



SANKAT MOCHAN SAMITI INC.



REG NO: A0052145E

ABN: 17 304 965 150

COMMITTED TO SUPPORT THE COMMUNITY SPIRITUALLY, MORALLY & PHYSICALLY

To,

ADVERTISED COPY

The City of Monash,
293 Springvale Road,
Glen Waverley, Vic 3150

Subject: Application for Change of Purpose for the property located at 4 Margaret Street, Oakleigh South

Dear Sir / Madam,

Sankat Mochan Samiti Inc. (SMS), has bought the property (Warehouse) located at the 4 Margaret Street in Oakleigh South on 3 December 2019. The settlement has been proposed to take place on 26 March 2020. SMS is going to establish, "Sankat Mochan Indian Cultural Centre (SMICC)", similar in basic concept to the Sankat Mochan Kendra (SMK) currently run by SMS at 1289 A, North Rd., Huntingdale.

On behalf of SMS we request the City of Monash to grant us the permission for the use of the property at 4 Margaret Street, as a Place of Assembly to complement the activities of SMICC. SMICC shall provide the Spiritual, Social Welfare and Educational facilities to the Hindu community in particular and the other communities at large.

Please find the following documents attached to the application.

1. Application for Planning Permit
2. Title – 4 Margaret Street, Oakleigh South, Vic. 3167
3. Photo of 4 Margaret St.
4. Surveyor Report – B.T.Surveys
5. Traffic Report - M.L. Traffic Engineers
6. Proposed Plans

Please contact me for any further details if required. We thank you in anticipation for your quick positive decision.

S. Shrivastava
5/3/2020

Dr. Sunila Shrivastava

President, Sankat Mochan Samiti Inc.

12 Coast Drive, Torquay, Vic 3228

Ph. 0427 274 462

Email: sankatmochansamiti@gmail.com



SANKAT MOCHAN SAMITI INC



19 BRENNAN DRIVE, WANTIRNA SOUTH VIC 3152

REG NO: A0052145E

ABN: 17 304 965 150

31 March 2020

Ms Jeanny Lui
Principal Planner
City of Monash
293 Springvale Rd,
Glen Waverley Vic 3150
Email: jeanny.lui@monash.vic.gov.au

Dear Jeanny

**Re: 4 MARGARET STREET OAKLEIGH SOUTH VIC 3167
PLANNING PERMIT APPLICATION - TPA/51344**

I refer to your letter of 24th March 2020 and our telephone conversation today.

As explained to you over the phone, the proposed development is an existing warehouse converted to a Community and Cultural Centre, a project funded by the Victorian Government.

We apologise for the misunderstanding during our planning application, which we now clarify as follows –

1. Our organisation has on the 27th of March 2020 taken possession of the property following a final settlement. We are therefore the legal owners of Factory 4: Lot 2 LP71049.
2. There is no proposed extension to the building, i.e. all renovation works will be carried out internal of the building footprint.
3. There is no proposed façade upgrades, apart from changing some windows which have deteriorated.
4. There is an existing mezzanine floor within the warehouse, which will be utilised and extended. The proposed drawings when submitted will show this extension.
5. There are existing toilet amenities on the Ground and Mezzanine levels. This will be retained and refurbished with new fitments and finishes.
6. There will be a new Commercial Kitchen on the Ground Floor which is currently being tendered by a Commercial Kitchen designer. The proposed floor plan for planning approval will show this area.
7. There is suspected asbestos roofing which will need to be replaced with new metal deck roof and skylights. Our consultants will seek a staged permit approval for this portion of the works to occur prior to other trades commencing.

8. With regard to Signage, our Incorporated Logo and Name will appear on the entry door (not exceeding the width of the door. The main building advertising signage will be delayed as we would like to assess the overall look of the front façade. We will seek a separate Council approval for this in the future if required.
9. We have previously provided a Traffic Engineer's report which shows 3 car-parking spaces in the front of the Property and 3 Car-parking spaces in the Rear. Please advise whether this information is sufficient.
10. We had previously provided a site plan with dimensions and a North direction showing the building orientation. Please advise whether this information is sufficient.
11. We can confirm that the total Factory 4 Building Area is approximately 1,028 m² and the Land Area is approximately 1,119 m² as per the Information Memorandum received from Ray White Estate Agents.

We are in the process of engaging a Building Surveyor, Architect and Structural Engineer to assist us with the Planning documentation. Services documentation will be on a D&C basis derived from the architectural drawings.

We are currently experiencing very limited Consultant and Building Surveyor communication due to the Covid-19 situation. We therefore formally seek an **extension of time of 4 weeks** to respond to your letter and secure key consultants who will assist us with the Planning application process.

I look forward to your response by phone tomorrow (I'm available at the below number) to see if I have covered everything you require for the moment.

Many thanks for your assistance and understanding.

Yours faithfully



Yogen Lakshman

Vice President/ Project Lead

Sankat Mochan Samiti Inc.

Phone: 0403 337 142

Email: ylakshman@bigpond.com



SANKAT MOCHAN SAMITI INC



19 BRENNAN DRIVE, WANTIRNA SOUTH VIC 3152

REG NO: A0052145E

ABN: 17 304 965 150

07 April 2020

Ms Jeanny Lui
Principal Planner
City of Monash
293 Springvale Rd,
Glen Waverley Vic 3150
Email: jeanny.lui@monash.vic.gov.au

Dear Jeanny

**Re: 4 MARGARET STREET OAKLEIGH SOUTH VIC 3167
PLANNING PERMIT APPLICATION - TPA/51344**

I refer to your email of 1st April 2020 in reference to the above. We thank Council for the kind extension of time to 1st June 2020 in order to enable us to engage with our Consultants so that a proper brief with some architectural concept drawings is prepared for the Planning Permit.

In the interim, we provide the following 'missing' information as requested in your email.

1. The Sankat Mochan Samiti Inc. consents to the Council's proposed amendment to the application description pursuant to Section 50A of the Planning and Environment Act 1987.
2. We advise the following hours of operation –

Day	Morning	Evening
Monday	10.30 am – 12.30 pm	6.30 pm – 8.30 pm
Tuesday	10.30 am – 12.30 pm	6.30 pm – 8.30 pm
Wednesday	10.30 am – 12.30 pm	6.30 pm – 8.30 pm
Thursday	10.30 am – 12.30 pm	6.30 pm – 8.30 pm
Friday	10.30 am – 12.30 pm	6.30 pm – 8.30 pm
Saturday	10.30 am – 12.30 pm	4.30 pm – 8.00 pm
Sunday	10.30 am – 12.30 pm	4.30 pm – 8.00 pm

3. Please refer to the attached Site Plan outlining the building envelope and a sketched scaled drawing of the ground and mezzanine floors outlining the proposed scope of works.

4. Please refer to the attached Site Plan showing the scope of roof replacement and approximate locations of the proposed skylights. The size and positioning may change on advice from our consultants on review of internal aesthetics and ESD reporting.
5. Please find attached part elevations of the two separate entrances highlighting the size and positioning of the proposed signages. The signages are not illuminated.
6. The **North** direction is indicated on the **Survey Site Plan** and the **Floor Plans**.

We hope we have now answered your remaining concerns. With the Consultant team close to being engaged, all the above information will be incorporated into the Planning Documents.

Thank you for your assistance with our planning application thus far.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Yogen Lakshman', written over a horizontal dotted line.

Yogen Lakshman

Vice President/ Project Lead

Sankat Mochan Samiti Inc.

Phone: 0403 337 142

Email: ylakshman@bigpond.com