

1.3 101-105 CLAYTON ROAD, OAKLEIGH EAST - CONSTRUCTION OF TEN, TRIPLE STOREY DWELLINGS AND ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT ZONE 2
(TPA/54529)

Responsible Director: Peter Panagakos, Director City Development

EXECUTIVE SUMMARY:

This application proposes the construction of ten (10) 3-storey dwellings and alteration of access to a road in a Transport Zone 2.

The application was subject to public notification. Three (3) objections to the proposal have been received.

Key issues to be considered relate to neighbourhood character, internal and external amenity impacts and landscape outcomes.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework, Clause 55; and issues raised by objectors.

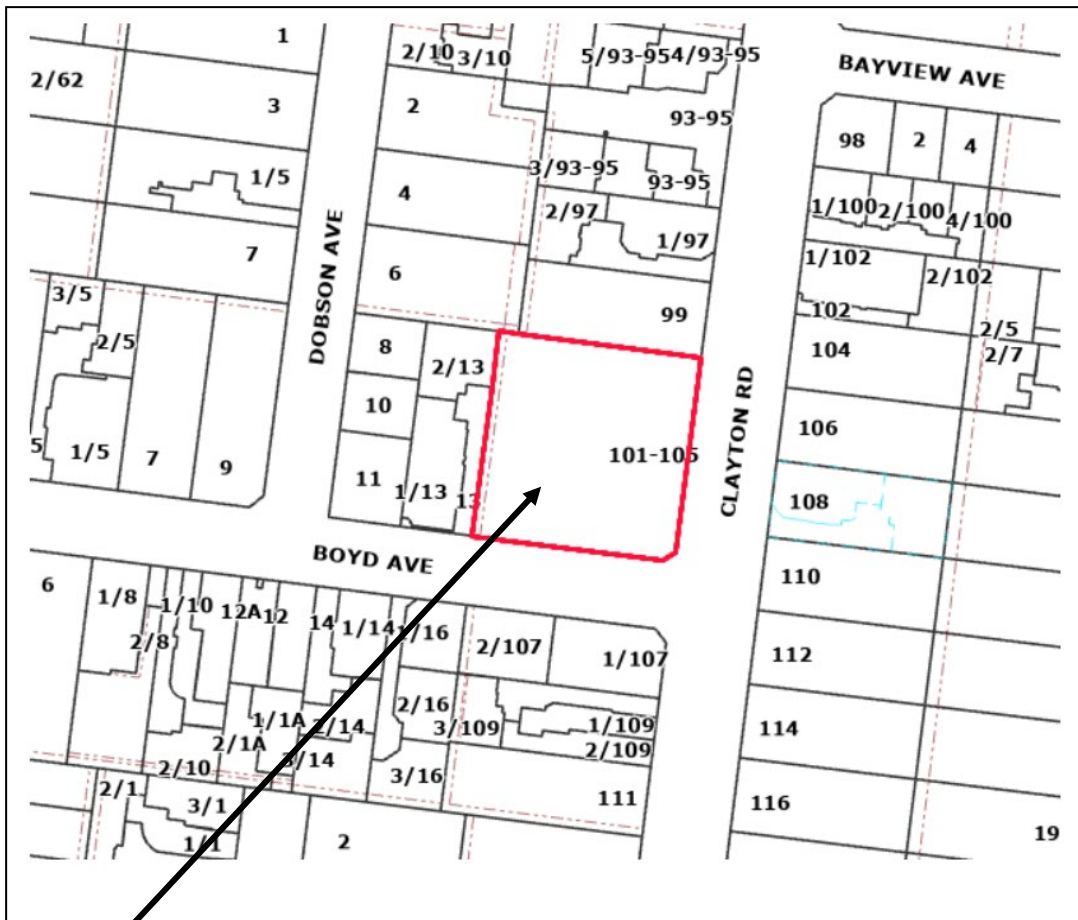
The reason for presenting this report to Council is the proposed development cost of \$4 Million.

The proposal is considered inconsistent with the relevant provisions of the Monash Planning Scheme and it is recommended that the application be refused.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Calum Douglas
WARD:	Oakleigh
PROPERTY ADDRESS:	101-105 Clayton Road, Oakleigh East
EXISTING LAND USE:	Nine single storey dwellings
PRE-APPLICATION MEETING:	Yes
NUMBER OF OBJECTIONS:	Three (3)
ZONING:	General Residential Zone Schedule 3
OVERLAY:	Nil
RELEVANT CLAUSES: <u>Planning Policy Framework</u> Clause 11.01-1R- Settlement – Metropolitan Melbourne	<u>Local Planning Policy Framework</u> Clause 21- Municipal Strategic Statement)

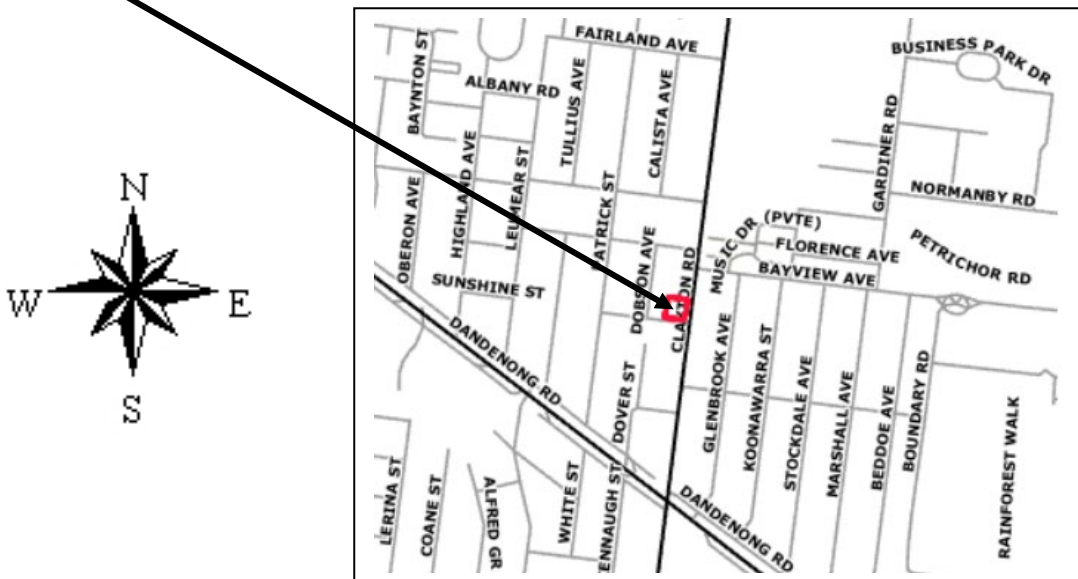
<p>Clause 11.02-1S- Supply of Urban Land</p> <p>Clause 13.07-1S- Land Use Compatibility</p> <p>Clause 15.01-1S&R- Urban Design</p> <p>Clause 15.01-2S- Building Design</p> <p>Clause 15.01-4S & R- Healthy Neighbourhoods</p> <p>Clause 15.01-5S- Neighbourhood Character</p> <p>Clause 15.02-1S- Energy and Resource Efficiency</p> <p>Clause 16.01-1S &R- Housing supply</p> <p>Clause 16.01-2S- Housing affordability</p> <p>Clause 18.01-1S- Land Use and Transport Planning</p> <p>Clause 18.02-1S & R- Sustainable Personal Transport</p> <p>Clause 18.02-2R– Principal Public Transport Network</p> <p>Clause 18.02-4S- Car Parking</p> <p>Clause 19.03-3S- Integrated Water Management</p>	<p>Clause 21.04- Residential Development</p> <p>Clause 21.08- Transport and Traffic</p> <p>Clause 21.13- Sustainability and Environment</p> <p>Clause 22.01- Residential Development and Character Policy</p> <p>Clause 22.04- Stormwater Management Policy</p> <p>Clause 22.13- Environmentally Sustainable Development Policy</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06- Car Parking</p> <p>Clause 52.29- Land Adjacent to the Principal Road Network</p> <p>Clause 53.18- Stormwater Management in Urban Development</p> <p>Clause 55- Two or more dwellings on a lot and residential buildings</p> <p>Clause 65 – Decision Guidelines</p>
STATUTORY PROCESSING DATE:	28 April 2023
DEVELOPMENT COST:	\$4,000,000

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

*That Council resolves to issue a **Notice of Decision to Refuse to Grant a Planning Permit (TPA/54529)** for the construction of ten dwellings and alteration of vehicle access to a road in a Transport Zone 2 at 101-105 Clayton Road, Oakleigh East on the following grounds:*

- 1. The proposal is inconsistent with the objectives of Clause 21.04 Residential Development, Clause 22.01 Residential Development and Character Policy and Clause 55 of the Monash Planning Scheme having regard to building height and scale, neighbourhood character, landscape provision, private open space, front fencing and design detail.*
- 2. The proposal is inconsistent with the neighbourhood character objectives of Clause 32.08, Schedule 3 of the General Residential Zone.*
- 3. The proposal fails to meet the decision guidelines of Clause 32.08, Schedule 3 of the General Residential Zone.*
- 4. The development fails to meet the following objectives and standards of Clause 55 (ResCode):*
 - Standard B1 (Neighbourhood Character)*
 - Standard B5 (Integration with the street)*
 - Standard B12 (Safety)*
 - Standard B13 (Landscaping)*
 - Standard B17 (Side and Rear Setbacks)*
 - Standard B23 (Internal Views)*
 - Standard B26 (Dwelling Entry)*
 - Standard B28 (Private Open Space)*
 - Standard B31 (Design Detail)*
 - Standard B32 (Front Fences).*
- 5. The proposal fails to provide for sufficient landscaping opportunities to allow the building to sit in an open garden setting, in accordance with the General Residential Zone, Schedule 3, Clause 21.04 and 22.01 provisions of the Monash Planning Scheme.*
- 6. The location of secluded private open space for Dwelling 1 within the front setback of the site is not acceptable.*
- 7. The retention of existing fencing on the site is not considered practical, nor coherent with the design of the proposed development and will result in an unreasonable presentation to the street.*
- 8. The proposal will result in unreasonable bulk impacts to adjoining properties to the west.*

9. *The proposal does not provide for effective waste management to cater for the scale of the development.*
10. *The location of the two visitor car spaces on the site are inappropriate due to their location and functional layout.*
11. *The proposal results in the loss of a street tree which is not supported by Council.*
12. *The proposal is not site responsive and considered an overdevelopment of the site.*

BACKGROUND:

History

Planning Permit P0014/92 was issued by the former City of Oakleigh on 18 May 1992 for the construction of nine (9) single storey dwellings. Plans were endorsed by the Council on 8 October 1992 and the development was constructed.

In 2022 a number of established trees that formed part of landscaping on the site were removed without permission. Subsequently, the owner applied to amend the endorsed plans under Secondary Consent to provide substituted landscaping throughout the site. The Secondary consent landscaping plan was approved by Council on 7 February 2023 (TPA/54425).

The Site and Surrounds

The subject site is located on the north-west corner of Clayton Road and Boyd Avenue, in Oakleigh East.

The site has a frontage of 42.98 metres to Clayton Road and 42.44 metres to Boyd Avenue, with a total site area of 2,224.5sqm. A splay in the title boundary is provided within the south-east corner of the site for vehicle sight lines.

Covenant 1284489 affects the site. The covenant restricts the use of the land for manufacture or winning of bricks or tiles or pottery ware. The proposal is not in breach of the covenant.

The site is generally flat with a fall from the north-east to the south-west corner of 1.61 metres.

A 1.83m wide drainage and sewerage easement is located along the western boundary of the site.

The site contains nine single storey dwellings. The dwellings are arranged with three located along the northern boundary of the site and six (within three buildings) located along the southern boundary.

There are four vehicle access points to the site from both Clayton Road and Boyd Avenue. A shared accessway is situated at the centre of the site with two separated vehicle crossovers to Clayton Road (one allowing ingress and one egress). The shared accessway provides vehicles access to six of the dwellings. Two vehicle crossovers are located along Boyd Avenue which provides access to three of the dwellings fronting Boyd Avenue.

The site currently contains a number of trees, primarily along the street frontages.

A low brick fence with higher timber fence (1.7m high) behind screen planting is located along the Clayton Road interface. A 1.7m high brick fence is located along the Boyd Avenue frontage with screen planting interspersed.

It is noted that the low brick fence and two canopy trees located within the south-east corner of the site extend past the title boundary and are located within Council land.

There are six (6) Council street-trees with interface to the site. Three are located adjacent to each of the frontages.

The site is within a residential area of the Monash National Employment and Innovation Cluster (MNEIC). The site is not located within the Principal Public Transport Network (PPTN), however, it is located approximately 700 metres walking distance to Monash University and is serviced by the 733 Bus route with connections to Monash University and Clayton Activity centre and train station.

More specifically, details of adjoining properties are as follows:

North

Abutting the northern boundary is 99 Clayton Road and 6 Dobson Avenue. No. 99 Clayton Road contains a single storey detached dwelling. The vehicle accessway and garage to the rear of the dwelling abuts the subject site. No. 6 Dobson Avenue abuts a small portion of the northern boundary of the subject site and contains four (4) dwellings which are a mixture of single and double storey. Open space is located to the rear of the site.

East

Directly east of the site is Clayton Road which is a major road. The opposite side of Clayton Road includes a mixture of single dwellings and multi-unit dwellings. It is noted that the zoning of this land is within the General Residential Zone, Schedule 6. No. 104 Clayton Road is used as a medical centre with car parking to the front and rear of the site.

South

Boyd Avenue is located to the south which is a local road. On the opposite side of Boyd Avenue is No. 107 Clayton Road which contains two single storey dwellings fronting Boyd Avenue. Properties along the south side of Boyd Avenue are

predominantly multi dwelling developments that are a mixture of single and double storey dwellings.

West

No. 13 Boyd Avenue abuts the site to the west and contains two single storey dwellings arranged one behind the other. Vehicle access is provided from a shared accessway located along the eastern side of the site, abutting the subject site. Private open space for both dwellings is located to the rear of each dwelling.

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

PROPOSAL:

All existing buildings on the site are to be demolished. This application proposes the construction of ten (10) new dwellings, as well as altering access to Road in a Transport Zone 2.

Details of the proposal is summarised as follows:

Maximum Height	10.64m (dwelling 10)
Number of Storeys	Each proposed dwelling is 3 storeys
Site Coverage	49.7%
Permeability	30.45%
Garden Area	35.6%
Street Setbacks	Clayton Road – 7.6 metres. Boyd Avenue – 4.2 metres for Dwellings 6-8 and 2 metres to the side of Dwelling 10
Dwelling Configuration	7 x 4-bedroom dwellings (plus an additional study space which could be used as a bedroom) 3 x 3-bedroom dwellings. Dwellings 1-6 are arranged in a traditional arrangement with secluded private open space located at the ground floor. Dwellings 6-10 arranged in a reverse living format with open space provided in the form of balconies.
Access	Access to dwellings 1-9 is from a shared accessway via Clayton Road. The existing access to Clayton Road is proposed to be modified to a single double width crossover. Dwelling 10 is accessed directly via a double cross over from Boyd Avenue which will require the widening of the existing crossover from Boyd Avenue.

Car Parking	<p>Each dwelling is provided with 2 car spaces within a double garage. Two (2) visitor car parking spaces are proposed.</p> <p>Total number of car parking spaces provided on site is 22.</p>
Bicycle Parking	<p>One (1) visitor bicycle parking space is proposed within the Clayton Road frontage of the site.</p>
Front Fencing	<p>Existing 1.7m high brick fencing to be retained to Boyd Avenue. Some modification to the brick fencing facing Boyd Avenue (including fencing added over previous openings and openings creates for new vehicle access points) is proposed.</p> <p>Removal of existing low brick fencing to Clayton Road.</p> <p>Existing 1.7m high diagonal board fence proposed to be retained on Boyd Avenue frontage with the addition of 1.2m high brick fencing running perpendicular to Clayton Road including letterboxes.</p> <p>New 1.2m high fencing with vertical aluminium slats proposed adjacent to frontage of Unit 1.</p>
Tree Removal and Retention	<p>Two (2) canopy trees are proposed to be retained on the site (located within the Clayton Road frontage).</p> <p>Two trees planted in the splay, which is on council's land will remain unchanged (Trees 9 and 18).</p> <p>One (1) Council street-tree is proposed to be removed on Clayton Road for vehicle access.</p>
Materials	<p>The proposed dwellings are contemporary in design with flat roof forms at the lower levels and gabled roof features at the second floors. The dwellings are proposed to be constructed with mottled brick, cement render, metal cladding and horizontal sheet cladding.</p>



3D image of proposed development from Clayton Road

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The site is located within the General Residential Zone, Schedule 3.

Pursuant to Clause 32.08-6 (General Residential Zone), a Permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.08-4, a mandatory garden area of 35% is required. Clause 32.08-10 also requires a mandatory maximum building height of 11 metres, 3 storeys. The proposal complies with these mandatory requirements.

Overlay

The land is not affected by any overlay under the provisions of the Monash Planning Scheme.

Particular & General Provisions

Clause 52.06: Car Parking

Car parking provision is met and there is no permit trigger under Clause 52.06.

Clause 52.29: Land Adjacent to the Principal Road Network

Pursuant to Clause 52.29-2, a permit is required to create or alter access to a Road in Transport Zone 2 (Clayton Road).

Clause 55: Two or more Dwellings on a lot and Residential Buildings

Construction of more than one dwelling on a lot and less than 5 storeys is required to be assessed under Clause 55 of the Monash Planning Scheme.

Closed Landfill Buffer

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

Cultural Heritage Management

The site is not located within an identified area of Aboriginal Cultural Heritage Sensitivity.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 9 January 2023. In this letter, officers also raised the following preliminary concerns:

- The proposed development design particularly the overall height, sheer walls with minimal recession of upper levels, upper floor shared party walls and dominate façade result in the development having unreasonable bulk which is out of character with the wider neighborhood.
- Proposed canopy tree planting is not acceptable.
- Lack of sense of address and safety concerns regarding access to dwellings 2 – 5.
- Non-compliance of the rear setback of the proposal with Standard B17 of Clause 55.04-1 varied by schedule 3 to the zone.
- Provision of open space.
- Internal overlooking.
- Proposed/retention of front fencing.
- Vehicle maneuvers for dwellings 1-9.

The Permit Applicant responded to this letter on 9 February 2023 by providing the requested information. The Applicant advised that they had amended the plans to address some of the concerns raised, but that they do not agree with all of the preliminary concerns including the developments bulk, internal overlooking, vehicle ingress and egress, front fence height and location and provision of open space.

The Applicant was advised that this application was coming to the May Council meeting, and a letter was sent to the Applicant with the details of the Council meeting.

The Applicant has also been advised that this application is recommended for refusal, and an outline of the grounds has been explained.

Public Notice

The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of 64 letters sent to the surrounding property owners/occupiers; and signs displayed on Clayton Road and Boyd Avenue frontages of the site.

Three (3) objections were received. Issues of objection included the following concerns:

- The proposal is inconsistent with the neighbourhood character with respect to height, setbacks and provision of landscaping.
- Overlooking of properties to the east and west of the development.
- Overshadowing of secluded private open space of 13 Boyd Avenue between 7am and 10am.
- Provision of car parking on the site causing overflow parking onto the street.

Attachment 4 details the location of objector properties.

Public information session

A public information session was held online at 6pm on 19th April 2023.

The information session was attended by the applicant and designer.

Two members of the public attended the information session.

Referrals

External Referral

Department of Transport and Planning (Ref: PPR42854/23)

The application was referred to Department of Transport and Planning pursuant to Clause 66.03 (Determining Referral Authority). DOTP has no objection to the proposal subject to conditions requiring the crossover and driveway to be constructed to specific standards.

Internal Referral

Traffic Engineer

Council's Traffic Engineer has raised concern with the location of visitor car spaces, in particular visitor parking space No.2. If the internal visitor space is occupied, another visitor who wishes to park requires multiple manoeuvres to exit in a forward direction.

Drainage Engineer

No concerns subject to standard conditions. A build over easement approval will be required for the proposed visitor car parking spaces.

Waste Services

Councils Waste Department have concerns with the submitted Waste Management Plan proposal and advise that Council waste collection of bins from Clayton Road cannot be supported due to insufficient kerbside space.

Horticulture

Three trees are located on the Clayton Road frontage of the site. The tree proposed to be removed (located central to the frontage to allow for relocation of the vehicle crossover) has a 20-year useful life expectancy. A small wound is located on the trunk but, this does not particularly impact the integrity of the tree. The tree should be retained.

Three trees are located on the Boyd Street frontage of the site. The crossover adjacent to the western boundary is proposed to be retained and not altered. The second vehicle crossing (located central to the frontage) is to be widened to the west. There will be no impact to street trees along this frontage.

DISCUSSION:

Consistency with State, Regional and Local Planning Policies

Planning Policy Framework (PPF)

The subject site is located within the Monash National Employment and Innovation Cluster (MNEIC) which is of state significance. National employment and innovation clusters are designated geographic areas with concentrations of economic activity that currently make major contributions to the national economy and Melbourne's position as a global city and will be supported into the future.

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

Clause 11.03-1S (Activity Centres – Metropolitan Melbourne) reiterates the objectives of Plan Melbourne and seeks to support the development and growth of Metropolitan Activity Centres by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*
- *Are hubs for public transport services.*
- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity.*

These guidelines also encourage a diversity of housing to be provided to meet diverse needs which includes a mix of housing types, densities, design, and affordability (Clause 16.01-3 and Clause 16.01-4). The appropriate location of new housing can also foster healthy neighbourhoods and community wellbeing (Clause 15.01-4S). However, in providing this additional housing, the neighbourhood character of an area and amenity of an area must be protected which maintains and creates urban environments that are safe, healthy, functional and contribute to a sense of place and cultural identity (Clause 15.01-1S and Clause 15.01-5S).

Local Planning Policy Framework (LPPF)

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

Clause 21.04 identifies the site as being located within the Residential land within the Monash National Employment Cluster (Category 3), and an area suitable for housing diversification. The Monash Housing Strategy saw the future character of residential development will generally comprise larger footprint apartment development of a high-quality design and finish. Some infill development, town house and unit development, will also occur.

The Residential Development and Character Policy at Clause 22.01 requires new development to respect the existing residential environments, with minimal streetscape or amenity impact, and that they are designed to achieve outcomes that enhance the highly valued garden city character of each area.

The subject land is located within the 'Garden City Suburbs Southern Areas' character area. The preferred character, as relevant to this application, envisages:

Modest dwellings with simple pitched rooflines and articulated facades will continue the prevailing development themes. On larger sites, low rise apartment development may be appropriate, provided the development is sited within generous open space, is well landscaped, retains the 'open landscape character' of the garden suburban setting and tapers down in scale closer to the boundaries of the site.

While the housing mix within this area will continue to evolve to meet the changing needs of the community, new development will complement the scale and siting of the original housing within the area. In doing so, it will enhance the generous spacious, open, landscaped character of the area.

This character area will be notable for its spacious garden settings, tall canopy trees, consistency in front setbacks and the maintenance of setbacks from at least one boundary and from the rear of the site. New dwellings will address the street and upper levels will be recessed and/or articulated to minimise the impression of building scale.

Front fences will be low to enable vegetation to be visible from the street, allow clear views of buildings and give the street an open quality. Fencing will complement the architecture of the building in design, colour and materials.

Existing mature trees and shrubs within properties should be retained and additional tree planting proposed to gradually create a tree canopy in the private domain, including at the rear of properties. This will create a visually permeable buffer between the house and street. The soft quality of the street that is derived

from the wide nature strips and street tree planting will be maintained by ensuring that there is only one crossover per lot frontage.

Expanses of blank, or continuous, walls will be avoided, particularly when adjacent to public parks or creating the appearance of a continuous building mass. The character of existing public open space within the area will be protected by ensuring that buildings directly adjacent are set back and buffered with planting that complements that within the public open space.

Sympathetically designed architecture is encouraged in preference to imitations of historic style.

Clause 22.05 (Tree Conservation Policy) seeks to maintain, enhance and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Strategic Statement. Retention of mature trees and the planting of new canopy trees with spreading crowns is promoted. The submitted landscape plan proposes a total of 25 canopy trees to be planted. This will be discussed further in the assessment section of this report.

Clause 22.13 (Environmentally Sustainable Development Policy) provides a framework for early consideration of environmental sustainability at the building design stage. A Sustainability Management Plan was prepared by The Urban Leaf which included a BESS assessment. The report indicates that the proposal achieves best practice.

General Residential Zone – Schedule 3

The principal control affecting the subject site is the General Residential Zone schedule 3 (GRZ3) which seeks to encourage development that respects the neighbourhood character of the area and encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

The relevant objectives of Schedule 3 are:

- *To support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.*
- *To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.*
- *To support new development that minimises building mass and visual bulk in the streetscape through generous front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.*
- *To support new development that locates garages and carports behind the front walls of buildings.*

The schedule to the zone nominates variations to Clause 55 (ResCode). The submitted proposal complies with some but not all requirements. Detail of assessment of the proposal against the GRZ3 are as follows:

Standard	Variation	Proposal	Complies/Does not Comply?
Minimum Street Setback (Standard B6)	Walls of buildings should be setback at least 7.6 metres from the front street. Side street setbacks in accordance with standards A3 and B6 continue to apply.	7.6 metres to Clayton Road excluding porches which are permit under the standard (Dwellings 1,9 and 10). Side setback of Dwelling 10, 2 metres. 3.9 metres to Boyd Avenue (Dwellings 6-8)	Complies
Site Coverage (Standard B8)	The site area covered by buildings should not exceed 50 per cent.	49.7%	Complies
Permeability (Standard B9)	The site area covered by pervious surfaces should be at least 30 per cent.	30.45%	Complies
Landscaping (Standard B13)	New development should provide or retain: <ul style="list-style-type: none"> At least one canopy tree, plus at least one canopy tree per 5 metres of site width; (9 trees required) A mixture of vegetation including indigenous species; Vegetation in the front, side and rear setbacks; Vegetation on both sides of accessways. A canopy tree should reach a mature height at least equal to the maximum building height of the new development. 	2 Trees proposed to be retained. 25 trees proposed, 9 metres or greater in height (18 of the trees 10 metres or greater in height).	Complies
Side and rear setbacks (Standard B17)	A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres.	Rear boundary setback (to western boundary) is 2.487 metres.	Does not Comply
Private Open Space (Standard B28)	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or 	Dwelling 1 – 100sqm SPOS Dwelling 2 –75sqm SPOS Dwelling 3 – 64sqm SPOS Dwelling 4 –67sqm SPOS Dwelling 5 – 75sqm SPOS	Does not Comply (Dwellings 3 and 4)

	<p>the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or</p> <ul style="list-style-type: none"> • A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	<p>Dwelling 6 – 20sqm balcony, 3.18m wide Dwelling 7 – 20sqm balcony, 3.18m wide Dwelling 8 – 20sqm balcony, 3.18m wide Dwelling 9 – 22sqm balcony, 3.19m wide Dwelling 10 – 20sqm balcony, 3m wide</p>	
Front fence height (StandardB32)	Must not exceed 1.2 metres in height within 3 metres of street	Seeks to retain and alter existing fencing.	Does not Comply

Assessment

Neighbourhood Character and Built Form

Building Height and Scale

The zoning of the land, in addition to the neighbourhood character guidelines, expects change within the area in the form of both apartments and multi-unit developments. The site's location on a main road, with its reasonable land area would also indicate that the site is appropriate for change and increased density. This change however should be tempered to allow for any development to have a reasonable 'fit' within the streetscape and locality.

The proposal seeks the arrangement of townhouses in two terrace rows, running east-west with the vehicle access running through the centre. The design fails to provide for any clear visual break running north-south through the site, with limited setback variations proposed to temper visual bulk. Further to this, a narrow rear (western) setback will not be able to accommodate any canopy trees or significant vegetation as it is encumbered by a drainage and sewerage easement.

The subject site is located in a low-rise residential setting with dwellings ranging from single and double storeys set within well vegetated gardens. The area is emblematic of Monash's Garden City charter. The proposal is three storeys in height, which whilst a departure from existing buildings, is what is envisaged in this area. However, given the typology of the proposed dwellings, the siting, design and presentation it is considered that the dwellings will result in a bulky appearance to the street and adjoining properties. The first and second floors are not well articulated and present as visually bulky.

The lack of variation in setbacks of each level provides no relief or transition to the surrounding lower scale residential development, particularly the directly abutting dwellings to the north and west.

Street Setbacks

Although local policy suggests that the site is earmarked for higher densities, the future character statement at Clause 22.01 identifies that front setbacks should continue to be well landscaped to ensure that 'garden character' of the area is maintained. Walls and fencing within the front setbacks are encouraged to be low or non-existent, allowing views to planting within these spaces. Whilst the setbacks of the development meet the prescribed measures in the schedule, the proposal fails to provide a comprehensive streetscape presentation with respect to fencing.

The area and siting of landscaping within the front setback, will be significantly impacted by the 'retention' of the 1.7-metre-high front fencing along Clayton Road and Boyd Avenue. This is discussed in further detail in the section below.

Front Fencing

It is evident that the applicant is relying on existing high fencing on the site. The utilisation of this existing fencing is not supported given the full site re-development and the objectives behind the requirement for lower scale fencing, to provide for open garden settings and improved landscaped outcomes. The original fence was approved in the early 1990's and is not supported under current planning policy.

Whilst existing fencing is to be retained, a number of modifications and additions are being proposed to allow for it to work with the proposal. It appears that the applicant is suggesting that fencing be retained to enable exemption from Standard B32, which identifies that the preferred height of front fencing on this site should not exceed 1.2 metres in height. The retention and alteration of the high front fencing is not supported.

We would also note that there is some discrepancy on the fencing plans, whereby the plans suggest that much of the existing fencing to Boyd Avenue is to be retained, however the plans reference the materials as being 'BR1' which is a mottled red, white and brown brick matching the proposed dwellings. The existing fence is an older style red brick with dark brick capping and a rendered banding. This discrepancy would indicate a need for the fencing to be demolished and replaced. Nevertheless, the construction of a new 1.8m high front fence is not supported in this location.

The timber fencing to Clayton Road is in a poor state and would likely need to be replaced in the near future. The plans also fail to detail additional fencing (referenced as brick piers for letterboxes) which run parallel from Clayton Road to the frontages of Dwellings 9 and 10).

Low, 1.2m high transparent fencing (aluminium battens with brick piers) is proposed within part of the front setback of Dwelling 1. This is more in keeping with the preferred character outcomes for the site.

The utilisation of this existing fencing is not supported given the full site re-development and the objectives behind the requirement for lower scale fencing, to provide for open garden settings and improved landscaped outcomes.

Sense of Address

Standard B26 “dwelling entry” of clause 55.05-2 seeks ‘to provide each dwelling or residential building with its own sense of identity’, whilst Standard B12 “safety” of clause 55.03-7 seeks to enable ‘entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways’.

Dwellings 2, 3, 4 and 5 entrances are proposed via the shared accessway. There are no ground floor windows located adjacent to these entrances, and the only passive surveillance of this space is associated with dwellings 6, 7, 8 and 9. The porches are narrow spaces with entrances that are obscured and isolated from the street and resulting in a lack of sense of address which does not meet the Rescode objective or basic CPTED principles (Crime Prevention Through Environmental Design).

The location of the entrances is also considered to create a conflict with pedestrians and vehicles due to the close proximity of the garage and dwelling entries with no landscaping or spacing in between. Although the accessway includes paving to demarcate pedestrian access it is not considered that this single visual cue is satisfactory. Furthermore, the width of the accessway is only 5.93 metre wide at its shortest point and there is potential conflict points with multiple vehicles and pedestrians using the shared accessway at the same time.

Design Detail

The proposed townhouses are contemporary in nature, with the use of a gable roof element which responds to the dominance of pitched roof forms in the area. The development is to be constructed with a mixture of face brick, rendered finish and metal cladding which respond to existing materials found within the surrounding area.

Service cupboards are also proposed within the front setback of Clayton Road, however, are set back 2.5 metres from the street. No details about how this or the bench seat proposed will present to the street are provided.

External Amenity impacts

Visual Bulk

Standard B17 varied by Schedule 3 to the General Residential Zone requires that “A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres.”

As Clayton Road is the front of the site the rear boundary would be the western boundary. The proposal is setback a minimum of 3.174 metres from the rear boundary, thus not meeting the standard. It is noted however that the development provides for a setback of greater than 5 metres from the northern boundary of the site.

This provision seeks a setback to enable the presence and continuation of a backyard spine corridor. However, it is evident from aerial photographs that there is no clear backyard spine corridor within this section of Clayton Road. It is also important to note that the western boundary of the site does not align with the rear boundary of properties to the north. However, appropriate setbacks should still be provided to ensure the provision of suitable landscaping and reduce visual bulk impacts to adjoining properties.

It is considered that the proposal will result in unreasonable bulk impacts to the adjoining properties to the rear/west (1/13 and 2/13 Boyd Avenue). Dwellings 5 and 6 abut the western boundary, with a separation between the two dwellings located central to the site.

At the ground floor, the dwellings are set back 3.29 metres from the western boundary. Within this setback is a 1.83m wide easement, two visitor parking spaces, a vehicle reversing space and two service areas. The first floor, in part is also set back 3.29 metres from the boundary with some areas increasing to 3.768m-4.309m.

Whilst the setbacks meet Standard B17 setbacks (with the exception of the 'rear setback' variation), it is not considered that the proposed setbacks are sufficient to allow the softening of the built form with the use of landscaping along this interface as there is insufficient area for the planting of any form of meaningful landscaping. Further to this, the setbacks provided fail to provide for appropriate articulation to minimise unreasonable bulk impacts.

Overshadowing

Overall, the overshadowing of the development to adjoining properties is considered acceptable and in accordance with Standard B21 of Clause 55.04-5.

The only abuttal which would be impacted by overshadowing could be units 1 and 2 of 13 Boyd Avenue, given the properties are located west of the site.

The proposal will not result in any additional overshadowing into the primary areas of secluded private open space of these two properties, between 9am and 3pm at the September equinox however the development will result in an increase in overshadowing to the secondary open space area within the front setback of Unit 1/13 Boyd Avenue at 9.00am but by 10am there is no shadowing. This is considered acceptable in terms of the standard and given there is no impact to the primary area of secluded private open space.

Daylight Impacts to Adjoining Habitable Room Windows

There are no northern facing windows adjacent to the site. Setbacks of the proposed development from windows to the north and west meet the numerical requirements.

Overlooking

The proposed development generally complies with the overlooking requirements of Clause 55.04-6. Screening and provision of obscure glazing has been provided to respond to overlooking of the adjoining properties to a height of 1.7m above floor level, in accordance with ResCode. Screening measures have been provided to protect adjoining habitable room windows and secluded private open space within 9 metres of the boundary from the upper storeys. A new 1.8m high paling fence is proposed along the northern boundary and a 1.6m high fence adjacent to the western boundary.

However, Dwelling 5 first floor balcony off bedroom 1 overlooks into the SPOS (secluded private open space) alfresco of 2/13 Boyd Avenue. If a permit were to be issued, additional screening to prevent the overlooking would be required, or at a minimum a sectional diagram showing that no unreasonable overlooking will occur.

On site amenity and facilities

Private Open Space (POS)

Dwellings 1 to 5 provide open space at ground level while Dwellings 6 to 10 provide open space through balconies located on the first-floor level.

Dwelling 3 and 4 do not provide the minimum 75sqm of POS as required, only providing 64sqm and 67sqm respectively. The provision of SPOS within the front setback of Clayton Road for Dwelling 1, as well as the secondary ground level open space area for units 9 and 10, is also not considered acceptable, eroding opportunities for landscaping at the front setback of the site and relying on existing high fencing located on the site to justify this intrusion.

Dwelling 6 to 10 each contain balconies which exceed 10sqm in area and have a width of at least 2 metres. The balconies are located to the north of the dwellings and will receive appropriate solar access.

Internal views

Standard B23 of Clause 55.04-7 requires *windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.*

Dwellings 1, 2, 3, 4 and 5 all contain unscreened balconies with access from bedroom 1 on the north side of the development which results in overlooking to the SPOS of the other dwellings.

The SPOS of Dwellings 2, 3 and 4 each receives extensive overlooking from adjoining dwellings within the development. Whilst this could be addressed with additional screening measures, this is not the most desirable outcome and a poor design outcome for a new development.

Landscaping

The landscaping opportunities on site are considered limited as a result of the proposed layout of the development. This is for a number of reasons, outlined below.

The proposal seeks a significant amount of hard paving across the site, within the front, side and rear setbacks of the site as well as central to the site which is dominated by garages and accessways.

Whilst on plan, the development proposes a total of 25 canopy trees around the north and east boundaries of the site, the heights of these trees range from 9 to 10 metres at maturity which may match but not exceed the 3-storey height of the dwellings.

Landscaping will have a poor presence to the street given the retention and modification of existing high fencing to both frontages, the location of the visitor car space on Boyd Avenue, the service yard to Dwelling 10 fronting the street and the presence of multiple pedestrian entry pathways. The design is therefore not providing a sufficient response which maximises landscape opportunities and responds to the character guidelines of the Planning Scheme.

Further to this, it is considered that the two canopy trees located outside of the property boundary, within the title splay should not be relied upon for canopy contribution as not only are these trees poor specimens, but they are located outside the Title boundary and may impact on future pedestrian and vehicle sight lines. It is noted that on the Landscape Plan, these are incorrectly shown as being located within the title boundary of the site and have different tree reference numbers.

The proposal provides for insufficient landscaping adjacent to the western boundary of the site. Given the easement along this boundary, combined with the service yards and car parking areas, any landscaping extending above the fence line will not be provided adjacent to this interface with small shrubs being proposed only. This will have a significant impact on the adjacent dwellings at 13 Boyd Avenue and from the southern streetscape, where the three-storey built form will not be softened or screened and will not contribute to the garden city character of the municipality.

A number of canopy trees were removed from the site along the west and south boundary within 12 months prior to the application being made. One of the trees removed was a relatively tall tree located along the west boundary. It is considered that if the tree was to remain Council would have sought for it to be incorporated into the proposals design.

The application proposes to remove a Council street-tree on Clayton Road to accommodate the proposed vehicle crossing. Council is not supportive of the removal of this tree and should be able to be retained with a site responsive design.

All of these factors significantly restrict opportunities for landscaping and is symptomatic of an over development of the site.

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 Dwellings	Clause 52.06 Requirement	Car spaces required	Car spaces provided
Three bedrooms or more dwelling	10	(2 spaces/ three bedroom	20	20
Visitor Parking	N/A	1 space for every 5 dwellings	2	2
Total	10		22	22

The proposed car parking provision on the site meets the statutory requirement. However, the location and functionality of both visitor spaces is questioned and raises concerns, as further discussed below.

Access to Clayton Road is managed by Department of Planning and Transport (DPT). DPT had no objection to the traffic volume or the alteration of access to Clayton Road.

Vehicle access within the site (in and out of garages) is considered acceptable, however, the location of visitor car spaces is not considered acceptable. It is also reiterated that there is a significant design issue of pedestrian and vehicular conflict with the poor locations of the dwelling entries with limited line of sight, passive surveillance and zero landscaping.

Visitor car space 2, located on the western side of Dwelling 5 is not appropriate in terms of its siting. The space is not visible from the accessway. Swept path diagrams have not been provided to suggest that if the space is occupied, that a second visitor will be able to turn around on the site and exit in a forward direction. There is also concern about safety and amenity for the dwelling immediately abutting this visitor space in the context of its dwelling entry.

Visitor car space 1, which proposes access directly from Boyd Steet is not supported given its location within the front setback of the street. Not only does it take up landscaping opportunities within the property but also within the street, and the design is such that vehicles would requiring reversing directly into Boyd

Avenue. This space is also isolated from the dwellings and does not provide an appropriate pedestrian connection for visitors to the property. This is a poor outcome requiring a vehicle crossover for one visitor space, the size of the site is significant and should be able to incorporate visitor parking appropriately on site without this poor design solution.

Council's Waste Department has advised that Council collection will not be supported for the proposal, and that private collection must occur on the site. It is unclear if a waste truck would be able to turn around on the site and exit the site in a forward direction. It is noted that all vehicles, including the waste vehicle will be required to enter and exit the site in a forward direction.

CONCLUSION:

The development of the land for a multi-storey residential building is consistent with relevant urban consolidation and increased density objectives as envisaged by relevant provisions of the State, Regional and Local Planning Policy Framework. However, there is significant concern that the proposed development does not respond to its sensitive residential interface within a low-rise residential neighbourhood and is not site responsive.

The proposal 3 storey height and lack of variation of setbacks with minimal landscaping opportunities raises concerns with relevant objectives including car parking design, height, built form and scale, landscaping provision, internal amenity and amenity impacts to adjoining properties.

The proposal as submitted is considered an overdevelopment and should not be supported by Council. It is recommended that a Notice of Decision to Refuse the application be issued.

LIST OF ATTACHMENTS:

- Attachment 1 – Proposed Development Plans
- Attachment 2 – Aerial Photograph (February 2022)
- Attachment 3 – Zoning and Overlays Map
- Attachment 4 – Objector Properties Location Map

MULTI-RESIDENTIAL DEVELOPMENT 101-105 CLAYTON ROAD, OAKLEIGH EAST

Attachment 1: 101-105 Clayton Road, Oakleigh East



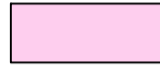
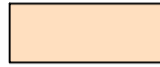


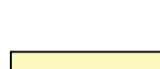

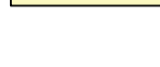
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TP-28	DEVELOPMENT ANALYSIS











LOCAL PLANNING CONTROLS

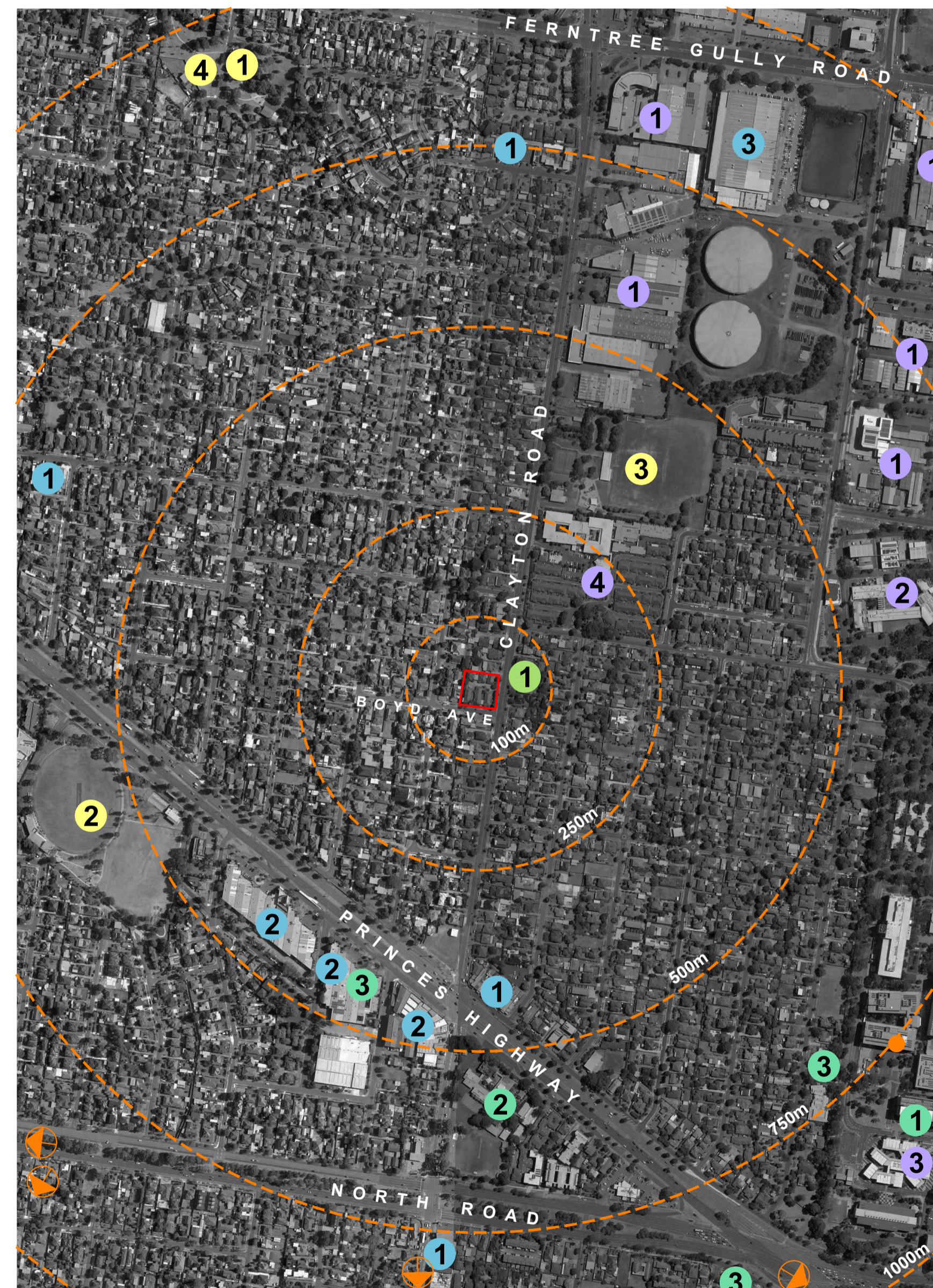
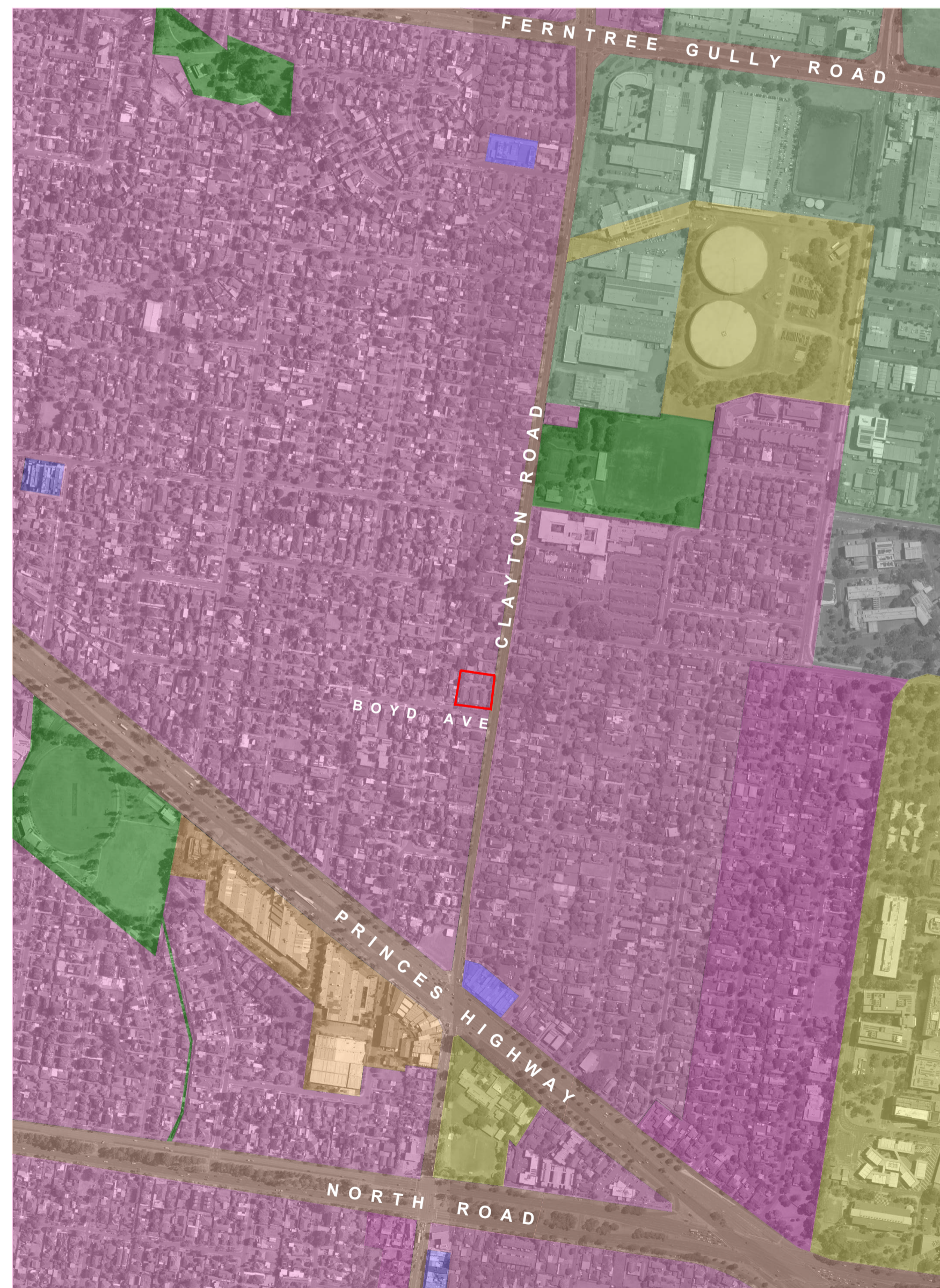
PLANNING ZONES			
	CA COMMONWEALTH LAND		SUZ SPECIAL USE ZONE
	GRZ GENERAL RESIDENTIAL ZONE (SUBJECT SITE - GRZ3)		INZ INDUSTRIAL USE ZONE
	RGZ RESIDENTIAL GROWTH ZONE		CZ COMMERCIAL ZONE
	PUZ PUBLIC USE ZONE		TRZ TRANSPORT ROAD ZONE
	PPRZ PUBLIC PARK & RECREATION ZONE		

LOCAL AMENITY

GREEN SPACE & ACTIVITIES	RETAIL, FOOD & DRINK	FURTHER AWAY
 1 FE HUNT RESERVE	 1 STRIP SHOPS	 2,100m WOOLWORTHS
 2 PRINCES HIGHWAY RESERVE	 2 SHOPPING PRECINCT	 2,900m COLES
 3 CARLSON AVENUE RESERVE	 3 BUNNINGS	 4,100m MONASH MEDICAL CENTRE
 4 SCOUT GROUP	EMPLOYMENT / BUSINESS ACTIVITY CENTRE	 3,200m SOUTH OAKLEIGH COLLEGE
MEDICAL	 1 FTREE GULLY ROAD BUSINESS AREA	
 1 MEDICAL CENTRE	 2 CSIRO	
EDUCATION	 3 MONASH UNIVERSITY	
 1 MONASH UNIVERSITY	 4 AGED CARE	
 2 CLAYTON NORTH PRIMARY SCHOOL		
 3 CHILDCARE		

LOCAL CONNECTIVITY

ROADS	PUBLIC TRANSPORT
 ARTERIAL ROAD	 BUS ROUTES 733 OAKLEIGH - BOXHILL
 MAIN ROAD	800, 802, 804, 862, 601, 900, 630, 703 & 631
 SIDE STREET	 LOCAL BUS STOP
 MINOR STREET, LANE, OR ALLEYWAY	 1,800m CLAYTON TRAIN STATION PACKENHAM / CRANBOURNE
 4,800m MONASH FREEWAY ON-RAMP	



RPC ARCHITECTS
 102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
 W www.rpcarchitects.com.au

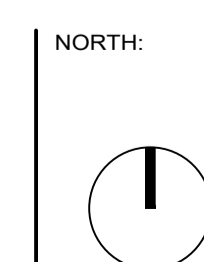
ISSUE: DATE: AMENDMENT:
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 B 08.02.23 RFI RESPONSE. NO CHANGE FROM ISSUE A.

ISSUE: DATE: AMENDMENT:
RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:
PELLICANO SUPERANNUATION PTY LTD

PROJECT:
PROPOSED MULTI-UNIT DEVELOPMENT AT: 101-105 CLAYTON ROAD, OAKLEIGH EAST

DRAWING TITLE:
NEIGHBOURHOOD ANALYSIS



DRAWING No.:
TP-02
 ISSUE:
B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.
 DATE: FEB. 2022 JOB No.:
 REF: 2036 - TP
 DRAWN BY: KC **2036**

DEVELOPMENT CONTEXT

4,300m
568 NEERIM ROAD
HUGHESDALE

STAGE	COMPLETED
ZONE	GRZ2
DWELLINGS	26
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

1,800m
636 BLACKBURN ROAD
NOTTING HILL

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	19
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

3,200m
1 BERYL AVE
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ1, DP05
DWELLINGS	83 (18 3-STOREY)
FLOOR LEVELS	3 MAX
TYPOLGY	TOWNHOUSES

150m
115 CLAYTON ROAD
OAKLEIGH EAST

STAGE	PRE-DEVELOPMENT
ZONE	GRZ3
DWELLINGS	15
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

3,000m
2 MILL ROAD,
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ5
DWELLINGS	5
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

2,600m
48 HAUGHTONS ROAD
OAKLEIGH

STAGE	COMPLETED
ZONE	GRZ3
DWELLINGS	2
FLOOR LEVELS	3
TYPOLGY	TOWNHOUSES

250m
27 KOONAWARRA STREET
OAKLEIGH EAST

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	34
FLOOR LEVELS	3
TYPOLGY	APARTMENTS

650m
474-1478 NORTH ROAD
CLAYTON

STAGE	COMPLETED
ZONE	RGZ3
DWELLINGS	21
FLOOR LEVELS	3 + BASEMENT
TYPOLGY	TOWNHOUSES

750m
1726-1728 DANDENONG ROAD &
1453-1457 NORTH ROAD, CLAYTON

STAGE	COMPLETED
ZONE	GRZ6
DWELLINGS	100 +
FLOOR LEVELS	4 + BASEMENT
TYPOLGY	STUDENT HOUSING



NEIGHBOURHOOD CONTEXT

DWELLING & STOREYS

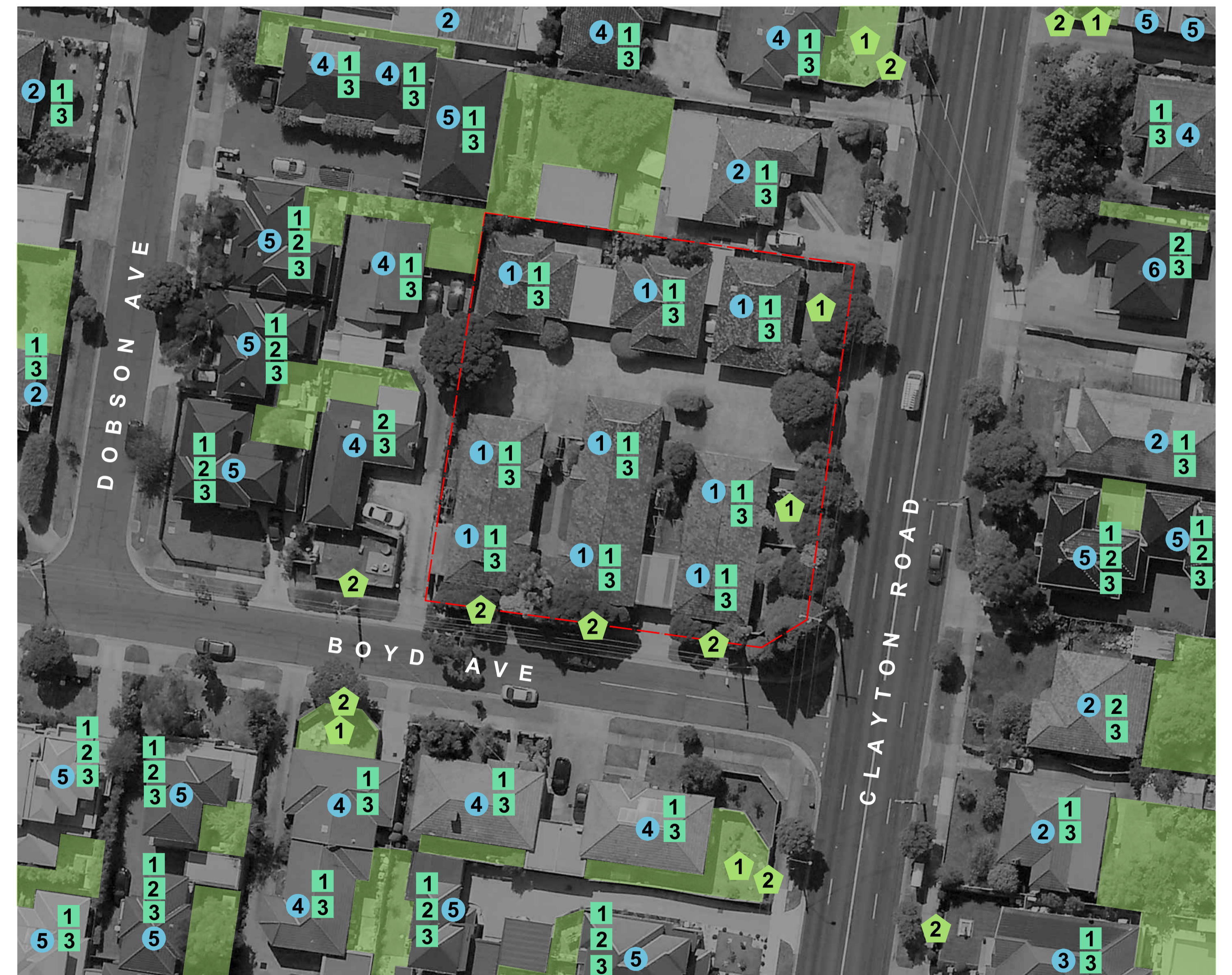
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- 2 SINGLE STOREY DWELLING ON BLOCK
- 3 DOUBLE STOREY DWELLING ON LOCK
- 4 MULTI-UNIT DEVELOPMENT / SUBDIVISION SINGLE STOREY DWELLING
- 5 MULTI-UNIT DEVELOPMENT / SUBDIVISION DOUBLE STOREY DWELLING
- 6 COMMERCIAL PREMISES

FACADE & FORM

- 1 BRICK FACADE
- 2 WEATHERBOARD FACADE
- 3 PITCHED ROOF

FENCE & PRIVATE OPEN SPACE

- PRIVATE OPEN SPACE
- 1 PRIVATE OPEN SPACE IN FRONT SETBACK
- 2 > 1.5m HIGH FRONT FENCE



RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

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CLIENT:
PELLICANO SUPERANNUATION PTY LTD

PROJECT:
PROPOSED MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD, OAKLEIGH EAST

DRAWING TITLE:
NEIGHBOURHOOD CONTEXT

NORTH:

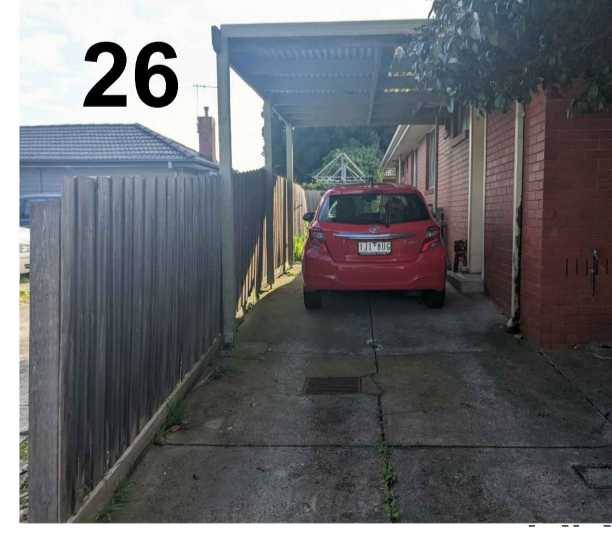
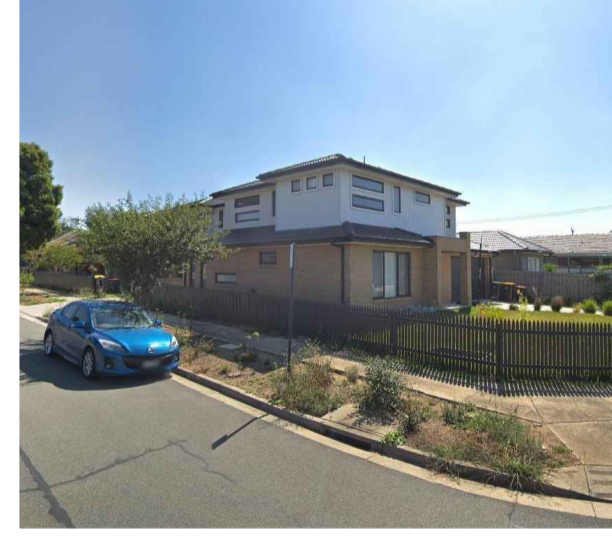
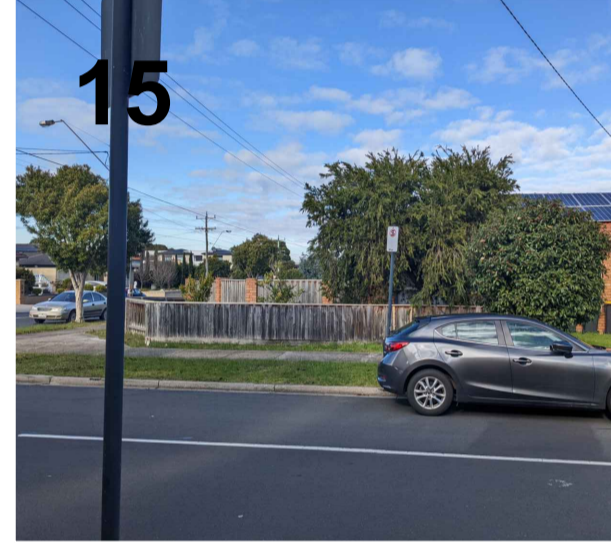
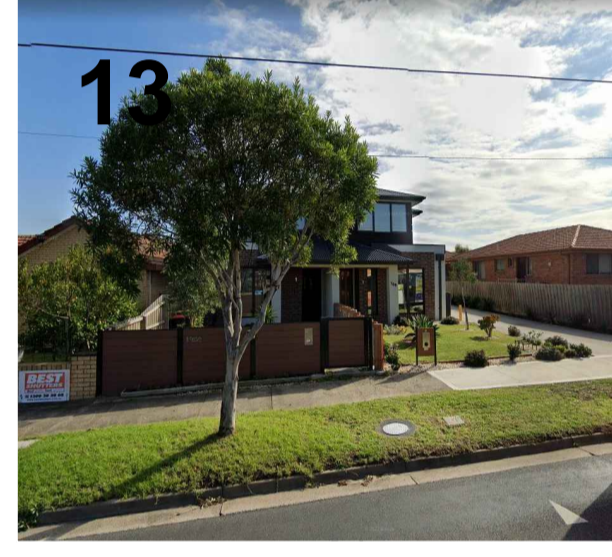
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DATE: FEB. 2022 JOB No.:
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DEVELOPMENT CONTEXT



C
CHITECTS

102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

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CLIENT:
PELLICANO
SUPERANNUATION
PTY LTD

PROJECT:
PROPOSED
MULTI-UNIT
DEVELOPMENT AT:
101-105 CLAYTON
ROAD, OAKLEIGH EAST

DRAWING TITLE:
STREET
CONTEXT

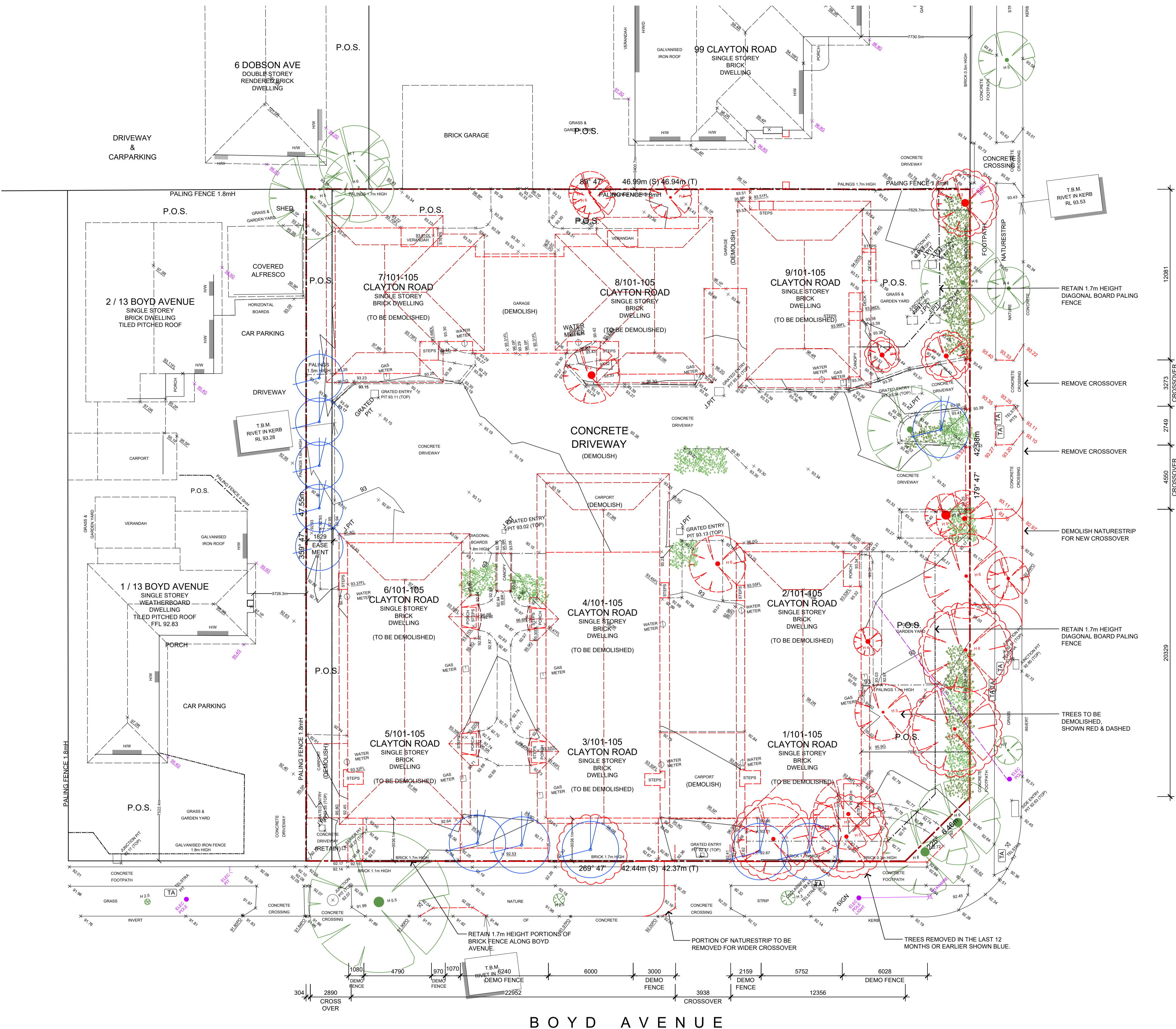
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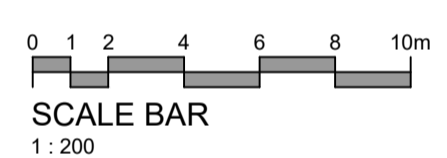


LEGEND

- BUILDING TO BE DEMOLISHED
- NEIGHBOURING DWELLING
- TREE REMOVED IN THE PAST 12 MONTHS, OR EARLIER (UNKNOWN REASON) REFER LANDSCAPE AMENDMENT PLAN: PROJECT No. 22-126 (SUBMITTED TO COUNCIL OCTOBER 2022)
- TREE/LARGE SHRUB TO BE REMOVED
- TREE TO BE RETAINED

RPC ARCHITECTS
 102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
 W www.rpcarchitects.com.au

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B	08.02.23	RFI RESPONSE - AMENDED LEGEND FOR DEMO TREES. - CORRECTED 2 TREES IN UNIT 1'S POS: NOW SHOWN AS TO BE REMOVED. - CORRECTED TO SHOW 1 TREE TO UNIT 3 AS "ALREADY REMOVED" (MISSED IN ORIGINAL PLANNING APPLICATION). - AMENDED TO REMOVE 3 TREES IN FRONT OF UNIT 9. - AMENDED TO REMOVE 1 TREE IN FRONT OF UNIT 2. - AMENDED TO REMOVE 1 TREE IN FRONT OF UNIT 1.



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

NORTH:

DRAWING No.: **TP-05**

ISSUE: **B**

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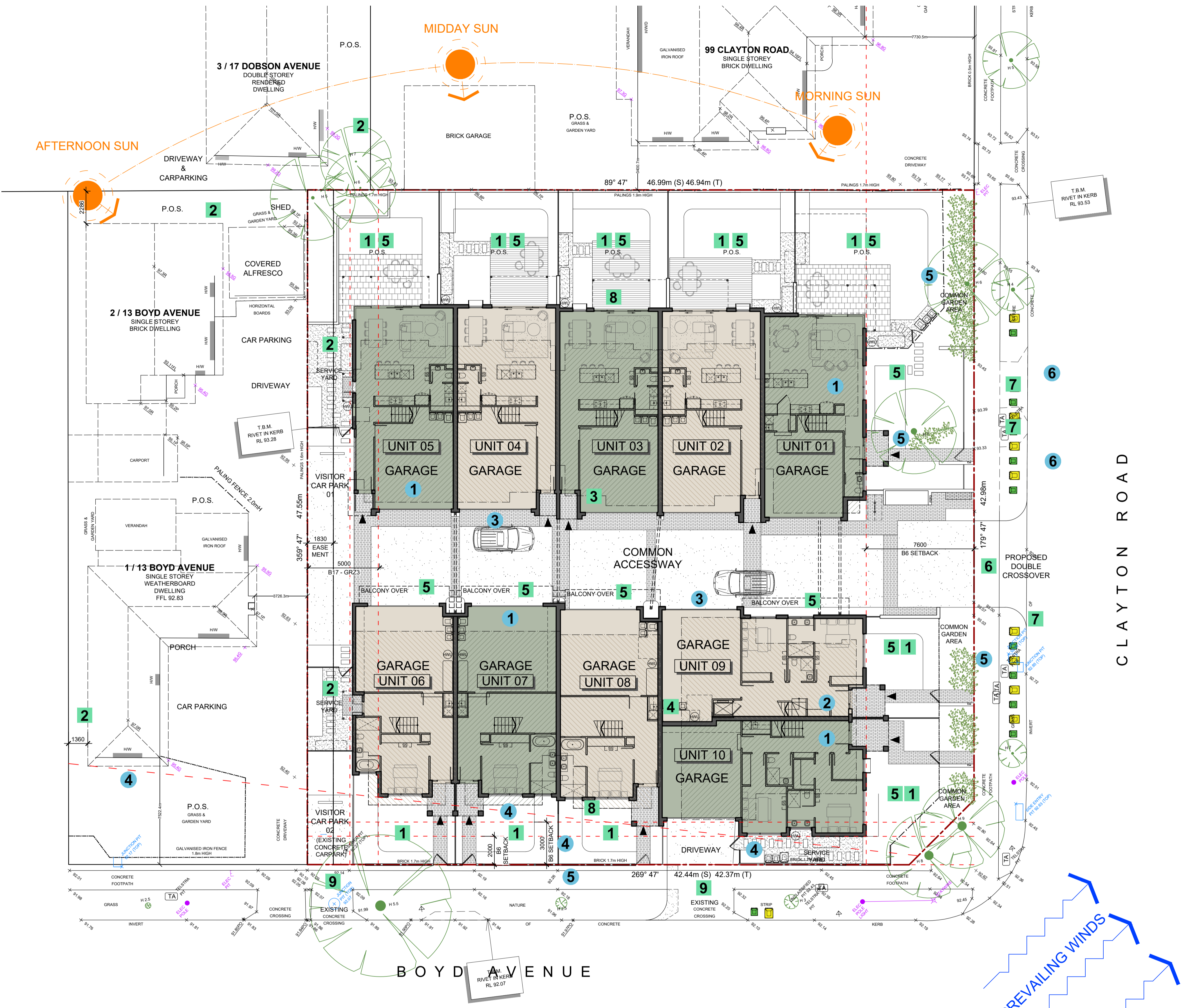
DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

EXISTING CONDITIONS AND DEMOLITION PLAN
 SCALE 1:150

RFI
RESPONSE
NOT TO BE USED FOR CONSTRUCTION





DESIGN RESPONSE PLAN
SCALE 1:150

DESIGN RESPONSE

NEIGHBOURHOOD CHARACTER

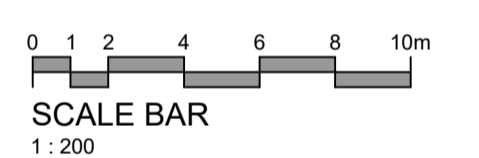
- 1 MIX OF LIVING TYPOLOGIES FOR DWELLING DIVERSITY, LIFESTYLE DIVERSITY AND INCOME DIVERSITY.
- 2 MIX OF DWELLING ACCESSIBILITY TO BE INCLUSIVE OF COMMUNITY NEEDS.
- 3 GARAGE DOORS MOVED OFF-STREET TO REDUCE GARAGE-DOMINANT STREET FRONTAGES
- 4 UNITS 06-10 ARE STAGGERED BACK FROM BOYD AVENUE TO TIE INTO THE SETBACK & CHARACTER OF FURTHER ALONG BOYD AVENUE.
- 5 INTEGRATION OF CONSTRUCTION DETAILS SEEN IN OLDER & NEWER EXISTING BUILDING STOCK OF THE AREA:
HIT & MISS BRICKWORK
LOWER LEVEL BRICK WALLS
BRICK FRONT FENCE
PITCHED ROOFS
PROJECTING ENTRY PORCH
- 6 OPPORTUNITY FOR NEW STREET TREES ALONG CLAYTON ROAD, IN KEEPING WITH MONASH CITY COUNCIL'S GARDEN CHARACTER

SITE LAYOUT AND BUILDING MASSING

- 1 PRIVATE LANDSCAPED AREAS FOR EACH DWELLING
- 2 DECREASED REAR SETBACK IN KEEPING WITH TYPICAL SMALL SETBACK NEIGHBOURHOOD CHARACTER.
- 3 REDUCED FOOTPRINT OF UPPER LEVELS ALLOWS FOR LIGHT PENETRATION TO SOUTHERN DWELLINGS & COMMON ACCESSWAY
- 4 CLEAR BREAK IN MASS AT FIRST FLOOR TO REDUCE OVERALL BULK.
- 5 NORTH-FACING S.P.O.S AND SECONDARY BALCONIES
- 6 ONE CROSSOVER TO CLAYTON ROAD, INSTEAD OF TWO CROSSOVERS AND A SPLASHBACK
- 7 REMOVE TWO SINGLE CROSSOVERS AND REDUNDANT CROSSOVER TO CLAYTON ROAD. INCREASE OF GREEN NATURESTRIP TO STREET FRONTAGE.
- 8 RHYTHMIC TOWNHOUSE FEEL OF DEVELOPMENT
- 9 MAINTAIN EXISTING CROSSOVER

RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE, NO CHANGE FROM ISSUE A.



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**DESIGN REPOSE
PLAN**

NORTH:
↑

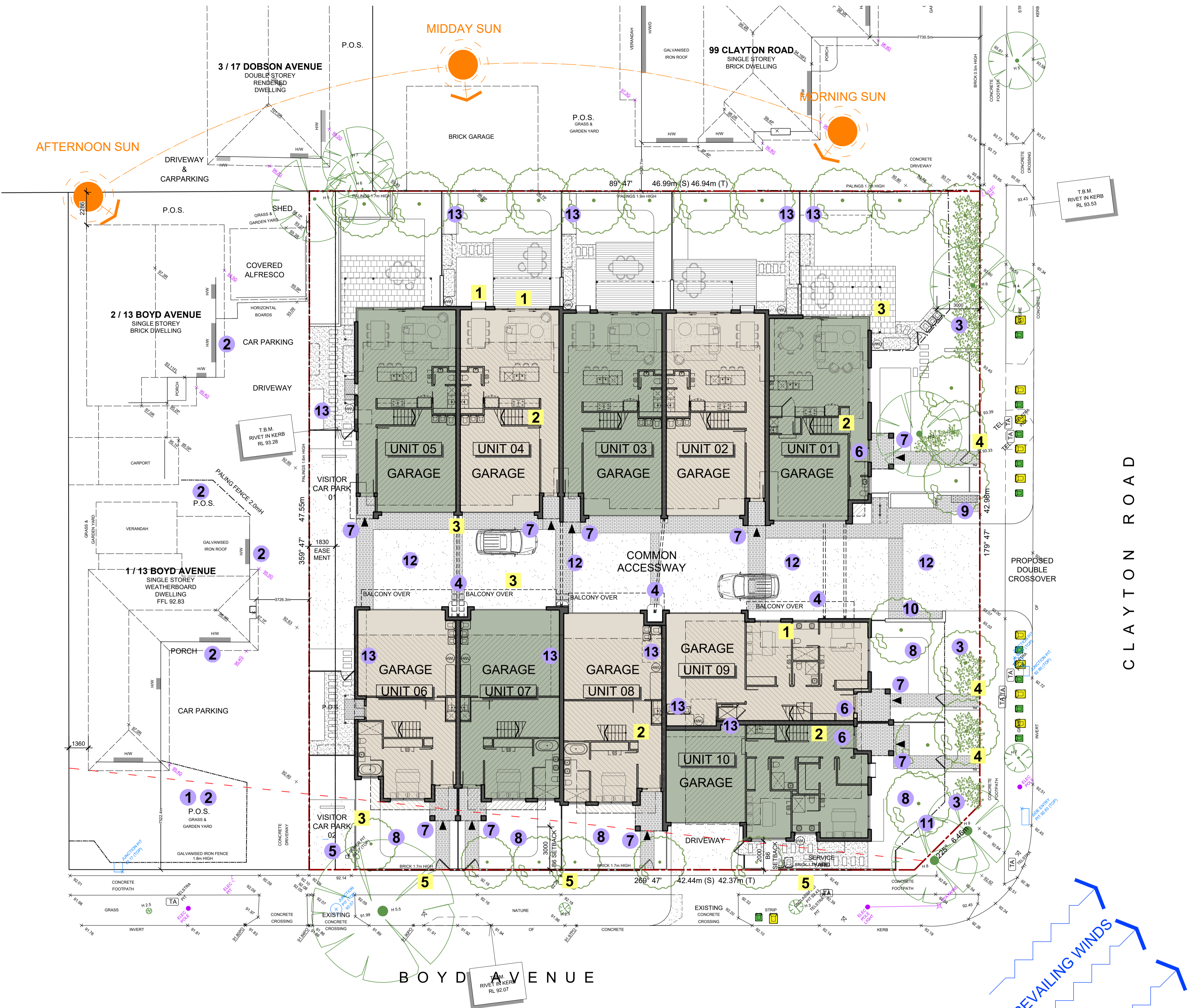
DRAWING No.:
TP-07

ISSUE:
B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.

DATE: FEB. 2022
REF: 2036 > TP
DRAWN BY: KC

JOB No.:
2036



DESIGN RESPONSE

AMENITY

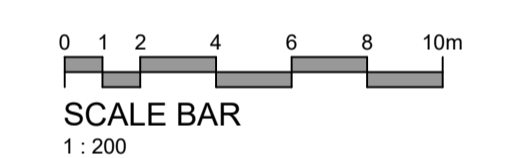
- 1 FURTHER OVERSHADOWING OF NEIGHBOURING PRIVATE OPEN SPACES ONLY OCCURS BETWEEN 9-10AM.
- 2 OVERLOOKING TO NEIGHBOURING WINDOWS & PRIVATE OPEN SPACE IS MITIGATED THROUGH PRIVACY DEVICES ON PROPOSED LEVEL 1 & 2
- 3 LARGE AND WELL PLANTED, COMMON GARDEN AREA OPEN TO CLAYTON ROAD
- 4 VEGETATION BREAKS ALONG COMMON ACCESSWAY
- 5 REUSE EXISTING CARPARK SPACE FOR NEW VISITOR CARPARK
- 6 DDA ACCESSIBLE FROM MUNICIPAL FOOTPATH TO INTERIOR OF GROUND FLOOR FOR UNITS 1, 9 AND 10.
- 7 CHANGE OF MATERIALS PROVIDES CLEAR VISUAL IDENTIFICATION OF ENTRY PORCHES AND SENSE OF ADDRESS
- 8 GROUND LEVEL GARDEN SPACE PROVIDED FOR REVERSE-LIVING DWELLINGS.
- 9 COMMUNITY BENCHSEAT ADJACENT PEDESTRIAN ENTRY AND LETTERBOXES.
- 10 PEDESTRIAN REFUGE ALONG COMMON ACCESSWAY
- 11 SITE AND STREET CORNER IS SOFTENED BY TREES AND WELL PLANTED COMMON GARDEN AREA.
- 12 VISUAL AND TACTILE CHANGE IN MATERIAL TO PROMPT VEHICLE DRIVERS OF SHARED ACCESSWAY.
- 13 SECURE AND PRIVATE EXTERNAL STORAGE TO EACH DWELLING

DETAILED DESIGN

- 1 NORTH-FACING WINDOWS PROTECTED BY PERGOLAS, WINDOW HOODS OR PROJECTING ROOFS
- 2 CENTRALISED STAIR CORE ACTS AS THERMAL CHIMNEY FOR PASSIVE AIR CIRCULATION
- 3 ATTRACTIVE, MODERN AND WELL-PROPORTIONED FACADES PROVIDE VISUAL DIVERSITY TO THE NEIGHBOURHOOD & PROMINENT STREET CORNER.
- 4 PEDESTRIAN REFUGE OFF FOOTPATH FOR PRIVATE PEDESTRIAN GATES.
- 5 KEEP EXISTING BRICK FENCE TO RETAIN EXISTING NEIGHBOURHOOD CHARACTER AND SHOWCASE 1970'S BRICK CRAFTSMANSHIP.

RPC ARCHITECTS
 102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
 W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. - CHANGED "VERANDAH" TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

 PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**DESIGN REPOSE
 PLAN**

NORTH:

DRAWING No.:
TP-08

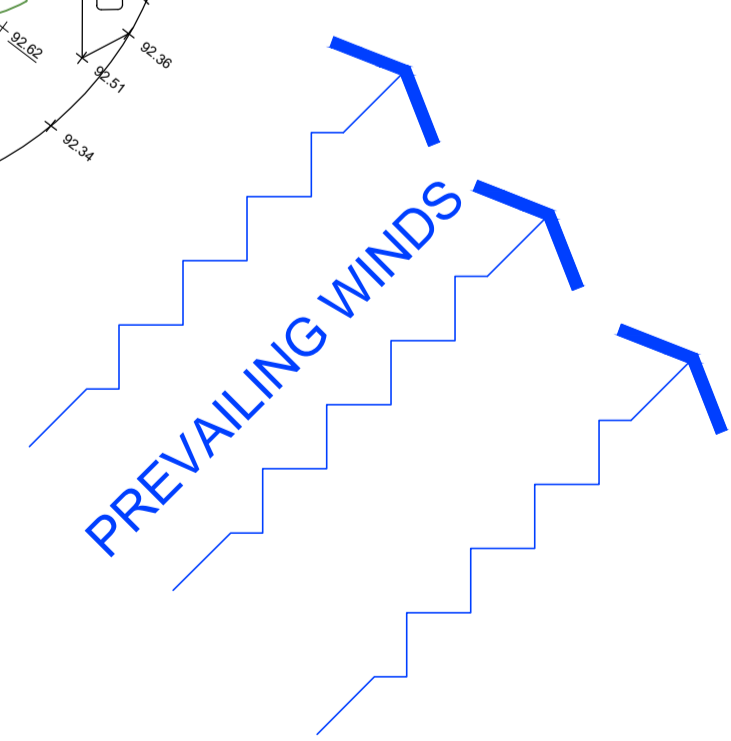
ISSUE:
B

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DATE: FEB. 2022
 REF: 2036 - TP
 DRAWN BY: KC

JOB No.:
2036

DESIGN RESPONSE PLAN
 SCALE 1:150





PLAN LEGEND

- PROPOSED DWELLINGS
- AHD AUSTRALIAN HEIGHT DATUM
- BB BALUSTRADE - BRICK
- BS BALUSTRADE - ALUMINIUM VERTICAL SLATS
- BP BREEZE PATH
- C CUPBOARD
- CU CONDENSER UNIT FOR HEAT/COOL
- Ex. EXISTING
- FB FENCE - BRICK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- FL FLOOR LEVEL TO AUSTRALIAN HEIGHT DATUM
- HLW HIGHLIGHT WINDOW STARTS ABOVE 1.7m ABOVE FLOOR LEVEL
- MB MAILBOX
- PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS. MIN. 75% OBSCURED TO 1.7m ABOVE FL
- SL SKYLIGHT
- SS SPLIT SYSTEM
- TEL TELSTRA PIT
- TG TRANSLUCENT GLAZING MINIMUM 75% OBSCURED
- TPZ TREE PROTECTION ZONE
- WH WINDOW HOOD
- EXISTING TREE
- PROPOSED TREE
- 240L RECYCLING BIN
- 120L FOGO BIN
- 120L GARBAGE BIN

102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	<ul style="list-style-type: none"> RFI RESPONSE AMENDED NOTE FOR RAINGARDEN ADDED BINS IN COLLECTION POSITION ON NATURESTRIP ADDED RETAINING WALL HEIGHT ADDED NOTES FOR SURFACE FINISHES ADDED TREE PROTECTION ZONES NOTE ADDED FOR UNIT NUMBER AND IDENTIFICATION LIGHT TO FRONT OF ALL PORCHES & ALSO UNIT NUMBER TO STREET-FACING SIDE OF UNIT 2-5 PORCHES "VERANDAH" CHANGED TO "PERGOLA" CORRECTED UNIT 7 PORCH SETBACK DIMENSION ADDED NOTE FOR DIRECTIONAL SIGNAGE TO UNITS 2-5 AMENDED UNIT 4 & 5 POS SIZE NOTES & DIMENSIONS ADDED FOR FRONT SETBACK EXISTING FENCE ADDED EXTRA NOTE FOR LIFT ADDED EXTRA NOTE FOR ACCESSIBLE PATH OF TRAVEL

SCALE BAR
1:100

RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**GROUND LEVEL
 FLOOR PLAN**

DRAWING No.:
TP-09

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 x TP
 DRAWN BY: KC

JOB No.:
2036

NORTH:

GROUND FLOOR PLAN
SCALE 1:100



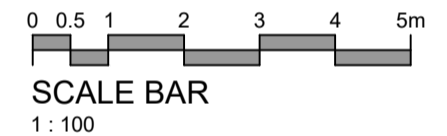
PLAN LEGEND

- PROPOSED DWELLINGS
- AHD AUSTRALIAN HEIGHT DATUM
- BB BALUSTRADE - BRICK
- BS BALUSTRADE - ALUMINIUM VERTICAL SLATS
- BP BREEZE PATH
- C CUPBOARD
- CU CONDENSER UNIT FOR HEAT/COOL
- Ex. EXISTING
- FB FENCE - BRICK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- FL FLOOR LEVEL TO AUSTRALIAN HEIGHT DATUM
- HLW HIGHLIGHT WINDOW STARTS ABOVE 1.7m ABOVE FLOOR LEVEL
- MB MAILBOX
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- SL SKYLIGHT
- SS SPLIT SYSTEM
- TEL TELSTRA PIT
- TG TRANSLUCENT GLAZING MINIMUM 75% OBTSCURED
- TPZ TREE PROTECTION ZONE
- WH WINDOW HOOD
- EXISTING TREE
- PROPOSED TREE
- 240L RECYCLING BIN
- 120L FOGO BIN
- 120L GARBAGE BIN

RPC ARCHITECTS
 102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
 W www.rpcarchitects.com.au

ISSUE: DATE: AMENDMENT:

A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - INCREASED IF BALCONY SIZE - OVERLOOKING SHOWN IN COMPLIANCE WITH B23. - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
 NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**LEVEL 1
 FLOOR PLAN**

NORTH:

DRAWING No.:
TP-10

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

LEVEL 1 FLOOR PLAN
 SCALE 1:100

BOYD AVENUE

CLAYTON ROAD

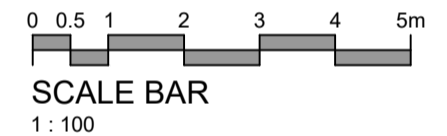


PLAN LEGEND

- PROPOSED DWELLINGS
- AHD AUSTRALIAN HEIGHT DATUM
- BB BALUSTRADE - BRICK
- BS BALUSTRADE - ALUMINIUM VERTICAL SLATS
- BP BREEZE PATH
- C CUPBOARD
- CU CONDENSER UNIT FOR HEAT/COOL
- Ex. EXISTING
- FB FENCE - BRICK
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- FS FENCE - VERTICAL ALUMINIUM SLATS
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- SL SKYLIGHT
- SS SPLIT SYSTEM
- TEL TELSTRA PIT
- TG TRANSLUCENT GLAZING MINIMUM 75% OBSCURED
- TPZ TREE PROTECTION ZONE
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- EXISTING TREE
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 102 Poath Road, Hughesdale
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 P 03 9564 6000
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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - "VERANDA" CHANGED TO "PERGOLA"

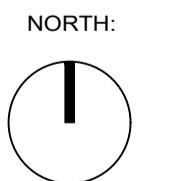


RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**LEVEL 2
 FLOOR PLAN**



DRAWING No.:
TP-11

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

LEVEL 2 FLOOR PLAN
 SCALE 1:150

BOYD AVENUE

CLAYTON ROAD

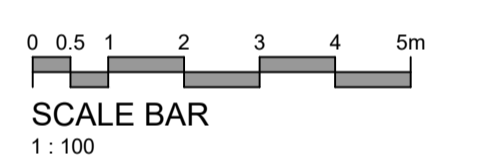


SHADOW DIAGRAM - 9am SEPTEMBER 22
SCALE 1:150

BOYD AVENUE

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102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - INCREASED IF BALCONIES BELOW. - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
ROOF PLAN

DRAWING No.:
TP-12

ISSUE:
B

DATE: FEB. 2022
REF: 2036 - TP
DRAWN BY: KC

JOB No.:
2036



SHADOW LEGEND

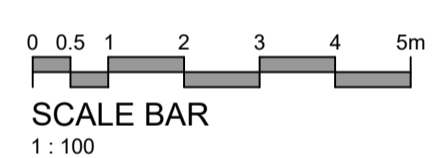
	EXISTING SHADOWS
	PROPOSED SHADOWS
	ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

1 / 13 BOYD AVENUE OVERSHADOWING AT 9am

TOTAL P.O.S. AREA	m ²	162.3	%	-
EXISTING SHADOWS	m ²	115.6	71.2	%
ADDITIONAL SHADOWS	m ²	6.1	3.7	%
TOTAL SHADOWS	m²	121.7	74.9	%
AREA NOT IN SHADOW	m ²	40.6	25.0	%

RPC ARCHITECTS
 102 Poath Road, Hughesdale
 PO Box 5111, Hughesdale 3166
 P 03 9564 6000
 F 03 9564 6099
 E office@rpcarchitects.com.au
 W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.

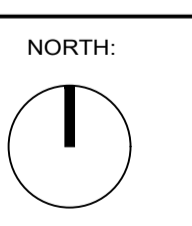


RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**SHADOW DIAGRAM
 9am SEPTEMBER 22**



DRAWING No.:
TP-13

ISSUE:
B

DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

SHADOW DIAGRAM - 9am SEPTEMBER 22
 SCALE 1:150

BOYD AVENUE

CLAYTON ROAD



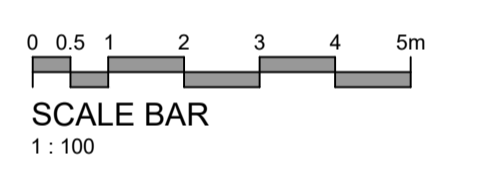
SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

1 / 13 BOYD AVENUE OVERSHADOWING AT 10am
NO OVERSHADOWING OF POS

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102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**SHADOW DIAGRAM
10pm SEPTEMBER 22**

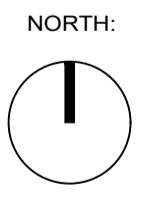
DRAWING No.:
TP-14

ISSUE: **B**
DATE: FEB. 2022
JOB No.:
REF: 2036 > TP
DRAWN BY: KC
2036

SHADOW DIAGRAM - 10am SEPTEMBER 22
SCALE 1:150

BOYD AVENUE

CLAYTON ROAD





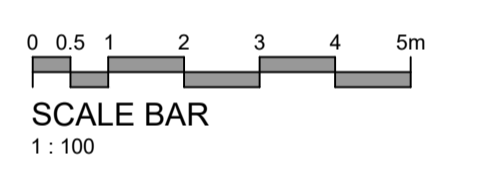
SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

1 / 13 BOYD AVENUE OVERSHADOWING AT 12pm
NO OVERSHADOWING OF POS

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102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
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ISSUE:	DATE:	AMENDMENT:
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B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.

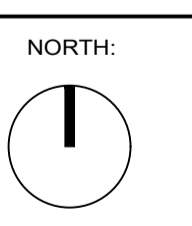


RFI RESPONSE
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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**SHADOW DIAGRAM
12pm SEPTEMBER 22**



DRAWING No.:
TP-15

ISSUE: **B** DATE: FEB. 2022 JOB No.:
REF: 2036 - TP DRAWN BY: KC **2036**

SHADOW DIAGRAM - 12pm SEPTEMBER 22
SCALE 1:150

BOYD AVENUE

CLAYTON ROAD



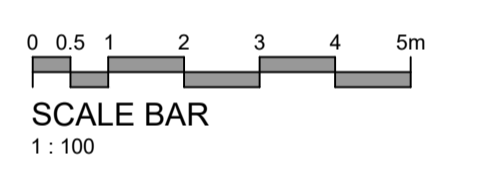
SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOWING TO NEIGHBOURING P.O.S.

1 / 13 BOYD AVENUE OVERSHADOWING AT 3pm
NO OVERSHADOWING OF POS

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102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
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ISSUE:	DATE:	AMENDMENT:
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B	08.02.23	RFI RESPONSE. NO CHANGE FROM ISSUE A.



RFI RESPONSE
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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
**SHADOW DIAGRAM
3pm SEPTEMBER 22**

NORTH:

DRAWING No.: **TP-16**

ISSUE: **B**

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS.

DATE: FEB. 2022
REF: 2036 > TP
DRAWN BY: KC

JOB No.:
2036

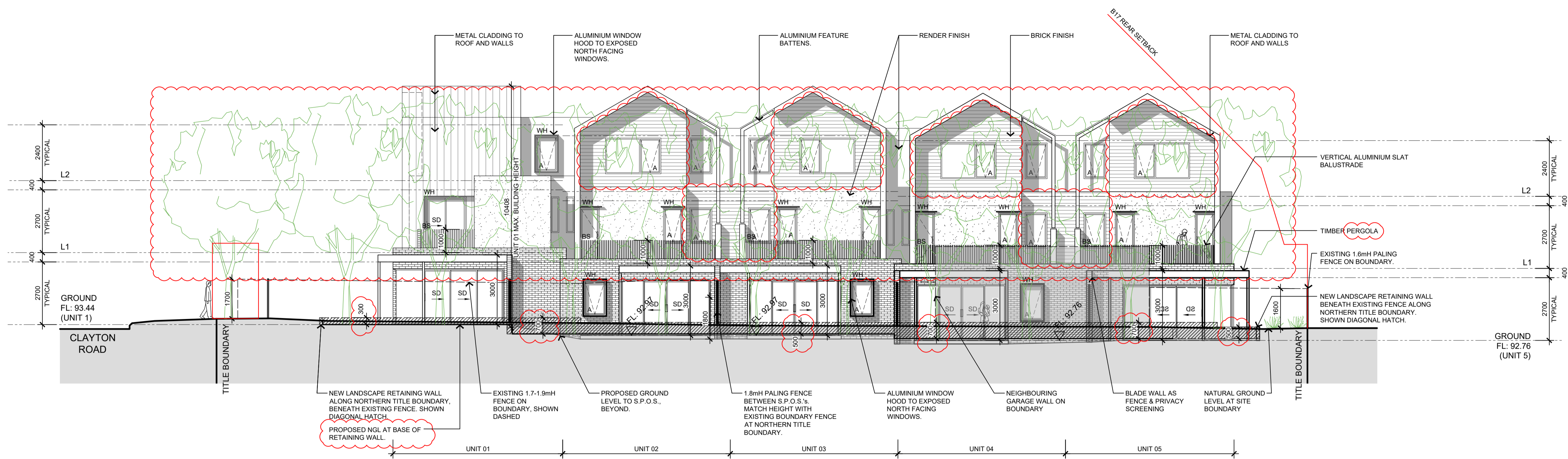
SHADOW DIAGRAM - 3pm SEPTEMBER 22
SCALE 1:150

BOYD AVENUE

CLAYTON ROAD

ELEVATION LEGEND

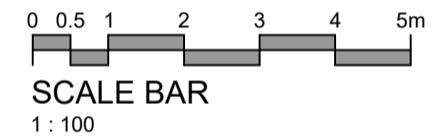
- NEIGHBOURING WALL ON BOUNDARY
- A AWNING WINDOW
- BB BALUSTRADE - BRICKWORK
- BS BALUSTRADE - VERTICAL ALUMINIUM SLATS
- FB FENCE - BRICKWORK
- FP FENCE - TIMBER PALING
- FS FENCE - VERTICAL ALUMINIUM SLATS
- PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
- SD SLIDING DOOR
- TG TRANSLUCENT GLAZING MIN. 75% OBSCURED
- WH WINDOW HOOD - SOLID ALUMINIUM
- WL WALL LIGHT - UP/DOWN SCONCE



NORTH ELEVATION
SCALE 1:100

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - HEIGHTS ADDED TO RETAINING WALL ALONG NORTH BOUNDARY - AMENDED PROPOSED TREE HEIGHTS - TREE REMOVED AT NORTH-EAST CORNER - EXISTING TREE REMOVED ALONG EAST - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH - "VERANDAH" CHANGED TO "PERGOLA" - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL

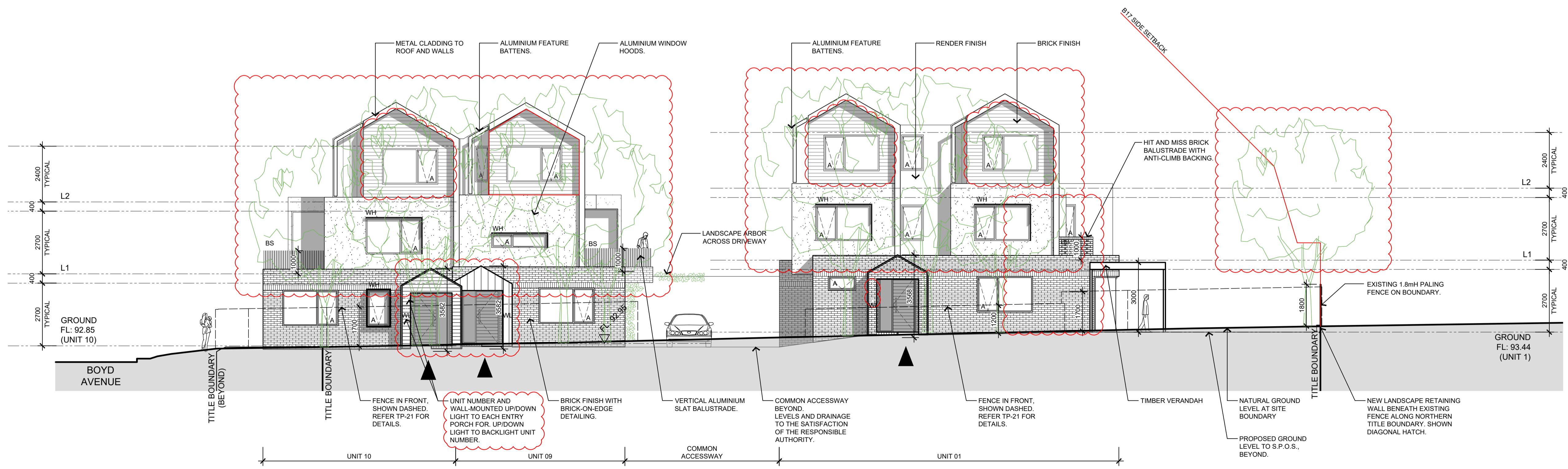


RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

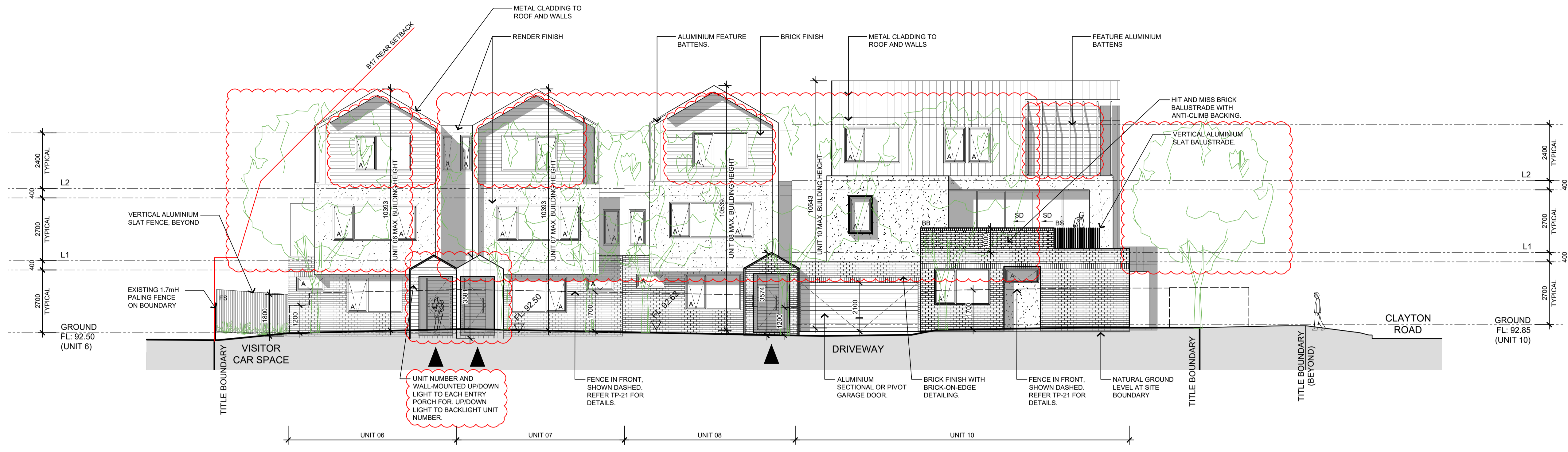
PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: NORTH:
**NORTH ELEVATION
EAST ELEVATION**



EAST ELEVATION - CLAYTON ROAD
SCALE 1:100

DRAWING No.:
TP-17
ISSUE:
B
DATE: FEB. 2022
JOB No.:
REF: 2036 > TP
DRAWN BY: KC
2036

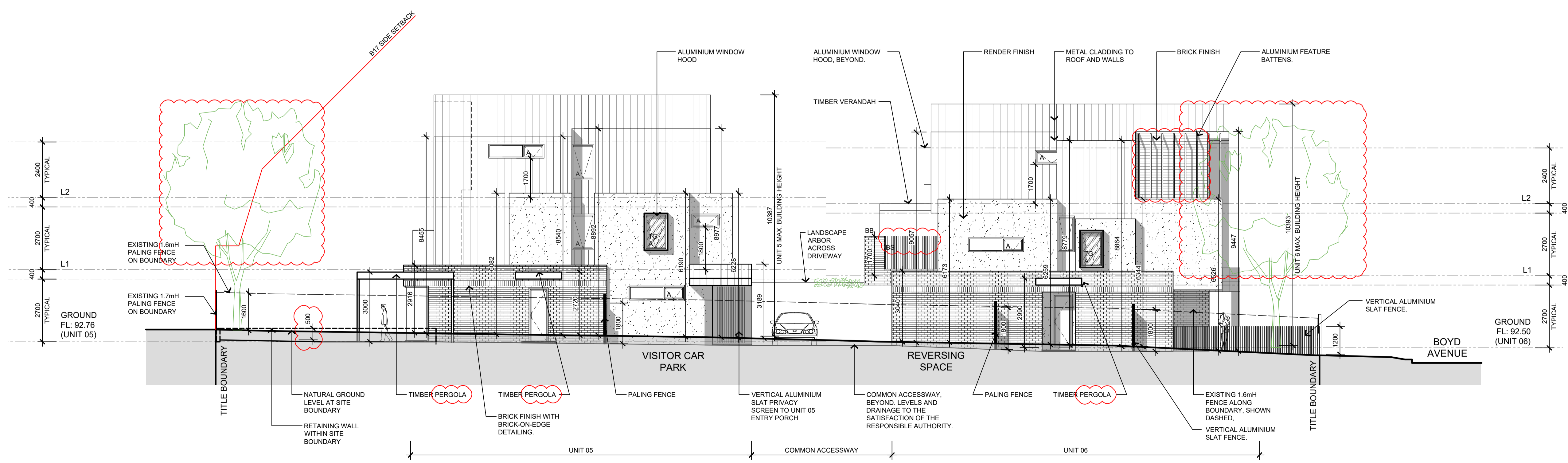
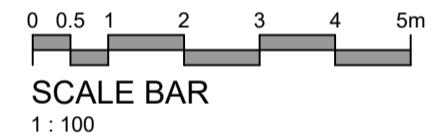


SOUTH ELEVATION - BOYD AVENUE
SCALE 1:100

ELEVATION LEGEND	
	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE

RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - RETAINING WALL HEIGHT SHOWN. - AMENDED PROPOSED TREE HEIGHTS - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH - "VERANDAH" CHANGED TO "PERGOLA" - CORRECTED BALUSTRADE HEIGHT TO UNIT 6 BALCONY. - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL



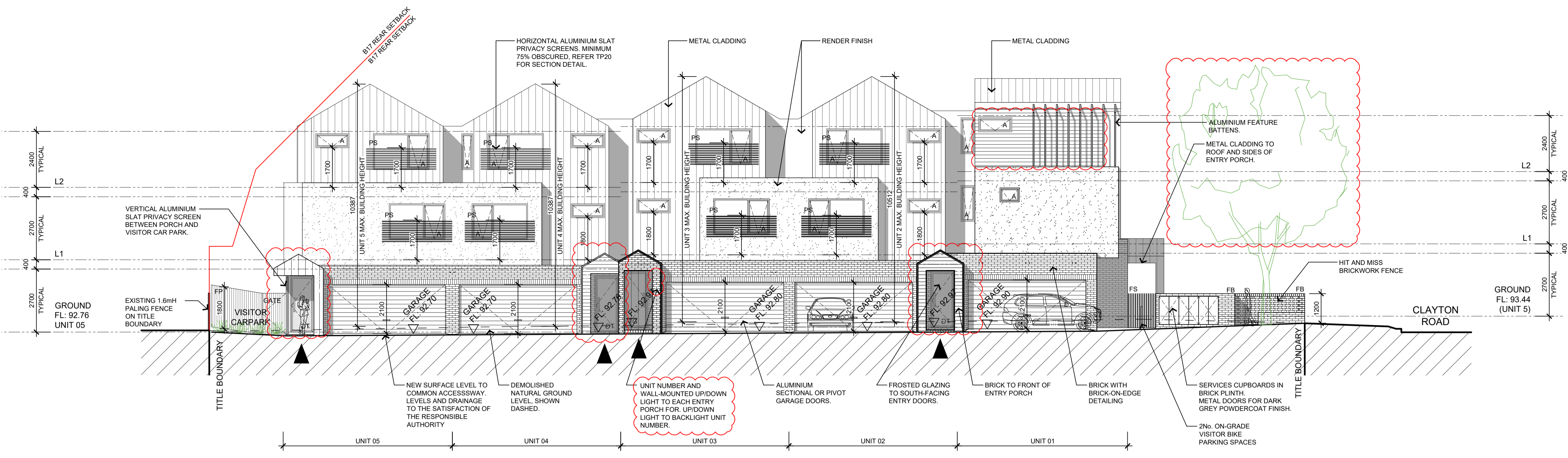
WEST ELEVATION
SCALE 1:100

RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT: _____
PROJECT: **MULTI-UNIT DEVELOPMENT AT: 101-105 CLAYTON ROAD OAKLEIGH EAST, VIC 3166**
DRAWING TITLE: **SOUTH ELEVATION WEST ELEVATION** NORTH: _____

DRAWING No.: **TP-18**
ISSUE: **B**
DATE: FEB. 2022
REF: 2036 > TP
JOB No.: **2036**
DRAWN BY: KC

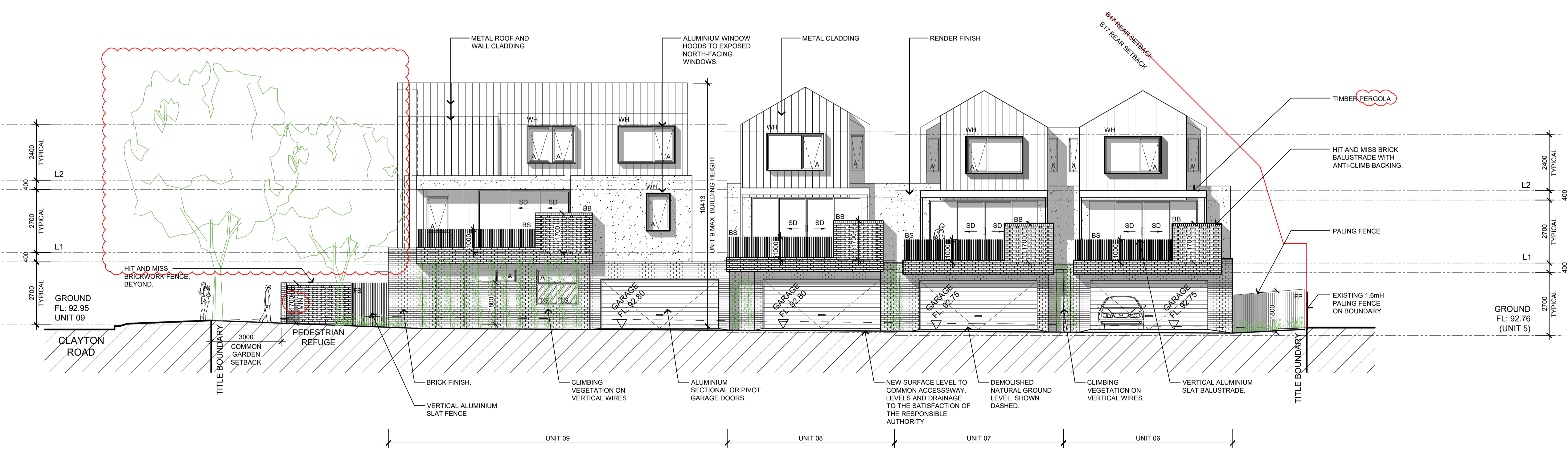
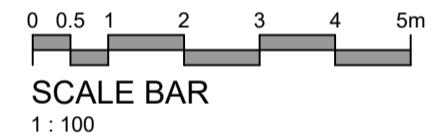
ELEVATION LEGEND	
	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE



NORTH ELEVATION (SITE INTERNAL)
SCALE 1:100

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F 03 9564 6099
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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS. - BRICK FENCE DIMENSION CORRECTED TO SUIT FENCE HEIGHT. - ADDED UNIT NUMBER & ENTRY LIGHT TO EACH PORCH. - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - AMENDED ENTRY PORCH WALL CLADDING MATERIAL - "VERANDAH" CHANGED TO "PERGOLA"



SOUTH ELEVATION (SITE INTERNAL)
SCALE 1:100

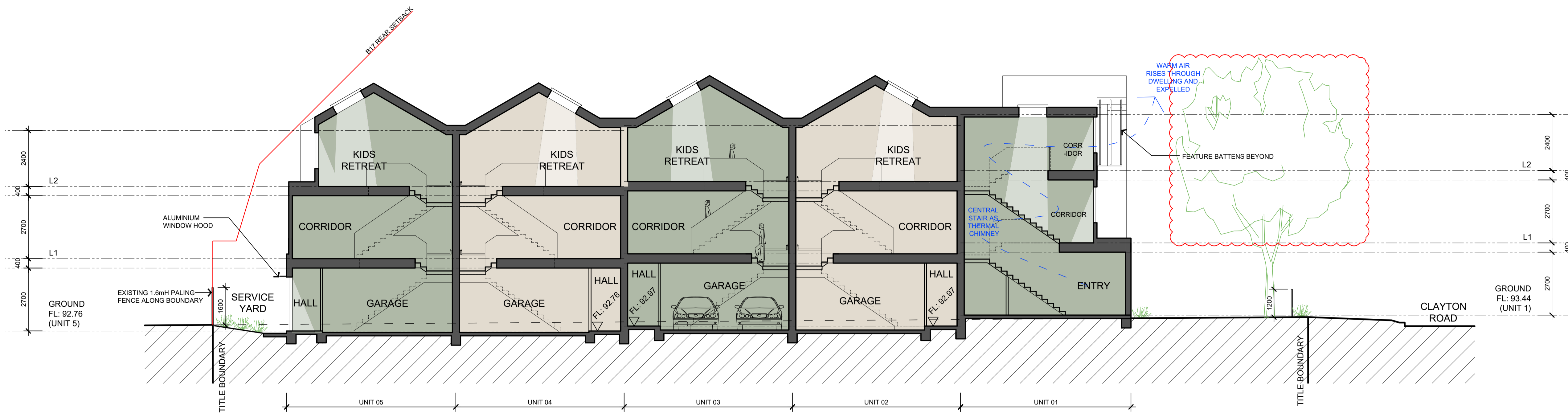
RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

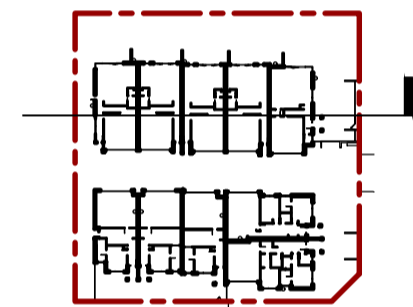
PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: NORTH:
**NORTH ELEVATION (INTERNAL)
SOUTH ELEVATION (INTERNAL)**

DRAWING No.:	WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS.	
TP-19	ISSUE:	DATE: FEB. 2022
B	B	JOB No.:
		REF: 2036 > TP
		DRAWN BY: KC
		2036



SECTION A-A
SCALE 1:100

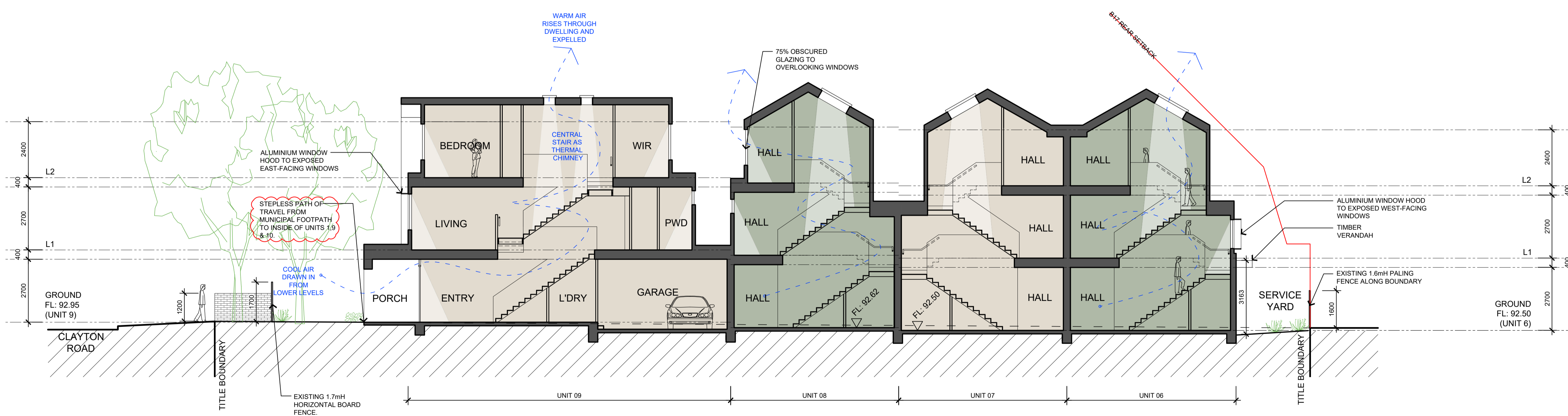
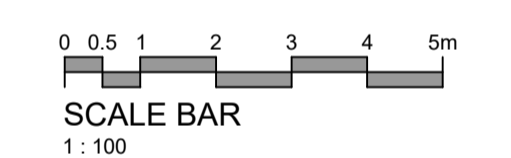


ELEVATION LEGEND

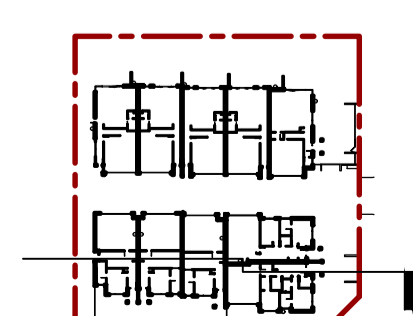
[Symbol]	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCOFF

RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
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E office@rpcarchitects.com.au
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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS. - AMENDED WORDING FOR ACCESSIBILITY NOTE.



SECTION B-B
SCALE 1:100



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

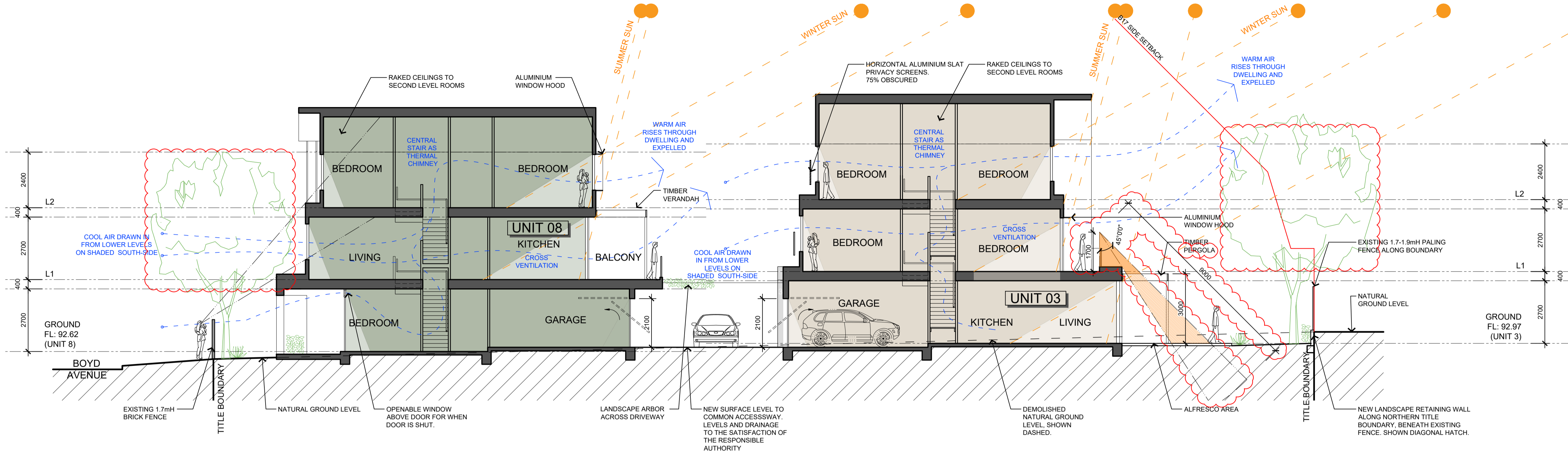
CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **SITE SECTIONS** NORTH:

DRAWING No.: **TP-20**
ISSUE: **B**
DATE: FEB. 2022
REF: 2036 - TP
DRAWN BY: KC
JOB No.:
2036

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.



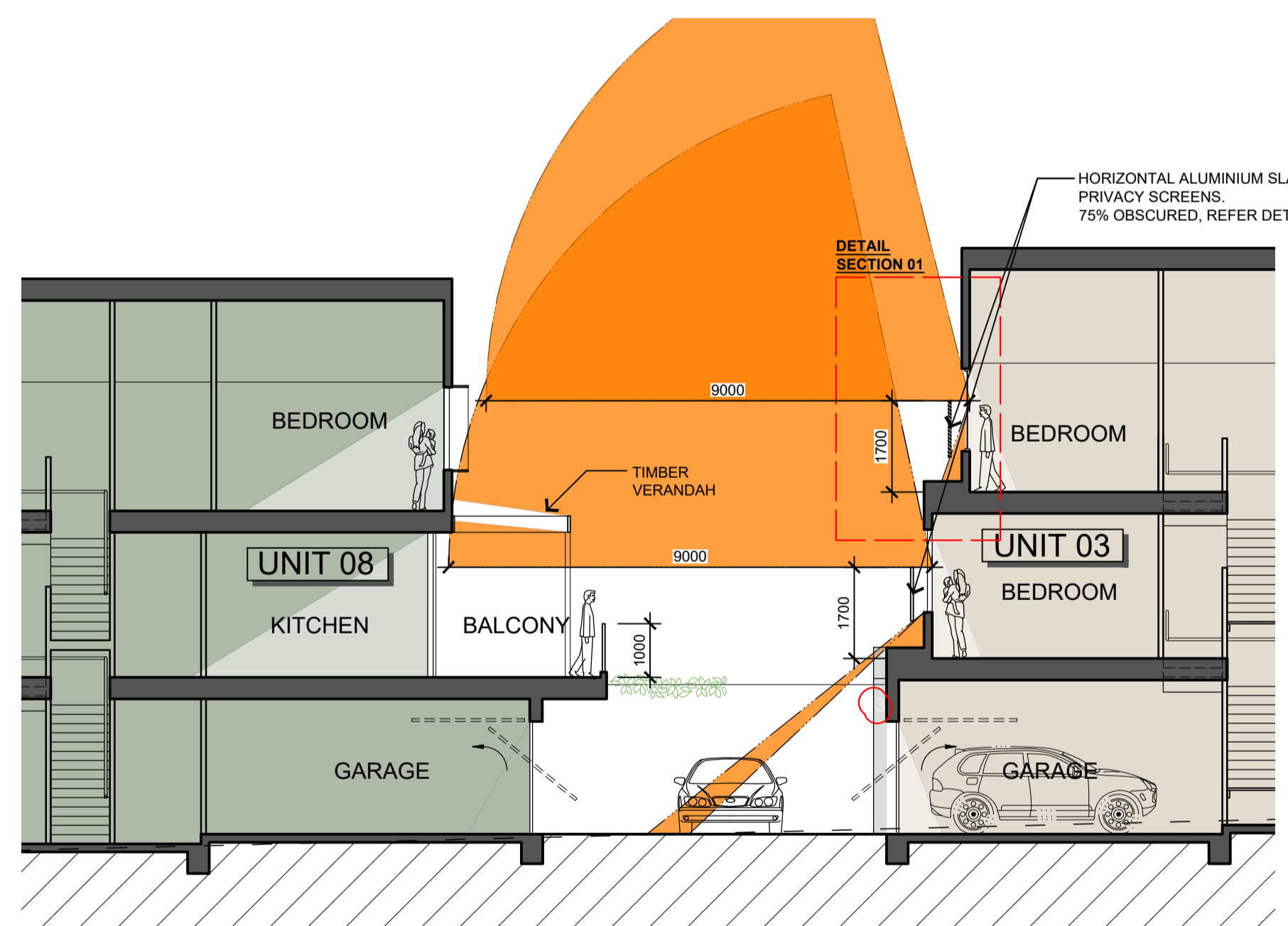
SECTION C-C
SCALE 1:100

ELEVATION LEGEND

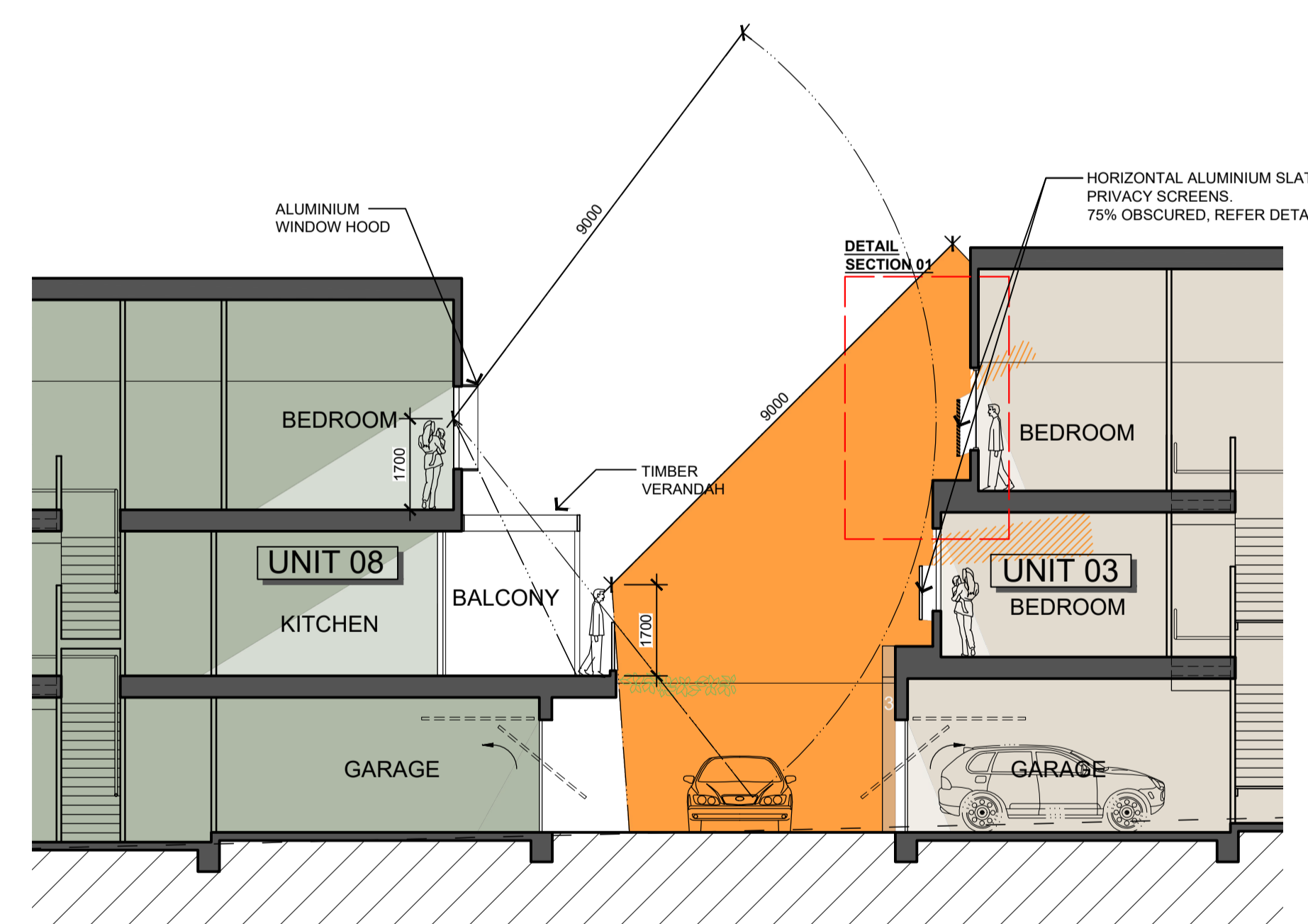
[Symbol]	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE

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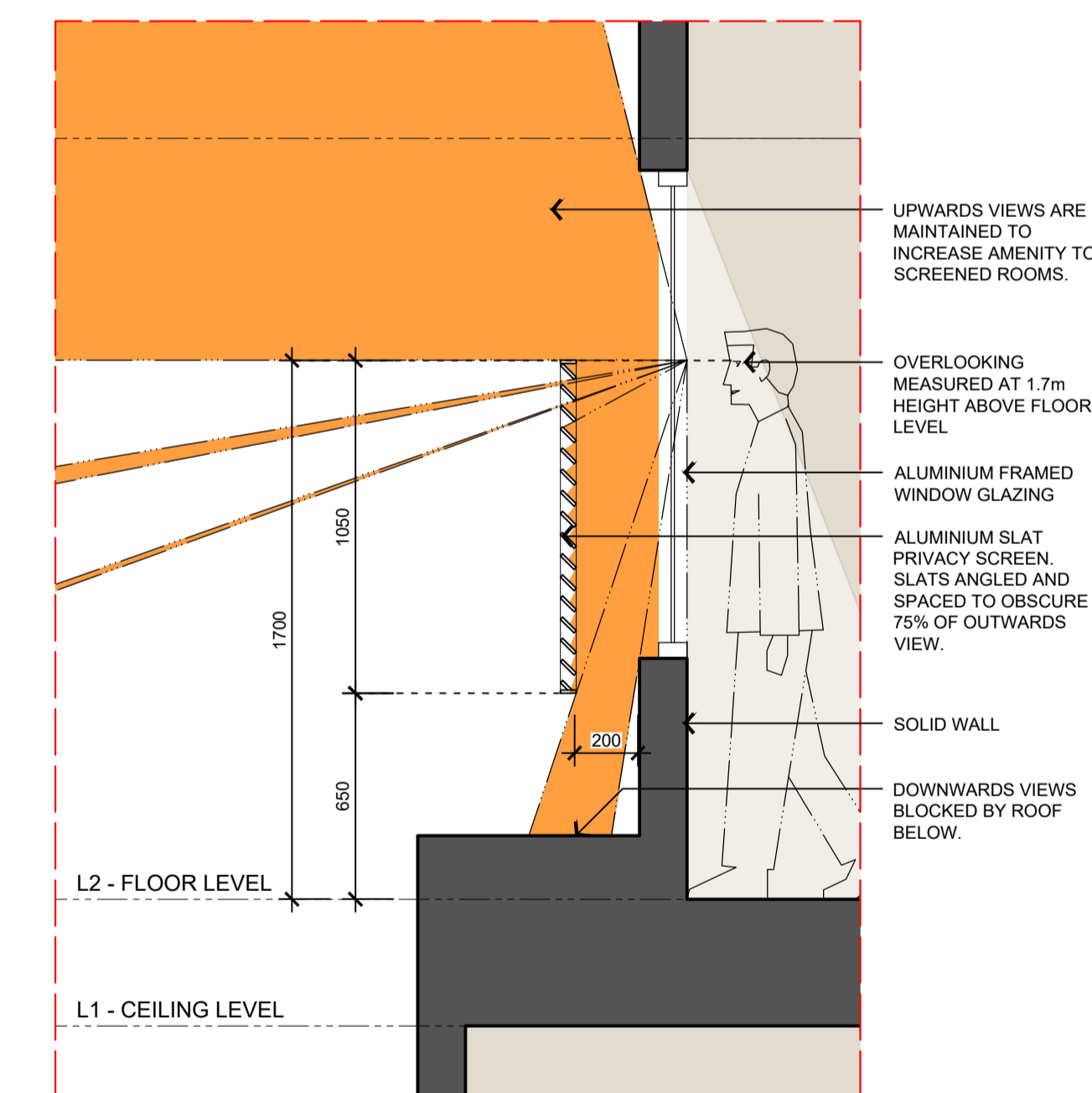
ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - UPDATED BALCONY WIDTH AND B23 OVERLOOKING SHOWN - AMENDED PROPOSED TREE HEIGHTS. - ADDED UNIT NUMBER TO SIDE OF PORCHES ALONG COMMON ACCESSWAY. - "VERANDAH" CHANGED TO "PERGOLA"



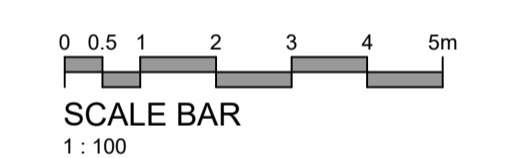
SECTION C - OVERLOOKING
SCALE 1:100



SECTION C - OVERLOOKING
SCALE 1:100



DETAIL SECTION 01
SCALE 1:20



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

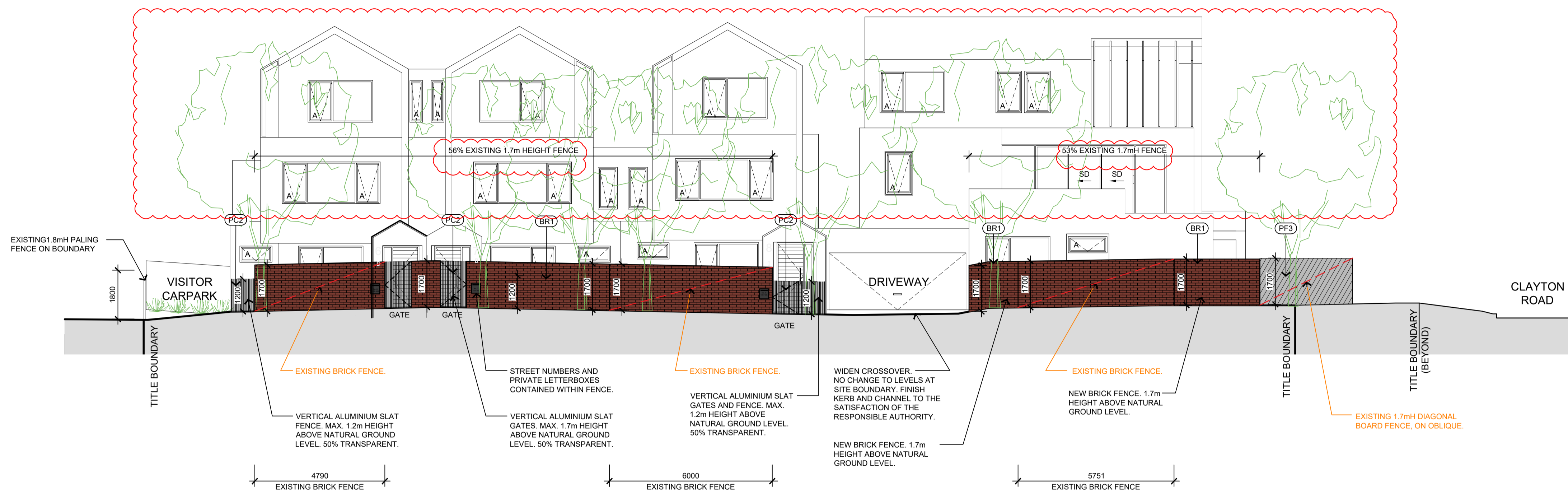
CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **SITE SECTIONS** NORTH:

DRAWING No.: **TP-21**
ISSUE: **B**
DATE: FEB. 2022
REF: 2036 > TP
DRAWN BY: KC
JOB No.:
2036

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.



SOUTH STREETSCAPE ELEVATION - BOYD AVENUE

SCALE 1:100

EXTERNAL FINISHES LEGEND

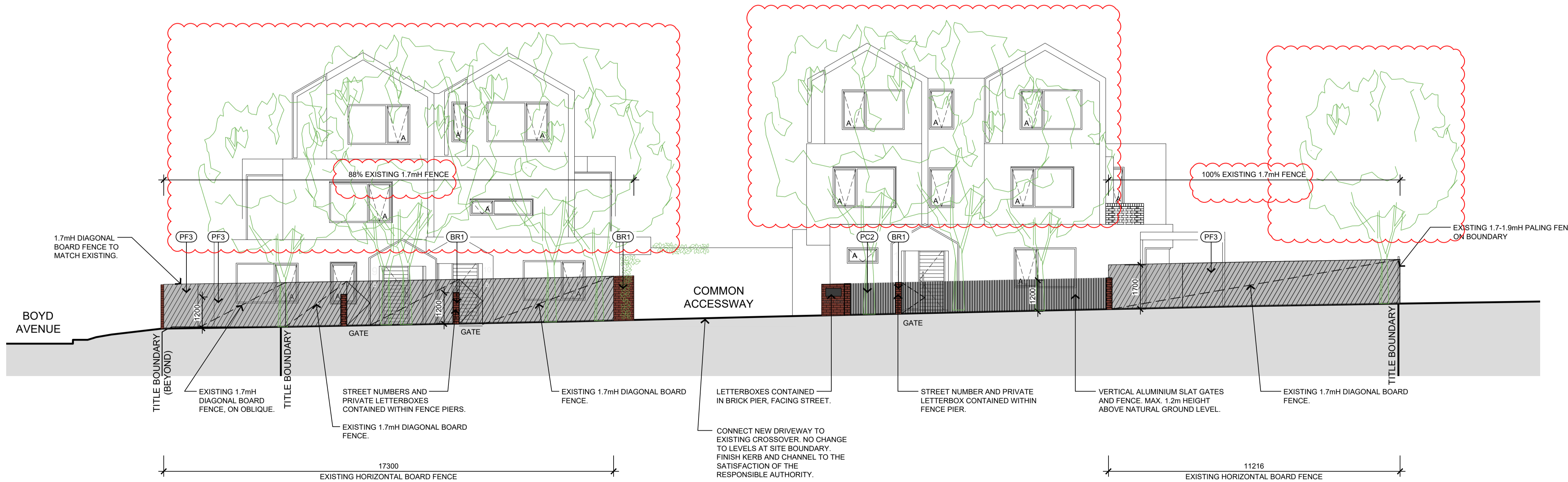
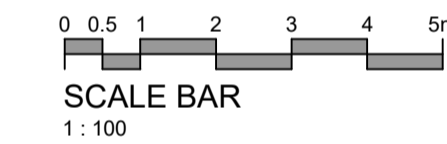
	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 PERGOLA TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

ELEVATION LEGEND

	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE

RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - AMENDED PROPOSED TREE HEIGHTS: - SHOWING % OF EAST & SOUTH FENCE ABOVE 1.7mH - ADDED CC1 TO SCHEDULE



EAST STREETSCAPE ELEVATION - CLAYTON ROAD

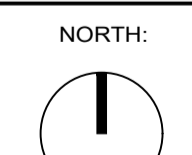
SCALE 1:100

RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

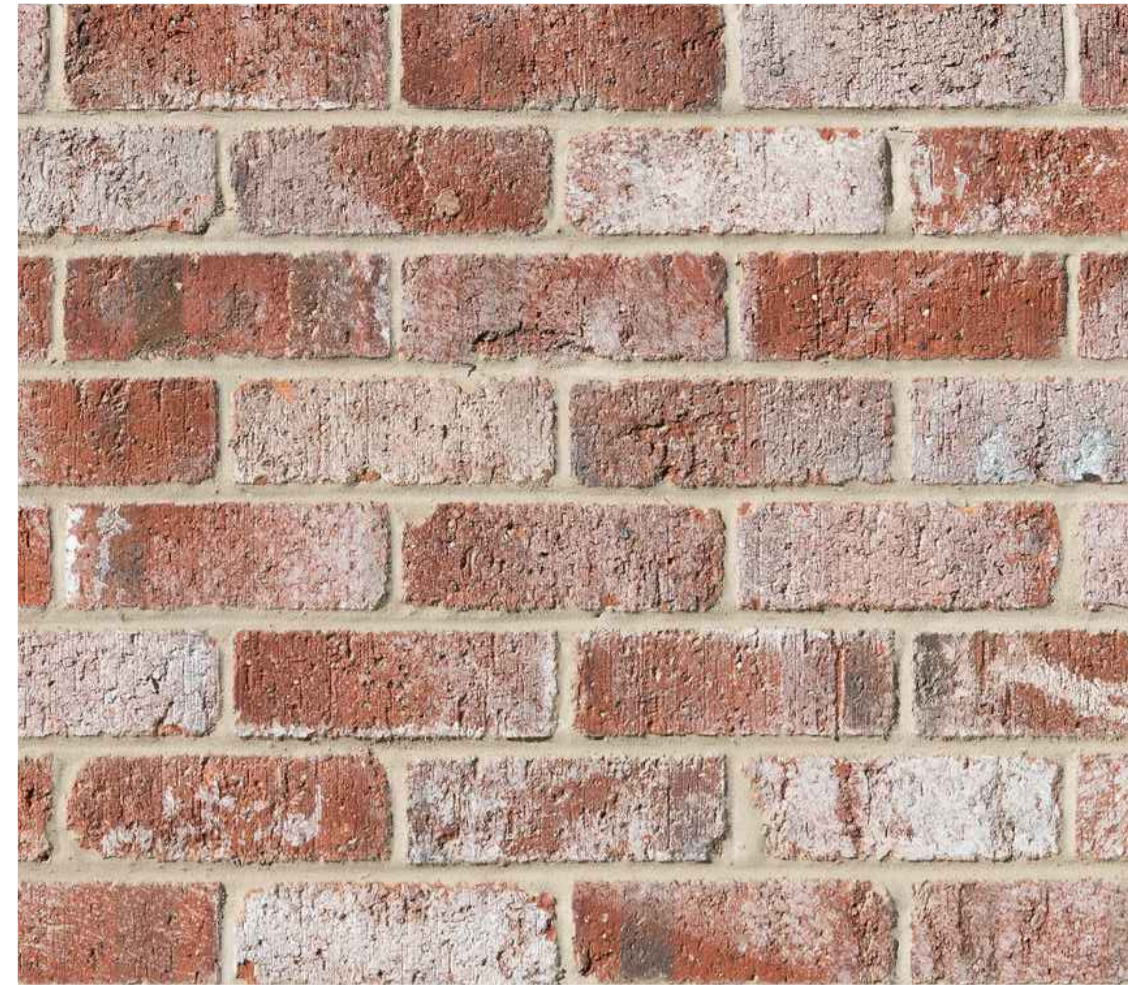
CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
STREETSCAPE ELEVATIONS



DRAWING No.:	WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.	
TP-22	ISSUE:	DATE: FEB. 2022
B	2036	JOB No.:
		REF: 2036 > TP
		DRAWN BY: KC
		2036



BR1



BR2



RF1



MC1



PC1



PC2



PF1



TF1




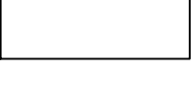
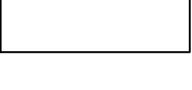


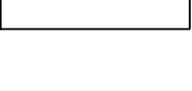




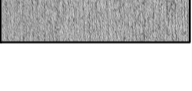


PV1



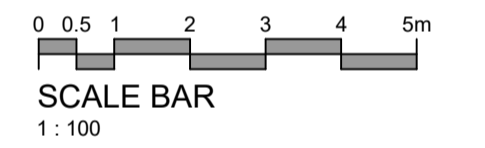
CC1

EXTERNAL FINISHES LEGEND

	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 (PERGOLA) TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - ADDED CC1 TO SCHEDULE - "VERANDA" CHANGED TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
 MULT-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166

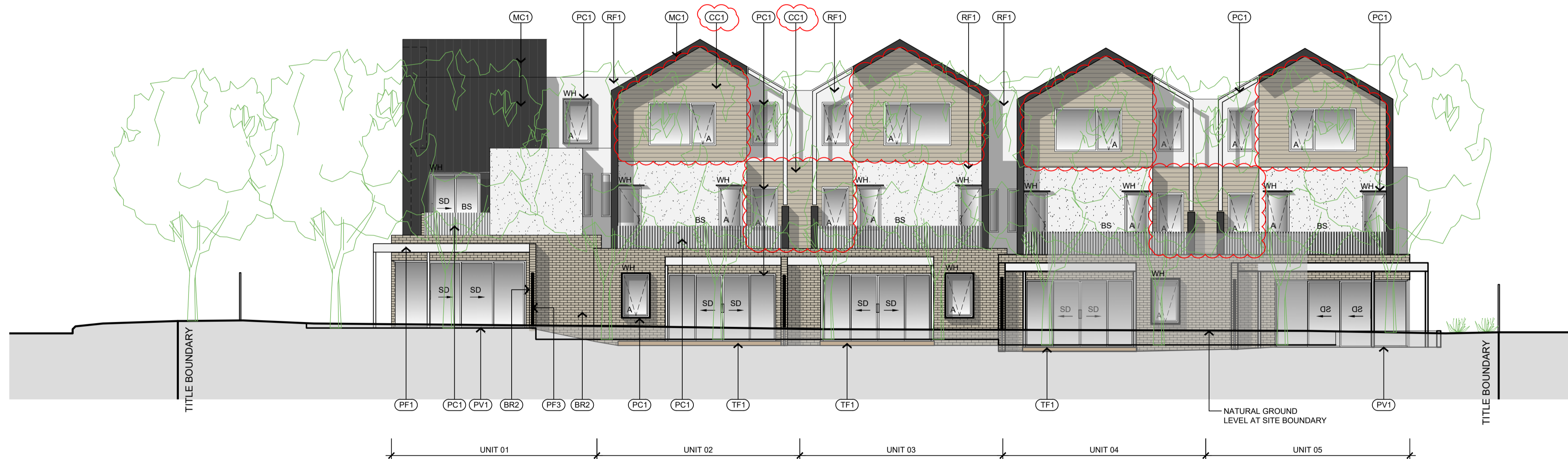
DRAWING TITLE: EXTERNAL FINISHES NORTH:

DRAWING No.: **TP-23**
 ISSUE: **B**
 DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC
 WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 JOB No.: **2036**



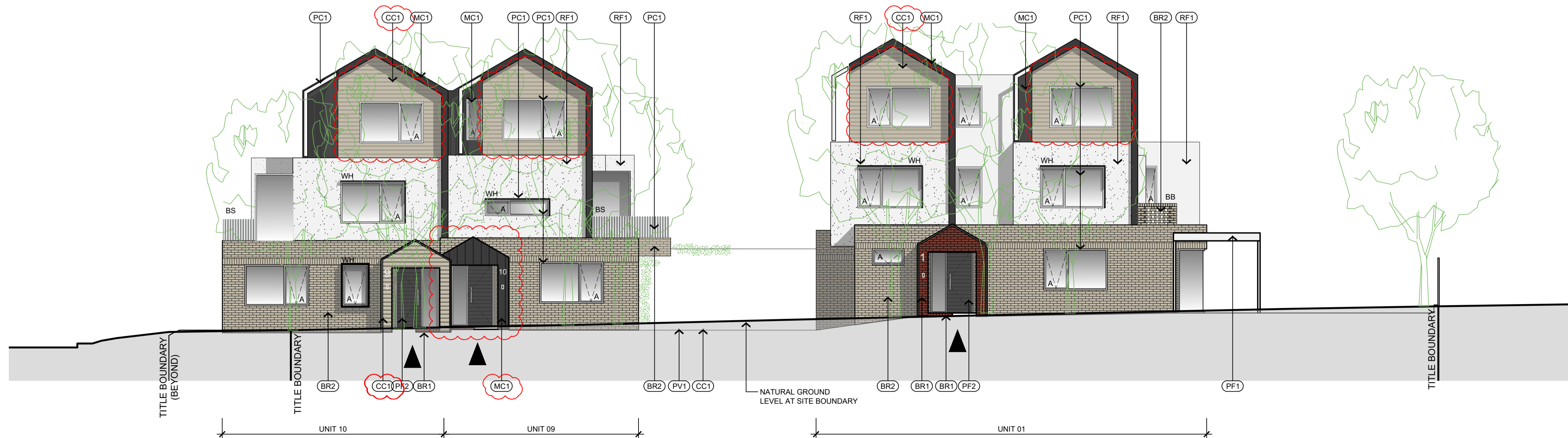
SOUTH ELEVATION - BOYD AVENUE

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION - CLAYTON ROAD

SCALE 1:100

EXTERNAL FINISHES LEGEND

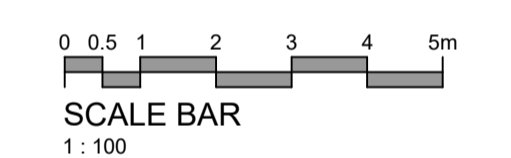
	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 PERGOLA TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN, TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

ELEVATION LEGEND

	NEIGHBOURING WALL ON BOUNDARY
	A AWNING WINDOW
	BB BALUSTRADE - BRICKWORK
	BS BALUSTRADE - VERTICAL ALUMINIUM SLATS
	FB FENCE - BRICKWORK
	FP FENCE - TIMBER PALING
	FS FENCE - VERTICAL ALUMINIUM SLATS
	PS PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
	SD SLIDING DOOR
	TG TRANSLUCENT GLAZING MIN. 75% OBSCURED
	WH WINDOW HOOD - SOLID ALUMINIUM
	WL WALL LIGHT - UP/DOWN SCONCE

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RF1 RESPONSE - ADDED CC1 TO SCHEDULE - AMENDED ENTRY PORCH WALL CLADDING FINISHES - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING - "VERANDAH" CHANGED TO "PERGOLA"



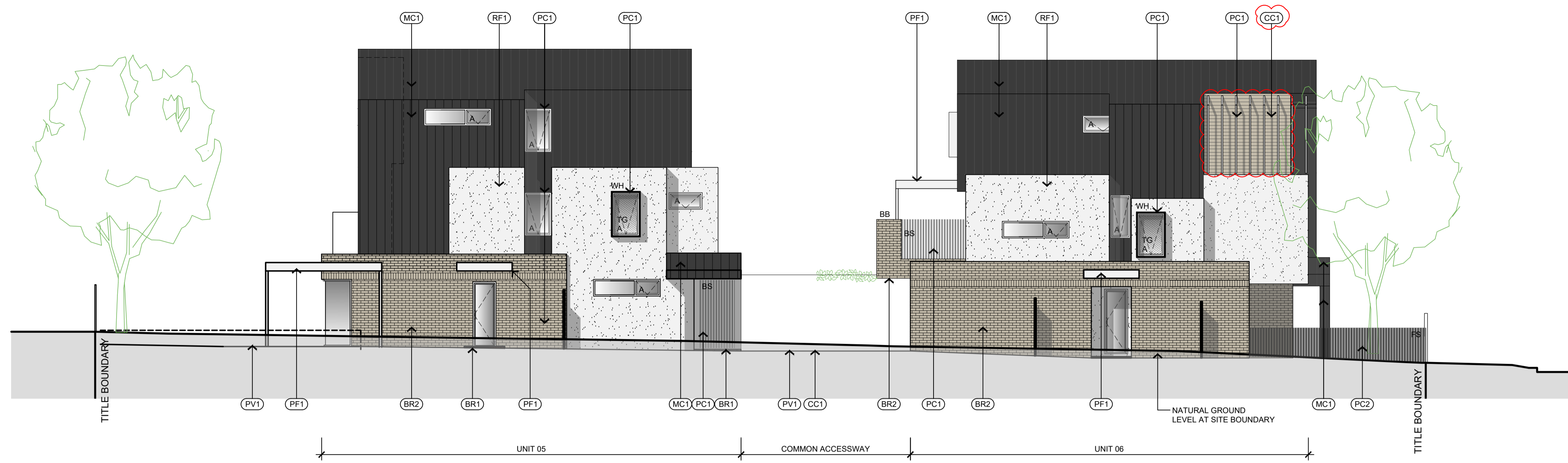
RF1 RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **EXTERNAL FINISHES ELEVATIONS** NORTH:

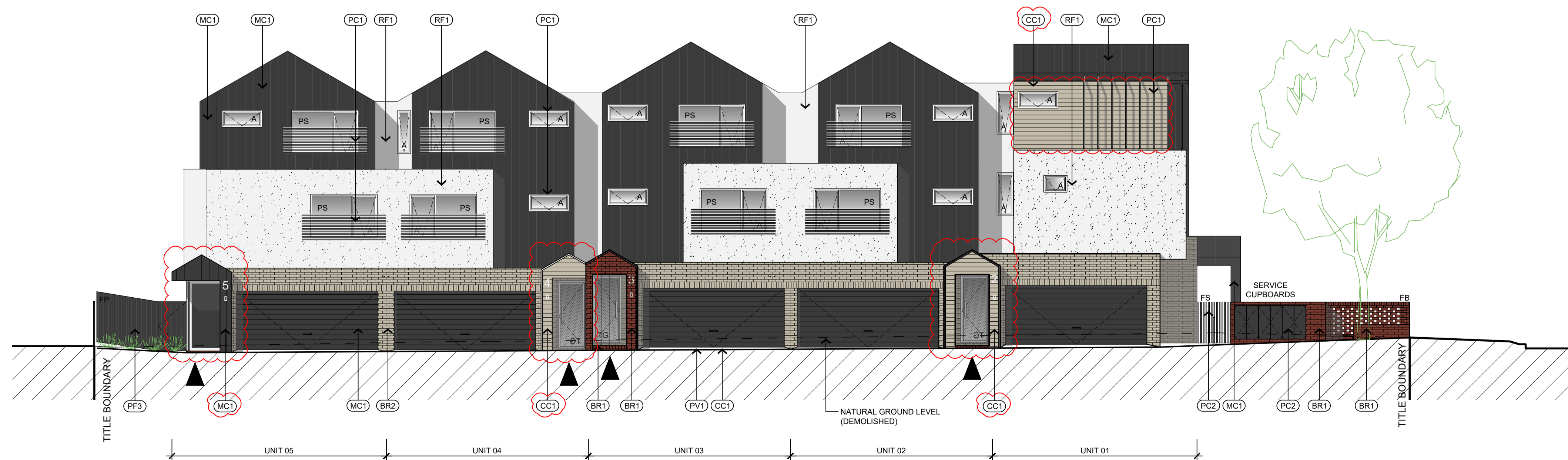
DRAWING No.: **TP-24**
 ISSUE: **B**
 DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC
 WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.
 JOB No.: **2036**



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION (SITE INTERNAL)
SCALE 1:100



SOUTH ELEVATION (SITE INTERNAL)
SCALE 1:100

EXTERNAL FINISHES LEGEND

	BR1 WALL, PORCH AND FENCE BRICKWORK COLOUR: MOTTLED RED, WHITE & BROWN
	BR2 WALL BRICKWORK COLOUR: MOTTLED TAN, CREAM & WHITE
	MC1 WALL AND GARAGE DOOR STANDING SEAM METAL CLADDING FINISH: POWDERCOAT COLOUR: DARK GREY
	RF1 WALL CEMENT SHEET FOR RENDER FINISH COLOUR: OFF WHITE
	PF1 PERGOLA TIMBER FOR PAINT FINISH COLOUR: OFF WHITE
	PF2 FRONT DOOR DOOR LEAF FOR PAINT FINISH COLOUR: DARK GREY
	PF3 FENCE EXISTING & NEW PALINGS FOR PAINT FINISH COLOUR: DARK GREY
	PC1 WINDOW FRAME, WINDOW HOOD PRIVACY SCREEN, BALUSTRADE, FEATURE BATTEN ALUMINIUM FOR POWDERCOAT FINISH COLOUR: WHITE
	PC2 FENCE ALUMINIUM FOR POWDERCOAT FINISH COLOUR: DARK GREY
	TF1 BALCONY & SELECTED ALRESKO COMPOSITE DECKING COLOUR: LIGHT TIMBER TONES
	CC1 CEMENT SHEET CLADDING HORIZONTAL WEATHERBOARDS FINISH: PAINT COLOUR: TAN TO MATCH BRICK TONES
	PV1 SELECTED ALRESKO, PRIVATE PATH, COMMON PATH PERMEABLE PAVERS COLOUR: WARM, MID-GREY TONES
	CC1 DRIVEWAY NATURAL CONCRETE COLOUR: WARM, LIGHT-GREY TONES

ELEVATION LEGEND

	NEIGHBOURING WALL ON BOUNDARY
A	AWNING WINDOW
BB	BALUSTRADE - BRICKWORK
BS	BALUSTRADE - VERTICAL ALUMINIUM SLATS
FB	FENCE - BRICKWORK
FP	FENCE - TIMBER PALING
FS	FENCE - VERTICAL ALUMINIUM SLATS
PS	PRIVACY SCREEN HORIZONTAL ALUMINIUM SLATS MIN. 75% OBSCURED
SD	SLIDING DOOR
TG	TRANSLUCENT GLAZING MIN. 75% OBSCURED
WH	WINDOW HOOD - SOLID ALUMINIUM
WL	WALL LIGHT - UP/DOWN SCONCE

RPC ARCHITECTS
102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000
F 03 9564 6099
E office@rpcarchitects.com.au
W www.rpcarchitects.com.au

ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RF1 RESPONSE. - AMENDED PORCH WALL CLADDING FINISH. - CHANGED L1 & L2 FACE BRICK CLADDING TO WEATHERBOARD CLADDING. - ADDED CC1 TO SCHEDULE. - "VERANDAH" CHANGED TO "PERGOLA"



RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

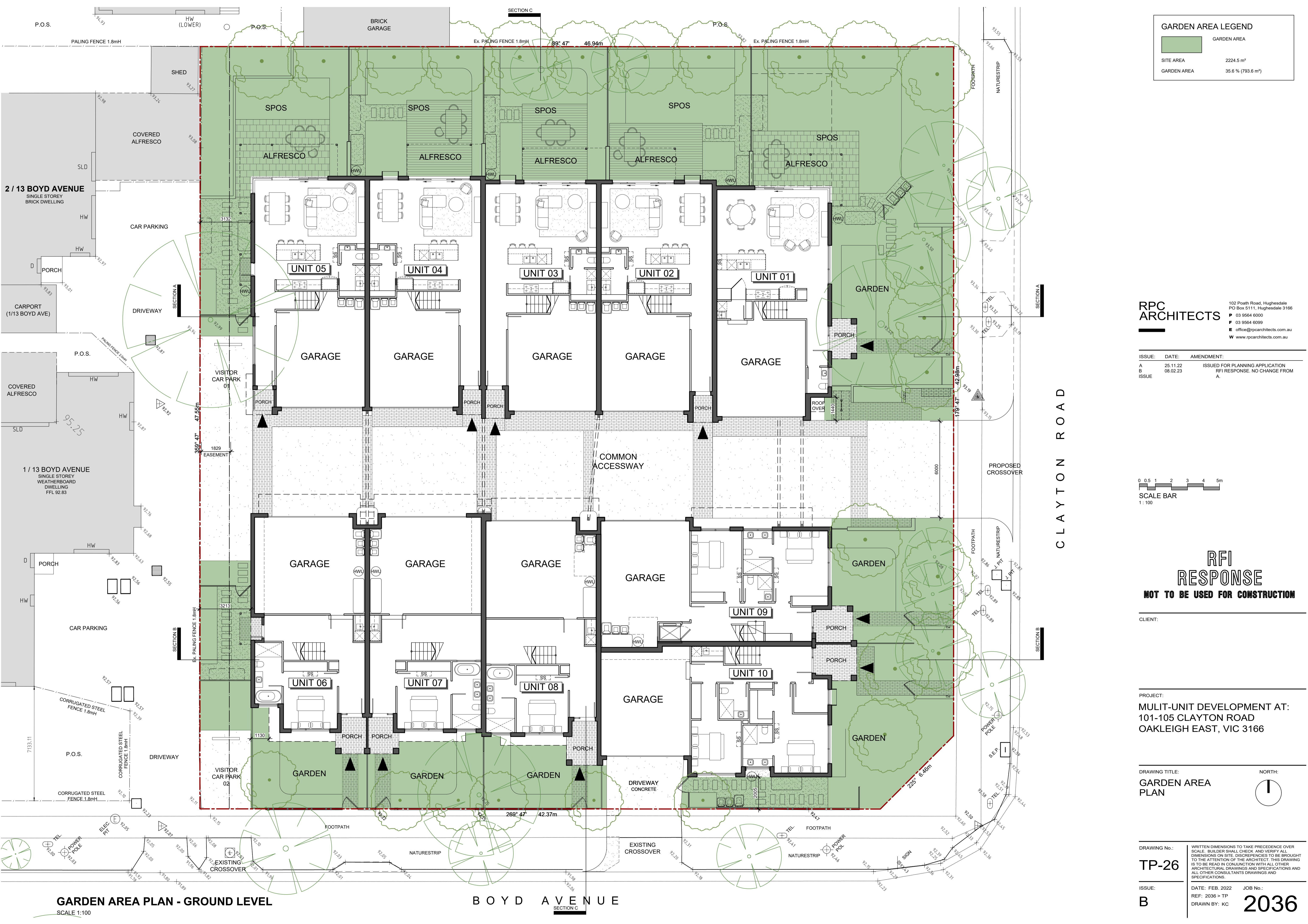
DRAWING TITLE: NORTH:
EXTERNAL FINISHES ELEVATIONS

DRAWING No.:
TP-25
ISSUE:
B

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS.

DATE: FEB. 2022
REF: 2036 > TP
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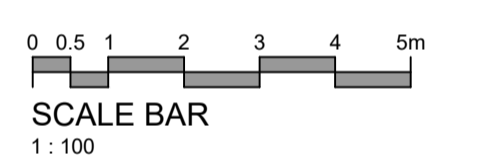
JOB No.:
2036



GARDEN AREA LEGEND	
	GARDEN AREA
SITE AREA	2224.5 m ²
GARDEN AREA	35.6 % (793.6 m ²)

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE. NO CHANGE FROM A.

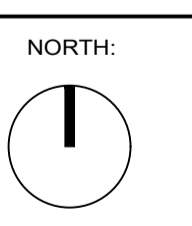


RFI RESPONSE
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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
GARDEN AREA PLAN



DRAWING No.:
TP-26

ISSUE:
B

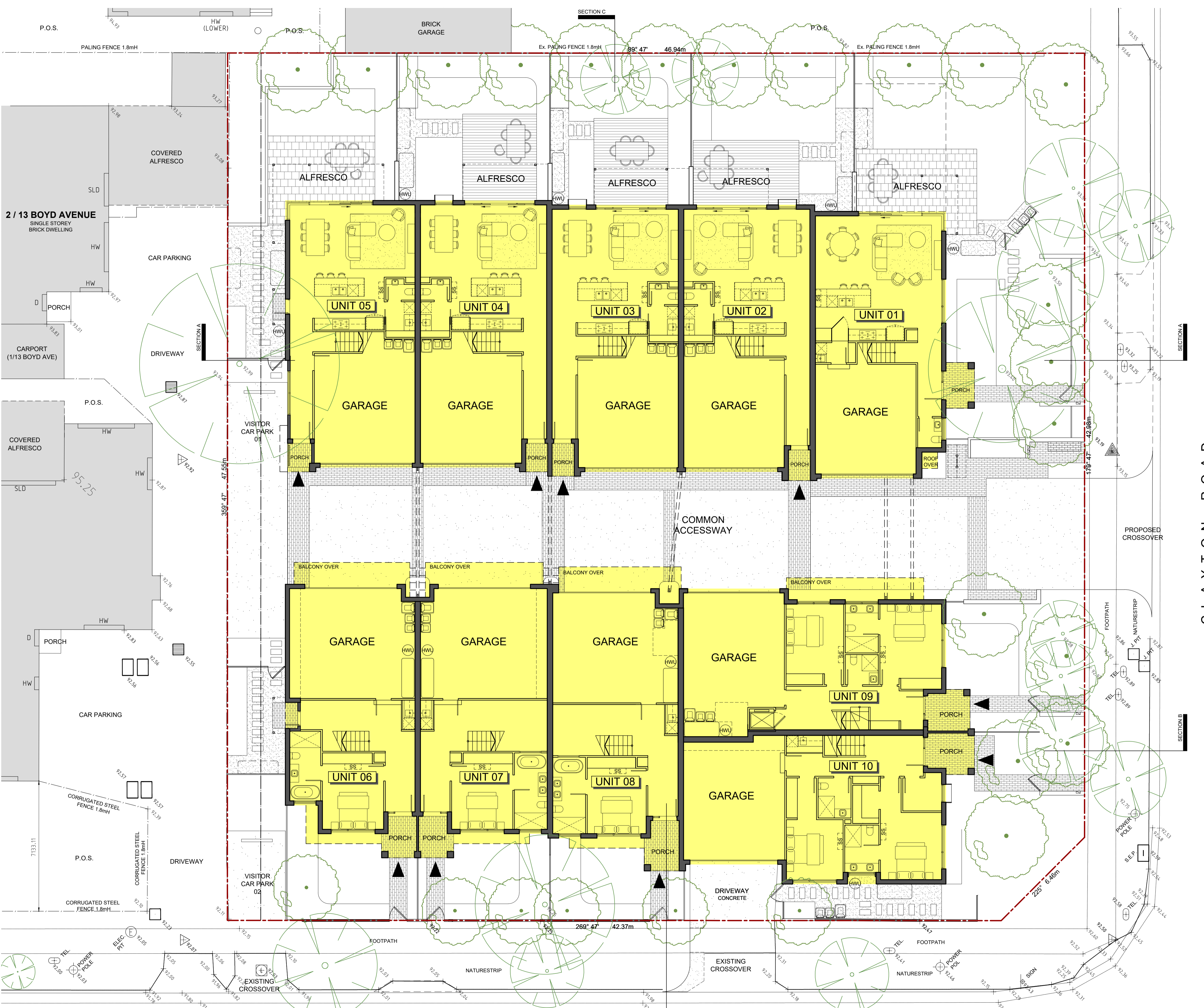
DATE: FEB. 2022
 REF: 2036 > TP
 DRAWN BY: KC

JOB No.:
2036

GARDEN AREA PLAN - GROUND LEVEL
 SCALE 1:100

BOYD AVENUE

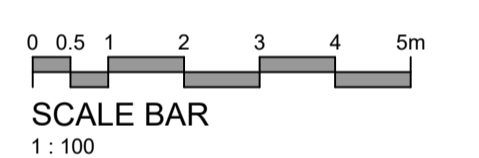
CLAYTON ROAD



SITE COVERAGE LEGEND	
	SITE COVERAGE AREA
SITE AREA	2224.5 m ²
SITE COVERAGE AREA	49.7 % (1107.6 m ²)

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ISSUE:	DATE:	AMENDMENT:
A	08.02.23	RFI RESPONSE, NEW SHEET.

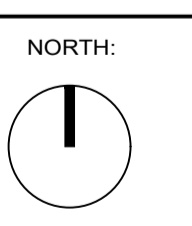


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CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE:
SITE COVERAGE PLAN



DRAWING No.:
TP-26

ISSUE:
B

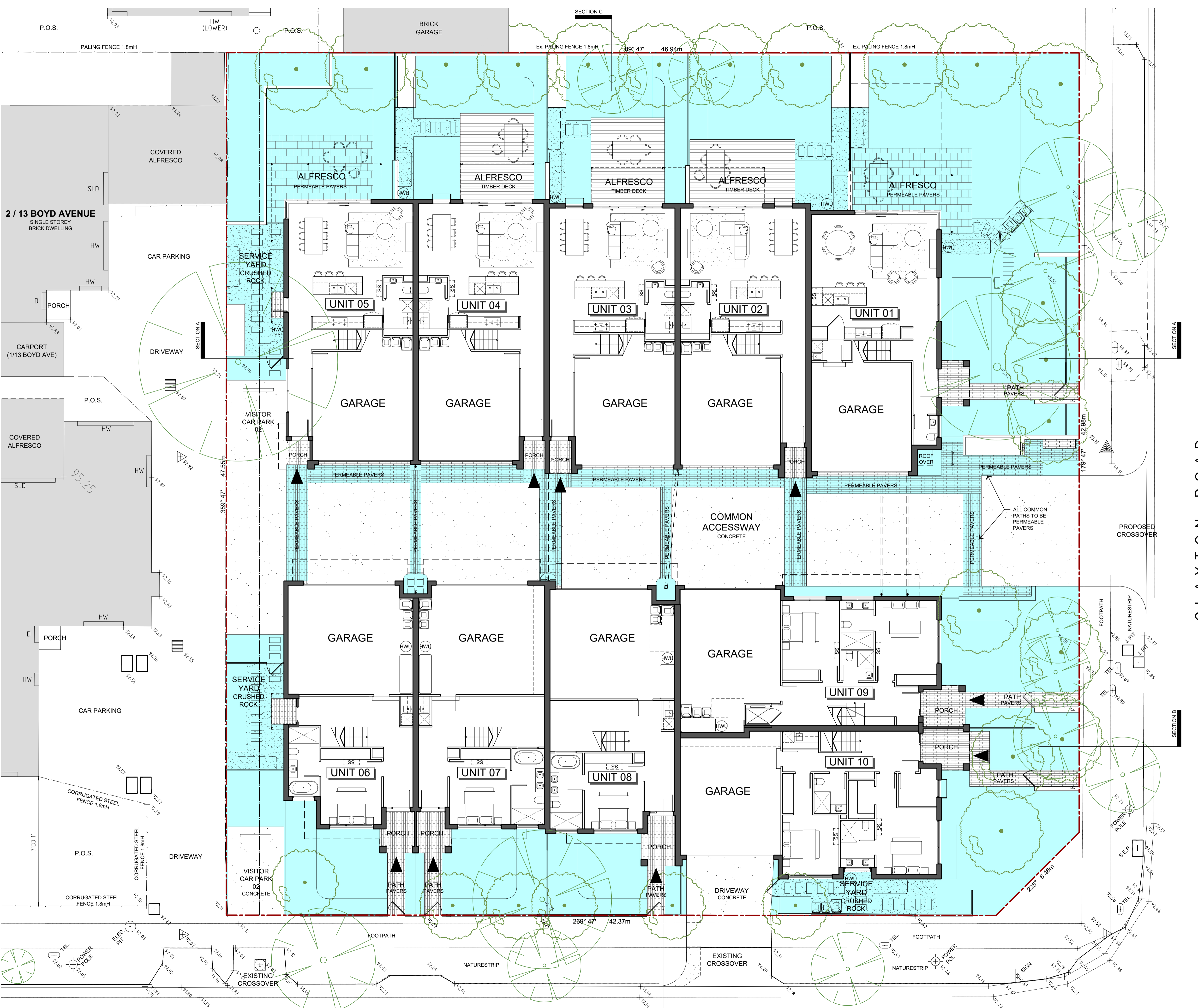
DATE: FEB. 2022
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JOB No.:
2036

SITE COVERAGE PLAN - GROUND LEVEL
 SCALE 1:100

BOYD AVENUE

CLAYTON ROAD

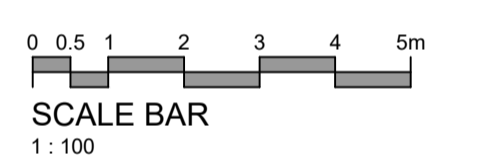


PERMEABILITY LEGEND

	PERMEABLE AREA
SITE AREA	2224.5 m ²
PERMEABLE AREA	33.9 % (755.6 m ²)

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ISSUE: DATE: AMENDMENT:
 A 08.02.23 RFI RESPONSE, NEW SHEET.

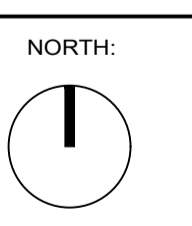


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**MULTI-UNIT DEVELOPMENT AT:
 101-105 CLAYTON ROAD
 OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **PERMEABILITY PLAN**



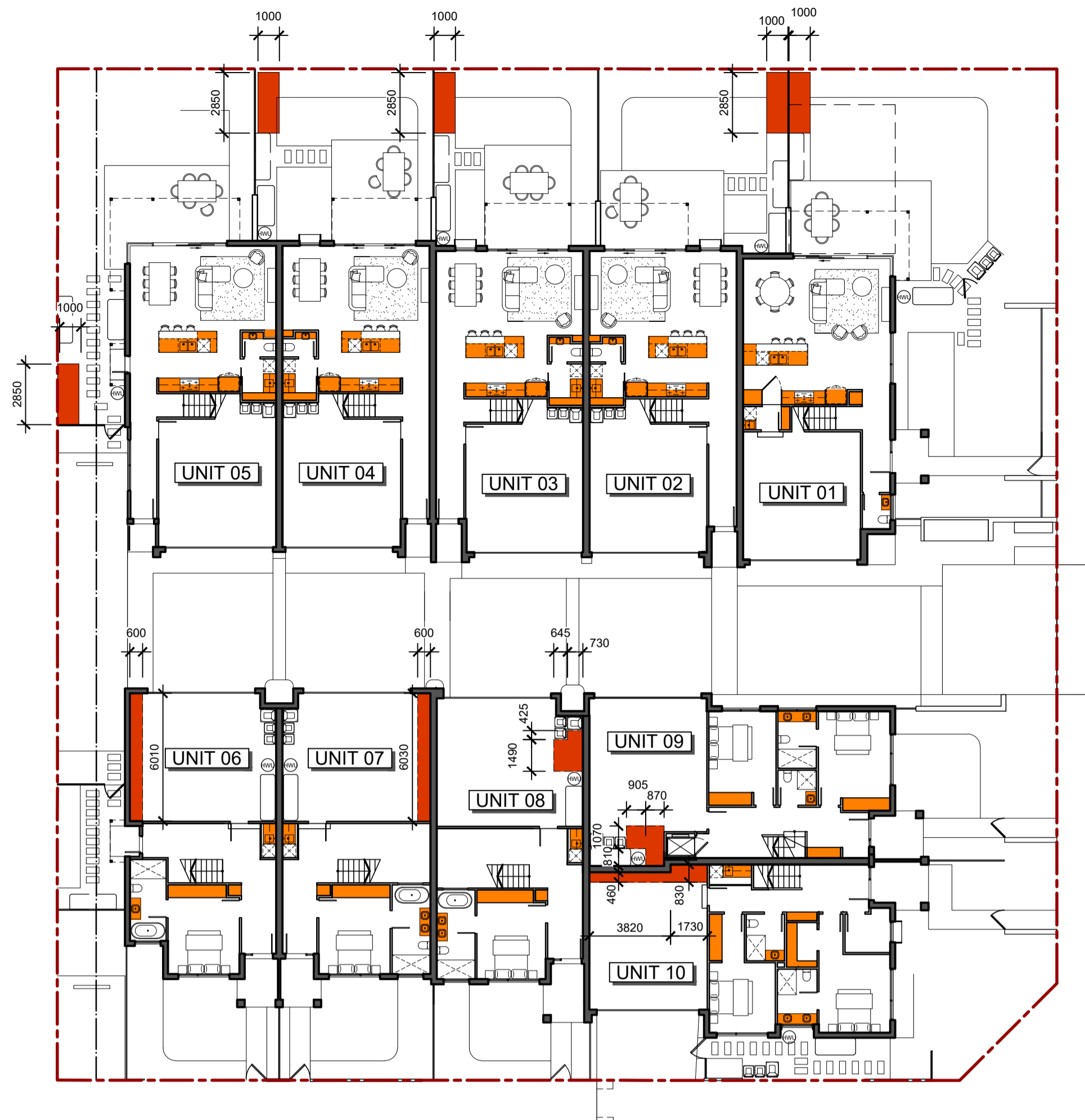
DRAWING No.: **TP-26**

ISSUE: **B** DATE: FEB. 2022 JOB No.: **2036**
 REF: 2036 - TP DRAWN BY: KC

PERMEABILITY PLAN - GROUND LEVEL
 SCALE 1:100

BOYD AVENUE

CLAYTON ROAD



INTERNAL & EXTERNAL STORAGE - GROUND LEVEL
SCALE 1:200



INTERNAL STORAGE - LEVEL 1
SCALE 1:200



INTERNAL STORAGE - LEVEL 2
SCALE 1:200

INTERNAL STORAGE ANALYSIS
READILY PROVIDED IN CABINETS, DESK SHELVING & WARDROBES

UNIT	TYPE	STORAGE (m ²)
UNIT 01	KITCHEN	4.6
	LAUNDRY	0.9
	BATHROOMS	1.3
	WARDROBES	16.4
	OTHER CPDS	2.5
TOTAL	25.7	
UNIT 02	KITCHEN	3.5
	LAUNDRY	2.0
	BATHROOMS	1.6
	WARDROBES	16.9
	OTHER CPDS	3.6
TOTAL	25.0	
UNIT 03	KITCHEN	3.5
	LAUNDRY	2.0
	BATHROOMS	1.6
	WARDROBES	17.0
	OTHER CPDS	3.4
TOTAL	24.6	
UNIT 04	KITCHEN	3.5
	LAUNDRY	2.0
	BATHROOMS	1.6
	WARDROBES	16.5
	OTHER CPDS	3.3
TOTAL	24.0	
UNIT 05	KITCHEN	3.5
	LAUNDRY	2.0
	BATHROOMS	1.6
	WARDROBES	19.2
	OTHER CPDS	2.4
TOTAL	25.5	
UNIT 06	KITCHEN	8.9
	LAUNDRY	0.6
	BATHROOMS	1.0
	WARDROBES	12.6
	OTHER CPDS	2.4
TOTAL	17.1	
UNIT 07	KITCHEN	9.5
	LAUNDRY	0.6
	BATHROOMS	1.1
	WARDROBES	12.6
	OTHER CPDS	2.4
TOTAL	17.2	
UNIT 08	KITCHEN	9.5
	LAUNDRY	0.6
	BATHROOMS	1.1
	WARDROBES	12.6
	OTHER CPDS	2.4
TOTAL	26.2	
UNIT 09	KITCHEN	7.5
	LAUNDRY	2.8
	BATHROOMS	2.7
	WARDROBES	13.5
	OTHER CPDS	4.6
TOTAL	31.1	
UNIT 10	KITCHEN	9.7
	LAUNDRY	0.7
	BATHROOMS	1.7
	WARDROBES	13.2
	OTHER CPDS	3.9
TOTAL	29.2	

EXTERNAL STORAGE ANALYSIS

UNIT	TYPE	HEIGHT	STORAGE (m ³)
UNIT 01	SHED	2.1m	6.0
	TOTAL		6.0
UNIT 02	SHED	2.1m	6.0
	TOTAL		6.0
UNIT 03	SHED	2.1m	6.0
	TOTAL		6.0
UNIT 04	SHED	2.1m	6.0
	TOTAL		6.0
UNIT 05	SHED	2.1m	6.0
	TOTAL		6.0
UNIT 06	GARAGE STORAGE	2.4m	8.6
	TOTAL		8.6
UNIT 07	GARAGE STORAGE	2.4m	8.6
	TOTAL		8.6
UNIT 08	GARAGE STORAGE	2.7m	6.6
	TOTAL		6.6
UNIT 09	GARAGE STORAGE	2.6m	6.7
	TOTAL		6.7
UNIT 10	GARAGE STORAGE	2.4m	7.4
	TOTAL		7.4

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ISSUE: DATE: AMENDMENT:
A 25.11.22 ISSUED FOR PLANNING APPLICATION
B 08.02.23 RFI RESPONSE
- CORRECTED EXTERNAL STORAGE TO CUBIC METERS (WAS SQM).

RFI RESPONSE
NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:
**MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166**

DRAWING TITLE: **STORAGE ANALYSIS** NORTH:

DRAWING No.: **TP-27**
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ISSUE: **B** DATE: FEB. 2022 JOB No.: **2036**
REF: 2036 - TP
DRAWN BY: KC

	UNIT 01	UNIT 02	UNIT 03	UNIT 04	UNIT 05	UNIT 06	UNIT 07	UNIT 08	UNIT 09	UNIT 10
FLOOR AREA (m²) GROUND LEVEL	69	66	66	66	66	48	52	51	65	70
FLOOR AREA (m²) LEVEL 1	80	76	77	77	77	81	83	83	75	75
FLOOR AREA (m²) LEVEL 2	57	59	61	62	56	59	59	58	61	56
TOTAL FLOOR AREA (m²)	206	201	204	205	199	188	194	192	201	201
FLOOR AREA (m²) GARAGE	36	37	37	37	37	45	44	44	43	39
TOTAL FLOOR AREA (m²) INCLUDING GARAGE	242	238	241	242	236	233	238	236	244	240
S.P.O.S. (m²) GROUND LEVEL	100	75	64	67	75	0	0	0	0	0
S.P.O.S. (m²) BALCONY	0	0	0	0	0	20	20	20	22	20
TOTAL S.P.O.S. (m²)	100	75	64	67	75	20	20	20	22	20
FRONT GARDEN (m²) GROUND LEVEL	68	0	0	0	27	57	35	34	34	58
SECONDARY BALCONY (m²)	3	9	9	9	9	0	0	0	0	0
TOTAL SECONDARY P.O.S. (m²)	71	9	9	9	36	57	35	34	34	58
TOTAL P.O.S. (m²) INCLUDING S.P.O.S.	171	84	73	76	111	77	55	54	56	78
No. OF BEDROOMS	4	4	4	4	4	3	3	3	4	4
No. OF BATHROOMS	3+ PWDR	3+ PWDR	3+ PWDR	3+ PWDR	3+ PWDR	2+ PWDR	2+ PWDR	2+ PWDR	3+ PWDR	3+ PWDR
No. OF STUDY / OFFICES	1	STUDY NOOK	STUDY NOOK	STUDY NOOK	1+ STUDY NOOK	1+ STUDY NOOK	1+ STUDY NOOK	1	1	2
DDA ACCESS FROM STREET	Y	N	N	N	N	N	N	N	Y	Y

DEVELOPMENT ANALYSIS




SITE AREA 2,224.5 m²

ALL MEASUREMENTS, DIMENSIONS, SIZES AND FORMS ARE INDICATIVE ONLY. DEVELOPMENT APPROVAL IS SUBJECT TO COUNCIL AND OTHER RESPONSIBLE AUTHORITY'S SATISFACTION OF REQUIRED ORDINANCES, STANDARDS AND REQUIREMENTS.

WASTE MANAGEMENT

WASTE MANAGEMENT PLAN

PREPARED BY TRAFFIX GROUP

	REQUIRED 1No. 240L BIN FOR RECYCLING PER DWELLING PROVIDED	10
	REQUIRED 1No. 120L BIN FOR FOGO PER DWELLING PROVIDED	10
	REQUIRED 1No. 120L BIN FOR GARBAGE PER DWELLING PROVIDED	10

TRAFFIC

TRAFFIC MANAGEMENT REPORT

PREPARED BY TRAFFIX GROUP

RESIDENTIAL CAR PARKING REQUIRED	20
RESIDENTIAL CAR PARKING PROVIDED	20
VISITOR CAR PARKING REQUIRED	2
VISITOR CAR PARKING PROVIDED	2
RESIDENTIAL BIKE PARKING REQUIRED	0
RESIDENTIAL BIKE PARKING PROVIDED	10
VISITOR BIKE PARKING REQUIRED	0
VISITOR BIKE PARKING PROVIDED	2

SUSTAINABLE DESIGN

SUSTAINABLE SCORECARD (B.E.S.S.)

PREPARED BY THE URBAN LEAF

MANAGEMENT	0%
WATER	50%
ENERGY	50%
STORMWATER	100%
I.E.O.	60%
TRANSPORT	66%
WASTE	50%
URBAN EQUALITY	25%
INNOVATION	0%
TOTAL	51%

SUSTAINABILITY INITIATIVES

CONSTRUCTION AND BUILDING MANAGEMENT

- INDIVIDUAL METERING
- CONTRACTORS TO HAVE VALID ENVIRONMENTAL CREDENTIALS
- PROJECT SPECIFIC ENVIRONMENTAL MANAGEMENT PLAN DURING OCCUPATION

WATER

- EFFICIENT FITTINGS & APPLIANCES
 - SHOWERHEAD: 3' WELS, TAPS & BASINS: 5' WELS, TOILETS: 4' WELS, DISHWASHER: 5' WELS
 - OTHER APPLIANCES BY DEVELOPER TO BE WITHIN 1' WELS OF THE BEST AVAILABLE
- WATER EFFICIENT LANDSCAPING (NO IRRIGATION, NATIVE & DROUGHT TOLERANT PLANTS)

ENERGY

- 6-STAR ENERGY RATING COMMITMENT (ASSESSED & COMPLETED AT BUILDING APPROVAL STAGE)
- REVERSE CYCLE SPLIT SYSTEM HEATING
- REFRIGERATED SPACE COOLING SYSTEM
- GAS INSTANTANEOUS HOT WATER SYSTEMS (MIN. 5')
- LED LIGHTING THROUGHOUT, LED/SOLAR FOR GARDEN LIGHTING
- MAXIMUM 4W / m² MAX. ILLUMINATION DENSITY
- TWO-WAY SWITCHING IN HALLS / STAIRWELLS
- EXTERNAL LIGHTING CONTROLLED BY MOTION SENSORS
- DIMMERS TO BEDROOMS & LIVING AREAS
- PRIVATE CLOTHESLINE TO EACH DWELLING
- EFFICIENT APPLIANCES:
 - FRIDGE/FREEZER: MIN. 3'
 - ALL APPLIANCES PROVIDED BY DEVELOPER TO BE WITHIN 1' OF THE BEST AVAILABLE

STORMWATER

- 100% SCORE ON S.T.O.R.M. ASSESSMENT
- 80% OF ROOF AREA OF UNITS 1-10 TO BE CONNECTED TO 2,500L (1No. TANK PER DWELLING) TO BE USED FOR TOILET FLUSHING AND IRRIGATION AREA
- 2m² RAINGARDEN CONNECTED FROM UNIT 10'S BALCONY
- PATHWAYS & PEDESTRIAN PATHWAYS IN COMMON AREAS TO BE PERMEABLE PAVING
- RAINWATER TANKS FROM EACH UNIT TO IRRIGATE RESPECTIVE S.P.O.S.

I.E.O.

- NO BORROWED LIGHT TO BEDROOMS
- MEET MCC PART 3.4 FOR LIGHT REQUIREMENTS TO HABITABLE ROOMS
- KITCHENS TO HAVE DEDICATED & SEPARATE EXTRACTION FANS
- ENERGY EFFICIENT MECHANICAL HEATING & COOLING SYSTEMS
- DOUBLE GLAZED WINDOWS TO ALL HABITABLE AREAS
- GLAZING TO COMPLY WITH FUTURE ENERGY REPORT AT BUILDING APPROVAL STAGE
- NORTH FACING HABITABLE ROOMS
- GOOD INSULATION LEVELS

MATERIALS

- LOW VOC PAINTS, FLOORING, WALL & CEILING COVERINGS AND ADHESIVES & SEALANTS
- REDUCE CEMENT USAGE BY SUBSTITUTING WITH INDUSTRIAL WASTE PRODUCT, OR OVERSIZED AGGREGATE BY 30% FOR IN-SITU CONCRETE AND 15% FOR STRESSED CONCRETE
- 20% OF ALL AGGREGATE USED FOR STRUCTURAL PURPOSES IS TO RECYCLED
- NO NATURAL AGGREGATES ARE TO BE USED FOR NON-STRUCTURAL USES
- PVC USAGE TO BE MINIMISED AND TO MEET BEST PRACTICE GUIDELINES FOR PVC IN THE BUILT ENVIRONMENT. HDPE PIPING FOR WATER DELIVERY TO BE CONSIDERED AS ALTERNATIVE
- ALL TIMBER USED TO BE PLANTATION OR RECYCLED. OTHER TIMBER IMPORTS TO BE FSC2 OR AFS3 CERTIFIED
- INSULATION TO CONTAIN MINIMUM 50% RECYCLED GLASS AND NO FORMALDEHYDE BINDER
- ALL FLOORING TO HAVE ECOSPECIFIER, GREEN TAG, CARPET INSTITUTE OF AUSTRALIA OR GECA CERTIFICATION
- ALL JOINERY TO HAVE ECOSPECIFIER, GREEN TAG OR GECA CERTIFICATION
- LIGHT COLOURED MATERIALS. ROOFING (<15° PITCH) TO HAVE MINIMUM 3-YEAR SFI OF 64. UNSHADED HARDSCAPEING SURFACES TO HAVE MINIMUM INITIAL SRI OF 39 OR 3-YEAR SRI OF 34

TRANSPORT

- 2No. PRIVATE CAR PARKS PER DWELLING AND 2No. ON-SITE CAR PARKS FOR VISITORS
- 1No. PRIVATE BIKE PARK PER DWELLING AND 2 SECURE VISITOR BIKE PARKS

WASTE

- WASTE MANAGEMENT PLAN TO BE IMPLEMENTED BY BODY CORPORATE
- FOOD & GARDEN WASTE COLLECTION SERVICE

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ISSUE:	DATE:	AMENDMENT:
A	25.11.22	ISSUED FOR PLANNING APPLICATION
B	08.02.23	RFI RESPONSE - UPDATED UNIT 2-5 BALCONY SIZE - AMENDED UNIT 4 & 5 POS SIZE

RFI RESPONSE

NOT TO BE USED FOR CONSTRUCTION

CLIENT:

PROJECT:

MULTI-UNIT DEVELOPMENT AT:
101-105 CLAYTON ROAD
OAKLEIGH EAST, VIC 3166

DRAWING TITLE: NORTH:

DEVELOPMENT ANALYSIS

DRAWING No.:

TP-28

ISSUE:

B

DATE: FEB. 2022

REF: 2036 > TP

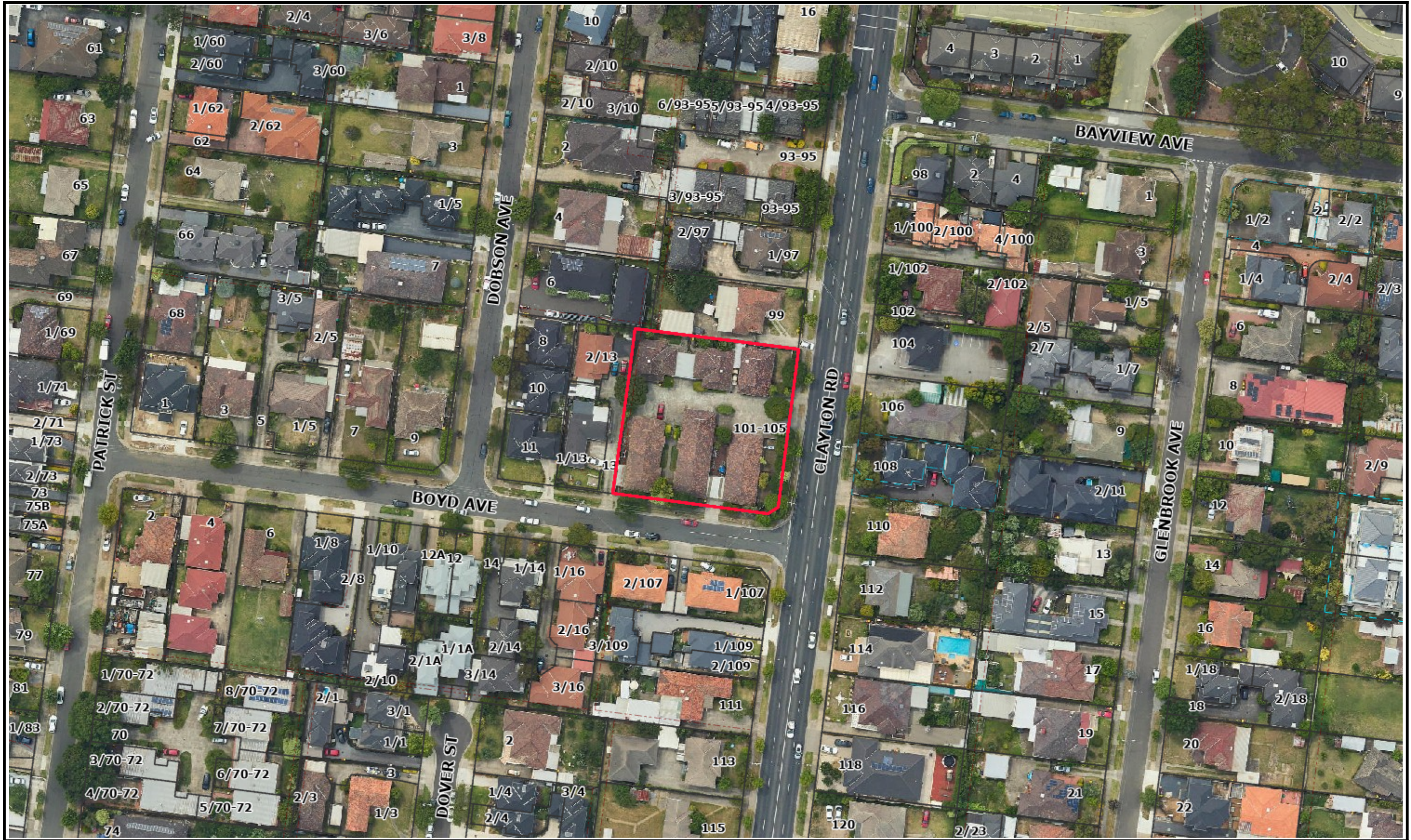
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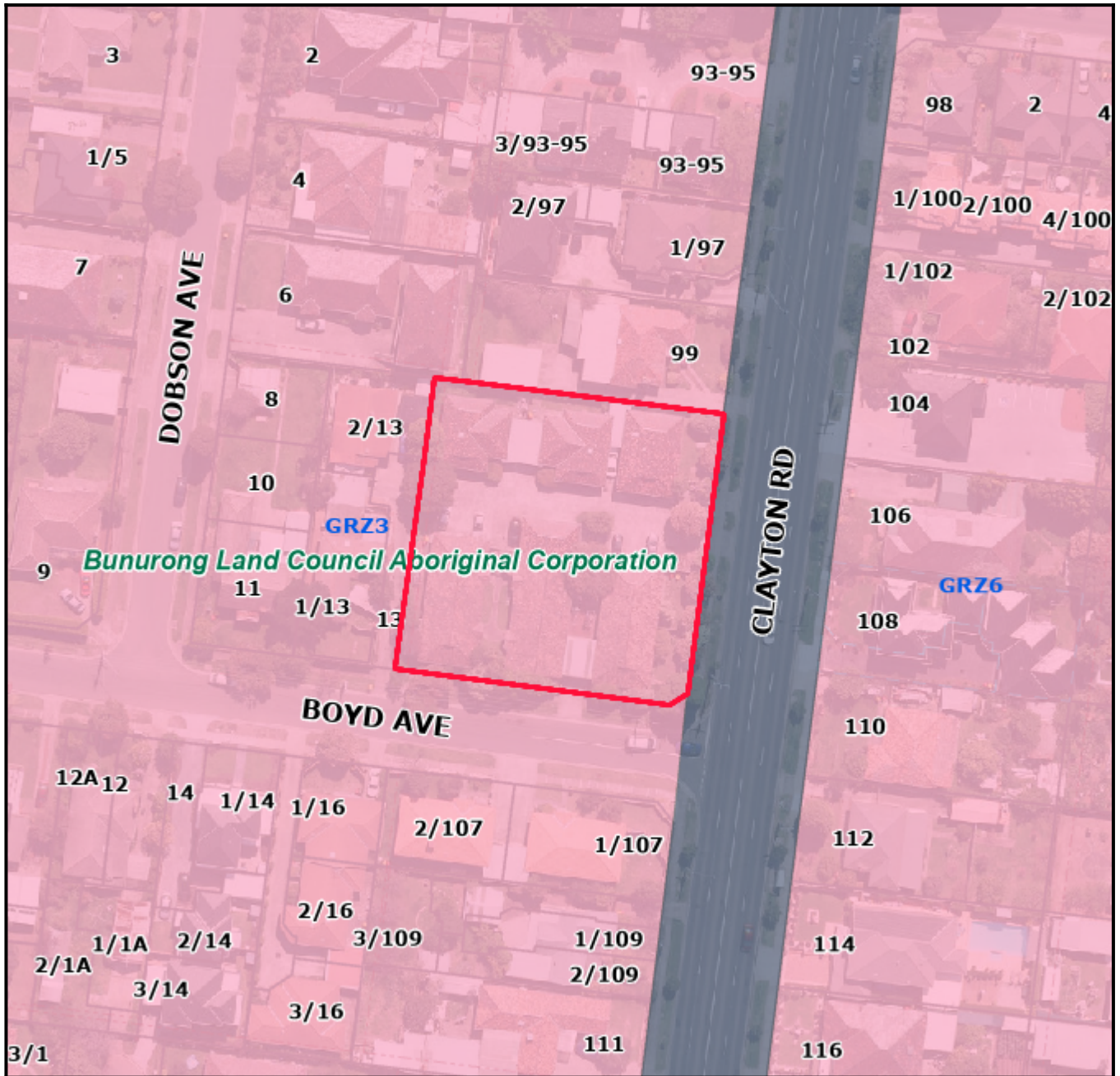
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Planning Overlays and Zones



Legend

Planning Zones

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

Planning Overlays

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

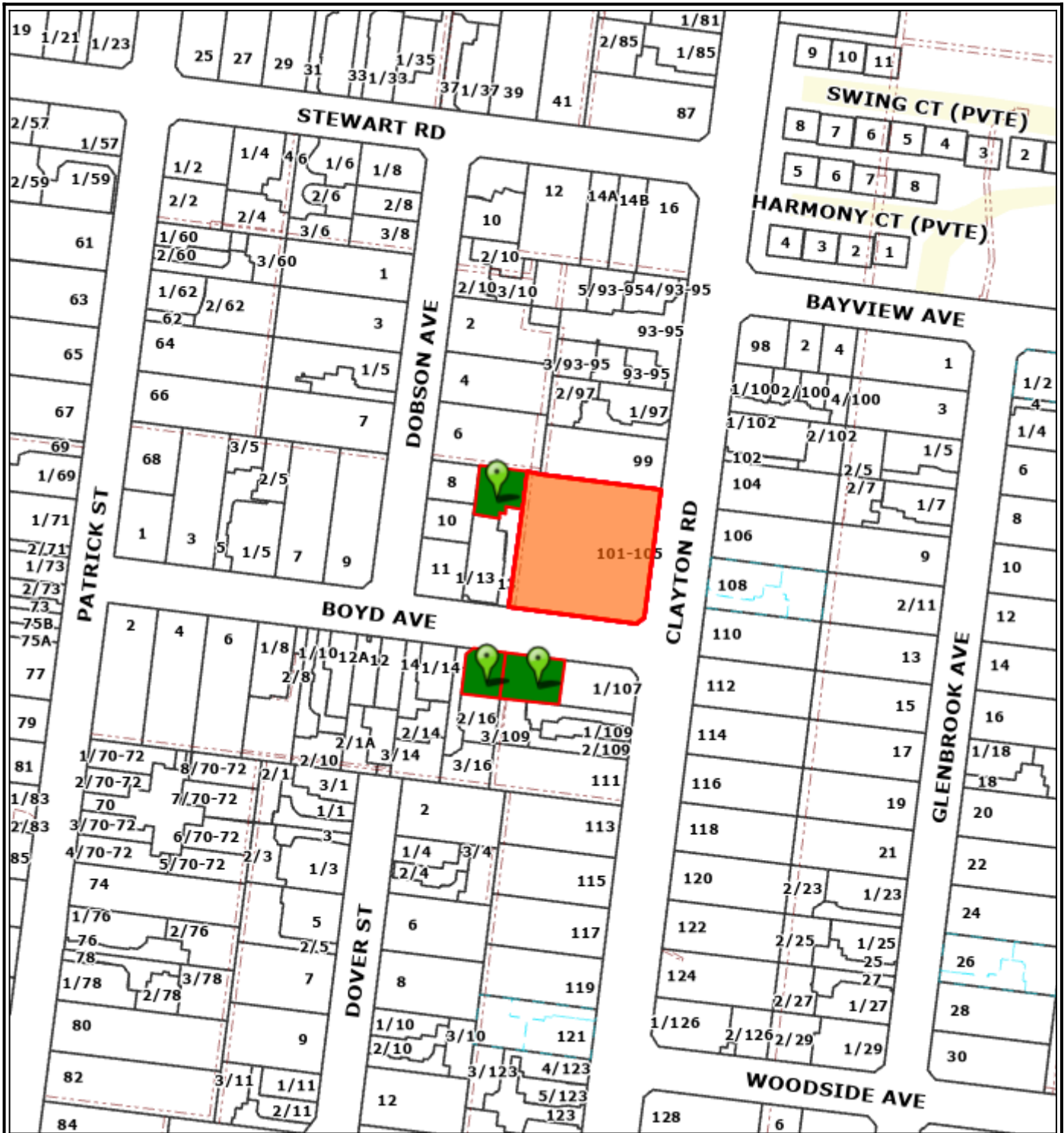


Address: 101-105 Clayton Road OAKLEIGH EAST VIC 3166

Area: 0.00000 sqm

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



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2000



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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