

7.1.2 TPA/43623/B - 37-39 HUNTER STREET, GLEN WAVERLEY - EXTENSION OF TIME TO PERMIT FOR THE CONSTRUCTION OF A THREE STOREY APARTMENT BUILDING ABOVE BASEMENT CAR PARK

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|------------------------------|--|
| Responsible Manager: | Catherine Sherwin, Manager City Planning |
| Responsible Director: | Peter Panagakos, Director City Development |

EXECUTIVE SUMMARY

This application is for an extension of time to Planning Permit TPA/43653/B for the development of a three (3) storey apartment building providing a total of twenty-six (26) apartments on land at 37-39 Hunter Street Glen Waverley.

The original permit was issued on 13 May 2016.

The permit has been extended on three (3) previous occasions. The latest extension of time was granted on 24 June 2022 which allowed for an additional two years to commence the development. The current permit expired on 13 May 2024 as the development has not commenced.

The reason for presenting this report to Council is that 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 an extension of two (2) years be granted to commence the development.

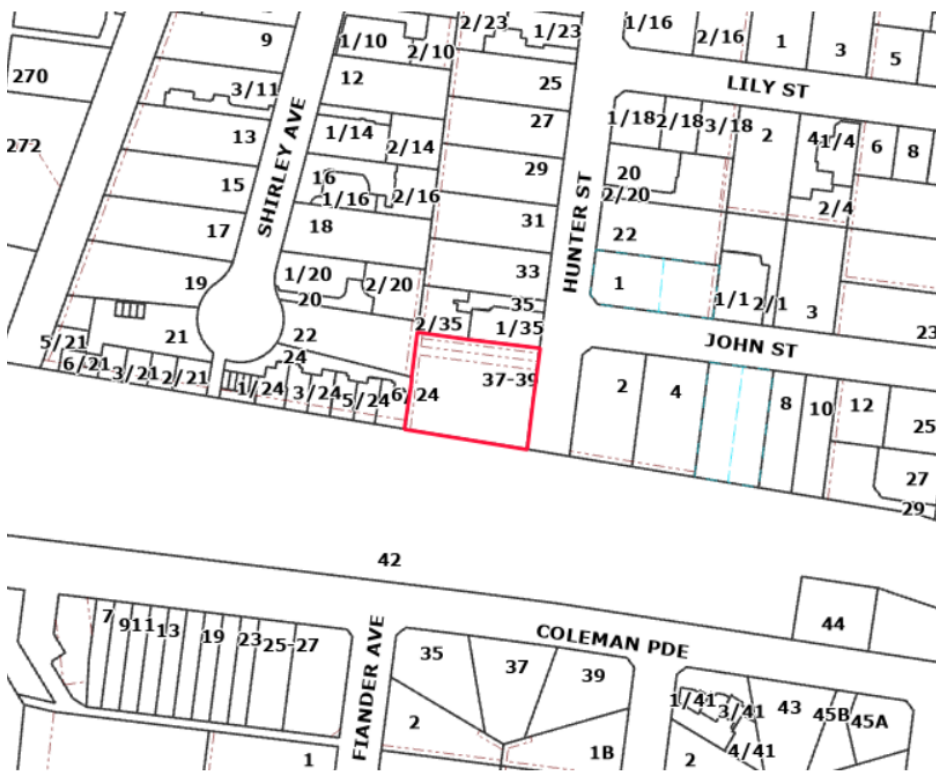
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| RESPONSIBLE DIRECTOR: | Peter Panagakos, Director City Development |
| RESPONSIBLE MANAGER: | Catherine Sherwin |
| RESPONSIBLE PLANNER: | Jeanny Lui |
| WARD: | Glen Waverley |
| PROPERTY ADDRESS: | 37-39 Hunter Street Glen Waverley |
| ZONING: | General Residential Zone (Schedule 2) |
| OVERLAY: | Vegetation Protection Overlay (Schedule 1) |
| EXISTING LAND USE: | Vacant Land |
| RELEVANT LEGISLATION: | Section 69 of the <i>Planning & Environment Act 1987</i> |
| RELEVANT POLICY: | Planning Policy Framework Clause 11.01-1R - Settlement – Metropolitan Melbourne Clause 11.02-1S - Supply of Urban Land |

Clause 13.03-1S – Floodplain Management
Clause 13.07-1S - Land Use Compatibility
Clause 15.01-1S&R - Urban Design
Clause 15.01-1L-02 Tree Conservation For A Garden City
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 16.01-1S&R - Housing supply
Clause 16.01-2S - Housing affordability
Clause 18.01-1S - Land Use and Transport Integration
Clause 18.02-2R - Principal Public Transport Network
Clause 19.03-3S - Integrated Water Management
Clause 19.02-3L- Stormwater Management

Particular Provisions

Clause 52.06 - Car Parking
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 TPA/43623/B for the construction of a three storey apartment building at 37-39 Hunter Street Glen Waverley, 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 of the development be extended by a further two (2) years. Accordingly, the development must be commenced by 13 May 2026 and completed by 13 May 2028.

2. That the applicant be advised that it is unlikely a further extension of time will be granted given the time that has passed since the permit was granted.

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

The original application was refused by Council at its meeting of 28 July 2015, noting there were twenty-seven (27) objectors to the proposal. The applicant sought a review of this decision and Planning Permit TPA/43623 was issued on 13 May 2016 at the direction of the *Victorian Civil and Administrative Tribunal (VCAT)* for the construction of a three storey apartment building and the reduction of the on site visitor car parking spaces. Plans were later endorsed on 19 January 2018.

An amendment to the original permit was lodged on 1 September 2023 (referred to as Amendment A), however this application did not progress and subsequently lapsed.

A further amendment to the original planning permit was later lodged and approved on 16 May 2024 (referred to as Amendment B). This amended permit TPA/43623/B was considered under delegation and the public notification process attracted three (3) objections. The amendment allows minor modifications to the development, involving changes to the internal layout and building envelope and changes in finished floor levels. Conditions on the Permit were modified as a result. Plans have not yet been submitted to Council for endorsement in accordance with the revised conditions of approval.

The permit has been extended on three (3) previous occasions, being 2 March 2018, 3 June 2020 and 24 June 2022. The current expiry date for commencement of the development is 13 May 2024. The current extension of time request was made on 12 June 2024.

Attachment 1 includes the considered, advertised plans forming part of amended (B) application.

Site and Surrounds

The subject land is on the eastern side of Hunter Street in Glen Waverley. The site consists of two land parcels. The lots are rectangular in shape with a combined frontage of 35.7 metres to Hunter Street, and total site area of 1513 square metres. The land has remained vacant since 2012.

Abutting land uses are residential and comprise of single and double storey dwellings which include multi-dwelling developments. The area can be characterised as dwellings with pitched roofs in a garden setting.

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

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

PROPOSAL

The applicant has requested an extension of a further two years to commence the development. The applicant has requested this time due to financial constraints attributed to the COVID 19 Pandemic and the rising costs in construction works and building materials.

PERMIT TRIGGERS

Pursuant to the provision of *Section 69 (1A)* of the *Planning and Environment Act 1987*:

“The owner or occupier of land to which a permit for a development applies may ask the responsible authority for an extension of time to commence the development if the request for an extension of time is made within six (6) months after the permit expires.”

The request was made on 12 June 2024, within six (6) months of the permit expiry. Accordingly, Council can consider a further extension to the commencement and completion of the development under the provisions of the *Planning and Environment Act 1987*.

ASSESSMENT

The total elapsed time between the date of issue of the permit and the date of the request to extend the permit is eight (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; and
- 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 permit was issued there have been significant state, regional and local amendments affecting the land. These changes were also considered and assessed as part of the previous requests to extend the planning permit. In summary:

Amendment VC110 gazetted on 27 March 2017 impacts the development with regard to garden area requirements and mandatory controls relating to height. The changes introduced by Amendment VC110 are mandatory to the consideration of a development.

The proposal meets the mandatory requirement by providing a garden area of 43.6%. The development has a maximum height of 10.95 metres which does not exceed the mandatory height requirement of 11 metres or 3 storeys.

Amendment C125 Part 2 was gazetted in November 2019 in which Residential policies (Clause 21.04 and 22.01 now listed as Clause 15.01-5L and 16.01-1L-01) were changed. The zoning for the land remained unchanged as General Residential Schedule 2. The proposed development satisfies the aspirations of the zone and revised neighbourhood character policy with respect to built form, setbacks and provision for landscaping.

Amendment VC136 was gazetted on 13 April 2017 which introduced the changes to the Victorian Planning Provisions (VPP). The amendment is significant as it introduced a new Clause 58 to all planning schemes for Apartment Developments. A further new Clause 55.07 was also introduced as part of this amendment, which applies to the assessment of apartment developments under five storeys in height.

Below is an assessment of the development against Clause 55.07 *Apartment Developments*:

| | | Response |
|---------------------------------------|---|---|
| Clause 55.07-1 Standard B35 | Energy efficiency objective | Complies - The development provides reasonable energy efficiency, with ground level private open space located on the north side of the building, receiving adequate solar access. This standard is satisfied. |
| Clause 55.07-2 Standard B36 | Communal open space objective | Does not comply - no communal open space is provided to the development which contains 40 dwellings. |
| Clause 55.07-3 Standard B37 | Solar access to communal outdoor open space objective | N/A as no communal outdoor space is provided. |
| Clause 55.07-4 Standard B38 | Landscaping objective | Complies - Sufficient landscaping is provided within the development. This standard is satisfied. |
| Clause 55.07-5 Standard B39 | Integrated water and stormwater management objectives | Complies - Permit conditions require stormwater requirements to be satisfied. |
| Clause 55.07-6 Standard B40 | Access objective | Complies - Vehicle access is satisfactory. This standard is satisfied. |

| | | |
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| Clause 55.07-7 Standard B41 | Noise impacts objective | Complies - An acoustic report is required under Condition 1j. |
| Clause 55.07-8 Standard B42 | Accessibility objective | Does not comply - 1.2% of the development complies with the accessibility requirement. |
| Clause 55.07-9 Standard B43 | Private open space objective | Generally complies - each ground floor dwelling has a private open space on the ground level and apartments on the upper floors have balconies meeting the minimum requirements except Apartments 101 & 207. |
| Clause 55.07-10 Standard B44 | Storage objective | Generally complies - each dwelling contains a storage area within the basement garage |
| Clause 55.07-11 Standard B45 | Waste and recycling objectives | Complies - A waste management plan is required under Condition 4 of the permit. |
| Clause 55.07-12 Standard B46 | Functional layout objective | Complies - Each apartment is provided with functional areas meeting the requirement of Standard B46. Condition 1m requires two apartments to provide a more functional living area. |
| Clause 55.07-13 Standard B47 | Room depth objective | Complies |
| Clause 55.07-14 Standard B48 | Windows objective | Complies |
| Clause 55.07-15 Standard B49 | Natural ventilation objective | Complies - 46% of apartments meet the cross ventilation requirements |
| Clause 55.07-16 Standard B50 | Building entry and circulation objections | Complies - The apartment building entry provides a sense of identity and provides for a safe environment of residents. This standard is satisfied. |
| Clause 55.07-17 Standard B51 | Integration with the street objective | Complies - The apartment building has been designed to integrate the development with the street. This standard is satisfied. |

| | | |
|--|--|---|
| Clause 55.07-18 Standard B52 | Site services objective | Complies - Site services are integrated within the landscape setting. This standard is satisfied. |
| Clause 55.07-19 Standard B53 | External walls and materials objective | Complies - The proposed external walls and finishes are appropriate and attractive. They are respectful of the neighbourhood context and do not easily deteriorate or stain. This standard is satisfied. |

Standard B36 of Clause 55.07-2 (Communal open space objectives) provides that where a development contains 13 or more dwellings it should provide an additional minimum area of communal open space of 2.5 square metres per dwelling, or 220 square metres, whichever is lesser. The approved development contains 26 dwellings and therefore would be required to provide an open space area of 65 square metres to satisfy the current requirement.

The development provides an outdoor open space of approximately 36 square metres in front of the secluded private open space of Apt G01, within the front setback area. Whilst not a formal open space area, this space is well located to receive adequate solar access throughout the day and is capable of deep soil planting to satisfy the requirement of Standard B38 (Landscape objective).

In terms of private open space (POS) provision, the approved development generally satisfies the POS requirement of Standard B43 (Private open space objective) with the exception of two apartments (101 & 207) which contain east facing balconies with a minimum width of 1.7 and a north facing balcony of 1.6 metres width. Standard B43 requires minimum width of 2 metres for Apartment 101 and 1.7 metres for Apartment 207. The minor shortfall of widths to the balconies are acceptable as they are sized 8.4 and 9.4 square metres which are reasonably larger than the overall area requirement of 8 square metres. In addition, these balconies are rectangular in shape providing for a functional space.

With regards to accessibility, whilst the accessibility objective of Clause 55.7-8 has not met, the development will need to comply with the accessibility requirements of the Building Regulations. This will be assessed at the Building Permit stage.

Whether the land owner is seeking to "warehouse" the permit.

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

Whilst a considerable period of time has passed since the original approval, the prolonged impact of the COVID-19 Pandemic on the building and financial sectors, have impacted on the owners ability to commence the development.

Considering an amendment was recently approved by Council to amend the development in May 2024, it would be difficult to demonstrate that the owner has no current intention to commence the development.

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

The development was unable to commence within time due to delays owing to the COVID-19 pandemic and consequential impact on the building industry.

The total elapse of time.

Eight (8) years have elapsed between the time the planning permit was issued and the extension of time application being lodged. This is not fatal to the application in isolation, given the broad compliance with current planning policy.

Whether the time limit originally imposed was adequate

The original time limit imposed was two years for commencement, 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 construction. The conditions are standard for this sort of development.

It is acknowledged that there would likely be an economic burden on the land owner if the permit was not extended, considering the cost of the works to date and the cost of making a new application should the extension not be supported.

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

It is likely that a permit would issue subject to some minor amendments should a fresh application be made, considering the proposal is generally consistent with current planning policy. As detailed above, the amended proposal achieves a high level of compliance with Clause 58 (Apartment Developments), has an appropriate scale and form, and provides a suitable response in the context of the site surrounds. The development also meets the mandatory height and garden area requirements (introduced after the original development was approved.)


The conditions on the existing permit issued are still valid and would be similar to those placed on any permit should it be issued today. The proposal would be recommended for approval should a new application be made subject to the changes to allow full compliance of Clause 55.07.

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.



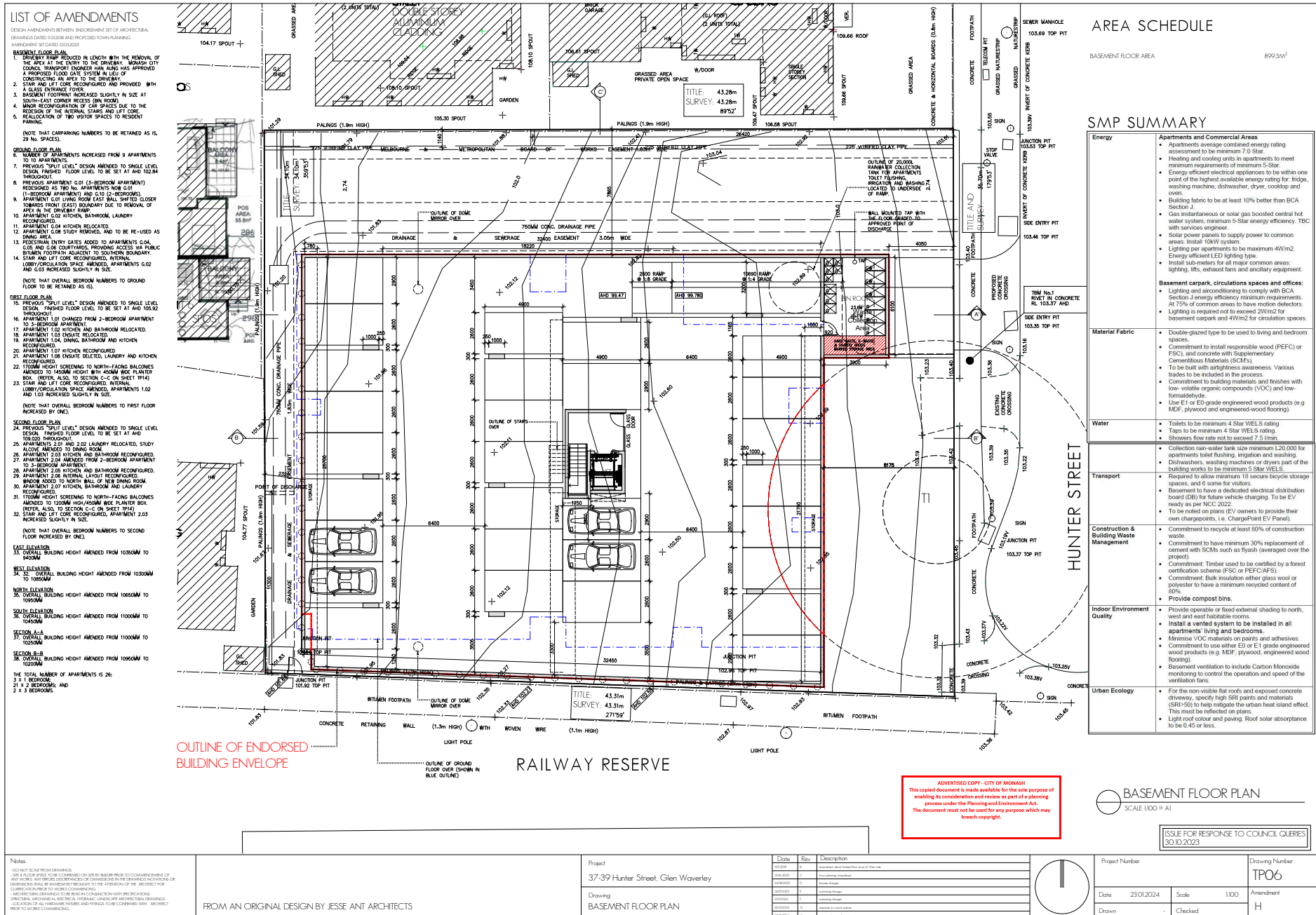
The proposal on balance meets the tests established in the Supreme Court decision Kantor v Murrindindi Shire Council (1997), including and most importantly consistency with current planning policy objectives.

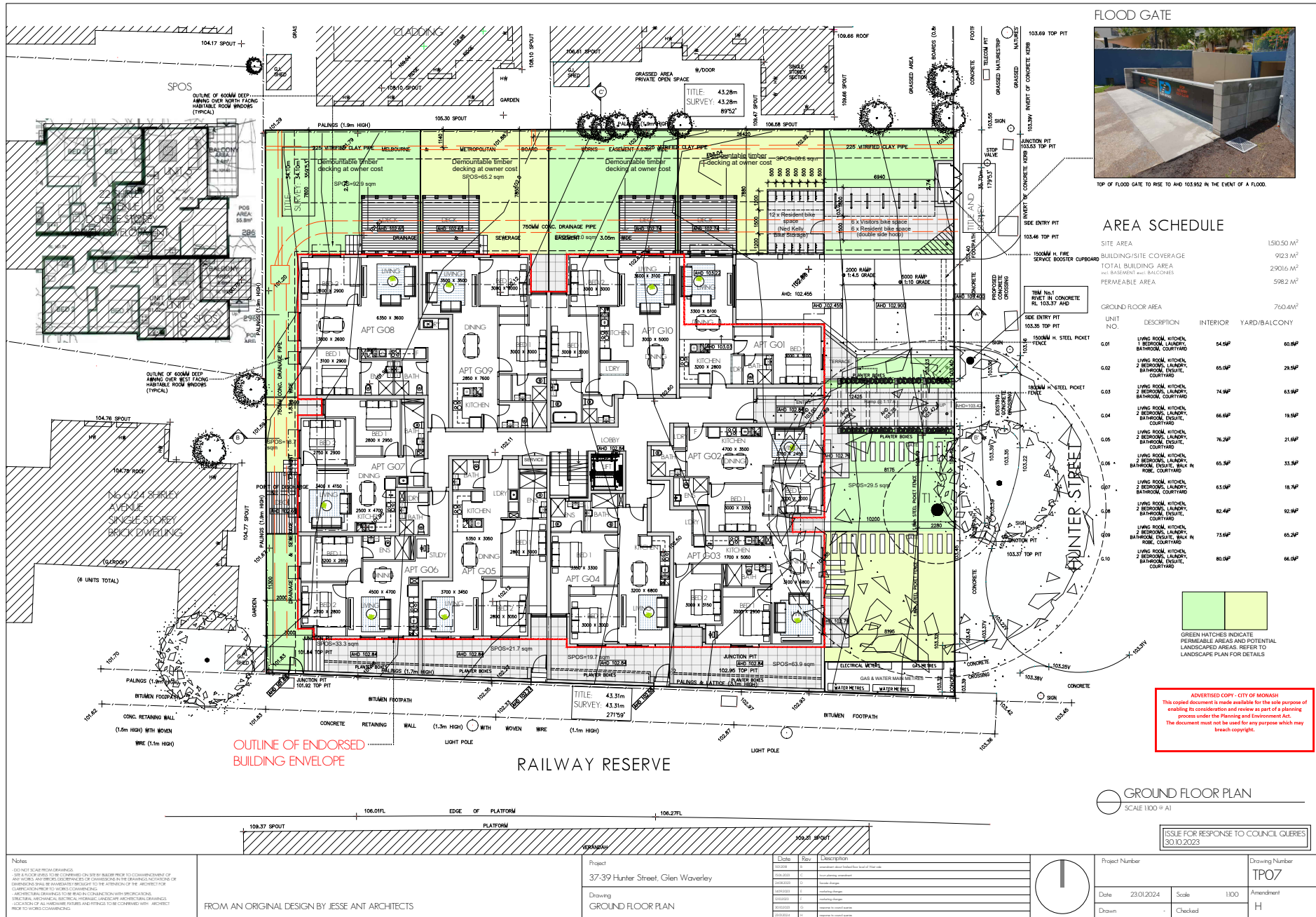
The development outcome is appropriate, the built form will be consistent with the desired future outcome and the permit remains current and relevant.

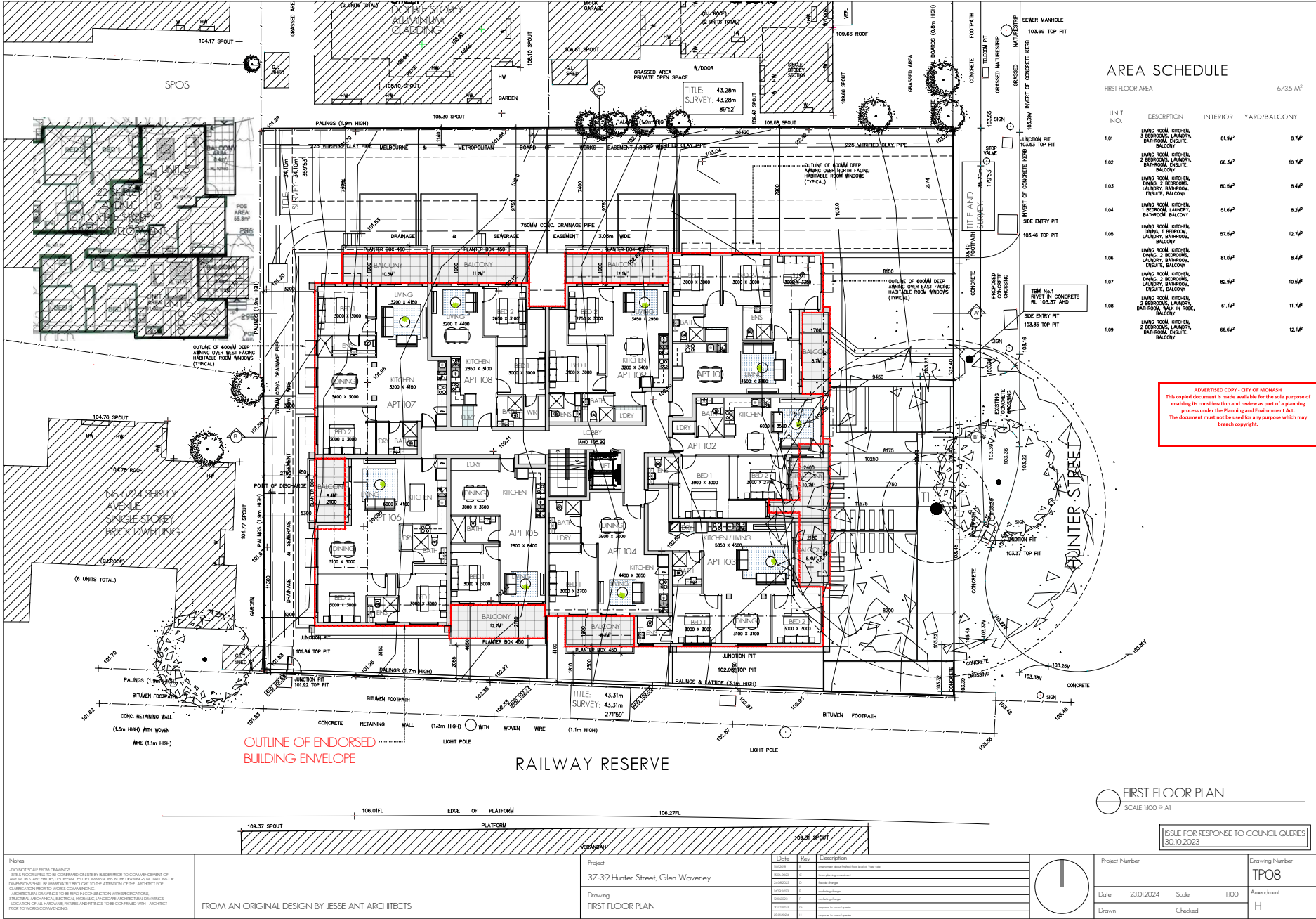
It is recommended the Council approve an extension of two (2) years for the commencement of the development.

ATTACHMENT LIST

1. Development & Landscape Plans - 37-39 Hunter St [7.1.2.1 - 16 pages]
2. Aerial Photograph - 37-39 Hunter St [7.1.2.2 - 1 page]
3. Zoning and Overlays Map - 37-39 Hunter St [7.1.2.3 - 1 page]







AREA SCHEDULE

| FIRST FLOOR AREA | | 6735 M ² | |
|------------------|--|---------------------|--------------------|
| UNIT NO. | DESCRIPTION | INTERIOR | YARD/BALCONY |
| 1.01 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 81.6M ² | 8.7M ² |
| 1.02 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 66.9M ² | 10.7M ² |
| 1.03 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 80.9M ² | 8.4M ² |
| 1.04 | LIVING ROOM, KITCHEN, 1 BEDROOM, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 51.6M ² | 8.2M ² |
| 1.05 | LIVING ROOM, KITCHEN, 1 BEDROOM, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 57.9M ² | 12.7M ² |
| 1.06 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 81.0M ² | 8.4M ² |
| 1.07 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 82.9M ² | 10.5M ² |
| 1.08 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, WALK IN ROBE, BALCONY | 61.1M ² | 11.7M ² |
| 1.09 | LIVING ROOM, KITCHEN, 2 BEDROOMS, LAUNDRY, BATHROOM, ENSUITE, BALCONY | 66.6M ² | 12.7M ² |

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OUTLINE OF ENDORSED BUILDING ENVELOPE

RAILWAY RESERVE

FIRST FLOOR PLAN
 SCALE 1:100 @ A1

ISSUE FOR RESPONSE TO COUNCIL QUERIES
 30.10.2023

Notes:
 1. DO NOT SCALE FROM DRAWINGS.
 2. THIS FLOOR PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY WORKS. ANY WORKS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR THE PROJECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT.
 3. ARCHITECTURAL DRAWINGS TO BE USED IN CONNECTION WITH ANY STRUCTURAL, STRUCTURAL MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS, LOCATION OF ALL NEIGHBOURHOOD SERVICES AND SERVICES TO BE CO-ORDINATED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.

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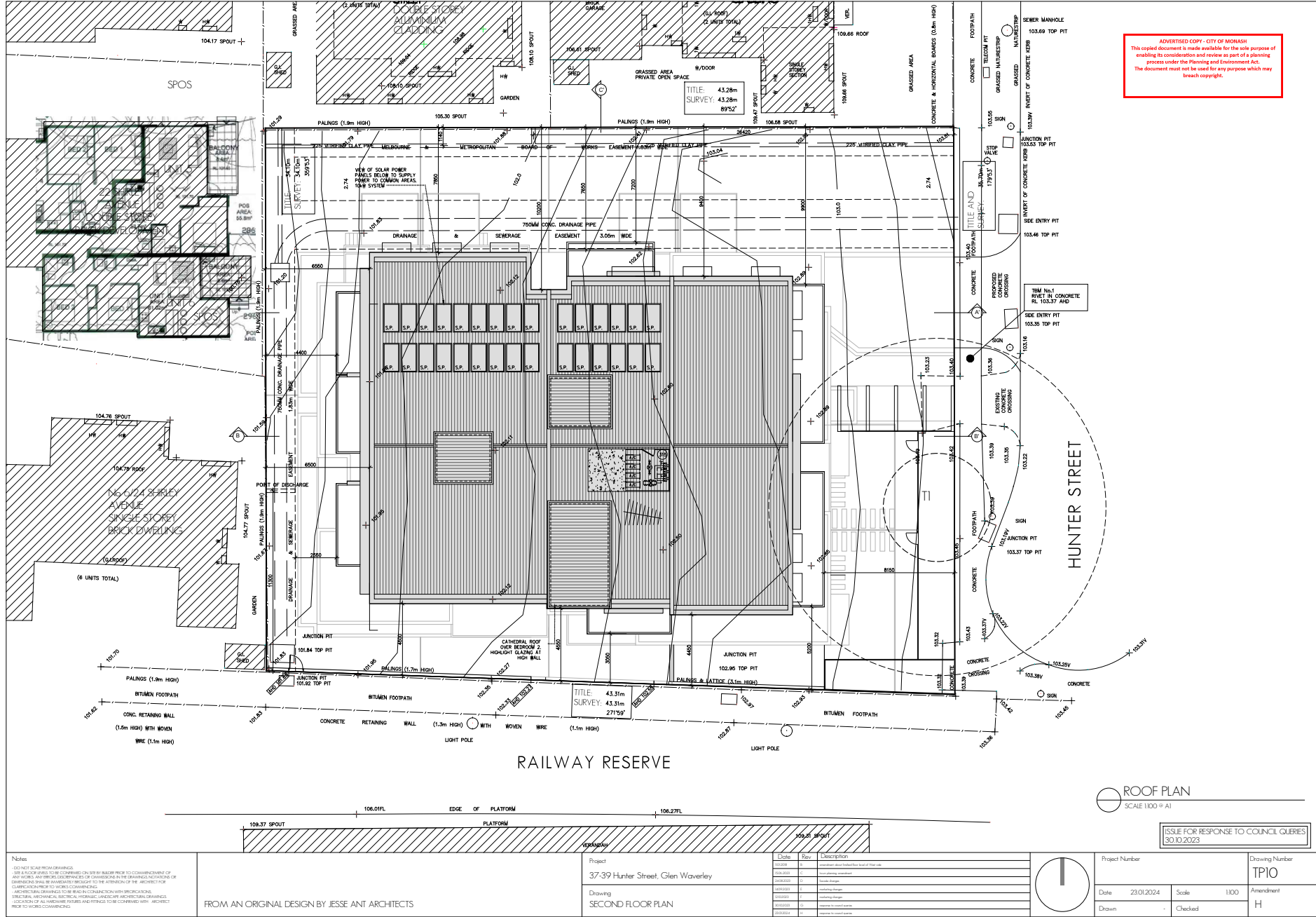
Project
 37-39 Hunter Street, Glen Waverley

Drawing
 FIRST FLOOR PLAN

| Date | Rev | Description |
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| 23.01.2024 | 1 | Issue for Council Queries |
| 23.01.2024 | 2 | Issue for Council Queries |
| 23.01.2024 | 3 | Issue for Council Queries |
| 23.01.2024 | 4 | Issue for Council Queries |
| 23.01.2024 | 5 | Issue for Council Queries |
| 23.01.2024 | 6 | Issue for Council Queries |



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ROOF PLAN
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Project
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Drawing
 SECOND FLOOR PLAN

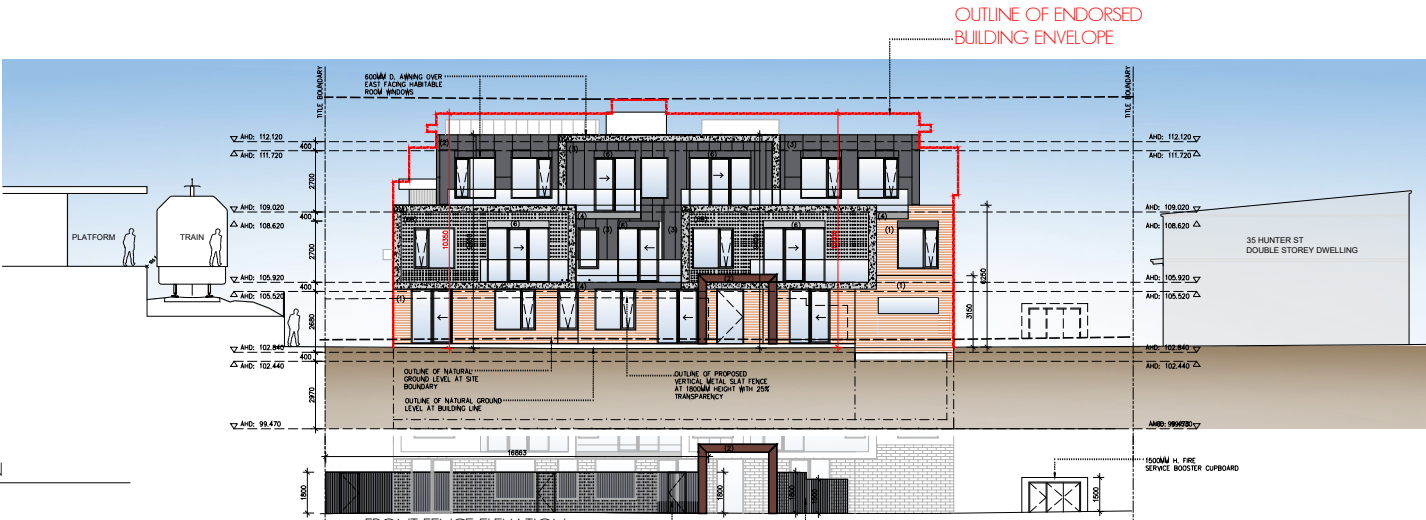
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| 20/08/2023 | 2 | Issue drawing corrected |
| 20/08/2023 | 3 | Issue drawing corrected |
| 16/09/2023 | 4 | Issue drawing corrected |
| 20/09/2023 | 5 | Issue drawing corrected |
| 20/09/2023 | 6 | Issue drawing corrected |
| 20/09/2023 | 7 | Issue drawing corrected |



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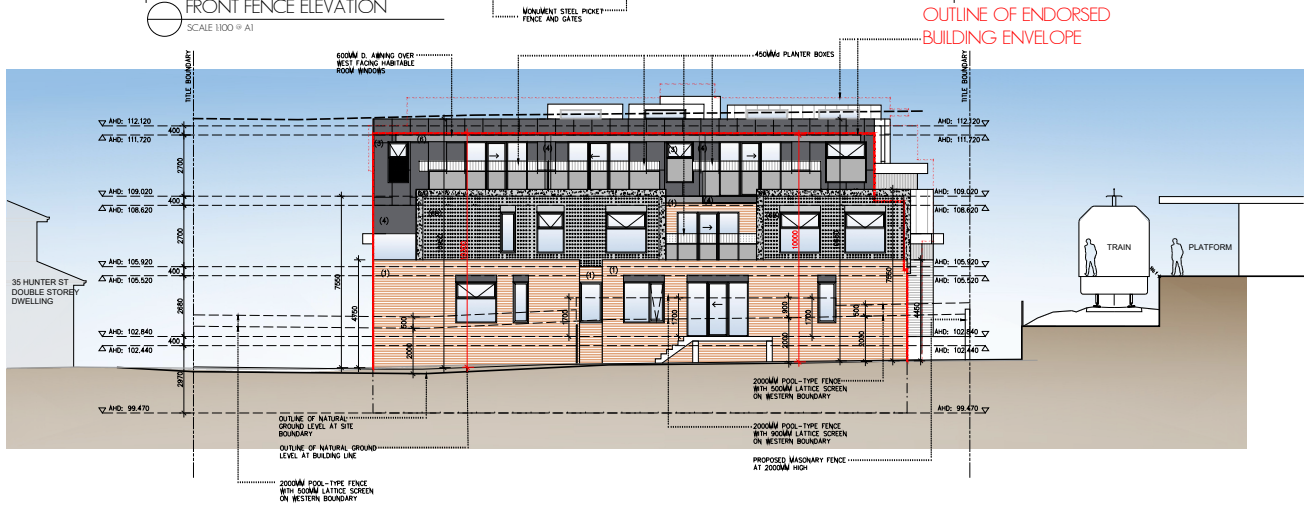
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EAST ELEVATION
 SCALE 1:100 @ A1

FRONT FENCE ELEVATION
 SCALE 1:100 @ A1



WEST ELEVATION
 SCALE 1:100 @ A1

MATERIALS AND FINISHES SCHEDULE

- WALLS:**
1. SELECT AUSTRAL BRICKS "RECYCLED RED BRICKWORK", OR SIMILAR
 2. SELECT COLORBOND METAL CLADDING, DULUX "MONUMENT" OR SIMILAR
 3. SELECT COLORBOND METAL CLADDING, DULUX "RAIN CONCRETE" OR SIMILAR
 4. SELECT SMOOTH CEMENT RENDER, DULUX "MONUMENT" OR SIMILAR
 5. SELECT SMOOTH CEMENT RENDER, DULUX "RAIN CONCRETE" WITH VERTICAL RECESSED LINEWORK OR SIMILAR
 6. SELECT SMOOTH CEMENT RENDER, DULUX "RAIN CONCRETE" OR SIMILAR
 - 6B. SELECT PATTERN PRECAST CONCRETE PANELS "RAIN CONCRETE" OR SIMILAR
- PORTICO/EAVES:**
6. SELECT COLORBOND METAL CLADDING, DULUX "MONUMENT"/"WHITE" OR SIMILAR
- FEATURE FRAMES:**
- 6A. SELECT SMOOTH CEMENT RENDER, DULUX "RAIN CONCRETE" OR SIMILAR
- DOORS:**
7. SELECT GLASS DOOR, HOME DOORS, "NEXT100"
- WINDOWS:**
8. ALUMINIUM WINDOW FRAMES "ANODIZED FINISH"
- GARAGE DOORS:**
9. TIMBER CLADDING, KNOTWOOD "CHARCOAL ASH", OR SIMILAR
- DRIVEWAY:**
10. RAIN CONCRETE



MAIN ENTRY FEATURE FRAME: 2. SELECT METAL CLADDING "COPPER" OR SIMILAR

Notes:

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2. USE COLORBOND METAL CLADDING OR SIMILAR REFER TO COLORBOND WEBSITE FOR ANY WORKS, ANY SPECIAL REQUIREMENTS OR COLOURS IN THE DRAWINGS. NOTATIONS OF DIMENSIONS SHALL BE INDICATED TO THE APPROXIMATION OF THE ARCHITECT'S INTENT.

3. CLARIFY FINISHES TO INCLUDE COLORBOND METAL CLADDING, SMOOTH CEMENT RENDER, SMOOTH CEMENT RENDER WITH VERTICAL RECESSED LINEWORK, SMOOTH CEMENT RENDER WITH VERTICAL RECESSED LINEWORK AND FINISHES TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

4. LOCATION OF ALL FINISHES SHOULD BE INDICATED TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

Project
 37-39 Hunter Street, Glen Waverley

Drawing
 ELEVATIONS

| Date | Rev | Description |
|------------|-----|--------------------------|
| 20/01/2024 | 1 | Issue for Council Review |
| 20/01/2024 | 2 | Issue for Council Review |
| 20/01/2024 | 3 | Issue for Council Review |
| 20/01/2024 | 4 | Issue for Council Review |
| 20/01/2024 | 5 | Issue for Council Review |
| 20/01/2024 | 6 | Issue for Council Review |
| 20/01/2024 | 7 | Issue for Council Review |
| 20/01/2024 | 8 | Issue for Council Review |
| 20/01/2024 | 9 | Issue for Council Review |
| 20/01/2024 | 10 | Issue for Council Review |

SCALE 1:100 @ A1

ISSUE FOR RESPONSE TO COUNCIL QUERIES
 30.10.2023

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 6. SELECT SMOOTH CEMENT RENDER, DULUX "RAIN CONCRETE" WITH VERTICAL RECESSED LINEWORK OR SIMILAR
 8. SELECT SMOOTH CEMENT RENDER, DULUX "RAIN CONCRETE" OR SIMILAR
 10. SELECT PATTERN PRECAST CONCRETE PANELS "RAIN CONCRETE" OR SIMILAR
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- WINDOWS:**
8. ALUMINIUM WINDOW FRAMES "ANODIZED FINISH"
- GARAGE DOORS:**
9. TIMBER CLADDING KNOTWOOD "CHARCOAL ASH", OR SIMILAR
- DRIVEWAY:**
10. RAIN CONCRETE



Notes:

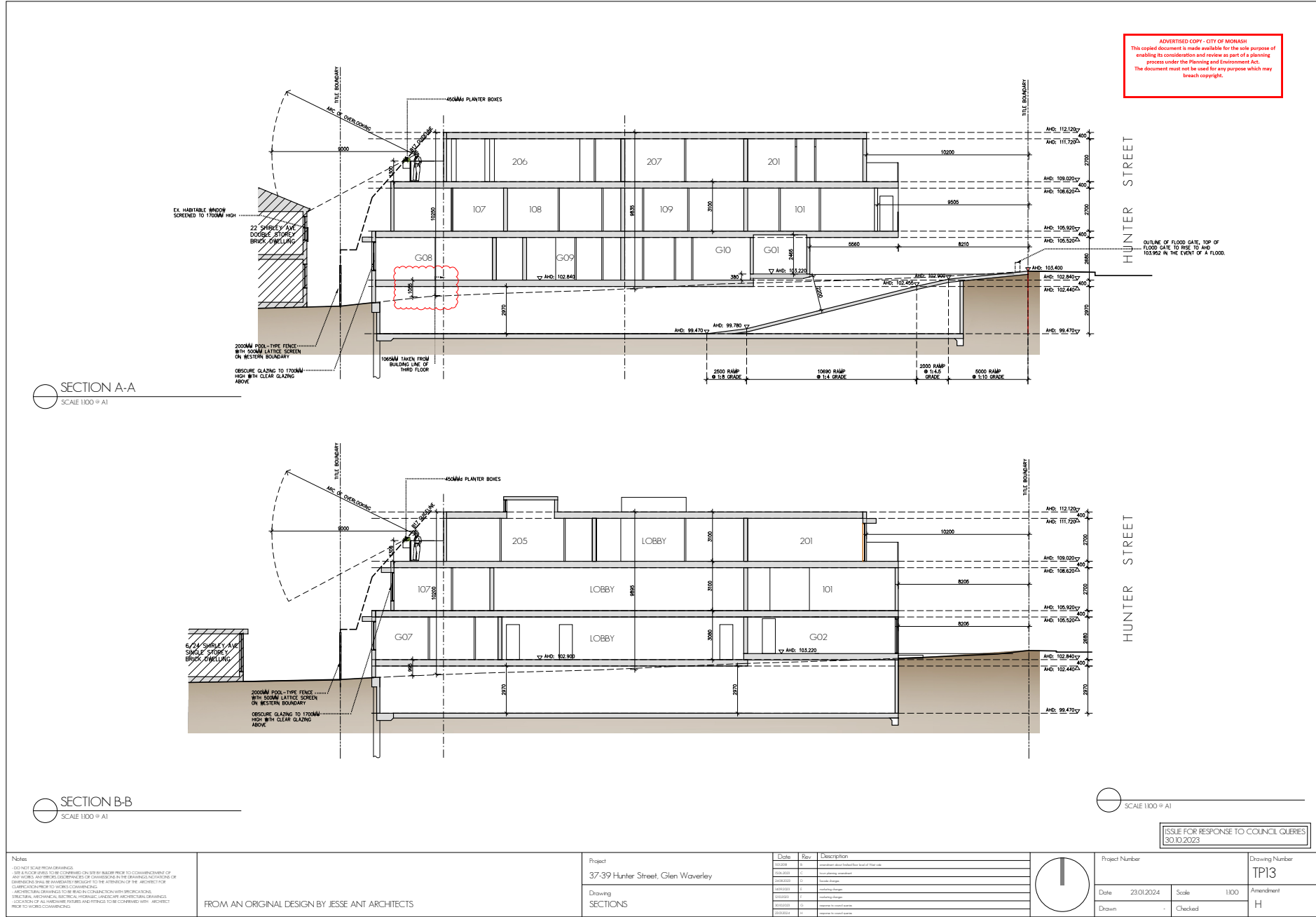
- 1. DO NOT SCALE FROM DRAWINGS.
- 2. USE 1:100 SCALE FOR CONFORMANCE OR USE IN REFERENCE TO COMPARISON OF ANY WORKS. ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS NOTATIONS OR DIMENSIONS SHALL BE RESOLVED BY REFERENCE TO THE ARCHITECT'S DRAWINGS.
- 3. CLARIFICATION FOR TO WORKS DRAWINGS.
- 4. ARCHITECTURAL DRAWINGS FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION.
- 5. STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.
- 6. LOCATION OF ALL FINISHES SHOULD BE INDICATED TO THE CONTRACTOR WITH ACCESS TO THE WORK COMMENCING.

FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

| | |
|---------|------------------------------------|
| Project | 37-39 Hunter Street, Glen Waverley |
| Drawing | ELEVATIONS |

| Date | Rev | Description |
|------------|-----|---------------------------------|
| 20/05/2024 | 1 | Issue for Council Consideration |
| 20/05/2024 | 2 | Issue for Council Consideration |
| 20/05/2024 | 3 | Issue for Council Consideration |
| 20/05/2024 | 4 | Issue for Council Consideration |
| 20/05/2024 | 5 | Issue for Council Consideration |
| 20/05/2024 | 6 | Issue for Council Consideration |
| 20/05/2024 | 7 | Issue for Council Consideration |
| 20/05/2024 | 8 | Issue for Council Consideration |
| 20/05/2024 | 9 | Issue for Council Consideration |
| 20/05/2024 | 10 | Issue for Council Consideration |

| | | | |
|----------------|------------|----------------|-------|
| Project Number | | Drawing Number | TP12 |
| Date | 23.01.2024 | Scale | 1:100 |
| Drawn | - | Checked | H |



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SECTION A-A
 SCALE 1:100 @ A1

SECTION B-B
 SCALE 1:100 @ A1

Notes
 - DO NOT SCALE FROM DRAWINGS.
 - USE A FOUR CORNER SYSTEM TO BE REFERRED TO FOR DIMENSIONS OF ANY WORKS AND DIMENSIONS OF CONSTRUCTION IN THE DRAWINGS INCLUDING DIMENSIONS TO BE MAINTAINED TO THE APPROXIMATION OF THE ARCHITECT'S INTENT.
 - CLARIFY DIMENSIONS TO WORKS DRAWINGS.
 - ARCHITECTURAL DRAWINGS TO BE USED IN CONNECTION WITH MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.
 - LOCATION OF ALL WAREHOUSE SOURCES AND ITEMS TO BE COORDINATED WITH ARCHITECT'S REFER TO WORKS DRAWINGS.

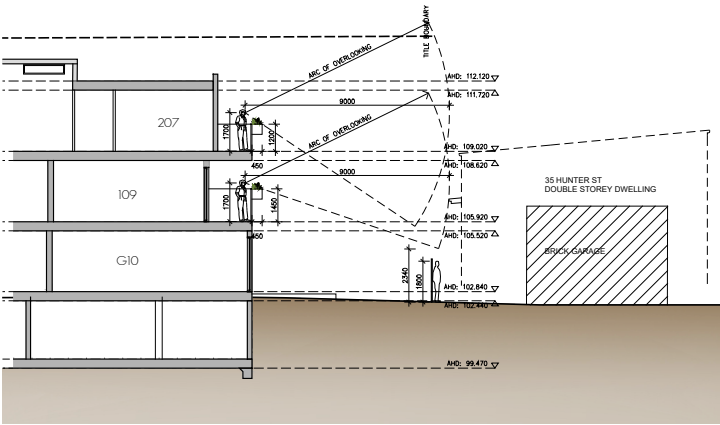
FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

| | | | |
|---------|------------------------------------|--|--|
| Project | 37-39 Hunter Street, Glen Waverley | | |
| Drawing | SECTIONS | | |

| Date | Rev | Description |
|----------|-----|---------------------------------------|
| 05/08/20 | 1 | preliminary design based on site plan |
| 05/08/20 | 2 | final design completed |
| 05/08/20 | 3 | final design |
| 05/08/21 | 1 | working design |
| 05/08/21 | 1 | working design |
| 05/08/21 | 1 | working design |
| 05/08/21 | 1 | working design |

| | | | |
|----------------|------------|---------|-------|
| Project Number | - | | |
| Date | 23.01.2024 | Scale | 1:100 |
| Drawn | - | Checked | - |
| Drawing Number | TP13 | | |
| Amendment | H | | |

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SECTION C
 SCALE 1:100 @ A1

SCALE 1:100 @ A1

ISSUE FOR RESPONSE TO COUNCIL QUERIES
 30.10.2023

Notes
 - DO NOT SCALE FROM DRAWINGS.
 - USE A FOUR CORNER TO BE CONFIRMED OR USE THE READER RISE TO DETERMINE THE CORRECTNESS OF ANY DIMENSIONS. ANY DIMENSIONS SHOWN IN THE DRAWINGS NOT WITHIN OF DIMENSIONS SHALL BE DIMENSIONS TO THE CENTRE OF THE ARCHITECT FOR CLARIFICATION AS TO WHICH DRAWING IS APPLICABLE.
 - ARCHITECTURAL DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS, LOCATION OF ALL PIPING, DUCTS AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.

FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

| | | | |
|---------|------------------------------------|--|--|
| Project | 37-39 Hunter Street, Glen Waverley | | |
| Drawing | SECTIONS | | |

| Date | Rev | Description |
|----------|-----|--------------------------|
| 05/08/24 | 1 | Issue for Council Review |
| 05/08/24 | 2 | Issue for Council Review |
| 05/08/24 | 3 | Issue for Council Review |
| 05/08/24 | 4 | Issue for Council Review |
| 05/08/24 | 5 | Issue for Council Review |
| 05/08/24 | 6 | Issue for Council Review |
| 05/08/24 | 7 | Issue for Council Review |
| 05/08/24 | 8 | Issue for Council Review |
| 05/08/24 | 9 | Issue for Council Review |
| 05/08/24 | 10 | Issue for Council Review |



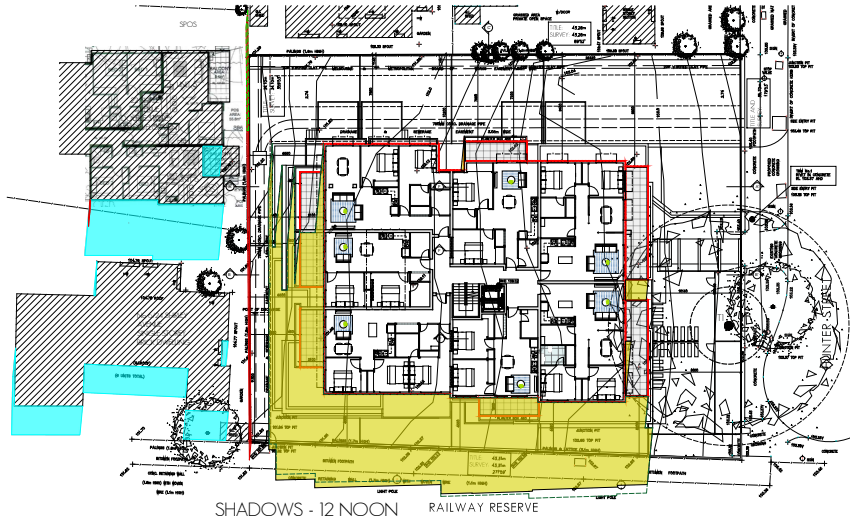
| | | | | |
|----------------|------------|---------|----------------|-----------|
| Project Number | - | | Drawing Number | TPI4 |
| Date | 23.01.2024 | Scale | 1:100 | Amendment |
| Drawn | - | Checked | - | H |

| SHADOW ANALYSIS STATISTICS - SEPTEMBER EQUINOX (22SEPT) | | | |
|---|----------------------------|----------------------------|--|
| 6/22 SHIRLEY AVENUE | PROPOSED | APPROVED | |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 40.6M ² | 40.6M ² | |
| SHADOWED SPOS | 22.3M ² | 22.5M ² | |
| UNSHADOWED SPOS | 18.1M ² / 44.6% | 18.1M ² / 44.6% | |

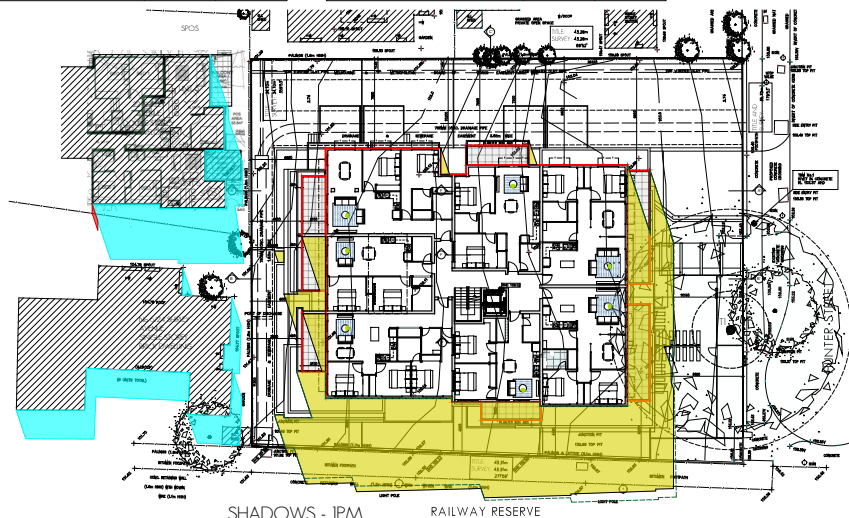
| SHADOW ANALYSIS STATISTICS - SEPTEMBER EQUINOX (22SEPT) | | | |
|---|----------------------------|----------------------------|--|
| 5/22 SHIRLEY AVENUE | PROPOSED | APPROVED | |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 50.3M ² | 50.3M ² | |
| SHADOWED SPOS | 1.5M ² | 1.5M ² | |
| UNSHADOWED SPOS | 48.8M ² / 97.0% | 48.8M ² / 97.0% | |

| SHADOW ANALYSIS STATISTICS - SEPTEMBER EQUINOX (22SEPT) | | | |
|---|---------------------------|---------------------------|--|
| 6/22 SHIRLEY AVENUE | PROPOSED | APPROVED | |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 40.6M ² | 40.6M ² | |
| SHADOWED SPOS | 33.3M ² | 33.3M ² | |
| UNSHADOWED SPOS | 7.3M ² / 18.0% | 7.3M ² / 18.0% | |

| SHADOW ANALYSIS STATISTICS - SEPTEMBER EQUINOX (22SEPT) | | | |
|---|----------------------------|----------------------------|--|
| 5/22 SHIRLEY AVENUE | PROPOSED | APPROVED | |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 50.3M ² | 50.3M ² | |
| SHADOWED SPOS | 4.7M ² | 4.7M ² | |
| UNSHADOWED SPOS | 45.6M ² / 90.7% | 45.6M ² / 90.7% | |



SHADOWS - 12 NOON RAILWAY RESERVE



SHADOWS - 1PM RAILWAY RESERVE

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- PROPOSED SHADOW
- EXISTING FENCE SHADOW
- EXISTING NEIGHBOUR SHADOW
- APPROVED PLAN SHADOW



ISSUE FOR RESPONSE TO COUNCIL QUERIES
 30.10.2023

Notes:
 - DO NOT SCALE FROM DRAWINGS.
 - OVER 10% OF THE TOTAL COVERED AREA BY THE BUILDING IS TO BE COMPAKED OR ANY OTHER APPROPRIATE OCCUPANCY OF COVERED AREA IN THE DRAWINGS INDICATING OR OTHERWISE SHALL BE SUBMITTED TO THE OFFICE OF THE ARCHITECT FOR COMPLIANCE WITH THE ACT.
 - ALL STRUCTURAL DRAWINGS TO BE PROVIDED IN CONJUNCTION WITH MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURAL DRAWINGS.
 - LOCATION OF ALL FURNITURE, FIXTURES AND FITTINGS TO BE COMPAKED WITH ARCHITECTS REFER TO WORDS COMMENCING

FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

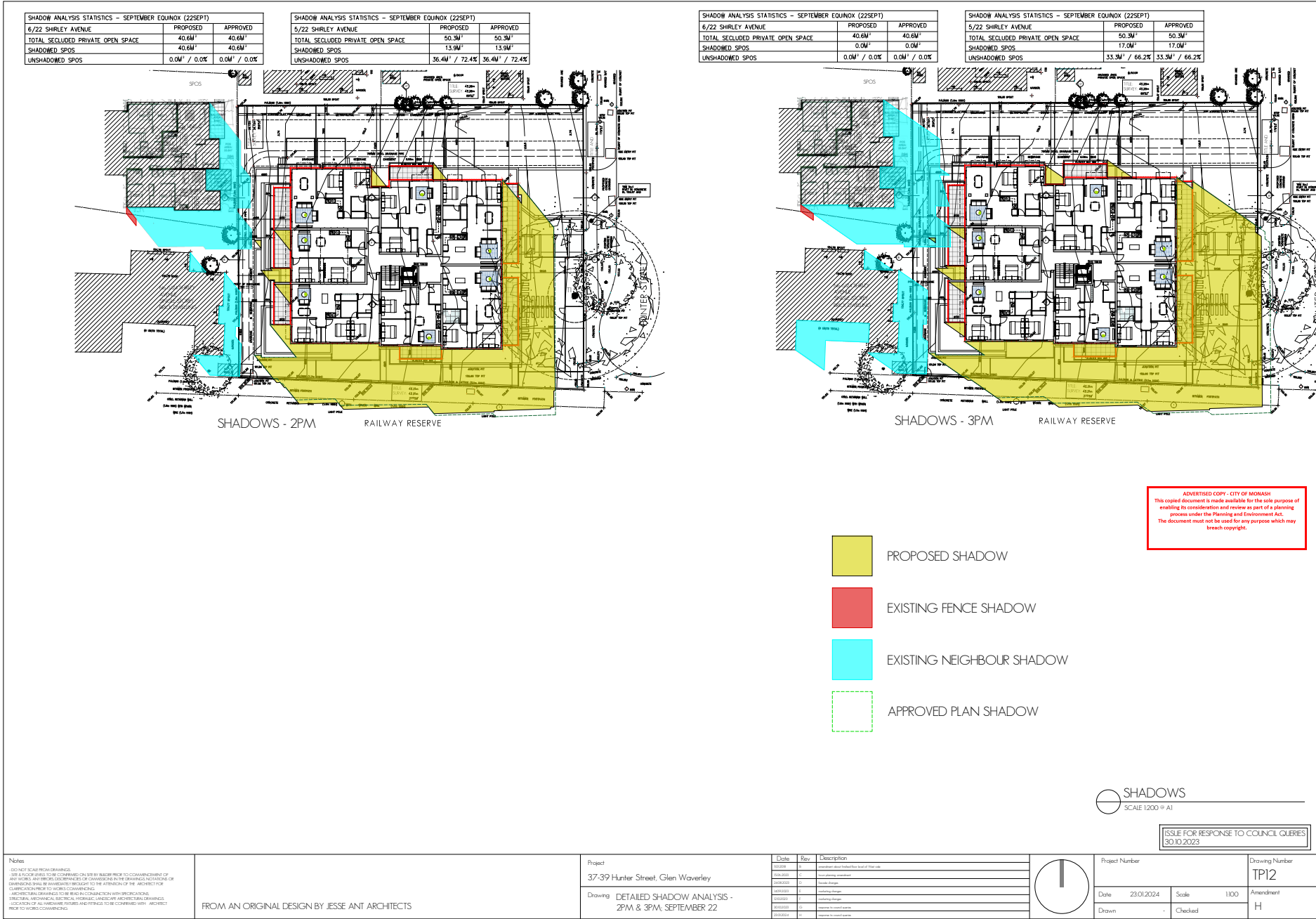
| Date | Rev | Description |
|----------|-----|------------------------|
| 15/05/20 | 1 | preliminary site plan |
| 15/05/20 | 2 | final design completed |
| 15/05/20 | 3 | revised design |
| 15/05/20 | 4 | revised design |
| 15/05/20 | 5 | revised design |
| 15/05/20 | 6 | revised design |
| 15/05/20 | 7 | revised design |
| 15/05/20 | 8 | revised design |

| Date | Scale | Project Number |
|------------|-------|----------------|
| 23.01.2024 | 1:100 | |



| Project Number | Drawing Number |
|----------------|----------------|
| | TP11 |

| Date | Scale | Project Number | Amendment |
|------------|-------|----------------|-----------|
| 23.01.2024 | 1:100 | | H |



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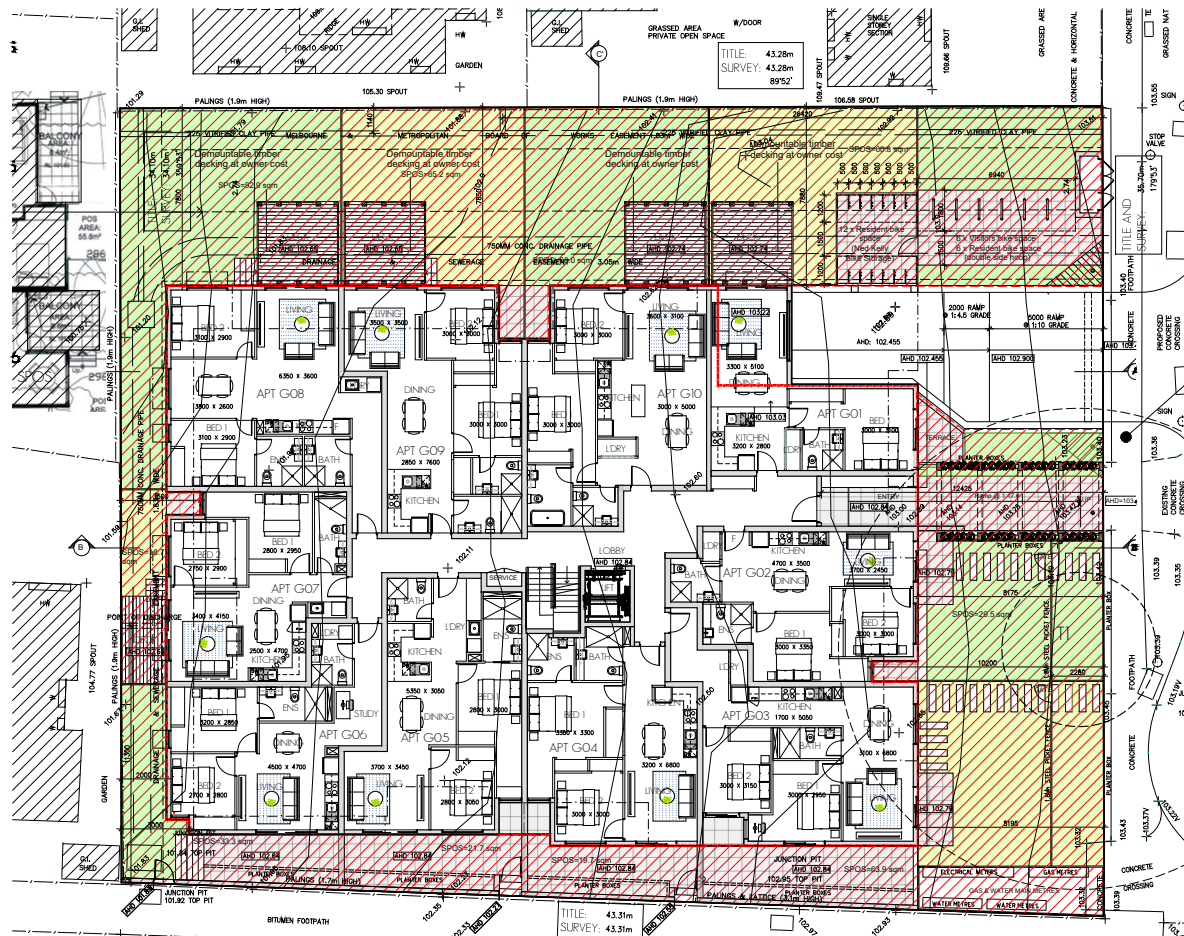
GARDEN AREA ANALYSIS

DEFINITION UNDER CLAUSE 72 ... PLANNING SCHEME: MONASH CITY COUNCIL

- AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN.
- IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE.
- IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR TROTTED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1.8 METRE.

SITE AREA 1510.5 m²
 GARDEN AREA 43.0% (659.1m²)

659.1m²



GARDEN AREA
 SCALE 1:100 @ A1

ISSUE FOR RESPONSE TO COUNCIL QUERIES
 30.10.2023

Notes
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 - USE 1:100 SCALE FOR CONFORMANCE OR SEE REFERRED TO DIMENSIONS OF ANY WORKS. ANY DIMENSIONAL DISCREPANCIES OR CONFLICTS IN THE DRAWINGS INDICATED OR DIMENSIONS SHALL BE RESOLVED BY REFERENCE TO THE ARCHITECT'S PROJECT SPECIFICATIONS.
 - DIMENSIONS ARE TO UNLESS OTHERWISE SPECIFIED.
 - STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND ARCHITECTURAL DRAWINGS. LOCATION OF ALL PIPING AND SERVICES SHALL BE COORDINATED WITH ARCHITECT'S REFER TO WORKS COORDINATING.

FROM AN ORIGINAL DESIGN BY JESSE ANT ARCHITECTS

| Date | Rev | Description |
|------------|-----|--------------------------|
| 23.01.2024 | 1 | Issue for Council Review |
| 23.01.2024 | 2 | Issue for Council Review |
| 23.01.2024 | 3 | Issue for Council Review |
| 23.01.2024 | 4 | Issue for Council Review |
| 23.01.2024 | 5 | Issue for Council Review |
| 23.01.2024 | 6 | Issue for Council Review |
| 23.01.2024 | 7 | Issue for Council Review |
| 23.01.2024 | 8 | Issue for Council Review |
| 23.01.2024 | 9 | Issue for Council Review |
| 23.01.2024 | 10 | Issue for Council Review |

| | | | |
|----------------|------------|---------|-------|
| Project Number | 23.01.2024 | Scale | 1:100 |
| Date | 23.01.2024 | Scale | 1:100 |
| Drawn | - | Checked | - |

| | |
|----------------|------|
| Drawing Number | TP13 |
| Amendment | H |

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Plant Schedule

| CODE | BOTANICAL NAME | COMMON NAME | QTY | SUPPLY SIZE | NATURE H & W |
|---------------------------------------|---|------------------|-----|-------------|--------------|
| GROUND COVERS & LOW SHRUBS | | | | | |
| DIS | <i>Dichroa argentea</i> 'Silver Falls' | Silver Falls | 43 | 14cm pot | 1m x 7m |
| SHRUBS | | | | | |
| ROP | <i>Abiesconia officinalis</i> 'Prostrata' | Creeper Rosemary | 26 | 14cm pot | 3m x 1m |

Specifications

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Substrates to be prepared and structures to be installed. The use of machinery that may damage soil structure or profile is not acceptable. Site grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and compacted to avoid drainage. Site prior to topsoiling. Topsoil to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturer's recommended rate and cultivated into the sub-grade at a minimum depth of 100mm. Proposed topsoil areas to be graded / dressed to prevent water discharge into neighbouring properties.

Soil control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation

Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 50 - 200kg roller, or by thoroughly walking until it accords with finished level surface or to within 75mm below existing levels to accommodate mounds. Impound topsoil for garden beds to be medium texture general purpose grade soil and lightly compacted to minimum 300mm depth to garden beds. Soil to comply with s.a.s. 2225-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.2 - 7.2
- capable to be applied to medium fertile loam
- free from all material

Impound topsoil for lawn preparation / establishment shall have the above characteristics, but shall be a fine draining sandy loam lightly compacted to minimum 100mm depth.

Mulch: The specified mulch for garden beds to be an aged organic material with 80 - 90 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch to be spread at a consolidated depth of 75mm.

Planting Procedure

All soil planting beds to dry. Fill with water and allow to drain completely. Test roots are to be treated routinely if needed or cutting sections prior to handling. There are a variety of tools on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the hole is vertical. Backfill material is to be a fine to medium texture, well-draining soil. If sufficient material is not available from the original site to backfill, a similar soil type must be imported and used. Soil material must be firm, backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be soaked with two 200mm x 20mm horizontal stakes driven firmly into the ground, stakes must be placed through the rootball area. Trees are to be secured to stakes with a strong soft and flexible material. Light enough to support the tree in windy conditions - put loose enough to stimulate development of a good supportive root system. This material must not have been used or stored near the tree in any way. Slow release fertilizer (38 month formulation) with 12% nitrogen is to be applied to the top of the rootball area away from the trunk stem to manufacturer's specifications and watered in immediately. All trees to be mulched to a diameter of 1000mm wide and to a depth of 100mm but must be in contact with the tree trunk. Mulch to be an aged organic material with 80 - 90 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch to be spread at a consolidated depth of 75mm. The planting hole surface is to be checked to ensure waterlogging prior to water application. The tree must be in a clean and well condition.

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 12 week establishment period following the approval of Practical Completion by the responsible authority including, but not limited to the following tasks: - Pruning an assessment to establish plants in a healthy and structurally sound manner, pest and disease - vegetation to be pest and disease free, mulching, watering and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, as often as necessary to ensure healthy and vigorous growth in accordance with current best watering regulations, watering - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 38 month slow release fertilizer in accordance with manufacturer's recommended application rate, replacement of diseased, dying or established plants beyond repair or growth with the same species as specified in the plant schedule within the assigned maintenance period.

Irrigation

All in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations.

Trunk Felling

Trunk felling to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 900mm, min 1000mm spacings with galvanneal screws and installed to all junctions between garden beds, lawn and existing / existing areas.

Dewater

This area has been taken to select those species with non-invasive root systems. It is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants

Climbing plants (if applicable) are to be trained to supportive mast, wire or lattice fixed over entire fence section from base to top.

Do not scale form

Do not scale form - contractor to verify all dimensions on site prior to commencing construction.

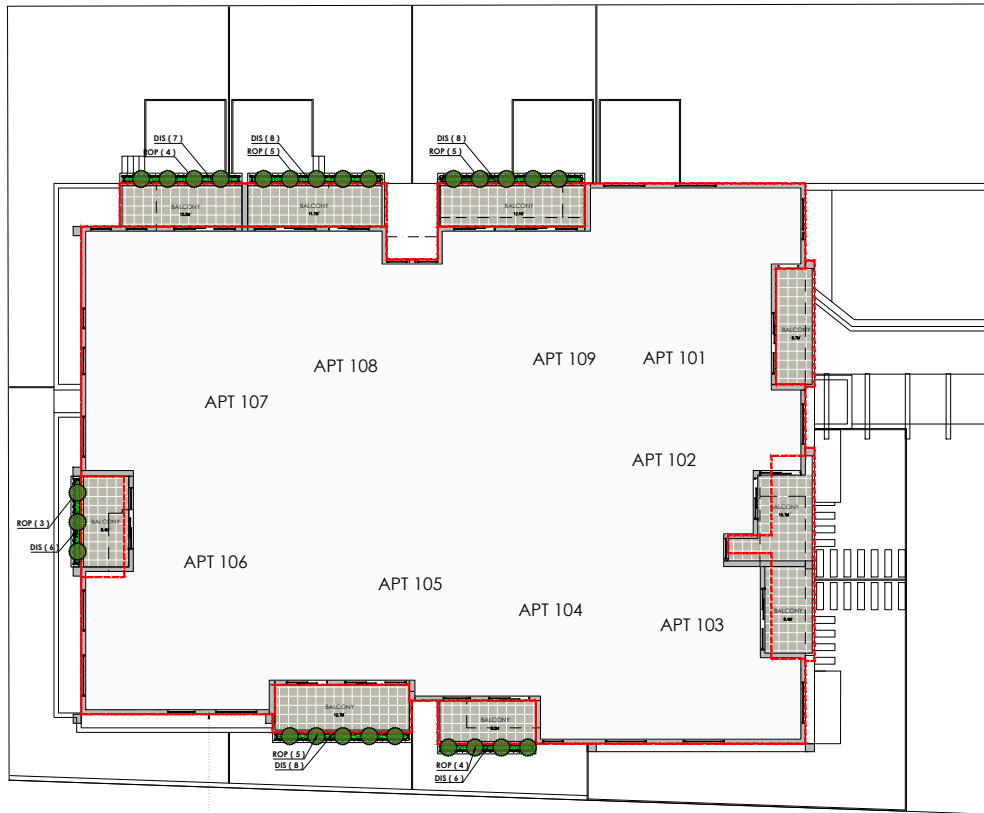
Plant - Quality of Trees and Shrubs

Trees and shrubs shall be healthy, sturdy stock free from insects, diseases and weeds. The specified plant height, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. That substitution is to be acceptable unless confirmed by the responsible authority by writing. The contractor is to supply and install all plants which meet the following criteria: Have a minimum planted height to be indicated in the plant schedule, have a minimum trunk diameter of 25mm at ground level, be containerised and free of diseases and insect pests, and be root balled or bare rooting in profile, but have roots grown from the edge of the container should bare a single straight trunk, strong branching pattern, and full canopy, above healthy, vigorous growth habit.

Preparation of Existing Trees

Existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the site and that vegetation must not be removed, damaged or topped without the written consent of the responsible authority before the commencement of works (including demolition) start. These retention barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4977-2009. (Tree protection in development)

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian Standard AS 4373-2007 (Pruning of ornamental trees). All tree protection practices must be in accordance with a consulting arborist and to the satisfaction of the responsible authority.



First Floor Plan

COLLINE OF PROPOSED BUILDING ENVELOPE

Raised Planter Boxes

Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, fibre fabric, planting medium, mulch and irrigation. Planter boxes must be effectively sealed and built with corrugals to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of fibre fabric and a 100mm sand layer of physical barrier (R20) blocks not attached to the horizontal layer if they are to be planted. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it.

Planter Boxes - Plant maintenance

All plant material is to be maintained to best horticultural practices. The following minimum maintenance procedures for all plants with raised planter boxes is to be carried out on an ongoing basis: Watering - Regular, light watering is to be applied to planter boxes via the automated drip irrigation system to maintain moisture. Application of suitable water by plant material and to prevent over watering. Fertilising - Slow release fertilizer is to be applied at minimum 3 monthly applications to provide consistent nutrient supply to plant material.

General maintenance - All general maintenance tasks outlined within 'Plant Establishment Period' such as weeding, composting, watering, mulching, pruning etc. is to be carried out on an ongoing basis to ensure the long term success of all plant material.

Soil Mix - Supply and spread evenly a soil mix comprising of 50% washed sand, 40% hydrocolloidal, and 10% composted organic matter. Compact, lightly and evenly to 100mm layers. Avoid differential settlement and ensure compaction and produce a finished surface that is graded evenly and ready for planting. Allow 50mm layer of specified mulch to top of beds and a finished level 25-30mm above the planter rim. Drip irrigation system to be installed beneath the mulch layer.

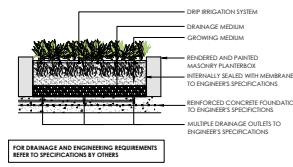
Soil control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works habit.

The specified mulch for all garden beds and planter boxes to be an aged organic material with 80 - 90 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch to be spread at a consolidated depth of 75mm minimum. An approved drip irrigation system is to be applied to all planter boxes to garden beds. It is the responsibility of the contractor to ensure that drip irrigation meets manufacturer's specifications. The system is to be connected to mains supply and include a rain shut-off device.

Planterbox Section

(Not to scale - schematic only)



FOR DRAINAGE AND ENGINEERING REQUIREMENTS REFER TO SPECIFICATIONS BY OTHERS

Legend

- Proposed ground cover / low shrubs
- Selected paving
- Fences with heights and material as nominated

Landscape Plan (Sheet 2 of 3)

PROJECT: PROPOSED MULTI UNIT DEVELOPMENT
 ADDRESS: 37 HUNTER STREET GLEN WAVERLEY, VIC
 DATE: 03/11/2023
 SHEET SIZE: A1
 DESIGNED BY: SH/MA landscape Arch, LUL/LR
 PROJECT NO. # 13661
 REV. # C
 DRAWN BY: AS

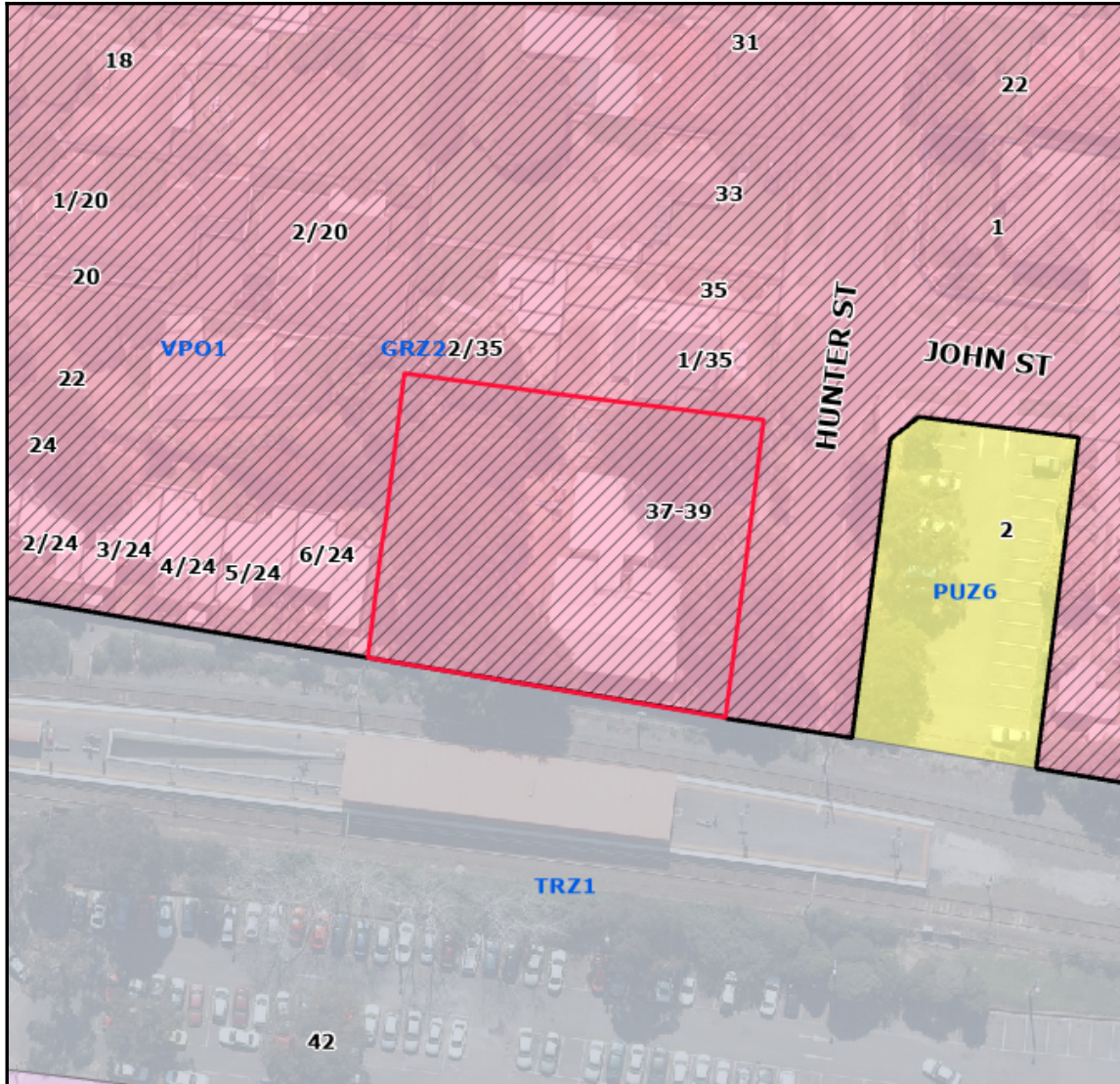
Keystone Alliance Pty Ltd
 277 Henry Road Preston VIC 3072
 T: 03 9478 6993 M: 03 9478 6993







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

37-39 Hunter Street GLEN WAVERLEY VIC 3150

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