

7.1.2 52 GOLF ROAD OAKLEIGH SOUTH- TPA/55756- USE AND DEVELOPMENT OF THE LAND FOR A RESIDENTIAL AGED CARE FACILITY AND RETIREMENT VILLAGE GENERALLY IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND DISPLAY OF SIGNAGE

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

EXECUTIVE SUMMARY

This application proposes the construction of a residential aged care facility and retirement village, generally in accordance with the Development Plan approved at a meeting of Council in June 2023.

The application is exempt from public notification and appeal rights because it is generally in accordance with the approved Development Plan.

Key issues to be considered relate to consistency with the approved Development Plan, built form, design details, internal amenity, car parking provision, vegetation removal and landscape provision.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework, and the provisions of Development Plan Overlay Schedule 5 (DPO5).

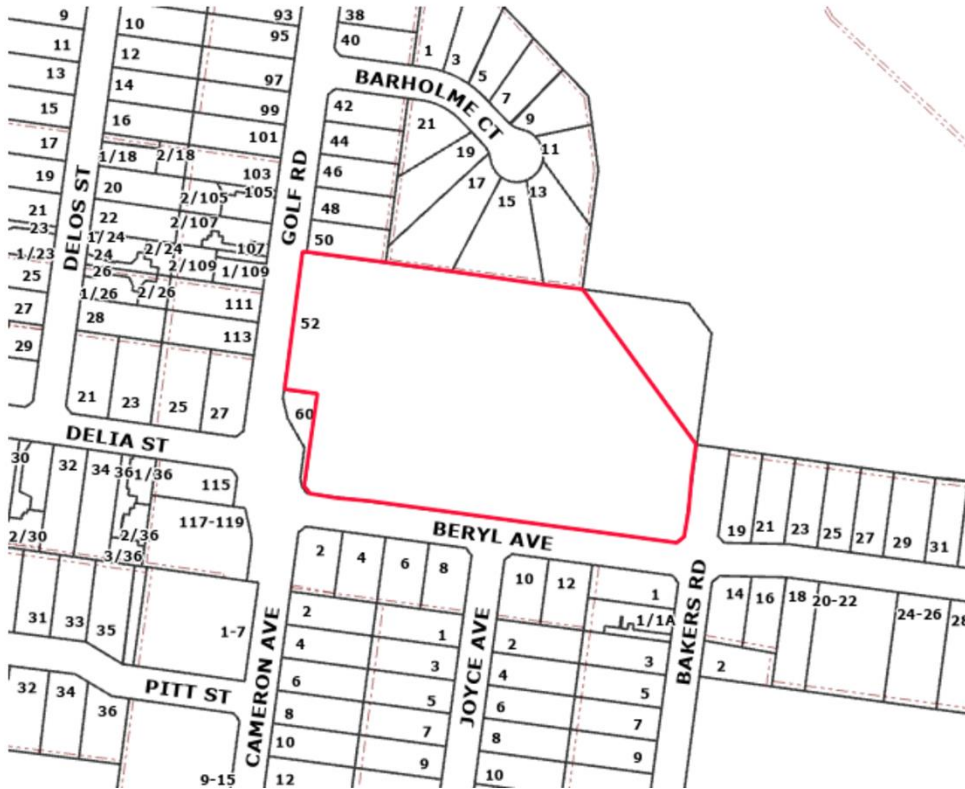
The reason for presenting this report to Council is the proposed development cost of \$80 million.

The proposal is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council issue a Planning Permit subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos, Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	52 Golf Road Oakleigh South (formerly known as 1 Beryl Avenue)
NUMBER OF OBJECTIONS:	N/A
ZONING:	General Residential Zone (Schedule 1)
OVERLAY:	Development Plan Overlay (Schedule 5)

EXISTING LAND USE:	Vacant
RELEVANT POLICY:	<p><u>Planning Policy Framework</u></p> <p>Clause 11.01-1R- Settlement – Metropolitan Melbourne Clause 11.02-1S- Supply of Urban Land Clause 13.07-1S- Land Use Compatibility Clause 15.01-1S&R- Urban Design Clause 15.01-2S- Building Design Clause 15.01-4S&R- Healthy Neighbourhoods Clause 15.01-5S- Neighbourhood Character Clause 16.01-1S&R- Housing supply Clause 16.01-2S- Housing affordability Clause 16.01-5S- Residential aged care facilities Clause 18.01-1S- Land Use and Transport Planning Clause 18.02-3R– Principal Public Transport Network Clause 18.02-4S - Roads Clause 19.03-3S- Integrated Water Management</p> <p><u>Local Planning Policy Framework</u></p> <p>Clause 21.04- Residential Development Clause 21.08- Transport and Traffic Clause 21.13- Sustainability and Environment Clause 22.04- Stormwater Management Policy Clause 22.05- Tree Conservation Policy Clause 22.08 – Outdoor Advertising Policy Clause 22.13- Environmentally Sustainable Development Policy</p> <p><u>Particular Provisions</u></p> <p>Clause 52.05 - Signs Clause 52.06 - Car Parking Clause 53.17- Residential Aged Care Facility Clause 53.18- Stormwater Management in Urban Development Clause 65 – Decision Guidelines</p>
STATUTORY (60 DAY) PROCESSING DATE:	3 June 2024
DEVELOPMENT COST:	\$80 Million

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to Grant a Planning Permit TPA/55756 for the development of the land for a residential aged care facility and retirement village, use of the land for a retirement village and the display of a floodlit business identification sign generally in accordance with the approved Development Plan at 52 Golf Road, Oakleigh South subject to the following conditions:

Amended Plans Required

1. **Before the development or use starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application, prepared by Clarke Hopkins Clarke Revision A, dated 2 April 2024 but modified to show:**
 - a) **Screening details to prevent overlooking to the secluded private open space and habitable room windows of the north adjoining properties located within 9.0 metres of the northern boundary to meet the objectives of Standard B22 *Overlooking objective*;**
 - b) **A notation referring to the tree protection measures in accordance with the Tree Management Plan (required under Condition 7);**
 - c) **The visitor parking space in front of single garages for any 3-bedroom dwelling to have minimum length of 5.4 metres;**
 - d) **Details of all mechanical ventilation (including heating and cooling units) located outside the main building or on the rooftop with appropriate screening incorporated into the architectural design of the building;**
 - e) **The location of all services and any required electricity substations, fire services, gas and water meters. The required services must be suitably painted, screened and landscaped to the satisfaction of the Responsible Authority to minimise their visual prominence;**
 - f) **Increase setback of fixed objects (e.g. substation, fire hydrant) from within the turning areas of the Fire Rescue Victoria truck to improve manoeuvrability in the south-west corner of the internal access road.**
 - g) **The accessible parking designed in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6* including the vehicle path to and from each accessible space to have a minimum headroom of 2.2 metres and the headroom above each dedicated space and adjacent shared area be a minimum of 2.5 metres;**
 - h) **Design of the bicycle parking spaces and associated signage as per requirements set out in Clause 52.34 of the Monash Planning Scheme ;**
 - i) **A corner splay or area at least 50% clear of visual obstruction (or with a height of less than 1.2m) extending at least 2.0 metre long x 2.5 metres deep (within the property) on both sides of each vehicle crossing to provide a clear view of pedestrian on the footpath of the road;**
 - j) **Notation to read 'existing street tree (*Tree 66- Eucalyptus leucoxylon*) must only be removed and replaced by Council at the cost of the developer, prior to the commencement of the development';**
 - k) **A Landscape Plan in accordance with Condition 5;**
 - l) **A Tree Management Plan in accordance with Condition 7;**
 - m) **An amended Waste Management Plan under Condition 9; and**
 - n) **An amended Sustainable Management Plan under Condition 10.**

All to the satisfaction of Responsible Authority.

Compliance with Documents

- 2. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.**
- 3. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**

Ongoing Architect Involvement

- 4. As part of the ongoing consultant team, Clarke Hopkins Clarke or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:
 - a) Oversee design and construction of the development; and**
 - b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.****

Landscaping and Management Plans

Landscape Plan

- 5. Concurrent with the endorsement of any plans required pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by T.C.L dated 14 February 2024 except that the plan must show:
 - a) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;**
 - b) The hydrant booster enclosure, electricity supply, gas and water meter boxes incorporated into the landscape setting;**
 - c) The detail of the proposed paving;**
 - d) The location and operational detail of external lighting (if any); and**
 - e) The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas,**all to the satisfaction of the Responsible Authority.**
- 6. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.**

Tree Management Plan

7. **Concurrent with the submission of amended plans required by Condition 1 and prior to any demolition or site works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of the nine (9) trees to be retained on site and on adjoining properties.**

The TMP must be approved by the Responsible Authority prior to the commencement of any works, including demolition and/or levelling of the site. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) **A Tree Protection Plan drawn to scale that shows:**
 - I. **Tree protection zones and structural root zones of all trees to be retained,**
 - II. **All tree protection fenced off areas and areas where ground protection systems will be used;**
 - III. **The type of footings within any tree protection zones;**
 - IV. **Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and**
 - V. **A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.**
- b) **Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.**
- c) **Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and**
- d) **Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.**

The recommendations contained in the approved tree management plan must be implemented to the satisfaction of the Responsible Authority.

8. **All trees specified in the endorsed Tree Management Plan are to be protected and maintained in accordance with the recommendations set out in the report, to the satisfaction of the Responsible Authority.**

Waste Management Plan

9. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be approved by the Responsible Authority. The plan must be generally consistent with the Waste Management Plan prepared by Ratio Consultants Pty Ltd, Revision REP03-F01 dated 20 February 2024 but revised to the satisfaction of the Responsible Authority:

- a) Swept path diagrams to demonstrate suitable waste collection vehicle access from within the site.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

10. Concurrent with the endorsement of plans required pursuant to Condition 1, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the SMP prepared by GIW Environmental Group, Revision G dated 20 February 2024 but amended to reflect the amended development plan required under Condition 1 of this permit.

The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

11. Prior to the commencement of any development works (including excavation but excluding tree removal), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No construction works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:

- a) Appropriate measures to control noise, dust and water and sediment laden runoff.
- b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network.
- c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable.
- d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network.
- e) A program for the cleaning and maintaining surrounding road surfaces.
- f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves.
- g) Measures to provide for public safety and site security.

- h) **A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay.**
- i) **A Traffic Management Plan showing truck routes to and from the site.**
- j) **A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.**
- k) **Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP.**
- l) **The provision of contact details of key construction site staff.**
- m) **Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:**
 - **Monday to Friday (inclusive) – 7.00am to 6.00pm;**
 - **Saturday – 9.00am to 1.00pm;**
 - **Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)**
 - **No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.**

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Car Parking Management Plan

- 12. Prior to occupation of premises approved by this permit, a Car Parking Management Plan (CPMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The CPMP must address, but not be limited to, the following:**
- a) **The number and location of car parking spaces allocated to each building for residents;**
 - b) **The location and number of any staff car parking spaces;**
 - c) **The location and number of any visitor car parking spaces;**
 - d) **Details of way-finding, cleaning and security of end of trip bicycle facilities;**
 - e) **A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits and restrictions;**
 - f) **No less than 1 car space must be available on the land for each one and two bedroom dwelling within the retirement village component of the approved development. No less than 2 car spaces must be available on the land for each three bedroom dwelling within the retirement village component of the approved development; and**

- g) The Car Parking Management Plan must provide for adequate allocation of car parking to service all uses to be undertaken on the land including a designated allocation of car spaces for staff, residents and visitors.**

Once approved the Car Parking Management Plan will be endorsed to form part of this permit. Car parking is to be provided in accordance with the endorsed Car Parking Management Plan and implemented to the satisfaction of the Responsible Authority.

Use Conditions

- 13. The amenities and other communal facilities must only be used by residents and their guests or by members of staff, to the satisfaction of the Responsible Authority.**
- 14. The car parking spaces for the Aged Care Facility and Independent Living Apartments/ Villas must not be individually subdivided.**
- 15. Lighting must be provided to the satisfaction of the Responsible Authority to ensure that car park areas and pedestrian accessways are adequately illuminated during evening periods without any loss of amenity to occupiers of nearby land to the satisfaction of the Responsible Authority.**
- 16. After commencement of the use, a Manager (or suitably authorised delegate) must be present on the land at all times.**
- 17. The amenity of the area must not be detrimentally affected by the use or development, through the:**
- (a) transport of materials, goods or commodities to or from the land;**
 - (b) appearance of any building, works or materials;**
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste products;**
 - (d) presence of vermin.**
- 18. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.**
- 19. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.**
- 20. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.**

Tree Protection

- 21. All existing vegetation (including trees on adjacent land and nature strips) shown on the endorsed plans must be suitably identified before any development starts on the site and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.**
- 22. Before any development (including excavation) starts on the land, a tree protection fence must be erected around all trees that are to be retained, or are located within or adjacent to any works area (including street trees and trees on adjacent land). The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority.**
- 23. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and are advised of any obligations in relation to the protection of those trees.**
- 24. No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Council street-trees to be retained during the construction period of the development hereby permitted without the prior written consent of the Responsible Authority.**
- 25. No vehicle access or parking within the Tree Protection Zone of any tree to be retained.**
- 26. All buildings and works within the Tree Protection Zone and Critical Root Zone as specified in the endorsed Tree Management Plan must be supervised by a suitably qualified and experienced arborist, to the satisfaction of the Responsible Authority.**

Car Parking Conditions

- 27. Before the development permitted is completed and the premises is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed to the satisfaction of the Responsible Authority;**
 - (b) properly formed to such levels that they can be used in accordance with the plans;**
 - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;**
 - (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;**
 - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.****

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

- 28. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.**
- 29. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.**

30. The loading and unloading of goods from vehicles must only be carried out on the land.
31. All redundant vehicle crossovers and parking bay are to be removed and reinstated with kerb and channel to the satisfaction of Council.

Drainage & Stormwater

32. The site must be drained to the satisfaction of the Responsible Authority.
33. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.

Signage

34. The location, layout, dimensions, structures and features of the approved sign(s) shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
35. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.
36. All signs must be located wholly within the boundary of the land.

General Conditions

37. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
38. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

Time for Starting and Completion

39. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:
 - (a) The development is not started before three (3) years from the date of issue.
 - (b) The development is not completed before six (6) years from the date of issue.
 - (c) The use is not started before six (6) years from the date of issue.

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

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

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

40. The approved sign of this Permit will expire 15 years from the date of issue of this permit.

NOTES-

- A. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.
- B. Engineering permits must be obtained for new or altered vehicle crossings works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.
- C. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au
- D. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commence.
- E. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).
- F. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
- G. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.
- H. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

- I. **All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.**
- J. **Any works within the road reserve must ensure the footpath and nature strip are to be reinstated to Council standards.**
- K. **The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.**
- L. **All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit or other services. Approval from the affected service authorities is required as part of the vehicle crossing application process.**
- M. **Tree planting should be kept clear of any drainage easement.**
- N. **All costs associated with the removal and replacement of a tree or trees are to be borne by the resident or landowner who has requested the removal. Please contact Council's Horticultural Department to establish the tree valuation and removal timing.**
- O. **Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.**
- P. **Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.**
- Q. **Any residents and employees of the approved development will not be entitled to car parking permits for on street car parking.**
- R. **The Aged Care Facility and Retirement Village must be operated and managed in accordance with the *Aged Care Act 1997* and *Retirement Villages Act 1986 (Vic)* or future legislation which may supersede these Acts.**

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.
Investigate and progress planning rules for tree and vegetation controls.

BACKGROUND

History

The subject land is the former Oakleigh South Primary School located on the north-eastern corner of the intersection of Beryl Avenue and Golf Road in Oakleigh South. The school occupied the land from the late 1950's until the end of 2001. Former school buildings have been demolished and the land is currently vacant, however established vegetation including large trees remain.

The land formed part of Amendment GC5 to the Monash Planning Scheme gazetted on 18 February 2014. The land was rezoned from Public Use Zone 2 (Education) to General Residential Zone Schedule 1 and applied the Development Plan Overlay Schedule 5 to the land.

TPA/54595 - Development Plan Approval

Council at its meeting of 27 June 2023 resolved to approve the development plan submitted on behalf of Summerset Villages Pty Ltd to develop the site with a residential aged care facility and retirement village.

Prior to consideration and approval by Council, the development plan was displayed for public comment from 29 March to 26 April 2023. The owners and occupiers of properties within a 1 kilometre radius of the site were notified of the proposal. A total of sixteen (16) submissions were received, comprising of twelve (12) objections and four (4) letters of support.

The approved development plan allows the construction of 2 x three-storey buildings (residential aged care facility) and 50 independent living retirement villas in two-storey built forms. The development plan proposed the removal of 44 trees and retain 9 trees on site.

The approval of the Development Plan included a requirement to provide a Tree Protection Plan to manage the protection of all the trees to be retained. The development plan and Tree Protection Plan were endorsed by Council Officers on 11 August 2023.

Site and Surrounds

The subject land is located on the north-eastern corner of the intersection of Beryl Avenue and Golf Road in Oakleigh South. The land is a large and irregular shaped parcel having an overall area of 1.826 hectares. The land has a slight fall of 1.5 metres from north-east to south-east.

An existing 1.53 metre wide drainage and sewerage easement runs through the centre of the site. The land has a 169.77 metre frontage to Beryl Avenue along the southern boundary, 106.45 metre frontage to Golf Road along the western boundary and 42.67 metre frontage to the end of Bakers Road adjacent to the eastern boundary.

Council owns a small portion of land at the front of the site adjacent to the roundabout, shown below. This parcel of land is approximately 320sqm in size, the development is not reliant upon this parcel and the land remains in Council ownership.



Survey Plan showing boarder of site and Council owned land

The Metropolitan Golf Club abuts the land to the immediate north-east, residential properties orientated to Barholme Court and Golf Road span the northern boundary. The land contains scattered vegetation along the boundaries of the land and within a cluster located within the centre of the site.

The land is located within an established residential area originally developed in the mid 1950's and 1960's. The built form of the surrounding area is distinctly characterised by modest detached dwellings on large allotments. Dwellings are typically setback from the side and rear boundaries, predominant single storey built form, brick and weatherboard dwellings with pitched roofs and well landscaped front setbacks. More recent development includes replacement of the original housing stock with large new dwellings and some multi-dwelling unit development.

The land is currently vacant with the school buildings that existed on the site being demolished several years ago. A few trees on site have also been removed due to poor health.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 1).

PROPOSAL

The application proposes the development of a residential aged care facility and retirement village in accordance with the development plan previously approved for the site and signage.

Key components of the development include:

- 2x three storey buildings centrally located within the site; 50 x two storey buildings located within the site boundaries.

- Central open space within the centre of site where Tree 28 *Corymbia maculate* (Lemon scented Gum) and Tree 29 *Melaleuca styphelioides* (Prickly-leaved Paperbark) are retained.
- Vehicle access via Golf Road, and additional vehicle crossings to access individual garages on Beryl Avenue.
- Emergency vehicle access only via a new crossover to Bakers Road.
- Recreational amenities for residents of the village within the main building.
- A basement car park providing 75 car parking spaces and a loading space. An additional 100 spaces are provided within the tandem garages of the retirement units/villas.

The proposal can be summarised in detail as follows:

Maximum Overall Height	7.955m (two stories) 11.715m (three stories)
Number of Storeys	2 x Three-storey buildings 50 x Two-storey buildings
Number of Beds/ Dwellings	Two (2) x three storey buildings, comprising: <ul style="list-style-type: none"> • 66 x residential aged care beds • 44 x independent living apartments including: <ul style="list-style-type: none"> ○ 10 x 1 bed; ○ 26 x 2 bed; and ○ 8 x 3 bed 50 Retirement units within a two storey built form <ul style="list-style-type: none"> • 37 x 2 bed • 13 x 3 bed
Site Coverage	38%
Permeability	34%
Vehicle Access	Main vehicle access via Golf Road, vehicle access to individual retirement units on Beryl Avenue
Car Parking	175 spaces (excluding the loading space)
Bicycle Spaces	26 spaces (including 18 spaces around the periphery of the main building on ground level, and 8 spaces within the basement carpark)
Signage	1 x sign on Golf Road (3.0m x 0.8m) floodlit
Materials	The proposal includes a variety of materials including tan brick, light and dark cladding, light and dark render and timberlook panels
Tree Removal / Landscaping	The proposal will retain 9 trees and remove 44 trees on site.

The minimum building setbacks are detailed as follows:

	North	East	South	West
Basement	29.6m	26.2m	33.5m	16.6m
Ground Floor	6m	4m	7m	8.4m
Level 1	5.7m	4m	6.7m	8.4m

Level 2	29m	37.5m	34.2m	17.6m
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Attachment 2 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the General Residential Zone Schedule 1 (GRZ1). Pursuant to Clause 32.08-2 of the Monash Planning Scheme, a Planning Permit is required for the use of land for a retirement village (accommodation). A Permit is not required for the use of a residential aged care facility.

A permit is required to construct a building or carry out works for both uses under Clause 32.08-9 and 32.08-10.

It is noted that the provisions of Clause 32.08-4 (Minimum Garden Area requirement) and Clause 32.08-11 (Maximum building height requirement for a dwelling, small second dwelling or residential building) apply only to a 'residential building' or 'dwelling'. A retirement village and residential aged care facility is not classified as a residential building. These provisions therefore do not apply.

Development of a Residential Aged Care Facility must meet the requirements of Clause 53.17 which specifies that the building height must not exceed 16 metres. The proposal satisfies this requirement.

Overlay

The subject site is subject to a Development Plan Overlay Schedule 5 (DPO5). Pursuant to Clause 43.04-2 of the Monash Planning Scheme, a Permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

The development plan was approved at Council's meeting of 27 June 2023 and endorsed by Council Officers on 11 August 2023.

Particular and General Provisions

Clause 52.05: Signs

The site located within the GRZ is identified as being located within Category 3 in Clause 32.08-15, with respect to signage at Clause 52.05 of the Monash Planning Scheme.

Pursuant to Clause 52.05, a Planning Permit is required to display a business identification sign and a floodlit sign.

Clause 52.06: Car Parking

The proposal generates a total of 134 car spaces to be provided on site, and a total of 175 spaces are proposed. The proposed development exceeds its overall required carparking provision, however the application does seek a dispensation to reduce the car parking for 3 bedroom dwellings from 2 car spaces to 1 car space and this is discussed in the report. A permit is required to reduce the number of car parking spaces required under Clause 52.06-5 of the Planning Scheme.

Closed Landfill Buffer

The subject site is within the identified buffer of a post closure landfill -*Centre Road Warrigal Road*.

Prensa Pty Ltd has prepared a Landfill and Gas Risk Assessment for the site (dated February 2021), which forms part of the supporting documentation for the approved Development Plan. The report concluded that the risk of landfill gas migration occurring and causing an unacceptable human health or environmental impact on the proposed residential development is low, and no further landfill gas investigation or assessment is warranted.

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 7 March 2024.

The Permit Applicant responded to this letter on 4 April 2024 by providing the requested information. 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 been advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

Pursuant to the provisions of DPO5 at Clause 43.04-3, an application under any provision of this scheme which is generally in accordance with a development plan is exempt from the notice requirements and third party appeal provisions.

The submitted proposal is considered to be generally in accordance with the approved development plan and satisfies the notice exemption provisions of the DPO.

Referrals

External Referral

Department of Transport and Planning (DTP) (Ref: 42137/23)

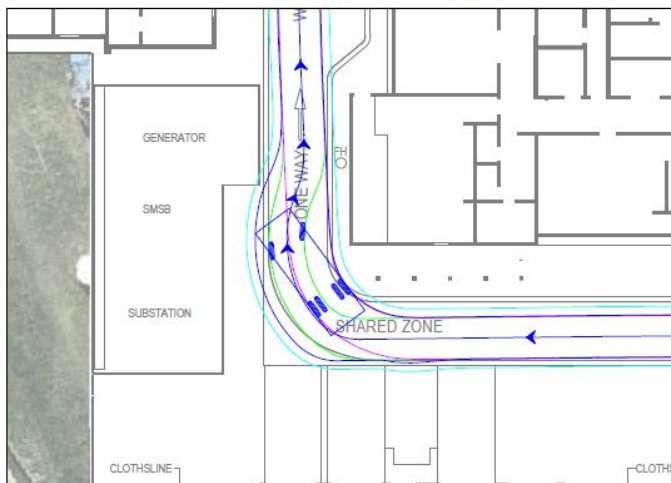
The development plan was referred to the Department of Transport and Planning (DTP) pursuant to Clause 66.02-11 as the proposed residential aged care and retirement village comprises more than 60 lodging rooms/ dwellings. DTP did not raise any concerns with the proposed plan, nor require any conditions to be included in the planning permit.

Internal Referral

Transport Engineer

Council's Transport Engineers advised that the swept path analysis for the Fire Rescue Victoria (FRV) truck appears to be tight for the bend in the south-west corner of the internal access road due to the presence of fixed objects i.e. the substation and a fire hydrant located opposite. It is recommended that this area be reviewed to improve turning manoeuvres for emergencies. A condition requiring this to be address has been included in the officer recommendation.

ON-SITE CORNER - FIRE RESCUE VICTORIA (FRV) VEHICLE - CIRCULATION



The reduction of car parking to one space for the 3-bedroom independent living apartments is supported. The provision of dedicated visitor spaces within the basement car park is commendable as it is expected to assist visitors who require parking within close proximity of the complex.

Ramp grades are satisfactory. The predicted traffic generation is low and is expected to have a negligible impact on the local traffic network.

Development Engineer

There are no concerns subject to standard conditions and notations being included on a permit.

Horticulture Services

The development plan was referred to Council's Horticultural Services Department. The street trees on Golf Road, Beryl Avenue and Bakers Road will not be adversely affected by the proposed development, with the exception of one street tree on Golf Road (*Tree 66- Eucalyptus leucoxylon*) which will be removed as a result of a proposed vehicle crossover. This tree was approved to be removed in the approved development plan. Council's Horticultural Services has provided an amenity value for the tree.

Waste Services

Council's Waste Department has advised that the Waste Management Plan is generally satisfactory however additional information is required to show a swept path diagram and demonstrate access for waste collection vehicles.

RELEVANT PLANNING POLICY

Planning Policy Framework (PPF)

There is general support in the State, Regional and Local Planning Policy Framework for the proposal, by facilitating the location of aged care facilities and retirement village within Metropolitan Activity Centres to address needs of Melbourne's rapidly growing population (Clause 11.01-1R *Settlement- Metropolitan Melbourne*).

Clause 15 (Built Environment and Heritage) and Clause 17.02-1S (Business) requires development to promote excellence in the built environment and create places that accommodate people of all abilities, ages and cultures; and encourages development that meets the community's needs for retail, entertainment, office, and other communal services. Strategies include ensuring commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility, and efficient use of infrastructure.

Clause 18.02-1S, 2S & 3S (Walking, Cycling & Public Transport) encourages to facilitate an efficient and safe walking, bicycle and public transport network.

Relevant objectives and strategies in the local planning policy framework (LPPF) are for development to retain trees where possible and to provide landscaping to reduce the dominance of buildings, generous front setbacks to allow for landscaping and building scale, height and bulk to continue to enhance and reinforce the existing landscape and built form character (Clause 21.04 *Residential Development*). This policy also recognises the housing needs of an ageing population in proximity to neighbourhood and activity centres and encourage the provision of single storey and purpose-built housing to cater for Monash's ageing population.

The subject land is within the 'Oakleigh South Accessible Area'. The large size of the land results in minimal off-site amenity impacts as a result of the proposed development. The proposed use of the land for aged care facilities and retirement village is appropriate given the zoning of the land and consistent with a range of objectives of the Planning Policy Framework.

The Environmentally Sustainable Development (ESD) Policy Clause 22.13 of the Scheme provides a policy framework for the early consideration of environmental sustainability at the building design stage.

ASSESSMENT

Consistency with the approved Development Plan

The land is subject to DPO5 which requires approval of development plan to guide future land use and development of land and provides exemption from public notification and third party appeal, where development is consistent with the approved development plan.

The development plan applicable for the land was conditionally approved by Council at its meeting of [27 June 2023](#). The revised Development Plan was subsequently endorsed by Council Officers on 11 August 2023.

The table below details a comparison of the approved Development Plan and the development plan proposed in this planning permit application:

APPROVED DEVELOPMENT PLAN (TPA/54595)	PROPOSED PLANNING PERMIT APPLICATION (TPA/55756)	VARIATION
Maximum building height: 2 storey- 7.8m 3 storey- 12.1m	Maximum building height: 2 storey- 7.905m 3 storey- 11.715m	Minor variation in building height, General compliance with the approved Development Plan achieved.
Number of two and three storey buildings: 2 x three storey building 50 x two storey building	Number of two and three storey buildings: 2 x three storey building 50 x two storey building	No variation, complies with approved development plan
Number of beds/ independent living apartments/ villas: 44 x aged care beds 41 x independent retirement apartments 50 x independent retirement villas Total: 135 aged care and retirement units	Number of beds/ independent living apartments/ villas: 66 x aged care beds 44 x independent retirement apartments 50 x independent retirement villas Total: 160 aged care beds and retirement units	Minor reduction in the number of independent retirement apartments, increase in aged care beds by 22. General compliance with the approved Development Plan achieved- to be discussed below.
Site coverage: 38%	Site coverage: 38%	No variation, complies with approved development plan
Permeability: 34%	Permeability: 34%	No variation, complies with approved development plan
Car parking spaces: 180 spaces	Car parking spaces: 175 spaces	General compliance with the approved Development Plan and satisfies statutory parking requirements.

APPROVED DEVELOPMENT PLAN (TPA/54595)	PROPOSED PLANNING PEMRIT APPLICATION (TPA/55756)	VARIATION
Vehicle access via Golf Road and Beryl Avenue	Vehicle access via Golf Road and Beryl Avenue	No variation, complies with approved development plan
Retention of 9 trees and removal of 44 trees	Retention of 9 trees and removal of 44 trees	No variation, complies with approved development plan
Communal open space: Three small parks & a central park 'village green'	Communal open space: Three small parks & a central park 'village green'	No variation, complies with approved development plan

Minimum setbacks

APPROVED DEVELOPMENT PLAN (TPA/54595)	PROPOSED PLANNING PEMRIT APPLICATION (TPA/55756)	VARIATION
<u>Basement</u> North: 29.9m East: 26m South: 33.8m West 17.4m	<u>Basement</u> North: 29.6m East: 26.2m South: 33.5m West: 16.6m	Minimal variation, general compliance with the approved Development Plan achieved.
<u>Ground floor</u> North: 6m East: 4m South: 7m West 8.4m	<u>Ground floor</u> North: 6m East: 4m South: 7m West 8.4m	No variation, complies with approved development plan.
<u>First floor</u> North: 6m East: 4m South: 7m West 8.5m	<u>First floor</u> North: 5.7m East: 4m South: 6.7m West 8.4m	Minimal variation, general compliance with the approved Development Plan achieved.
<u>Second floor</u> North: 30m	<u>Second floor</u> North: 29m	Minimal variation, general compliance with the approved Development Plan achieved.

APPROVED DEVELOPMENT PLAN (TPA/54595)	PROPOSED PLANNING PEMRIT APPLICATION (TPA/55756)	VARIATION
East: 38m South: 34.5m West 17.6m	East: 37.5m South: 34.2m West 17.6m	

As detailed above, the proposed development’s building height, intensity and scale is consistent with the approved development plan. The building envelopes, apartment and villa numbers, car parking spaces and open space provision are also generally consistent with the approved development plan with the exception of the number of aged care beds within the residential aged care building.

To this respect, an additional 22 aged care beds are now proposed. This increase has been achieved through minor modifications to the aged care building form as well as changes to the internal configuration of rooms. The minor modifications to the building form of the aged care building are central to the site and are of no consequence to private and communal open space areas, car parking provision or accessway arrangements.

Built Form

Building Height and Scale

The proposed building height and setbacks are consistent with the approved development plan, with the two to three storey built form appropriate in this setting. The contemporary design of the building is respectful to the surrounding residential context. Articulation within the built form has been achieved by utilising balconies, architectural features and varied materials and finishes to assist in breaking up the facade and minimising the perception of visual bulk. A variety of materials and finishes has been utilised including tan brick, light and dark cladding, light and dark render and timber-look panels generally complementary to the streetscape character of the surrounding residential area.

The building has been designed with the intention of providing high quality architecture, along with an attractive range of contemporary materials, and finishes. The façade treatment provides for appropriate degree of visual interest through use of varied materials and finishes, along with vertical and horizontal articulation elements to minimize the perception of visual bulk.



Streetscape perspective provided by Applicant

External Amenity Impacts

Shadowing

Shadows cast by the proposed development will fall across the internal accessways and the car parking area and will not cast a shadow over the footpath or adjoining residential properties.

In addition, the proposal will not have any adverse impacts to any existing solar energy systems due to building setbacks.

Overlooking

Habitable room windows within 9 metres of an adjoining property are screened with fixed obscure glazing to prevent any unreasonable overlooking to neighbouring properties. Recommended permit conditions will require detail designs of the window screenings to ensure they meet relevant requirements to prevent overlooking.

Internal Amenity

The design response provides for high level of internal amenity outcome for residents. The design response provides for a varied mix of residential aged care apartment living and units comprising one, two and three bedrooms.

Main building- Independent Living Apartments

Number of beds	Number of dwellings
1 Bed	10
2 Bed	26
3 Bed	8
Total	44

Townhouses

Number of beds	Number of dwellings
2 Bed	37
3 Bed	13
Total	50

The layout of apartments and units allows all habitable rooms having a window on the external wall with good solar access and ventilation. Each apartment/ unit is provided with a ground floor private open space or first floor balcony in addition to communal courtyard areas located throughout the development providing good open space and recreation outcomes for future residents.

The apartments/ units are provided with functional layout and habitable rooms are minimum 3 metres in width.

The location, layout and orientation of the development results in no need for excessive screening of habitable rooms and open space areas.

Retention of trees and Future Landscaping

Retention of trees

The proposed tree removal is consistent with the approved development plan and a total of nine trees will be retained on site.

Details of the trees to be retained are shown in the table below:

Tree Number	Tree Name	Height x Width	Health	Structure	Arboricultural Value
3	<i>Ulmus minor</i> (Smooth-leaved Elm)	17 x 15m	Fair	Fair	Moderate
4	<i>Eucalyptus mannifera</i> (Brittle Gum)	8 x 9m	Fair	Fair	Low
11	<i>Eucalyptus pauciflora</i> (Snow Gum)	6 x 8m	Fair-poor	Fair-poor	Low
15	<i>Eucalyptus sideroxylon</i> (Red Ironbark)	13 x 13m	Good	Poor	Low
16	<i>Eucalyptus leucoxylon</i> (Yellow Gum)	7 x 11m	Fair	Fair	Moderate
19	<i>Eucalyptus mannifera</i> (Brittle Gum)	16 x 13m	Fair-poor	Fair-poor	Low

28	<i>Corymbia citriodora</i> (Lemon-scented Gum)	17 x 17m	Fair	Fair	Moderate
29	<i>Nekakeyca styphelioides</i> (Prickly-leaved Paperbark)	12 x 12m	Fair- good	Fair	Moderate
31	<i>Lophostemon confertus</i> (Brush Box)	8 x 8m	Fair-good	Fair-good	Moderate

As outlined in the approved Tree Protection Plan endorsed under the Development Plan approval, the proposed development will result in a minor encroachment into the Tree Protection Zone (TPZ) of Trees 3, 4, 11, 15 and 19. The proposed main lounge patio, paths and internal road will cause major encroachment to the TPZ of Trees 28 (16%) and 29 (20%). The arborist report submitted with the application specified that an on-grade pavement system to the south of Tree 28 will mitigate against the potential impacts to this tree. The report also explained that the TPZ of Tree 29 is exaggerated by virtue of its multiple, stout stems in relation to the overall size of the tree and its root system. The report concludes that this tree will therefore be able to accommodate this level of encroachment with no likely adverse impacts on the tree and does not require any changes to the proposal.

A Tree Management Plan is recommended to manage protection of all the trees to be retained as part of this approval.

Landscaping

Policy objectives of Monash Planning Scheme seek to maintain and enhance the Garden City Character of the Municipality. The General Residential Zone seeks to ensure development is located within a garden setting which allows retention of existing significant trees or planting of new canopy trees.

The landscape concept plan shows the proposed planting of canopy trees along street frontages and perimeter of the site to maintain the garden city character. Additional trees are planted within the communal garden areas. In addition, small plantings are provided along the internal roadway to soften the hard surface area.

The concept landscape plan is generally consistent with the approved development plan and is considered satisfactory. A more detailed landscape plan will be required under permit conditions if a permit was to issue.

Car Parking, Traffic and Access

The subject land is within the Principal Public Transport Network (PPTN) and whilst no visitor car parking is required pursuant to Clause 52.06 of the Monash Planning Scheme the proposal includes 5 visitor car spaces within the basement car park.

The requisite car parking spaces required under Clause 52.06 are shown in the following table:

Summary of Car Parking Provision

Use	Component	Number of rooms/dwellings	Clause 52.06 requirement	Car spaces Required	Car spaces provided
Residential Aged Care Facility	Residential aged care & assisted living	66	0.3 space to each lodging room	19.8 (round down to 19)	24
Total				19	24
Retirement Village Apartment & Units/ Villa	1 bedroom	10	1 space/dwelling	10	10
	2 bedroom	63	1 space/dwelling	63	100
	3 bedroom	21	2 space/dwelling	42	34
Total				134	168
Visitors		135	N/A (PPTN)	0	5
Unallocated					2
Loading space					1
Subtotal				134	175 + loading
Surplus					41

Residential Aged Care Facility

The proposal generates a requirement of 19 car parking spaces to support the aged care facility. A total of 24 car spaces are provided, exceeding the statutory requirement in Clause 52.06 of the Monash Planning Scheme.

Independent Living Apartments and Units/ Villas

There are two types of dwellings for independent living, including 44 apartments and 50 units/ villas.

A total of 52 car spaces are required for the apartments which includes 10 x 1-bed, 26 x 2-bed & 16 x 3-bed. A total of 44 car spaces will be provided, having a shortfall of 8 car spaces. The shortfall of 8 car spaces is associated with the 3-bed apartments, as each apartment is required to have two car spaces but only one space is provided.

The two-storey units/ villas comprises of 37 x 2-bed & 13 x 3-bed, which generates a total requirement of 63 car spaces. A total of 100 car spaces will be provided in the form of single garages with a tandem space, which provides an overall surplus of 37 car spaces.

There are an additional 5 visitor car spaces within the basement car park and two unallocated accessible car spaces. As each unit/ villa already has two car spaces, it is anticipated that the visitor spaces within the basement car park will more likely be used by the residential aged care facility and independent living apartments.

The Traffic Report provided by the applicant indicates that retirement village apartment buildings generally have a lower demand for parking compared to other dwellings. The applicant has advised that the overall on-site car parking will be managed by the retirement village operator and allocated to individual apartments on an as demand basis. Where residents of the apartments do not require car parking, surplus car spaces may be allocated to other apartments when required.

In addition, the surplus car spaces for the residential aged care facility, the visitor and unallocated car spaces within the basement car park could be re-allocated to the 3-bedroom apartments should additional demand occur.

Pedestrian Links and Permeability

Requirements of DPO5 seek to:

“Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.”

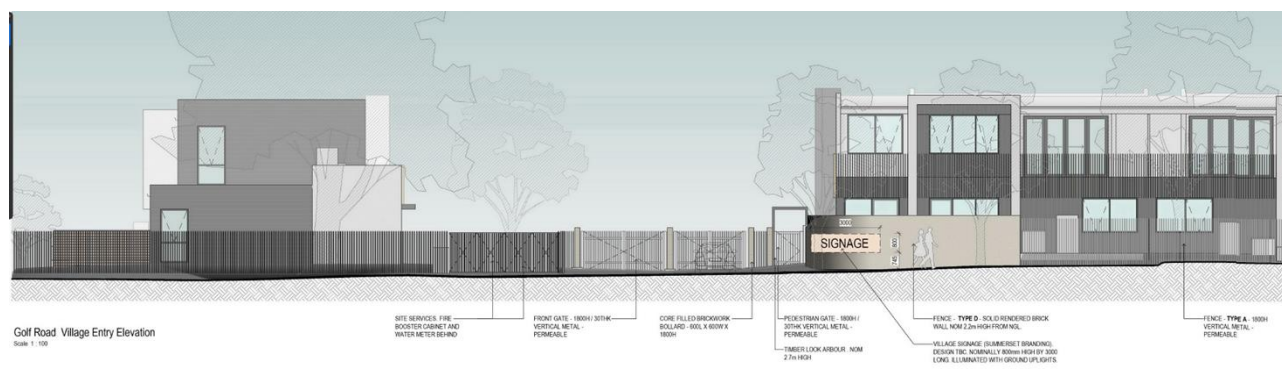
The pedestrian links from the internal road through to Bakers Road and Beryl Avenue are clearly identifiable, visible from the street with good passive surveillance. These links provide good connection between the development and Beryl Avenue, the width of these links is adequate for pedestrian access as well as to provide additional landscaping opportunities. The design is generally in accordance with the approved development plan.

Environmental Sustainability

A Sustainability Management Plan (SMP) was submitted with the application which demonstrates the ability of the development to achieve the objectives of the Scheme, with a best practice BESS score of 64% with no mandatory category below 50%. A 20,000L rainwater tank will be connected to the roof area of the main and apartment buildings and directed to the flushing of toilets. The standards of the Stormwater Management in Urban Development provisions at Clauses 53.18-5 and 53.18-6 are also considered to be achieved. Council’s Drainage Engineers did not raise concerns about stormwater management.

Signage

The proposal includes a business identification sign to be displayed on the rendered brick wall fronting Golf Road. The sign is 3m long by 0.8m high and will be displayed approximately 0.75m above ground. The sign will be illuminated with ground up lights, which will not cause dazzle or distraction to drivers and will not result in a safety hazard for vehicles.



Proposed Golf Road elevation

The proposed location and size of the signage is appropriate for an aged care facility/retirement village, is modest in size and will not impact views or vistas. The sign is simplistic in nature, and provide clear business identification to the facility. It is not expected that the proposed signage will result in unreasonable external amenity impacts to the nearby properties.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Community consultation was not required.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'

CONFLICT OF INTEREST

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

CONCLUSION

The subject land has been identified for increased density and housing diversity. The proposed development is generally in accordance with the approved development plan for the land and consistent with the provisions of the Development Plan Overlay 5 (DPO5).

The proposed development responds to the strategic policy aspirations for housing, contributing to housing choice within the Oakleigh South Accessible Area. The proposed development will provide an appropriate mix of housing including multiple forms of housing and accommodation catering to an aging population. The design response is generally consistent with the objectives and applicable requirements of state, regional and local policies to provide sufficient space for canopy tree planting and maintain the Garden City Character.

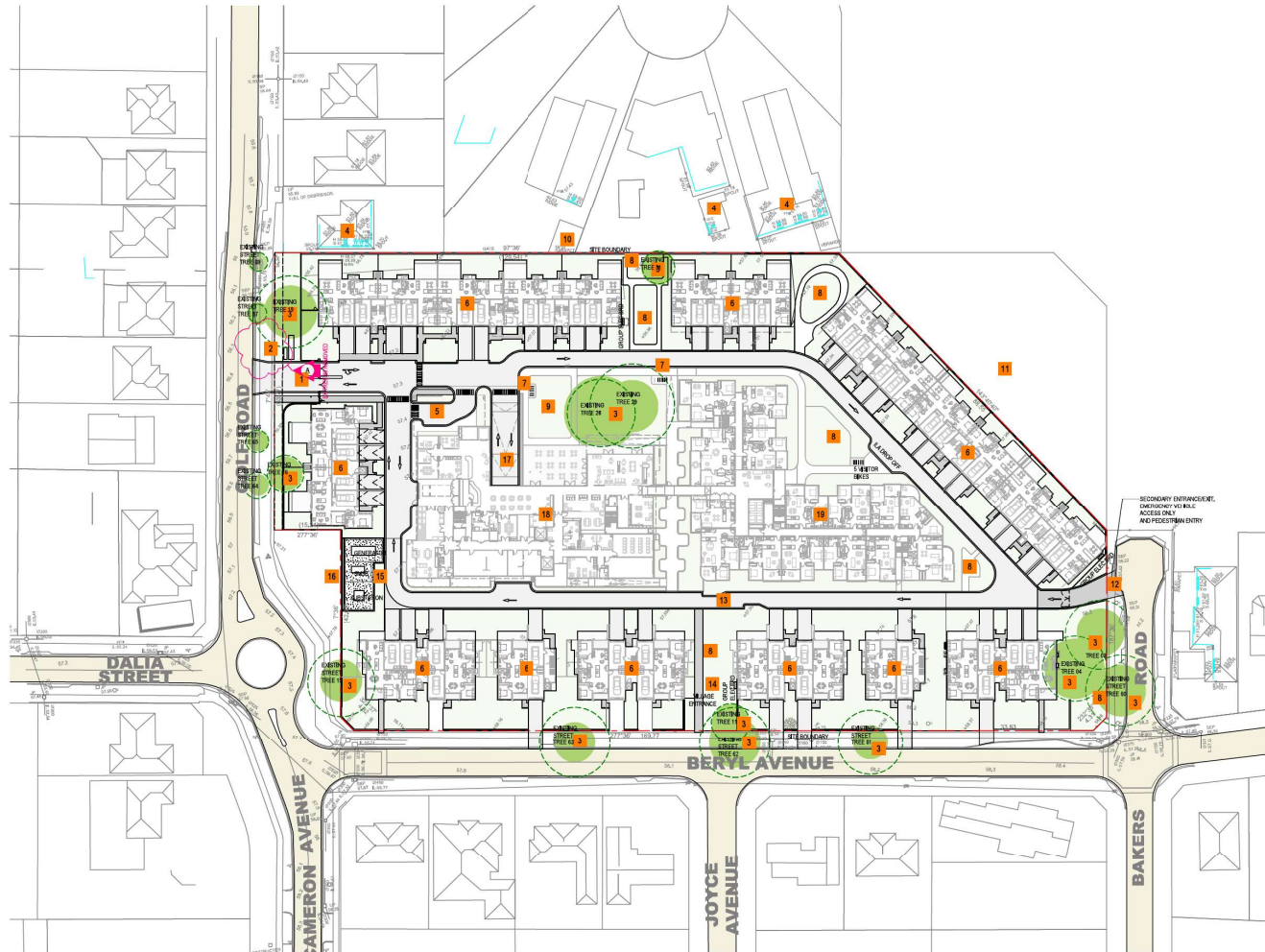
It is recommended that the proposed development be approved subject to conditions.

ATTACHMENT LIST

1. Attachment 1 - Aerial Photogrpah - 52 Golf Rd [**7.1.2.1** - 1 page]
2. Attachment 2 a - Proposed Development Plans - 52 Golf Rd [**7.1.2.2** - 26 pages]
3. Attachment 2 b - Proposed Development Plans - 52 Golf Rd [**7.1.2.3** - 13 pages]
4. Attachment 3 - Zoning and Overlays Map - 52 Golf Rd [**7.1.2.4** - 1 page]







Design Response

- 1** MAIN ENTRY GATES TO SUMMERSSET DEVELOPMENT WITH FEATURE SERVICE AND FENCE SERVICE HERE
- 2** PROPOSED LOCATION FOR BFE FIRE ROOFER AND WASH WATER METER.
- 3** EXISTING TREES TO BE RETAINED.
- 4** NEIGHBOURING PROPERTY WITH PROXIMITY TO HABITABLE ROOMS AND WINDOWS (W).
- 5** PROPOSED PORTE COCHERE DROP OFF AREA.
- 6** PROPOSED 2 STOREY TOWNHOUSE, MIXTURE OF 2 AND 3 BEDROOM PRODUCTS.
- 7** BIKER RACKS - 40 BIKES TOTAL ON SITE.
- 8** POCKET PARK AND PRIVATE PARK SETTINGS.
- 9** VILLAGE GREEN - PROPOSED COMMUNITY HUB AND GREEN LINKS TO ENCOURAGE INTERACTION BETWEEN RESIDENTS.
- 10** EXISTING SHED TO NORTHERN BOUNDARY.
- 11** DEVELOPMENT INTERFACE WITH THE METROPOLITAN GOLF CLUB.
- 12** SECONDARY ENTRANCES, EMERGENCY VEHICLES ACCESS ONLY AND PEDESTRIAN ENTRY.
- 13** TRAFFIC CALMING MEASURES - PROPOSED SPEED REDUCING MEASURES.
- 14** SECONDARY VILLAGE ENTRANCE FOR RESIDENTS IN GREEN SPINE.
- 15** ELECTRICAL SERVICES ENCLOSURE.
- 16** LANDSCAPE BUFFER TO CONCEAL ELECTRICAL SERVICES.
- 17** BASEMENT ENTRY RAMP.
- 18** PROPOSED RESIDENTIAL AGED CARE FACILITY 3 STOREY MARIENBURG WITH TOTAL 66 BEDS AND COMMUNITY HALL.
- 19** PROPOSED THREE STOREY RESIDENTIAL AGED CARE FACILITY - INDEPENDENT DWING APARTMENTS WITH A MIX OF 2, 3 AND 3 BEDROOM APARTMENTS TOTAL 44 APARTMENTS.



TOWN PLANNING

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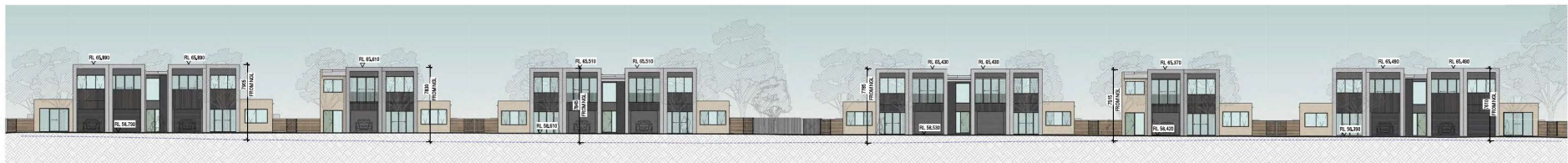
Site Plan - Ground Floor | **TP010** A
 02.04.2024



North Street Building Elevation - Run A, B



East Street Building Elevation - Run C



South Street Building Elevation - Run D, E, F/G, H, J



West Street Building Elevation - Run K

Legend - General

NATURAL GROUND LEVEL

General Notes

REFER TO SECTION 2 OF THE DRAWING SET (DOWN HOUSES) FOR MATERIALITY OF BUILDING FORM

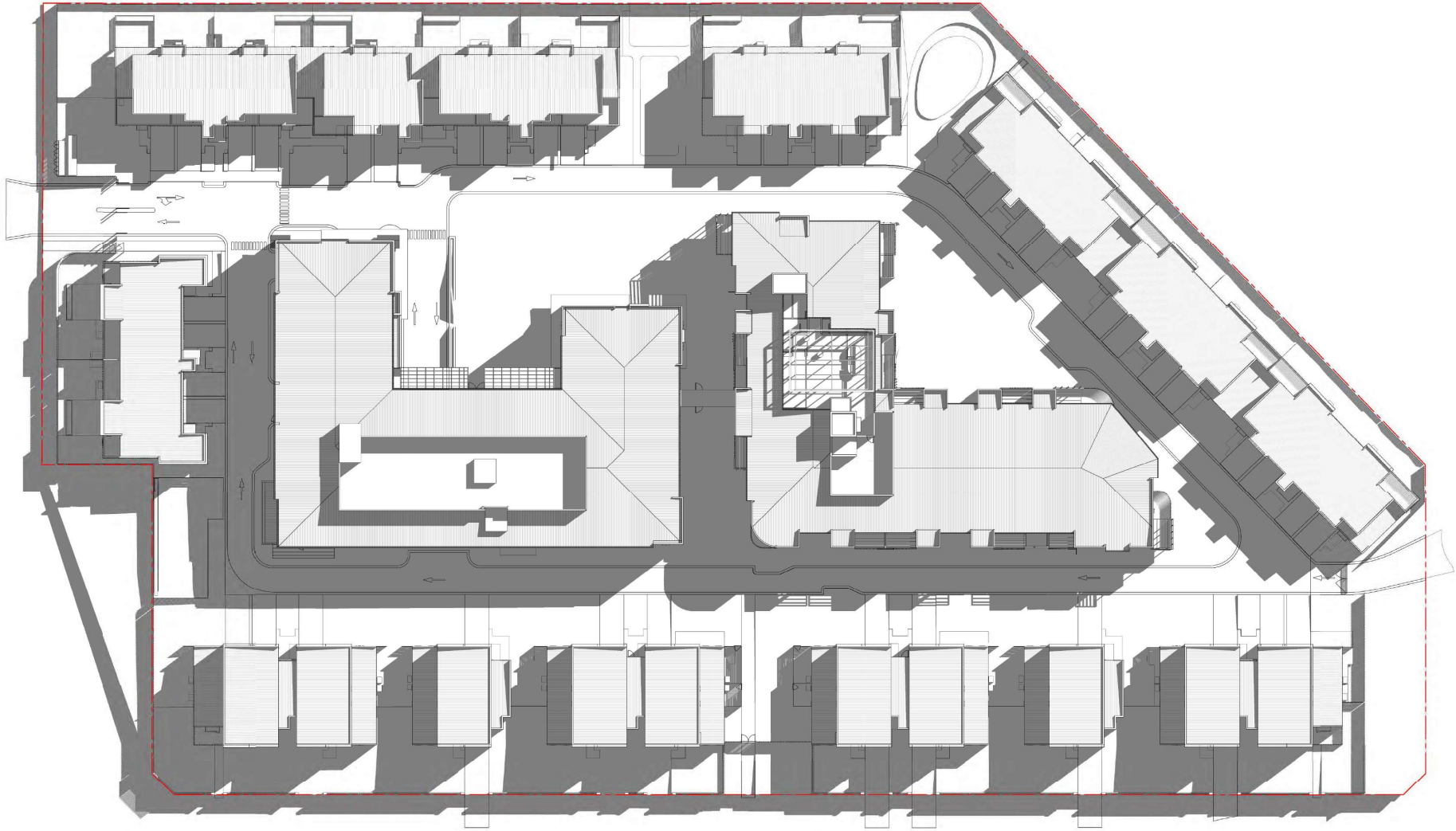
NOTE: REFER TO REFER TO TP200 SERIES BUILDING ELEVATIONS FOR MATERIALITY AND BUILDING HEIGHT OF RUN A TO RUN C

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Scale: As indicated @ A1
 0 10m

Streetscape Elevations - Sheet 2 - Internal Street Elevations

TOWN PLANNING
TP014

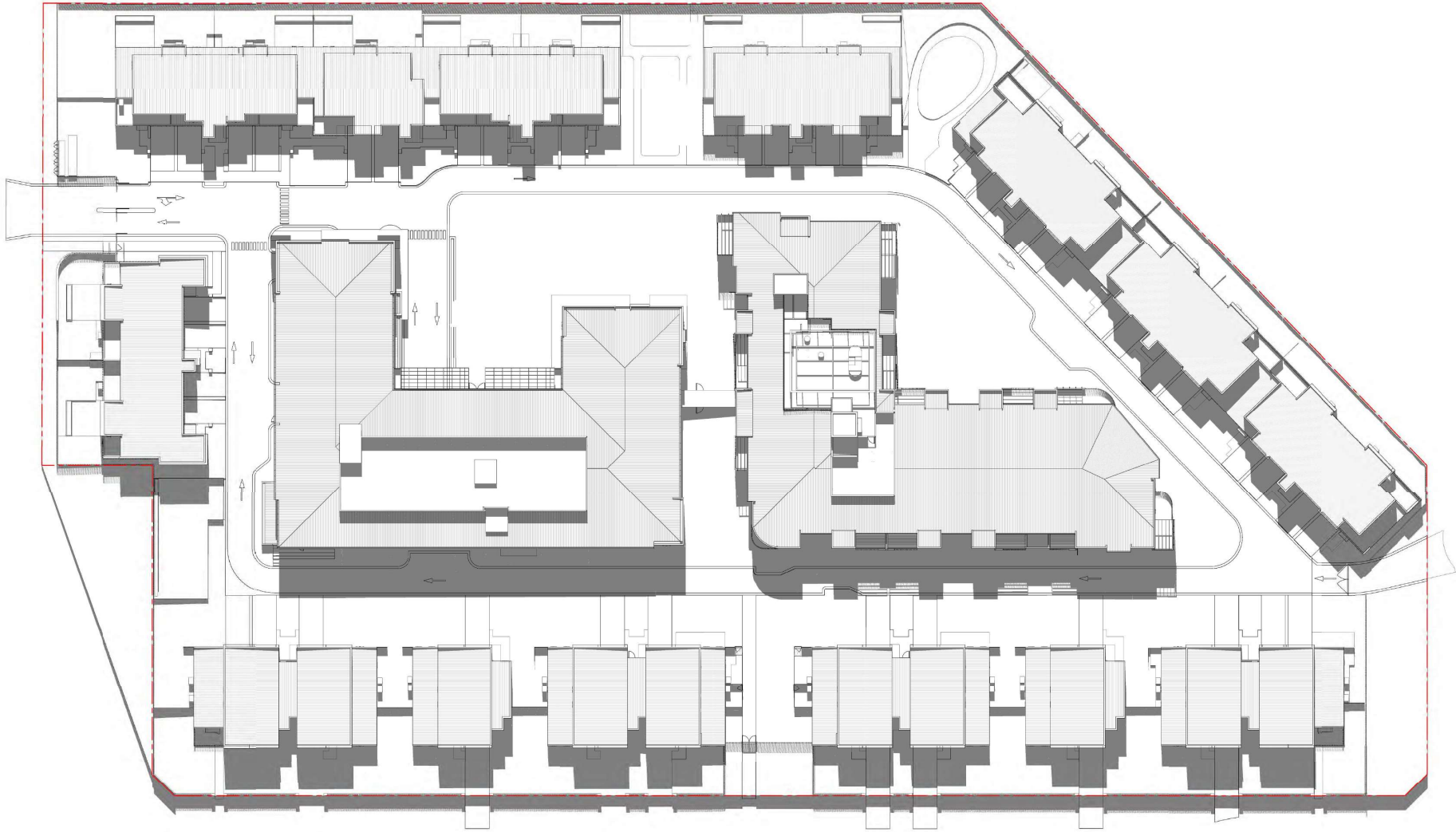


TOWN PLANNING

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Shadow Diagrams 1 - Site 9AM | **TP017**



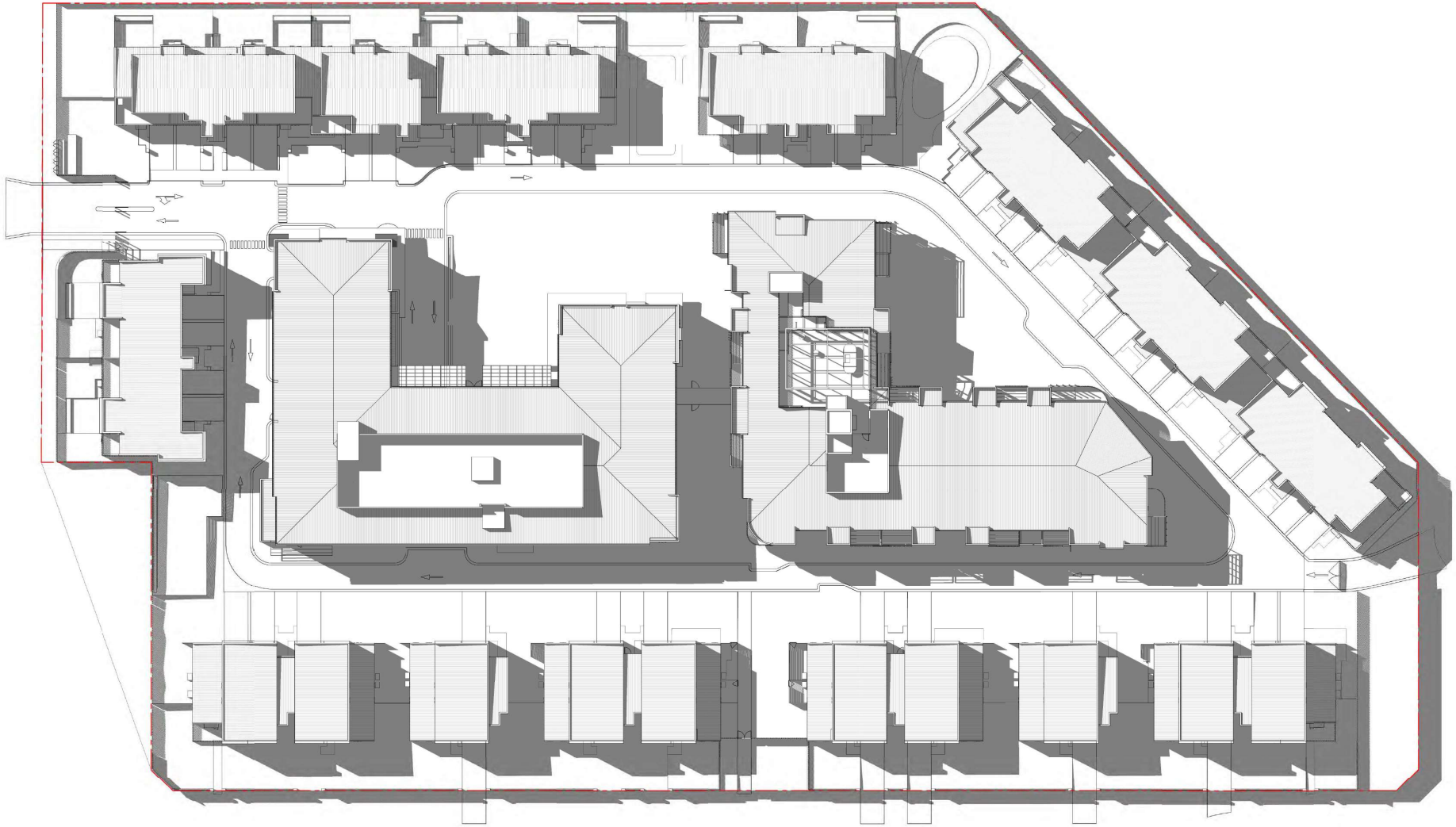
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Shadow Diagrams 2 - Site 12 PM

TP018

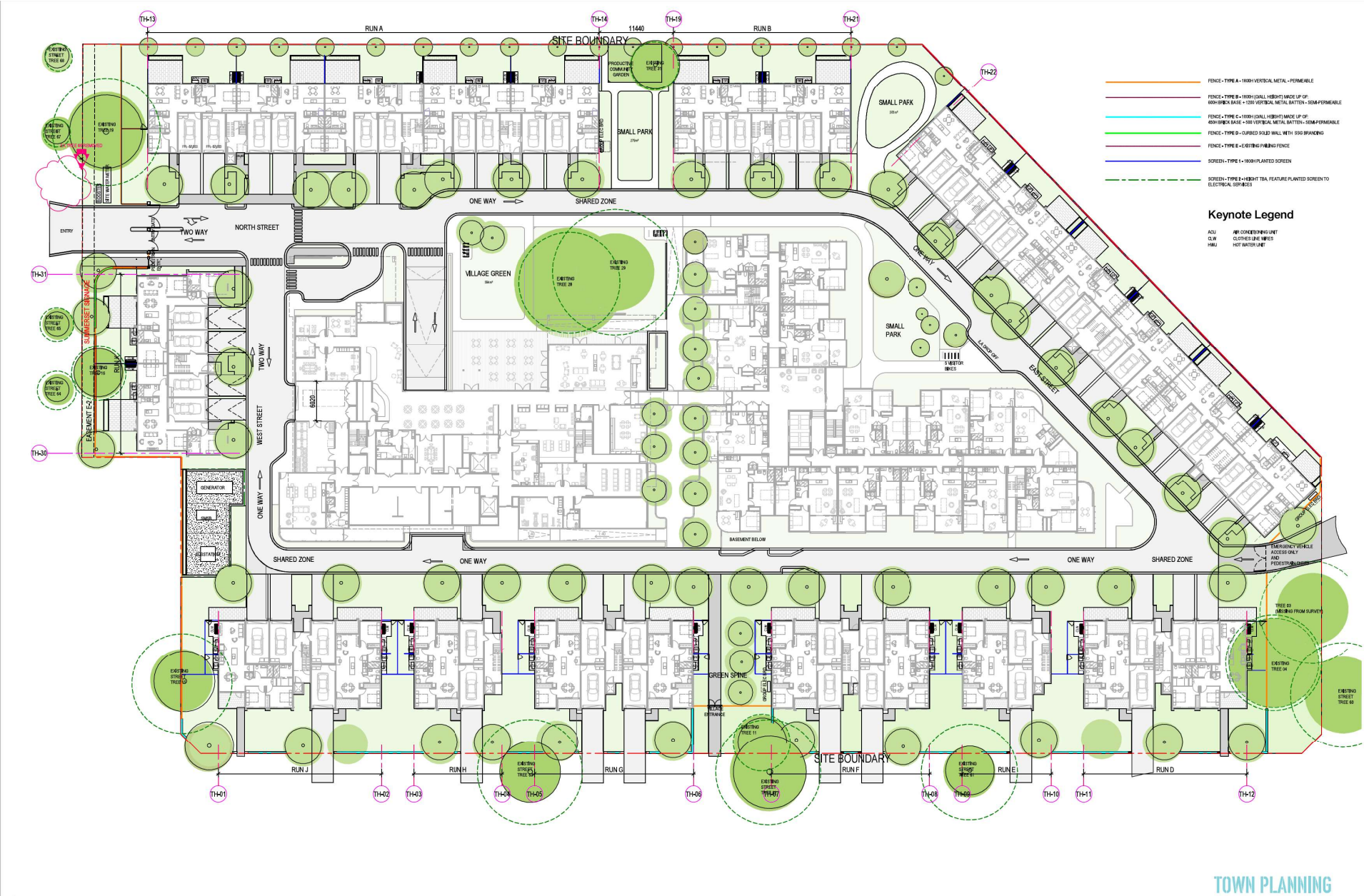


TOWN PLANNING

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Shadow Diagrams 3 - Site 3 PM | **TP019**



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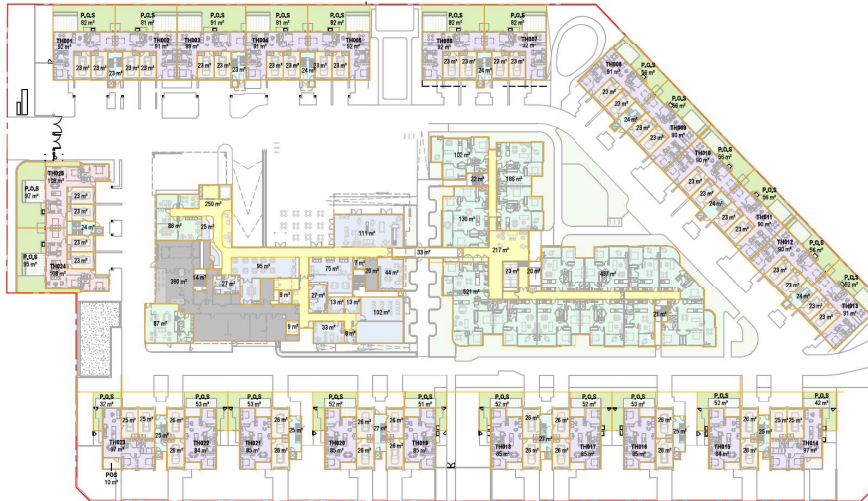
TOWN PLANNING
 Boundary Fencing Plan & Retaining Walls | **TP020** A
 02.04.2024



Golf Road Village Entry Elevation
Scale: 1:100



Beryl Avenue Elevation
Scale: 1:100



Ground Floor
Scale 1:500



First Floor - Area Plan
Scale 1:500



Level 2 - Area Plan
Scale 1:500

TOWNHOUSE/LOD	UNIT	CONTRACT NO.	NO. OF UNITS	TOT. AREA	SEPARATE SERVICE (M2/UNIT)
RUNA	GROUND FLOOR	21001	1	112.1	52
	LEVEL 1	21002	1	112.1	49
	LEVEL 2	21003	1	112.1	49
	LEVEL 3	21004	1	112.1	49
RAN II	GROUND FLOOR	21005	1	112.1	52
	LEVEL 1	21006	1	112.1	49
	LEVEL 2	21007	1	112.1	49
	LEVEL 3	21008	1	112.1	49

APT STREET TOWNHOUSE	UNIT	CONTRACT NO.	NO. OF UNITS	TOT. AREA	SEPARATE SERVICE (M2/UNIT)
RUNC	GROUND FLOOR	21009	1	112.1	52
	LEVEL 1	21010	1	112.1	49
	LEVEL 2	21011	1	112.1	49
	LEVEL 3	21012	1	112.1	49

RESIDUAL TOWNHOUSE	UNIT	CONTRACT NO.	NO. OF UNITS	TOT. AREA	SEPARATE SERVICE (M2/UNIT)
RUND	GROUND FLOOR	21013	1	112.1	52
	LEVEL 1	21014	1	112.1	49
	LEVEL 2	21015	1	112.1	49
	LEVEL 3	21016	1	112.1	49

APT FLOOR TOWNHOUSE	UNIT	CONTRACT NO.	NO. OF UNITS	TOT. AREA	SEPARATE SERVICE (M2/UNIT)
RUNE	GROUND FLOOR	21017	1	112.1	52
	LEVEL 1	21018	1	112.1	49
	LEVEL 2	21019	1	112.1	49
	LEVEL 3	21020	1	112.1	49

TOTAL	GROUND FLOOR FOOTPRINT	LEVEL 1 FOOTPRINT	LEVEL 2 FOOTPRINT	LEVEL 3 FOOTPRINT
TOTAL	6210	6210	6210	6210

APARTMENTS (EA)	TOTAL FOOTPRINT
GROUND FLOOR COMMUNAL AREAS & CIRCULATION	216
GROUND FLOOR APARTMENTS	1576
LEVEL 1 CIRCULATION	142
LEVEL 1 APARTMENTS	1415
LEVEL 1 ROOM	93
LEVEL 2 CIRCULATION	142
LEVEL 2 APARTMENTS	1400
LEVEL 2 ROOM	95

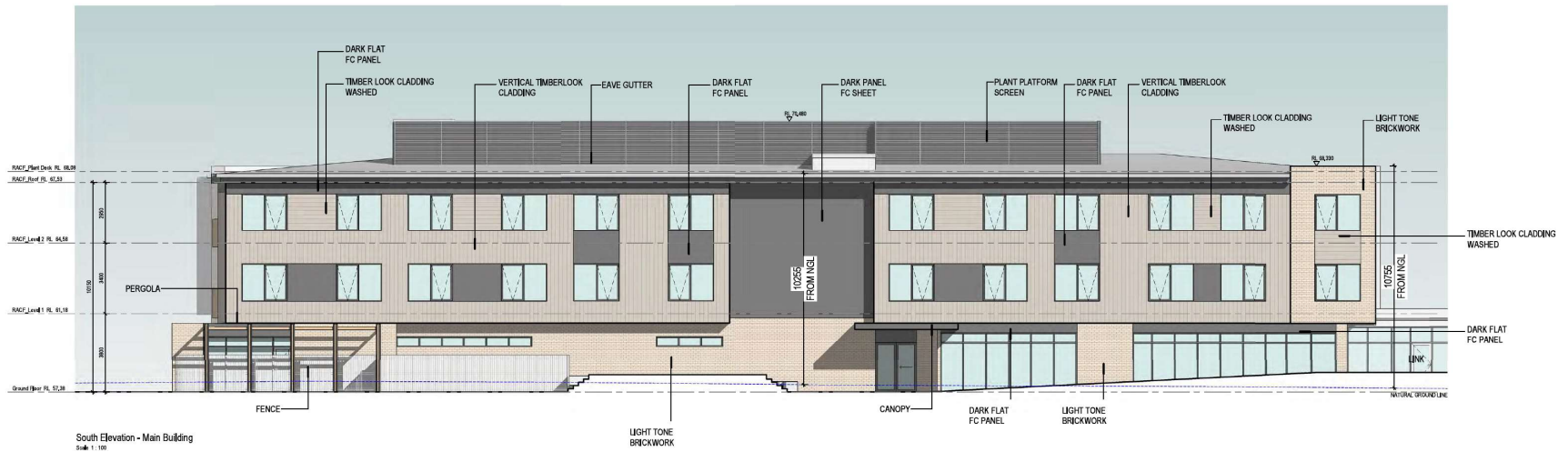
APARTMENTS MIX	TOTAL	MIX
LEVEL 1 BED	10	23%
LEVEL 2 BED	9	20%
LEVEL 3 BED	8	18%

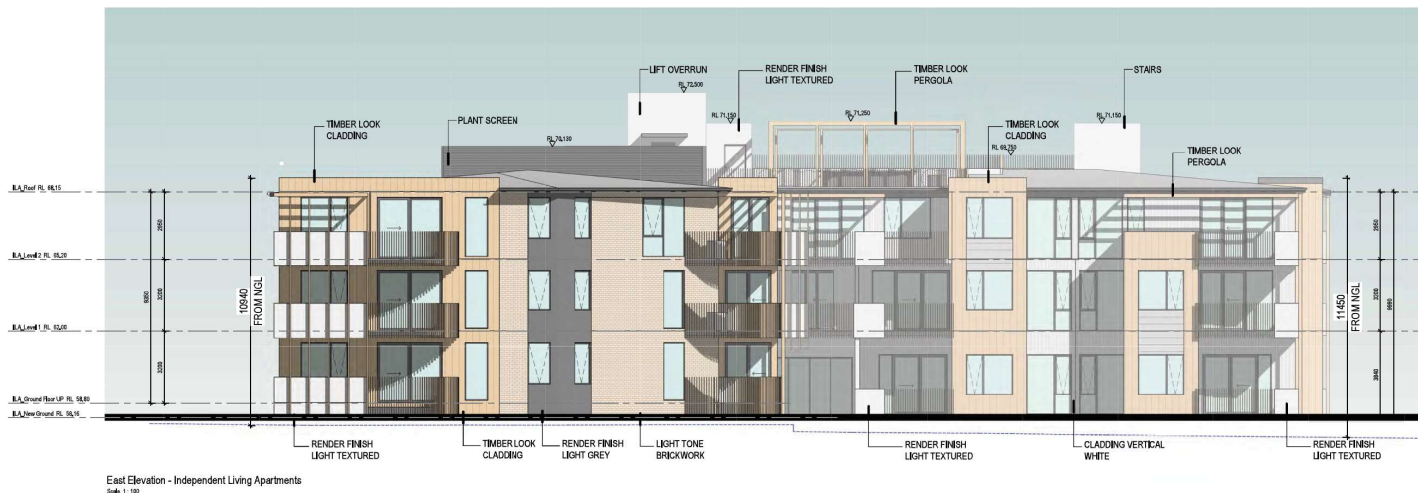
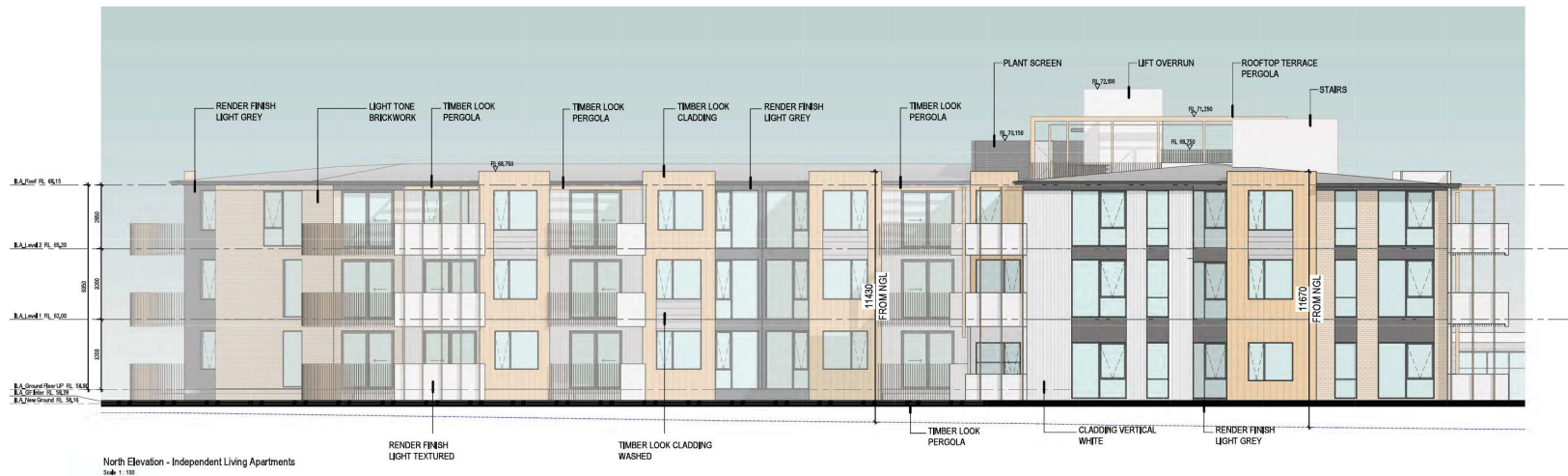
MAIN BUILDING MIX	TOTAL FOOTPRINT
BASEMENT	842
GROUND FLOOR BACK OF HOUSE & ADMIN	574
GROUND FLOOR COMMUNAL AREAS & AMENITIES	383
GROUND FLOOR CIRCULATION	274
LEVEL 1 RAC ROOMS	800
LEVEL 1 BACK COMMUNAL	274
LEVEL 1 CIRCULATION	345
LEVEL 1 BACK OF HOUSE & ADMIN	110
LEVEL 1 RAC OFFICE	896
LEVEL 2 FAC COMMUNAL	274
LEVEL 2 CIRCULATION	386
LEVEL 2 BACK OF HOUSE & ADMIN	110

RESIDUAL TOWNHOUSE MIX	TOTAL	MIX
STANDARD BED	48	77%
PERMANENT BED	14	23%
DCR BED	7	11%

PERMANENT RESIDUAL SITE	AREA	% SITE COVERAGE
MAIN BUILDING GROUND FLOOR FOOTPRINT	1400	9%
MAIN BUILDING EXTERNAL HARD SURFACE (PARKING & SURT) SURFACE	192	1%
BACK OF HOUSE PERMANENT	896	6%
TOWNHOUSE GROUND FLOOR FOOTPRINT	3784	23%
ROAD AND SERVICES	120	1%
ROAD SURFACE	2718	17%
FOOTPATH SURFACE	2072	14%
TOTAL SITE AREA	18227	
TOTAL PERMANENT SURFACES	9066	
TOTAL PERMEABLE SURFACES	6278	
TOTAL SITE COVERAGE	60%	
TOTAL PERMEABILITY	34%	





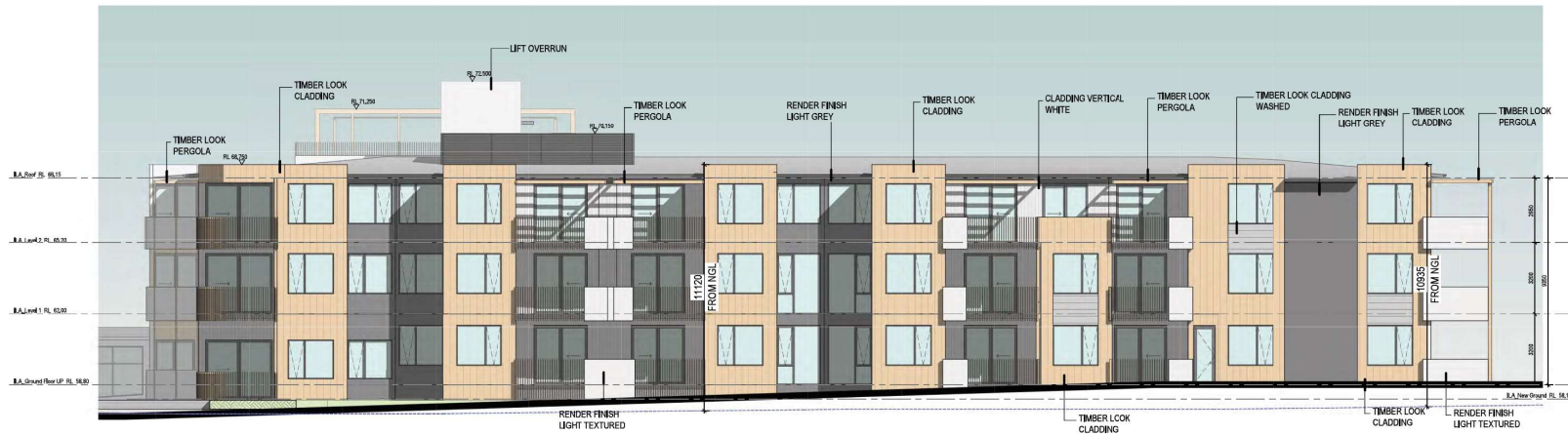


TOWN PLANNING

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Scale 1:100 @ A1
0 5m

ILA - Elevations 1 | **TP154**



South Elevation - Independent Living Apartments
Scale: 1:100



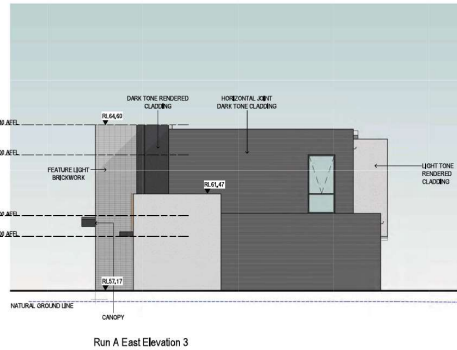
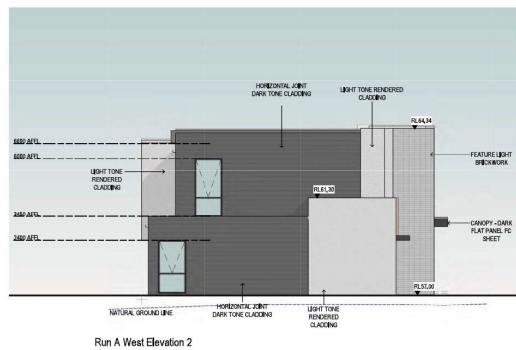
West Elevation - Independent Living Apartments
Scale: 1:100

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Scale: 1:100 @ A1
0 5m

ILA - Elevations 2 | **TP155**



TOWN PLANNING

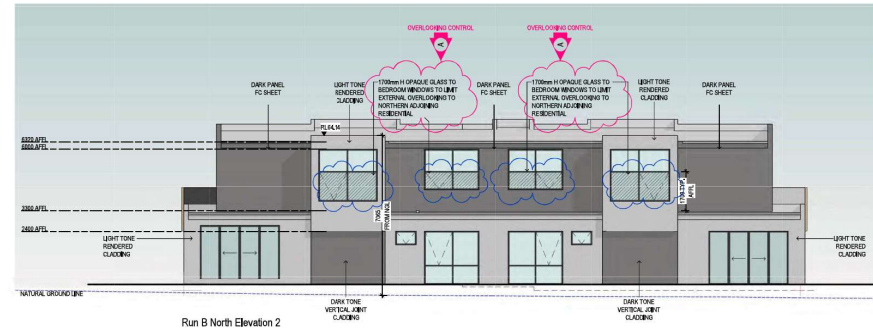
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Scale 1:100 @ A1
 0 5m

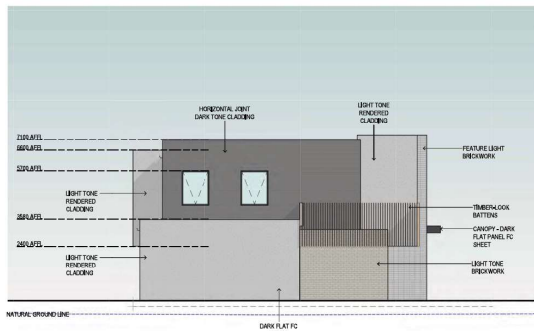
Townhouse Run A Elevations | **TP203**



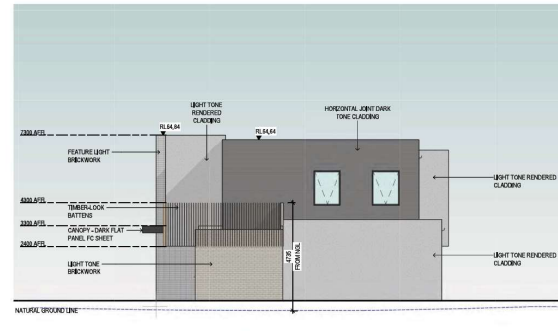
Run B South Elevation 1



Run B North Elevation 2



Run B West Elevation 3



Run B East Elevation 4



Run C South Elevation 1 PART 1



Run C South Elevation 1 PART 2



Run C North Elevation 2 PART 1

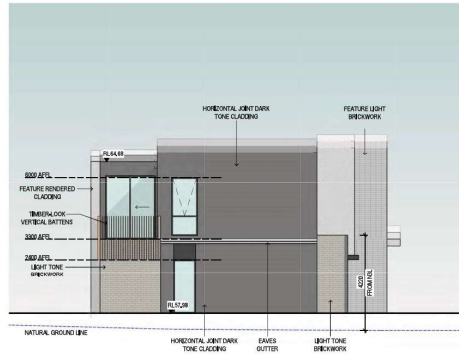


Run C North Elevation 2 PART 2

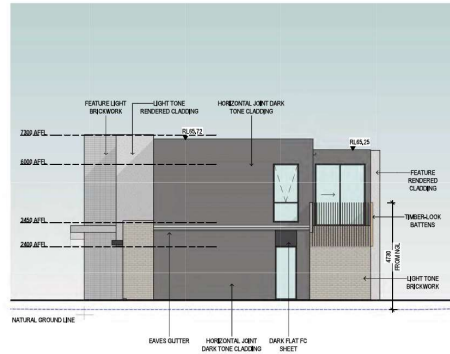
Clarke Hopkins ARCHITECTS
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Scale 1: 100 @ A1
 0 5m

TOWN PLANNING
 Townhouse Run C Elevations | **TP211**



Run C West Elevation 4



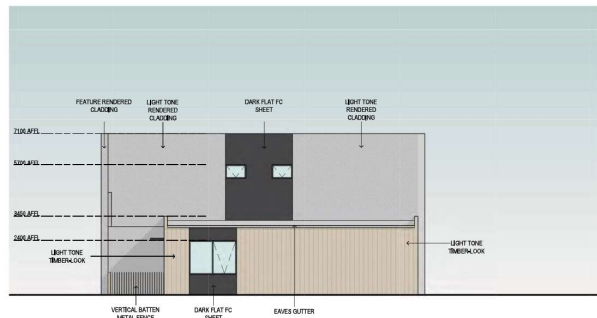
Run C East Elevation 5



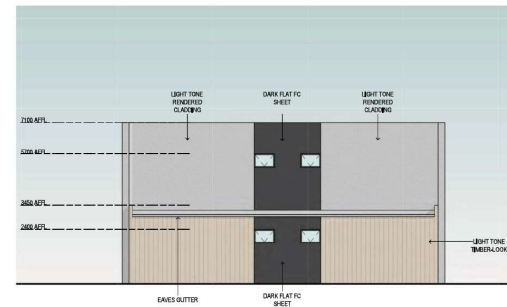
Run D South Elevation 1



Run D North Elevation 2



Run D East Elevation 3



Run D South Elevation 4

NOTE:
REFER TO TP013 & TP014 FOR PARAPET RLs & NGL

TOWN PLANNING

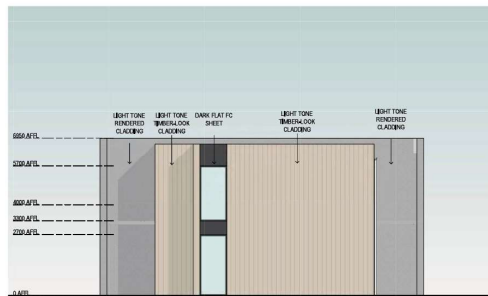
Townhouse Run D & J Elevations | **TP215**



Run E South Elevation 1



Run E North Elevation 2



Run E East Elevation 3



Run E West Elevation 4

NOTE:
REFER TO TP013 & TP014 FOR PARAPET RLs & NGL

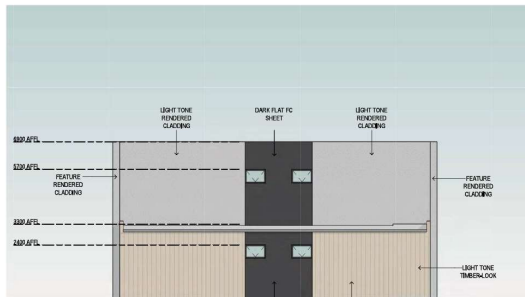
TOWN PLANNING



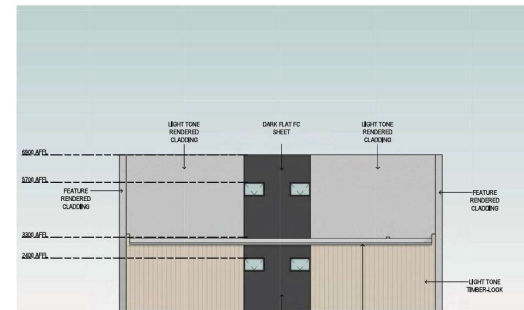
Run F South Elevation 1



Run F North Elevation 2



Run F West Elevation 3



Run F East Elevation 4

NOTE:
REFER TO TP013 & TP014 FOR PARAPET RLs & NGL

TOWN PLANNING

Townhouse Run F & G Elevations | **TP221**



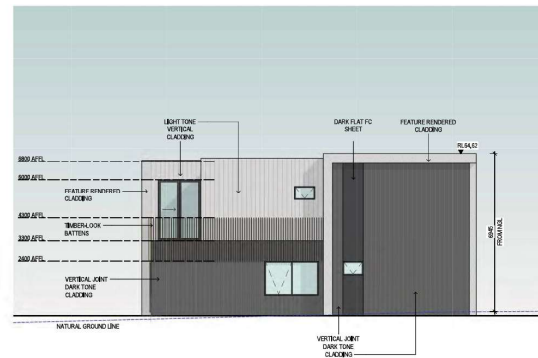
Run K_East Elevation 1



Run K_West Elevation 2



Run K_North Elevation 3



Run K_South Elevation 4



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Streetscape - Beryl Avenue Artist's Impression

TP015



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Streetscape - Golf Road Artist's Impression | **TP016**



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Scale: NOT TO SCALE

Main Building Artist's Impression - Sheet 1

TP110



TOWN PLANNING

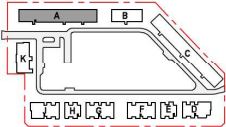
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Scale: NOT TO SCALE

Main Building Artist's Impression - Sheet 2 | **TP111**



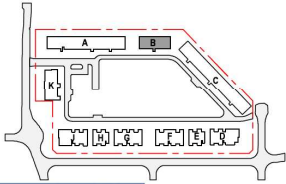




TOWN PLANNING

Townhouse Run A Artist's Impression | **TP204**

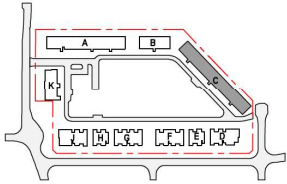
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TOWN PLANNING

Townhouse Run B Artist's Impression | **TP207**

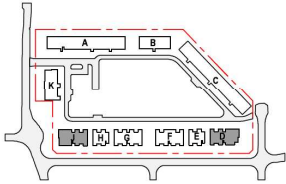
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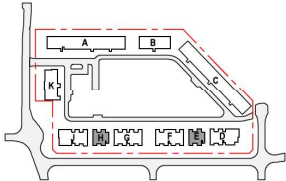
Townhouse Run C Artist's Impression | **TP213**



TOWN PLANNING

Townhouse Run D & J Artist's Impression | **TP216**

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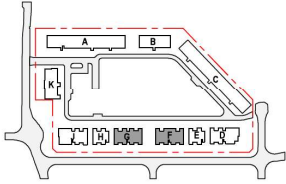


TOWN PLANNING

TP219

Townhouse Run E & H Artist's Impression

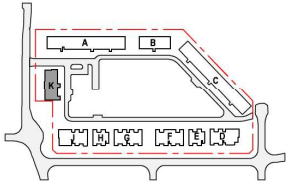
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Townhouse Run F & G Artist's Impression | **TP222**



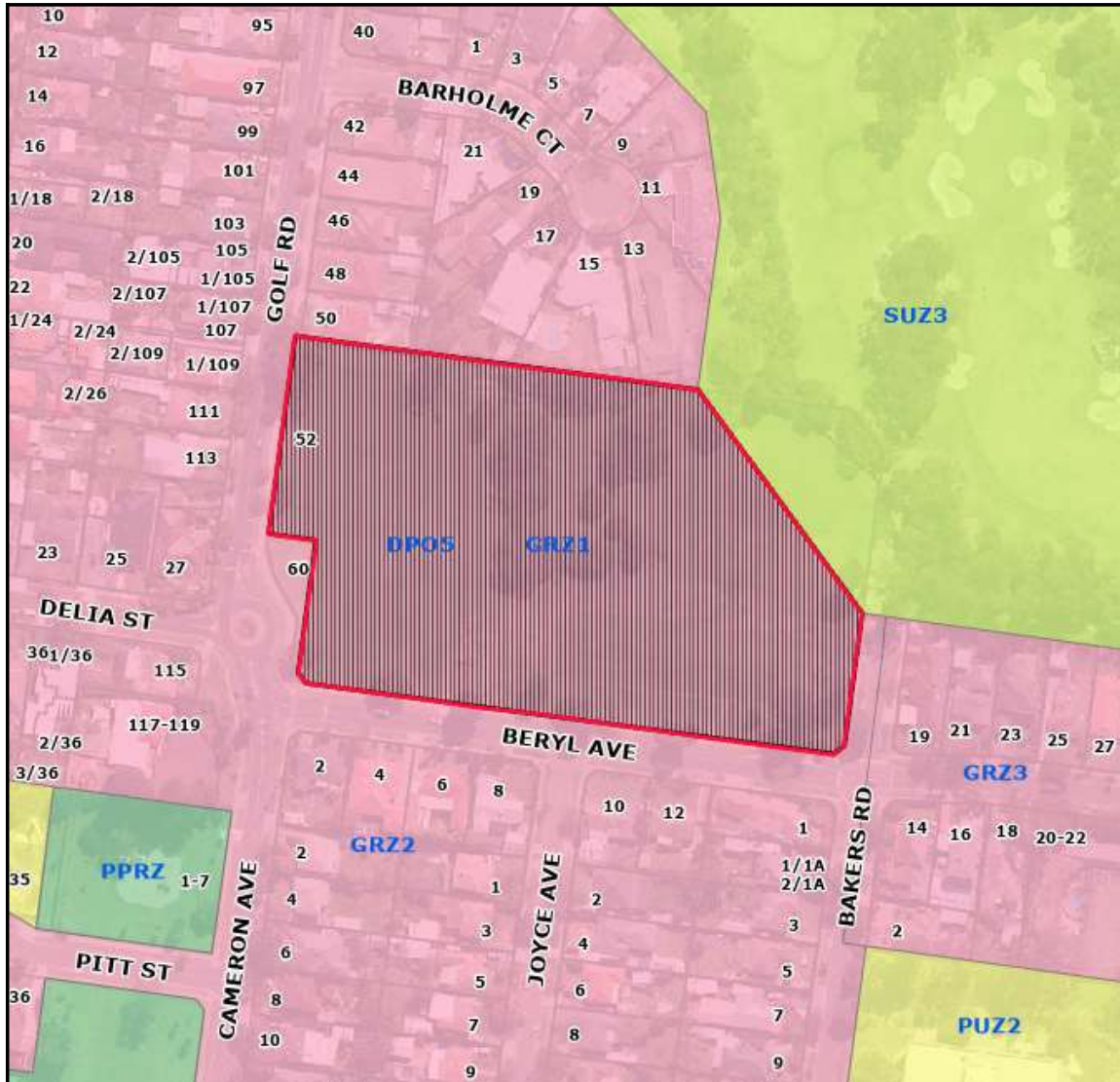
TOWN PLANNING

Townhouse Run K Artist's Impression | **TP225**

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Planning Overlays and Zones



Legend
Planning Zones

Planning Overlays

Address

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