

7.1.2 TPA/56050 - 2015 DANDENONG ROAD CLAYTON - COMMUNITY CARE ACCOMMODATION AND APARTMENTS

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes the use of the land for community care accommodation and dwellings, comprising a three-storey building with basement car parking. Eight (8) assisted living community care dwellings are proposed at ground level and six (6) apartments at each of levels 1 and 2.

The application was subject to public notification. One (1) objection to the proposal has been received.

Key issues to be considered relate to neighborhood character and landscaping, and internal amenity for future residents.

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

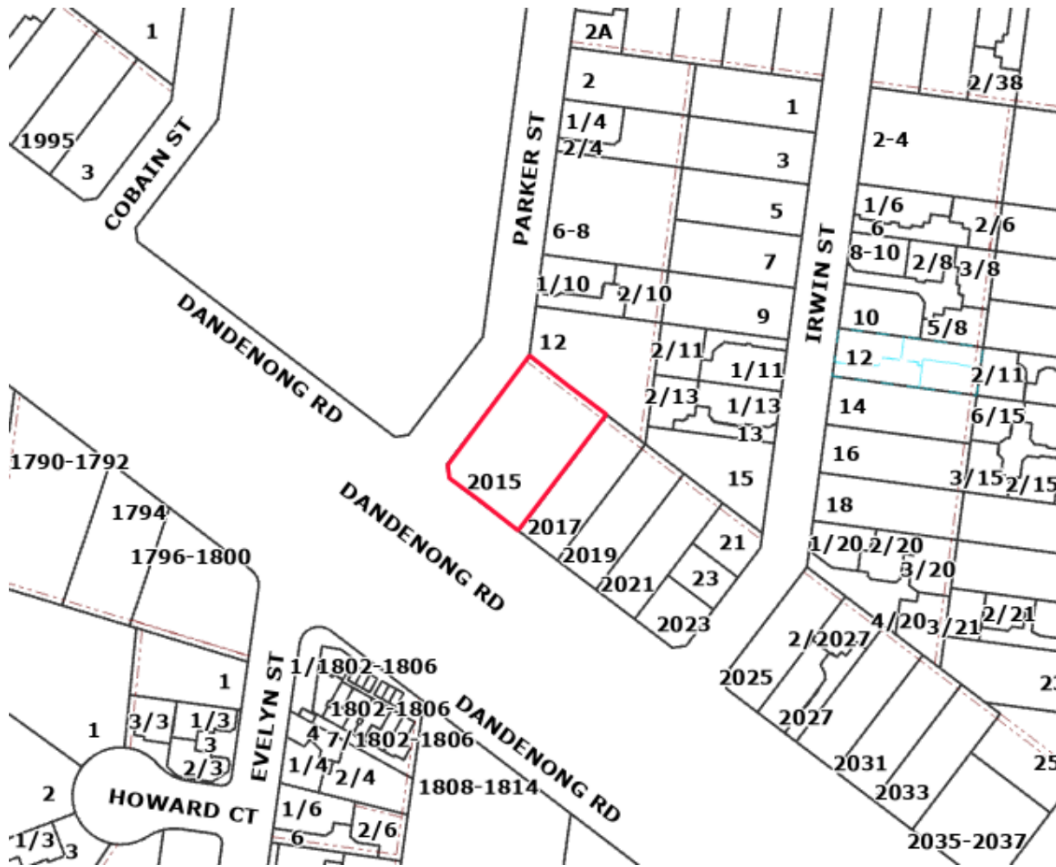
The reason for presenting this report to Council is the proposed development cost of \$5.1 Million.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

RESPONSIBLE PLANNER:	Celia Davey
WARD:	University
PROPERTY ADDRESS:	2015 Dandenong Road, Clayton
NUMBER OF OBJECTIONS:	One (1)
ZONING:	General Residential Zone (Schedule 6)
OVERLAY:	Design and Development Overlay (Schedule 18) – Victorian Heart Hospital Emergency Medical Services Flight Path Projection (outer area).
EXISTING LAND USE:	One dwelling, recently demolished
RELEVANT POLICY:	<u>Municipal Planning Strategy</u> Clause 02.01 – Context Clause 02.02 – Vision

	<p>Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans</p> <p><u>Planning Policy Framework</u></p> <p>Clause 11 – Settlement Clause 11.01-1S & 1R - Settlement Clause 11.02-1S – Supply of Urban Land Clause 15 – Built Environment and Heritage Clause 15.01-1S – Urban Design Clause 15.01R – Urban Design – Metropolitan Melbourne 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 Healthy Neighbourhoods Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne Clause 15.01-5S – Neighbourhood Character Clause 15.01-5L – Monash Preferred Neighbourhood Character Clause 16 – Housing Clause 16.01-1S – Housing Supply Clause 16.01-1R – Housing Supply – Metropolitan Melbourne Clause 16.01-1L-01 – Housing Supply – Monash Clause 16.01-2S – Housing Affordability Clause 16.01-4S – Community Care Accommodation Clause 19 – Infrastructure Clause 19.03-3S – Integrated Water Management Clause 19.03-3L – Stormwater Management</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06 – Car Parking Clause 52.22 – Community Care Accommodation Clause 52.29 – Land Adjacent to the Principal Road Network Clause 53.03 – Residential Reticulated Gas Service Connection Clause 53.18 – Stormwater Management in Urban Development Clause 55 – Two or more dwellings on a lot and residential buildings Clause 65 – Decision Guidelines</p>
STATUTORY (60 DAY) PROCESSING DATE:	20 January 2025
DEVELOPMENT COST:	\$5.1 Million

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit (TPA/56050) for the use of the land for community care accommodation, construction or extension of two or more dwellings on the land, buildings and works for a section 2 use, and creation or alteration of access to a road in a Transport 2 Zone at 2015 Dandenong Road CLAYTON 3167 subject to the following conditions:

Amended Plans Required

1. Before the development starts, 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 prepared by Archwon Design, Revision N, dated 15 November 2024, but modified to show:
 - a) Deletion of obscure glazing in the window of unit G.01 facing Dandenong Road.
 - b) The provision of acoustic glazing or other approved equivalent to windows over the basement entry to prevent a loss of internal amenity through noise.
 - c) The provision of acoustic glazing or other approved equivalent to Dandenong Road facing units to prevent a loss of internal amenity through noise.
 - d) The balconies of apartments A1.05 and A2.05 provided with minimum 1.7 metre high obscure glazing to prevent overlooking of 12 Parker Street.
 - e) All roof plant and equipment, lift overrun and details of adequate screening.
 - f) A planter located on the northern and southern sides of the accessway with a minimum width of 500mm (with any fencing set back) to allow for landscaping to spill over to soften the retaining walls adjacent to the accessway.
 - g) The fencing on the western side of the communal open space (Parker Street frontage) to be a maximum of 1.7m in height).
 - h) At least 50% of the apartments provided with accessible bathrooms in accordance with Standard B42.
 - i) An amended Landscape Plan prepared in accordance with Condition 4.
 - j) An amended Waste Management Plan prepared in accordance with Condition 6.
 - k) An amended Sustainability Management Plan prepared in accordance with Condition 7.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Compliance with Documents Approved under this Permit

3. 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.

Landscaping Plan

4. Concurrent with the endorsement of any plans pursuant to Condition 1, an amended 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. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Plan prepared by Keystone Alliance, dated 16 February 2024, except that the plan must show:

- a) The layout to accord with the development plan.
- b) A minimum of 7 tall canopy trees (minimum mature height of 10 metres) in the street setbacks, within the communal space and along the side boundaries of the site in addition to the screen planting proposed.
- c) Inclusion of landscape details of the balconies with proposed planter areas.
- d) Suitable planting to visually soften the bioretention tank and associated equipment.

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

5. Before the occupation of any 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 thereafter maintained to the satisfaction of the Responsible Authority.

Waste Management Plan

6. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Engineering, dated 25 September 2024, but revised to the satisfaction of the Responsible Authority to show:

- a) The layout to accord with the endorsed development plan.
- b) Modified to detail the correct number of dwellings and maximum occupancy of the premises.
- c) Adequate provision for e-waste requirements.

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

7. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended plan will be endorsed and will form part of this permit. The amended plan must be generally in accordance with the Sustainable Management Plan prepared by Bestec, dated July 2024, but modified to accord with the endorsed development plan.

Upon approval the Sustainable Management Plan will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the plan to the satisfaction of the Responsible Authority.

This plan may only be amended with the prior written consent of the Responsible Authority.

8. The Green Travel Plan contained in the Sustainable Management Plan must be provided to the residents of the building to the satisfaction of the Responsible Authority. This plan may only be amended with the prior written consent of the Responsible Authority

Construction Management Plan

9. Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
- a) Hours for construction activity in accordance with any other condition of this permit;
 - b) Measures to control noise, dust and water and sediment laden runoff;
 - c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - f) Cleaning and maintaining surrounding road surfaces;
 - g) 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;
 - h) Public Safety and site security;
 - i) 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;
 - j) A Traffic Management Plan showing truck routes to and from the site;
 - k) 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;
 - l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - m) Contact details of key construction site staff; and
 - n) Except with the prior written consent of the Responsible Authority, a requirement that construction works must only be carried out during the following hours:
 - i) Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - ii) Saturday – 9.00am to 1.00pm; and
 - iii) No works are permitted on Sundays or Public Holidays.

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

Ongoing Architect Involvement

10. As part of the ongoing consultant team, Archwon Design 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.

Car Parking and Access

11. Before the use starts or any building 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; and
 - 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.

12. The accessible parking spaces should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6. The vehicle path to and from each accessible space shall have a minimum headroom of 2200mm. The headroom above each dedicated space and adjacent shared area shall be a minimum of 2500mm.
13. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.

Vehicle Crossings

14. The vehicle crossover on Dandenong Road Service Road must be designed, approved and constructed to the satisfaction of the responsible authority.
15. The existing redundant vehicle crossover in Parker Street is to be removed and replaced with kerb and channel. The footpath and nature strip are to be reinstated to the satisfaction of Council.

Drainage

16. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Reticulated Gas Connection

17. Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Use of Land and Site Management

- 18. Prior to the commencement of the development the owner of the land must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. In addition to the usual mechanical provisions, the agreement must provide for the following matters:**
- a) That all apartments on the ground floor are to be used for Community Care Accommodation and that apartments G07 and G08 are used only for the purposes of providing care to the residents of the Community Care Accommodation apartments;**
 - b) That residents of the ground floor apartments will be notified in writing as part of any lease or rental agreement that they will not be entitled to car parking permits for on street car parking; and**
 - c) Clearly note and acknowledge that should any changes be made to the use of the apartments identified for Community Care Accommodation or their carers, a new planning permit may be required for an alternative use. It should be noted that any dispensation for on-site car parking given to the Community Care Accommodation use or their carers is not transferable to any proposed alternative use of the land. Any subsequent use will be assessed in accordance with the car parking requirements of the Monash Planning Scheme.**

All costs of preparation, execution and registration of the agreement must be borne by the owner of the land, or the future Owners Corporation, including those costs incurred by the Responsible Authority.

- 19. All apartments on the ground floor are to be used for Community Care Accommodation and apartments G07 and G08 are to be used only for the purposes of providing care to the residents of the Community Care Accommodation apartments. Should any of these apartments cease to be used for Community Care Accommodation or their carers, a new planning permit may be required for any alternative use. The car parking requirements for any subsequent use will be assessed in accordance with the provisions of the Monash Planning Scheme.**
- 20. 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 ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.**
- 21. 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.**
- 22. The amenity of the area must not be detrimentally affected by the use or development, through the:**
- a) transport of materials, goods or commodities to or from the land;**
 - b) appearance of any building, works or materials;**
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
 - d) overspill of car parking onto the street network;**

- e) presence of vermin;

To the satisfaction of the Responsible Authority.

Department of Transport and Planning Condition (Ref: PPR 46655/24)

23. Prior to the commencement of the use hereby approved, the new crossover onto Dandenong Road Service Road must be completed to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority and the Head, Transport for Victoria.

Time for Starting and Completion

24. 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 two (2) years from the date of issue.
- b) The development is not completed before four (4) years from the date of issue.
- c) The use is not started before four (4) years from the date of issue.

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

- i) within six (6) months afterwards if the use or 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.

Notes

- A. Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- B. 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 commencing.
- C. An on-site detention system for storm events up to the 1% AEP event is to be retained on-site for the basement car park. 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.
- D. 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.
- E. 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

- F. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au). In some circumstances, a drainage contribution may be accepted instead of a detention system. This drainage contribution is based on the proposed hard-surfaced areas and is calculated at the time of the drainage plan approval.
- G. Engineering permits must be obtained for new or altered or removal of vehicle crossings, works within the Road Reserve and for stormwater connections and these works are to be inspected by the Council.
- 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. The full cost of reinstatement of any Council assets affected by the demolition, building or construction works, must be met by the permit applicant or any other person responsible for such works, to the satisfaction of the Responsible Authority.
- J. Any residents of the approved development will not be entitled to car parking permits for on street car parking.
- K. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

Department of Transport and Planning Notes

- L. The proposal requires works within Dandenong Road Road reserve. Separate approval under the Road Management Act 2004 for this activity is required from the Head, Transport for Victoria prior to commencing any works within the road reserve.
- M. The Road Access Permit Portal (RAPP) was launched in 2022, and all applications for consents for works within the road reserve are now required to be submitted through RAPP. You can access RAPP through the website <https://rapp.transport.vic.gov.au/> Please get in touch via rapp.support@roads.vic.gov.au if you have any questions.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

Inclusive Services

Advocate and partner to deliver social and affordable housing in Monash.

Enhanced Places

Pursue a planning framework that meets Monash needs.

BACKGROUND

History

Two planning permits have been issued to allow the land to be used for student accommodation for 12 students. Planning Permit TPA/37890 was issued on 20 April 2010 and subsequently

expired. Planning Permit TPA/43786 was issued on 23 December 2015 for the retrospective approval of student accommodation.

Site and Surrounds

The land is located on the north-east corner of Dandenong Road and Parker Street in Clayton. The site has a frontage of 27.43 metres, a length of 45.72 metres and a total area of 1,389 square metres. There is a slope of approximately 0.8 metres from the north corner to front boundary. A 1.83 metre wide drainage and sewerage easement runs along the rear boundary.

A large double-storey dwelling and high brick fencing developed on the land was recently demolished. The title is affected by a restrictive covenant that prevents the land being used for the excavation or removal of materials, or the manufacture of bricks, tiles or pottery ware. There are three significant trees located on the property, a 12 metre high Golden Wych Elm and two 11 metre high Deodar Cedars.

There is one existing vehicle crossing located in Parker Street, together with three street trees and two power poles in this nature strip.

The immediate surrounding area can be described as follows:

North-East

A single storey weatherboard dwelling is developed on 12 Parker Street. A number of habitable room windows in that dwelling face the site, with a shed and large tree located in the secluded open space area. The front boundary is unfenced.

Properties further along Parker Street are modestly developed with a variety of fence heights.

South-East

A single storey dwelling brick dwelling is developed at 2017 Dandenong Road. This dwelling has a number of habitable room windows facing the site. The backyard is large and open adjoining the common boundary. Front fencing is low brick to match the materials in the dwelling.

Further along Dandenong Road the houses are mix of single and double storey scale with low front fences and few canopy trees.

South-West

Dandenong Road is a 6 lane highway, with service roads either side, each separated by landscaped medians. The service road abutting the site provides one-way traffic flow.

North-West

Mannix College, student residential accommodation is developed at 1 Parker Street. The frontage is densely landscaped facing the site, with access to off-site parking.

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

PROPOSAL

It is proposed to construct a three-storey building, plus basement car park to be used for community care accommodation and residential apartments.

Community care accommodation is defined in the scheme as:

'land used to provide accommodation and care services. It includes permanent, temporary and emergency accommodation. It may include supervisory staff and support services for residents and visitors'.

The community care accommodation will be provided on the ground level and comprise 8 units including 2 carers units.

The residential apartments will be located on the upper two levels, with 6 dwellings at each level.

The building will front Dandenong Road, with access to the basement via a single width crossing on the eastern side. Secondary pedestrian entry will be available from the north-west of the site in Parker Street.

The proposal can be summarised in detail as follows:

Maximum Overall Height	10.35 metres
Number of Storeys	Three (3) plus basement
Number of Dwellings	12 (6 x one-bedroom apartments and 6 x two-bedroom apartments)
Number of Community Care Units	8 (6 x one-bedroom units and 2 x one-bedroom carers units)
Site Coverage	56.4%
Permeability	23.23%
Garden Area	41.07%
Private Open Space	Ground level spaces for the community care accommodation units ranging from 31m ² to 72m ² , and balconies for the apartments ranging from 8m ² to 32m ² .
Communal Open Space	78m ² outdoor communal open space on the north-east side of the development.
Vehicle Access	Single width crossing
Car Parking	19 spaces, comprising six (6) spaces for the community care units and their carers, one (1) space for each apartment, and one (1) visitor space
Bicycle Spaces	Eight (8)
Front Fence	1.7 metre high front fence is proposed in part along the Dandenong Road frontage for the secluded open space of unit G.08, and along Parker Street. Low fencing of 0.9m is proposed for the remainder of the Dandenong Road frontage.
Materials	Light grey face brick, brushed concrete and vertical timber cladding, and black window and door frames, railings and fencing.
Tree Removal / Landscaping	The proposal proposes to remove all vegetation, including 3 high retention value trees
Waste Storage	Waste / bin storage is located within the basement to be collected on-site by a private contractor.

The minimum building setbacks are detailed as follows:

	North-East	South-East	South-West	North-West
Basement	4.0 metres	3.1 metres	4.0 metres	4.1 metres
Ground Floor	4.0 metres	3.0 metres	4.0 metres	3.9 metres
Level 1	5.5 metres	4.2 metres	4.0 metres	3.9 metres
Level 2	5.5 metres	4.2 metres	4.0 metres	3.9 metre



Artist's impression of the Dandenong Road facade

Attachment 2 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the General Residential Zone, Schedule 6. A Planning permit is required under the following provisions of the Monash Planning Scheme:

- Clause 32.08 -2 – to use the land for community care accommodation .
- Clause 32.08-7 – to construct two or more dwellings on a lot, construct or extend a residential building and construct or extend a front fence within 3 metres of a street.
- Clause 32.08-10 – to construct a building or construct or carry out works for a use in Section 2.

Schedule 6 varies the requirements of Clause 32.08-11, prescribing a maximum mandatory building height of 11.5 metres, and 3 storeys. A basement is not a storey for the purposes of these provisions. The proposed maximum height of the 3-storey building is 10.35 metres above natural ground level which meets this requirement.

Clause 32.08-4 prescribes a mandatory garden area requirement of 35%. The proposal meets this requirement having a garden area of 41.07%.

Overlay

A permit is not required under the Design and Development Overlay, Schedule 18 (Victorian Heart Hospital Emergency Medical Services Flight Path Projection (outer area)) where a proposed building height is less than 138.2 metres above AHD. The proposed building is at 98.0 above AHD.

Particular and General Provisions

Clause 52.06 Car parking

Before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

The proposal exceeds the statutory car parking requirement for the 12 residential apartments, with 13 spaces provided (including 1 visitor parking space).

Community Care Accommodation does not have a specified rate in the scheme, and must be provided to the satisfaction of the Responsible Authority. Six (6) spaces are proposed for the eight (8) community care accommodation units.

Clause 52.22 Community Care Accommodation

A planning permit is required to use and develop the land for community care accommodation if the exemptions detailed in the Scheme are not met. The proposal does not meet the exemptions because the development is not funded by, or carried out by or on behalf of, a government department or public authority, or funded by, or carried out by, a registered National Disability Insurance Scheme (NDIS) provider.

Clause 52.29 Land Adjacent to the Principal Road Network

A permit is required to create or alter access to a road in a Transport Zone 2 pursuant to Clause 52.29-2 of the Scheme.

Clause 53.18 Stormwater Management in Urban Development

An application to construct a building or construct or carry out works must meet all of the objectives of Clauses 53.18-5 and 53.18-6, and should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 53.03 Residential Reticulated Gas Service Connection

A permit must not be granted for construction of a new apartment development that is to be connected to a reticulated gas service. Standard conditions are required for any permit issued.

Clause 55 (ResCode)

Provisions within Clause 55 (Two or more dwellings on a lot and residential buildings) apply. Clauses 55.07-1 to 55.07-9 (Standards B1 to B34) inclusive are applicable to the NDIS units, and all of Clause 55, with the exception of Clauses 55.03-6, 55.03-8, 55.04-8, 55.05-2 and 55.05-6 apply to the apartments. Clause 55.07 is specifically for apartment developments.

Closed Landfill Buffer

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

Cultural Heritage Management Plan (CHMP)

The site is not located within an area identified as having cultural heritage sensitivity.

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

CONSULTATION

Further information was requested of the Permit Applicant on 27 June 2024. The letter identified a number of design deficiencies, mainly in respect of neighbourhood character, landscaping, and internal amenity.

The permit applicant submitted the requested information, and amended the proposal voluntarily under Section 50 of the Planning and Environment Act on 11 October and 20 November 2024. The latest plans have generally addressed officer concerns.

The Applicant was advised that this application is being considered at the January Council meeting, and a letter was sent with the details of the 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

The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to surrounding property owners/occupiers, and signs displayed on the Dandenong Road and Parker Street frontages.

One (1) objection to the proposal was received. The grounds of objection included concerns regarding overlooking from the upper level balconies into an adjoining area of secluded private open space.

Attachment 4 details the location of the objectors property.

Referrals

External Referral

Department of Transport and Planning (DTP) (PPR 46655/24)

The application was referred pursuant to Clause 52.29-4 of the Scheme, to create or alter access to a road declared as a freeway or an arterial road under the *Road Management Act 2004*. There is no objection to the grant of a planning permit subject to conditions.

Internal Referral

Transport Engineer

Council's Transport Engineer has assessed the proposal and considers the proposed parking numbers appropriate for the various uses.

The Green Travel Plan required under Clause 15.01 has been noted without objection.

The traffic generated can be satisfactorily accommodated by the surrounding road network.

Horticulture Services

Only one street tree is of significance, a 7 metre high *Brachyciton populneus* in Parker Street. No excavation should be within 3.6 metres of the tree base.

Development Engineer

No concerns subject to standard conditions including an on-site detention system for the basement car park.

Waste Services

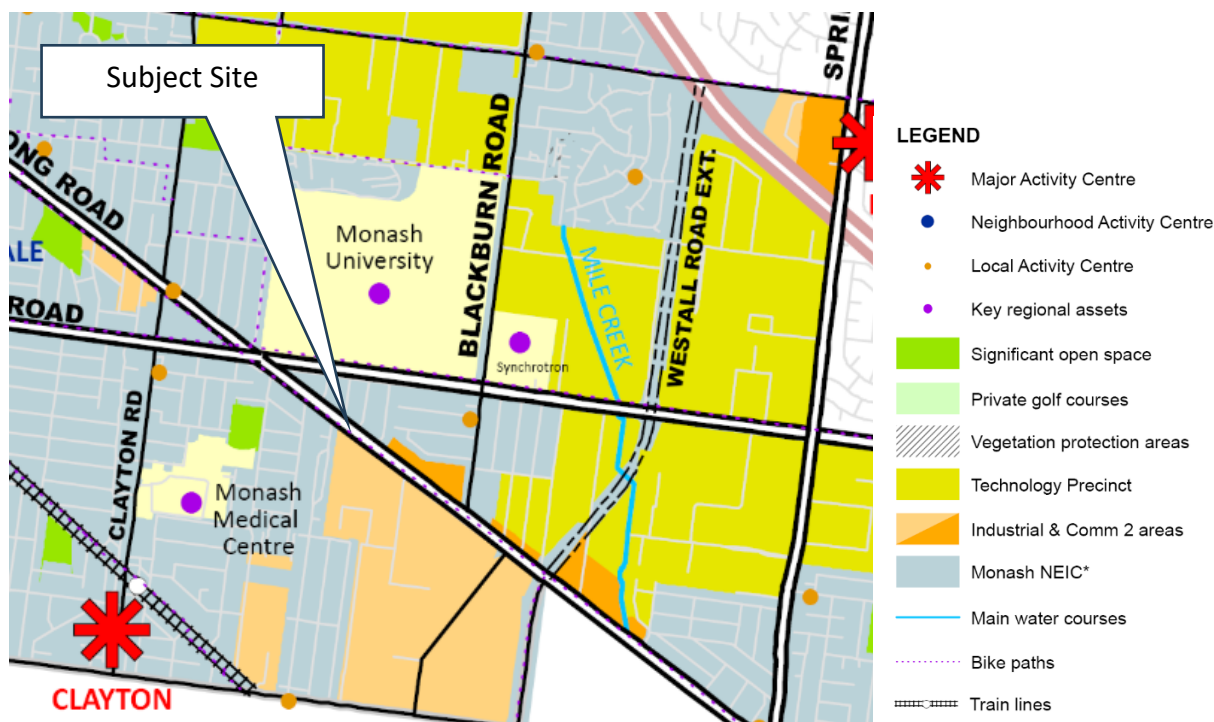
The submitted Waste Management Plan is generally appropriate, but requires some amendments prior to endorsement. The scope of changes relates to adequate provision of e-waste storage, clarification of waste management arrangements for assistance apartments, and minor corrections to some apartment detail referenced in the prepared document,

RELEVANT PLANNING POLICY

Purpose and Vision

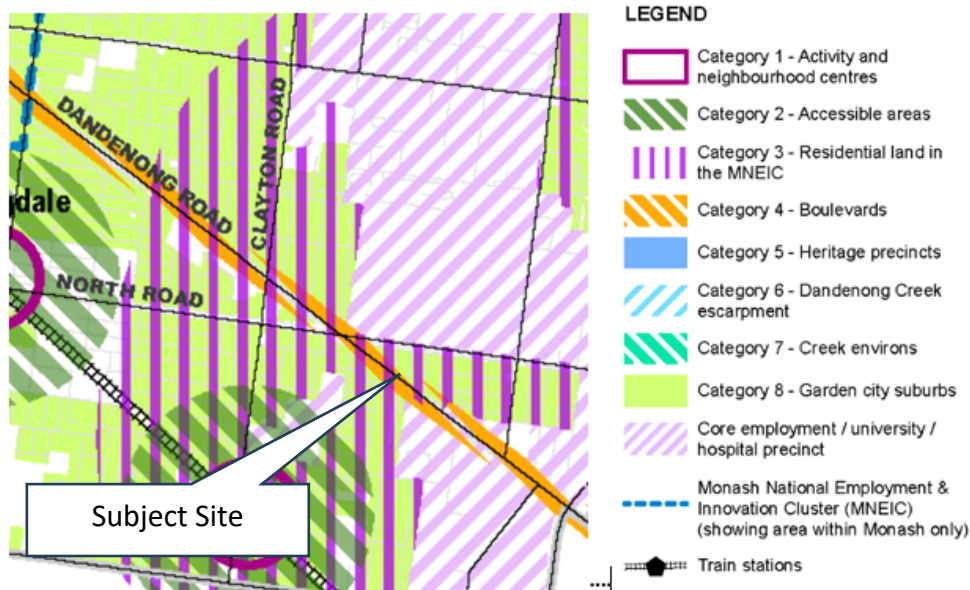
Council’s vision for Monash has four primary areas of focus including a Sustainable City, Inclusive Services, Enhanced Places and Good Governance. Council particularly looks to improve open spaces and improve canopy tree coverage.

The site is located within the Monash National Employment and Innovation Cluster (MCEIC) and is proximate to a number of key regional assets being Monash University, the Synchrotron, Monash Heart Hospital and the Monash Medical Centre three of which are shown within the Strategic Framework Plan for Monash within the Planning Scheme.



Clause 02.04-1 Strategic Framework Plan

The Residential Development Framework identifies this neighbourhood as being in Category 3 – Residential Land in the Monash National Employment and Innovation Cluster, Boulevards – Category 4, and Category 8 – Garden City Suburbs.



Residential Development Plan

The Housing Policy at Clause 02.03-5 seeks to satisfy diverse housing needs by facilitating different types of housing development.

Planning Policy Framework (PPF)

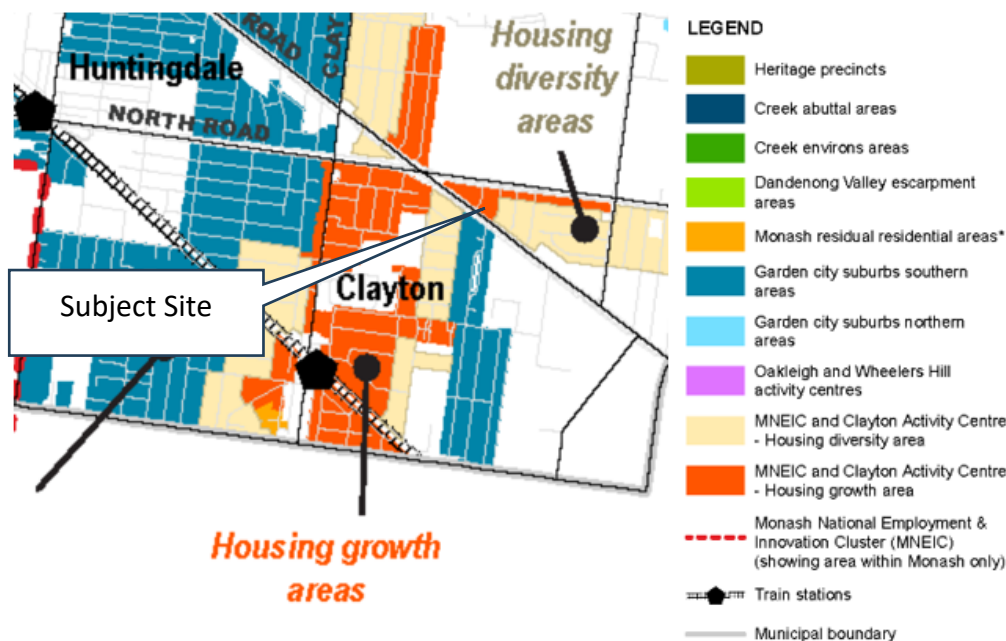
The PPF seeks to provide for the sufficient supply of housing in established areas which are located close to jobs, services and public transport.

At Clause 11 (Settlement Policy) planning is to recognise the need for and contribute to a high standard of urban design and amenity, whilst also facilitating sustainable development taking advantage of existing settlement patterns.

The Built Environment and Heritage Policy at Clause 15 calls for planning to ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Clause 15.01-2L-02 (Environmentally Sustainable Development) provides a framework for early consideration of environmental sustainability at the building design stage. For a development of 10 or more dwellings, a Sustainability Management Plan (SMP) is required to be prepared.

An objective of the Monash Preferred Neighbourhood Character Policy (Clause 15.01-5L) is *to build upon the important contribution that landscaping makes to the garden city character of Monash, and preserve and enhance the treed character*. The site is identified here as being located within the Monash National Employment and Innovation Cluster and Clayton Major Activity Centre (Housing Diversity) Character area.



Monash Residential Character Areas

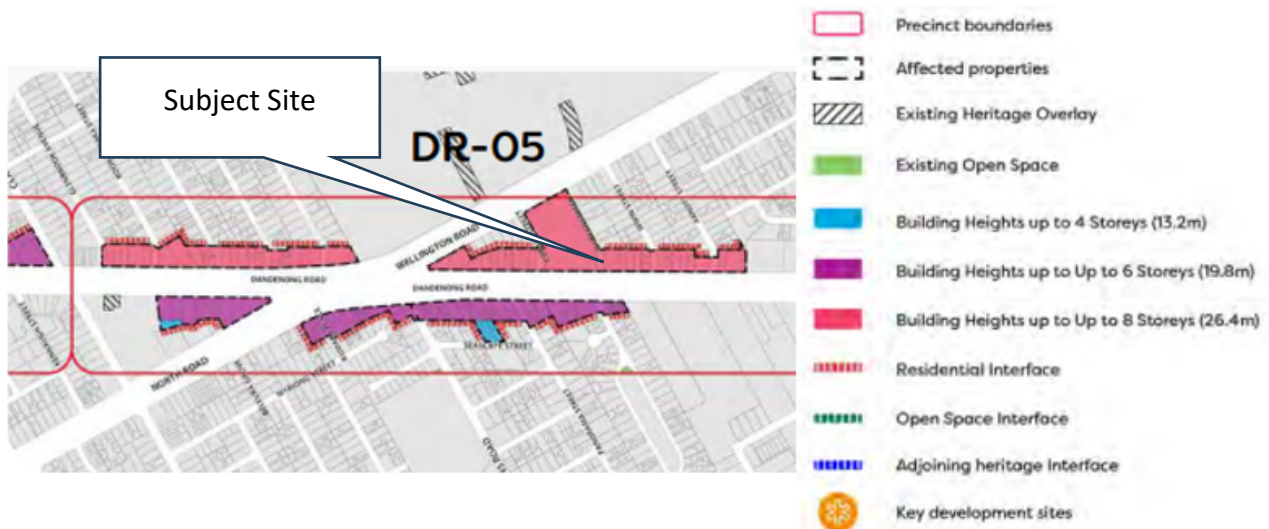
Clause 16 of the Scheme (Housing Policy) aims for housing diversity, sustainability, including the walkability to activity centres, and the provision of land for affordable housing.

The Housing Supply Policy at Clause 16.01-1L-01 seeks to direct residential growth to the Monash National Employment Cluster and the boulevards (Princes Highway), particularly allowing residential growth along those parts of the Princes Highway that can support higher scale development in terms of neighbourhood character and accessibility. It also encourages the provision of housing that meets special needs close to activity centres, public transport and retail and community facilities.

Monash Boulevards Urban Design Framework

At its meeting of 13 December 2022, Council adopted an Urban Design Framework for the Monash Boulevards, which provides a strong vision for the major boulevards of Dandenong Road and Springvale Road to guide future residential development and improvements to the public realm. The plan has been exhibited (Amendment VC273) has been exhibited and is awaiting a panel hearing.

Whilst a seriously entertained plan, it does hold limited weight given it is not currently incorporated within the Planning Scheme. It is also noted that the land currently has a mandatory height limitation within the zone of 3 storeys, 11.5 metres. Notwithstanding this, the site is located within Precinct DR-05, with a building height up to 8 storeys. Where a site frontage exceeds 24 metres, up to 30 metres in width, a height of 4 storeys (13.2m) is envisioned.



Boulevard UDF Built Form Plan

General Residential Zone - Schedule 6

The General Residential Zone seeks to *encourage development that respects the neighborhood character of the area, and encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

The neighbourhood character objectives of Schedule 6 are:

- *To facilitate housing diversity in the form of units, townhouses and apartment developments of high quality design and finish.*
- *To provide an interface between the Clayton Activity Centre, the Monash Employment and Innovation Cluster, the housing growth area and the lower scale surrounding garden city suburban areas.*
- *To encourage development that respects sensitive residential interfaces and minimises building mass and visual bulk in the streetscape through landscaping in the front setback and breaks and recesses in the built form.*
- *To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.*
- *To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.*

The decision guidelines of the Schedule require consideration of (amongst others):

- *Whether the development provides an appropriate transition to built form on adjoining sites.*
- *The robustness of proposed materials and finishes.*
- *The location and number of vehicle crossovers.*
- *The impact of the development on nature strips and street trees.*
- *The location, quantity and species of vegetation provided.*

The Schedule also varies the provisions of Clause 55 (Rescode) with respect to front setback, side and rear setbacks, private open space and front fence height.

ASSESSMENT

Land Use

The use of the land for community care accommodation is appropriate in the GRZ6 and well supported in the applicable policies which encourage a diversity of housing types in locations such as Clayton offering good access to services and transport.

Built Form and External Amenity

Height and Scale

Whilst increased densities and height are encouraged in this location, development is to be designed and sited to ensure that the bulk, mass and height of the development does not visually overwhelm the scale of existing development. The height and scale of the proposal meets the mandatory height requirement of the zone of three storeys and is below the 4 storey height envisioned by the Boulevards Urban Design Framework.

Neighbourhood and Streetscape Character

The proposed building is of a modern contemporary apartment design that is consistent with the type of development sought for this area which envisages mixed use or apartment development of a higher density and larger format.

The staggering of the east and west sections of the building breaks up the mass and provides a good transition to the abutting dwellings in Dandenong Road and Parker Street.

The three storey walls are relieved through the provision of balconies along both street frontages, curved and patterned face brickwork and expressed window reveals.

Variations to Clause 55

Schedule 6 to the General Residential Zone specifies variations to Clause 55 (ResCode) applicable to the site, noting Clause 55.07 specifically for apartments also applies. Details of the proposal against the variations are as follows:

<u>Standard</u>	<u>Variation</u>	<u>Assessment</u>
<u>Minimum Street Setback (Standard B6)</u>	<p>Walls of buildings should be set back at least 4 metres from the front street.</p> <p>On a corner, the setback from the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street</p>	<p><u>Complies</u></p> <p>Dandenong Road setback is a minimum of 4 metres</p> <p>Parker Street setback is a minimum of 3.93 metres</p>

	or 3 metres, whichever is the lesser	
<u>Site Coverage (Standard B8)</u>	None Specified.	<u>Complies</u> 56.4%
<u>Permeability (Standard B9)</u>	None Specified.	<u>Complies</u> 23.23%
<u>Landscaping (Standard B13)</u>	<p>New development should provide or retain:</p> <ul style="list-style-type: none"> • At least one canopy tree, plus one canopy tree per 5 metres of site width; • A mixture of vegetation including indigenous species; • Vegetation in the front, side and rear setbacks; and • Vegetation on both sides of accessways. <p>A canopy tree should reach a mature height at least equal to the maximum building height of the new development.</p>	<p><u>Variation Sought</u></p> <p>7 canopy trees at least 10m min height are required</p> <p>Only 3 trees satisfy the standard</p> <p>Remaining trees are not sufficient in height</p>
<u>Side and Rear Setbacks (Standard B17)</u>	<p>A new wall not on or within 200mm of a rear boundary should be set back at least 4 metres.</p> <p>Side setback requirements in accordance with standard B17 continues to apply.</p>	<p><u>Variation Sought</u></p> <p>Rear setback 4 metres</p> <p>Side setback less than the Standard</p>
<u>Walls on boundaries (Standard B18)</u>	None specified	No walls built to boundaries
<u>Private Open Space (Standard B28 and B43)</u>	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 50 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and 	<p><u>Variation Sought</u></p> <p>The community care accommodation units have ground level open space ranging from 31m2 to 72m2.</p> <p>The smallest space is unit G.06 with 31m2 and a minimum dimension of 3 metres. Unit G.05 has 72m2 total open space, containing 49m2 with a minimum dimension of 4 metres</p>

	<p>convenient access from a living room; or</p> <ul style="list-style-type: none"> For apartments, a balcony or roof-top area of 8 square metres with a minimum width of 1.8 metres and convenient access from a living room. 	Complies.
<u>Front Fence Height (Standard B32)</u>	A front fence within 3 metres of a street should not exceed 0.9 metres in height.	<u>Variation Sought</u> The front fence ranges in height from 0.9 metres to 1.7 metres.

The proposal achieves a high level of compliance with the remaining Standards of Clause 55 as applicable to both the Community Care Units and the apartment components of the development. Areas warranting further discussion are detailed below:

Integration with the Street

The visible ground floor windows facing Dandenong Road in unit G.01 comprise obscure glazing and a bathroom window. This treatment is inconsistent with Standards B5 and B51 and does not reflect the typical façade fenestration in the area. It also prevents surveillance of the public realm. This should be modified to improve integration by permit condition.

There is good connection with Parker Street, with visible glazing and balconies, and a secondary entry to the site.

Front Fences

The proposed fencing treatment to Dandenong Road comprises predominantly low 0.9m high brick and pickets, with a 1.7 metre high section enclosing the secluded open space of unit G.08. This high section of fence has a 0.9m high brick base with transparent railings above and is setback 1 metre from the title boundary. It is considered this is an acceptable response in this main road location, creating a sense of privacy whilst allowing the landscaping behind to be seen. The fence will also frame the front entry of the building and seamlessly incorporate the essential services required for this development.

Fencing to Parker Street will be high as permitted for side street boundaries, however is considered acceptable as it sympathetically replicates the design and materials of the existing fencing found along this frontage.

Landscaping

Whilst the submitted plans do not include sufficient height species consistent with varied Standard B13, there is sufficient space with deep soil around the perimeter of the site to provide to for tall canopy tree planting. The landscape plans can be amended by permit condition.

Standard B38 specifies the height and type of planting required for apartment developments, with minimum dimensions for planting. The proposal requires an area of 49m2 with a minimum dimension of 4.5 metres. Whilst this minimum dimension is not achieved the overall unencumbered space for planting well exceeds this at 264m2.

Existing trees will be removed as part of the proposed development. None of the vegetation is of exceptional horticultural significance being mature exotic Cedar and Elm species within the proposed building footprint. Proposed tree planting and landscaping will adequately compensate the loss of vegetation.

Internal Amenity

Parking location

Standard B15 details the setback of windows from common accessways to protect residents from vehicular noise. The bedroom window in unit G.07 and living room in G.08 open onto the basement entry. These windows have been provided to achieve compliance with natural ventilation Standard B49, however this does not apply to the community care accommodation units. There will be a detrimental impact of noise from the basement, particularly to the bedroom window facing Dandenong Road. The provision of acoustic glazing to these windows will provide for improved noise protection and can be provided by permit condition.

Private Open Space

With respect to the community care units, given the General Residential 6 zoning and varied standards of the zone provisions, a minimum of 50m² of private open space is required to be provided per unit. While Unit G.05 complies with this standard, the remaining 7 community care units do not comply. The smallest area of ground level open space provided is 31 square metres, with a 3-metre minimum dimension (unit G.06). All other ground level community care units have areas ranging in size from 33-45m².

It is considered the proposed open space for the community care accommodation units is acceptable given each unit only has a single bedroom and the type of accommodation provided which is likely to be of an emergency or temporary nature. The open space provided does have good solar orientation of most of the spaces and good connection to the living rooms.

The open space for unit G.08 is located within the front setback contrary to the Standard, but this only results in a small section of the wide frontage needing high fencing and not likely to be detrimental to neighbourhood character.

Solar Access to Open Space

The secluded open space of unit G.08 is located on the southern side of the building. It will be overshadowed by the building to the north of it. The decision guidelines of Standard B29 require consideration of the usability and amenity of the open space based on the sunlight it will receive.

Shadow diagrams indicate that this secluded area will be overshadowed in the morning, however the outdoor area will receive sunlight from 3pm at the September Equinox. This is considered reasonable. Residents will also have access to the north facing communal area which will have better sunlight access.

Communal Open space

The apartment Standard B36 specifies that developments of 10 or more dwellings are provided with a minimum outdoor communal area of 30m². A total of 78m² is provided at ground level on the north-east side of the building. This space is well designed, being accessible to all residents and

providing usable dimension, good orientation and amenity. Passive surveillance of the space will be possible through the secondary entry to the site and from some of the balconies in the apartments.

Accessibility

Standard B42 details a number of requirements to ensure the design of dwellings meets the needs of people with limited mobility. The proposal is not compliant providing no bathrooms that satisfy the standards due to the layout. This can be remedied through planning permit condition to ensure at least 50% comply as is required.

External Amenity Impacts

Setbacks

The only area of concern in respect of Standard B17 is the side boundary setback to the east. The second storey requires a setback of between 4.99 metres (north corner) to 5.34 metres (south corner), based on wall height. A setback of 4.2 metres proposed (a non-compliance of between 790mm and 1.14 metres at its worst).

The objective of this Standard is to ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character, and limits the impact on the amenity of existing dwellings or small second dwellings.

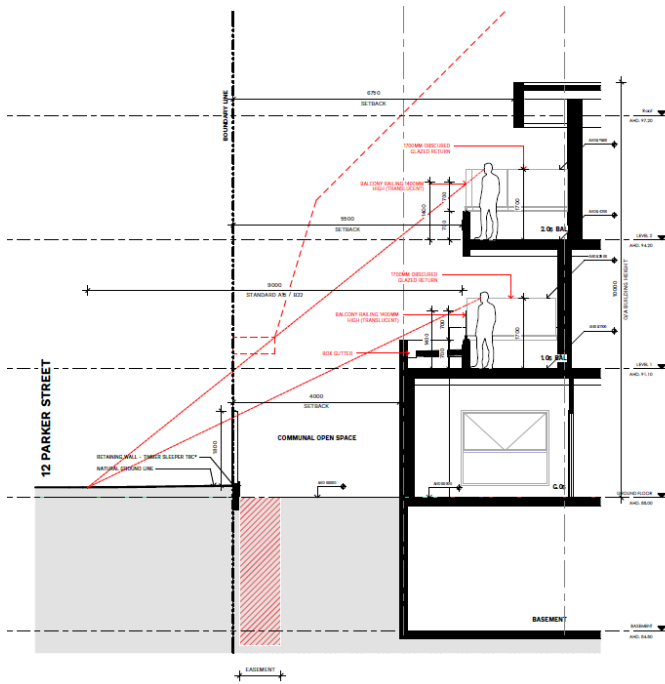
The decision guidelines include the neighbourhood character objective, policy or statement, and impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.

A minor encroachment of the setback is acceptable in this instance. The building is setback from the eastern boundary, including at basement level, a minimum of 3 metres to allow room for tall planting to soften the built form, consistent with the character policy. The proposal is compliant with Standards B19 (Daylight to existing windows) and B21 (Overshadowing open space) which will ensure a high level of amenity for the neighbour at 2017 Dandenong Road.

Overlooking

The design response generally seeks to face balconies towards the streets. Where screening measures are necessary having regard to Standard B22, obscure glazing to habitable room windows as well the use of balcony setbacks and raised height balustrades is proposed.

In respect of apartment A2.05, the proposed 1.4 metre high obscure glazing and setback is not sufficient to prevent overlooking into the objector's property at 12 Parker Street. In addition, views from apartment A1.04 will be barely screened by the common boundary fence. It is considered the balconies need to be screened to protect the privacy of the adjoining backyard. This can be addressed by condition.



1 ALDIE - ARDIS BALCONY
1:50

Overlooking Section to 12 Parker Street

Landscaping

Retention of mature canopy trees wherever possible is sought in Clause 15.01-1L-02 (Tree conservation of a Garden City policy). Removal of the three (3) significant and healthy trees is unavoidable due to their substantial size and requisite tree protection zones, and their locations on the site.

Sufficient space is available around the entire perimeter of the building to incorporate replacement canopy tree planting that reinforces the garden city character, in open space areas, adjacent to neighbouring open space and in the street setbacks. This will be required by permit condition.

The bio-retention system located in the side setback will prevent tall tree planting, however there is sufficient room elsewhere for this to be achieved. Shrub and ground cover planting to cover it and visually soften the associated pipes and pits can also be required by permit condition.

Car Parking, Traffic and Access

Parking Allocation

The requisite car parking spaces required under Clause 52.06 would be provided as shown in the following table:

Use	Number of Dwellings	Clause 52.06 Requirement	Car spaces required	Car spaces provided
Community Care Units	6 community care units plus 2 carer units	To the satisfaction of the Responsible Authority	6 (4 allocated to community care)	6

			units and 2 allocated to on-site carer units)	
Apartments	12	1 space/one or two bedroom	12	12
Visitor Parking		Nil within PPTN	0	1
Total			18	19

Four (4) DDA compliant spaces, plus two standard spaces are considered acceptable for the 6 community care accommodation units and two carer units. Empirical traffic advice submitted with the application indicates a parking rate of between 0.14 and 0.43 spaces per unit is typically generated by this form of housing. The proposal provides parking that equates to a rate 0.75 spaces per unit for the combined resident and carers units.

Environmental Sustainability

Clause 15.01-2L-02 (Environmentally Sustainable Development Policy) requires the submission of a Sustainability Management Plan and Green Travel Plan for the development of 10 dwellings or more. The submitted plan indicates the proposal achieves a BESS environmental score of 50% and best practice Water Sensitive Urban Design using the MUSIC model, and meets the objectives of the Policy. The Green Travel Plan will assist future residents in utilising a variety of sustainable modes of transport to reduce greenhouse gas emissions consistent with Council's ESD Policy.

It is noted the layout of the proposal has been amended since the preparation of the SMP and it will need to be modified by permit condition.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the Planning and Environment Act 1987. Details of this notice period are provided under Public Notice.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

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 proposal is consistent with the relevant policies of the Monash Planning Scheme, in particular the provision of diverse housing within a well landscaped garden setting within the MNEIC. Subject to conditions, it will not result in any unreasonable amenity impacts to adjoining properties.

Overall, the proposal is considered appropriate, and it is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.

ATTACHMENT LIST

1. Aerial Photograph - 2015 Dandenong Rd [**7.1.2.1** - 1 page]
2. Proposed Development Plans - 2015 Dandenong Rd [**7.1.2.2** - 23 pages]
3. Zoning and Overlays Map - 2015 Dandenong Rd [**7.1.2.3** - 1 page]
4. Objector Map - 2015 Dandenong Rd [**7.1.2.4** - 1 page]



DA RFI SET FOR 2017 DANDENONG ROAD - CLAYTON



ARTIST IMPRESSION



ARTIST IMPRESSION

ARCHITECTURAL DRAWING SET - DA RFI

ISSUE	DWG NO.	TITLE	SET
O	A0001	COVER SHEET	RFI
N	A0003	AREA SUMMARY	RFI
N	A0011	SITE PLAN OVERALL	RFI
M	A0012	DEMOLITION PLAN	RFI
M	A0013	AREA REQUIREMENTS	RFI
N	A1001	BASEMENT FLOOR PLAN	RFI
N	A1011	GROUND FLOOR PLAN	RFI
N	A1012	COMMUNAL SPACE	RFI
N	A1021	FIRST FLOOR PLAN	RFI
N	A1031	SECOND FLOOR PLAN	RFI
N	A1101	ROOF PLAN	RFI
N	A2001	NORTH / SOUTH ELEVATION	RFI
N	A2002	WEST / EAST ELEVATION	RFI
E	A4114	TYPICAL - SERVICES DOOR DETAILS	RFI
I	A5020	BADS - FIRST FLOOR	RFI
I	A5021	BADS - SECOND FLOOR	RFI
N	A8001	SHADOW DIAGRAM 22ND SEP 0900-1200	RFI
N	A8002	SHADOW DIAGRAM 22ND SEP 1300-1500	RFI
N	A8101	OVERLOOKING DIAGRAM - A	RFI
N	A8102	OVERLOOKING DIAGRAM - B	RFI
N	A8103	OVERLOOKING DIAGRAM - C	RFI
N	A9001	MATERIALITY	RFI

PROJECT MANAGER SolutionsWon Group 1/170 bridport st, Albert Park VIC 3206 T: 03 9603 0400 M:	SERVICE ENGINEER BESTEC PTY LTD 3/175 Flinders Ln, Melbourne VIC 3206 T: (03) 9272 4700 M:	LAND SURVEYOR MACKIE SURVEYING 150 Victoria St, Seddon VIC 3000 T: 1300 663 676 M:	BUILDING SURVEYOR SAVILLE & CO 67/170 Bridport St, Albert Park VIC 3206 T: (03) 9765 6405 M:
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ENERGY RATING CONSULTANT BESTEC PTY LTD 3/175 Flinders Ln, Melbourne VIC 3206 T: (03) 9272 4700 M:	PROJECT ARCHITECT ARCHIVON DESIGN PTY LTD 1/170 bridport st, Albert Park VIC 3206 T: 03 9603 0400 M:	STRUCTURAL ENGINEER COSENTINO GROUP 12 Business Park Dr, Notting Hill VIC 3168 T: (03) 9265 9888 M:	TRAFFIC ENG. & WASTE MANAGEMENT IMPACT TRAFFIC ENGINEERING PTY LTD 117/31 Queen St, Melbourne VIC 3000 T: M: 0423 419 900
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GENERAL ESD REPORT NOTES:	AIR QUALITY:
METERING: - UTILITY METERS PROVIDED TO ALL INDIVIDUAL DWELLINGS - SUB-METERS TO BE PROVIDED TO ALL MAJOR COMMON AREA SERVICES	- ALL PAINTS, SEALANTS AND ADHESIVES TO MEET THE MAXIMUM TOTAL INDOOR POLLUTANT EMISSIONS LIMITS AS PER GREEN STAR REQUIREMENTS - ALL CARPET TO MEET THE MAXIMUM TOTAL INDOOR POLLUTANT EMISSIONS LIMITS AS PER GREEN STAR REQUIREMENTS - ALL ENGINEERED WOOD TO MEET THE MAXIMUM TOTAL INDOOR POLLUTANT EMISSIONS LIMITS AS PER GREEN STAR REQUIREMENTS
POTABLE WATER: - EFFICIENT FITTINGS AND FIXTURES THROUGHOUT: - WELS 4 STAR TOILETS - WELS 5 STAR KITCHEN TAPS - WELS 6 STAR BATHROOM TAPS - WELS 3 STARS SHOWER (>6.0 BUT LESS THAN OR EQUAL TO 7.5 LITRES/MINUTE) - WELS 6 STAR WASHING MACHINES TO NDIS/OOA (WHERE APPLICABLE) - WATER EFFICIENT LANDSCAPING TO BE INSTALLED	TRANSPORT: - 1 ELECTRIC VEHICLE CAR SPACE PROVIDED WITH CHARGING INFRASTRUCTURE AND APPROPRIATE SIGNAGE
ENERGY: - APARTMENT ENERGY RATING TO ACHIEVE 7.5 STAR AVERAGE - HIGH PERFORMING DOUBLE GLAZING THROUGHOUT - MINIMUM 10kW SOLAR PV SYSTEM CAPACITY - CARPARK VENTILATION: CARBON MONOXIDE MONITORING TO CONTROL THE OPERATION AND SPEED OF THE VENTILATION FAN - MAXIMUM POWER ILLUMINATION DENSITY TO APARTMENTS TO BE 20% LOWER THAN REQUIRED BY THE NCC - DOMESTIC HOT WATER BY A CENTRALISED HEAT PUMP PLANT	WASTE MANAGEMENT: - RECYCLING FACILITIES TO BE PROVIDED WITH BIN ROOM IN ACCORDANCE WITH WASTE MANAGEMENT PLAN
RAINWATER RE-USE AND STORMWATER MANAGEMENT: - TOTAL RAINWATER RE-USE TANK CAPACITY OF 30kL TO SERVE TOILET FLUSHING TO ALL ROOMS - FURTHER TREATMENT PROVIDED VIA A MINIMUM OF 30MP BIORETENTION	URBAN ECOLOGY: - GREATER THAN 30% OF TOTAL SITE ARE TO BE COVERED WITH VEGETATION - A TAP AND FLOOR WASTE TO BE PROVIDED ON EVERY BALCONY / IN EVERY COURTYARD - LIGHT COLOURED ROOF TO SPECIFIED TO MITIGATE THE URBAN HEAT ISLAND EFFECT
	ON GOING BUILDING MANAGEMENT: - PRIOR TO OCCUPANCY A BUILDING USERS GUIDE IS TO BE PRODUCED AND MADE AVAILABLE TO ALL FUTURE TENANTS

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.
ANY DISCREPANCIES MUST BE REPORTED TO ARCHIVON DESIGN IMMEDIATELY.
DO NOT SCALE DRAWINGS - PROJECT DIMENSIONS HAVE PREFERENCE OVER DIMENSIONS SCALED FROM THE DRAWINGS.
THESE DRAWINGS TO BE READ IN COLLOCATION WITH THE SPECIFICATIONS AND OTHER ASSOCIATED DOCUMENTS.
REFER TO ENGINEERING SERVICES DRAWINGS FOR DIMENSIONS OF LOCATIONS AND HEIGHT OF FITTINGS, AIR OPTICING, GRILLES, SPRINKLES, SMOKE DETECTORS AND ALL OTHER CEILING MOUNTED OR RECESSED SERVICE OUTLETS AND FITTINGS AND NOTIONAL SETUP OF CEILING SUPPORT MEMBERS. MAKE ALL PENETRATING CUT CUTS AND TRIM TO SUIT ALL RELEVANT SERVICE OUTLETS AND FITTINGS.
ANY DISCREPANCIES BETWEEN DIMENSIONS AND SERVICES DOCUMENTS ARE TO BE REPORTED TO ARCHIVON DESIGN FOR CLARIFICATION.
"NOM" INDICATES A NOMINAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

D	10/11/2024	DA RFI
N	07/12/2024	AMENDED GSI BEDROOM WINDOWS
M	18/09/2024	AREA REVIEW
L	10/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	06/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	19/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	06/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	29/01/2024	REVISED CONCEPT LAYOUT
Prep	04/02	ARCHIVON CONSULTANTS

Aligned Disability Property Fund

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CLAYTON
2015 DANDENONG ROAD, CLAYTON, 3168

Scale 1:1	Issue Date 15/11/2024	Drawn CMT	Project No. ADPP-002
	Revision ST	Checked ST	Date 15/11/2024
Title Drawing number		Rev	
A0001		0	

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.
 ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT/DESIGN IMMEDIATELY.
 DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS HAVE PREFERENCE OVER DIMENSIONS SCALED FROM THE DRAWINGS.
 THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER ASSOCIATED DOCUMENTS.
 REFER TO ENGINEERING SERVICES DRAWINGS FOR CONFIRMATION OF LOCATIONS AND HEIGHT OF FITTINGS AND FITTINGS GRILLES, DRINKING WATER DETECTORS AND ALL OTHER CEILING MOUNTED OR RECESSED SERVICE OUTLETS AND FITTINGS AND ADDITIONAL DETAIL OF CEILING SERVICE MOUNTS. MAKE ALL PENETRATIONS CUT CUTS AND TRIM TO SUIT ALL RELEVANT SERVICE OUTLETS AND FITTINGS.
 ANY DISCREPANCIES BETWEEN SOLUTIONSWON AND SERVICES DOCUMENTS ARE TO BE REPORTED TO ARCHITECT/DESIGN FOR CLARIFICATION.
 'N/A' INDICATES A NEURAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

LEVEL SCHEDULE											
Occupant Type	Level	APT Number	Internal Area	POS Type	POS m²	Number of Bedrooms	Allocated Parking Number	Internal Storage m³	External Storage m³	Living Area Ceiling Height - D27	Cross Ventilation - D29
BASEMENT	BASEMENT	BASEMENT	809 m²								
CORE	BASEMENT	CORE	32 m²								
BASEMENT			840 m²				0				
HALLWAY/CORE	GROUND FLOOR	COMMUNAL	75 m²								
NDIS	GROUND FLOOR	G.01	76 m²	GARDEN	35	1	1	11.50	YES	YES	YES
NDIS	GROUND FLOOR	G.02	74 m²	GARDEN	31	1	1	11.50	YES	YES	NO
NDIS	GROUND FLOOR	G.03	74 m²	GARDEN	31	1	1	11.50	YES	YES	NO
NDIS	GROUND FLOOR	G.04	78 m²	GARDEN	39	1	1	11.50	YES	YES	YES
NDIS	GROUND FLOOR	G.05	80 m²	GARDEN	63	1	1	14.50	YES	YES	YES
NDIS	GROUND FLOOR	G.06	76 m²	GARDEN	31	1	1	16.50	YES	YES	NO
OOA	GROUND FLOOR	G.07	61 m²	GARDEN	33	1	0	8.50	NO	NO	YES
OOA	GROUND FLOOR	G.08	60 m²	GARDEN	48	1	0	14.50	NO	NO	YES
GROUND FLOOR			654 m²				6				
RESIDENTIAL	LEVEL 1	A1.01	79 m²	BALCONY	8	2	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 1	A1.02	57 m²	BALCONY	15	1	1	16.00	NO	YES	NO
RESIDENTIAL	LEVEL 1	A1.03	57 m²	BALCONY	15	1	1	16.00	NO	YES	NO
RESIDENTIAL	LEVEL 1	A1.04	79 m²	BALCONY	8	2	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 1	A1.05	94 m²	BALCONY	20	2	1	17.00	NO	YES	YES
RESIDENTIAL	LEVEL 1	A1.06	94 m²	BALCONY	32	2	1	17.00	NO	YES	YES
HALLWAY/CORE	LEVEL 1	COMMUNAL	71 m²								
LEVEL 1			531 m²				6				
RESIDENTIAL	LEVEL 2	A2.01	83 m²	BALCONY	10	2	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 2	A2.02	53 m²	BALCONY	12	1	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 2	A2.03	53 m²	BALCONY	11	1	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 2	A2.04	73 m²	BALCONY	8	2	1	16.50	NO	YES	YES
RESIDENTIAL	LEVEL 2	A2.05	92 m²	BALCONY	22	2	1	17.25	NO	YES	YES
RESIDENTIAL	LEVEL 2	A2.06	94 m²	BALCONY	18	2	1	16.50	NO	YES	YES
HALLWAY/CORE	LEVEL 2	COMMUNAL	67 m²								
LEVEL 2			515 m²				6				
Grand total			2540 m²				18				

D28 A residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.
 A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room.

D29 Requirement: Bedrooms
 Master bedroom = 3400mm W x 3000mm D
 Secondary bedrooms = 3000mm W x 3000mm D
 Living Zone
 D1 Bed Add type = Min. 3600mm W
 Min. 1200' total

+ 1 VISITOR PARKING SPACE

D21 Storage
 Minimum Requirement: 1 Bed = 10m³ (Min. 6m³ in dwelling)
 2 Bed = 14m³ total (Min. 9m³ in dwelling)
 3 Bed = 18m³ total (Min. 12m³ in dwelling)
 CLAUSE 55.05-4 - STORAGE OBJECTIVE - TO PROVIDE ADEQUATE STORAGE FACILITIES FOR EACH DWELLING.
 STANDARD 830 (CAN BE VARIED) - EACH DWELLING SHOULD HAVE CONVENIENT ACCESS TO AT LEAST 6 CUBIC METRES OF EXTERNALLY ACCESSIBLE SECURE STORAGE SPACE.
 STORAGE WILL BE DISTRIBUTED THROUGHOUT THE INTERNAL AREA OF EACH DWELLING ZONE BEYOND THE MINIMUM STORAGE STANDARD SET IN THE APARTMENT DESIGN GUIDELINES VICTORIA

830 External Storage
 Total storage requirement for each apartment type is achieved internally within dwelling.
 Additional storage is provided in private garages within basement carpark.

D27 Ceiling Height
 Requirement: The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This includes where services are provided above the kitchen.

D29 Requirement: Min. 50% of dwellings should achieve effective cross ventilation.

N	10/11/2024	DA RFI
M	07/10/2024	AMENDED GSI BEDROOM IMPROVE
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	28/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	19/07/2024	STRUCTURAL REVIEW
F	18/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/10/2024	REVISED CONCEPT LAYOUT
C	19/10/2023	REVISED CONCEPT LAYOUT
Prep.	04/02	PRELIMINARY CONCEPT

CLAYTON
 2015 DANDENONG ROAD, CLAYTON, 3168

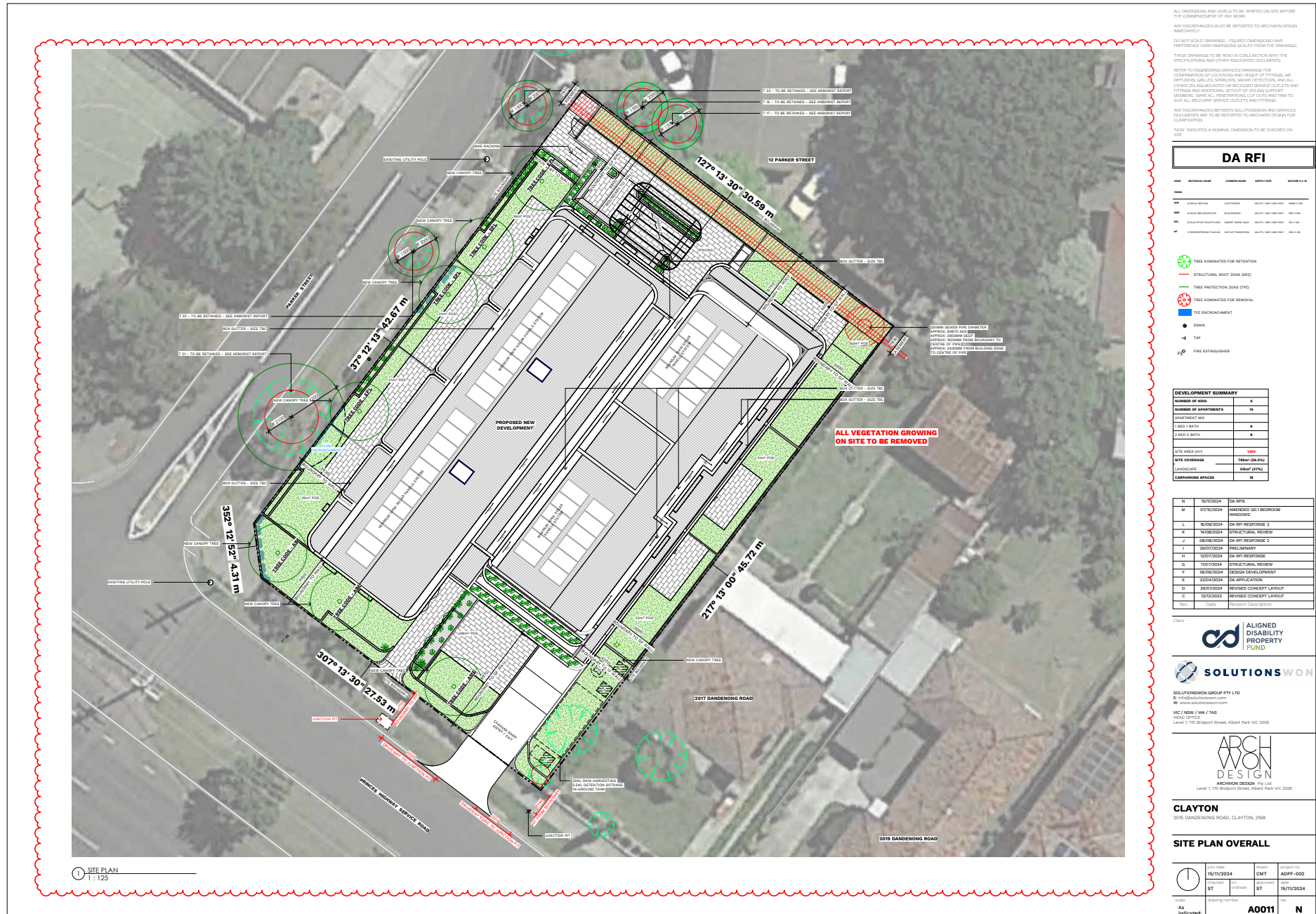
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AREA SUMMARY

Issue Date	15/11/2024	Project	CMT	Project No.	ADPF-002
Revision	ST	Drawn	ST	Issue Date	15/11/2024
Scale		Drawing number			
			A0003		N





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 DO NOT SCALE DRAWINGS - PROJECT DIMENSIONS HAVE PREFERENCE OVER DIMENSIONS SCALED FROM THE DRAWINGS.
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 ANY DISCREPANCIES BETWEEN COLLATERATION AND SERVICES DOCUMENTS ARE TO BE REPORTED TO ARCHITECT/DESIGNER FOR CLARIFICATION.
 'NOM' INDICATES A NOMINAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

M	07/02/2024	AMENDED G11 BEDROOM WINDOW
L	16/08/2024	DA RFI RESPONSE 2
K	16/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	28/07/2024	PRELIMINARY
H	15/07/2024	DA RFI RESPONSE
G	10/07/2024	STRUCTURAL REVIEW
F	09/08/2024	DESIGN DEVELOPMENT
E	23/08/2024	DA APPLICATION
D	28/07/2024	REVISED CONCEPT LAYOUT
C	19/07/2023	REVISED CONCEPT LAYOUT
B	17/06/2023	CONCEPT LAYOUT B
Rev		REVISION DESCRIPTION

Client: ALIGNED DISABILITY PROPERTY FUND

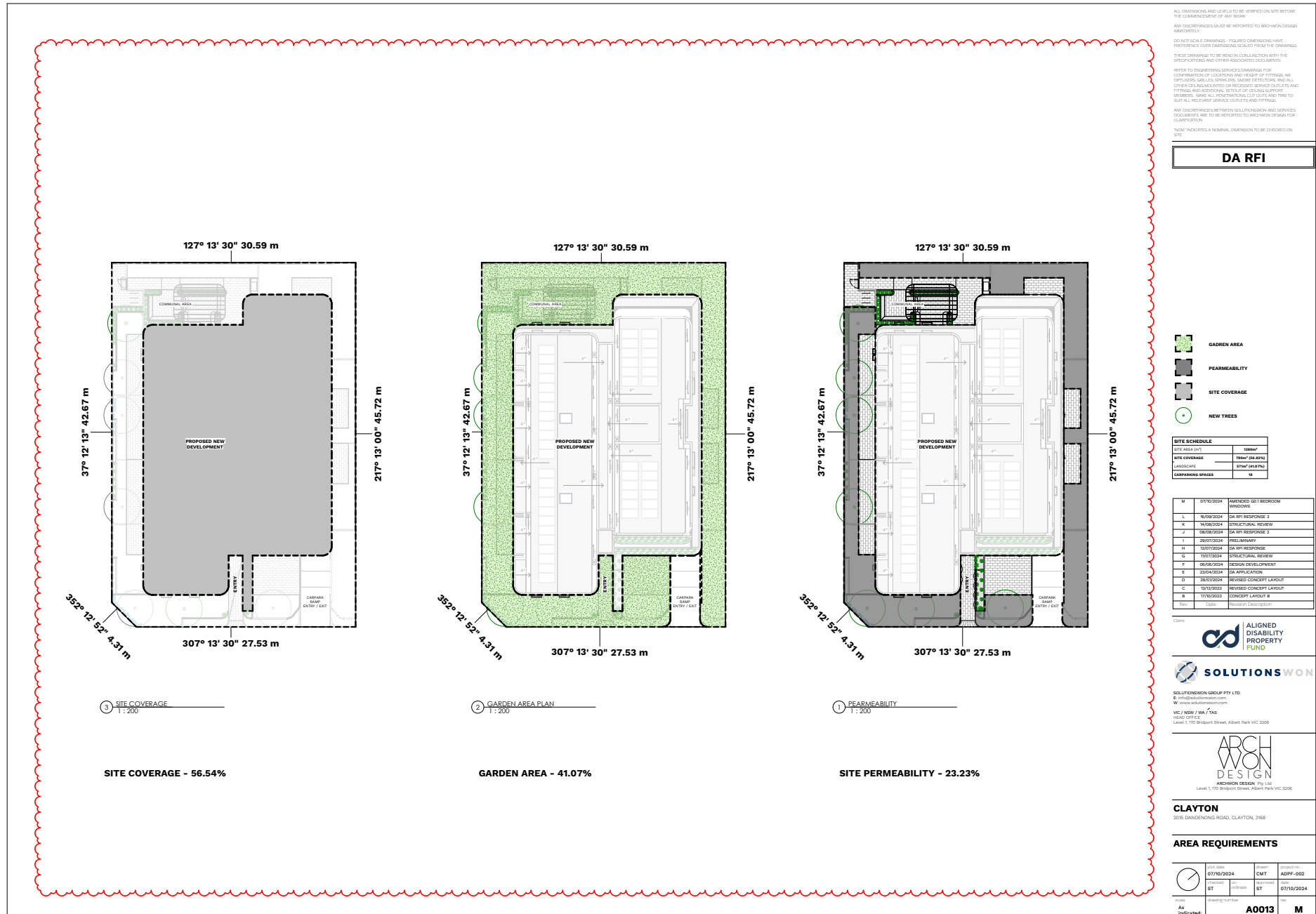
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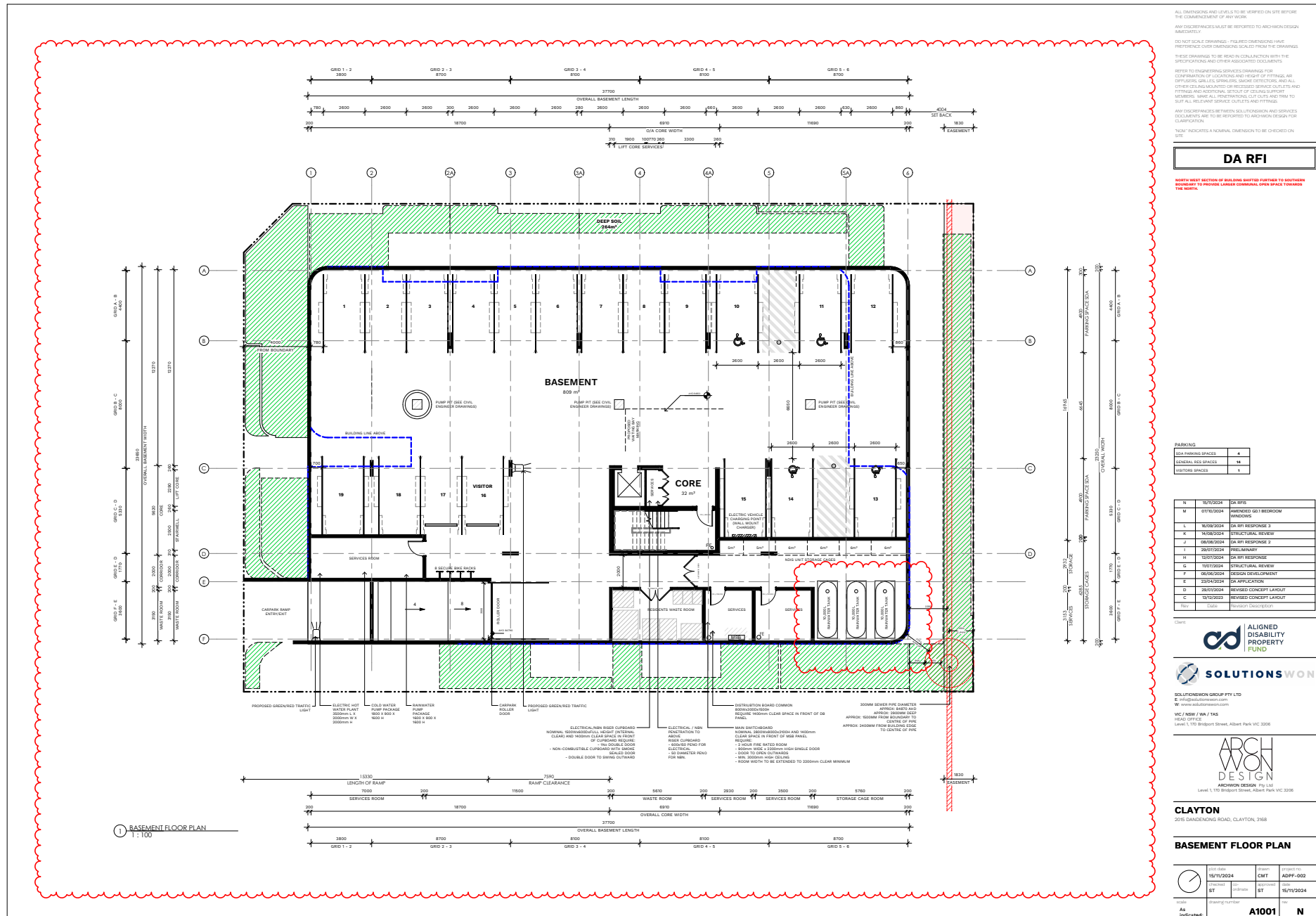
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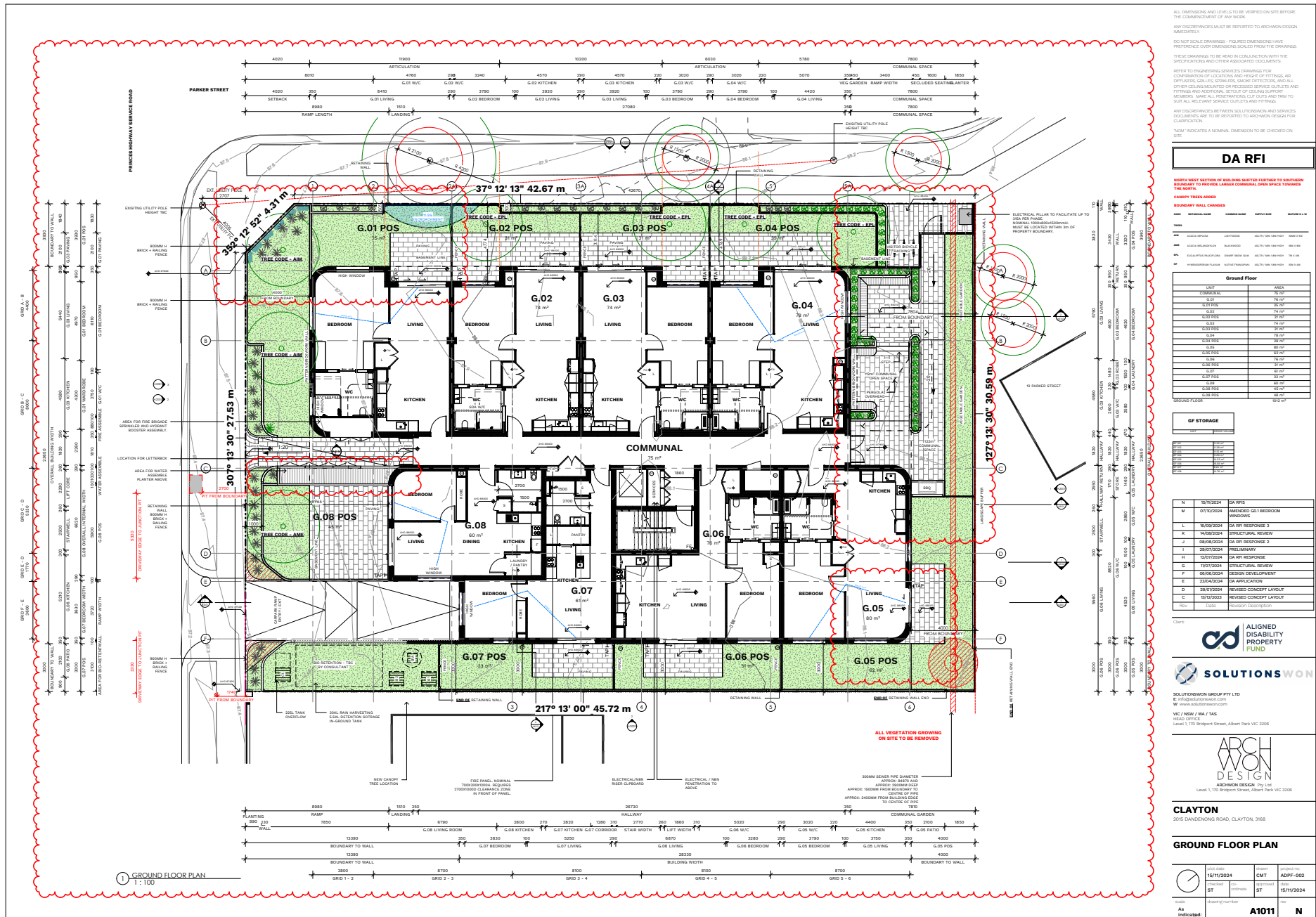
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DEMOLITION PLAN

	Issue Date	07/10/2024	Drawn	CMT	Project No.	ADPF-002
	Project	ST	Site	ST	Issue Date	07/10/2024
Scale	1:125		Sheet	A0012		M







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 ANY DISCREPANCIES BETWEEN DIMENSION AND SERVICE DIMENSIONS ARE TO BE REPORTED TO ARCHITECT IMMEDIATELY.
 'N.M.' INDICATES A NEURAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

NORTH WEST SECTION OF BUILDING SHIFTED FURTHER TO SOUTHERN BOUNDARY TO PROVIDE LARGER COMMON OPEN SPACE TO THE NORTH.

CANOPY FREE ZONE

DATE	REVISION	BY	CHK	APP
15/12/2024	ISSUED FOR PERMIT	ST	ST	ADP
15/12/2024	REVISED CONCEPT LAYOUT	ST	ST	ADP
15/12/2024	REVISION DEVELOPMENT	ST	ST	ADP
15/12/2024	DA RFI RESPONSE 2	ST	ST	ADP
15/12/2024	DA RFI RESPONSE 3	ST	ST	ADP
15/12/2024	AMENDED GSI RESPONSE	ST	ST	ADP
15/12/2024	DA RFI RESPONSE	ST	ST	ADP

Ground Floor	
UNIT	AREA
G.01 POS	76.00
G.02	74.00
G.03	74.00
G.04	74.00
G.05	74.00
G.06	74.00
G.07	74.00
G.08	74.00
G.09	74.00
G.10	74.00
COMMUNAL	75.00
TOTAL	740.00

GFI STORAGE	
UNIT	AREA
G.01	10.00
G.02	10.00
G.03	10.00
G.04	10.00
G.05	10.00
G.06	10.00
G.07	10.00
G.08	10.00
G.09	10.00
G.10	10.00
COMMUNAL	10.00
TOTAL	100.00

N	DATE	DESCRIPTION
N	15/12/2024	DA RFI
M	07/12/2024	AMENDED GSI RESPONSE
L	15/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	04/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	17/07/2024	STRUCTURAL REVIEW
F	04/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	15/12/2023	REVISED CONCEPT LAYOUT

ALIGNED DISABILITY PROPERTY FUND

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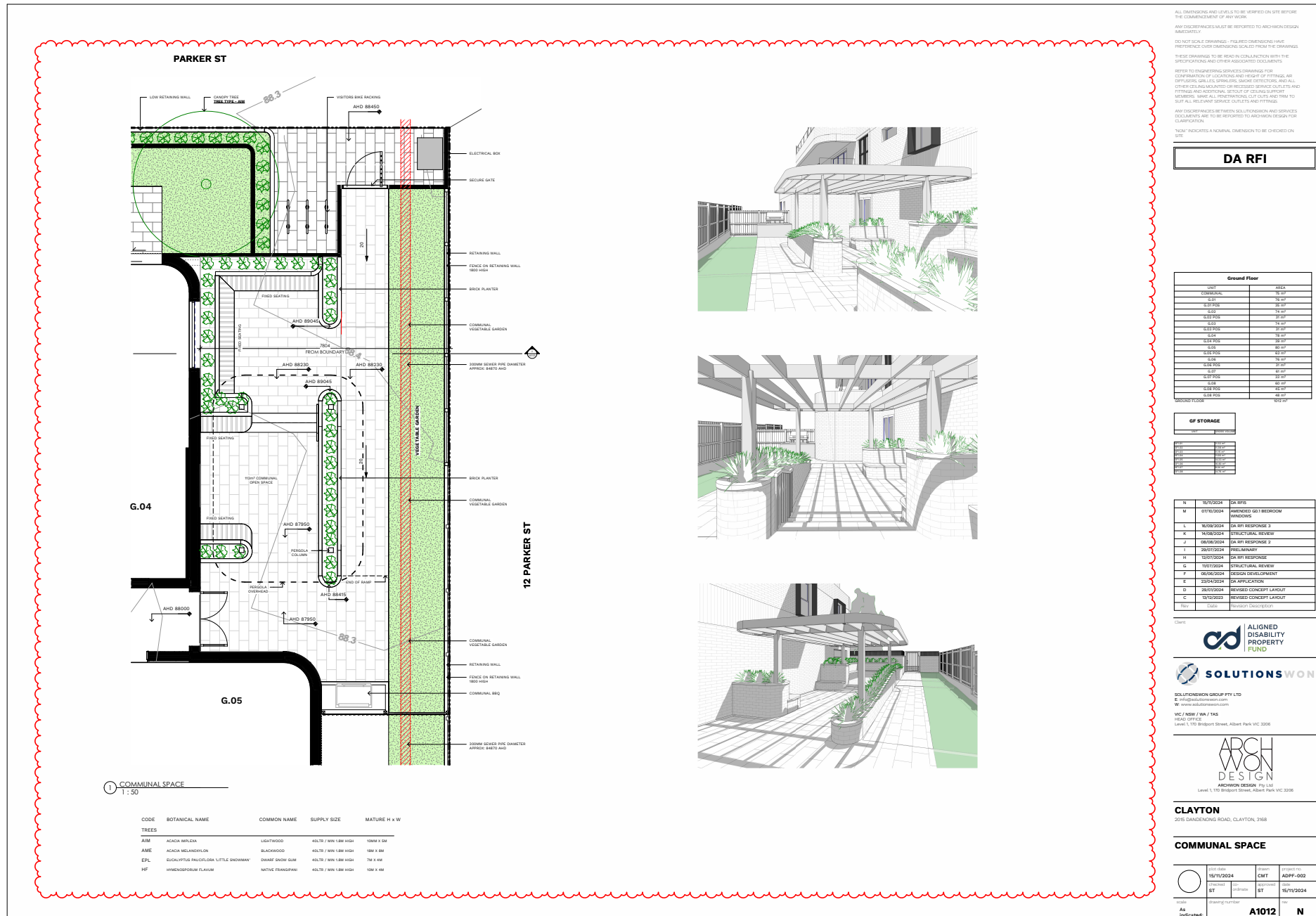
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GROUND FLOOR PLAN

DATE	BY	CHK	APP
15/12/2024	ST	ST	ADP
15/12/2024	ST	ST	ADP

Project: A1011, Drawing number: N



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 ANY DISCREPANCIES BETWEEN SOLUTIONSWON AND SERVICES DOCUMENTS ARE TO BE REPORTED TO ARCHITECT IMMEDIATELY FOR CLARIFICATION.
 'N/A' INDICATES A NEUTRAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

Ground Floor	
UNIT	AREA
COMMUNAL	79.00 SQM
G.01	79.00 SQM
G.02 FUSE	28.00 SQM
G.02	14.00 SQM
G.02 FUSE	27.00 SQM
G.03	14.00 SQM
G.03 FUSE	27.00 SQM
G.04	28.00 SQM
G.04 FUSE	27.00 SQM
G.05	28.00 SQM
G.05 FUSE	27.00 SQM
G.06 FUSE	27.00 SQM
G.06 FUSE	27.00 SQM
G.07 FUSE	27.00 SQM
G.08	28.00 SQM
G.08 FUSE	27.00 SQM
G.09 FUSE	27.00 SQM
G.10 FUSE	27.00 SQM
GROUND FLOOR	1023.00 SQM

OF STORAGE	
UNIT	AREA
G.01	27.00 SQM
G.02	27.00 SQM
G.03	27.00 SQM
G.04	27.00 SQM
G.05	27.00 SQM
G.06	27.00 SQM
G.07	27.00 SQM
G.08	27.00 SQM
G.09	27.00 SQM
G.10	27.00 SQM

N	10/11/2024	DA RFI
M	07/12/2024	AMENDED GSI BEDROOM RESPONSE
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	10/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	20/03/2024	REVISED CONCEPT LAYOUT
C	19/12/2023	REVISED CONCEPT LAYOUT
Rev.	06/02	WORKSET DEVELOPMENT

Client: ALIGNED DISABILITY PROPERTY FUND

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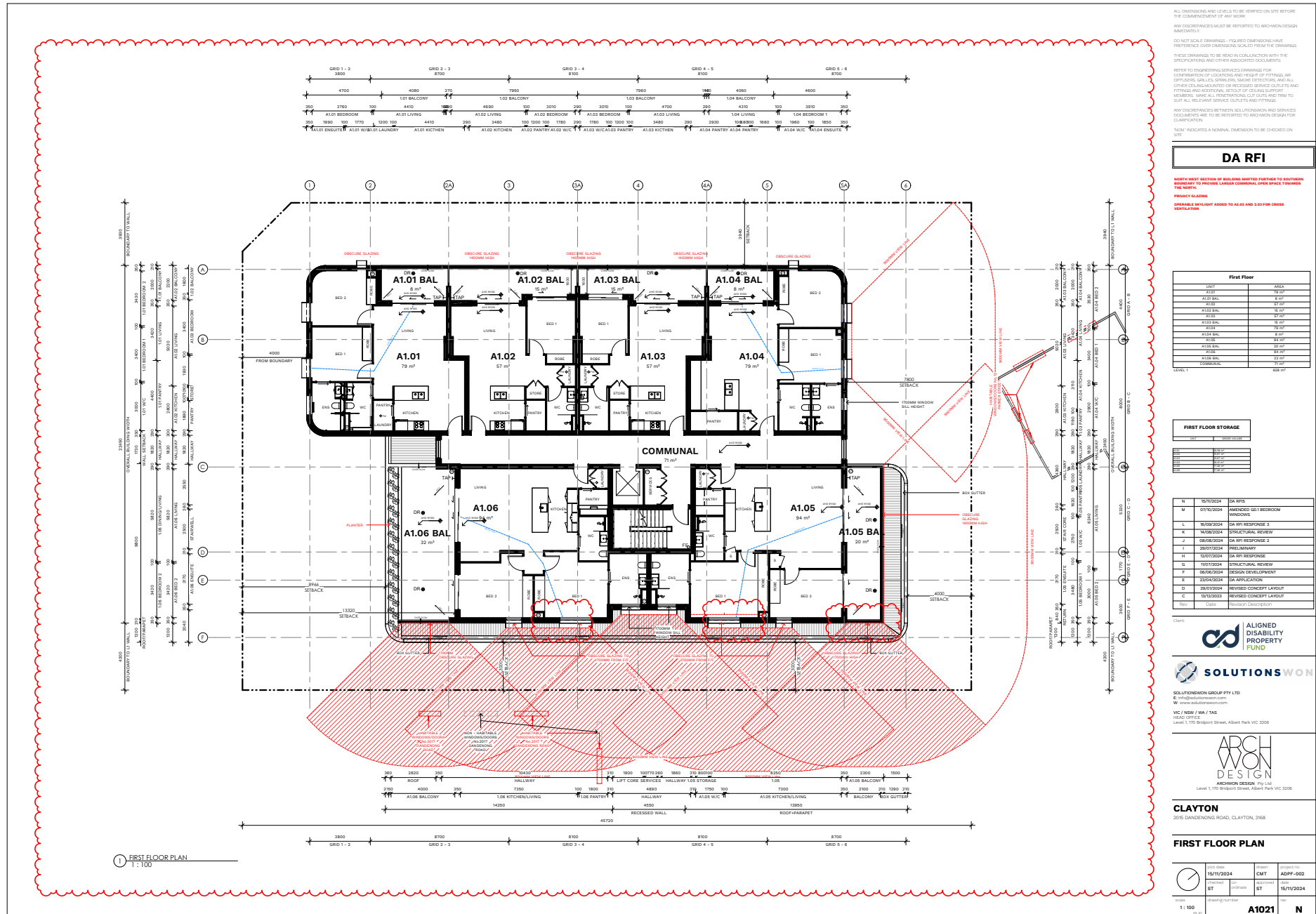
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COMMUNAL SPACE

	Unit Code	15/11/2024	Drawn	ADPP-002
	Project Code	ST	Checked	ST
Issue	15/11/2024	Issue		
Scale	As Indicated	Drawing Number	A1012	N



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 ANY DISCREPANCIES BETWEEN SOLUTIONSWON SERVICES AND DRAWINGS ARE TO BE REPORTED TO ARCHWON DESIGN FOR CLARIFICATION.
 'N/A' INDICATES A DIMENSION TO BE CHECKED ON SITE.

DA RFI

NORTH WEST SECTION OF BUILDING SHIFTED FURTHER TO SOUTHERN BOUNDARY TO PROVIDE LARGER COMMERCIAL OPEN SPACE TOWARDS THE NORTH.

PRIVATE GLAZING
 ORIGINAL PRIVATE GLAZING ADDED TO A1.05 AND A1.06 FOR CROSS VENTILATION

First Floor	
UNIT	AREA
A1.01	79.00 m ²
A1.01 BAL	8.00 m ²
A1.02	57.00 m ²
A1.02 BAL	15.00 m ²
A1.03	57.00 m ²
A1.03 BAL	15.00 m ²
A1.04	79.00 m ²
A1.04 BAL	8.00 m ²
A1.05	54.00 m ²
A1.05 BAL	20.00 m ²
A1.06	32.00 m ²
A1.06 BAL	3.00 m ²
COMMERCIAL	68.00 m ²
TOTAL	687.00 m²

FIRST FLOOR STORAGE	
UNIT	AREA
A1.01	1.00 m ²
A1.02	1.00 m ²
A1.03	1.00 m ²
A1.04	1.00 m ²
A1.05	1.00 m ²
A1.06	1.00 m ²
COMMERCIAL	1.00 m ²
TOTAL	7.00 m²

N	DATE	DESCRIPTION
N	10/11/2024	DA RFI'S
M	07/10/2024	AMENDED GSI BEDROOM WINDOW
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	19/07/2024	STRUCTURAL REVIEW
F	03/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	19/02/2023	REVISED CONCEPT LAYOUT
Rev.	0000	WORKING CONCEPT

Client: **ALIGNED DISABILITY PROPERTY TRUST**

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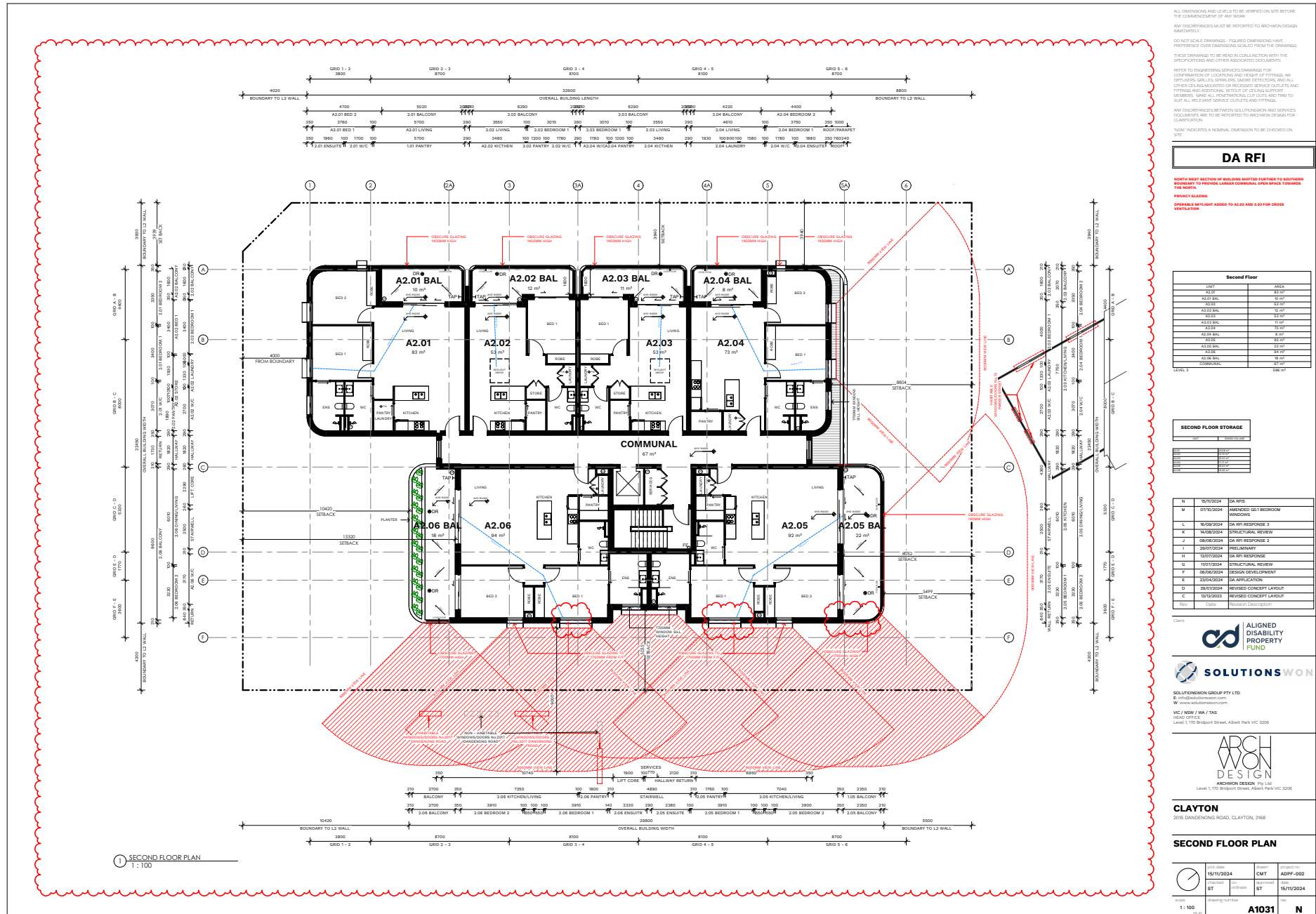
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FIRST FLOOR PLAN			
Date Issued	Project	Drawn By	Checked By
15/11/2024	CMAT	ADPP-002	
15/11/2024	ST	ST	ST
15/11/2024			
Scale	Sheet Number	Sheet	Of
1:100	A1021	N	



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 FITTINGS AND NOTIONAL SETOUT OF COILING UNLESS OTHERWISE STATED.
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DA RFI

NORTH WEST SECTION OF BUILDING SHIFTED FURTHER TO SOUTHERN BOUNDARY TO PROVIDE LARGER COMMUNAL OPEN SPACE TOWARDS THE NORTH.
PRIVATE GLAZING
ORIGINAL WINDOW LIGHT ADDED TO A2.05 AND A2.06 FOR CROSS VENTILATION

Second Floor	
UNIT	AREA
A2.01 BAL	83.00
A2.02 BAL	53.00
A2.03 BAL	53.00
A2.04 BAL	73.00
A2.05 BAL	52.00
A2.06 BAL	34.00
COMMUNAL	67.00
TOTAL	315.00

SECOND FLOOR STORAGE	
UNIT	STORAGE
A2.01	1.00
A2.02	1.00
A2.03	1.00
A2.04	1.00
A2.05	1.00
A2.06	1.00
COMMUNAL	1.00
TOTAL	7.00

N	DATE	DESCRIPTION
N	10/11/2024	DA RFI
M	07/10/2024	AMENDED DA BEDROOM
L	16/09/2024	DA RFI RESPONSE 3
K	11/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	04/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	18/02/2023	REVISED CONCEPT LAYOUT
Rev	15/02/2023	REVISED CONCEPT

Client: **ALIGNED DISABILITY PROPERTY FUND**

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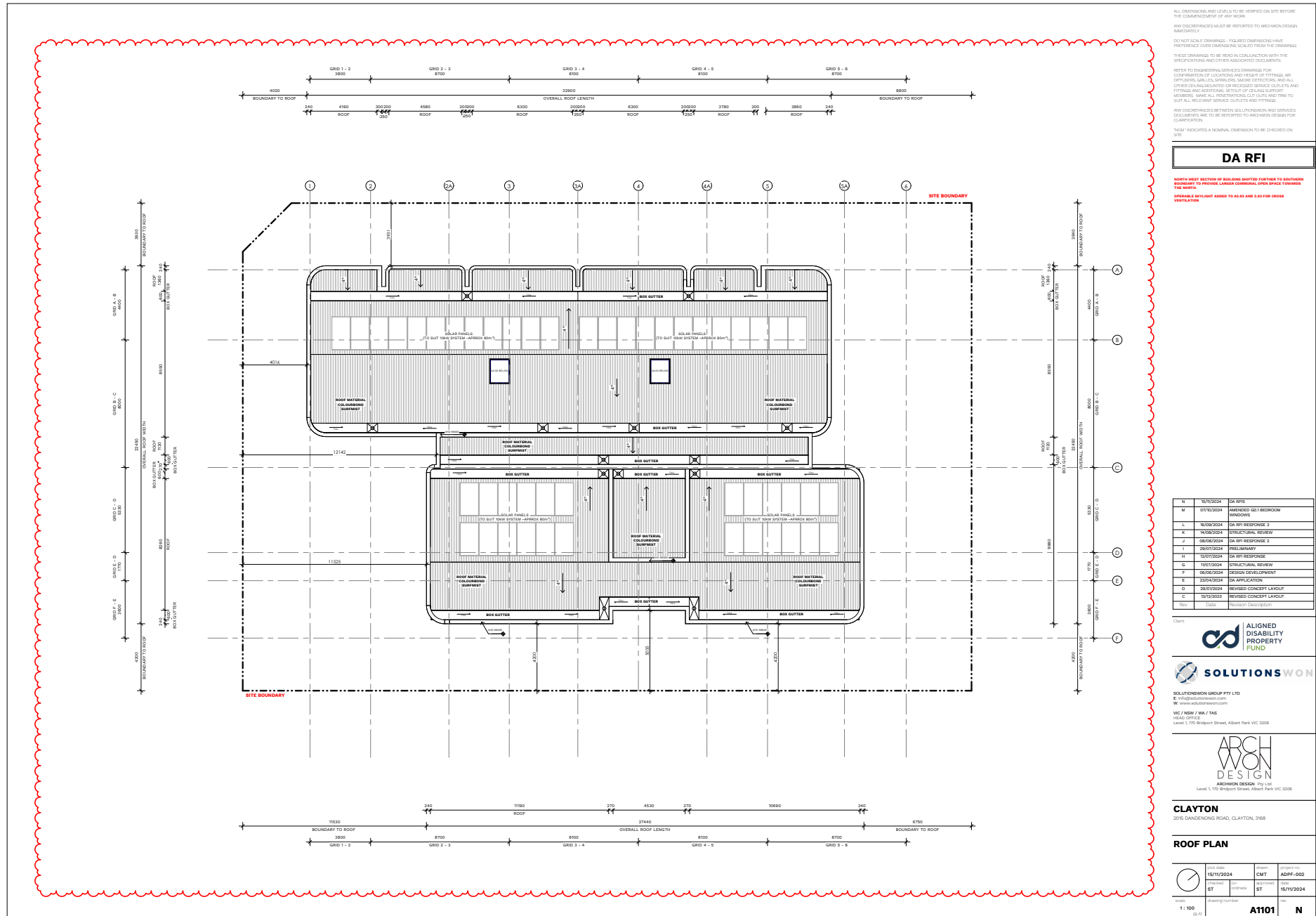
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SECOND FLOOR PLAN

Date Issued	Project	Project No.
15/11/2024	CMAT	ADPP-002
Drawn	Checked	Issue Date
ST	ST	15/11/2024
Scale	Drawing Number	Sheet
1:100	A1031	N





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 ANY DISCREPANCIES BETWEEN SOLUTIONSWON AND SERVICES DOCUMENTS ARE TO BE REPORTED TO ARCHITECT DESIGN FOR CLARIFICATION.
 'NEAR' INDICATES A NEARBY DIMENSION TO BE CHECKED ON SITE.

DA RFI

- BALCONY RAILINGS CHANGED TO OBSCURE GLAZING - SEE ENVELOPING SECTIONS
- OBSCURE GLAZING TO WINDOW PANELS BELOW L1M
- FRONT WALL REDUCED TO 0.9m IN AREA
- CANOPY TREE LOCATION CHANGED - SEE GROUND FLOOR PLAN
- BOUNDARY FENCE PANELS CHANGED TO 1800MM
- PLANTING AREA ADDED TO FRONT FACADE - SEE CLADDING LIAISON
- COMMERCIAL SIGN FACES ADDED TO SOUTH ELEVATION
- HALF OF PROPOSED FRONT SETBACK REDUCED TO 4M FROM BOUNDARY

- MATERIALS SCHEDULE**
- ROOF**
 RP01 - METAL ROOFING, LIGHT COLOUR PER ESD REPORT
- WALLS**
 BR01 - HORIZONTAL BRICK FINISH, LIGHT COLOUR
 BR02 - VERTICAL BRICK FINISH, LIGHT COLOUR
 EP01 - VERTICAL METAL CLADDING, DARK COLOUR
 EP02 - BRUSHED CONCRETE CLADDING PANEL, LIGHT COLOUR
 EP03 - STAINED TIMBER LOOK
- GLAZING**
 GS01 - CLEAR NEUTRAL TINTED GLASS
 GS02 - OBSCURE GLAZING
- WINDOWS/DOORS FRAME**
 POWERCOCAT FINISH - DARK COLOUR
- BALUSTRADE / FENCING**
 FMB0 - VERTICAL METAL BLADE, POWERCOCAT IN DARK COLOUR

N	10/11/2024	DA RFI 5
M	07/10/2024	AMENDED GSI BEDROOM WINDOW
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	17/07/2024	STRUCTURAL REVIEW
F	04/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	19/12/2023	REVISED CONCEPT LAYOUT
Rev	06/02	REVISION CONCEPT

Client: ALIGNED DISABILITY PROPERTY FUND

SOLUTIONSWON

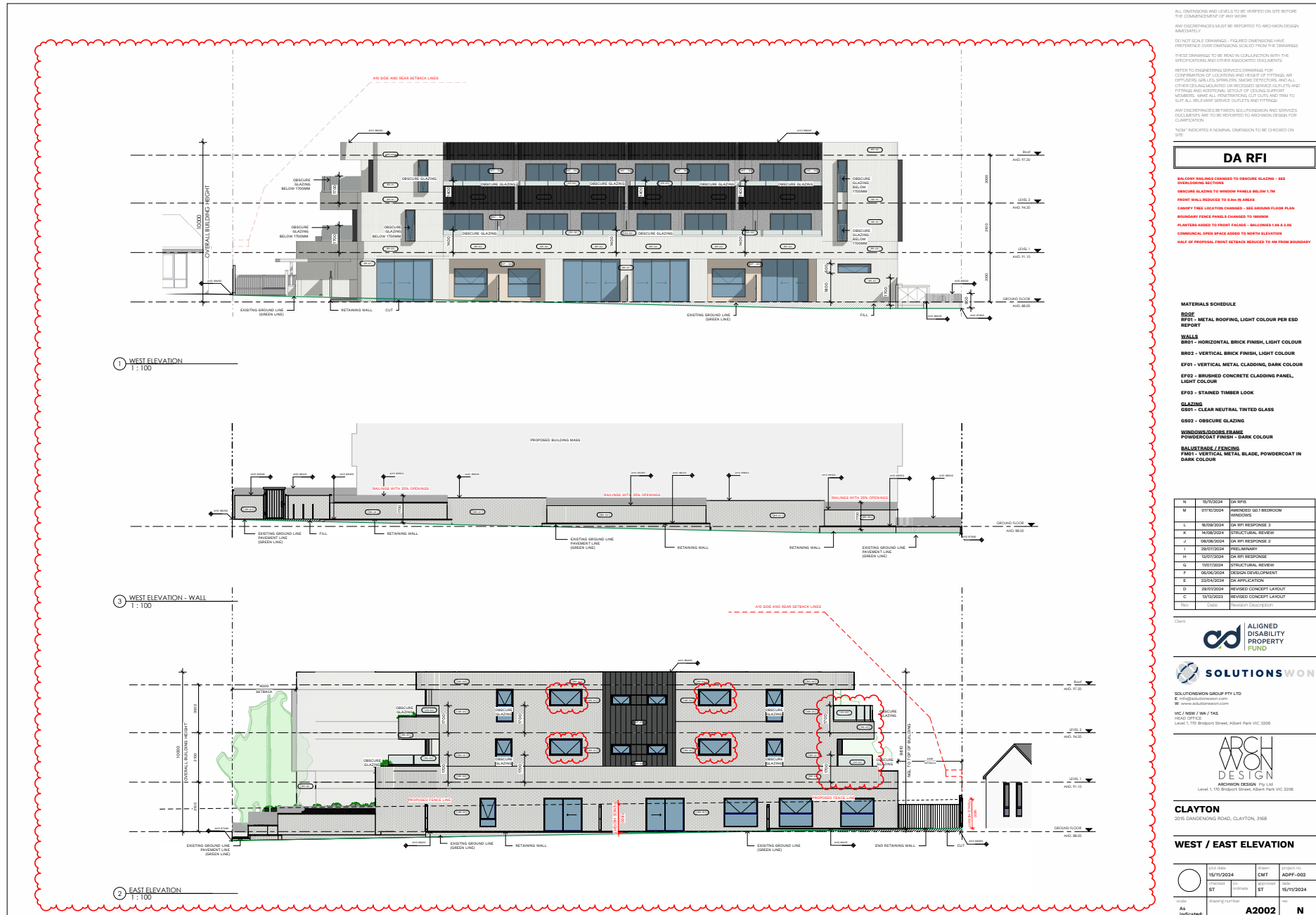
SOLUTIONSWON GROUP PTY LTD
 E: info@solutionswon.com
 W: www.solutionswon.com
 VIC / NSW / WA / TAS
 HEAD OFFICE:
 Level 1, 170 Brisbane Street, Albert Park VIC 3206

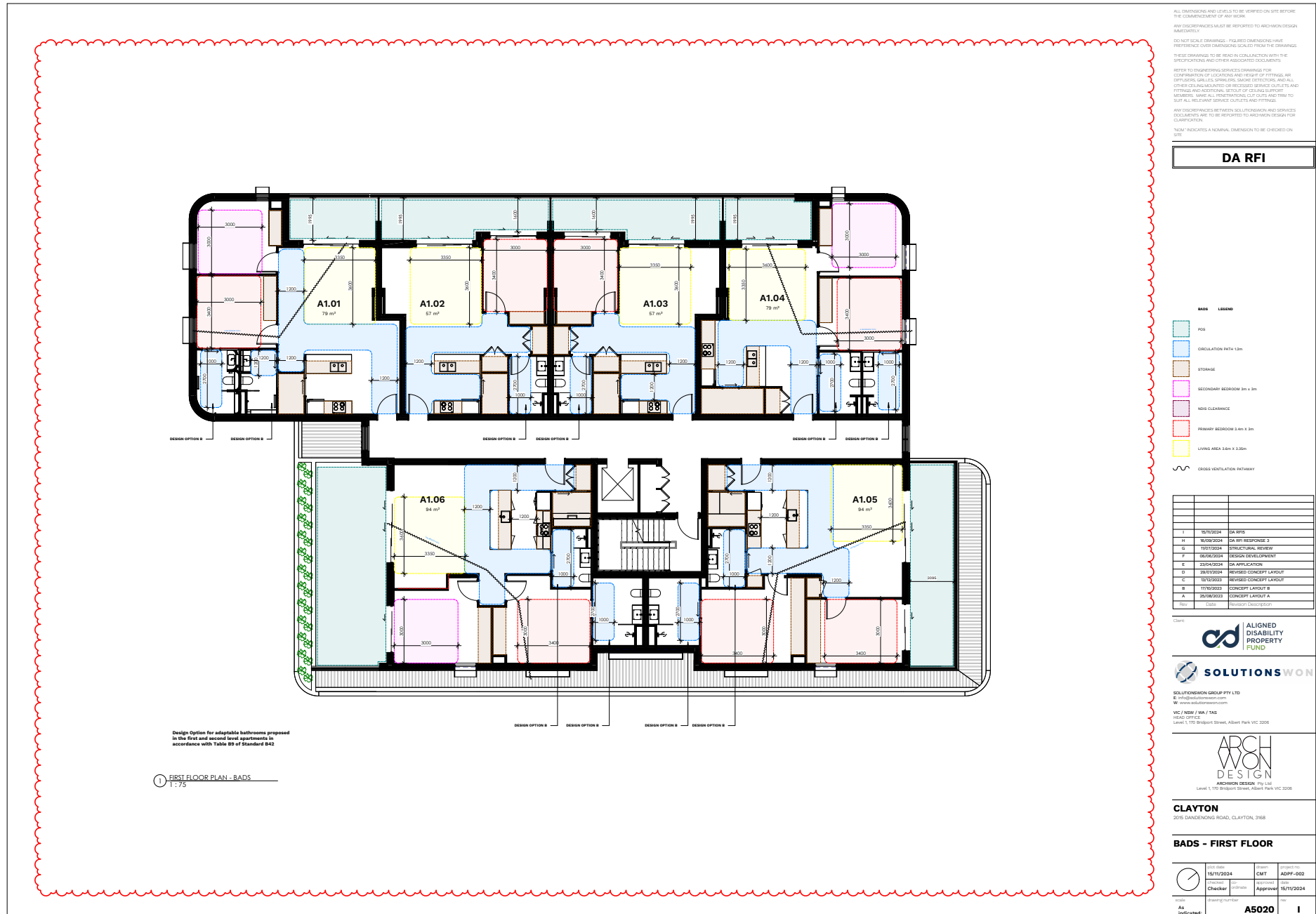
ARCH DESIGN
 ARCHITECTURE DESIGN Pty Ltd
 Level 1, 170 Brisbane Street, Albert Park VIC 3206

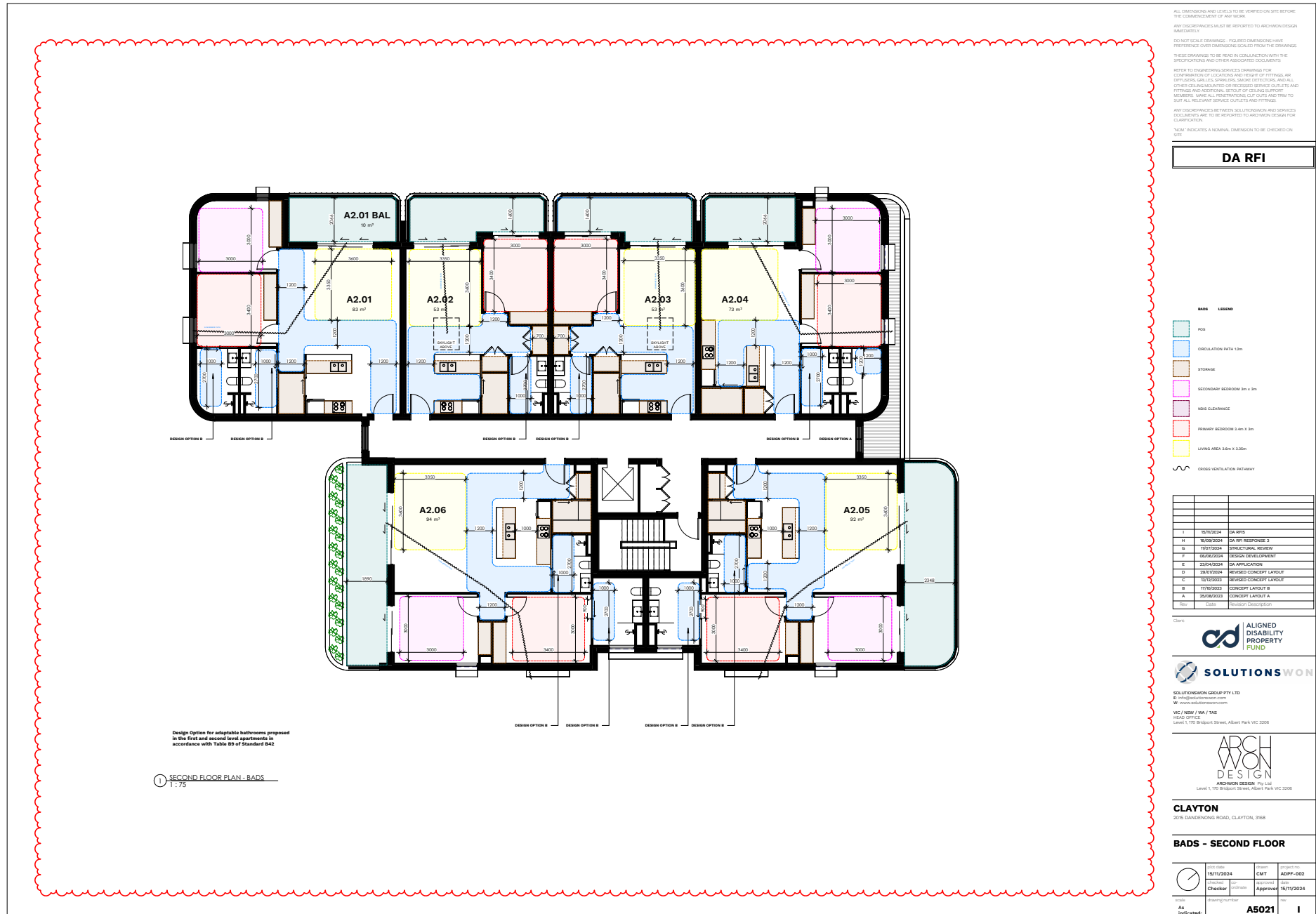
CLAYTON
 2015 DANDENONG ROAD, CLAYTON, 3168

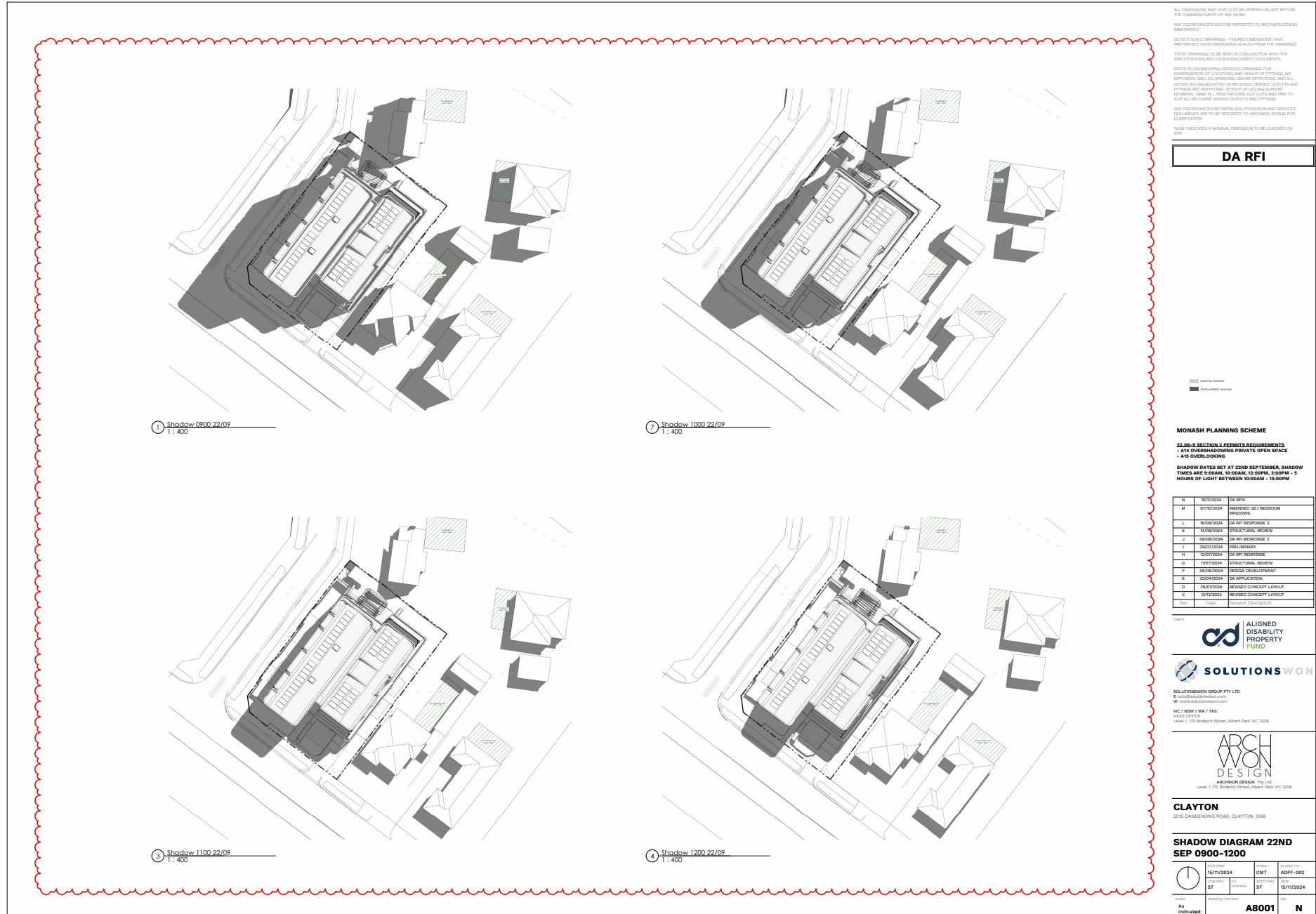
NORTH / SOUTH ELEVATION

Date	15/11/2024	Sheet	02M	Project No.	ADPF-002
Drawn by	ST	Checked by	ST	Date	15/11/2024
Scale		Drawing number	A2001	Rev	N
Notes	As indicated				









ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.
 ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECT IMMEDIATELY.
 DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS HAVE PRECEDENCE OVER DIMENSIONS SCALED FROM THE DRAWINGS.
 THESE DRAWINGS TO BE READ IN COLLOCATION WITH THE SPECIFICATIONS AND OTHER ASSOCIATED DOCUMENTS.
 REFER TO ENGINEERING SERVICES DRAWINGS FOR CONFIRMATION OF LOCATIONS AND HEIGHT OF FITTINGS, AIR SUPPLIES, GRILLS, SPRINKLERS, DAMPER DETECTORS, AND ALL OTHER CEILING MOUNTED OR RECESSED SERVICE OUTLETS AND FITTINGS AND NOTIONAL SETUP OF CEILING SERVICE MEMBERS. MAKE ALL PENETRATING CUT CUTS AND TRIM TO SUIT ALL RELEVANT SERVICE OUTLETS AND FITTINGS.
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 'NOM' INDICATES A NOMINAL DIMENSION TO BE CHECKED ON SITE.

DA RFI

MONASH PLANNING SCHEME
32.08-5 SECTION 2 PERMITS REQUIREMENTS
 - A16 OVERSHADOWING PRIVATE OPEN SPACE
 - A18 OVERSHADOWING
SHADOW DATES SET AT 22ND SEPTEMBER, SHADOW TIMES ARE 9:00AM, 10:00AM, 12:00PM, 3:00PM - 5 HOURS OF LIGHT BETWEEN 10:00AM - 10:00PM

N	10/11/2024	DA RFI
M	07/10/2024	AMENDED GSI BEDROOM WINDOW
L	16/09/2024	DA RFI RESPONSE 3
K	11/08/2024	STRUCTURAL REVIEW 2
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	10/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/12/2024	REVISED CONCEPT LAYOUT
C	18/12/2023	REVISED CONCEPT LAYOUT
Rev	18/12/2023	REVISED CONCEPT LAYOUT

Client:
 ALIGNED DISABILITY PROPERTY FUND

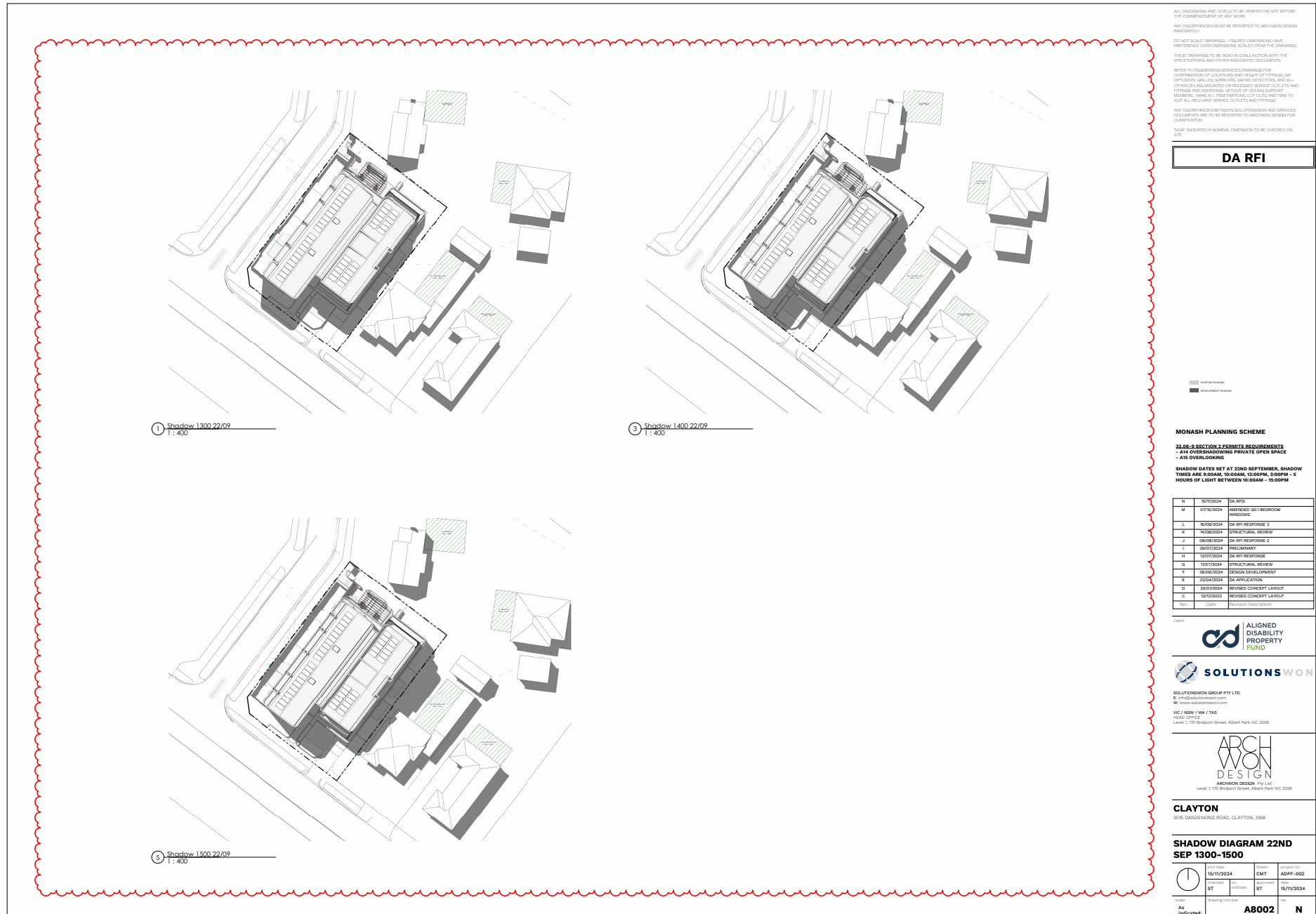
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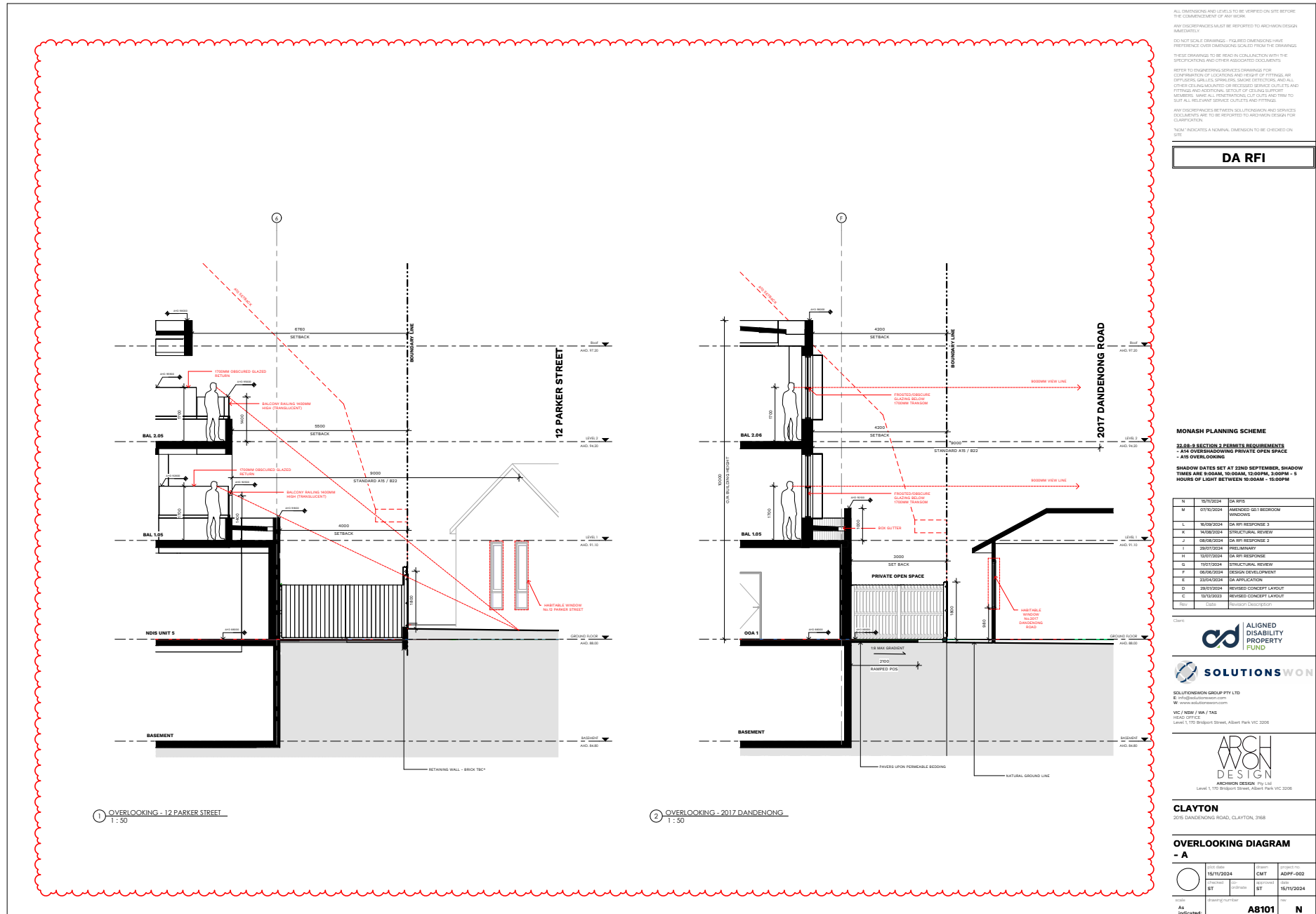
ARCH DESIGN
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 Level 1, 170 Bridgeport Street, Albion Park VIC 3206

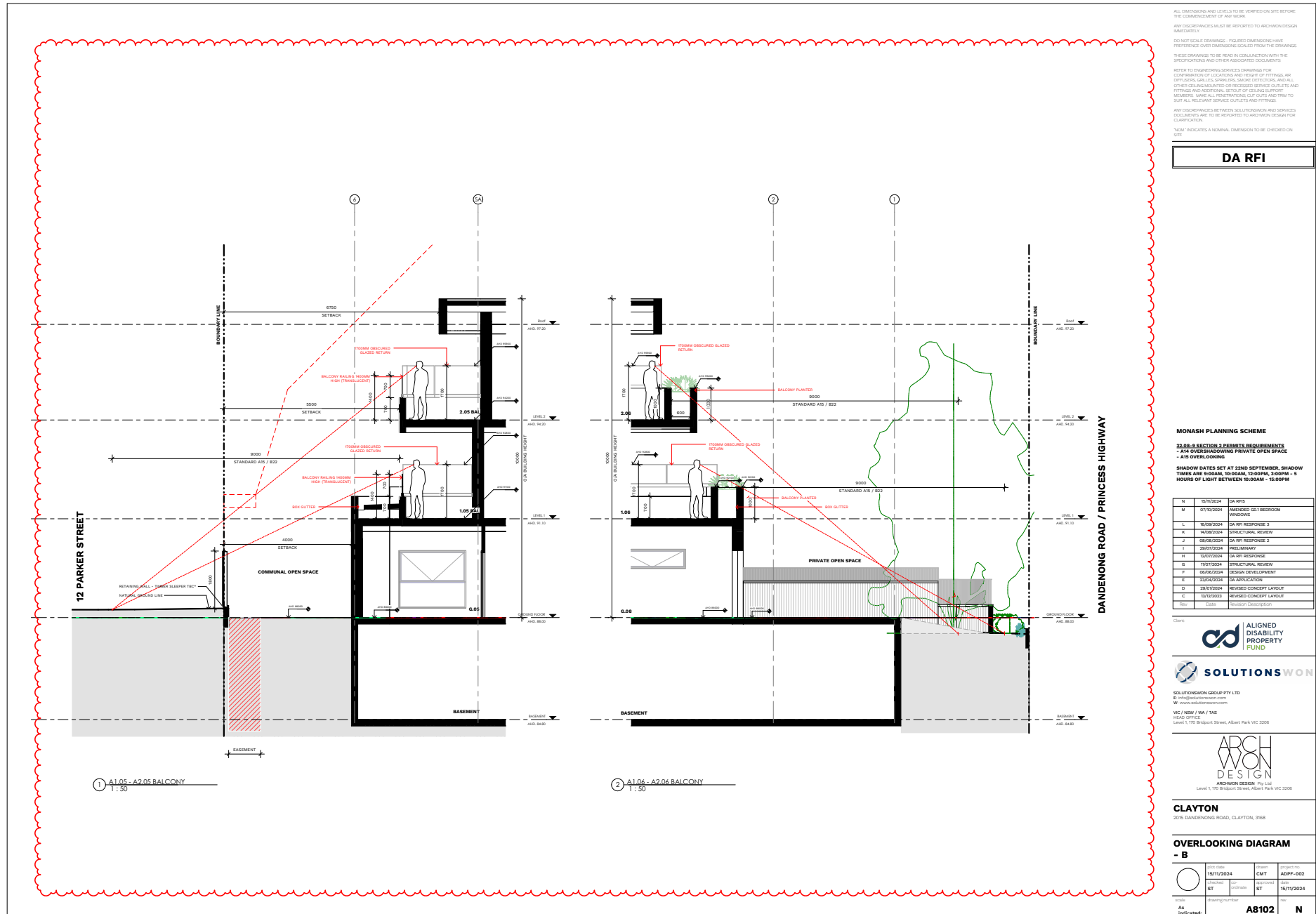
CLAYTON
 2015 DANDENONG ROAD, CLAYTON, 3168

SHADOW DIAGRAM 22ND SEP 0900-1200

DATE	DATE	BY	APPR'D BY
	15/11/2024	CMT	ADPP-002
SCALE	SCALE	DATE	DATE
	ST	ST	15/11/2024
DRAWING NUMBER	DRAWING NUMBER	PROJECT	PROJECT
	AB001	ST	ST
INDICATED	INDICATED	INDICATED	INDICATED
	AB001	N	N







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DA RFI

MONASH PLANNING SCHEME
22.08-3 SECTION 2 PERMITS REQUIREMENTS
 - AIS OVERSHADOWING PRIVATE OPEN SPACE
 - AIS OVERLOOKING

SHADOW DATES SET AT 22ND SEPTEMBER, SHADOW TIMES ARE 9:00AM, 10:00AM, 12:00PM, 3:00PM - 5 HOURS OF LIGHT BETWEEN 10:00AM - 10:00PM.

N	10/11/2024	DA RFI
M	07/10/2024	AMENDED GSI BEDROOM WINDOW
L	16/09/2024	DA RFI RESPONSE 3
K	11/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	10/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	19/12/2023	REVISED CONCEPT LAYOUT
Prep.	10/02	PRELIMINARY CONCEPT

Client: ALIGNED DISABILITY PROPERTY FUND

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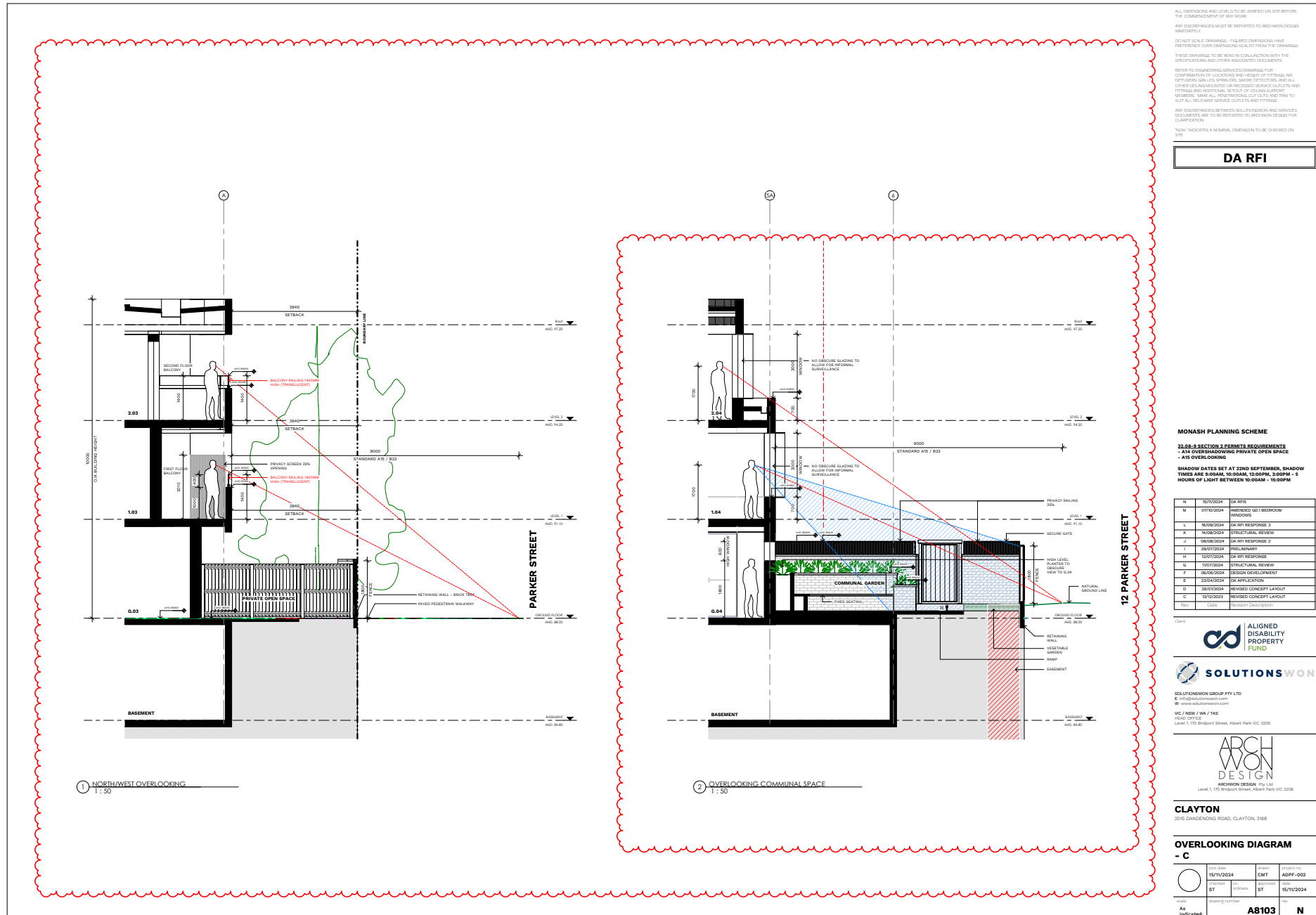
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 ARCHITECTURE DESIGN PTY LTD
 Level 1, 170 Brisbane Street, Albion Park VIC 3206

CLAYTON
 2015 DANDENONG ROAD, CLAYTON, 3168

OVERLOOKING DIAGRAM - B

	Date Issued	15/11/2024	Drawn	CMT	Approved No.	ADPP-002	
	Project	ST	Site	ST	Date	15/11/2024	
Scale	As Indicated	Drawing Number	A8102				N



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DA RFI

MONASH PLANNING SCHEME
22.08-3 SECTION 2 PERMITS REQUIREMENTS
 - AIR OVERSHADOWING PRIVATE OPEN SPACE
 - AIR OVERLOOKING
SHADOW DATES SET AT 22ND SEPTEMBER, SHADOW TIMES ARE 8:00AM, 10:00AM, 12:00PM, 3:00PM - 5 HOURS OF LIGHT BETWEEN 10:00AM - 10:00PM.

N	10/11/2024	DA RFI
M	07/10/2024	AMENDED GSI BEDROOM IMPROVEMENT
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	17/07/2024	STRUCTURAL REVIEW
F	10/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/03/2024	REVISED CONCEPT LAYOUT
C	19/12/2023	REVISED CONCEPT LAYOUT
Prep.	2023	PRELIMINARY CONCEPT

Client:
 ALIGNED DISABILITY PROPERTY FUND

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 ARCHITECTS
 Level 1, 170 Brisbane Street, Albion Park VIC 3206

CLAYTON
 2015 DANDENONG ROAD, CLAYTON, 3168

OVERLOOKING DIAGRAM - C

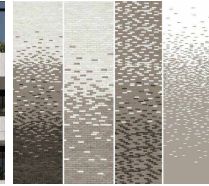
	Date Issued	15/11/2024	Project	CMT	Project No.	ADPP-002
	Drawn	ST	Checked	ST	Date	15/11/2024
Scale	Drawing number		Site		No.	
As indicated	A8103		N			



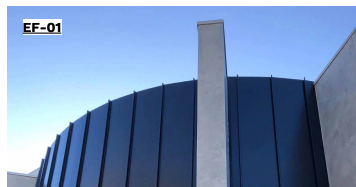
LIGHT BRICKWORK + DARK FRAME REVEALS



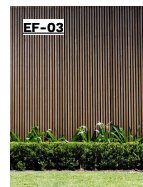
PATTERN BRICKWORK



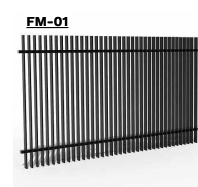
LIGHT BRICKWORK - HORIZONTAL + VERTICAL



**DARK VERTICAL METAL CLADDING
COLOURBOND SHEET CLADDING OR SIMILAR**



**VERTICAL TIMBER CLADDING
LIGHT COLOURED TIMBER**



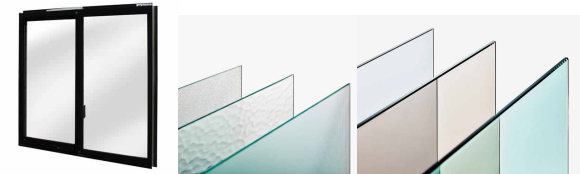
DARK BLADE BALCONY RAILINGS



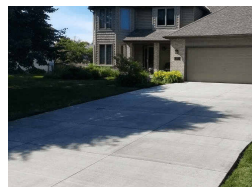
**BRUSHED CONCRETE CLADDING
JAMES HARDIE - CONCRETE SHEET FINISH**



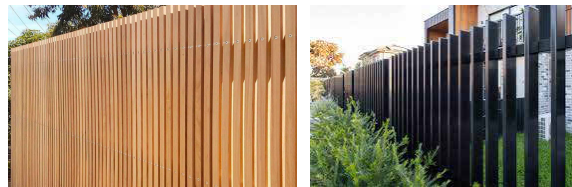
**ROOFING MATERIAL
COLOURBOND SHEET MATERIAL - SURFERS
MIST (COLOUR TBC)**



**WINDOWS + DOORS
FRAME - BLACK POWDER COATED FINISH
GLASS - COMBINATION OF CLEAR AND OBSCURE GLAZING**



**DRIVEWAYS + FOOTPATHS
CONCRETE DRIVEWAYS AND WALKWAYS**



**FENCING
TIMBER FENCING - WOOD BETWEEN POSTS
METAL FENCING ON KERBSIDE WALL PERIMETER.**

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TEAM INDICATES A NEUTRAL DIMENSION TO BE CHECKED ON SITE

DA RFI

- MATERIALS SCHEDULE**
- ROOF**
RF01 - METAL ROOFING, LIGHT COLOUR PER ESD REPORT
 - WALLS**
BR01 - HORIZONTAL BRICK FINISH, LIGHT COLOUR
BR02 - VERTICAL BRICK FINISH, LIGHT COLOUR
EF01 - VERTICAL METAL CLADDING, DARK COLOUR
EF02 - BRUSHED CONCRETE CLADDING PANEL, LIGHT COLOUR
EF03 - STAINED TIMBER LOOK
 - GLAZING**
GS01 - CLEAR NEUTRAL TINTED GLASS
GS02 - OBSCURE GLAZING
 - WINDOWS/DOORS FRAME**
POWDERCOAT FINISH - DARK COLOUR
 - BALCONYRAIL / FENCING**
FM01 - VERTICAL METAL BLADE, POWDERCOAT IN DARK COLOUR

Rev	Date	Description
N	10/11/2024	DA RFI'S
M	07/10/2024	AMENDED GSI BEDROOM WINDOW
L	16/09/2024	DA RFI RESPONSE 3
K	14/08/2024	STRUCTURAL REVIEW 2
J	08/08/2024	DA RFI RESPONSE 2
I	29/07/2024	PRELIMINARY
H	12/07/2024	DA RFI RESPONSE
G	11/07/2024	STRUCTURAL REVIEW
F	01/06/2024	DESIGN DEVELOPMENT
E	23/04/2024	DA APPLICATION
D	28/01/2024	REVISED CONCEPT LAYOUT
C	18/12/2023	REVISED CONCEPT LAYOUT
Rev	0000	WORKSET DEVELOPMENT

Client: **ALIGNED DISABILITY PROPERTY FUND**

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ARCH DESIGN
ARCHITECTS
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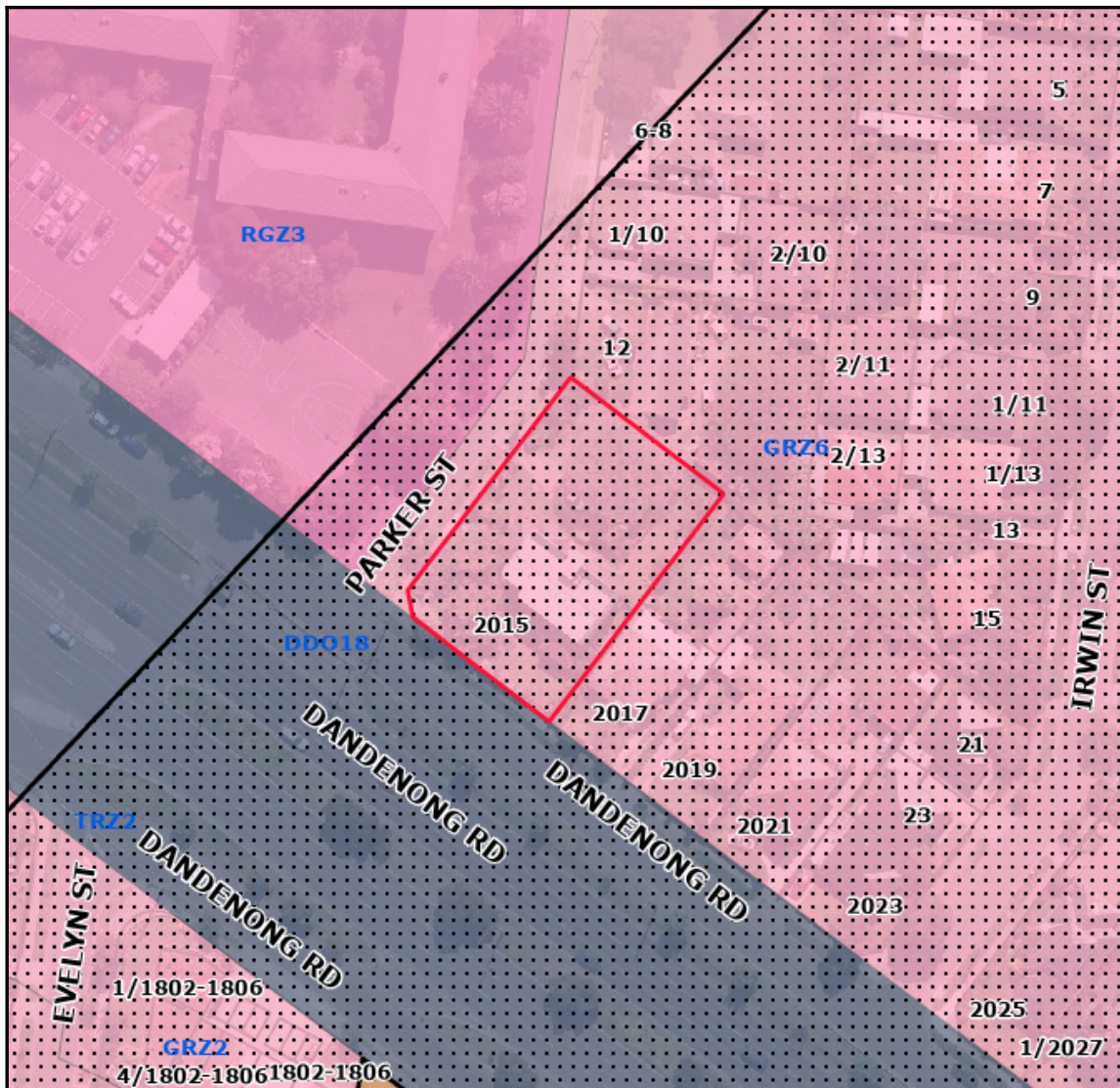
MATERIALITY

Issue Date	Project	Drawn	Checked
15/11/2024	CMAT	ADPP-002	
15/11/2024	ST	ST	

Scale: 1:1
Drawing number: **A9001**
Rev: **N**



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

2015 Dandenong Road CLAYTON VIC 3168

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