

### 7.1.3 TPA/44769/B - 22 BURTON AVENUE CLAYTON - FOUR STOREY APARTMENT BUILDING WITH BASEMENT PARKING - EXTENSION OF TIME

<b>Responsible Manager:</b>	Catherine Sherwin, Manager City Planning
<b>Responsible Director:</b>	Peter Panagakos, Director City Development

#### EXECUTIVE SUMMARY

This application is for an extension of time to Planning Permit TPA/44769/B for the development of a four storey apartment building with basement parking on land at 22 Burton Avenue, Clayton.

The original permit was issued on 3 May 2016.

The permit has been extended on three (3) previous occasions. The latest extension of time was granted on 4 May 2022 requiring the development to have commenced construction by 3 May 2024.

Construction of the development has not commenced.

The reason for presenting this report to Council is this is the fourth extension of time request sought for this permit, and the period of time sought to extend the permit exceeds six (6) years.

**The proposed extension of time is considered consistent with the relevant provisions of the Monash Planning Scheme. It is recommended that a two (2) year extension to the permit be granted.**

RESPONSIBLE DIRECTOR:	Peter Panagakos, Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Celia Davey
WARD:	Oakleigh
PROPERTY ADDRESS:	22 Burton Avenue, Clayton
NUMBER OF OBJECTIONS:	Nil
ZONING:	Residential Growth Zone (Schedule 3)
OVERLAY:	Special Building Overlay
EXISTING LAND USE:	Vacant
RELEVANT LEGISLATION:	Section 69 of the Planning and Environment Act 1987
RELEVANT POLICY:	<p><b><u>Purpose and Vision</u></b></p> <p>Clause 02.03-1 – Settlement</p> <p>Clause 02.03-4 – Built Environment and Heritage</p> <p>Clause 02.03-5 – Housing</p> <p>Clause 02.04-1 – Strategic Framework Plan</p>

Clause 02.04-3 – Residential Development Plan

**Planning Policy Framework**

Clause 11.01-1R - Settlement – Metropolitan Melbourne

Clause 11.02-1S - Supply of Urban Land

Clause 11.03-1S & R - Activity Centres

Clause 11.03-1L-01 – Activity Centres - Monash

Clause 13.03-1S – Floodplain Management

Clause 15.01-1S&R - Urban Design

Clause 15.01-2S - Building Design

Clause 15.01-2L-02 – Environmentally Sustainable  
Development

Clause 15.01-4S & R - Healthy Neighbourhoods

Clause 15.01-5S - Neighbourhood Character

Clause 15.01-5L – Monash Preferred Neighbourhood Character

Clause 16.01-1L-01 Housing Supply - Monash

Clause 16.01-1S & R - Housing supply

Clause 16.01-2S - Housing affordability

Clause 19.03-3L – Stormwater Management

Clause 19.03-3S - Integrated Water Management

**Particular Provisions**

Clause 52.06 - Car Parking

Clause 52.34 - Bicycle Facilities

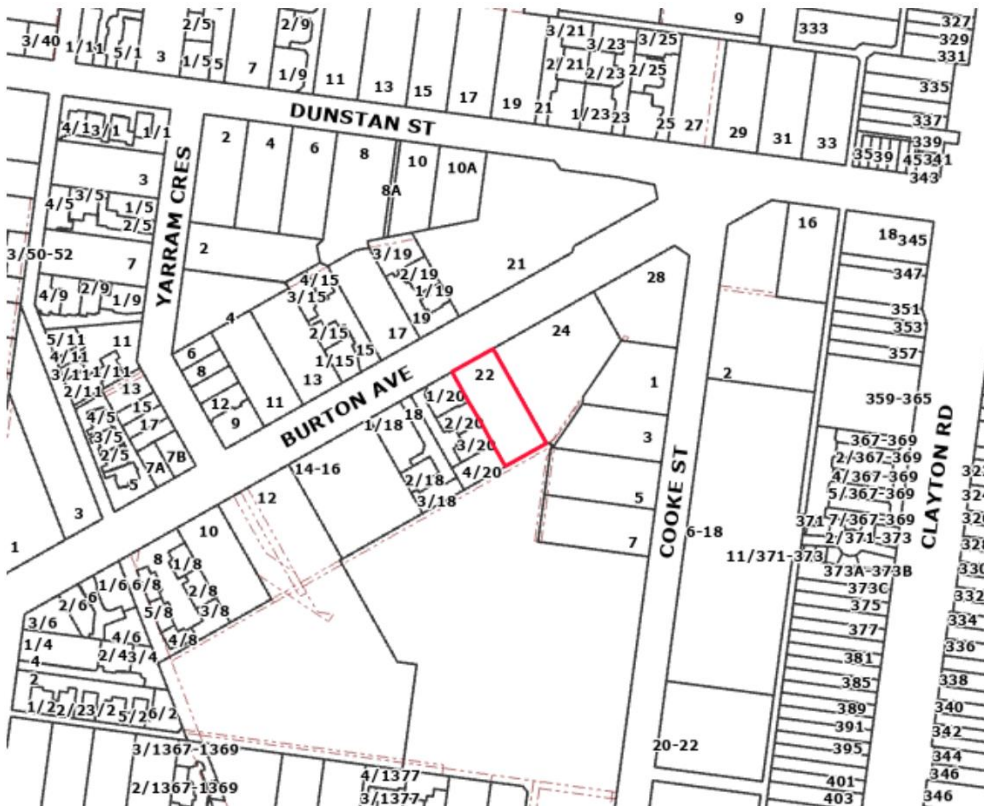
Clause 53.03 - Residential Reticulated Gas Service Connection

Clause 53.18 - Stormwater Management in Urban  
Development

Clause 55 - Two or more dwellings on a lot and residential  
buildings

Clause 65 – Decision Guidelines

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue an Extension of time to Planning Permit No. TPA/44769/B for a four (4) storey apartment building with basement parking within a Special Building Overlay area at 22 Burton Avenue Clayton, pursuant to the provisions of Section 69(2) of the Planning and Environment Act 1987.

1. That in accordance with Section 69(2) of the Planning and Environment Act 1987, the time for the commencement and completion of the development be extended for a further two (2) years. Accordingly, the development must be commenced by 3 May 2026 and completed by 3 May 2028.

## COUNCIL PLAN STRATEGIC OBJECTIVES

### Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

### Enhanced Places

Pursue a planning framework that meets Monash needs.

## BACKGROUND

Following consideration at a meeting of Council, Planning Permit TPA/44769 was issued on 3 May 2016 for the development of a three storey apartment building with basement parking within a Special Building Overlay (SBO) area.

At its meeting of [26 April 2022](#), Council later determined to amend the permit and TPA/44769/A was issued to allow the construction of the four storey apartment building with basement, together with various amendments to the plans.

The permit was further amended under Delegation (TPA/44769/B) on 20 September 2023 to alter the arrangements for the car stacker system detailed in condition 18 of the permit.

The permit has been extended on three occasions, 30 May 2018, 19 May 2020 and 4 May 2022.

The current permit expiry dates are:

- Commencement by 3 May 2024 and;
- Completion by 3 May 2026.

Attachment 1 details approved plans forming part of the application.

### Site and Surrounds

The subject site is located on the south-east side of Burton Avenue, approximately 100 metres south-west of the intersection with Cooke Street in Clayton.

The relatively flat site is rectangular in shape, with a frontage of 21.33 metres, a depth of 48.77 metres and an overall site area of 1040.26 square metres and contains a number of trees in close proximity to the side boundaries.

The land is currently vacant. A single storey detached dwelling previously occupied the site and records show this dwelling was demolished in 2019.

Abutting the site to the north-east is a contemporary three storey apartment building. The site to the south-west is developed with four single-storey units with a common driveway on the far side of the site. The garages and secluded private open space of these dwellings abut the common boundary.

To the rear (south-east) is a car park which services the Clayton Community Centre and broader Clayton commercial area.

Opposite and to the west of the site are single and double-storey residential dwellings, with the Clayton Church of Christ Fellowship to the north-east.

The site is located within the Monash National Employment and Innovation Cluster (MNEIC). It is also identified as being within the Principal Public Transport Network (PPTN).

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

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

## PROPOSAL

An application has been received to extend the time to commence the development for an additional two years.

The applicant has advised that the additional time is required because of difficulties experienced with the appointed builder to commence construction in mid-2023 and who can no longer carry out the construction due to significant financial constraints caused by industry wide increased construction costs and interest rate rises.

## PERMIT TRIGGERS

Pursuant to the provisions of Section 69(1) of the Planning and Environment Act 1987:

“Before the permit expires or within 6 months afterwards, the owner or the occupier of the land to which it applies may ask the responsible authority for an extension of time.”

The request was made on 9 May 2024 which is within 6 months of the permit expiring.

Accordingly, Council can consider a further extension to the commencement and completion date for the development under the *Planning and Environment Act 1987*.

## ASSESSMENT

The total elapsed time between the date of issue of the permit and the request to extend the permit is 8 years.

The Supreme Court decision *Kantor v Murrindindi Shire Council (1997)* established the following tests to determine if a permit should be extended:

- Whether there has been a change of planning policy.
- Whether the landowner is seeking to "warehouse" the permit.
- Intervening circumstances bearing on the grant or refusal of the extension.
- The total elapse of time.
- Whether the time limit originally imposed was adequate.
- The economic burden imposed on the landowner by the permit.
- The probability of a permit issuing should a fresh application be made.

These tests must be considered on balance, meaning that an application does not necessarily need to meet all tests. These tests are considered in detail below.

Whether there has been a change of planning policy.

Since the issue of the original planning permit in 2016, the planning controls which apply to the subject site and proposal, have undergone significant changes. In summary:

**Amendment C125 Part 1** changed the zoning of the land from General Residential 2 to Residential Growth Zone 3 where housing growth in the form of apartment developments is encouraged.

**Amendment VC148 Part 2** changed the Car Parking provisions at Clause 52.06 and incorporated design standards and revised parking rates for sites identified within the Principal Public Transport Network PPTN.

The **Clayton Activity Centre Precinct Plan** was also adopted by Council on 28 January 2020 providing a clear framework outlining where and how growth and change should occur in this area.

Council's decision to amend the permit on 26 April 2022 fully considered these policy changes. There have been no further changes in planning controls since this time that would affect the development.

On 23 May 2024 Amendment C166 was gazetted. This amendment changes the format of the Planning Scheme in respect of the local planning policy, however, has no implications for the proposal.

**Clayton Suburban Rail Loop Structure Plan:** The Suburban Rail Loop Authority (SRLA) have released draft visions for the precinct surrounding the future Clayton Train Station, as the responsible authority for strategic future planning of the precinct. This work is still in its preliminary stages and the vision suggests that up to 8 storeys will be permitted in this location and identified as the 'Urban Neighbourhood Area'. However, the Clayton Precinct Plan is currently the guiding document for the precinct until such time that the draft visions are finalised and form part of the planning scheme.

Whether the landowner is seeking to "warehouse" the permit.

Warehousing is the obtaining of permits with no intention of acting on them in the foreseeable future to gain a windfall when selling the land.

Since the owner purchased the land in March 2018 the owner has sought two amendments to the permit, one significant amendment to the size and layout of the proposal, and one that altered the vehicle stacker arrangements. This later amendment particularly indicates an effort to refine the development, an unlikely event in warehoused permits.

The owner also advises the reason for not commencing in time is due to industry wide financial pressures, and issues with the contracted builder.

The owner has indicated that the project will commence upon appointment of a new Builder.

Intervening circumstances bearing on the grant or refusal of the extension.

The owner purchased the land in March 2018, months prior to the permit expiry. An extension of the permit was promptly sought to allow time for building permits to be granted.

Amendments to the Planning Scheme in April 2018 and 2020 have also allowed the owner to seek substantive amendments to the permit.

The impacts of the pandemic on the construction industry have also had a bearing on the ability to commence.

#### The total elapse of time.

The total elapse of time since the issue of the permit is 8 years. This is not fatal to the application in isolation, given the broad compliance with current planning policy and objectives seeking provision of additional housing along with increased residential density.

#### Whether the time limit originally imposed was adequate

The original time limit imposed was two years for commencement and two years to complete, which is a standard condition of approval and considered adequate for this development.

#### The economic burden imposed on the land owner by the permit.

It is not considered that any conditions of the permit would have placed additional economic burden that could have affected the commencement of the construction. The conditions are standard for this sort of development.

#### The probability of a permit issuing should a fresh application be made

It is likely a permit would be issued should a fresh application be made, because the proposal has recently been amended and is consistent with current planning provisions. The conditions on the existing permit issued are still valid and would be similar to those place on any permit should it be issued today.

### **CONFLICT OF INTEREST**

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

### **CONCLUSION**

It is considered appropriate to grant a further extension of time to the permit to enable the development to commence.


The proposal on balance meets the tests established in the Supreme Court decision Kantor v Murrindindi Shire Council (1997), including and most importantly consistency with current planning policy objectives.

The development outcome is appropriate, the built form will be consistent with the desired future outcome and the permit remains current and relevant.

It is recommended the Council approve the request for the extension of time.

### **ATTACHMENT LIST**

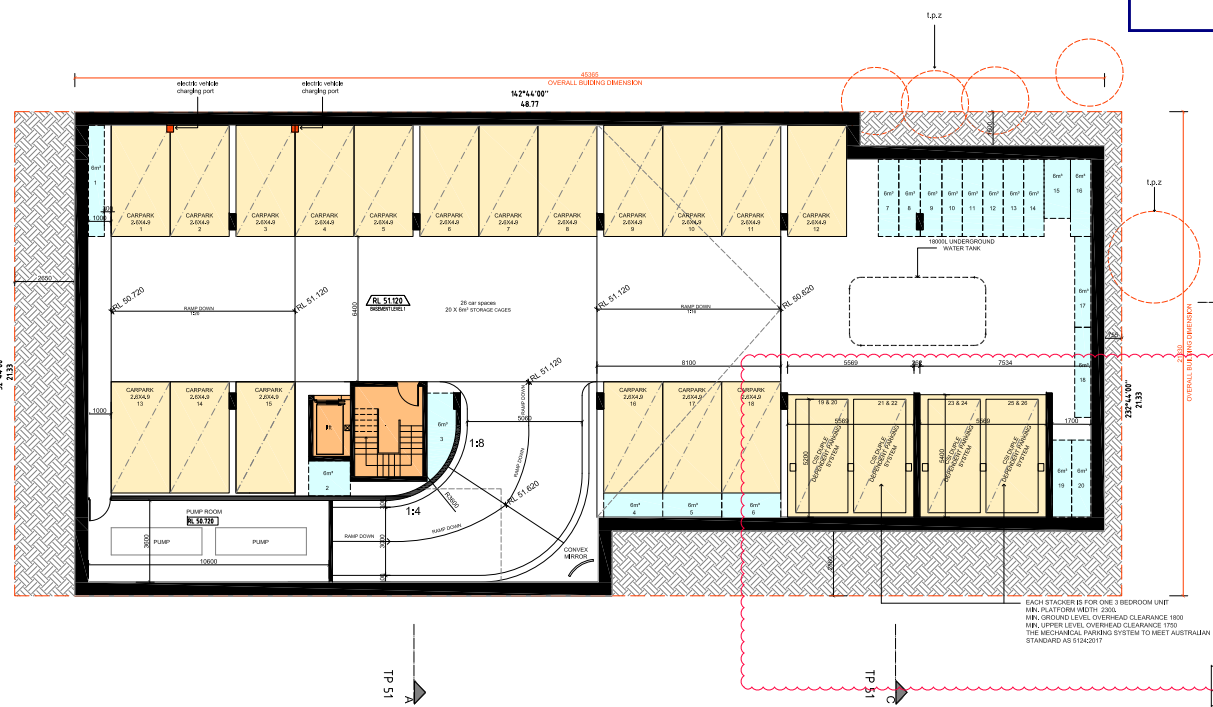
1. Amended Endorsed Development Plans - 22 Burton Ave [7.1.3.1 - 10 pages]

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2. Aerial Photograph - 22 Burton Ave [7.1.3.2 - 1 page]
  3. Zoning and Overlays Map - 22 Burton Ave [7.1.3.3 - 1 page]



PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
 Amended Plan referred to in Permit No. TPA / 44769/8  
 For and on behalf of the City of Monash: CDavey  
 Sheet 1 of 10  
 Date: 20/09/2023

BURTON AVENUE



TP 51

resident car space	6m <sup>2</sup> storage cage
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Total Site Area 1040m<sup>2</sup>  
 Site Coverage 680m<sup>2</sup> 65%  
 Permeability 175m<sup>2</sup> 17%

**Parking Breakdown**

Resident car parks 26  
 Total 26  
 Resident Bicycles 8  
 6m<sup>2</sup> Storage cages 20

**Apartment Breakdown**

Floor Number	1 Bed	2 Bed	3 Bed
Ground	1	5	1
Level 1	3	4	1
Level 2	1	0	4
Total	5	9	6

Total number of apartments 20

		storage volume in the basement	storage volume within the dwelling	in total
APT G01	3 bed	6m <sup>3</sup>	23.8m <sup>3</sup>	29.8m <sup>3</sup>
APT G02	2 bed	6m <sup>3</sup>	15.8m <sup>3</sup>	21.8m <sup>3</sup>
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APT G05	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
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APT G07	1 bed	6m <sup>3</sup>	11.3m <sup>3</sup>	17.3m <sup>3</sup>
APT 101	3 bed	6m <sup>3</sup>	26.8m <sup>3</sup>	32.8m <sup>3</sup>
APT 102	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
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APT 104	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 105	1 bed	6m <sup>3</sup>	12.4m <sup>3</sup>	18.4m <sup>3</sup>
APT 106	1 bed	6m <sup>3</sup>	16.1m <sup>3</sup>	22.1m <sup>3</sup>
APT 107	1 bed	6m <sup>3</sup>	16.3m <sup>3</sup>	22.3m <sup>3</sup>
APT 108	2 bed	6m <sup>3</sup>	13.8m <sup>3</sup>	19.8m <sup>3</sup>
APT 201	3 bed	6m <sup>3</sup>	29.6m <sup>3</sup>	35.6m <sup>3</sup>
APT 202	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
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APT 205	1 bed	6m <sup>3</sup>	14.2m <sup>3</sup>	20.2m <sup>3</sup>

01 PROPOSED BASEMENT PLAN  
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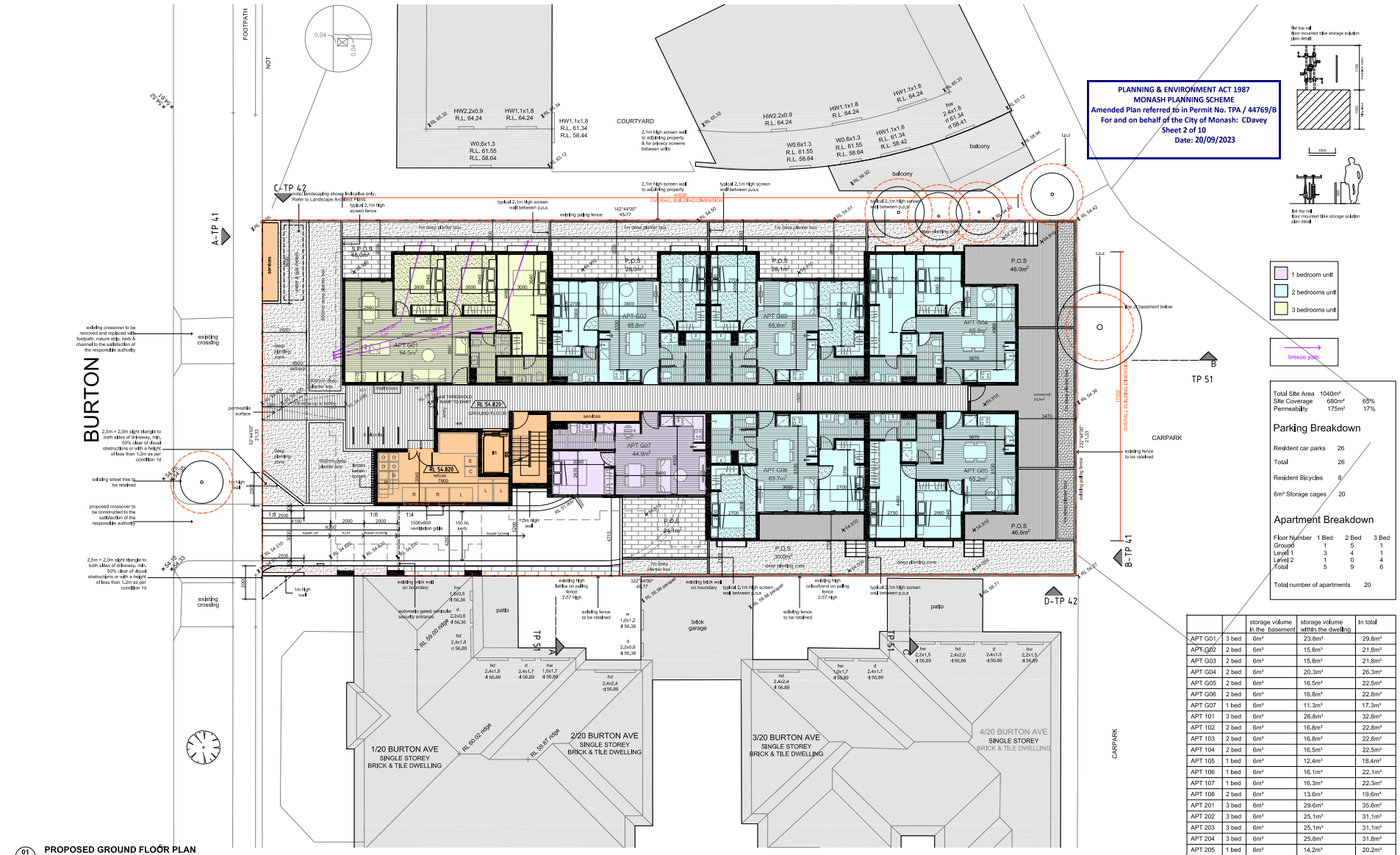
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Date	Revision	No.	Date	Revision	No.
26/09/2023	FOR PLANNING PERMIT ISSUE	P1			
26/09/2023	FOR PLANNING PERMIT ISSUE	P2			
26/09/2023	FOR ISSUE	P3			
22/07/2023	FOR ENDORSEMENT	P4			
26/07/2023	SECONDARY CONSENT	P5			
26/07/2023	SECONDARY CONSENT	P7			



Project <b>RESIDENTIAL DEVELOPMENT @                  22 BURTON AVENUE,                  CLAYTON, VIC 3168</b>	Client RGT Investment Group Pty Ltd	Title PROPOSED BASEMENT PLAN	Date: 26/07/2023 Job: 2000 Title: 22BURTON@A3 Drawn: JZ Approved: RK Rev: P7 Date: 20/09/2023 NOT TO BE USED FOR CONSTRUCTION PURPOSES <b>FOR ENDORSEMENT</b>	<b>TP31</b> REV P7	<p>Matrix Design &amp; Planning Pty Ltd                  MOBILE: 0413987845 INFO@MATRIXARCHITECTS.COM.AU</p>
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01 PROPOSED GROUND FLOOR PLAN  
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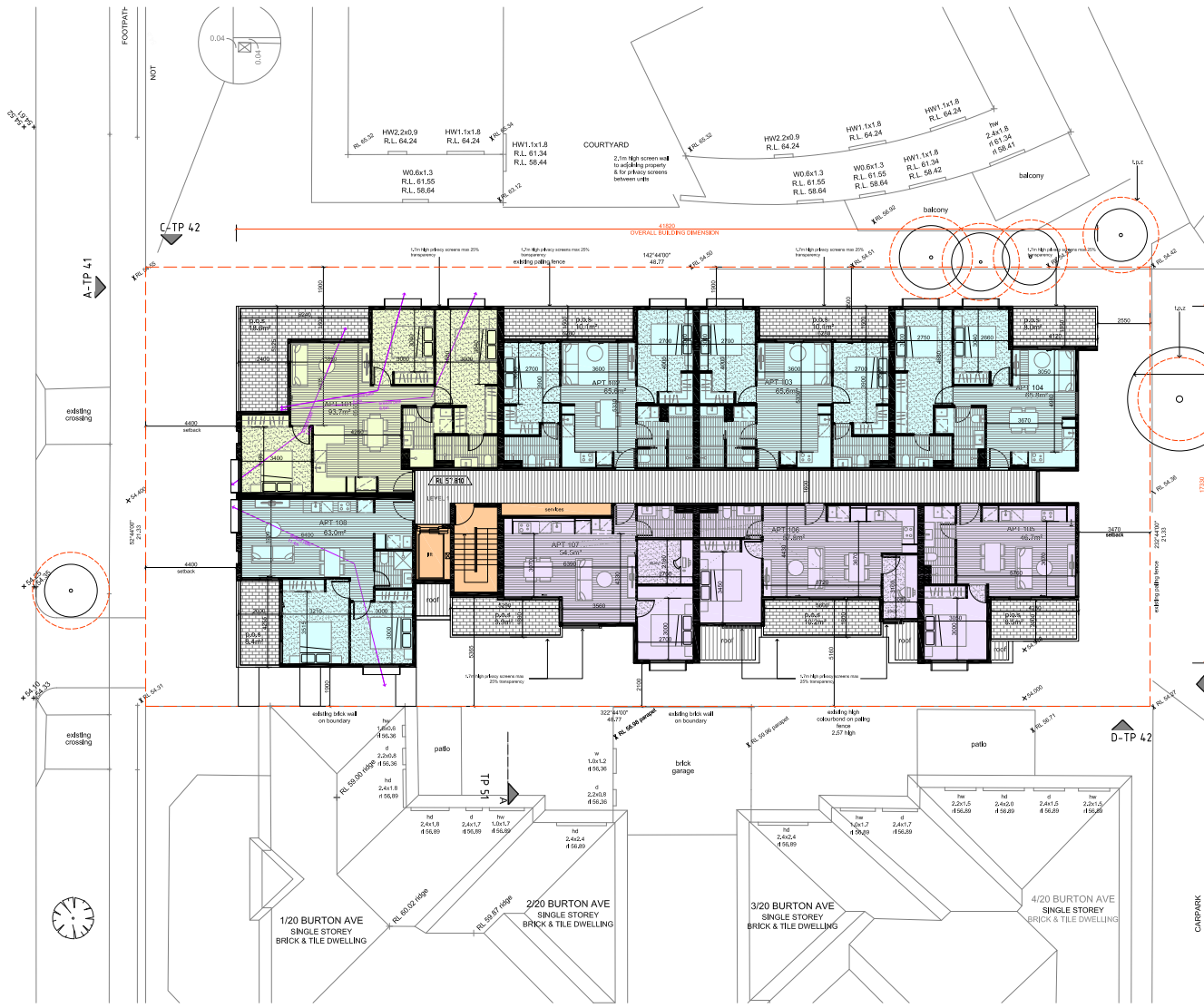
Date	Revision	No.	Date	Revision	No.
16/05/2023	FOR PLANNING PERMIT ISSUE	P1	17/04/2023	SECONDARY COMMENT	P6
20/05/2023	FOR PLANNING PERMIT ISSUE	P2			
26/05/2023	FOR ISSUE	P3			
29/05/2023	FOR ISSUE	P4			
29/05/2023	FOR ENDORSEMENT	P5			
29/05/2023	FOR ENDORSEMENT	P6			
29/05/2023	FOR ENDORSEMENT	P7			
29/05/2023	FOR ENDORSEMENT	P8			
29/05/2023	FOR ENDORSEMENT	P9			
29/05/2023	FOR ENDORSEMENT	P10			
29/05/2023	FOR ENDORSEMENT	P11			
29/05/2023	FOR ENDORSEMENT	P12			
29/05/2023	FOR ENDORSEMENT	P13			
29/05/2023	FOR ENDORSEMENT	P14			
29/05/2023	FOR ENDORSEMENT	P15			
29/05/2023	FOR ENDORSEMENT	P16			
29/05/2023	FOR ENDORSEMENT	P17			
29/05/2023	FOR ENDORSEMENT	P18			
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29/05/2023	FOR ENDORSEMENT	P22			
29/05/2023	FOR ENDORSEMENT	P23			
29/05/2023	FOR ENDORSEMENT	P24			
29/05/2023	FOR ENDORSEMENT	P25			



Project <b>PLANNING PERMIT AMENDMENT@                  22 BURTON AVENUE,                  CLAYTON, VIC 3168</b>	Client <b>RGT Investment Group Pty Ltd</b>	Title <b>PROPOSED GROUND FLOOR PLAN</b>	Date: 17/04/2023 Job: 2000 Scale: 1:200@A1/1:200@A3 Drawn: RDK Checked: RDK Approved: RDK Date: 20/05/2023 NOT TO BE USED FOR CONSTRUCTION PURPOSES <b>FOR ENDORSEMENT</b>	<b>TP32</b> <b>REV P6</b>	<p><b>M</b>atrix                  Architects                  Matrix Design &amp; Planning Pty Ltd                  MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU</p>
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PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
 Amended Plan referred to in Permit No. TPA / 44769/B  
 For and on behalf of the City of Monash: CDavey  
 Sheet 3 of 10  
 Date: 20/09/2023

BURTON



- 1 bedroom unit
- 2 bedrooms unit
- 3 bedrooms unit



Total Site Area 1040m<sup>2</sup>  
 Site Coverage 680m<sup>2</sup> 65%  
 Permeability 175m<sup>2</sup> 17%

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Total	26
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01 PROPOSED FIRST FLOOR PLAN  
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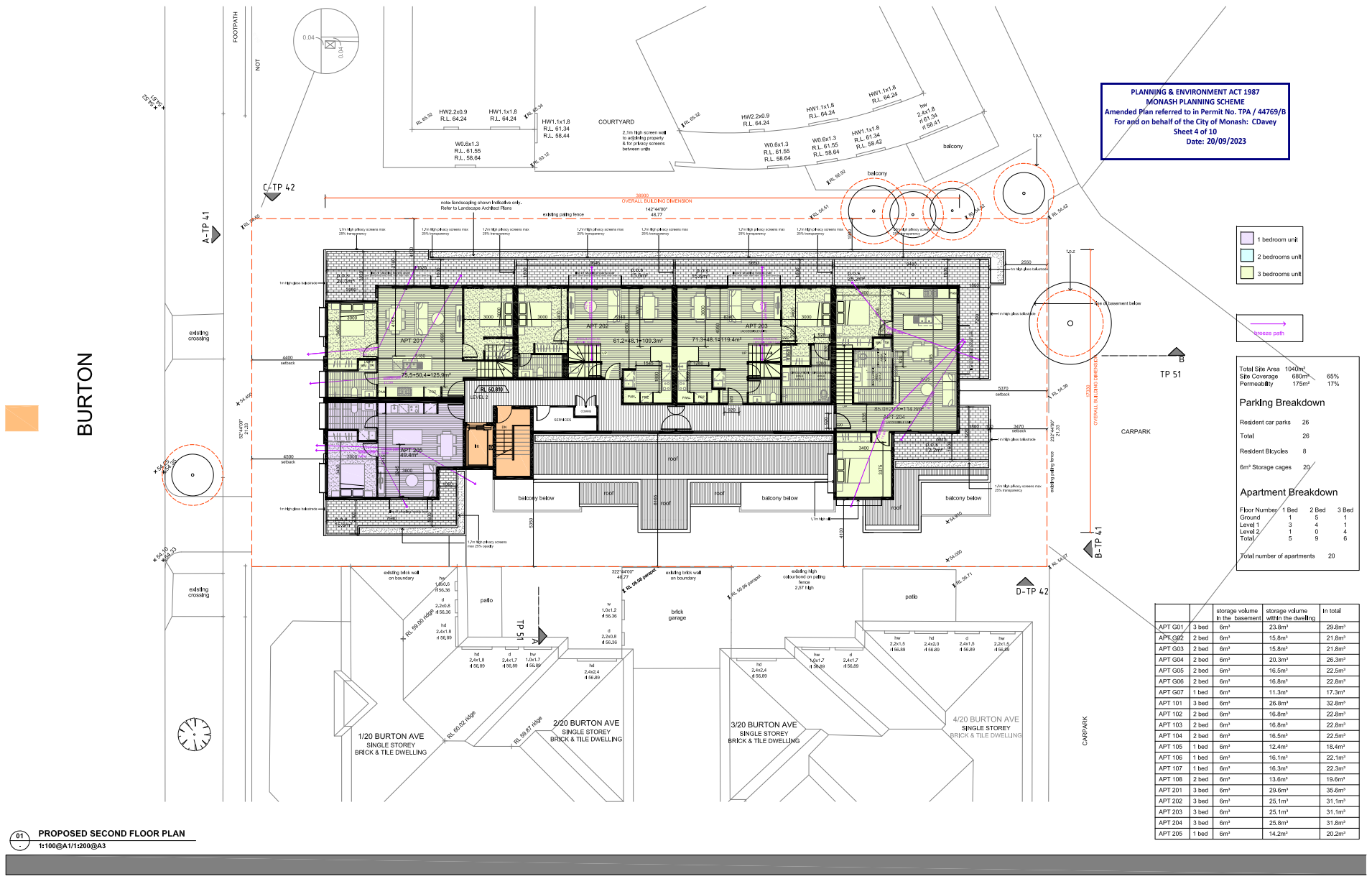
Date	Revision	No.	Date	Revision	No.
16/09/2023	FOR PLANNING PERMIT ISSUE	P1			
25/09/2023	FOR ISSUE	P2			
11/11/2023	FOR ISSUE	P3			
22/07/2023	FOR ENDORSEMENT	P4			
26/09/2023	RECOVERY COMMENT	P5			



Project RESIDENTIAL DEVELOPMENT @ 22 BURTON AVENUE, CLAYTON, VIC 3168	Client RGT Investment Group Pty Ltd	Title PROPOSED FIRST FLOOR PLAN
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Date: 09/03/2023	Job: 2000
Scale: 1:100@A1/1:200@A3	Drawn: JZ
Check: RK	Approved: RK
Rev: P5	NOT TO BE USED FOR CONSTRUCTION PURPOSES
FOR ENDORSEMENT	

**MATRIX** Architects  
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PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
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 Sheet 4 of 10  
 Date: 20/09/2023

- 1 bedroom unit
- 2 bedrooms unit
- 3 bedrooms unit
- Access path

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APT 103	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 104	2 bed	6m <sup>3</sup>	16.5m <sup>3</sup>	22.5m <sup>3</sup>
APT 105	1 bed	6m <sup>3</sup>	12.4m <sup>3</sup>	18.4m <sup>3</sup>
APT 106	1 bed	6m <sup>3</sup>	16.1m <sup>3</sup>	22.1m <sup>3</sup>
APT 107	1 bed	6m <sup>3</sup>	16.3m <sup>3</sup>	22.3m <sup>3</sup>
APT 108	1 bed	6m <sup>3</sup>	13.6m <sup>3</sup>	19.6m <sup>3</sup>
APT 201	3 bed	6m <sup>3</sup>	29.6m <sup>3</sup>	35.6m <sup>3</sup>
APT 202	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 203	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 204	3 bed	6m <sup>3</sup>	25.8m <sup>3</sup>	31.8m <sup>3</sup>
APT 205	1 bed	6m <sup>3</sup>	14.2m <sup>3</sup>	20.2m <sup>3</sup>

01 PROPOSED SECOND FLOOR PLAN  
 1:100@A1/1:200@A3

Date	Revision	No.	Date	Revision	No.
12/09/2023	FOR PLANNING PERMIT ISSUE	P1			
20/09/2023	FOR ISSUE	P2			
11/11/2023	FOR ISSUE	P3			
22/07/2023	FOR ENDORSEMENT	P4			
26/07/2023	RECOVERY COMMENT	P5			



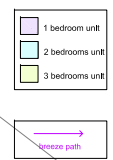
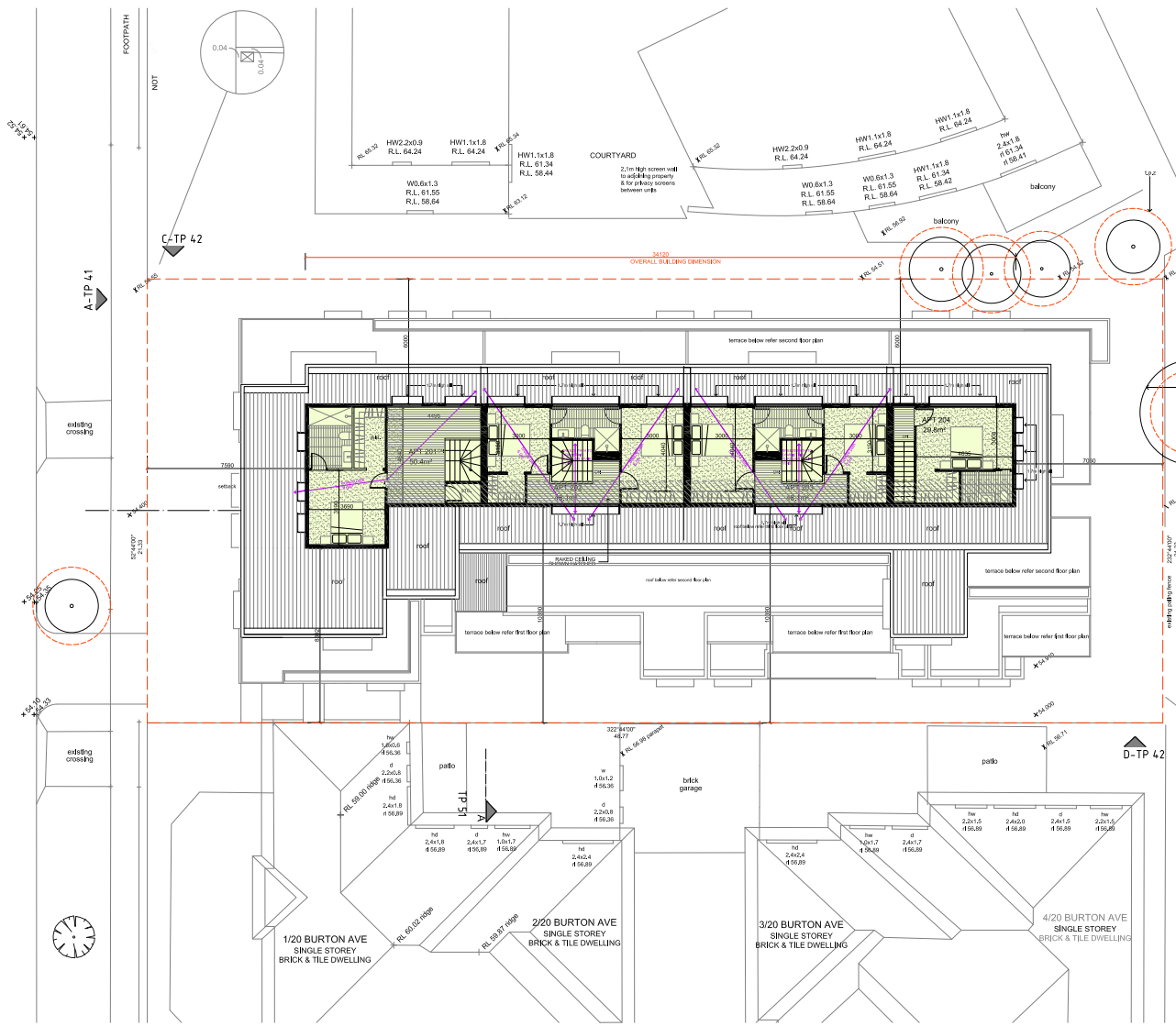
Project PLANNING PERMIT AMENDMENT@ 22 BURTON AVENUE, CLAYTON, VIC 3168	Client RGT Investment Group Pty Ltd	Title PROPOSED SECOND FLOOR PLAN	Date: 09/03/2023 Job: 2000 Scale: 1:200@A1/1:200@A3 Drawn: JZ Approved: RK Rev: P5 NOT TO BE USED FOR CONSTRUCTION PURPOSES FOR ENDORSEMENT
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**Matrix**  
 Architects  
 Matrix Design & Planning Pty Ltd  
 MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU

# Attachment 7.1.3.1 Amended Endorsed Development Plans - 22 Burton Ave

**PLANNING & ENVIRONMENT ACT 1987  
MONASH PLANNING SCHEME**  
Amended Plan referred to in Permit No. TPA / 44769/8  
For and on behalf of the City of Monash: CDavey  
Sheet 5 of 10  
Date: 20/09/2023

**BURTON**



**Total Site Area** 1040m<sup>2</sup>  
**Site Coverage** 680m<sup>2</sup> 65%  
**Permeability** 175m<sup>2</sup> 17%

**Parking Breakdown**

Resident car parks	26
Total	26
Resident Bicycles	8
6m <sup>2</sup> Storage cages	20

**Apartment Breakdown**

Floor Number	1 Bed	2 Bed	3 Bed
Ground	1	5	1
Level 1	3	4	1
Level 2	1	0	4
Total	5	9	6

Total number of apartments 20

APT	Bed	Storage volume in the basement	Storage volume within the dwelling	In total
APT G01	3 bed	6m <sup>3</sup>	23.8m <sup>3</sup>	29.8m <sup>3</sup>
APT G02	2 bed	6m <sup>3</sup>	15.8m <sup>3</sup>	21.8m <sup>3</sup>
APT G03	2 bed	6m <sup>3</sup>	15.8m <sup>3</sup>	21.8m <sup>3</sup>
APT G04	2 bed	6m <sup>3</sup>	20.3m <sup>3</sup>	26.3m <sup>3</sup>
APT G05	2 bed	6m <sup>3</sup>	16.5m <sup>3</sup>	22.5m <sup>3</sup>
APT G06	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT G07	1 bed	6m <sup>3</sup>	11.3m <sup>3</sup>	17.3m <sup>3</sup>
APT 101	3 bed	6m <sup>3</sup>	26.8m <sup>3</sup>	32.8m <sup>3</sup>
APT 102	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 103	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 104	2 bed	6m <sup>3</sup>	16.5m <sup>3</sup>	22.5m <sup>3</sup>
APT 105	1 bed	6m <sup>3</sup>	12.4m <sup>3</sup>	18.4m <sup>3</sup>
APT 106	1 bed	6m <sup>3</sup>	16.1m <sup>3</sup>	22.1m <sup>3</sup>
APT 107	1 bed	6m <sup>3</sup>	16.3m <sup>3</sup>	22.3m <sup>3</sup>
APT 108	2 bed	6m <sup>3</sup>	13.6m <sup>3</sup>	19.6m <sup>3</sup>
APT 201	3 bed	6m <sup>3</sup>	29.6m <sup>3</sup>	35.6m <sup>3</sup>
APT 202	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 203	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 204	3 bed	6m <sup>3</sup>	25.8m <sup>3</sup>	31.8m <sup>3</sup>
APT 205	1 bed	6m <sup>3</sup>	14.2m <sup>3</sup>	20.2m <sup>3</sup>

**01** PROPOSED THIRD FLOOR PLAN  
1:100@A1/1:200@A3

This drawing is the property of Matrix Architects Pty Ltd. It is to be used for the purposes of the project only and is not to be used for any other purpose without the written consent of Matrix Architects Pty Ltd. The user of this drawing is to ensure that it is used in accordance with the terms of the contract between the user and Matrix Architects Pty Ltd.

Date	Revision	No.	Date	Revision	No.
12/09/2023	FOR PLANNING PERMIT ISSUE	P1			
22/07/2023	FOR ENDORSEMENT	P2			
09/03/2023	SECONDARY COMMENT	P3			

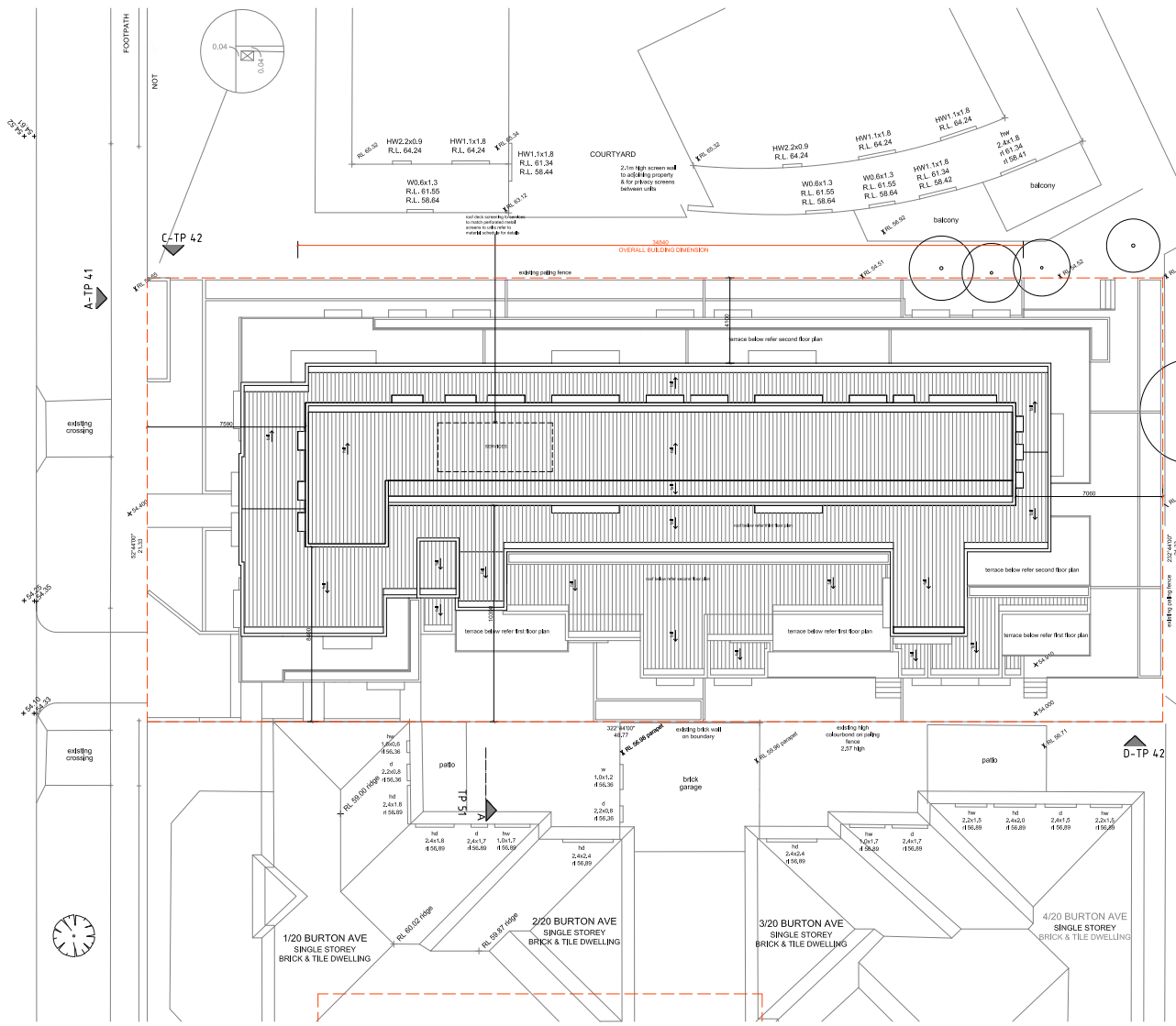


<p>Project <b>PLANNING PERMIT AMENDMENT@ 22 BURTON AVENUE, CLAYTON, VIC 3168</b></p>	<p>Client <b>RGT Investment Group Pty Ltd</b></p>	<p>Title <b>PROPOSED THIRD FLOOR PLAN</b></p>	<p>Date: 09/03/2023 Job: 2000 Scale: 1:200@A1/1:200@A3 Drawn: JZ Approved: RK Rev: P5 NOT TO BE USED FOR CONSTRUCTION PURPOSES <b>FOR ENDORSEMENT</b></p>	<p><b>TP35</b> REV P5</p>	<p><b>Matrix Architects</b> Matrix Design &amp; Planning Pty Ltd MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU</p>
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# Attachment 7.1.3.1 Amended Endorsed Development Plans - 22 Burton Ave

PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
 Amended Plan referred to in Permit No. TPA / 44769/8  
 For and on behalf of the City of Monash: CDavey  
 Sheet 6 of 10  
 Date: 20/09/2023

BURTON



**Total Site Area** 1040m<sup>2</sup>  
**Site Coverage** 680m<sup>2</sup> 65%  
**Permeability** 175m<sup>2</sup> 17%

**Parking Breakdown**

Resident car parks	26
Total	26
Resident Bicycles	8
6m <sup>2</sup> Storage cages	20

**Apartment Breakdown**

Floor Number	1 Bed	2 Bed	3 Bed
Ground	1	5	1
Level 1	3	4	1
Level 2	1	0	4
Total	5	9	6

Total number of apartments 20

APT	Bed	Storage volume in the basement	Storage volume within the dwelling	In total
APT G01	3 bed	6m <sup>3</sup>	23.8m <sup>3</sup>	29.8m <sup>3</sup>
APT G02	2 bed	6m <sup>3</sup>	15.8m <sup>3</sup>	21.8m <sup>3</sup>
APT G03	2 bed	6m <sup>3</sup>	15.8m <sup>3</sup>	21.8m <sup>3</sup>
APT G04	2 bed	6m <sup>3</sup>	20.3m <sup>3</sup>	26.3m <sup>3</sup>
APT G05	2 bed	6m <sup>3</sup>	16.5m <sup>3</sup>	22.5m <sup>3</sup>
APT G06	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT G07	1 bed	6m <sup>3</sup>	11.3m <sup>3</sup>	17.3m <sup>3</sup>
APT 101	3 bed	6m <sup>3</sup>	26.8m <sup>3</sup>	32.8m <sup>3</sup>
APT 102	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 103	2 bed	6m <sup>3</sup>	16.8m <sup>3</sup>	22.8m <sup>3</sup>
APT 104	2 bed	6m <sup>3</sup>	16.5m <sup>3</sup>	22.5m <sup>3</sup>
APT 105	1 bed	6m <sup>3</sup>	12.4m <sup>3</sup>	18.4m <sup>3</sup>
APT 106	1 bed	6m <sup>3</sup>	16.1m <sup>3</sup>	22.1m <sup>3</sup>
APT 107	1 bed	6m <sup>3</sup>	16.3m <sup>3</sup>	22.3m <sup>3</sup>
APT 108	2 bed	6m <sup>3</sup>	13.6m <sup>3</sup>	19.6m <sup>3</sup>
APT 201	3 bed	6m <sup>3</sup>	29.6m <sup>3</sup>	35.6m <sup>3</sup>
APT 202	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 203	3 bed	6m <sup>3</sup>	25.1m <sup>3</sup>	31.1m <sup>3</sup>
APT 204	3 bed	6m <sup>3</sup>	25.8m <sup>3</sup>	31.8m <sup>3</sup>
APT 205	1 bed	6m <sup>3</sup>	14.2m <sup>3</sup>	20.2m <sup>3</sup>

01 PROPOSED ROOF PLAN  
 1:100@A1/1:200@A3

This drawing shall be used for the purposes of...  
 It is the responsibility of the client to ensure that the information provided in this drawing is accurate and complete.  
 The client shall be responsible for ensuring that the information provided in this drawing is accurate and complete.  
 The client shall be responsible for ensuring that the information provided in this drawing is accurate and complete.

Date	Revision	No.	Date	Revision	No.
15/05/2021	FOR PLANNING PERMIT ISSUE	P1			
22/07/2022	FOR ENDORSEMENT	P2			
09/03/2023	SECONDARY COMMENT	P3			



Project RESIDENTIAL DEVELOPMENT @ 22 BURTON AVENUE, CLAYTON, VIC 3168	Client RGT Investment Group Pty Ltd	Title PROPOSED ROOF PLAN
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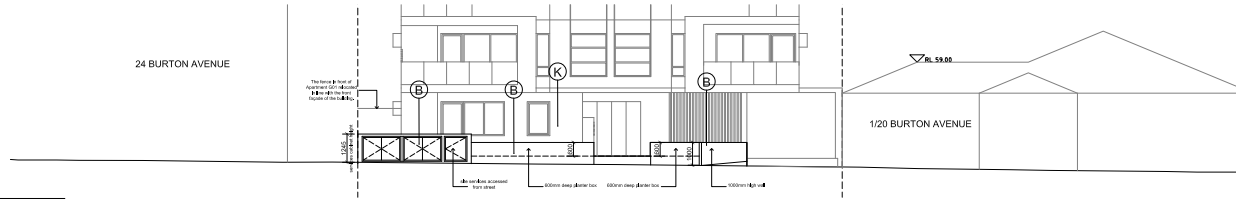
Date: 09/03/2023	Job: 2000	Scale: 1:100@A1/1:200@A3
Drawn: JC	Approved: RK	Check: RK
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
<b>FOR ENDORSEMENT</b>		

**M**Architects  
**M**ATRIX  
 Matrix Design & Planning Pty Ltd  
 MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU

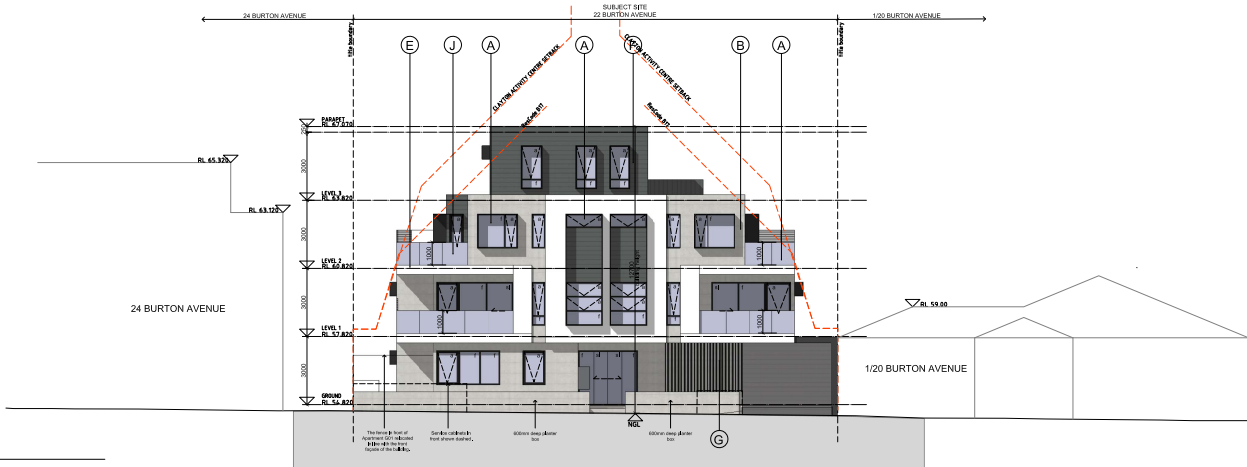
# Attachment 7.1.3.1 Amended Endorsed Development Plans - 22 Burton Ave

PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
 Amended Plan referred to in Permit No. TPA / 44769/8  
 For and on behalf of the City of Monash: CDavey  
 Sheet 7 of 10  
 Date: 20/09/2023

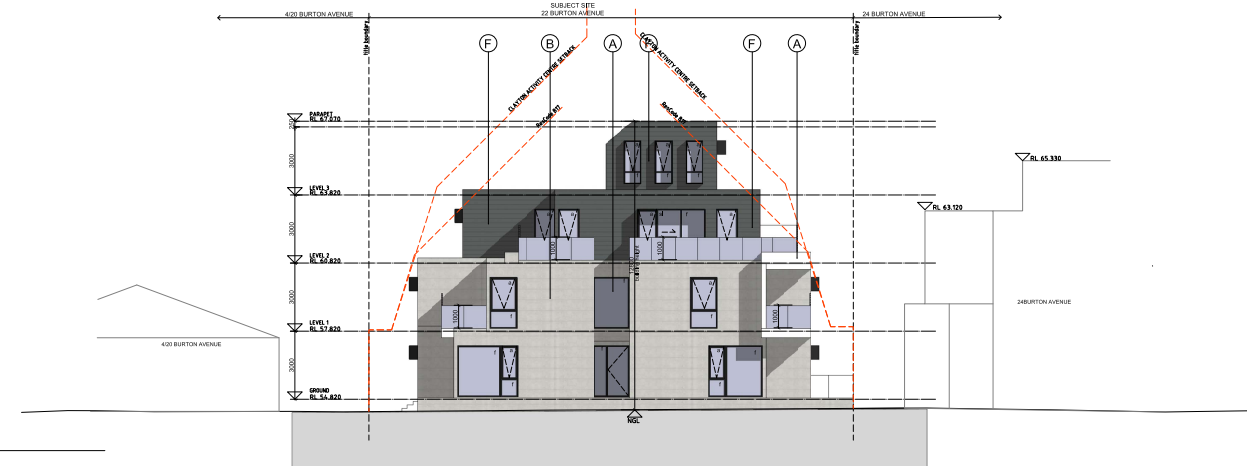
01 front fence elevation



02 NORTH ELEVATION



03 SOUTH ELEVATION



**WINDOW CODES**


- f FIXED GLASS
- sl SLIDING PANEL AS NOTED
- a AWNING WINDOW

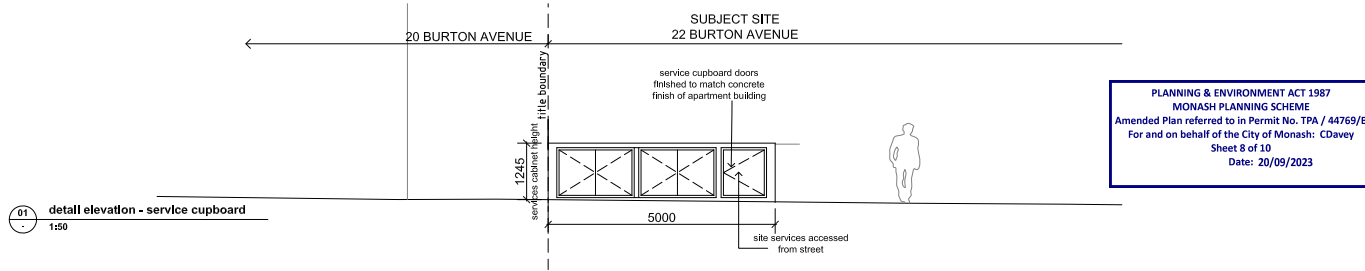
- (A) CLEAR GLAZING (LIGHT GREY TINT) SPANREL AS NOMINATED WITHIN POWDER COATED EXTRUDED ALUMINIUM WINDOW FRAME. -COLOURBOND MONUMENT COLOUR -OR SIMILAR
- (B) TEXTURED CONCRETE-LOOK CLADDING
- (C) POWDER COATED PERFORATED ALUMINIUM SCREENS. -DULUX PARAMOUNT DESIGN COLOUR -OR SIMILAR
- (D) POWDER COATED PERFORATED ALUMINIUM SCREENS. -DULUX DRIVE TIME COLOUR -OR SIMILAR
- (E) ACRYLIC RENDER WITH PAINT FINISH IN DULUX WHITE -OR SIMILAR
- (F) SINGLE LOCK STANDING SEAM CLADDING. -HORIZONTAL PANELS -COLOURBOND BASALT COLOUR -OR SIMILAR
- (G) TIMBER BATTEN SCREEN. -MERBAU 60MM X 42MM -OR SIMILAR
- (H) POWDER COATED METAL WINDOW HOODS. -COLOURBOND MONUMENT FINISH -OR SIMILAR
- (J) FRAMELESS GLAZED BALUSTRADE. -CLEAR WITH GREYBLUE TINT -OR SIMILAR
- (K) POWDER COATED ALUMINIUM BATTEN SCREEN. -COLOURBOND MONUMENT FINISH -OR SIMILAR
- (L) ACRYLIC RENDER WITH PAINT FINISH IN DULUX DOMINO COLOUR -OR SIMILAR

The drawings shall be taken in accordance with the provisions of the Building Act 1993 and the Building Regulations 2006. It is the responsibility of the client to ensure that all relevant approvals and permits are obtained prior to construction. The client shall ensure that the drawings are used in accordance with their intended purpose and shall not be used for any other purpose without the written consent of the architect.

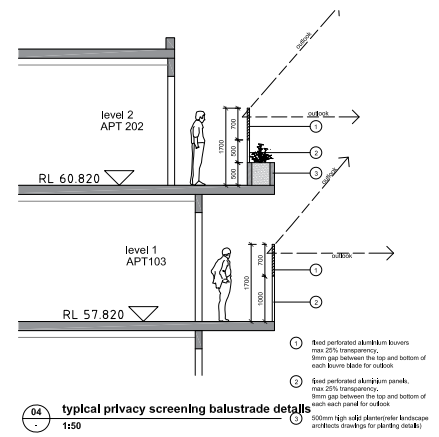
Construction shall not commence until all relevant approvals and permits are obtained. The client shall ensure that the drawings are used in accordance with their intended purpose and shall not be used for any other purpose without the written consent of the architect.

Date	Revision	No.	Date	Revision	No.
16/09/2023	FOR PLANNING PERMIT ISSUE	P1			
25/09/2023	FOR REVIEW	P2			
26/07/2023	FOR ENDORSEMENT	P3			
07/03/2023	FOR ENDORSEMENT	P4			
17/09/2023	FOR ENDORSEMENT	P5			

Project <b>RESIDENTIAL DEVELOPMENT @                  22 BURTON AVENUE,                  CLAYTON, VIC 3168</b>	Client RGT Investment Group Pty Ltd	Title <b>PROPOSED ELEVATION                  NORTH &amp; SOUTH</b>	Date: 17/04/2023 Job: 2000 Scale: 1:100 (AS11000.6A) Drawn: RZ Checked: RK Approved: RK Date: 20/09/2023 NOT TO BE USED FOR CONSTRUCTION PURPOSES <b>FOR ENDORSEMENT</b>	<b>TP41                  REV                  P6</b>	 MArchitects <b>MATRIX</b> Matrix Design & Planning Pty Ltd MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU
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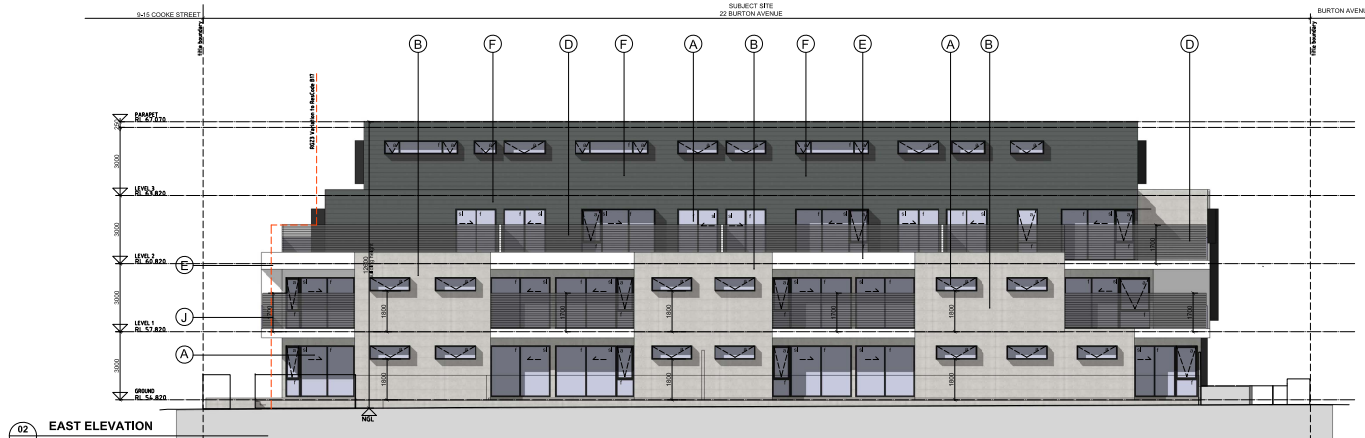


PLANNING & ENVIRONMENT ACT 1987  
MONASH PLANNING SCHEME  
Amended Plan referred to in Permit No. TPA / 44769/B  
For and on behalf of the City of Monash: CDavey  
Sheet 8 of 10  
Date: 20/09/2023

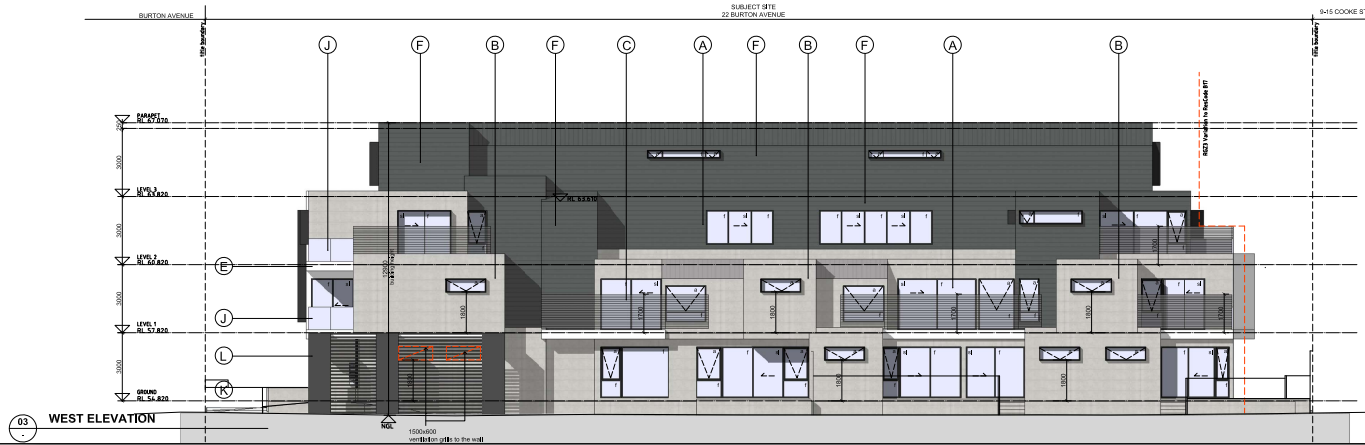


**WINDOW CODES**

f	FIXED GLASS
sl	SLIDING PANEL AS NOTED
a	AWNING WINDOW



- (A) CLEAR GLAZING (LIGHT GREY TINT) SPANDREL AS NOMINATED WITHIN POWDER COATED EXTRUDED ALUMINIUM WINDOW FRAME. -2 COLOURBOND MONUMENT COLOUR -OR SIMILAR
- (B) TEXTURED CONCRETE-LOOK CLADDING
- (C) POWDER COATED PERFORATED ALUMINIUM SCREENS. -DULUX PARAMOUNT DESIGN COLOUR -OR SIMILAR
- (D) POWDER COATED PERFORATED ALUMINIUM SCREENS. -DULUX DRIVE TIME COLOUR -OR SIMILAR
- (E) ACRYLIC RENDER WITH PAINT FINISH IN DULUX WHITE -OR SIMILAR
- (F) SINGLE LOCK STANDING SEAM CLADDING. -HORIZONTAL PANELS -COLOURBOND BASALT COLOUR -OR SIMILAR
- (G) TIMBER BATTEN SCREEN. -MERBAU 60MM X 42MM -OR SIMILAR
- (H) POWDER COATED METAL WINDOW HOODS. -COLOURBOND MONUMENT FINISH -OR SIMILAR
- (J) FRAMELESS GLAZED BALUSTRADE. -CLEAR WITH GREY/BLUE TINT -OR SIMILAR
- (K) POWDER COATED ALUMINIUM BATTEN SCREEN. -COLOURBOND MONUMENT FINISH -OR SIMILAR
- (L) ACRYLIC RENDER WITH PAINT FINISH IN DULUX DOMINO COLOUR -OR SIMILAR



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Date	Revision	No.	Date	Revision	No.
26/09/2023	FOR PLANNING PERMIT ISSUE	P1			
26/09/2023	FOR ISSUE	P2			
20/07/2023	FOR ENDORSEMENT	P3			
07/01/2023	SECONDARY COMMENT	P5			

Project: RESIDENTIAL DEVELOPMENT @ 22 BURTON AVENUE, CLAYTON, VIC 3168

Client: RGT Investment Group Pty Ltd

Title: PROPOSED ELEVATION EAST & WEST

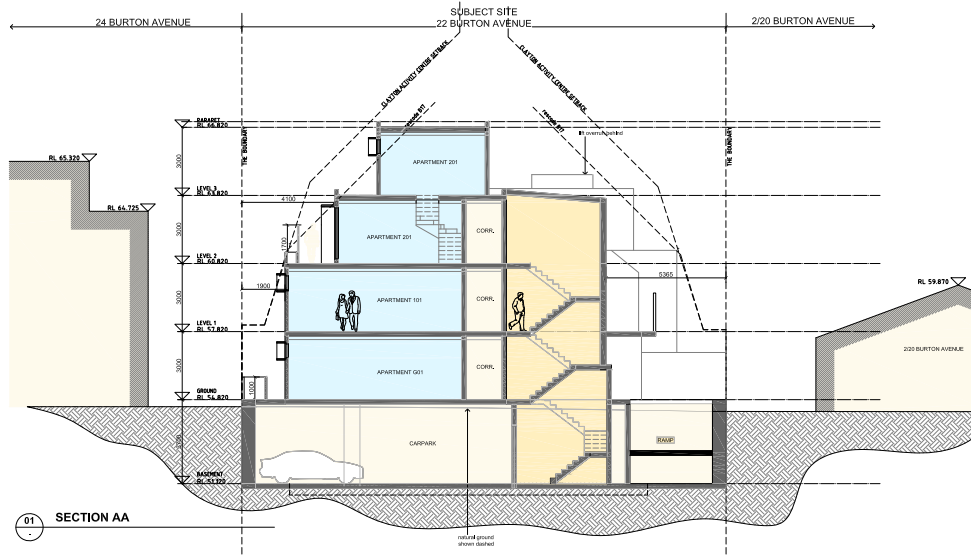
Date	07/03/2023
Job	2000
Scale	1:200 (AS/1:200) (AS)
Drawn	JK
Checked	JK
Drawn	JK
Approved	JK
Not to be used for construction purposes	
Year	2023

**TP42 REV P5**

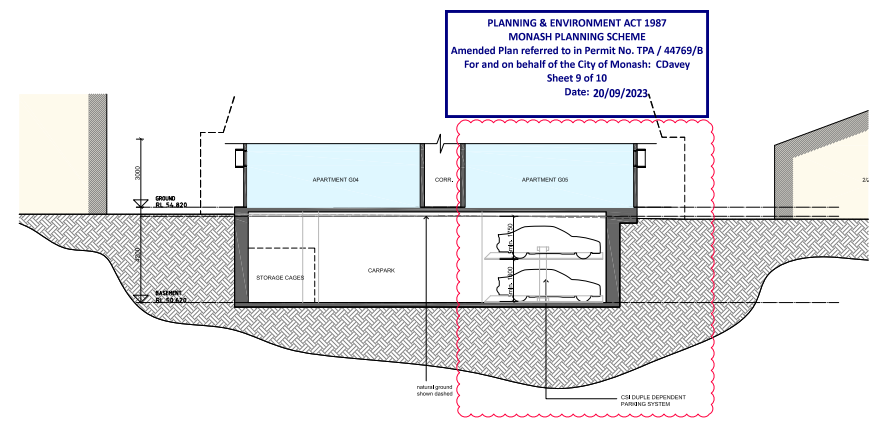
**FOR ENDORSEMENT**

**M**Architects  
**MATRIX**  
Matrix Design & Planning Pty Ltd  
MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU



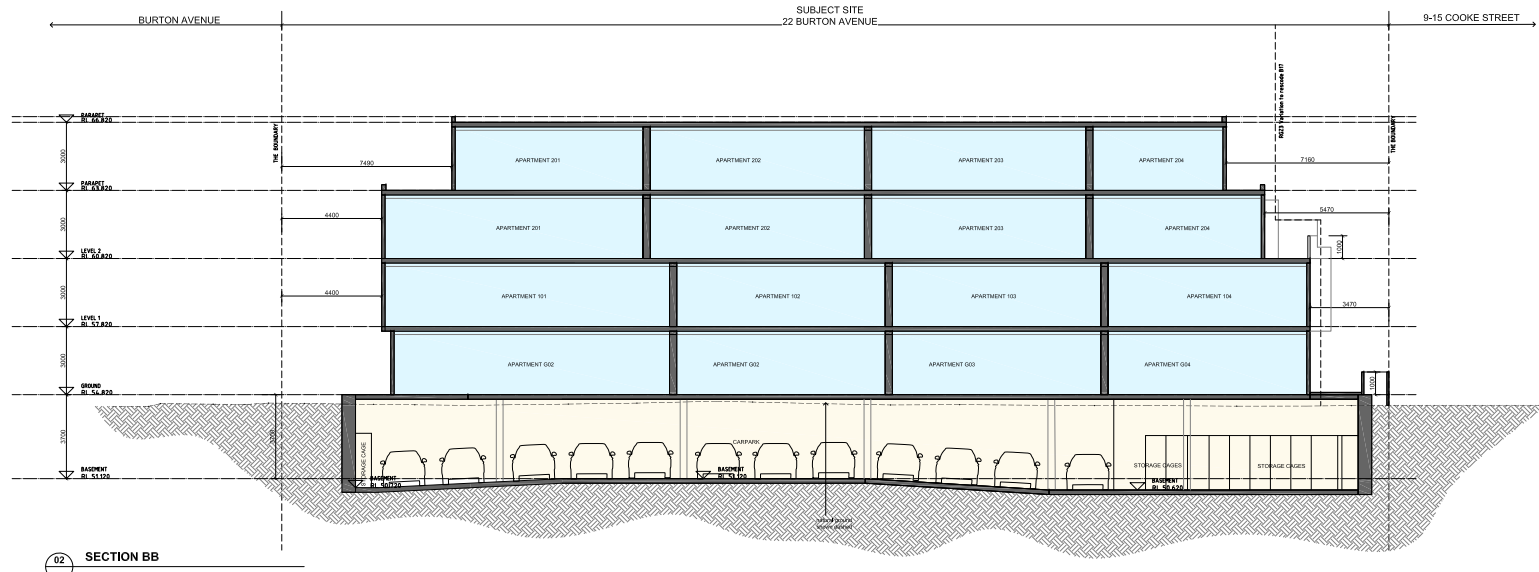
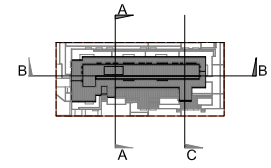


01 SECTION AA



PLANNING & ENVIRONMENT ACT 1987  
 MONASH PLANNING SCHEME  
 Amended Plan referred to in Permit No. TPA / 44769/B  
 For and on behalf of the City of Monash: CDavey  
 Sheet 9 of 10  
 Date: 20/09/2023

03 SECTION CC - CAR STACKERS



02 SECTION BB

The accuracy of the information is the responsibility of the client. The client warrants that the information is true and correct. The client warrants that the information is true and correct. The client warrants that the information is true and correct. The client warrants that the information is true and correct.

Date	Revision	No.	Date	Revision	No.
20/09/2023	FOR PLANNING PERMIT ISSUE	P1			
27/09/2023	FOR PLANNING PERMIT ISSUE	P2			
27/09/2023	FOR ENDORSEMENT	P3			
20/03/2023	SECONDARY CONSENT	P5			
20/07/2023	SECONDARY CONSENT	P7			

Project: RESIDENTIAL DEVELOPMENT @ 22 BURTON AVENUE, CLAYTON, VIC 3168

Client: RGT Investment Group Pty Ltd

Sections: SECTION AA & BB

Date: 20/09/2023	Job: 2000	TP51
Scale: 1:200 (AS11000.0)	Drawn: JZ	REV P7
Approved: RK	Check: RK	NOT TO BE USED FOR CONSTRUCTION PURPOSES
© 2023	FOR ENDORSEMENT	

**PLANNING & ENVIRONMENT ACT 1987**  
**MONASH PLANNING SCHEME**  
 Amended Plan referred to in Permit No. TPA / 44769/B  
 For and on behalf of the City of Monash: CDavey  
 Sheet 10 of 10  
 Date: 20/09/2023

SINGLE SYSTEM WIDTH  
STAND ALONE

SPECIFICATIONS	
MAX CAPACITY	2300kg
LEVELS	2
MAIN POWER	HYDRAULIC
POWER SUPPLY	220V 1ph 50Hz
PUMP SPEC.	2.2 Kw
OPERATING SPEED	1 min
OPERATION TYPE	DEPENDANT

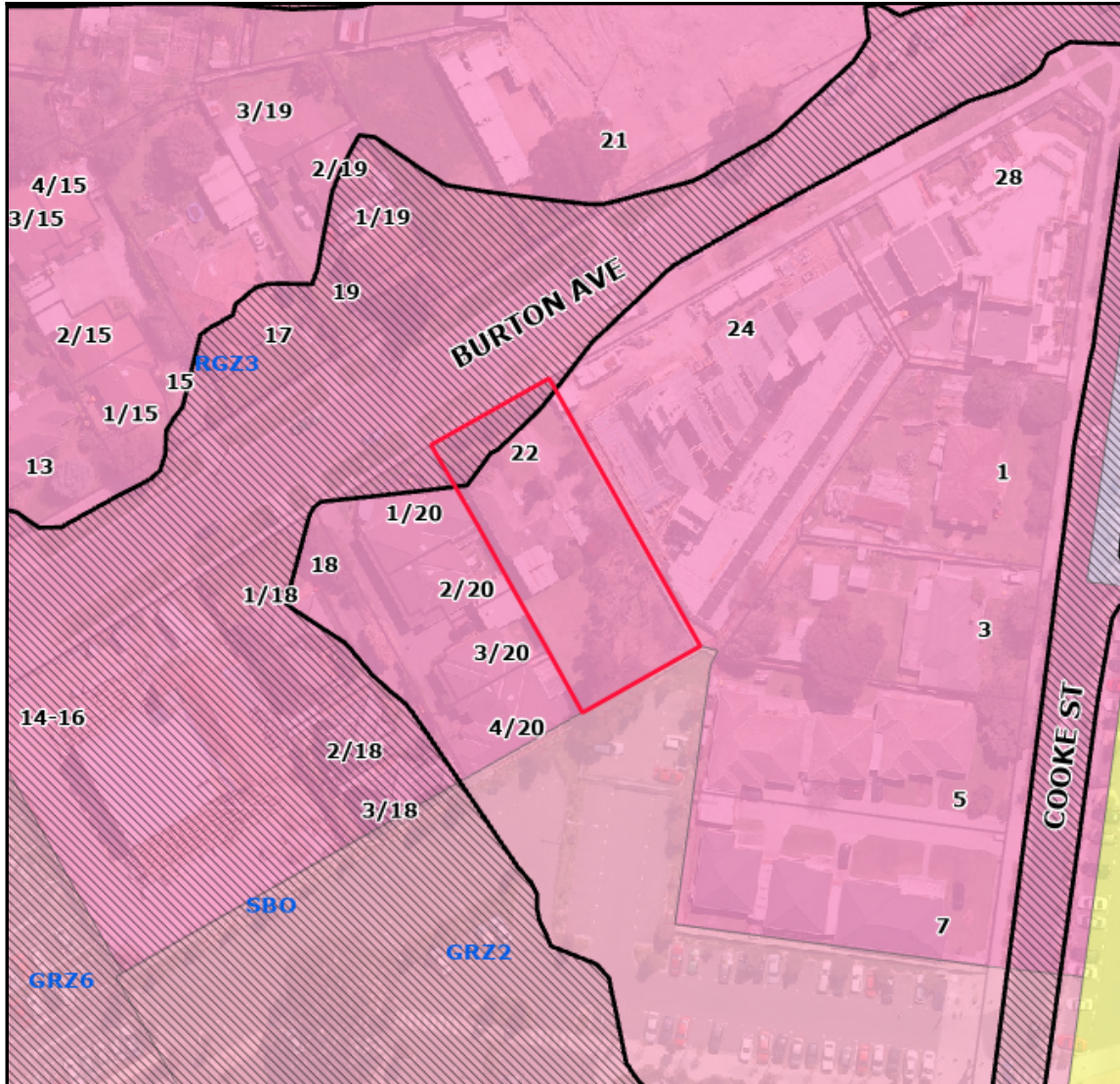
2 x SYSTEM WIDTH  
SHARED COLUMN

<b>CAR STACKERS INTERNATIONAL</b>		272 WOLSELEY PLACE, THOMASTOWN VIC 3074 PH: 1800 786 483 OR (03) 9462 7400	
1 INFORMATION ISSUE		DATE	20/07/2023
MODEL: CAR STACKER		SCALE	1:100@A3
COMPLIANCE: AS 1418.1-2002		PROJECT	GENERIC CAR STACKERS INTERNATIONAL DUPE CAR STACKING SYSTEM
CERTIFICATE OF COMPLIANCE:		DESIGNED BY	YT
CONSTRUCTION NO.:		DRAWN BY	KJV
DESIGN REGISTRATION:		ISSUED BY	GEN01
THREAD TOLERANCE SPECIFICATIONS PER DIN ISO 146		REVISION	1
GEOMETRIC FORM AND POSITION TOLERANCE CONFORM TO DIN ISO 1911		DATE	22/05/2020
WELDED STRUCTURES WITHOUT TOLERANCE DATA CONFORM TO ISO 9908-01		PROJECT NO.	22055300
CLASSES ARE INTERNAL THREADS EXTERNAL THREADS		SCALE	1 " 1
CAST PART TOLERANCES PER ISO 1962 CLASS CT5		<b>CONFIDENTIAL</b>	
GENERAL TOLERANCES PER DIN ISO 2768		THIS DRAWING IS THE PROPERTY OF CAR STACKERS INTERNATIONAL. ITS POSSESSION DOES NOT AUTHORISE YOU TO HAVE THE DESIGN BUILT. THE INFORMATION IT CONTAINS MAY NOT BE PROVIDED TO OTHERS.	
SURFACE FINISH PER DIN ISO 1302		FIRST ANGLE PROJECTION	
		BREAK NON-DIMENSIONED EDGES ACCORDING TO DIN ISO 13715	





## 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

22 Burton Avenue CLAYTON VIC 3168

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