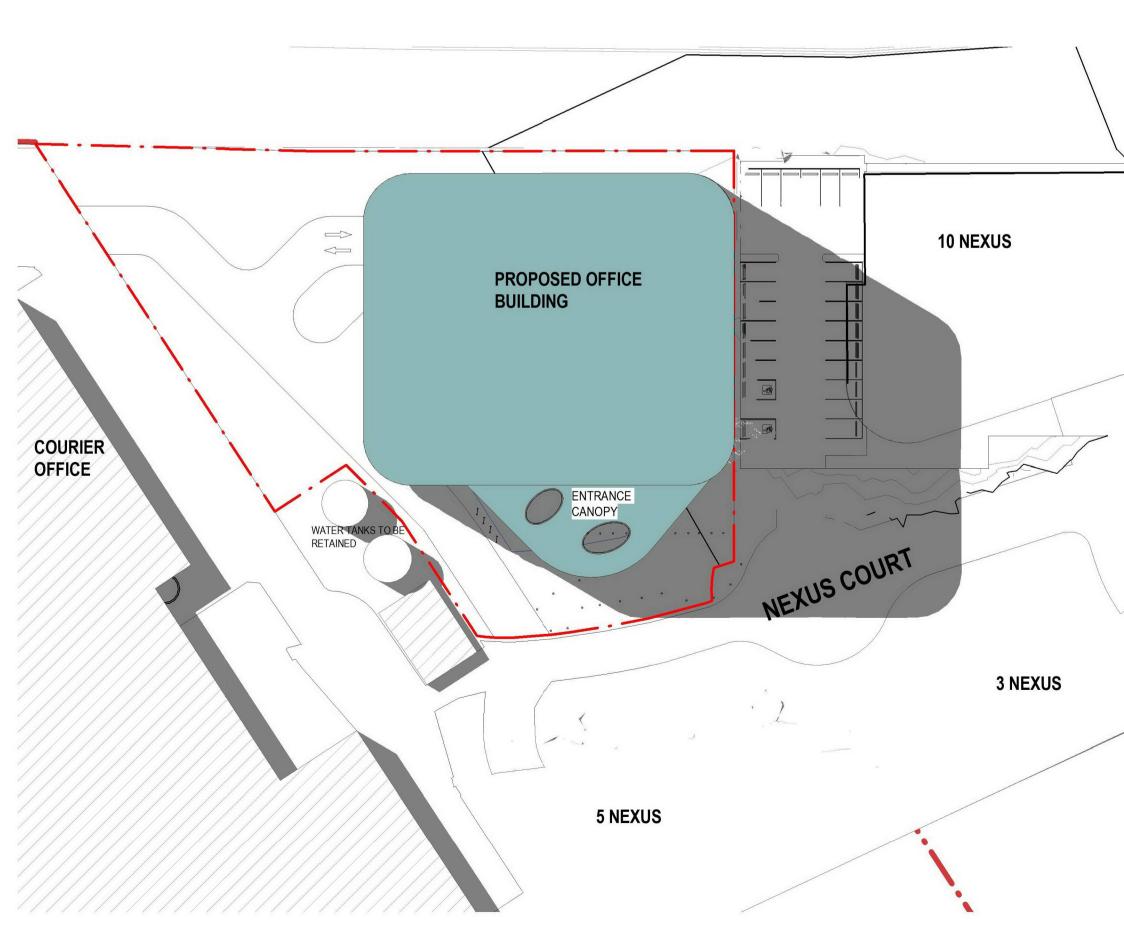
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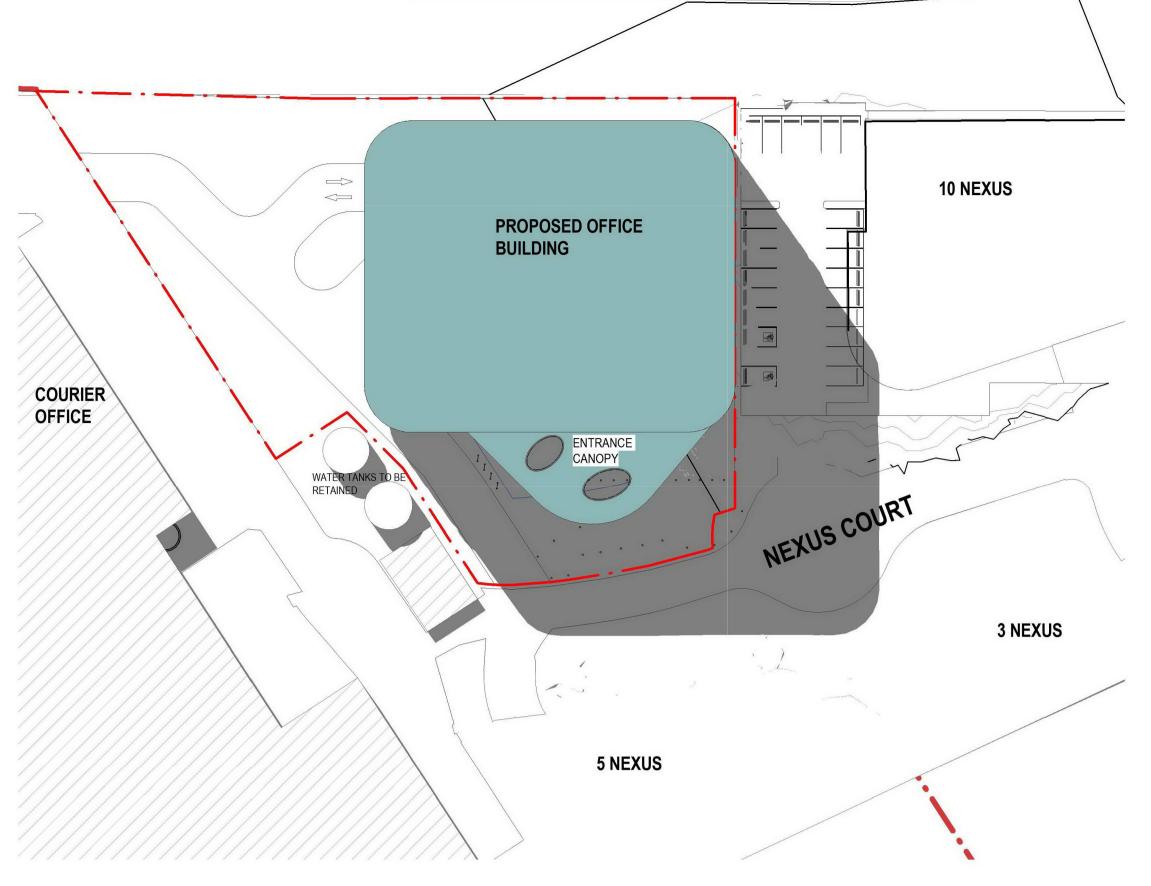
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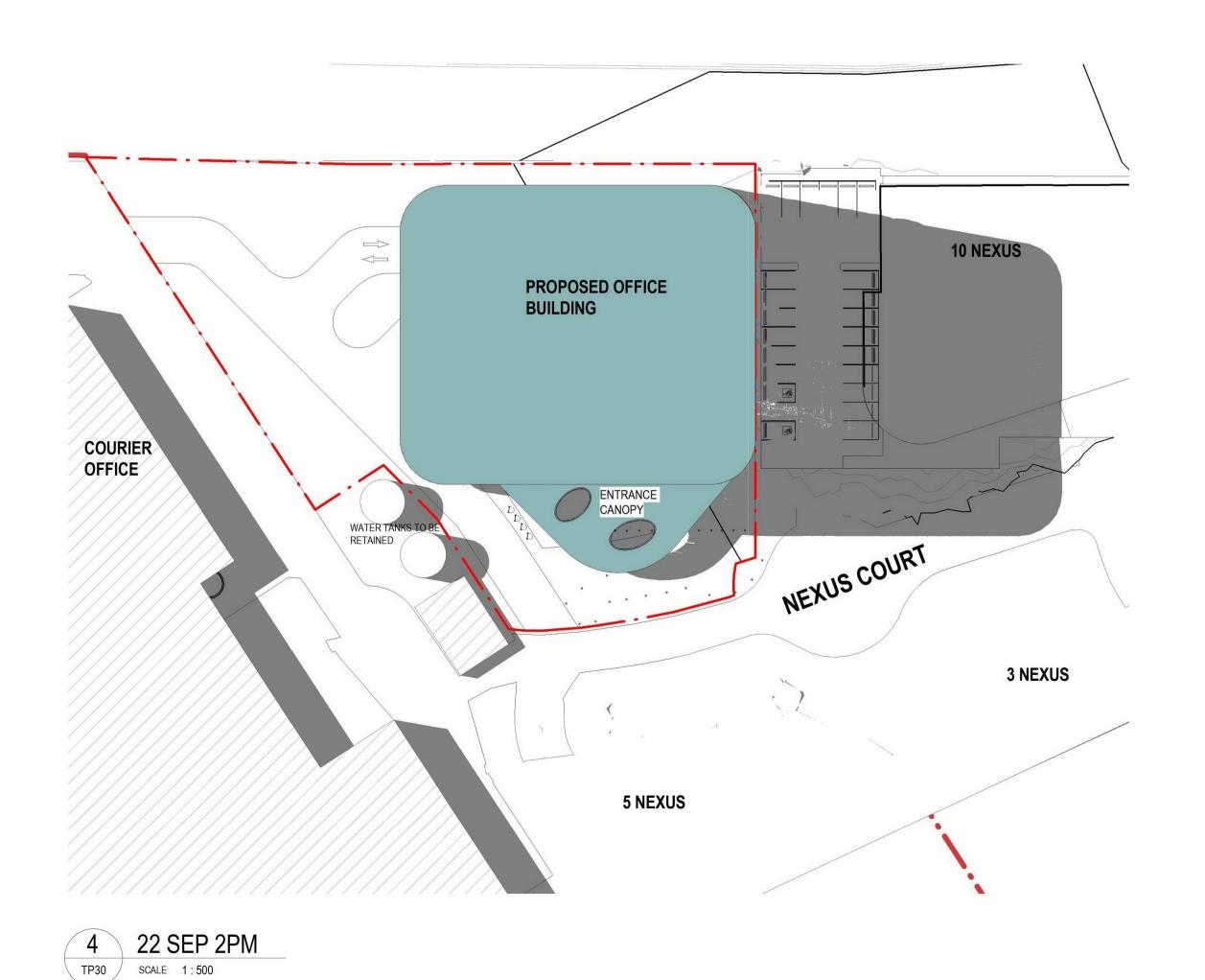
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PRELIMINARY

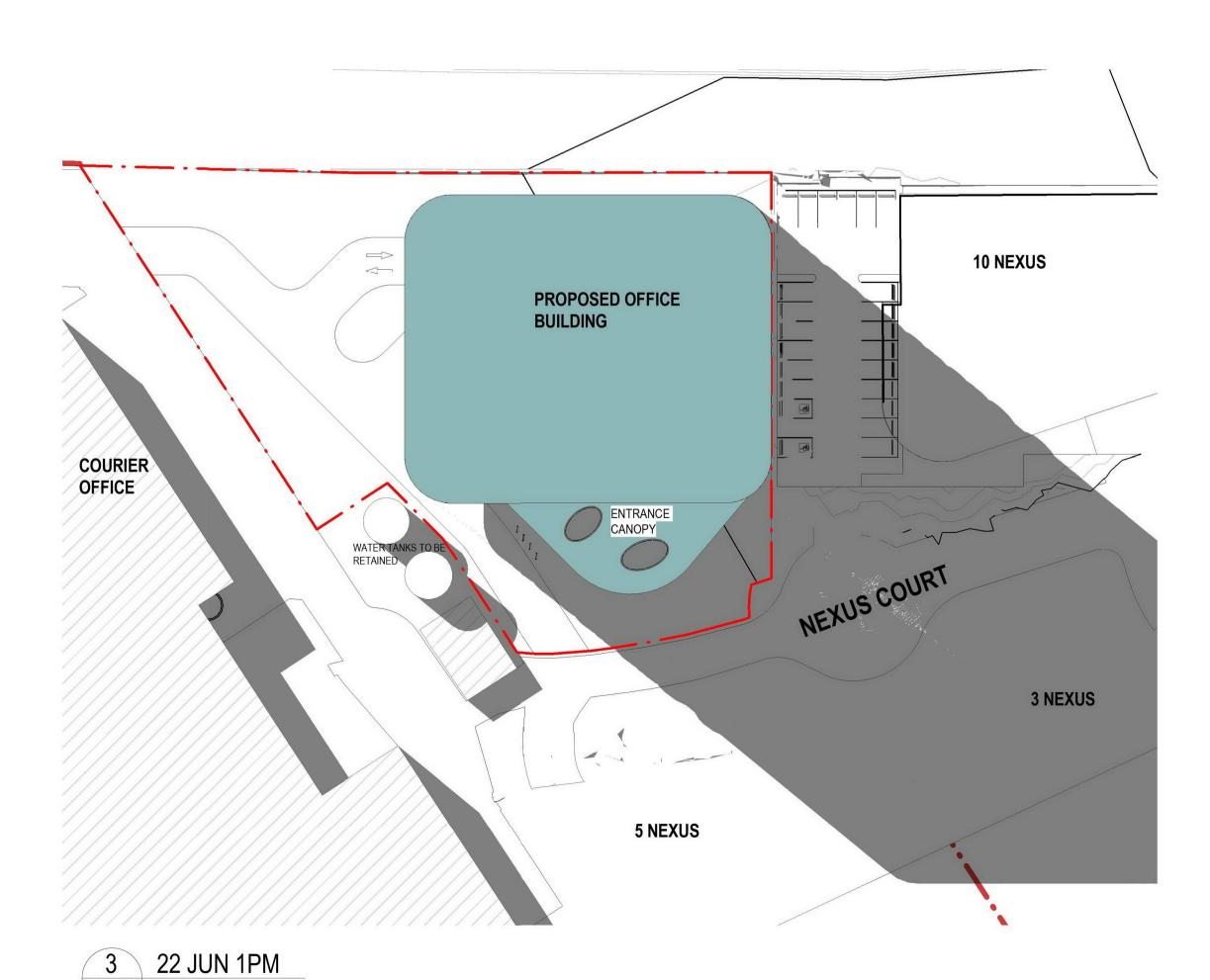
SHADOW STUDIES - PROPOSED 22nd SEPTEMBER (11am-2pm)

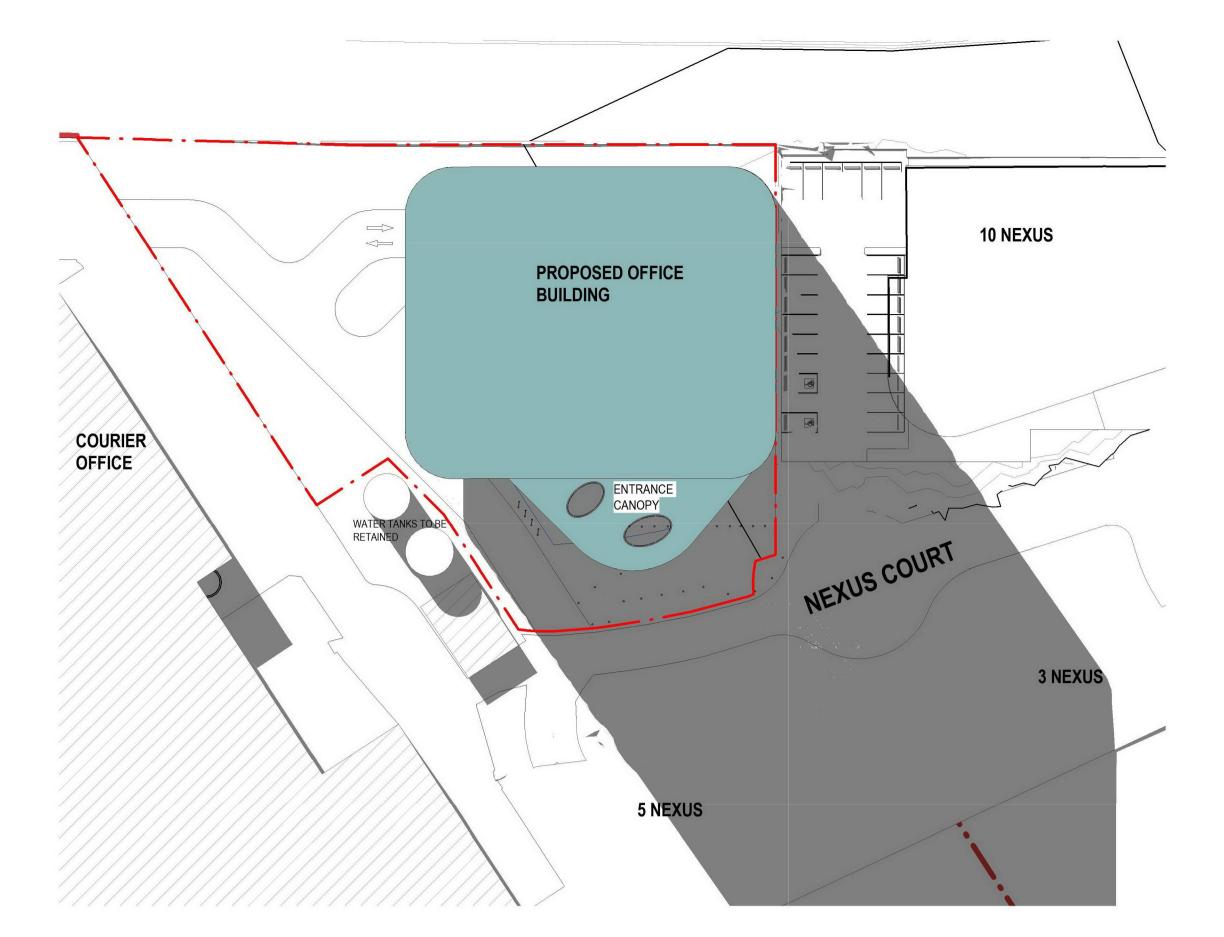
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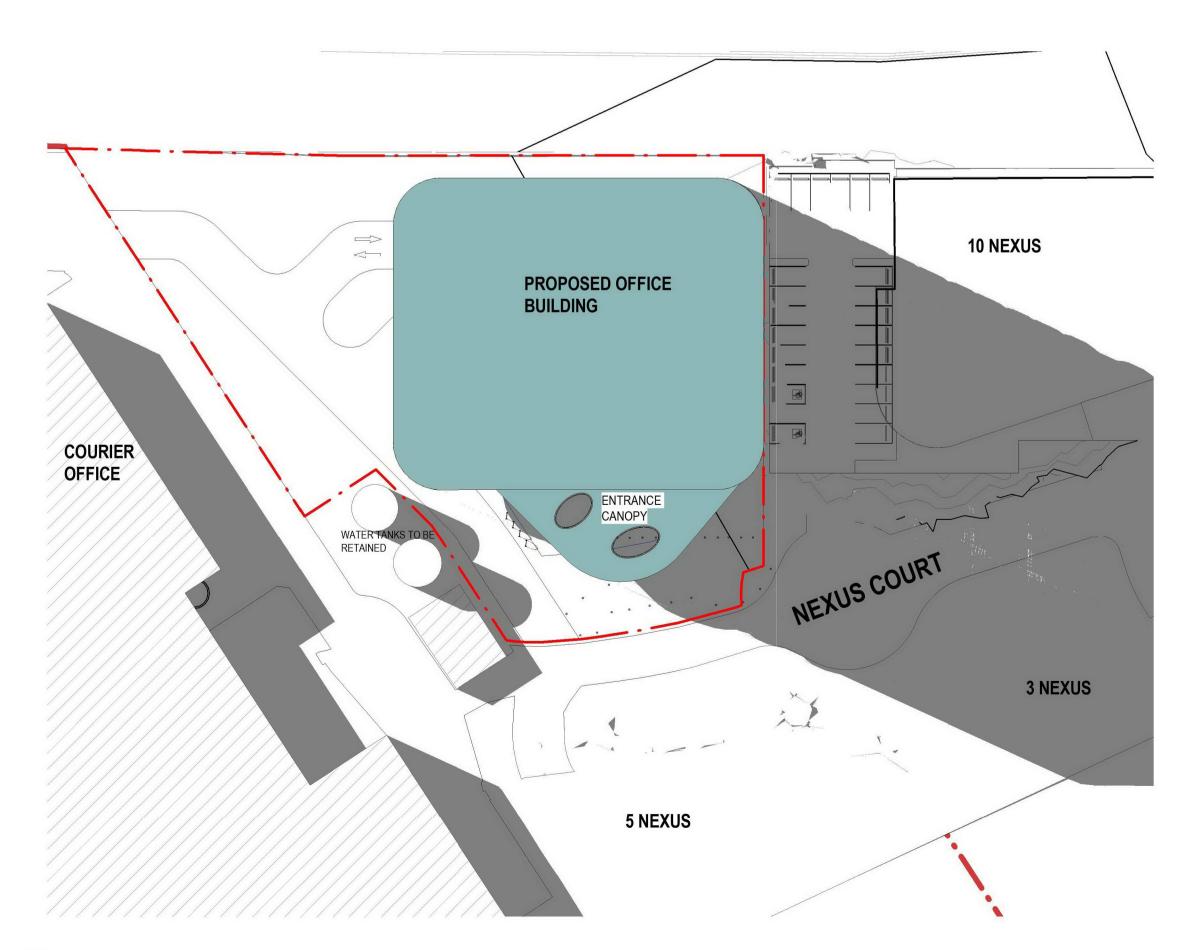


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DATE

TP1 TP Submiss	ion	21/10/2019
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Mulgrave Vic 3107

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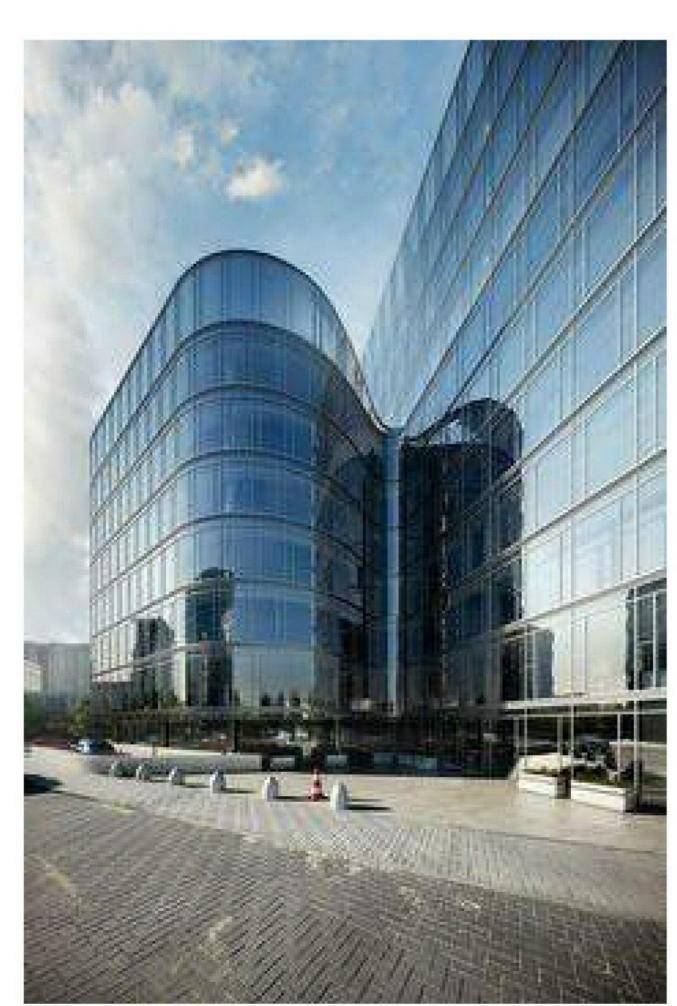
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FACADE INSPIRATION

TP51 TP1 REV

SCALE @ A1









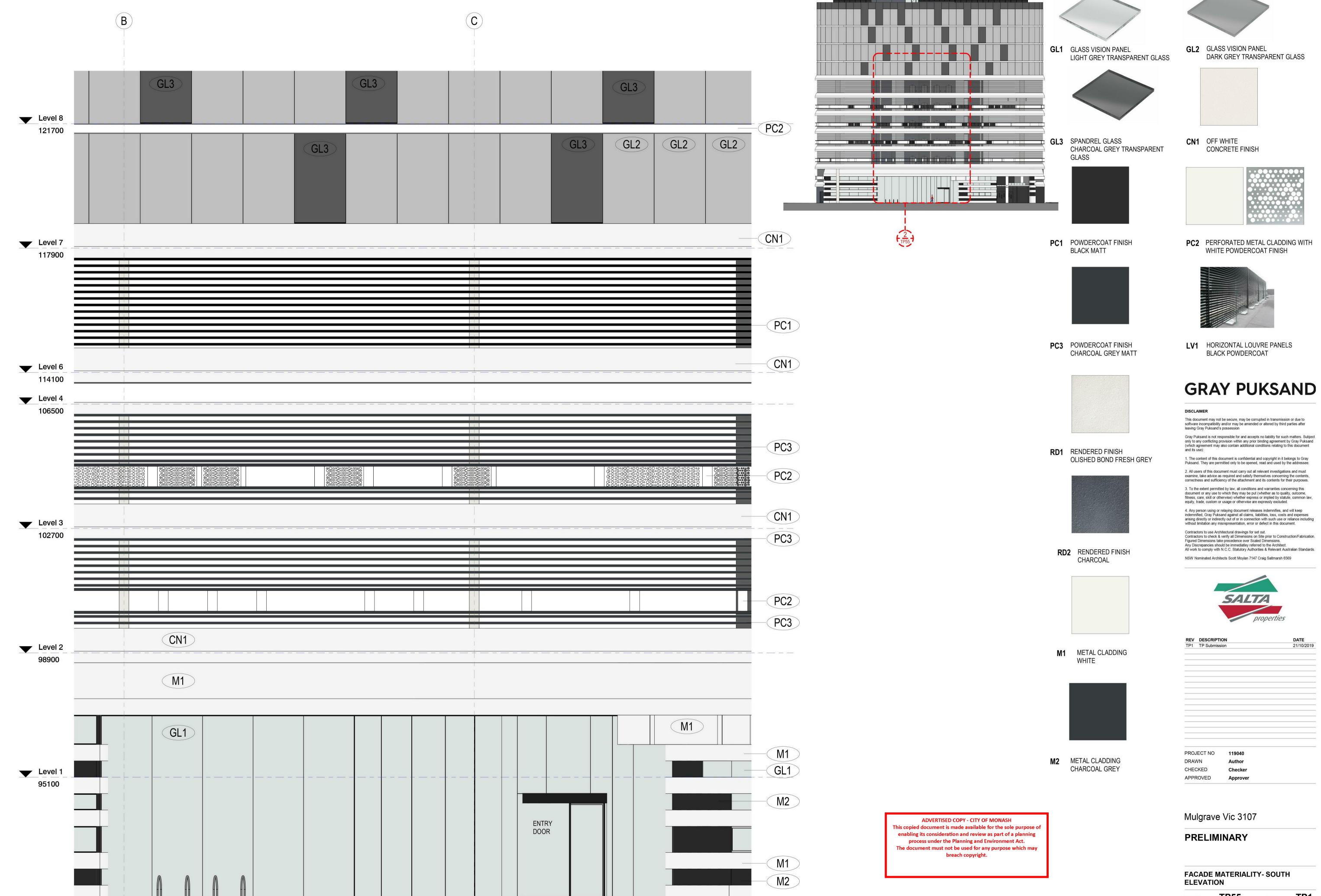
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Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.

Figured Dimensions take precedence over Scaled Dimensions.

Any Discrepancies should be immediatley referred to the Architect.

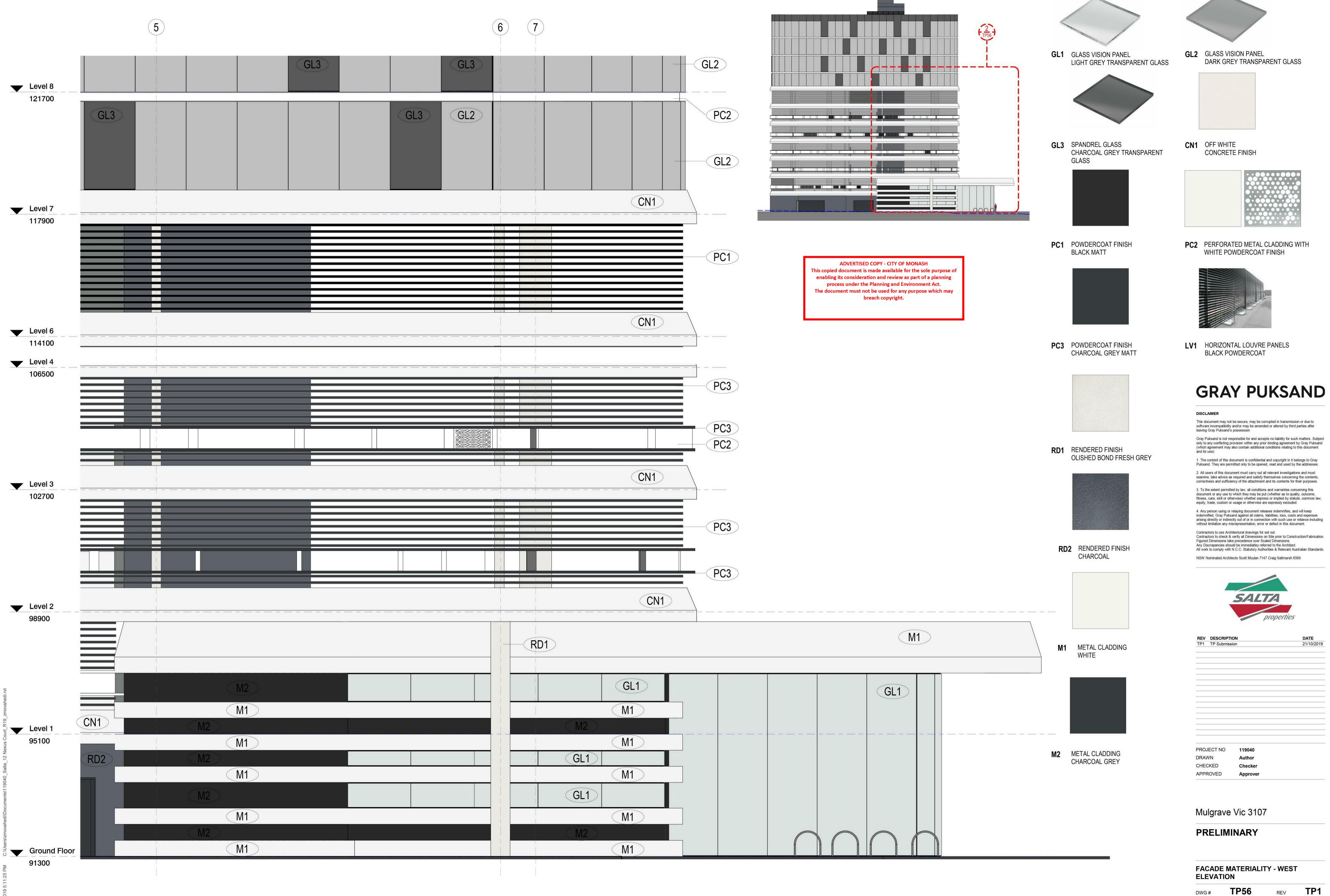
All work to comply with N.C.C. Statutory Authorities & Relevant Australian Standards. **CURVED CANOPY** NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569 Level 2 ENTRANCE 98900 SALTA **DATE** 21/10/2019 REV DESCRIPTION LOBBY SKYLIGHT TO THE **ENTRY LOBBY** 95100 **PROJECT NO GROUND FLOOR** DRAWN CHECKED APPROVED Mulgrave Vic 3107 **PRELIMINARY** Ground Floor **FACADE DETAILS** 91300 DWG# **TP53** TP1 GROUND FLOOR ENTRY SECTION SCALE @ A1 1:40



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DWG# TP55 REV TP1

SCALE @ A1 As indicated





TP1 TP Submiss	sion	21/10/2019
PROJECT NO	119040	
DRAWN	Author	
CHECKED	Checker	

SCALE @ A1 As indicated

12 NEXUS COURT, MULGRAVE

LANDSCAPE ARCHITECTURAL TOWN PLANNING ISSUE

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DRAWING SCHEDULE

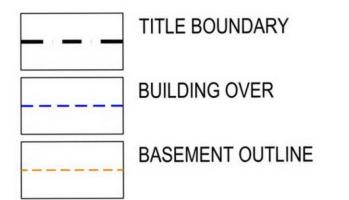
LP000 TITLE SHEET, LEGEND & PLANT SCHEDULE

LP101 LANDSCAPE PLAN

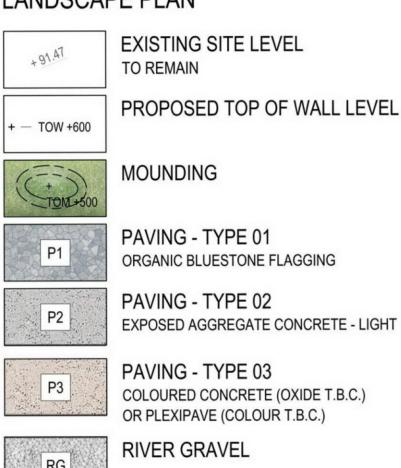
LP201 SECTIONS

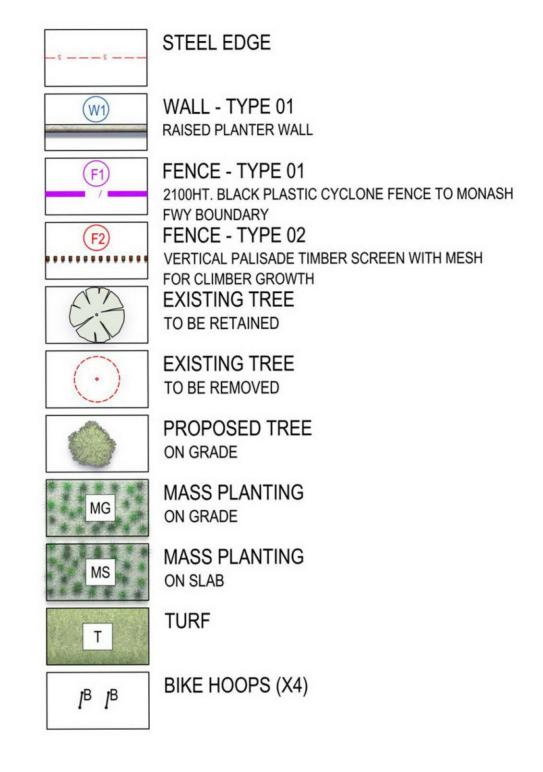
LP301 LANDSCAPE MATERIALS

LEGEND



LANDSCAPE PLAN





PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH (M)	INSTALLATION SIZE	DENSITY PER M ²
TREE PLA	ANTING				
GT	Gleditsia triacanthos 'Shademaster'	Green Honey Locust	12 x 10	75L	AS SHOWN
MASS PI	LANTING				
LM	Lomandra longifolia 'Tanika'	Lomandra Tanika	0.6 X 0.65	200mm	3/ M ²
LP	Limonium perezii	Statice Sea Lavender	0.6 X 0.45	200mm	3/ M ²
MP	Murraya paniculata	Orange Jessamine	3.0 X 2.0	200mm	0.5m CENTRES
RO	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1.5 x 1.0	200mm	3/ M ²

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LANDSCAPE ARCHITECTS

478 WILLIAM STREET
WEST MELBOURNE VIC 3003
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: www.siteimage.com.au

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

SALTA PROPERTIES

TITLE SHEET, LEGEND & PLANT SCHEDULE

12 NEXUS COURT
MULGRAVE VIC 3170

FOR TOWN PLANNING

 SCALE:
 DRAWING NUMBER:
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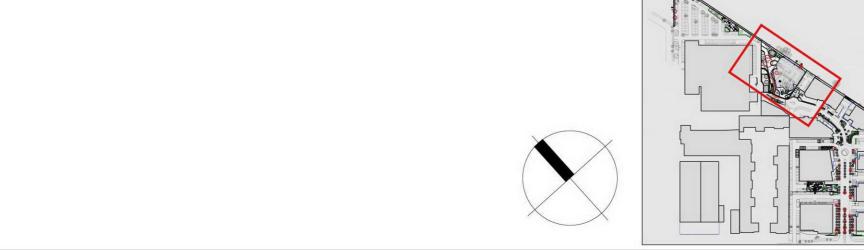
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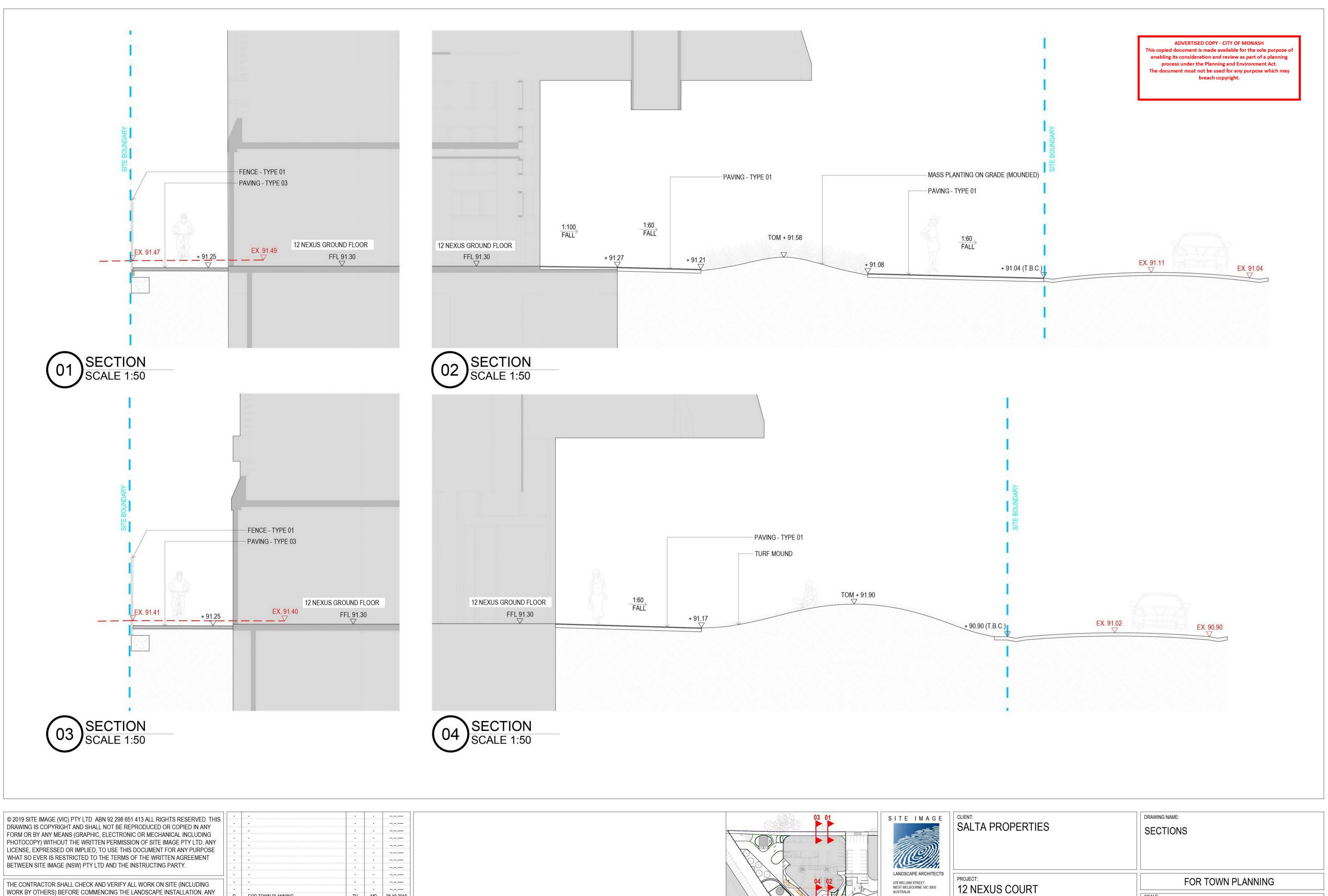


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FOR TOWN PLANNING 12 NEXUS COURT SCALE: 1:200 @ A1 MULGRAVE VIC 3170 JOB NUMBER: DRAWING NUMBER:

SM19337

LP101 E



DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

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SITE PLAN | N.T.S



MULGRAVE VIC 3170

JOB NUMBER: DRAWING NUMBER: SM19337 LP201 D

PLANT MATERIALS



Gleditsia triacanthos 'Shademaster'
Green Honey Locust



Lomandra longifolia 'Tanika Lomandra Tanika



Limonium perezii
Statice Sea Lavender



Murraya paniculata
Orange Jessamine



Rosmarinus officinalis 'Prostratus'
Creeping Rosemary

SURFACE FINISHES



PAVING TYPE 01
ORGANIC BLUESTONE FLAGGING



PAVING TYPE 02 EXPOSED AGGREGATE CONCRETE (LIGHT)



RIVER GRAVEL

FIXTURES



FENCE - TYPE 01 VERTICAL PALISADE TIMBER SCREEN WITH MESH FOR CLIMBER GROWTH



BIKE HOOPS

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LANDSCAPE ARCHITECTS

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AUSTRALIA

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LANDSCAPE MATERIALS

DRAWING NAME:

JOB NUMBER:

SM19337

PROJECT:
12 NEXUS COURT
MULGRAVE VIC 3170

FOR TOWN PLANNING

SCALE:

DRAWING NUMBER:

LP301 B

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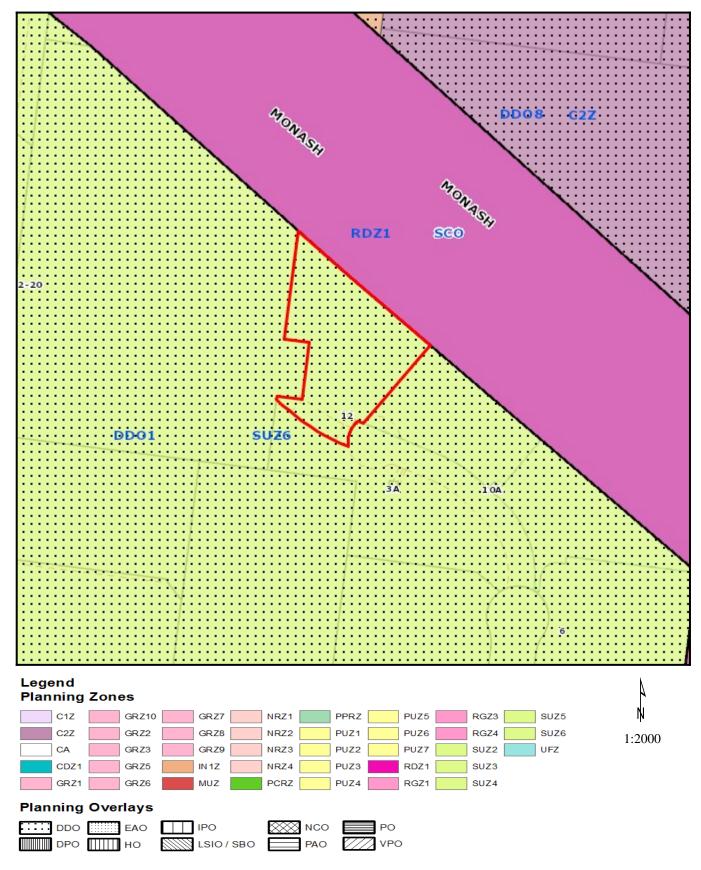
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Attachment 2: 12 Nexus Court, Mulgrave





Planning Overlays and Zones



Address: 12 Nexus Court MULGRAVE VIC 3170

Area: 4568 sqm

Base data is supplied under Licence from Land Victoria. This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The information must be verified before taking any action which may be affected by a planning scheme requirement. This can be done by visiting the website: http://services.land.vic.gov.au/landchannel/content/

Attachment 4: 12 Nexus Court, Mulgrave

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

PLANNING

Permit No.:

TPA/48496

PERMIT

Planning Scheme:

Monash Planning Scheme

Responsible Authority:

Monash City Council

ADVERTISED COPY

ADDRESS OF THE LAND

12 Nexus Court MULGRAVE VIC 3170 (currently forming part of 10 Nexus Court MULGRAVE)

THE PERMIT ALLOWS

Construction of a multi level building, use of land for a residential hotel, car park, car wash and indoor recreation facility (gymnasium) and variation to the requirements of Clause 52.13 (car wash)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. The submitted plans must clearly delineate and highlight any changes. When approved the plans will be endorsed and will then form part of the permit.

The plans must be generally in accordance with the plans submitted with the application, but modified to show:

- a) The laneway intersection with Nexus Court is to be redesigned to provide a 90 degree standard T-intersection.
- b) Additional bicycle facilities in accordance with the requirements of Clause 52.34.
- c) A full schedule of materials and finishes.
- d) The location and design of any required fire services, electricity supply, gas and water meter boxes discreetly located and/or screened to compliment the development.
- e) Provide a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) both sides of the vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.

Date issued: 27 April 2018

Signature for the Responsible Authority:

Page 1 of 8

IMPORTANT INFORMATION ABOUT THIS NOTICE

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 appeal 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.

No. TPA/48496

- f) Any required acoustic attenuation measures as a consequence of the required Acoustic Assessment.
- g) Car parking allocation in accordance with the required Car Parking Management Plan.
- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- 4. Prior to endorsement of plans pursuant to condition 1 of the permit an Acoustic Assessment must be submitted to and approved by the responsible authority.

The Acoustic Assessment must be undertaken by a suitably qualified person to:

- a) Assess the noise impact of permissible surrounding land use on the approved residential hotel.
- b) Specify any required noise attenuation measures to be incorporated into the design of the residential hotel. The residential hotel building must be designed to limit noise levels in bedrooms to a maximum of 45dB LAeq,8h for the night period from 10:00pm to 6:00am the following day in accordance with relevant Australian Standards for acoustic control.

Any recommendations or required modifications to the development must be specified on the endorsed plans and implemented to the satisfaction of Responsible Authority prior to occupation of the premises.

When approved the Acoustic Assessment will be endorsed to form part of this permit.

- 5. Prior to the commencement of the permitted development, the owner of the land to which this permit relates must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. In addition to the usual mechanical provisions, the agreement must provide for the following matters:
 - a) Residential hotel premises within the development are restricted to short-stay accommodation defined as "Residential Hotel" by the Monash Planning Scheme.
 - b) Permanent occupation of apartment premises as a primary residence is prohibited.
 - c) Residential hotel premises are to managed and remain under the control of a single operator responsible for the operation and maintenance of the entire premises.
 - d) Car parking allocated to serviced apartments located within common property, managed and allocated by the serviced apartment operator to the satisfaction of the Responsible Authority.
 - e) Subdivision of the residential hotel units (into individual Titles) is prohibited.

Date issued: 27 April 2018

Signature for the Responsible Authority:

Page 2 of 8

No. TPA/48496

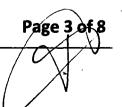
f) The costs of the Responsible Authority in relation to the preparation, review and registration of the agreement are to be borne by the owner.

A memorandum of the Agreement is to be entered into on Title. The cost of the preparation and execution of the Agreement and entry of the memorandum on Title is to be paid by the owner.

- 6. The amenity of the area must not be detrimentally affected by the use or development, through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) presence of vermin.
- 7. Waste from the commercial car wash area must drain into a public sewer or a settlement and oil separation system. The system must comply with the *Environment Protection Act* 1970 and be installed to the satisfaction of the responsible authority.
- 8. The unused portion of the property must be kept drained, tidy and mown at all times to the satisfaction of the Responsible Authority.
- 9. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
- 10. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
- 11. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.
- 12. 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.
- 13. 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 prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:
 - a) the location of all existing trees and other vegetation to be retained on site
 - b) provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development

Date issued: 27 April 2018

Signature for the Responsible Authority:



No. TPA/48496

- c) planting to soften the appearance of hard surface areas such as driveways and other paved areas
- d) a schedule of all proposed trees, shrubs 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
- e) the location and details of all fencing
- f) the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site
- g) details of all proposed hard surface materials including pathways, patio or decked areas

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

- 14. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
- 15. Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.

The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.

The nominated point of discharge is the south corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the pit in the nature strip of Nexus Court to Council Standards. A new pit is to be constructed if a pit does not exist or is not a standard Council pit.

If the point of discharge cannot be located then notify Council's Engineering Division immediately.

- 16. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of Monash prior to works commencing.
- 17. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:
 - a) trench grates (150mm minimum internal width) located within the property; and/or
 - b) shaping the driveway so that water is collected in a grated pit on the property: and/or
 - c) another Council approved equivalent.

Date issued: 27 April 2018

Signature for the Responsible Authority:

Page 4 of 8

No. TPA/48496

- 18. Driveways are to be designed and constructed using appropriate engineering standards.
- 19. Any works within the road reserve must ensure the footpath and naturestrip are reinstated to Council standards.
- 20. Before the use and development permitted starts, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - a) constructed to the satisfaction of the Responsible Authority;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

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

- 21. No less than 3.5 car spaces per 100m2 of net leasable office floor area must be provided on the land for the office component of the development and use. Any future subdivision of the land must provide for appropriate allocation of car parking on Title in accordance with this requirement.
- 22. Car parking provision for the gymnasium must be made publically accessible at all times during operational hours of the gymnasium.
- 23. The loading and unloading of goods from vehicles must only be carried out on the land.
- 24. Prior to occupation of any new premises hereby permitted, a Parking Management Plan detailing the management and allocation of car parking on the site must be submitted to and approved by the Responsible Authority.

The amended Parking Management Plan must be generally in accordance with the approved Parking Management Plan, but modified to detail:

- Provision of car parking at a minimum rate of 3.5 spaces per 100sqm of office floor area across the development;
- 0.8 car spaces to each accommodation room for the residential hotel (serviced apartments).
- Provision and adequacy of car parking to service other uses undertaken on the land;
- Equitable allocation and management of car parking throughout the development.

Page 5 of 8

Date issued: 27 April 2018

Signature for the Responsible Authority:

No. TPA/48496

The Parking Management Plan may be amended with the written consent of the Responsible Authority. When approved the Parking Management Plan will be endorsed to form part of this permit.

- 25. The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below:
 - a) Accessway to provide at least 2.1m headroom beneath overhead obstructions.
 - b) Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
 - c) Ramp grades (except within 5 metres of the frontage) to be designed as follows:
 - i. Maximum grade of 1 in 4.
 - ii. Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
 - d) Minimum requirements for parking space dimensions to be in accordance with Table 2.
 - e) Clearance to car parking spaces to be in accordance with Diagram 1 in relation to the placement of a wall, fence, column, tree, tree guard or any other structure that abuts a car space.
- 26. The accessible parking spaces should generally be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6.
- 27. The development must be provided with a corner splay or area at least 50% clear of visual obstruction (or with a height of less than 1.2m) extending at least 2.0 metre long x 2.5 metres deep (within the property) on both sides of each vehicle crossing to provide a clear view of pedestrian on the footpath of the frontage road.
- 28. Prior to commencement of any buildings and works on the site, a Construction Management Plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) measures to control noise, dust and water runoff;
 - b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) the location of where building materials are to be kept during construction;
 - d) site security;

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- e) maintenance of safe movements of vehicles to and from the site during the construction phase;
- f) on-site parking of vehicles associated with construction of the development;
- g) wash down areas for trucks and vehicles associated with construction activities;
- h) cleaning and maintaining surrounding road surfaces;
- i) 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.)
- 29. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:
 - The development and use are not started before 2 years from the date of issue.
 - The development is not completed before 4 years from the date of issue.

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

NOTES:

- 1. Building approval must be obtained prior to the commencement of the above approved works.
- 2. Building permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
- 3. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act with Council before occupation.
- 4. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
- Engineering permits must be obtained for new or altered vehicle crossings and for new connections to Council drains and pits and these works are to be inspected by Council (9518 3690).
- 6. Stormwater detention requirements may be obtained from the Council prior to design of any stormwater detention system.

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- 7. In the event that Nexus Court is to become a Council asset, all required drainage and road infrastructure must be designed and constructed to the satisfaction of the Responsible Authority. Prior to works commencing plans detailing the design of infrastructure must be submitted to the Responsible Authority for approval.
- 8. 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.

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