



# OAKMONT

OAKLEIGH SOUTH

52 GOLF ROAD, OAKLEIGH SOUTH, FOR VCAT

NO.12737

DATE: 3/02/2020

REVISION: 2



# *Contents*

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- 1.0 ARCHITECTURAL STATEMENT
- 2.0 URBAN CONTEXT & SITE ANALYSIS
- 3.0 URBAN INTEGRATION & RESPONSE
- 4.0 ARCHITECTURALS

## OAKMONT

OAKLEIGH SOUTH



# 52 Golf Road, Oakleigh South

## *Architectural Statement*

# OAKMONT

OAKLEIGH SOUTH

NO.12737

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### THE SITE

The site at Golf Rd is situated within the suburb of Oakleigh South, and is bordered by Metropolitan Golf Course, Bakers Road and Beryl Ave. Its immediate surrounding is predominantly single - double storey homes. It is located just 3kms from Huntingdale Train Station, with local bus routes along Golf Rd.

Oakleigh South is a well known suburb in Melbourne with desirable amenity and lifestyle offerings. The tree lined streets and surrounding park lands are a well known feature within the area. There is a high level of variation between commercial and residential amenity, of which the subject site sits within the midst of both.

### THE OPPORTUNITY

The immediate conventional suburban surrounds, and proximity to a variety of local amenity and recreational facilities, such as the Metropolitan Golf Course and local schools, create excellent conditions for a new community driven residential development. Given the location, a high level of owner-occupier purchasers are anticipated. The proposal represents an exciting opportunity to create a strong benchmark for future developments in the Oakleigh South area.

### THE PROPOSED DEVELOPMENT

The proposed development will make a significant contribution to the public realm and surrounding neighbourhood. A high-quality, contemporary architectural expression with sensitivity to its context will be the driving force behind the design. Importance has been placed on sincere engagement of the surrounding community by providing public 'pocket' parks and veggie gardens for community enjoyment. The project is designed to encourage pedestrian movement through the site, giving a strong connection to the surrounding street network.



### PROJECT DETAILS

Two, Three, and Four bedroom townhouses  
Landscape driven public and private spaces  
On site parking  
Oakleigh South, Melbourne



# 52 Golf Road, Oakleigh South

*Urban Context & Site Analysis*

OAKMONT

OAKLEIGH SOUTH





NO.12737

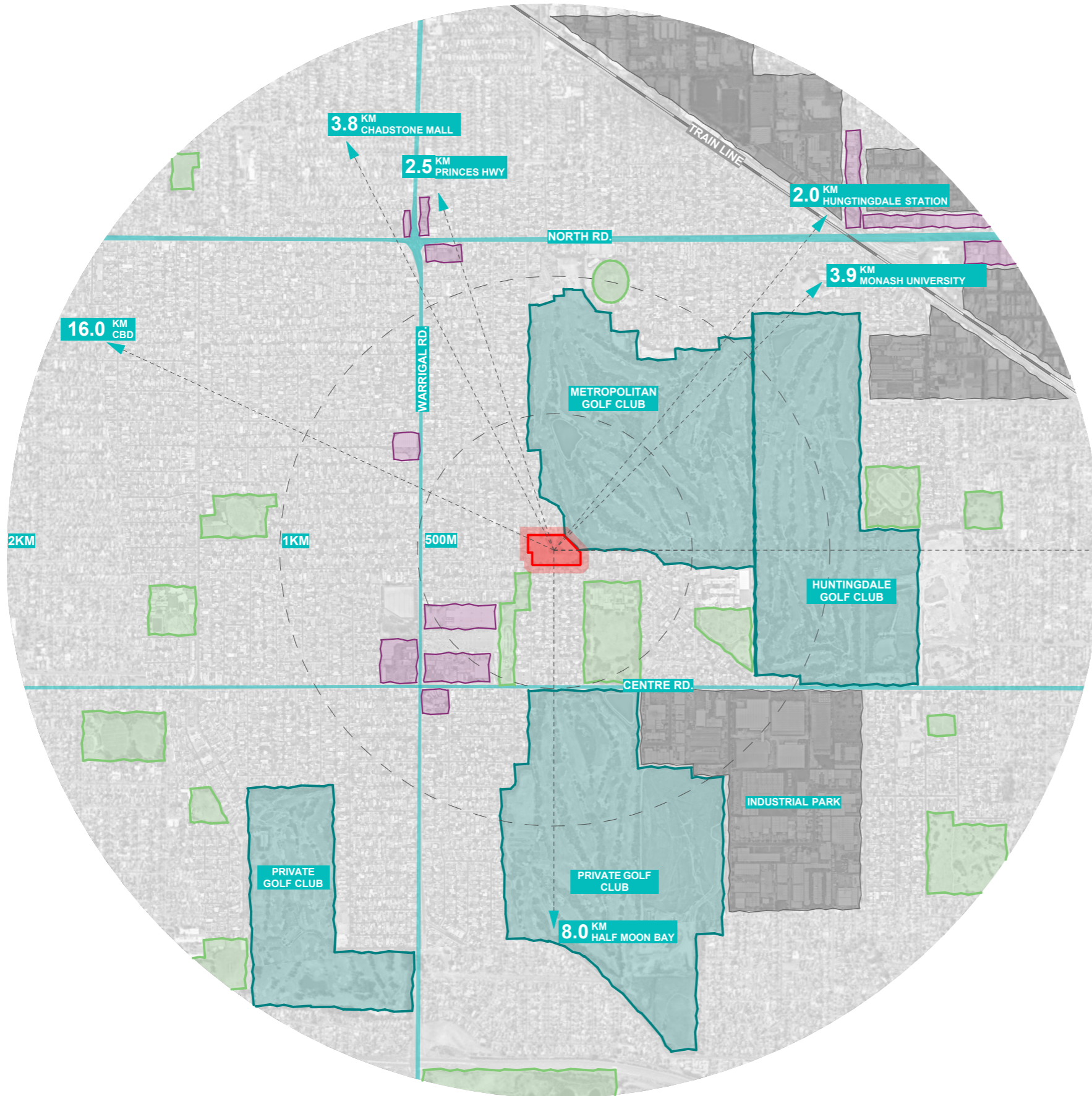
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### LEGEND













-  Subject Site
-  Public Open Space
-  Industrial
-  Retail /Commercial



FOR VCAT

The subject site is located at 52 Golf Road, Oakleigh South. It is situated North West of South Oakleigh College and faces onto the Metropolitan Golf Club. The site is proximate to a wide range of excellent public amenities including parklands, primary and secondary education facilities, shopping centres and public transport.

### LEGEND

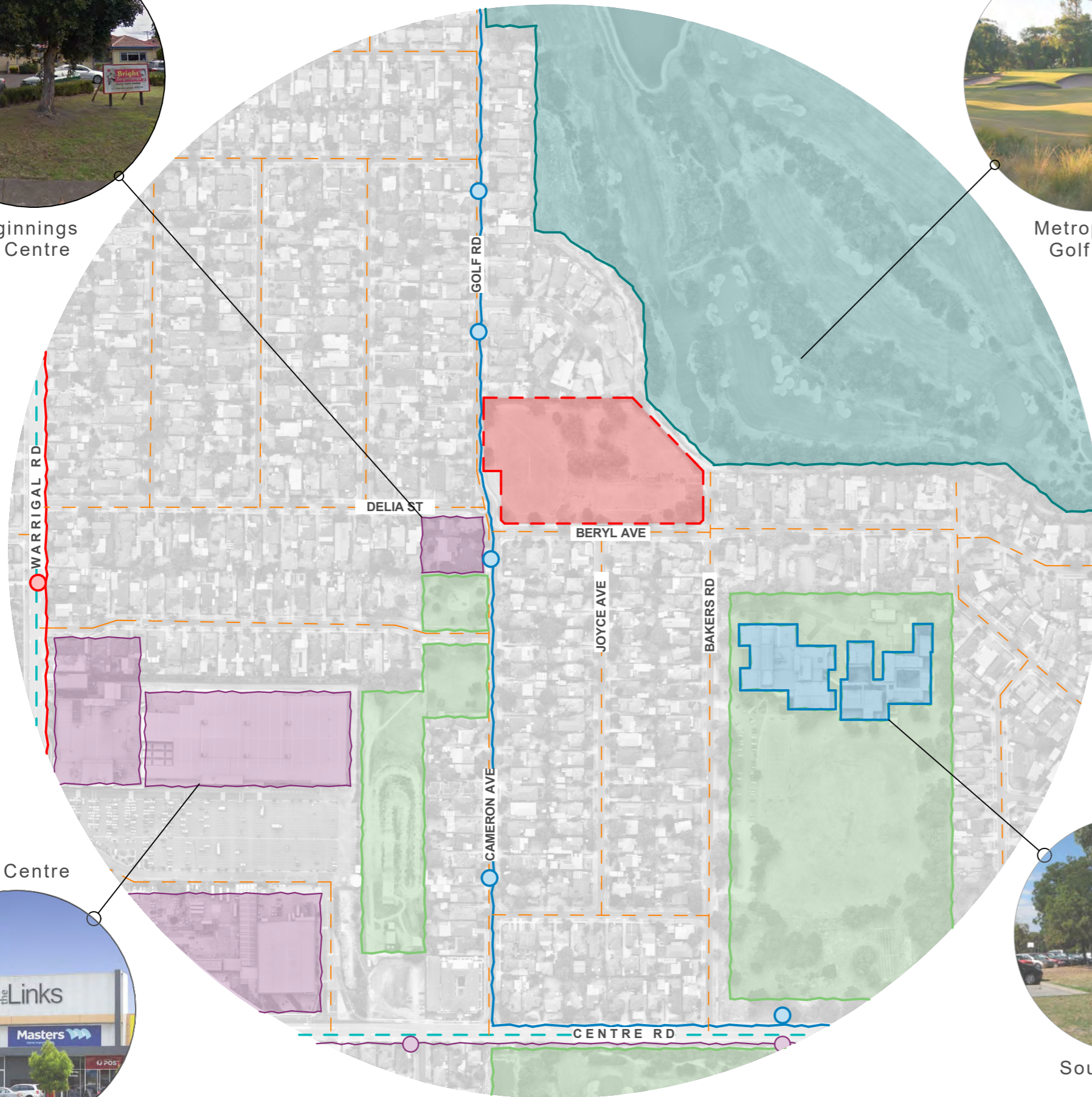
-  Subject Site
-  Private Green
-  Public Open Space
-  Educational
-  Commercial / Retail
-  Arterial Roads (VicRoads)
-  Local Roads (Council)
-  Bus Stop 733  
Bus Route 733
-  Bus Stop 703  
Bus Route 703  

-  Bus Stop 903  
Bus Route 903  




Bright Beginnings Childcare Centre



Metropolitan Golf Club

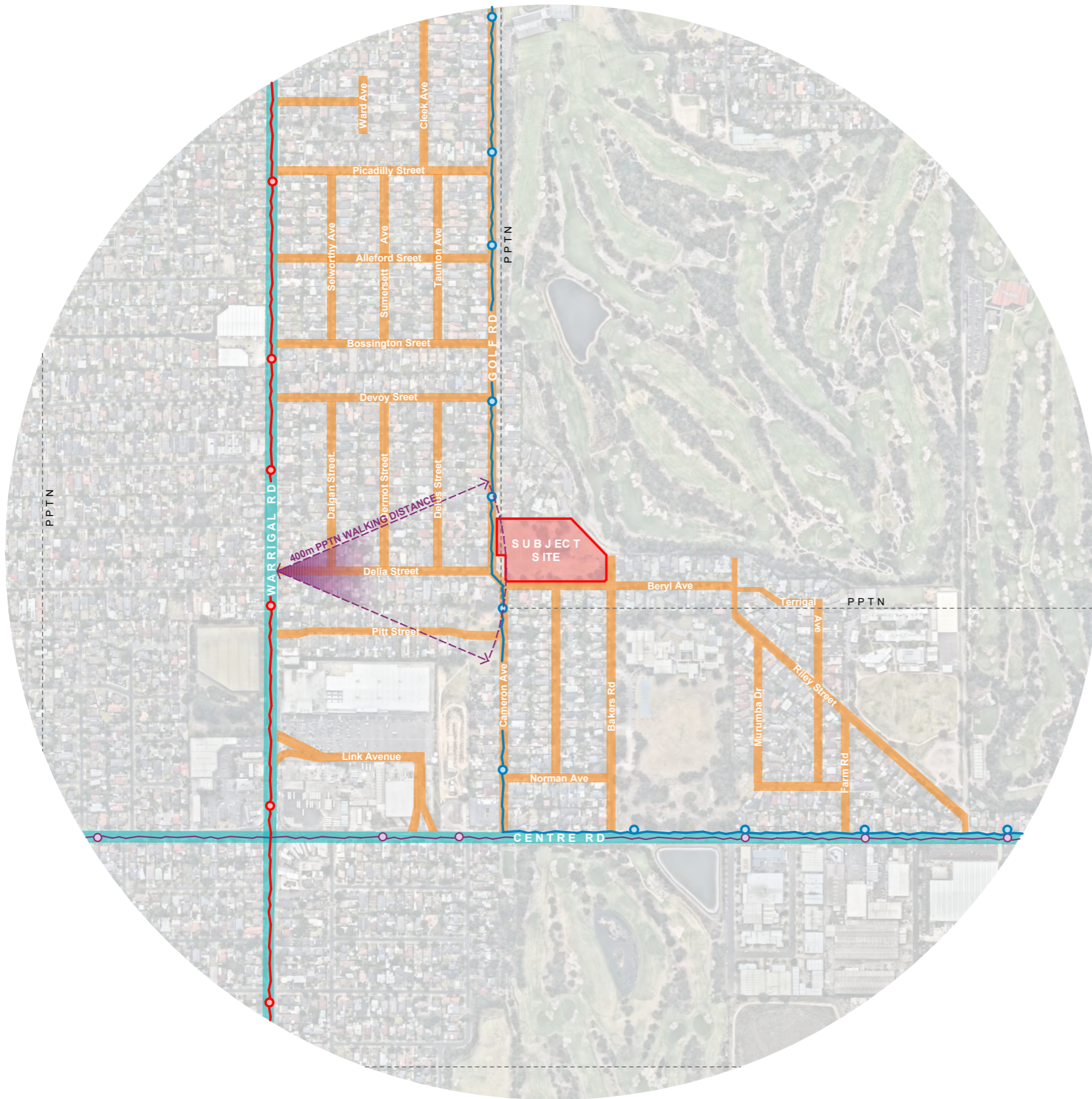


The Links Shopping Centre



South Oakleigh College
















The subject site lies approximately 16km from Melbourne's CBD. The site is within 400m walking distance of *Principle Public Transport Network* corridors of Warrigal and Centre Road. The site is well serviced by buses running along Golf, Warrigal and Centre Rd, with the nearest stop just 100m away.

Princes Hwy and Nepean Hwy are accessible within 6kms of the site, although convenient access to public transport reduces reliance on private vehicles.

### LEGEND

-  Subject Site
-  Arterial Roads (VicRoads)
-  Local Roads (Council)
-  Principal Public Transport Network
-  Bus Stop 733
-  Bus Route 733 (Oakleigh to Box Hill)
-  Bus Stop 703
-  Bus Route 703 (Middle Brighton to Blackburn)
-   Bus Stop 903
-  Bus Route 903 (Mordialloc - Altona)

 **FOR VCAT**



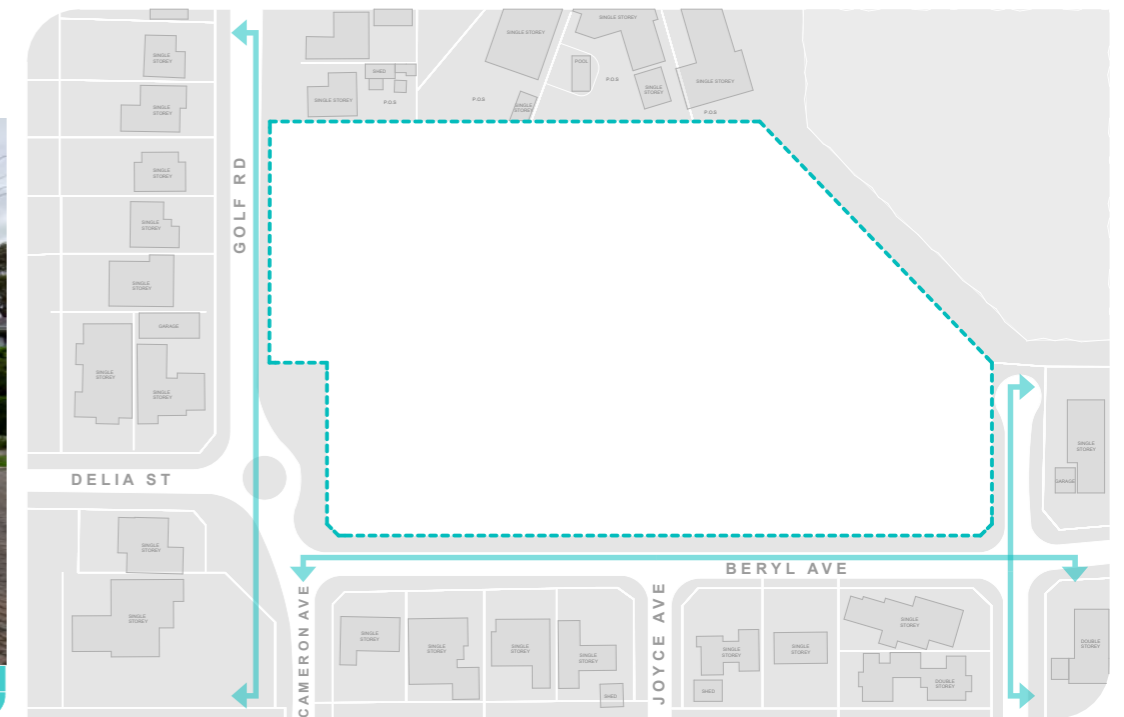
### 01 GOLF ROAD WEST STREETScape



### 02 BERYL AVE SOUTH STREETScape



### 03 BAKERS RD EAST STREETScape



FOR VCAT





1 INTERFACE GOLF RD



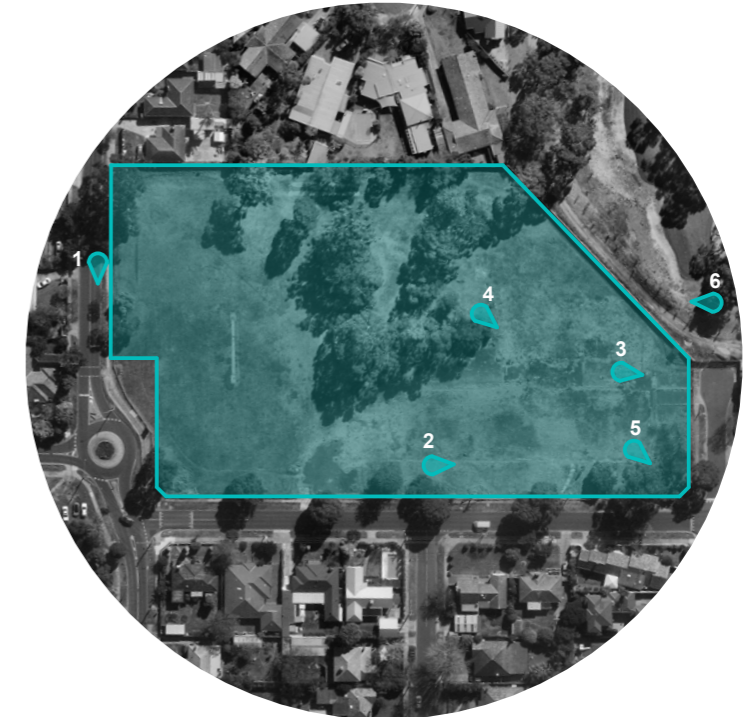
2 INTERFACE BERYL AVE / BAKERS RD



3 CORNER BAKERS RD / METROPOLITAN GOLF COURSE



4 INTERFACE BAKERS RD
















5 CORNER BAKERS RD / BERYL AVE

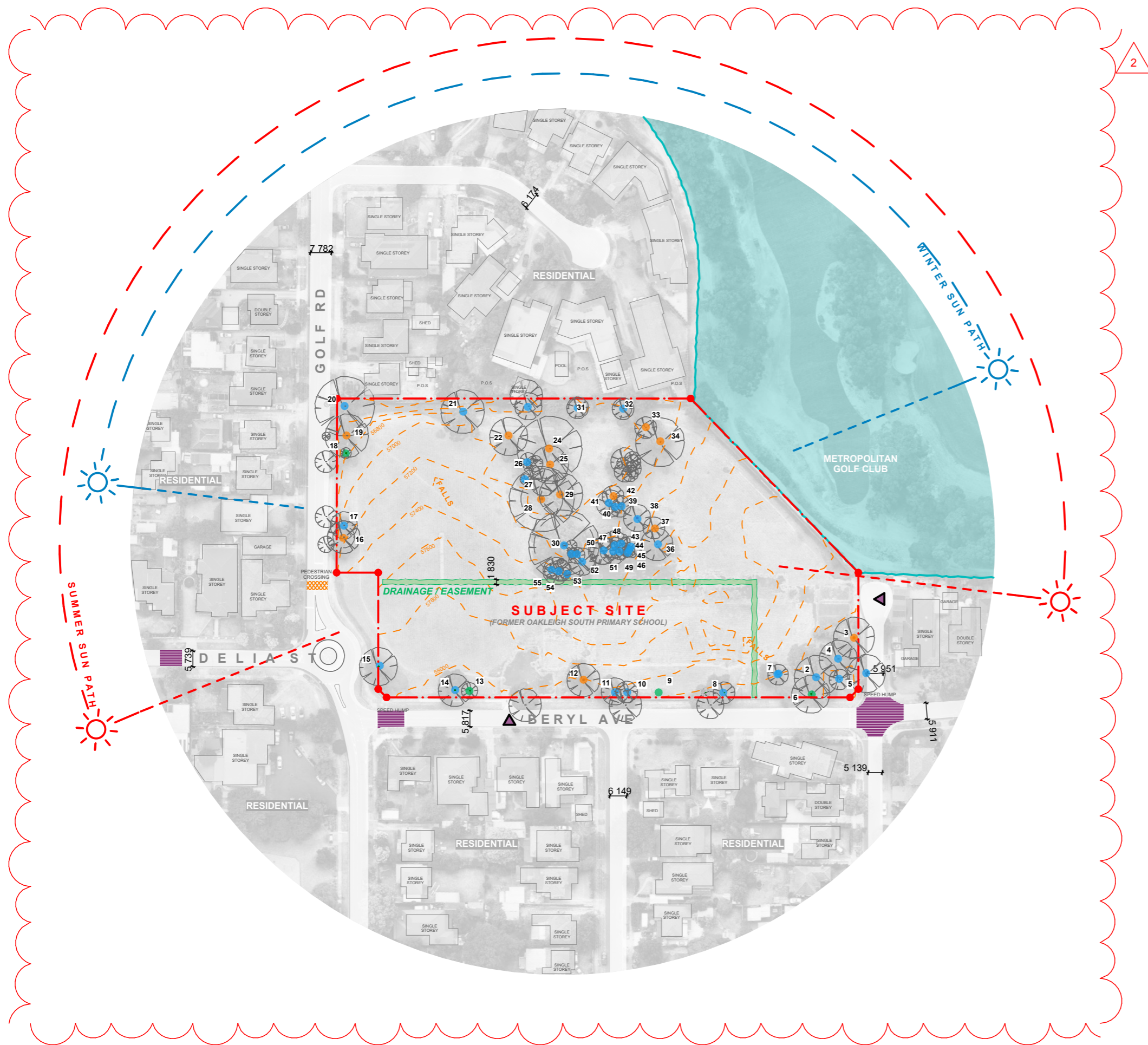


6 INTERFACE TO METROPOLITAN GOLF COURSE

FOR VCAT

### LEGEND

-  Subject Site
-  Golf Club
-  Residential
-  Site Contour 200mm
-  Existing Crossover Entry To Site
-  Existing Trees (Refer to Architectural drawings for tree retention plan)
- Retention Value
  -  High
  -  Moderate
  -  Low
  -  None
-  Unused Drainage/Easement
-  Pedestrian Crossing
-  Speed Hump



FOR VCAT

# 2.07

## SITE SURVEY



**Services**  
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.  
 In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

**Notations**  
 Date of Survey December 2018  
 This Plan is to be read in conjunction with the attached Surveyors Report  
 Subtract 7'30" for L13217 Bearings  
 Land Subject to Easement  
 E-1 Drainage and Sewerage vide LP13217  
 E-2 Drainage and Sewerage vide Crown Grant V11375 F08  
 This Plan is to be read in conjunction with the attached Surveyors Report.  
 The location of buildings beyond site boundaries are indicative only.  
 Information relating to abutting properties has only been shown where visible or accessible.  
 Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).  
 Internal Title boundaries (Layer 997) are for reference only and not for design purposes.  
 The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.  
 Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.  
 H - Window head  
 S - Window sill  
 Refer to Plan Ref:300860-CA for site photographs.  
 Direction of photographs shown thus (1)  
 All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.  
 Levels shown thus 39 are to Australian Height Datum vide PM176 with a stated value of RL 57.595  
 Refer to frozen layers with a suffix of -L for levels.  
 Refer to frozen layers with a suffix of -C for crosses.  
 Refer to frozen layer "TRIANGLE" for 3D Triangles.  
 Contour Interval 0.1 metres.

**Legend**

102 Top of Bank	x	---
103 Top of Bank	x	---
104 Existing Surface	x	---
107 Floor Level	mx	---
201 Trees-2m	⊙	---
206 Dead Tree	⊙	---
212 Driftline	⊙	---
306 Side Entry Pit	⊙	---
309 Grated Pit	⊙	---
310 Junction Pit	⊙	---
312 Unclassified Drainage	⊙	---
401 Centre of Bitumen	x	---
402 Spot on Bitumen	x	---
403 Edge of Bitumen	x	---
406 Lip of Kerb/Channel	x	---
407 Invert of Kerb/Channel	x	---
408 Back of Kerb/Channel	x	---
410 Pedestrian Path	x	---
411 Driveway	x	---
419 Edge of Concrete	x	---
423 Speed Hump	x	---
430 Miscellaneous Road Location	x	---
503 Sign	x	---
603 Building	x	---
605 Window	x	---
606 Doorway	x	---
611 Swimming Pool	x	---
617 Wall	x	---
630 Top of Wall	x	---
633 Parapet	x	---
634 Ridge Line	x	---
635 Spouting	x	---
636 Window Head	x	---
641 Aerial Photo Linework	x	---
712 Electricity Pole	x	---
713 Electricity Pole with Light	x	---
901 Boundary Line	x	---
903 Fence	x	---
904 Gate	x	---
910 Top of Fence	x	---
950 Title	x	---
997 Internal Boundaries	x	---
998 Digital Cadastral Map Base	x	---

Scale: 1:400

Certified	Geoff Turner	Licensed Surveyor
Drawn	SJW	
Date	02/04/19	
Survey Data	30086009.see	
CAD drawing number	300860-AC	
Original sheet size	A1	
Client	Golf Road Project Development Pty Ltd	
Project	52 Golf Road, Oakleigh Oakleigh South	
Details	Boundary Re-establishment, Feature and Level Survey	
Sheet	1 of 1	
Job Number	300860	

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# 52 Golf Road, Oakleigh South

*Design Evolution & Response*

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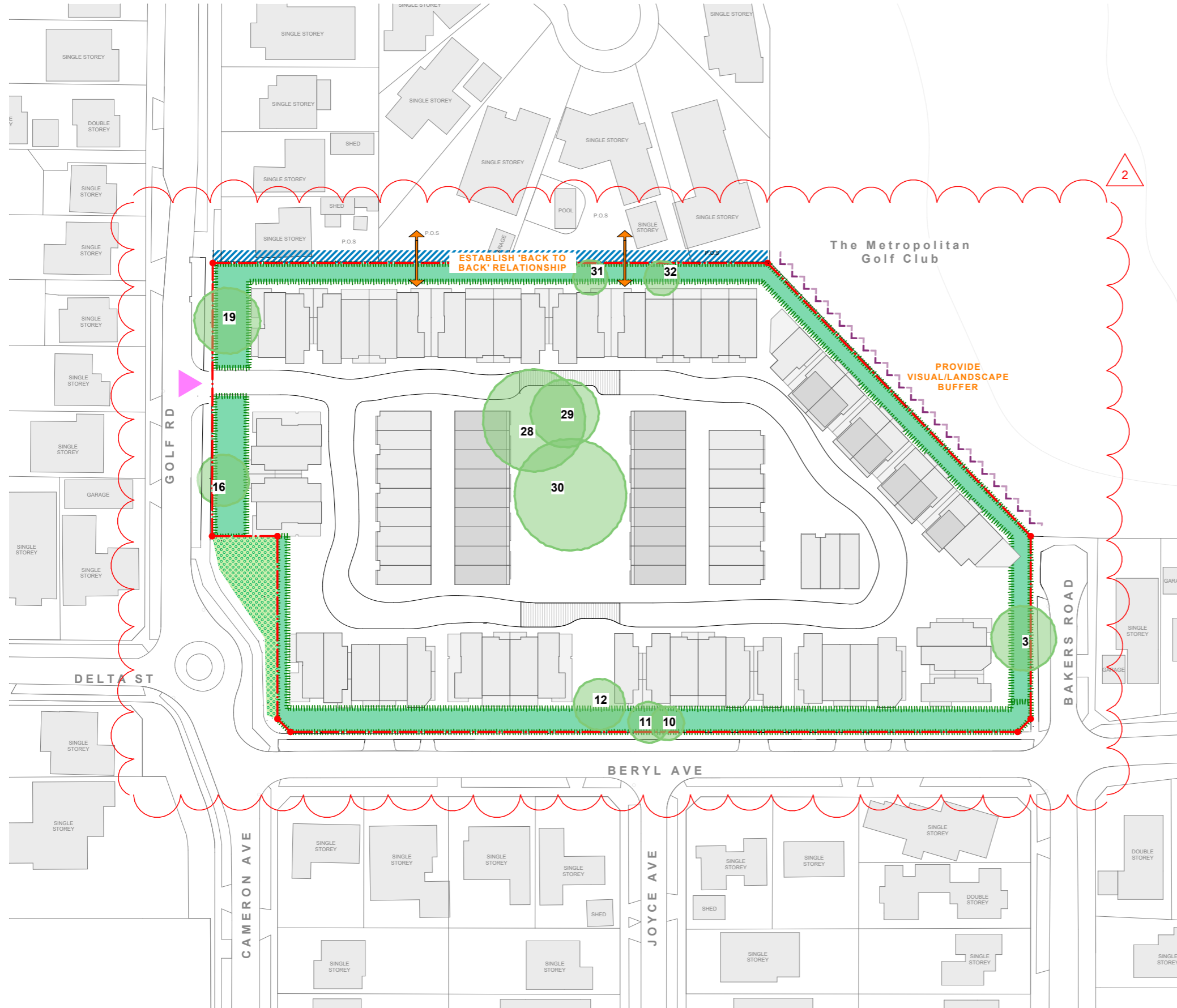
OAKLEIGH SOUTH

NO.12737





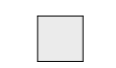
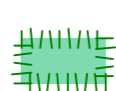

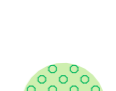
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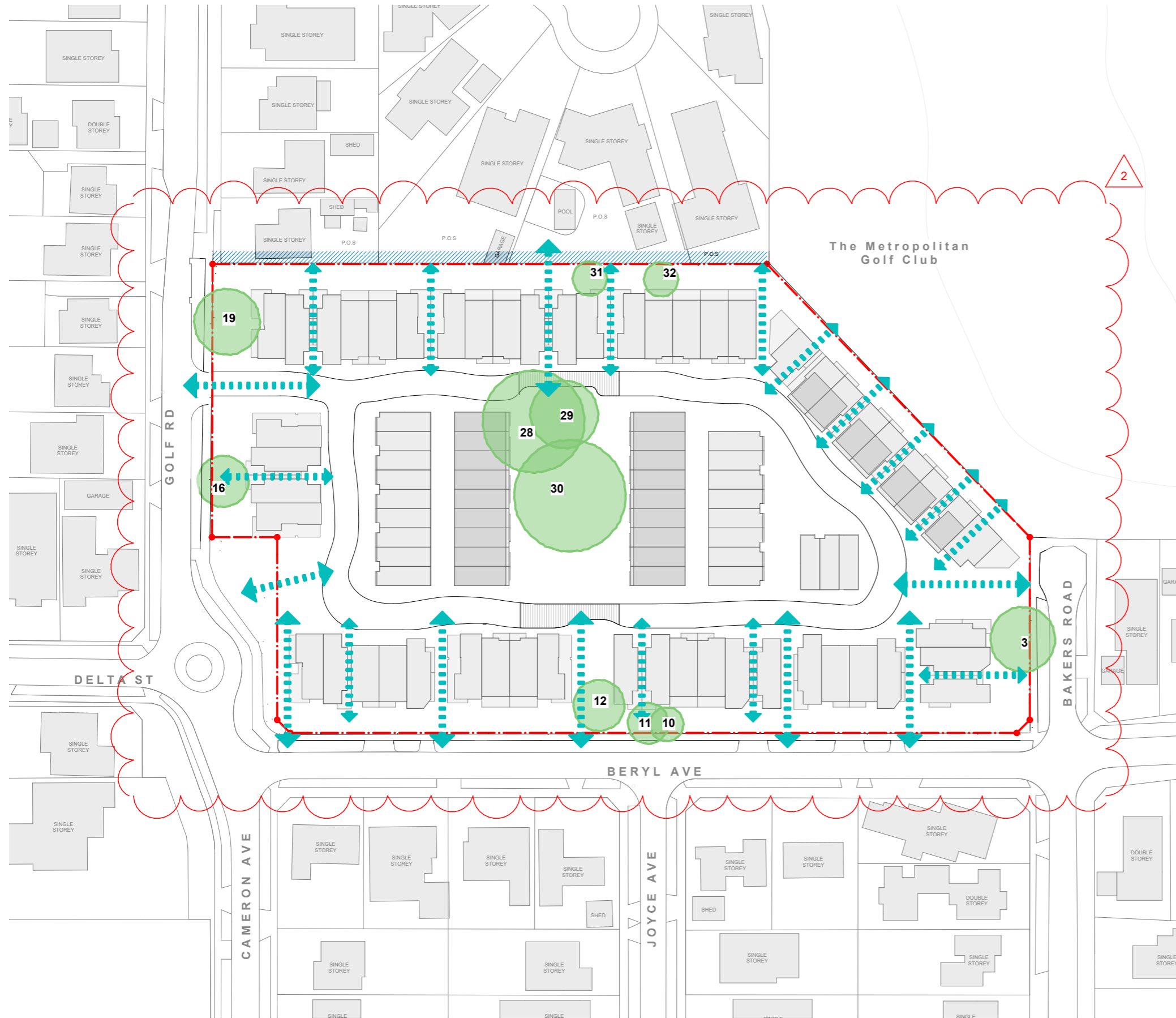


### Key






-  Subject Site
-  Trees To Be Retained
-  Vehicle Access
-  Sensitive Residential Interface
-  Residential Townhouse
-  Landscape Buffer
-  Golf Course Interface
-  Council Land - potential for additional public open space or community garden

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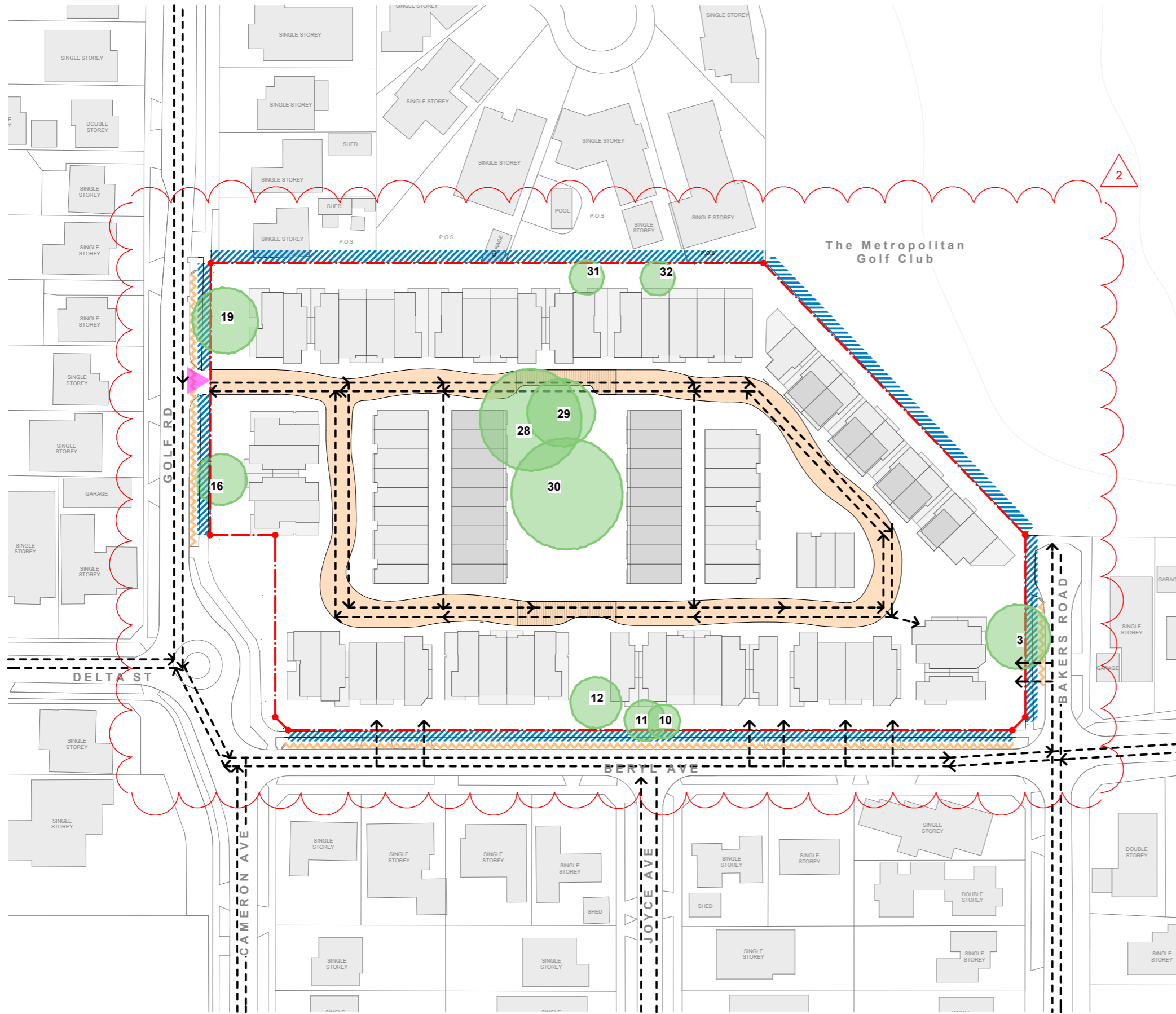




**Key**

-  Subject Site
-  Trees To Be Retained
-  Sensitive Residential Interface
-  Residential Townhouse
-  Visual Mass Break

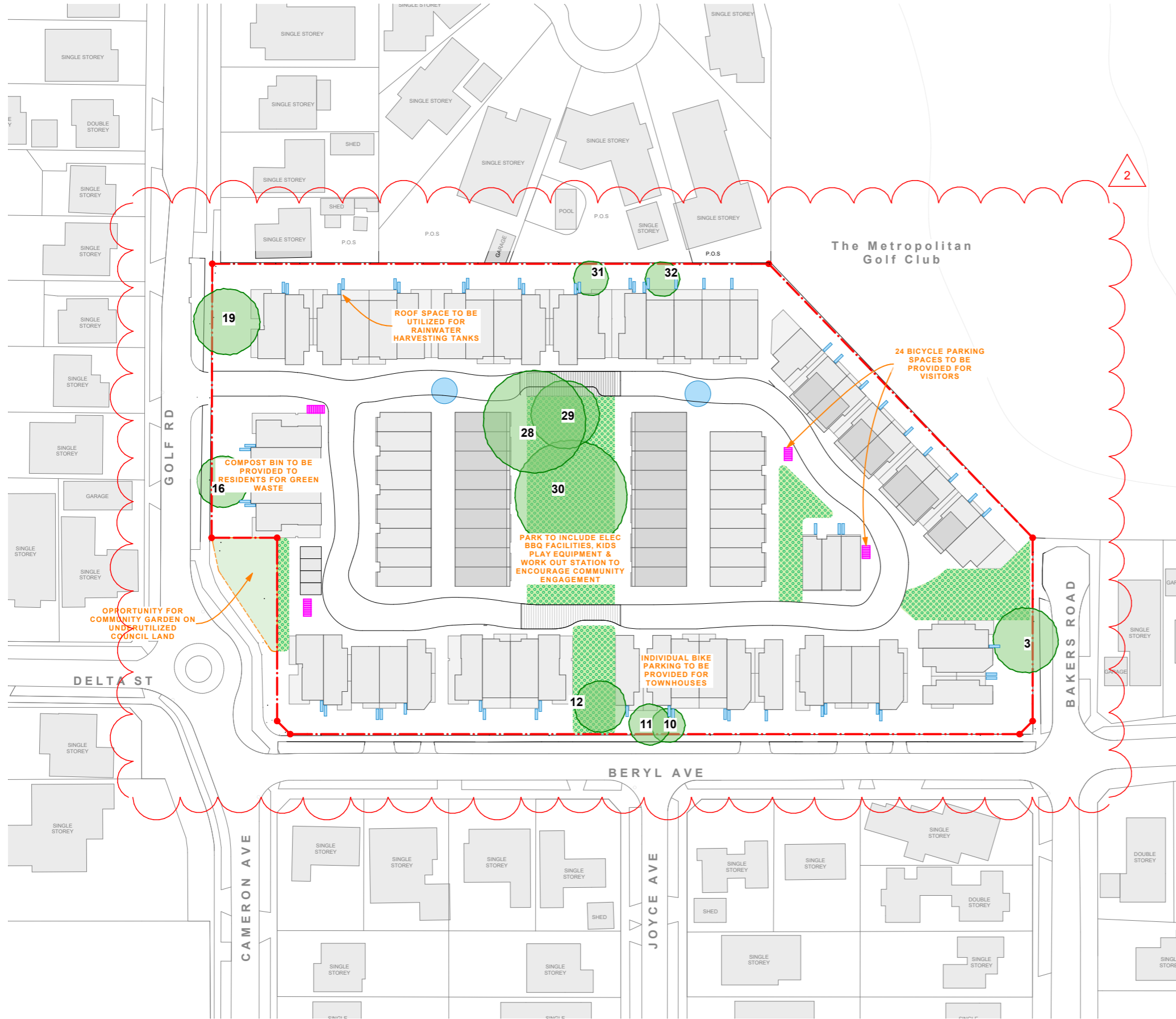
FOR VCAT











- Key
- Subject Site
  - Trees To Be Retained
  - Potential Streetfront Vehicular Access to TH's
  - Vehicle Entry/Exit
  - Minor Townhouse Crossover
  - Shared Access
  - Sensitive Residential Interface
  - Residential Townhouse

FOR VCAT





**Key**

-  Subject Site
-  Trees To Be Retained
-  Visitor Bike Parking
-  Rainwater Collection Tanks
-  Communal Open Space (Publicly Accessible)
-  Council Land - potential for additional public open space or community garden
-  Residential Townhouse
-  Proposed New Trees  
*Refer to Landscape Plan*

The proposed masterplan incorporates the following additional key principals and initiatives:

- **Natural ventilation** and high levels of **natural daylight** to all dwellings
- **Thermally efficient** building envelopes systems utilised.
- Orientation of houses designed to maximise **solar access** for residents
- 3 star **WELS** rated showerhead (4.5 - 6.0 L/min), 6 star WELS rated taps, 4 star WELS rated WC, 5 star WELS rated dishwasher and medium-sized contemporary baths to be used in the development.
- 3-star rated **reverse cycle split systems** for heating and cooling to each townhouse
- 2,000 L capacity **rainwater harvesting** for each dwelling, or communal storage tank. Rainwater will be used for toilet flushing and/or landscape irrigation for the dwelling it serves.
- High performance **double glazed** clear windows with aluminium frames in the development:
- A tap and floor waste will be provided to balconies and a tap to the courtyards.
- An average lighting power density of 4W/m<sup>2</sup> or lesser to be achieved in the development through the use of **efficient lighting fixtures** (such as LED)
- External lights will be controlled by motion detectors
- Low/ **ultra-low VOC paints**, adhesives and sealants; low formaldehyde wood products to be used in the development.

**FOR VCAT**

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




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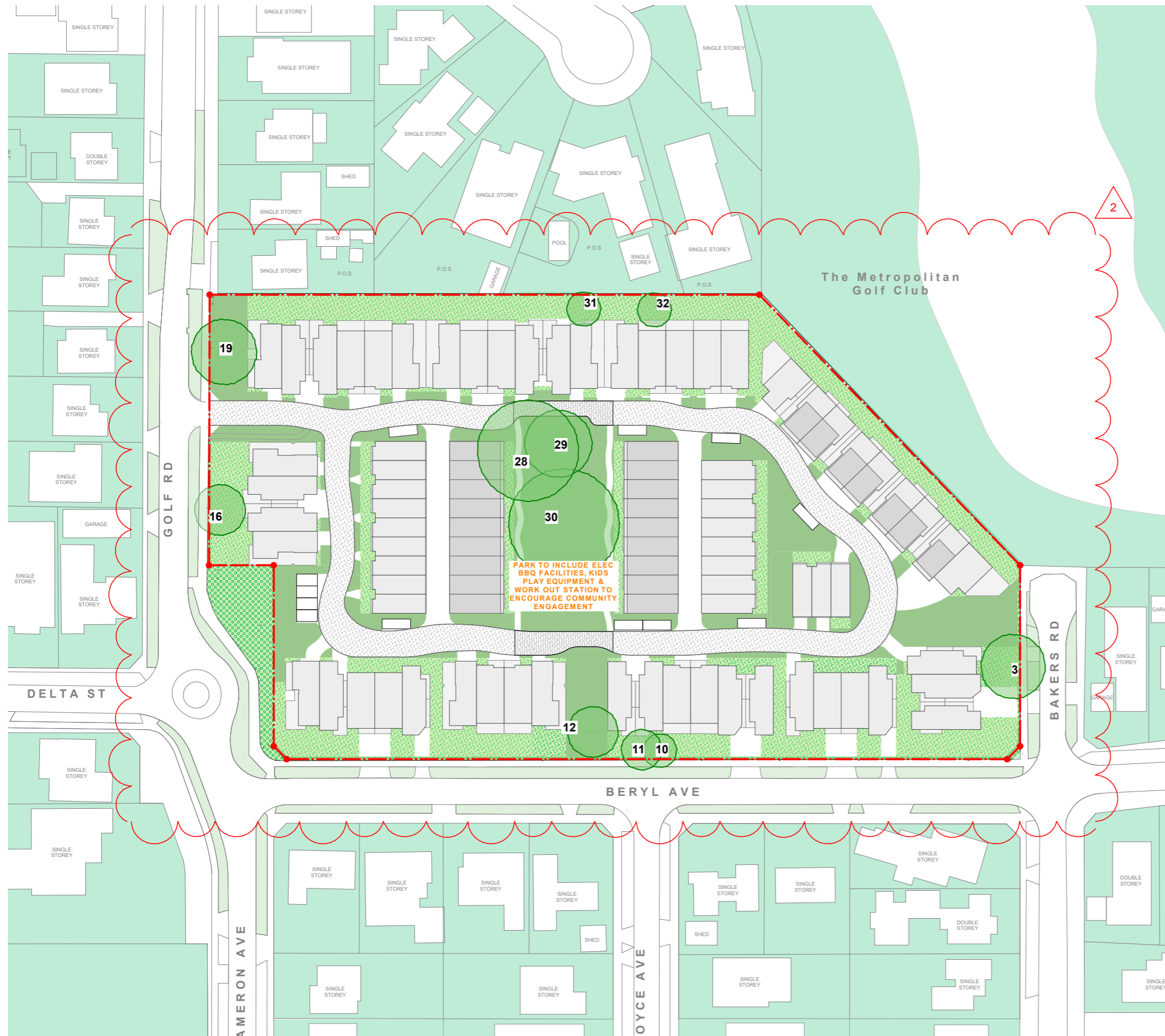


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OAKLEIGH SOUTH



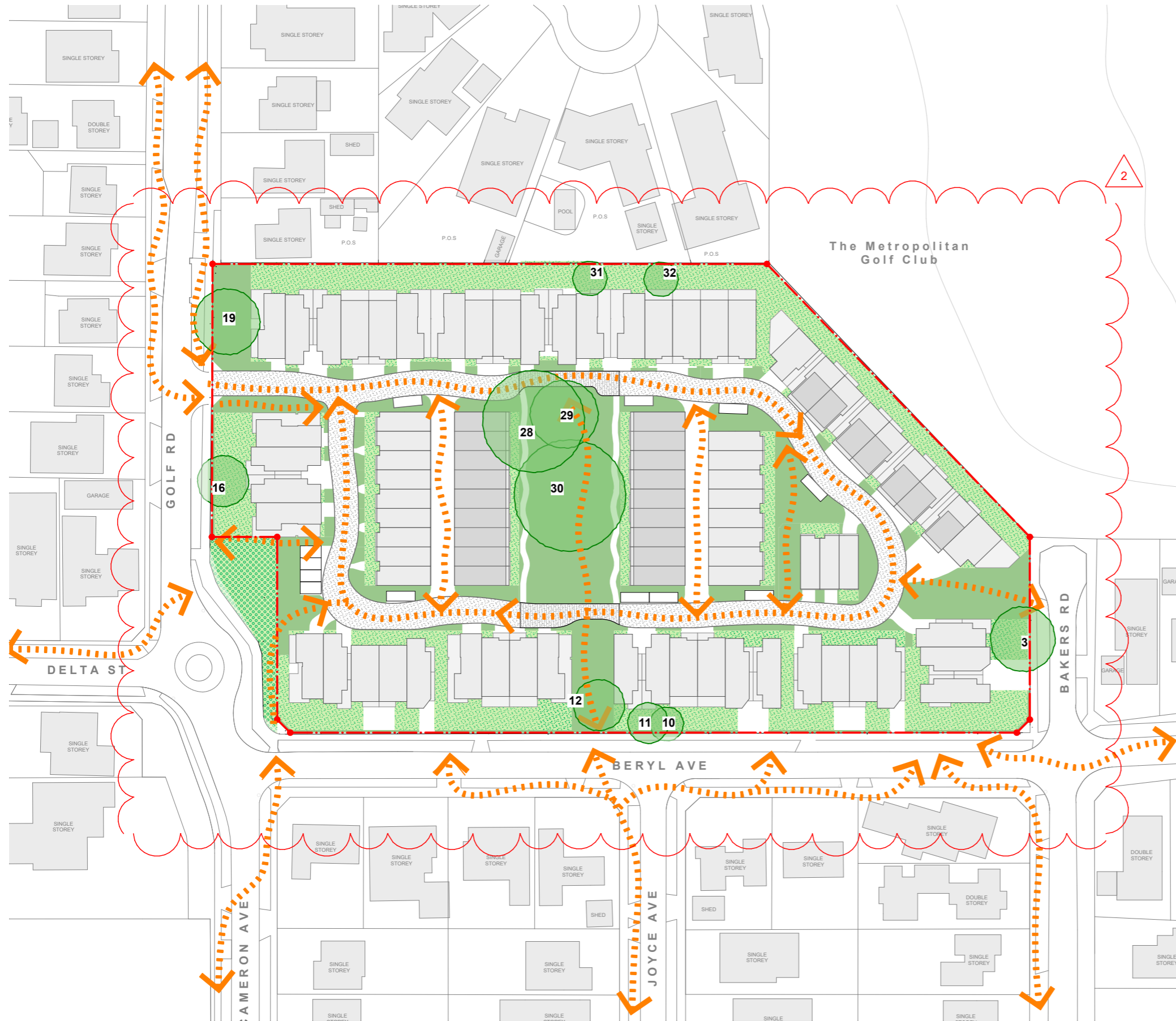
### LEGEND

-  Subject Site
-  Trees To Be Retained
-  Council Land - potential for additional public open space or community garden
-  Public Open Space
-  Private Open Space
-  Surrounding Private Open Space
-  Residential Townhouse
- Proposed New Trees  
Refer to Landscape Plan*







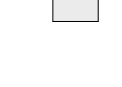


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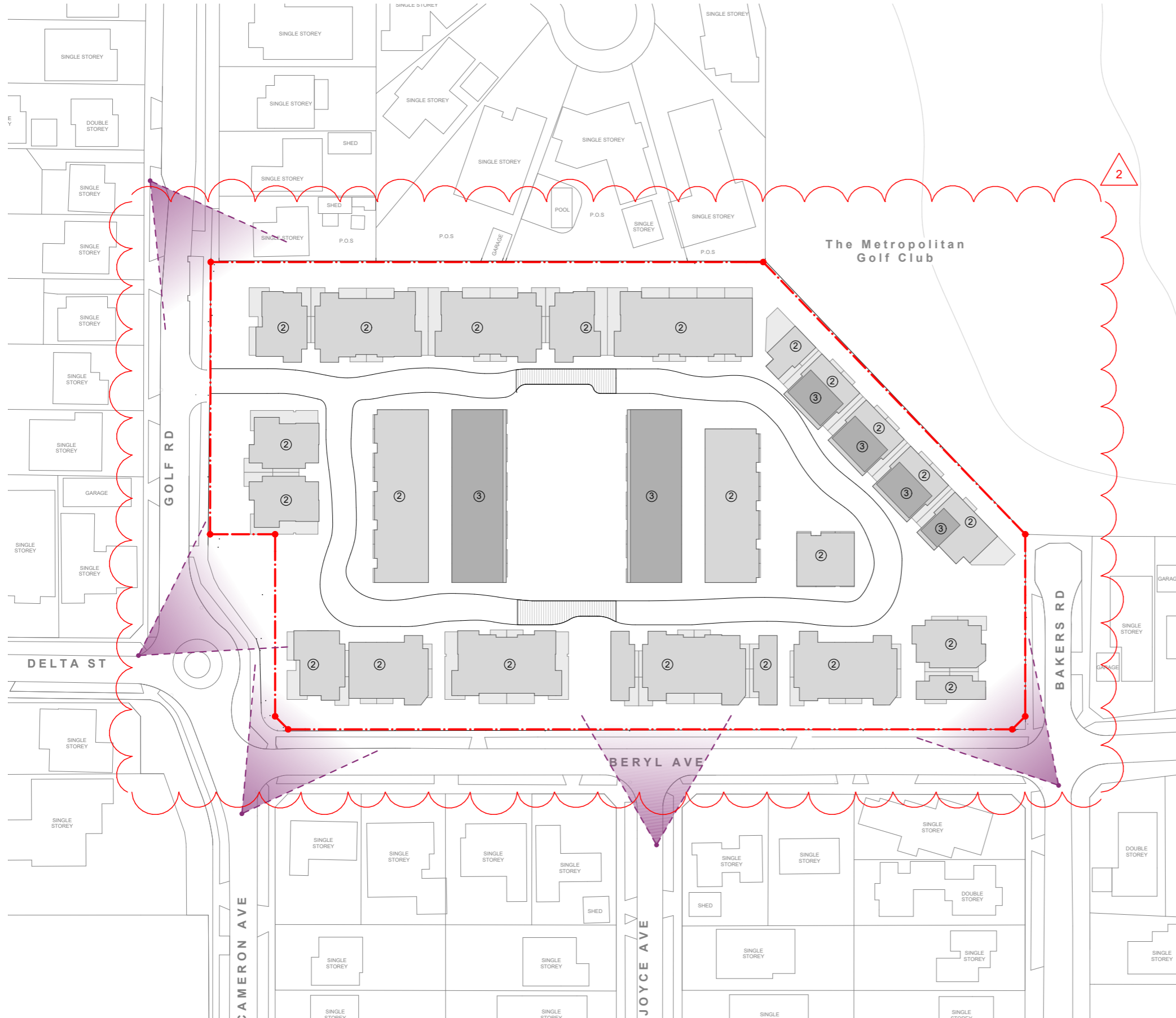


### LEGEND



-  Subject Site
-  Trees To Be Retained
-  Council Land - potential for additional public open space or community garden
-  Public Open Space
-  Private Open Space
-  Pedestrian Access
-  Residential Townhouse

FOR VCAT





### LEGEND

-  Subject Site
-  1 Storey Building Height
-  2 Storey Building Height
-  3 Storey Building Height
-  Key Public Realm

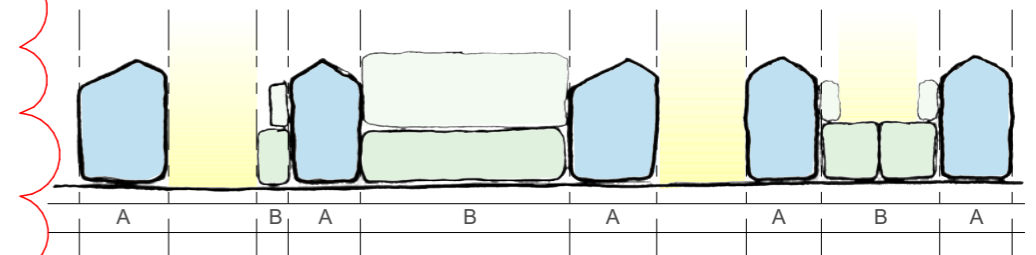
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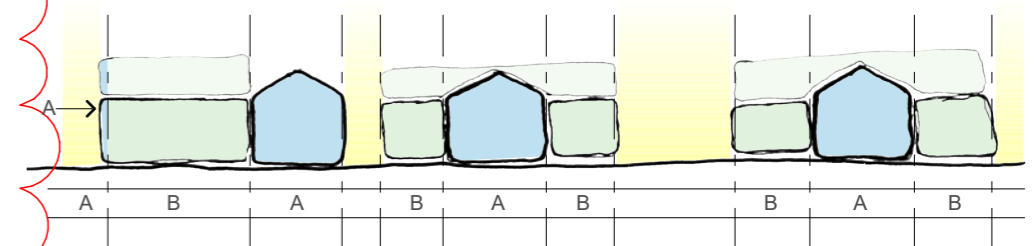
## CONTEXTUAL STREET SCAPE MASSING

The character and rhythm of the conventional housing stock in the surrounding area is reflected in the massing of the proposed street facing townhouses, by breaking down typical repetition into clusters of dwellings to create a dialogue with the immediate context. This approach aims to challenge the stereotypical townhouse vernacular and compliment the neighbourhood character.

- A Feature element of vernacular house form presented to street as gable or hip roof
- B Recessive house form presented as side/secondary aspect with recessive roof form
- Massing breaks

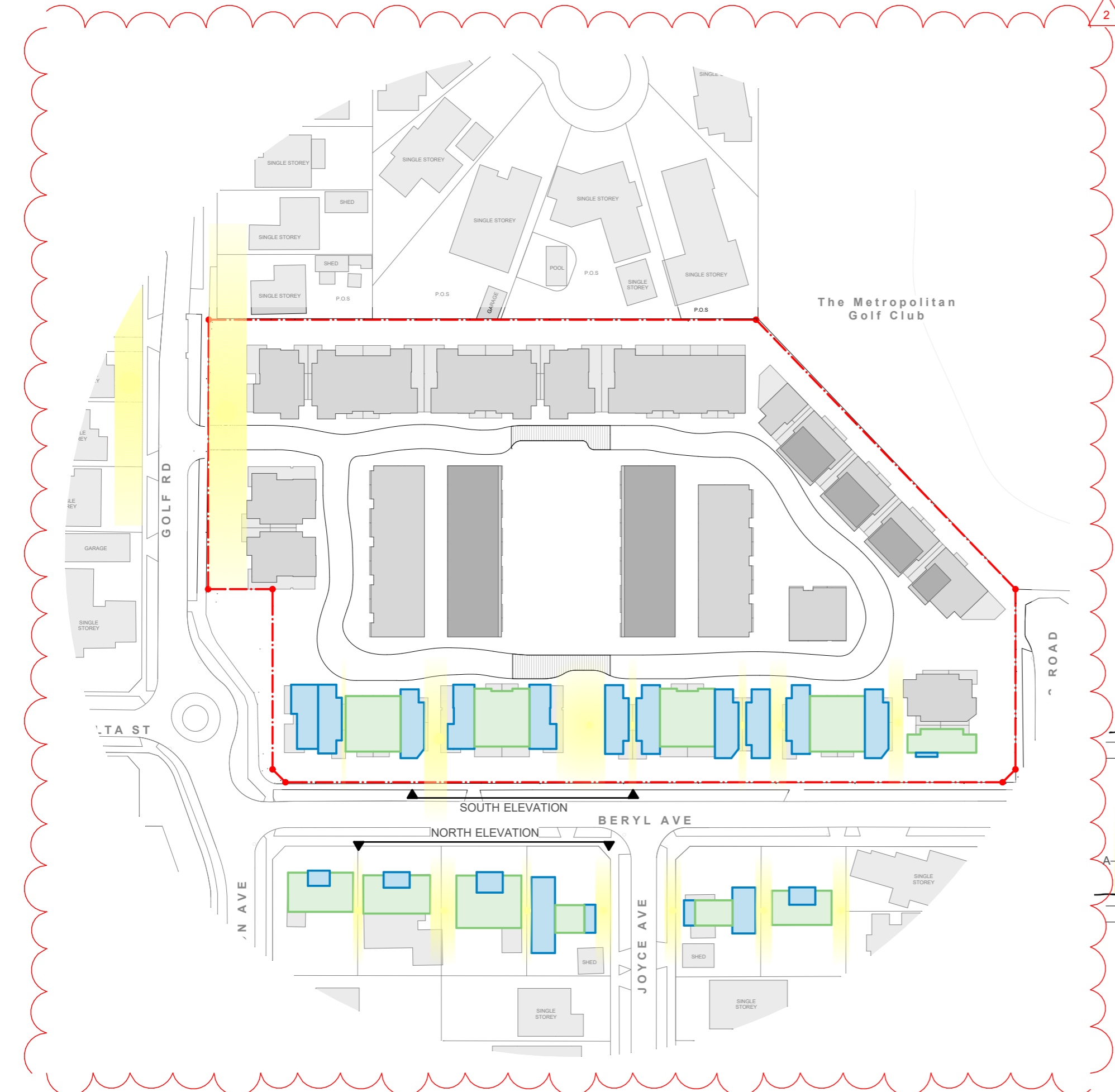


SOUTH ELEVATION - BERYL AVENUE



NORTH ELEVATION - BERYL AVENUE

FOR VCAT





85 GOLF RD

NOTABLE FEATURES  
MATERIALITY - RENDERED WHITE BRICK  
ROOF FORM - DELINATION



10 BERYL AVE

NOTABLE FEATURES  
MATERIALITY - WHITE WEATHERBOARD, RED BRICK  
ROOF FORM - DELINATION  
BRICK CHIMNEY



13 BARHOLME CT

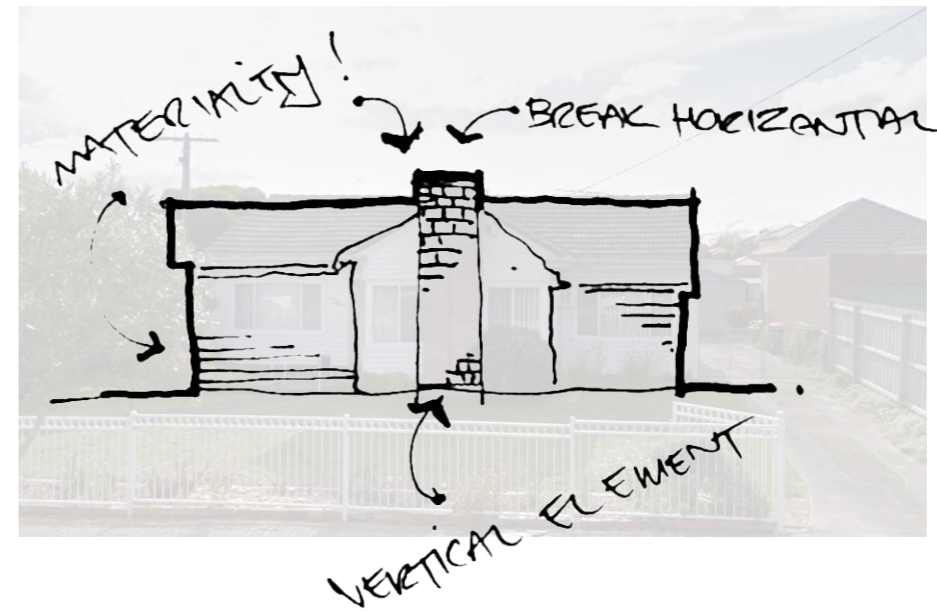
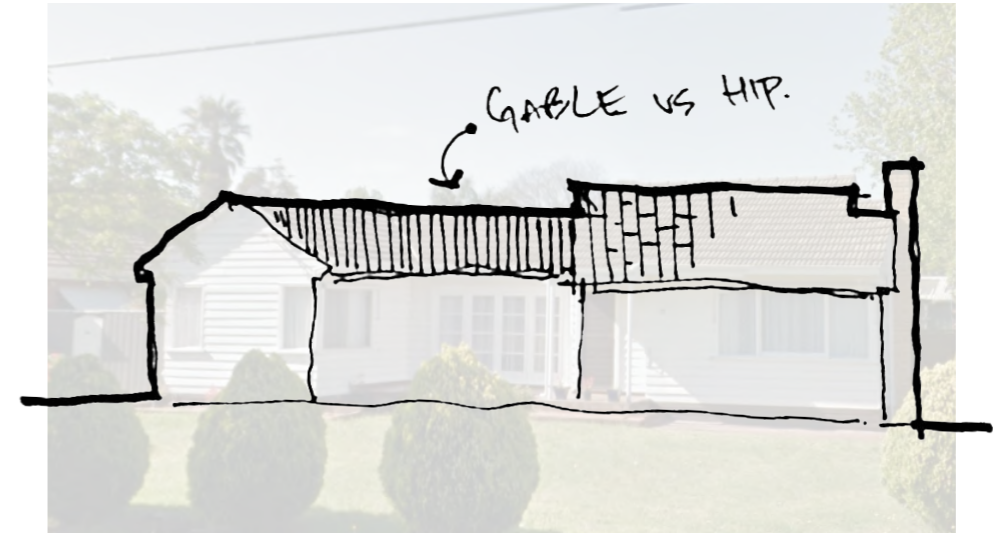
NOTABLE FEATURES  
MATERIALITY - WHITE TIMBER WINDOW FRAMES, RED BRICK  
ROOF FORM - FRONT ON, WIDER ANGLE, MINIMAL FALL  
FACADE SETBACKS AT MIDPOINT



21 DELIA ST

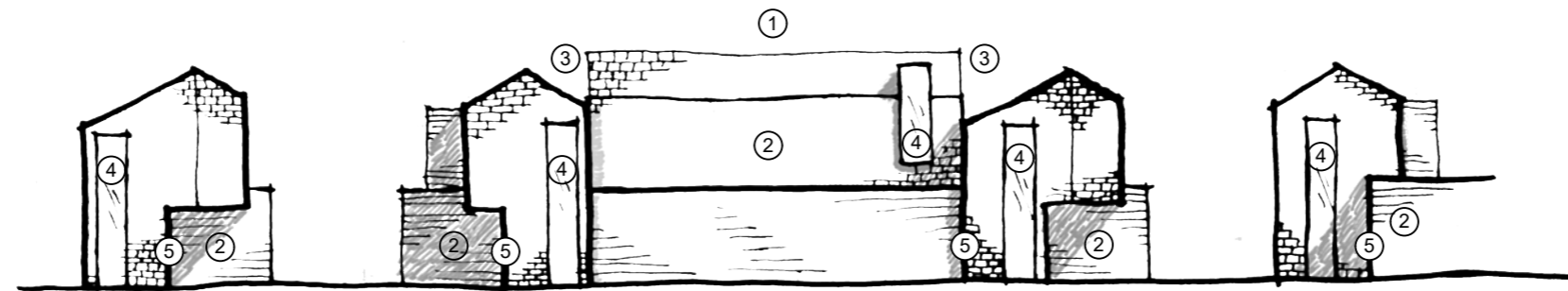
NOTABLE FEATURES  
MATERIALITY - WHITE WEATHER BOARD, CORNER WINDOWS RED BRICK  
ROOF FORM - SYMETRICAL  
CHIMNEY BREAKS UP THE FORM AT THE CENTRELINE





# 3.10a

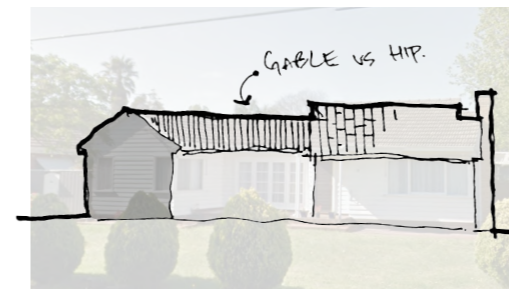
## CONTEXTUAL DESIGN APPLICATIONS



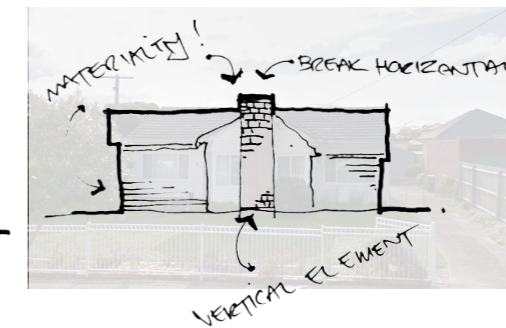
① COLLECTIVE OF BUILDINGS UNIFIED BY ROOF FORM



② SETBACK VS FLUSH



③ GABLE VS HIP

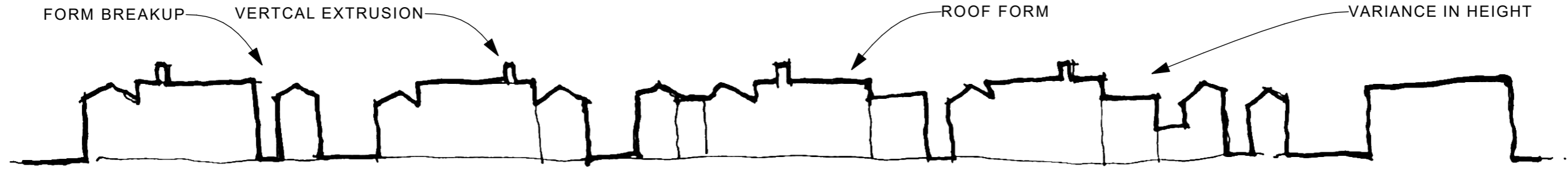


④ VERTICAL ELEMENT TO BREAK HORIZONTAL

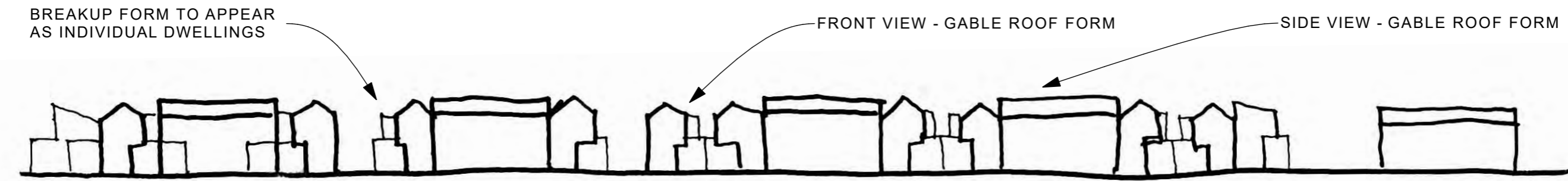
⑤ MATERIALITY - TRADITIONAL BRICK / WEATHER BOARD







CONSIDER DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT



USE DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT, TO PROVIDE INDIVIDUALITY TO DWELLINGS



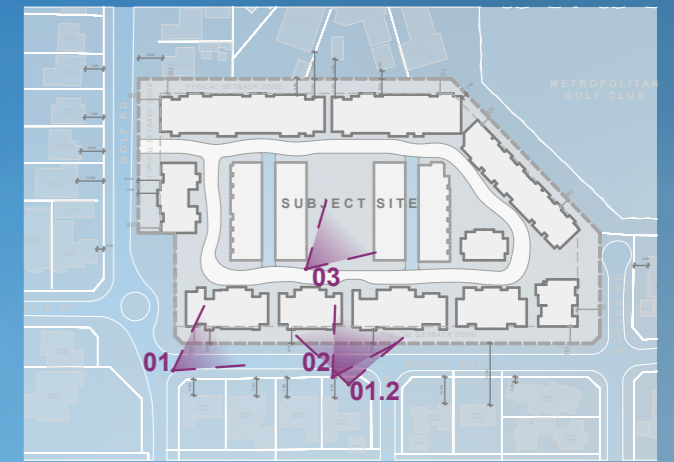
LAYER LANDSCAPING AND FRONT FENCES TO BREAK UP THE STREETScape AND PROVIDE VARIETY AND VISUAL INTEREST

01 INDICATIVE RENDER  
STREETSCAPE



3.12a

01.2 INDICATIVE RENDER  
STRETSCAPE



ARTIST IMPRESSION

FOR VCAT

2

52 Golf Road Oakleigh South

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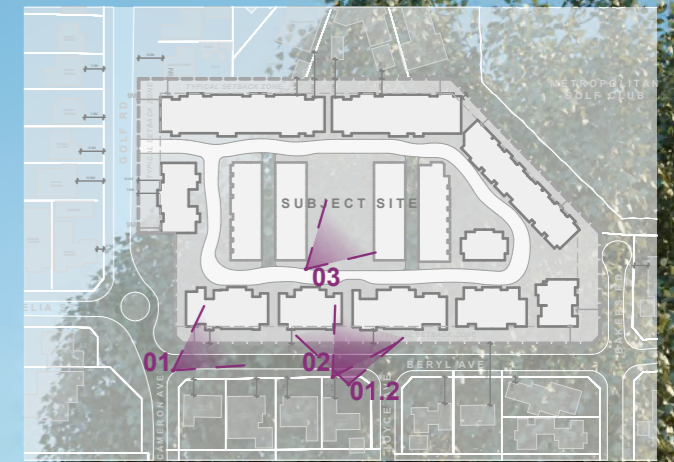
OAKMONT  
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VIMG plus  
architecture

3.13

02 INDICATIVE RENDER  
MASSING



2

52 Golf Road Oakleigh South

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ARTIST IMPRESSION

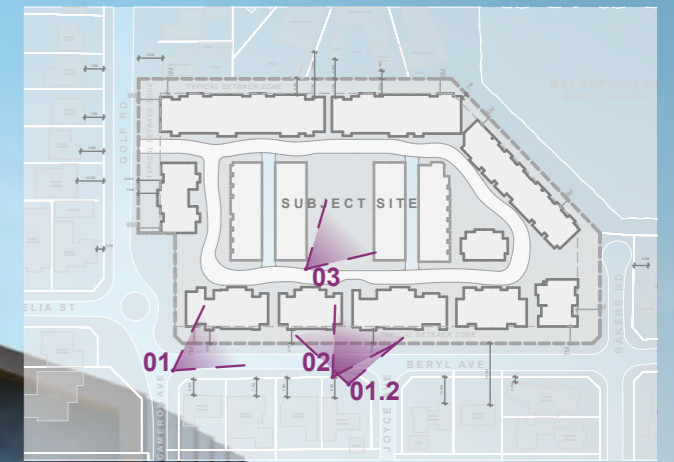
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OAKMONT  
OAKLEIGH SOUTH



VIMG plus  
architecture

03 INDICATIVE RENDER  
INTERNAL PARK

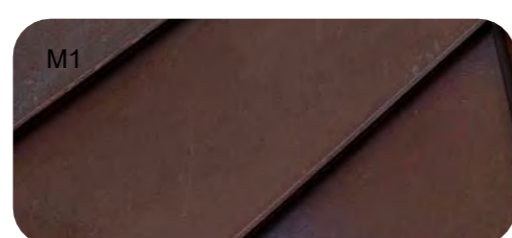


ARTIST IMPRESSION

FOR VCAT

# 3.15







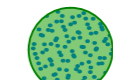
## MATERIAL SCHEDULE

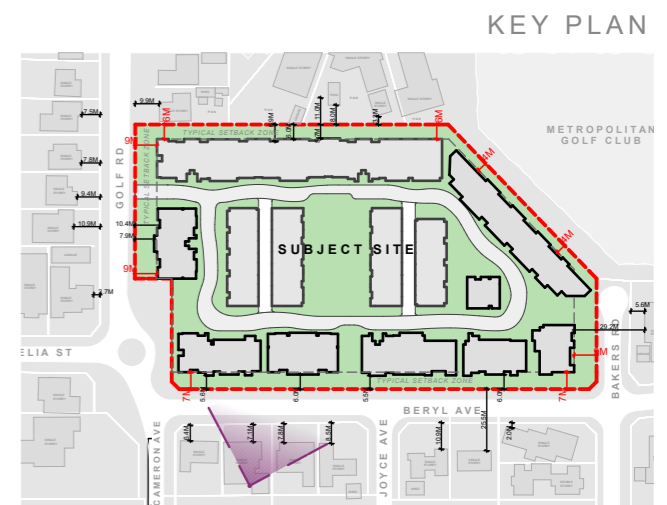


BR1	RED BRICK + EXPRESSED BRICK DETAIL
BR2	WHITE BRICK
BR3	GREY BRICK
T1	RED TERRACOTTA ROOF TILE
M1	NATURAL COPPER-LOOK METAL CLADDING
M2	WHITE METAL-LOOK CLADDING
CL1	WHITE WEATHERBOARD CLADDING
CL2	NATURAL WEATHERBOARD CLADDING
F1	WHITE POWDERCOATED FENCE (PALISADE/ BATTEN/ PALING DETAILS)

## PROPOSED SETBACKS OVERALL

### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land - potential for additional public open space or community garden



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


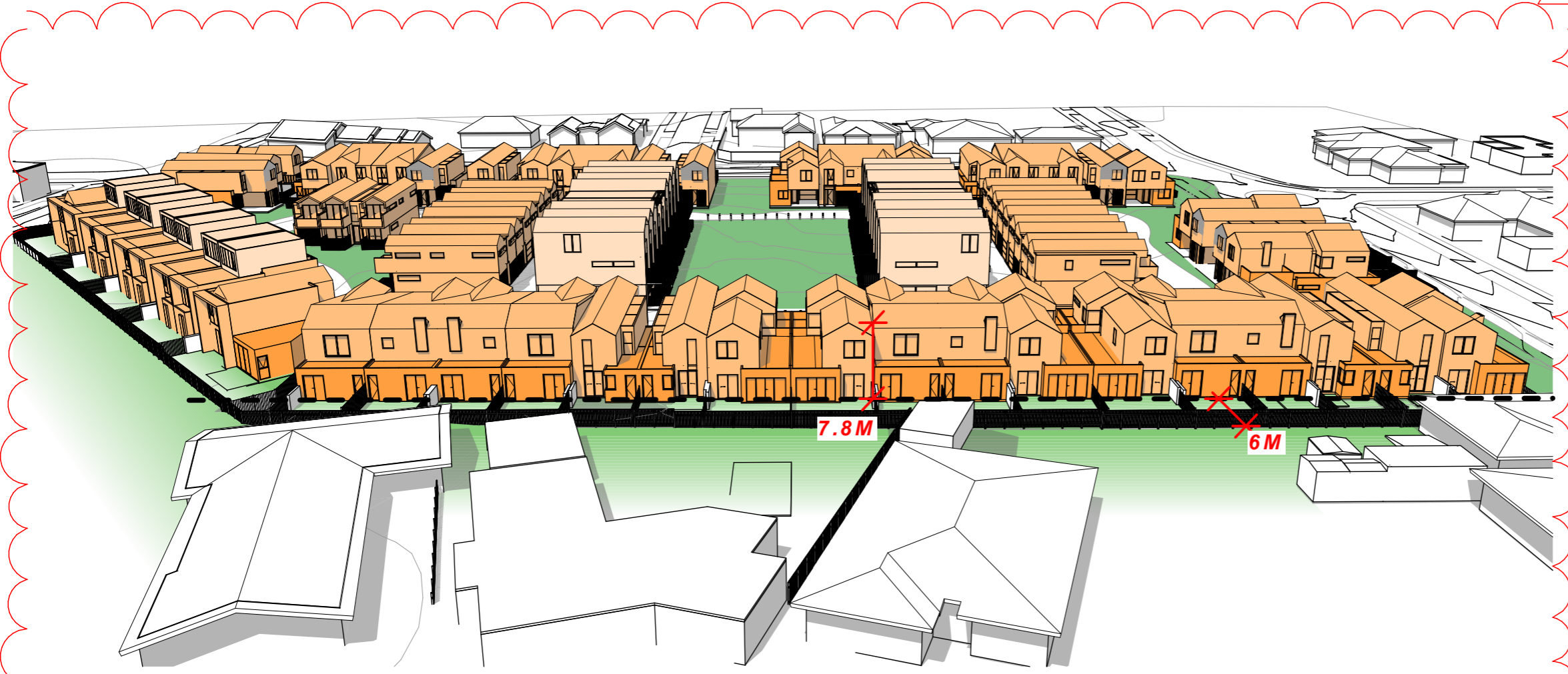
OAKMONT  
OAKLEIGH SOUTH



2

### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land - potential for additional public open space or community garden



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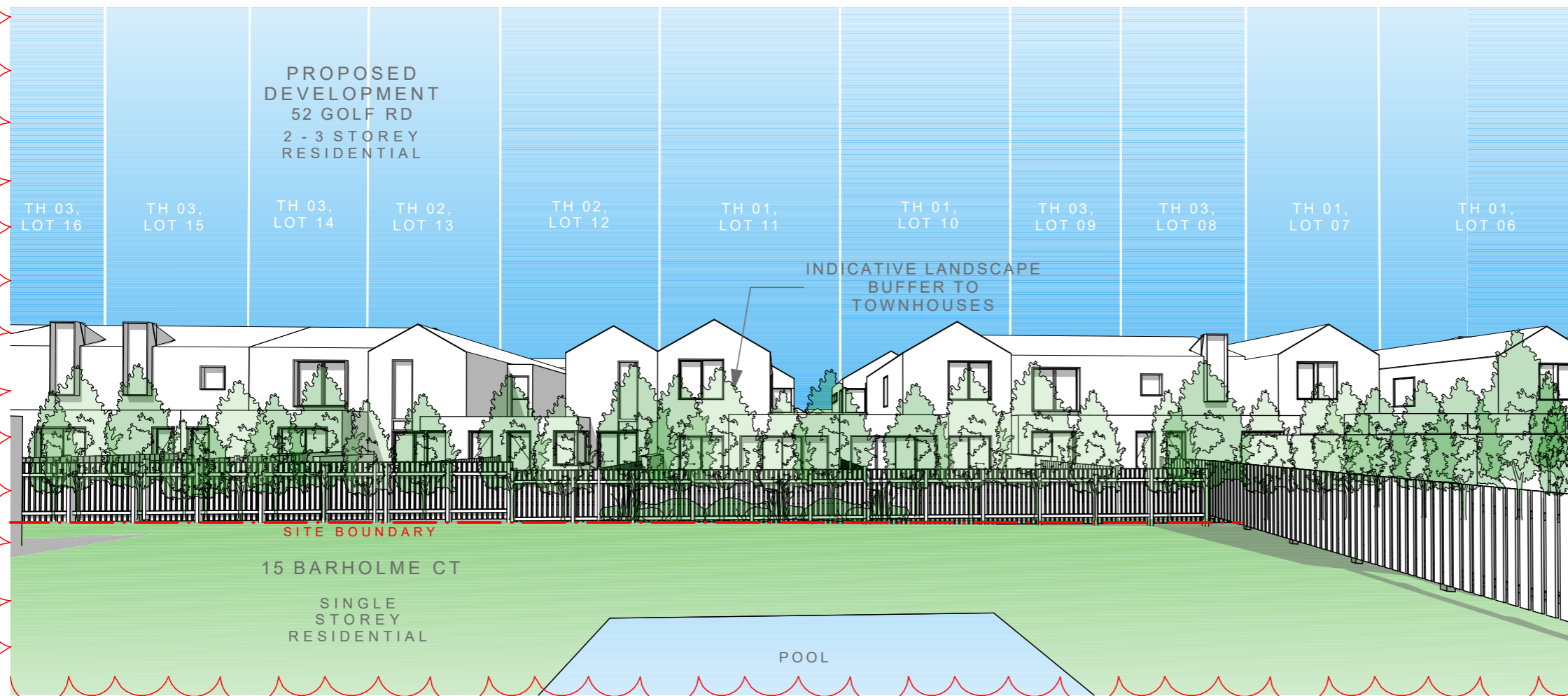


OAKMONT  
OAKLEIGH SOUTH





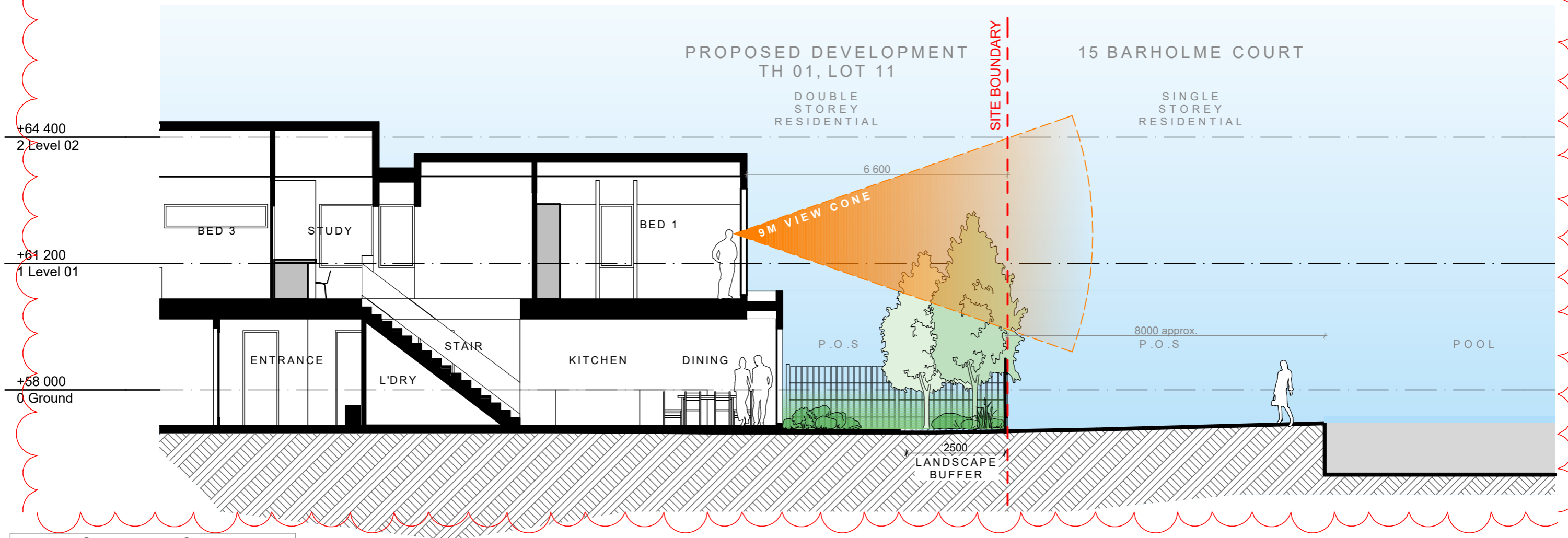
2



FOR VCAT



2

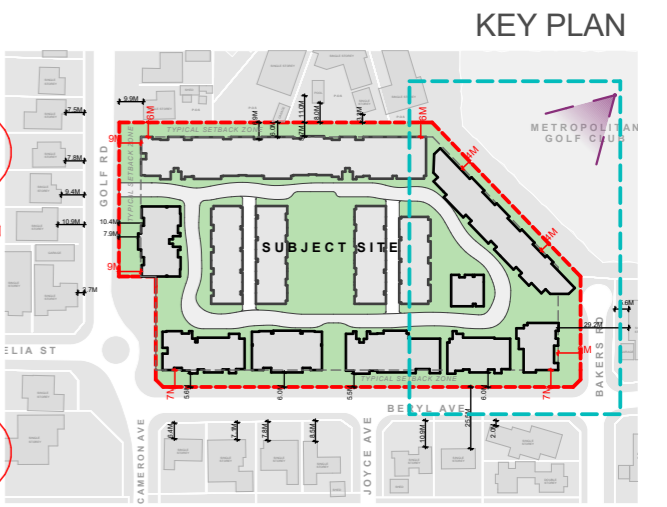
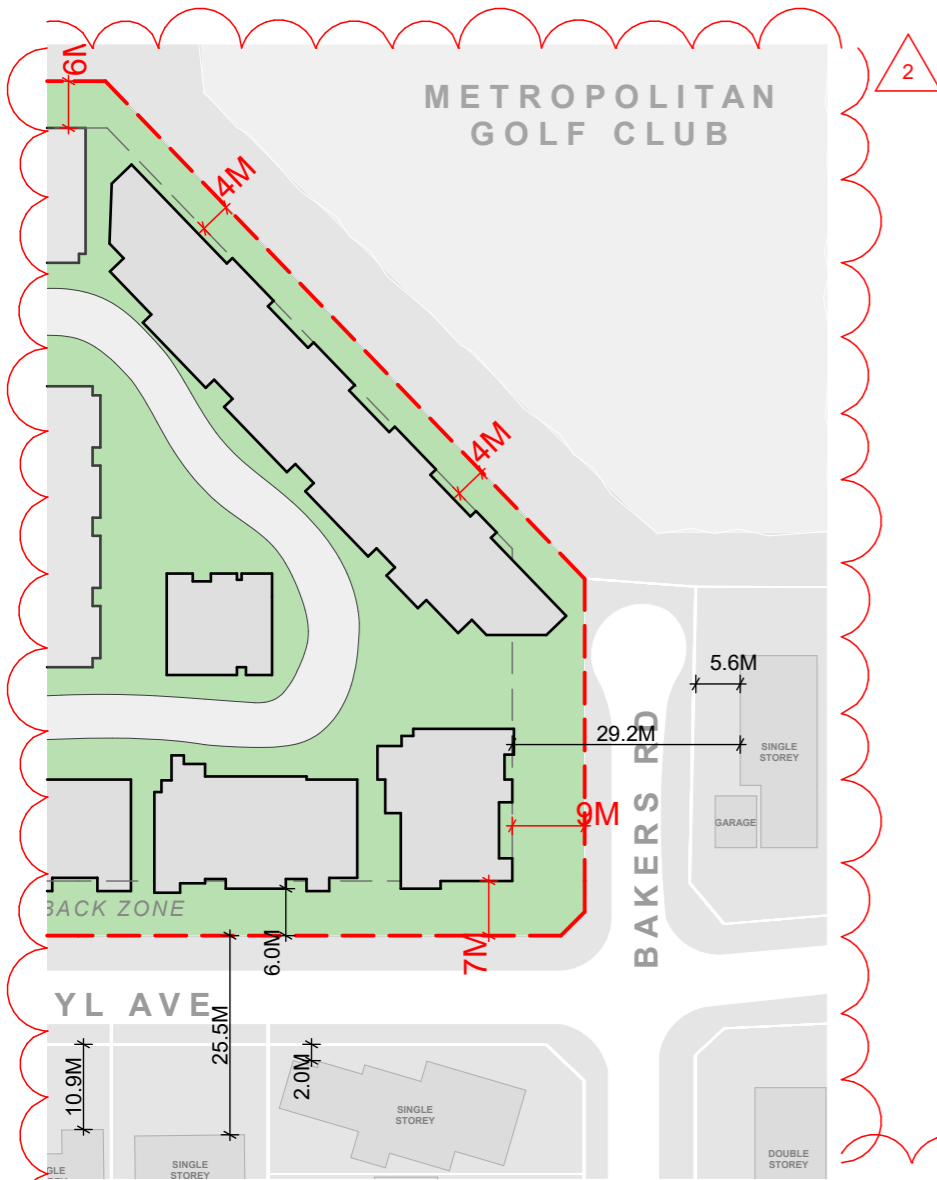


FOR VCAT



### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land - potential for additional public open space or community garden



FOR VCAT

52 Golf Road Oakleigh South

NO:12737

DATE:3/02/2020

REVISION: 2

SCALE:



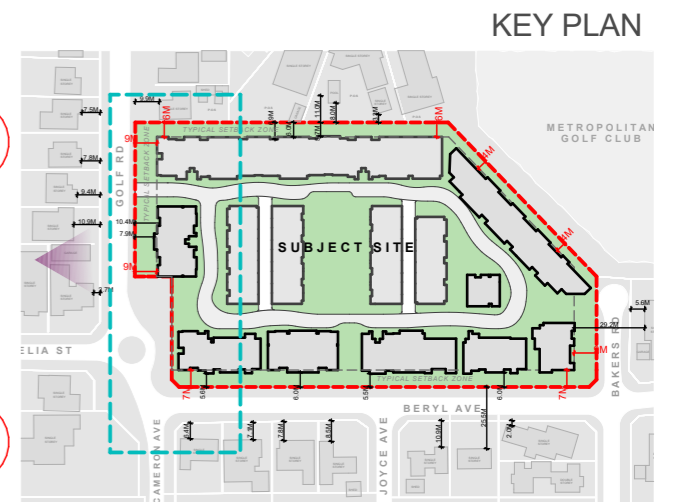
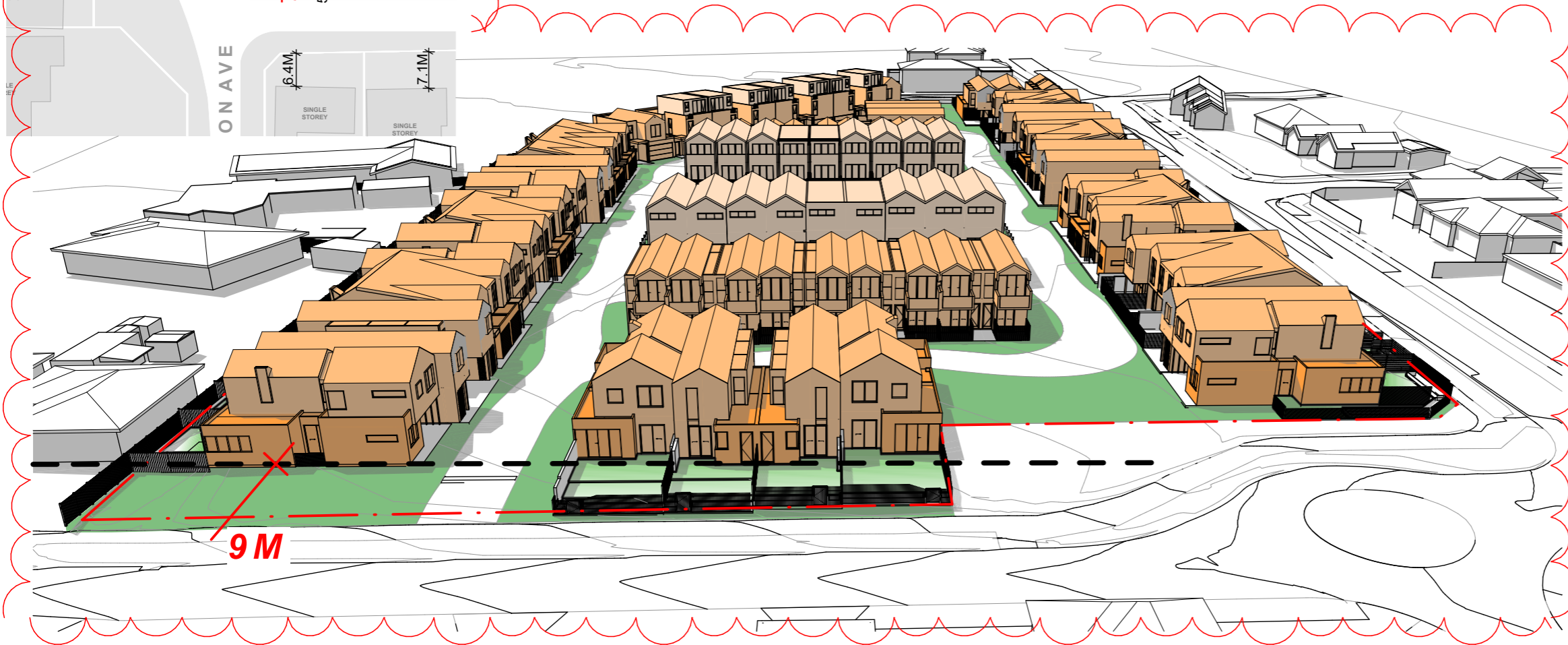
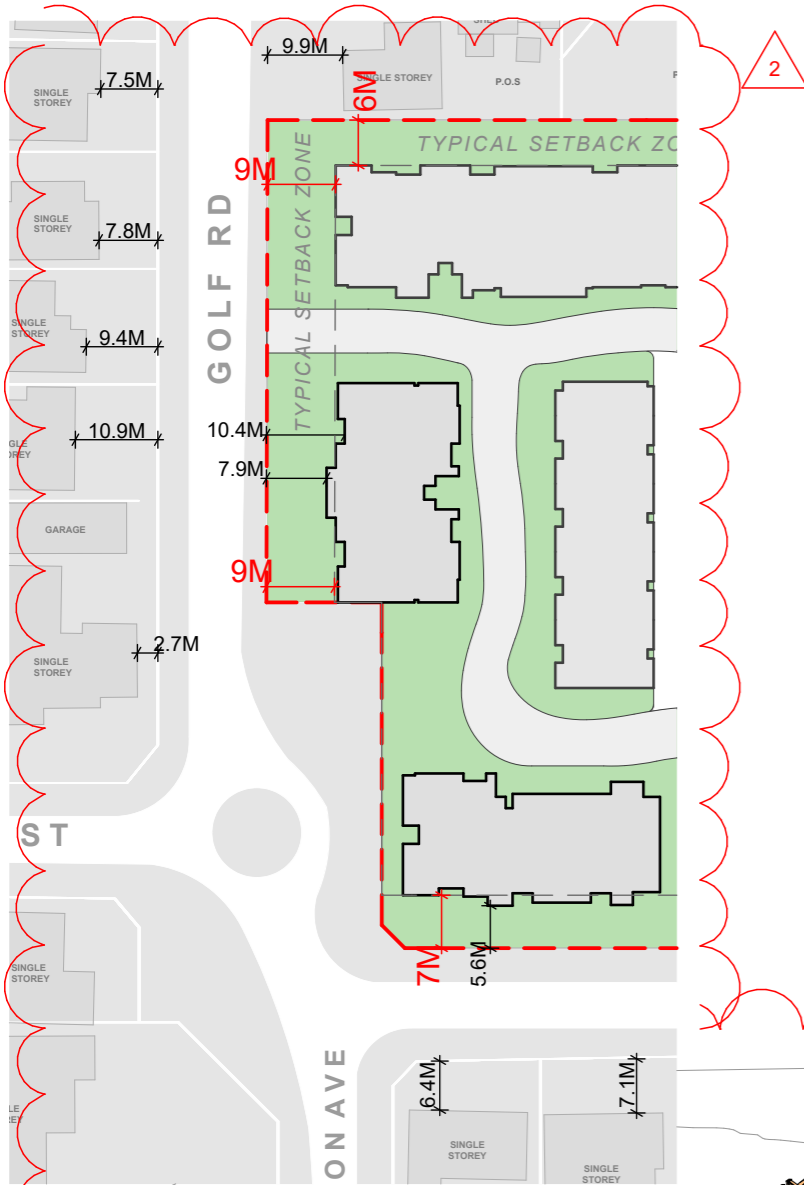
OAKMONT  
OAKLEIGH SOUTH



plus  
architecture

### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land - potential for additional public open space or community garden



FOR VCAT

52 Golf Road Oakleigh South

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SCALE:

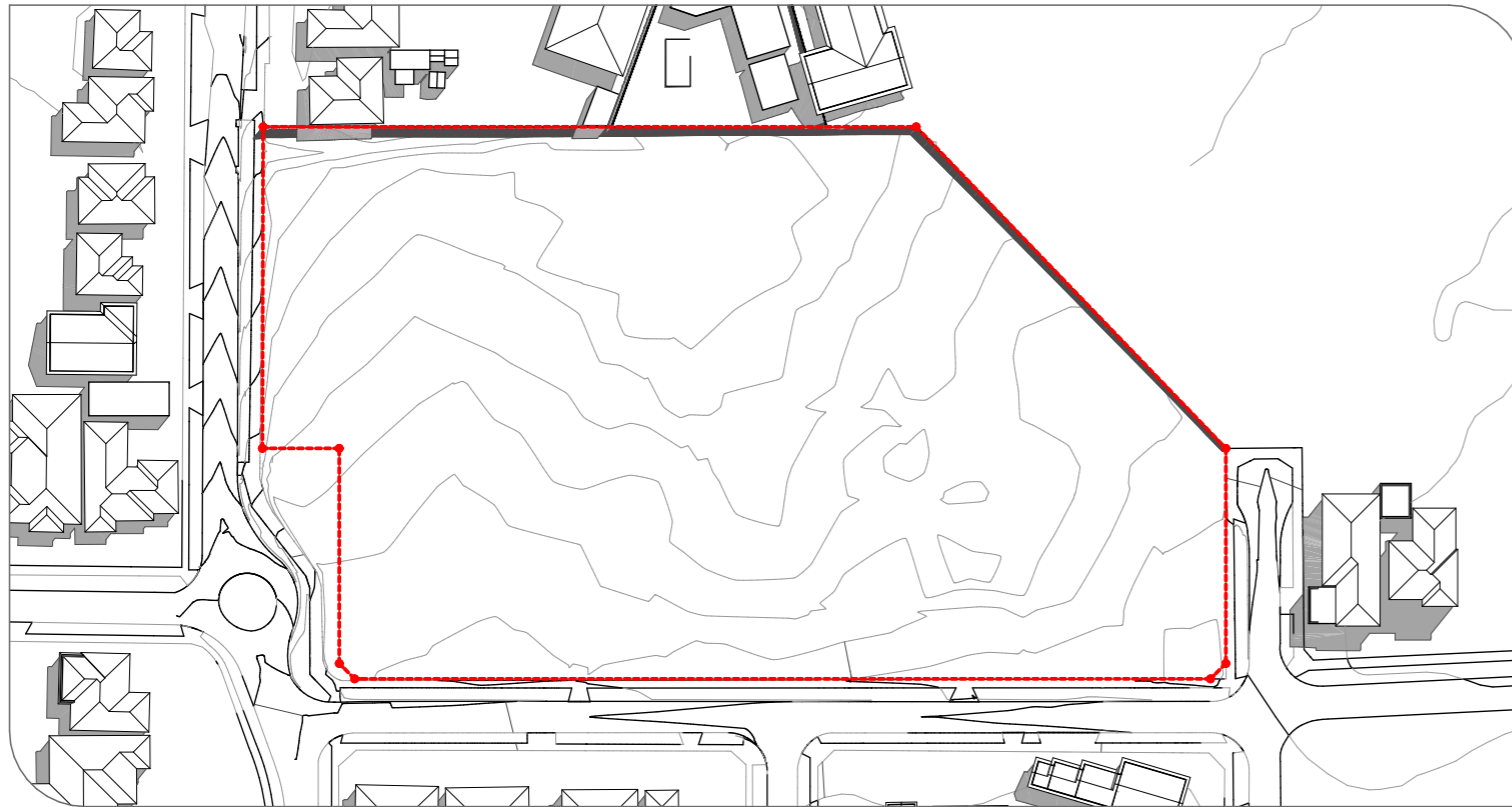


OAKMONT  
OAKLEIGH SOUTH



plus  
architecture

The following shadow diagrams represent times as noted for the equinox on the 22nd September.



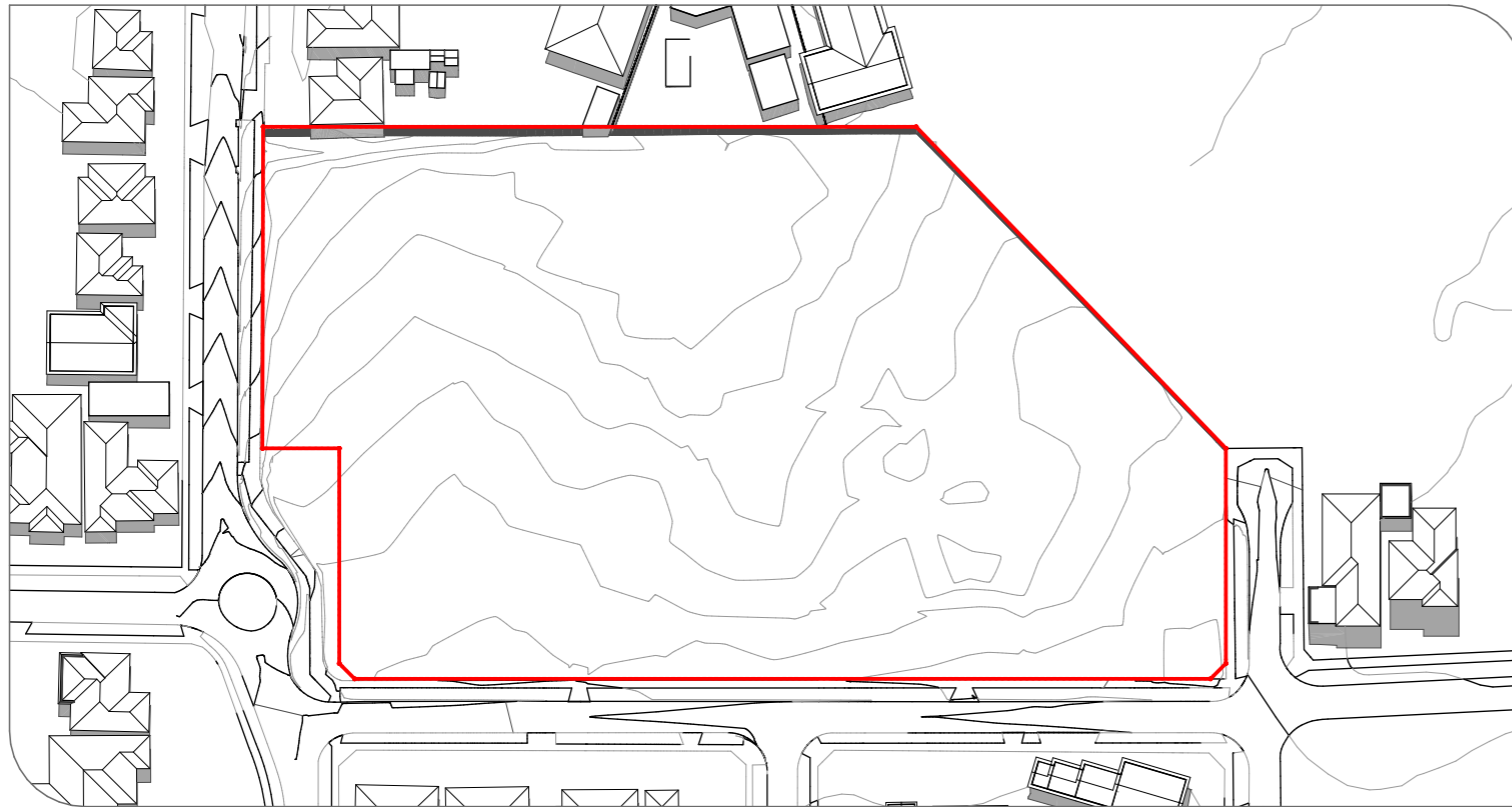
10AM EXISTING SHADOW ANALYSIS



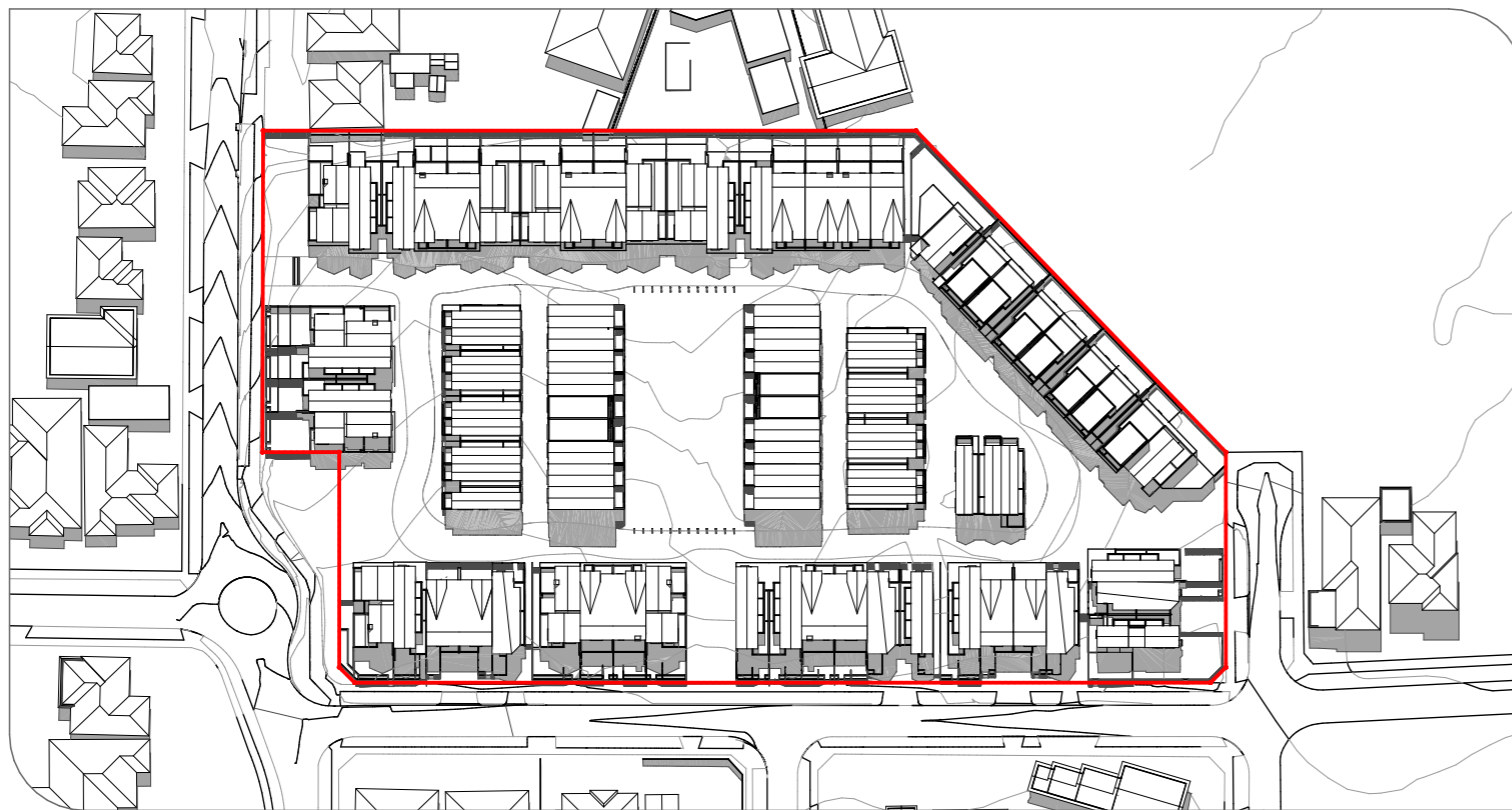
10AM PROPOSED SHADOW ANALYSIS



The following shadow diagrams represent times as noted for the equinox on the 22nd September.



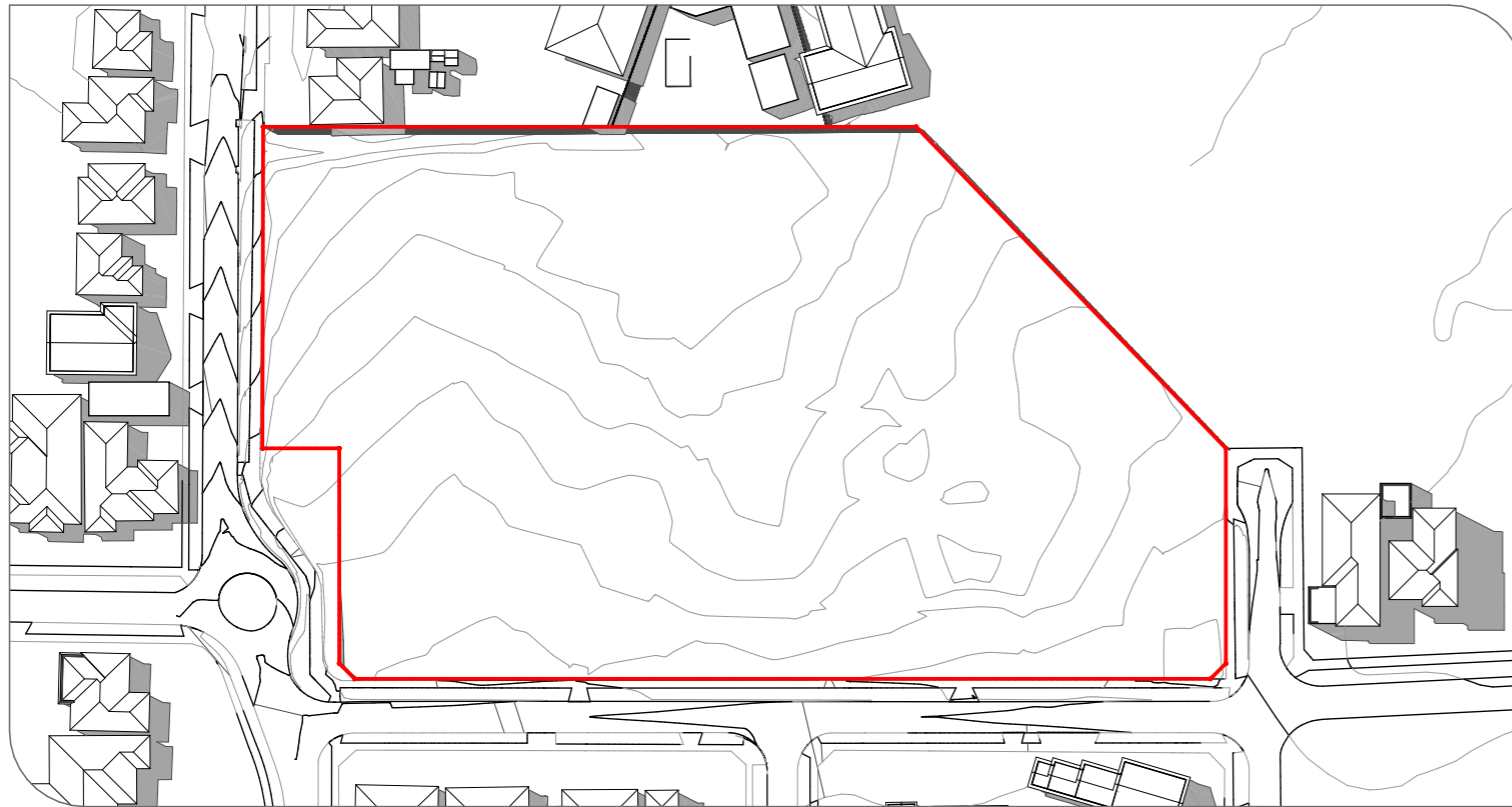
12PM EXISTING SHADOW ANALYSIS



12PM PROPOSED SHADOW ANALYSIS



The following shadow diagrams represent times as noted for the equinox on the 22nd September.



3PM EXISTING SHADOW ANALYSIS



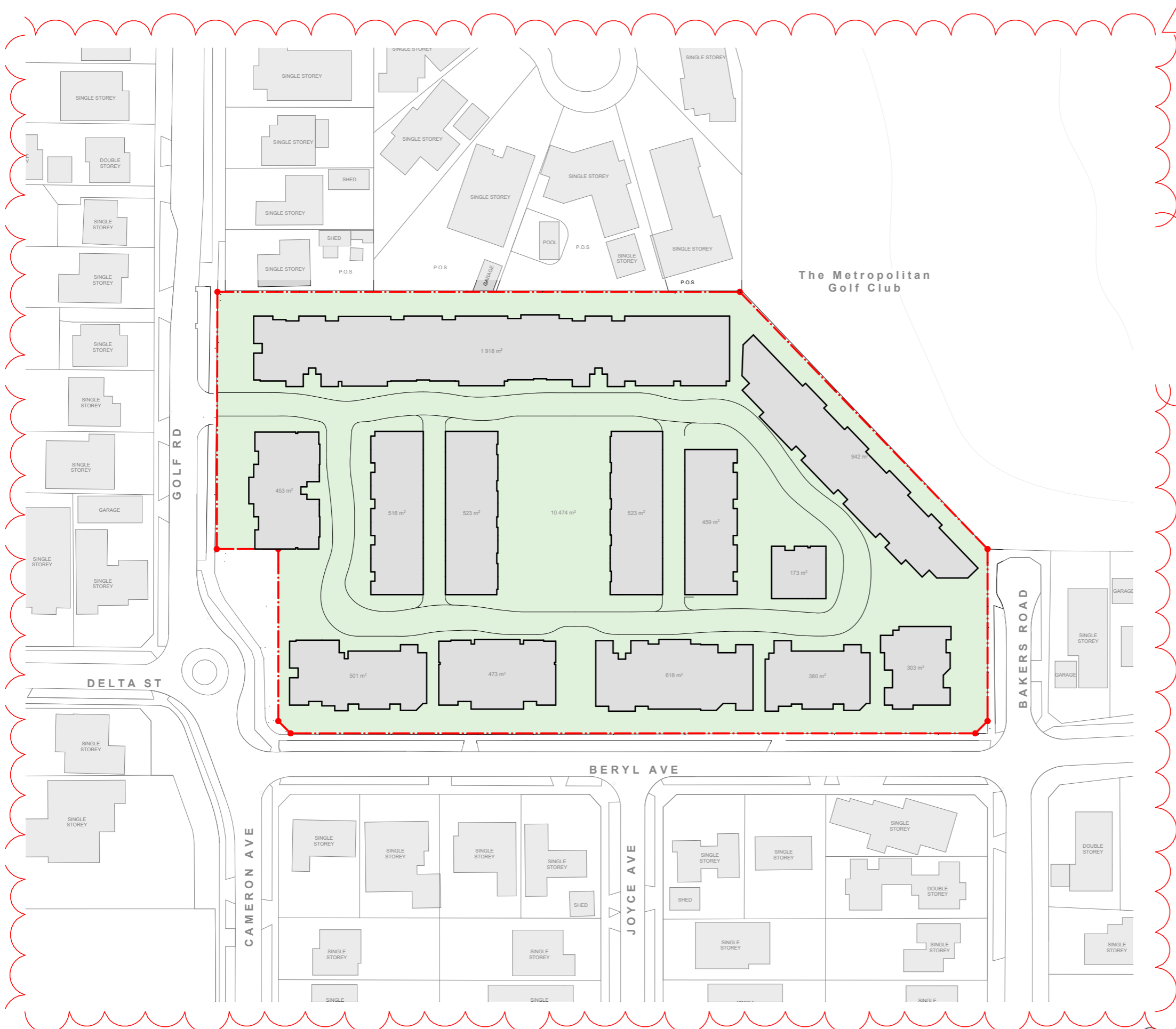
3PM PROPOSED SHADOW ANALYSIS



### Key

- Townhouse Coverage
- Uncovered Site

	TOTAL	Percentage
Townhouse Coverage	7782 m <sup>2</sup>	43%
Uncovered Area	10475 m <sup>2</sup>	57%
Total Site Area	18257 m <sup>2</sup>	100%




FOR VCAT

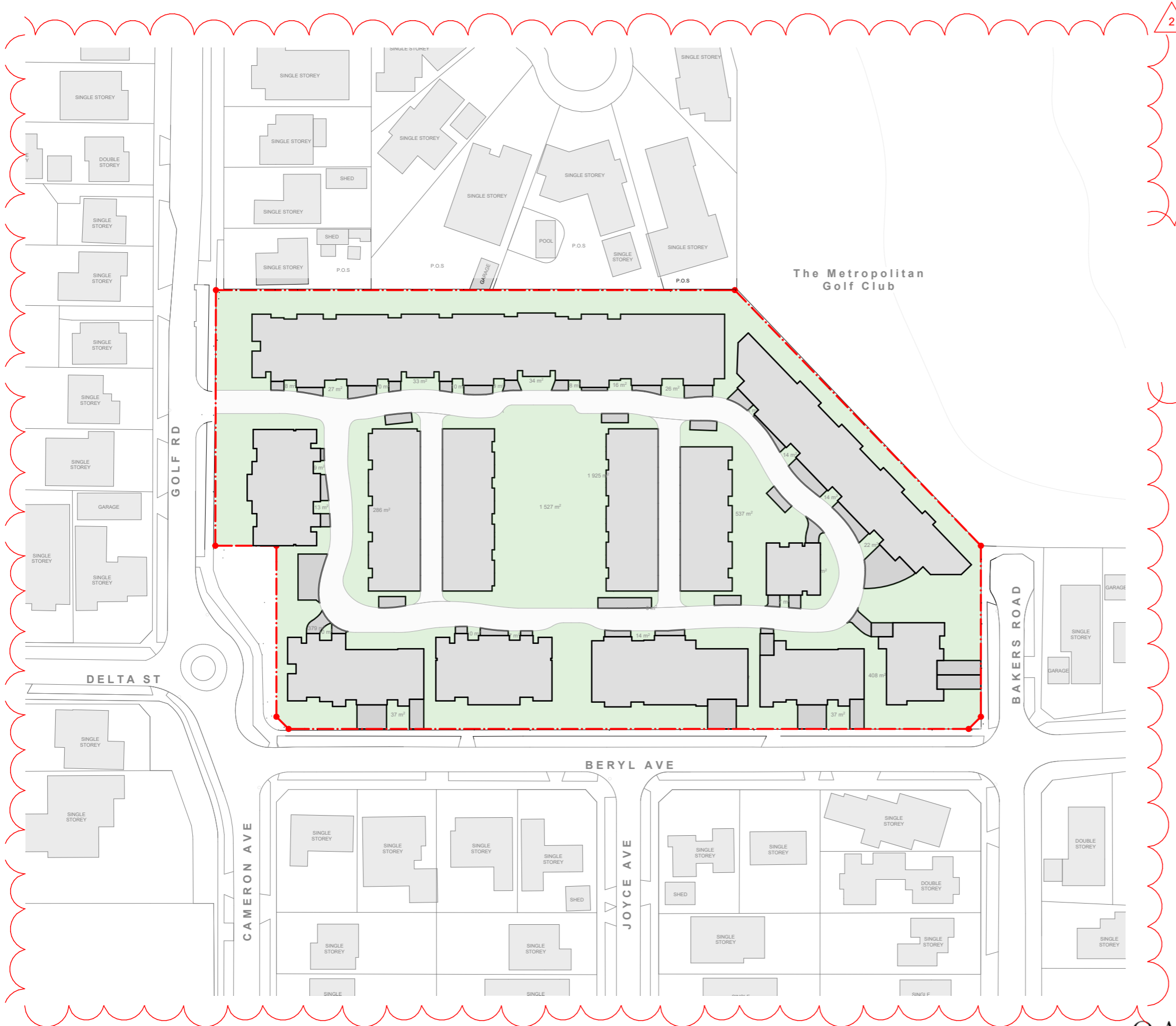




### Key

-    Impervious Site
-  Permeable Site

	TOTAL	Percentage
Impervious Area	11302 m <sup>2</sup>	62%
Permeable Area	6955 m <sup>2</sup>	38%
Total Site Area	18257 m <sup>2</sup>	100%



FOR VCAT



# 52 Golf Road, Oakleigh South

*Architecturals*

## OAKMONT

OAKLEIGH SOUTH

NO.12737



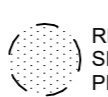

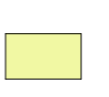



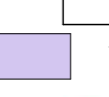
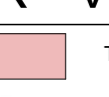
DATE: 3/02/2020

REVISION: 2





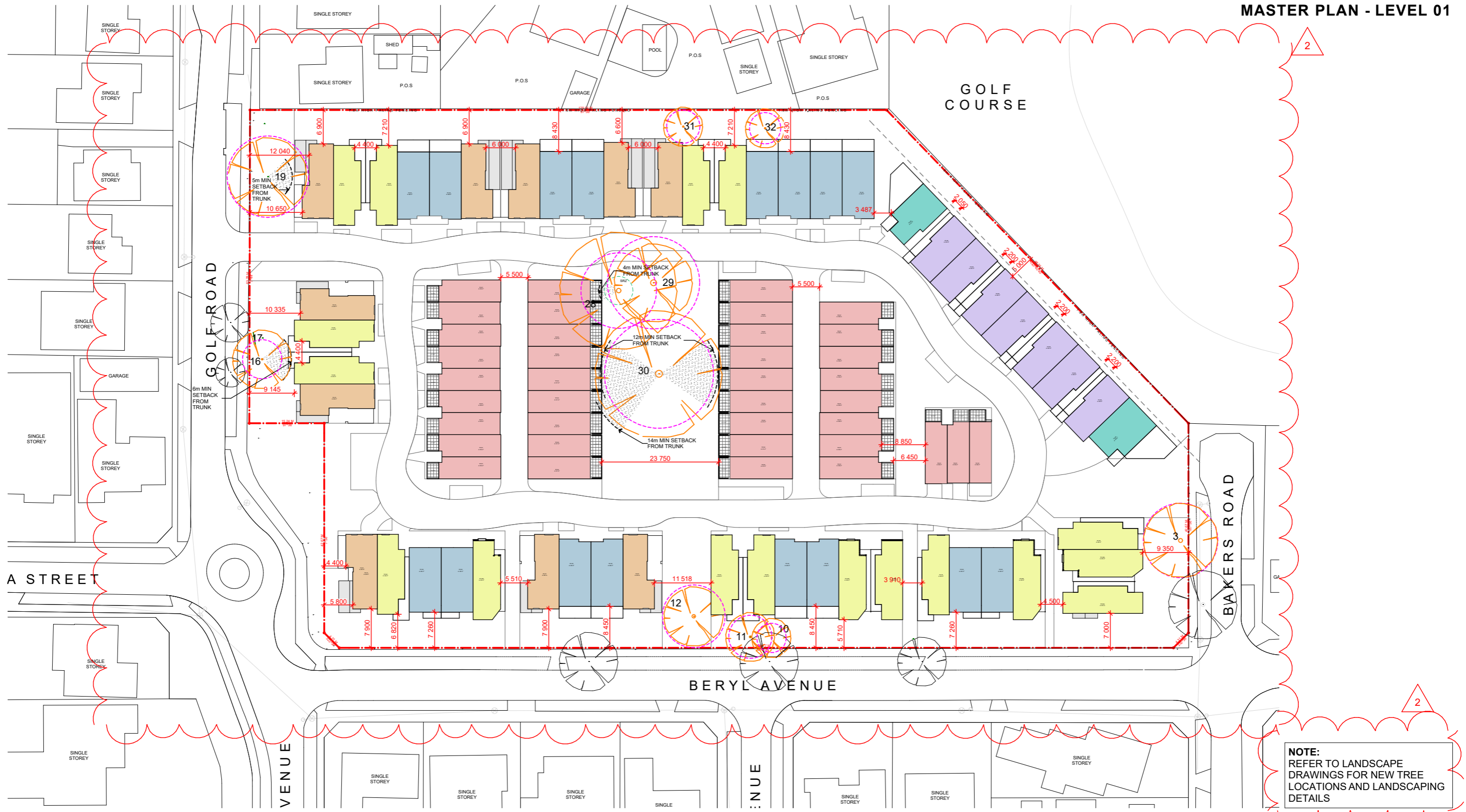
### LEGEND

-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE
-  TH 01
-  TH 02
-  TH 03
-  TH 04
-  TH 05
-  TH 06
-  TH 07

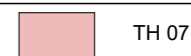
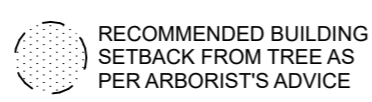
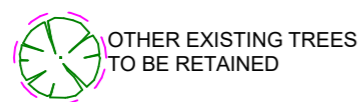
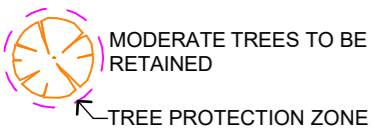
 TREE PROTECTION ZONE

FOR VCAT





### LEGEND



FOR VCAT





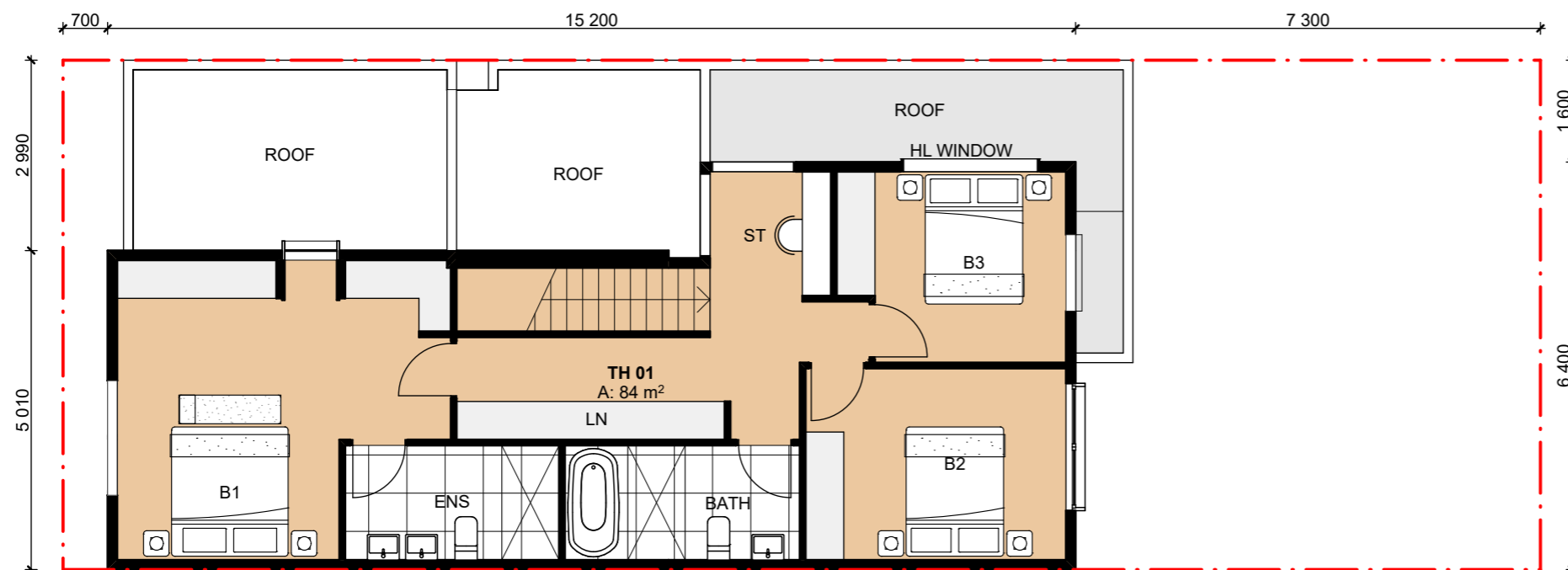
### LEGEND

- MODERATE TREES TO BE RETAINED
- OTHER EXISTING TREES TO BE RETAINED
- RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE
- TH 01
- TH 02
- TH 03
- TH 04a
- TH 05
- TH 06
- TH 07

← TREE PROTECTION ZONE

FOR VCAT





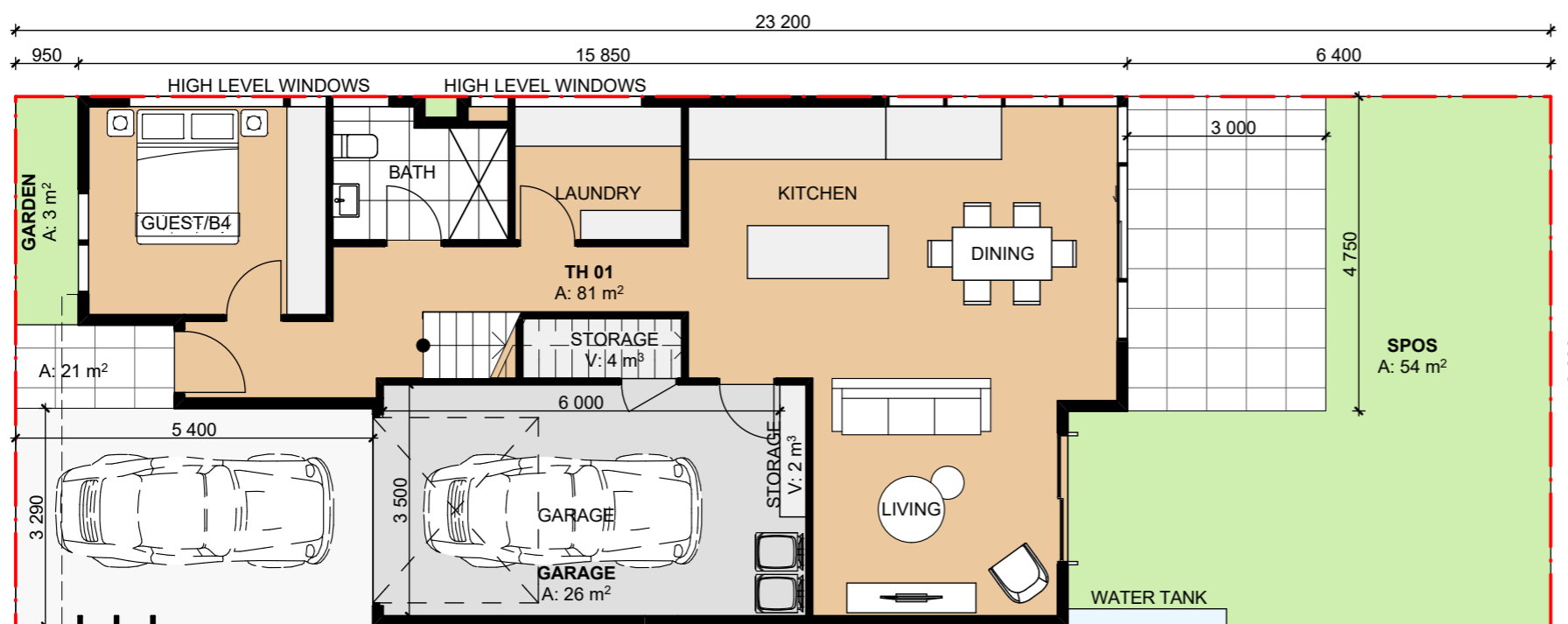
TH1 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND    81m<sup>2</sup>    107m<sup>2</sup>  
LEVEL 01    84m<sup>2</sup>    84m<sup>2</sup>

TOTAL    165m<sup>2</sup>    191m<sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



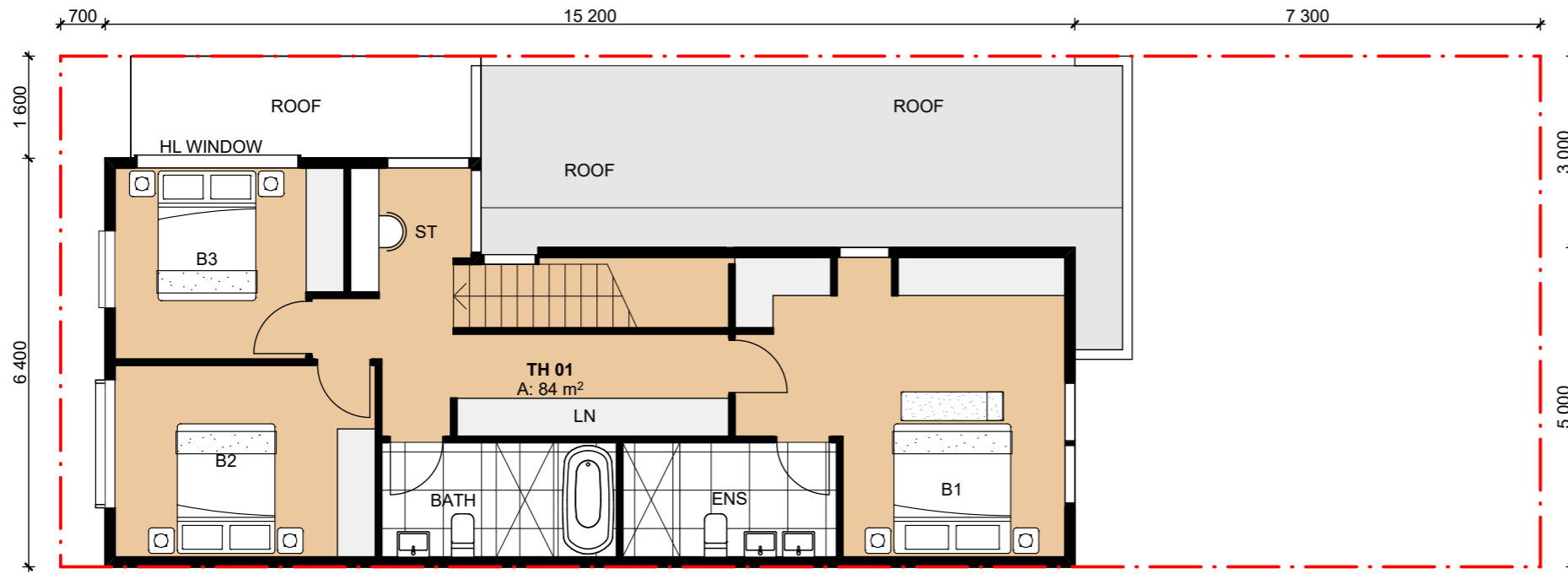
TH1 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

# 4.04a

## TOWN HOUSE 1a PLANS

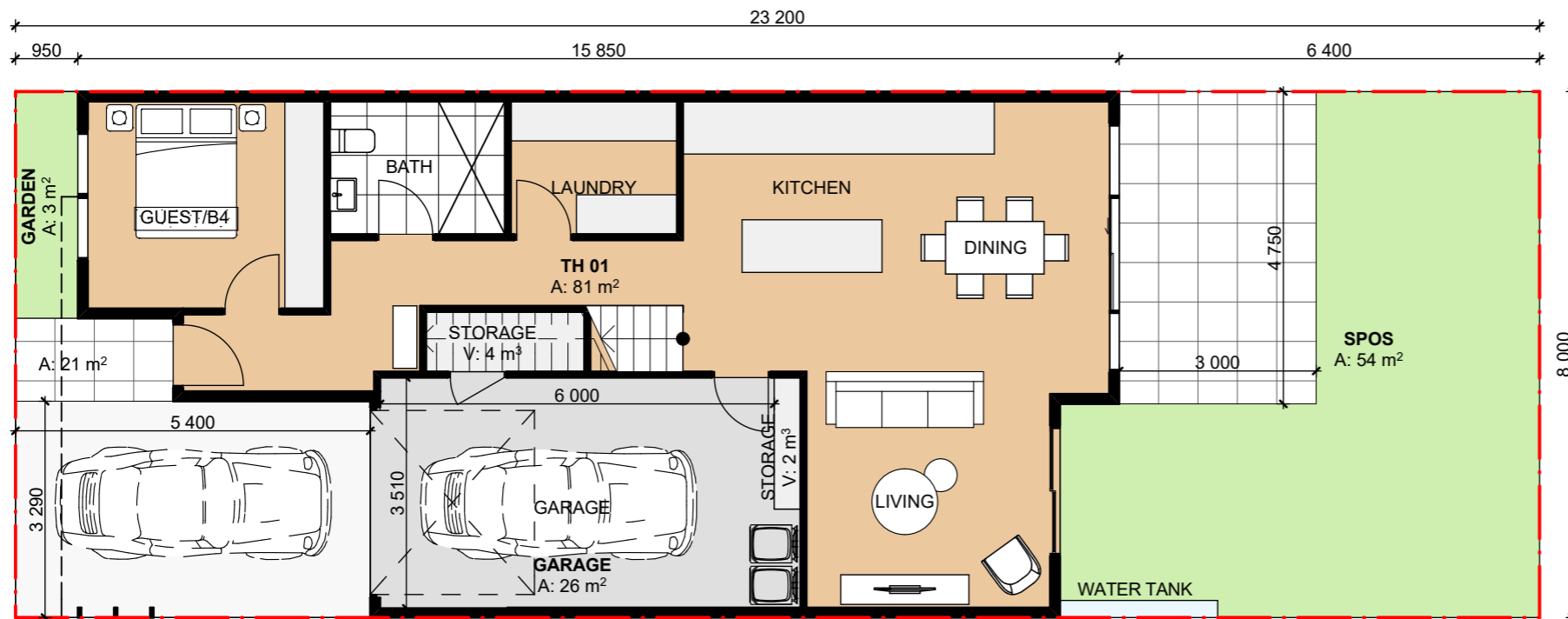


TH1 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND	81m <sup>2</sup>	107m <sup>2</sup>
LEVEL 01	84m <sup>2</sup>	84m <sup>2</sup>
<b>TOTAL</b>	<b>165m<sup>2</sup></b>	<b>191m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



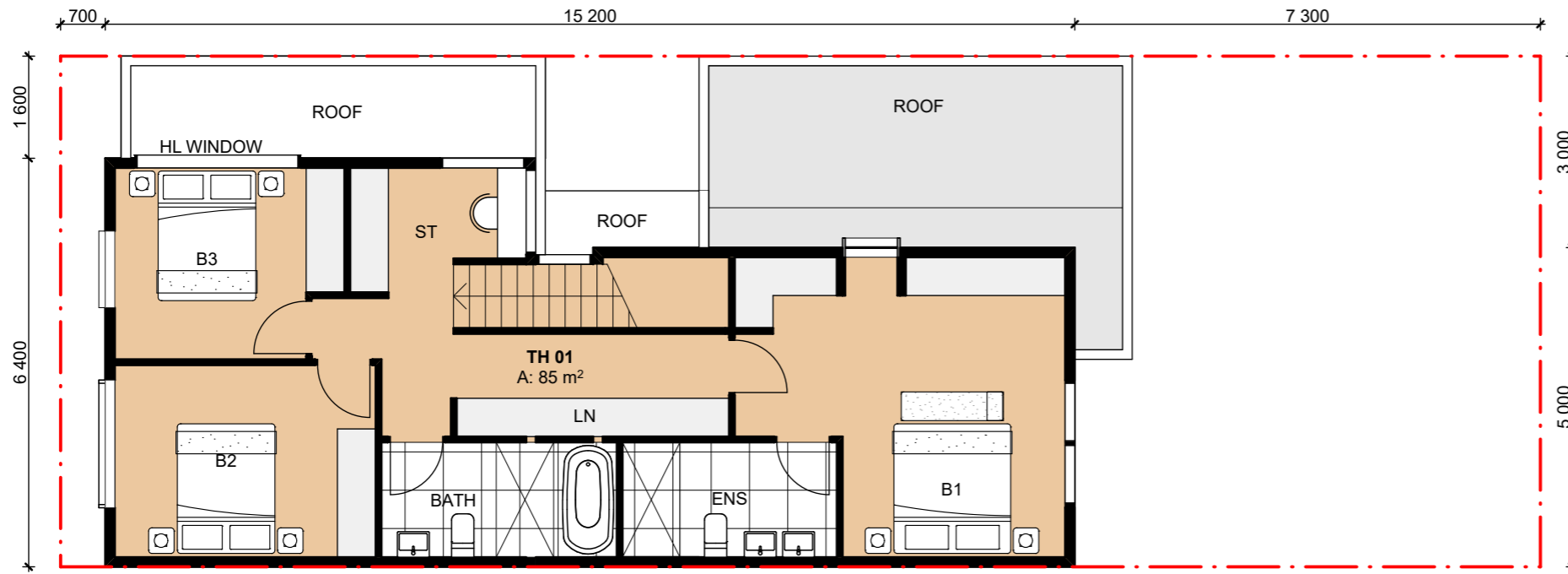
TH1 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

# 4.04b

## TOWN HOUSE 1b PLANS

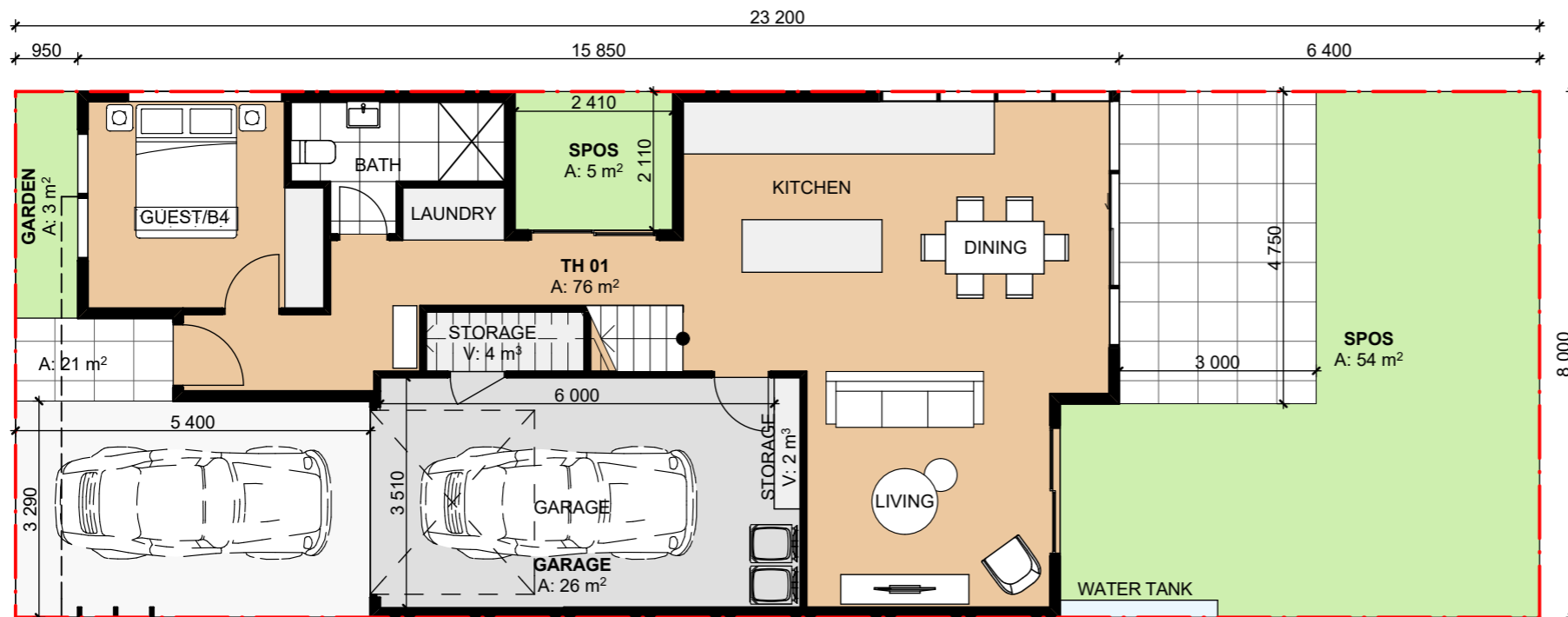


TH1 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND	76m <sup>2</sup>	102m <sup>2</sup>
LEVEL 01	85m <sup>2</sup>	85m <sup>2</sup>
<b>TOTAL</b>	<b>161m<sup>2</sup></b>	<b>187m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

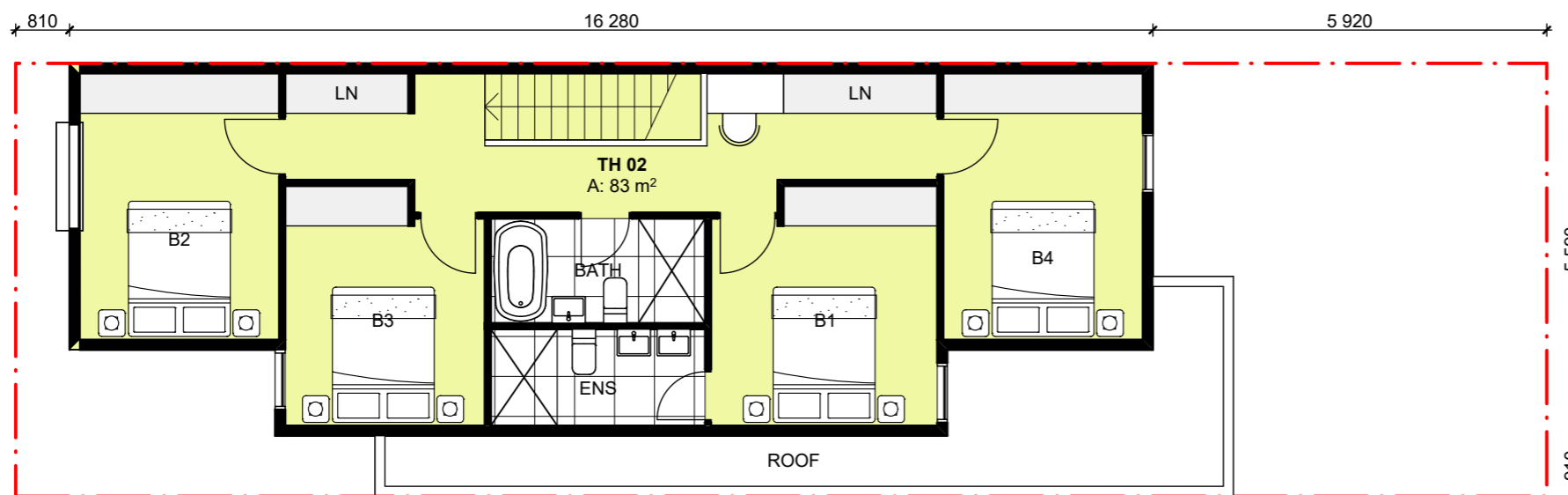


TH1 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT



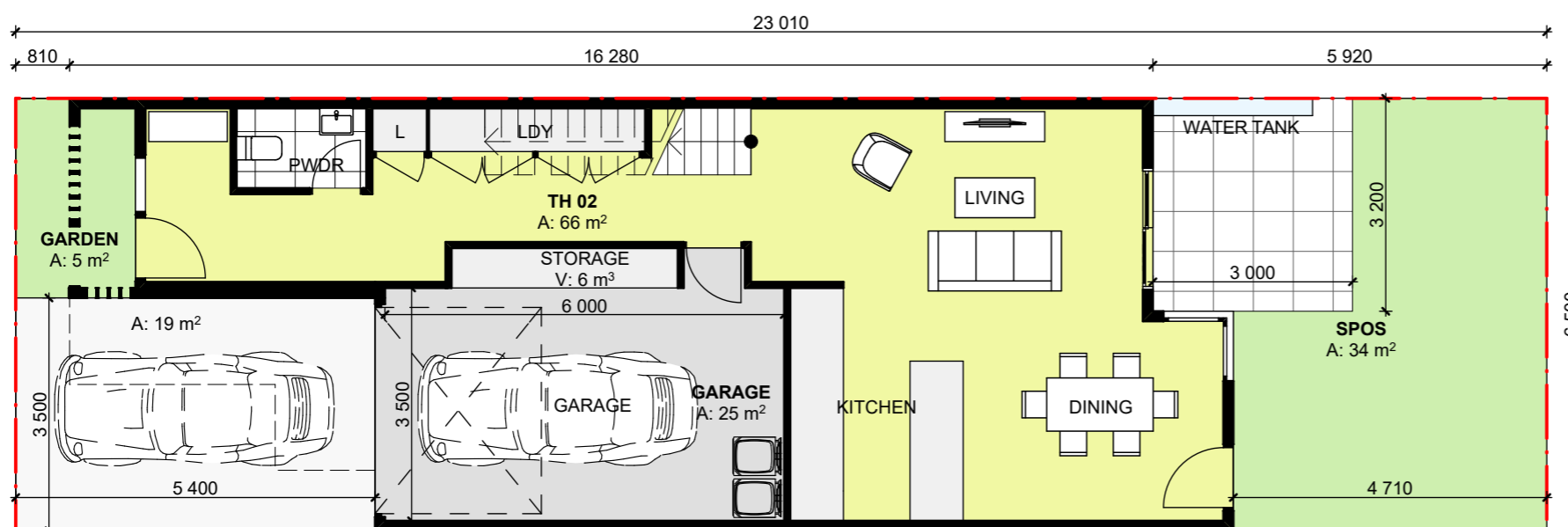


TH2 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND LEVEL 01	66m <sup>2</sup> 83m <sup>2</sup>	91m <sup>2</sup> 83m <sup>2</sup>
TOTAL	149m <sup>2</sup>	174m <sup>2</sup>

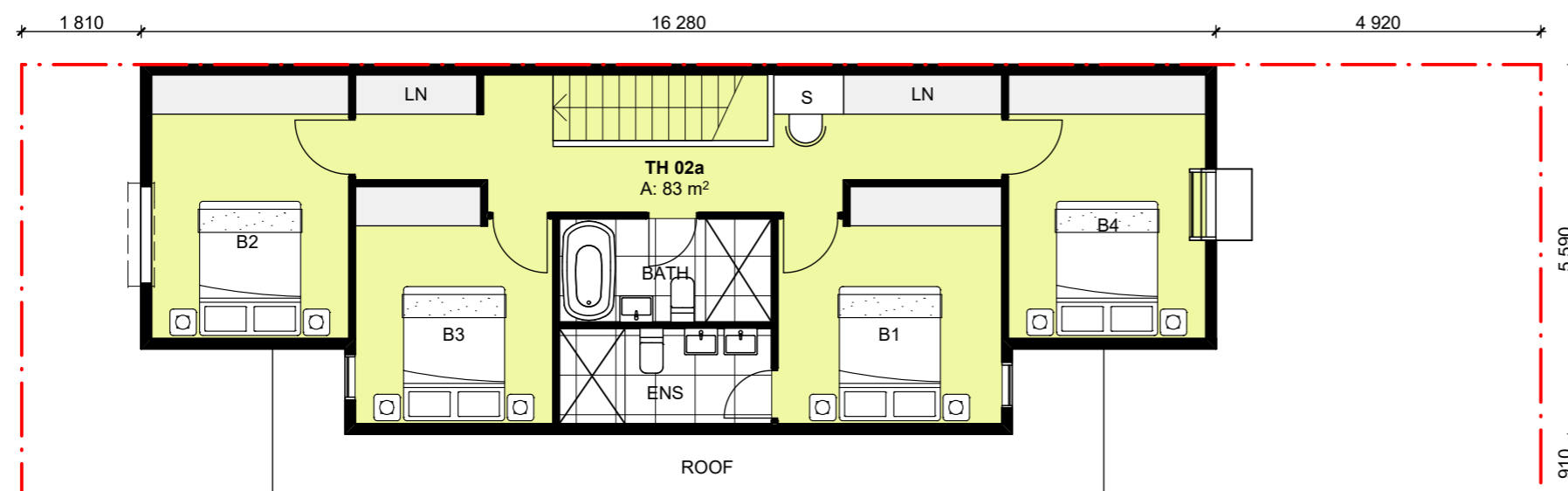
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

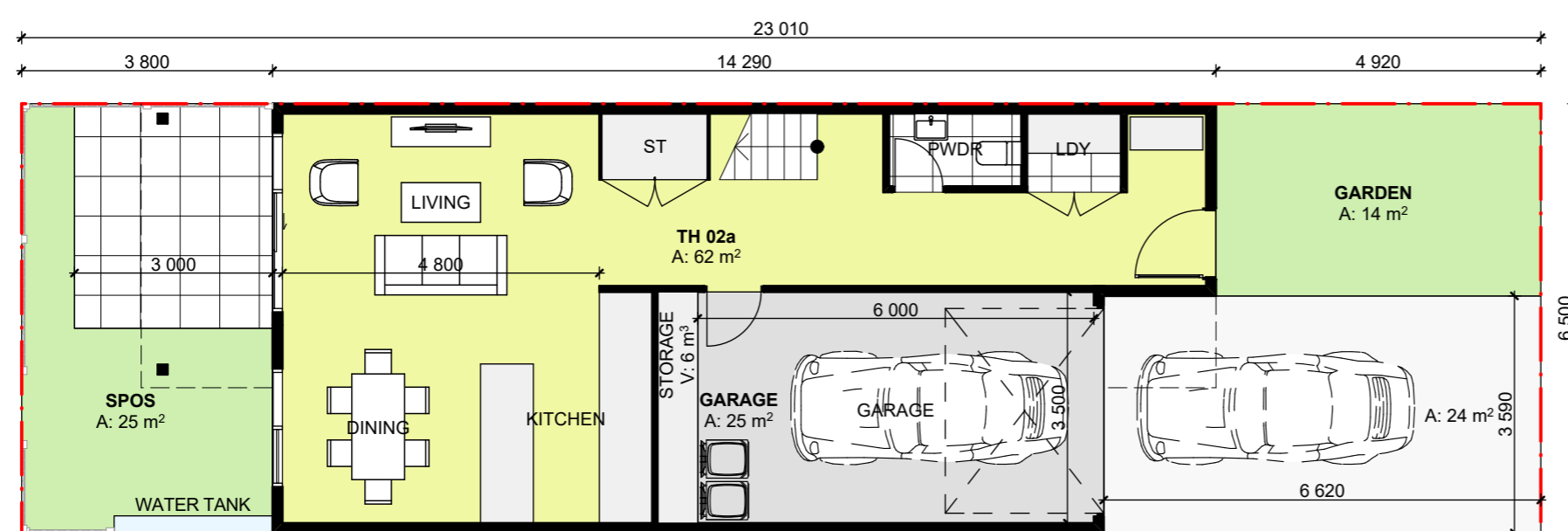
FOR VCAT



TH2a 1ST FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	62m <sup>2</sup> 83m <sup>2</sup>	87m <sup>2</sup> 83m <sup>2</sup>
TOTAL	145m <sup>2</sup>	170m <sup>2</sup>

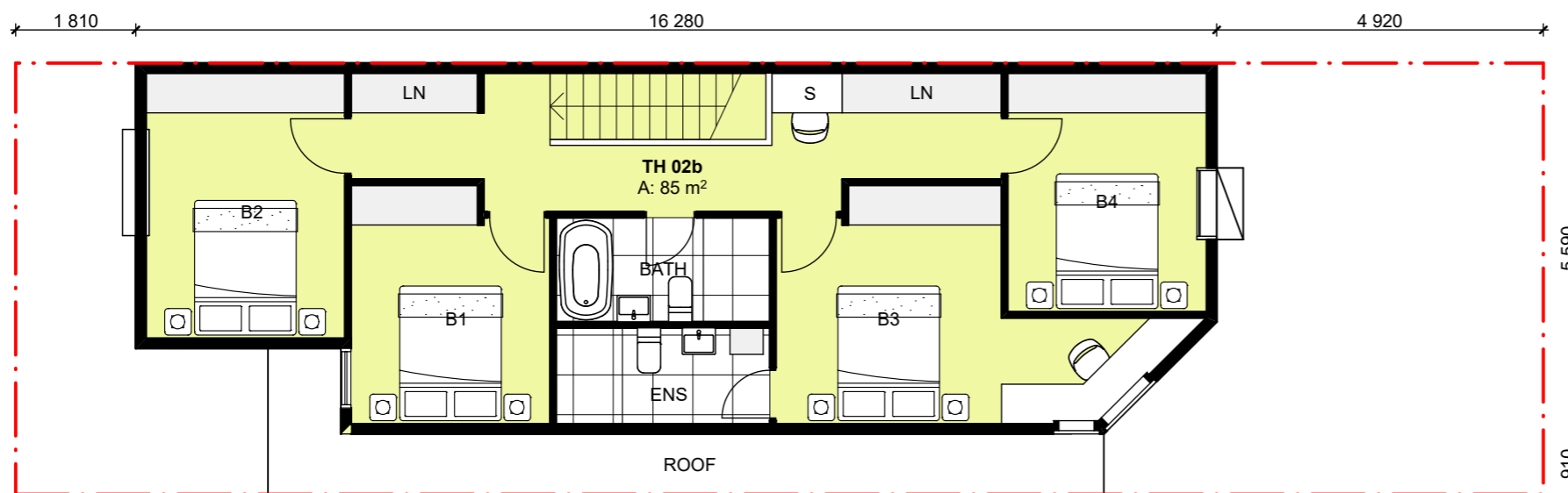
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2a GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

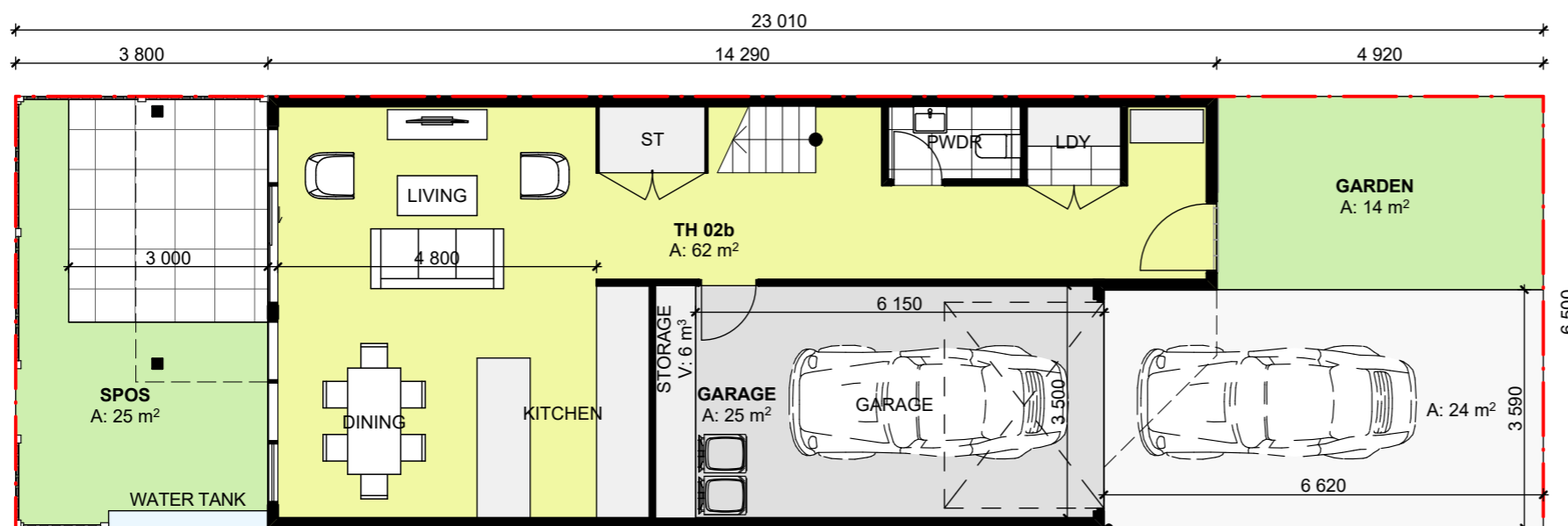


TH2b 1ST FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
--	-----------------------	-----

GROUND	62m <sup>2</sup>	87m <sup>2</sup>
LEVEL 01	85m <sup>2</sup>	85m <sup>2</sup>
<b>TOTAL</b>	<b>147m<sup>2</sup></b>	<b>172m<sup>2</sup></b>

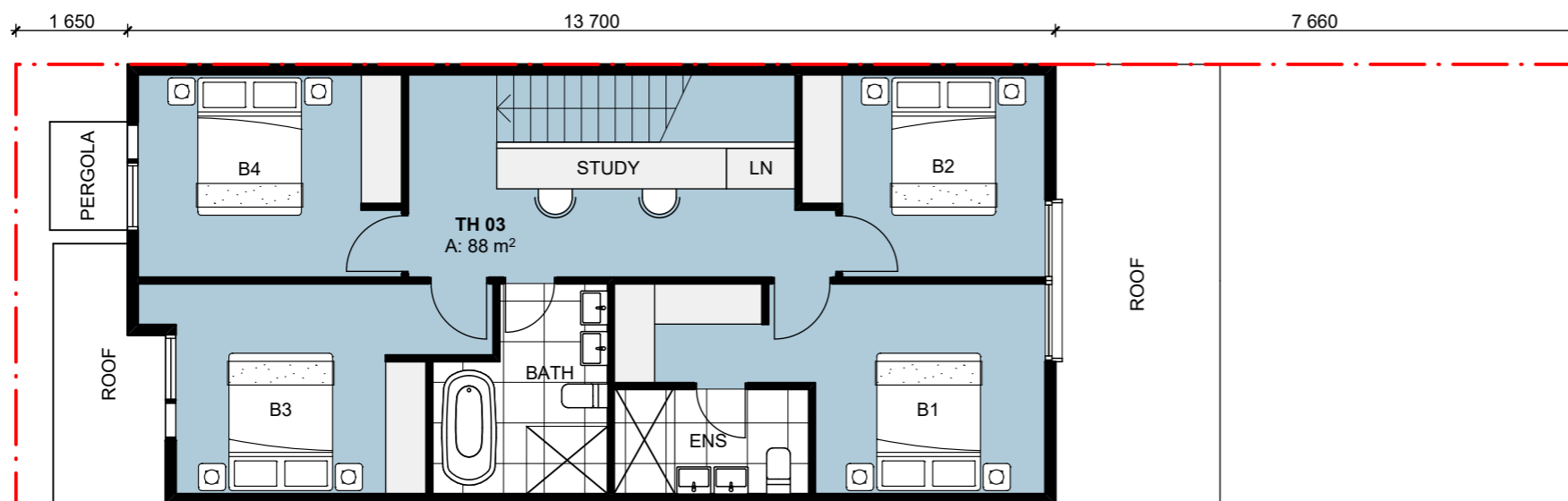
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2b GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT



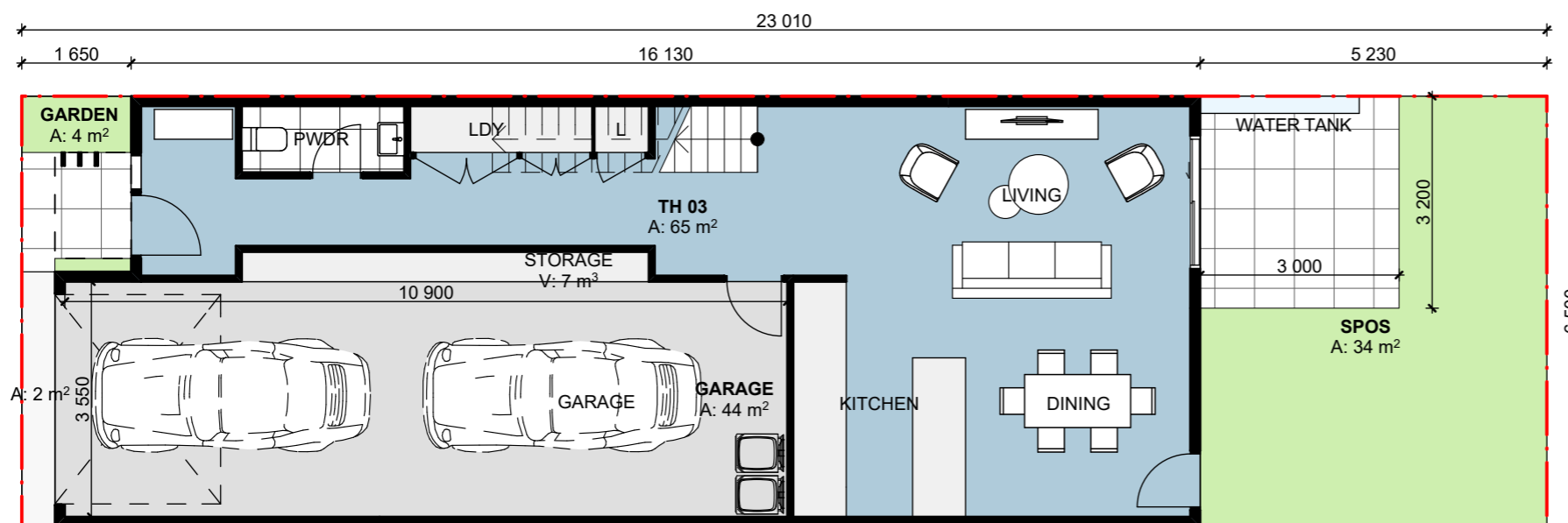
TH3 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND LEVEL 01    65m<sup>2</sup>    109m<sup>2</sup>  
    88m<sup>2</sup>    88m<sup>2</sup>

TOTAL    153m<sup>2</sup>    197m<sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



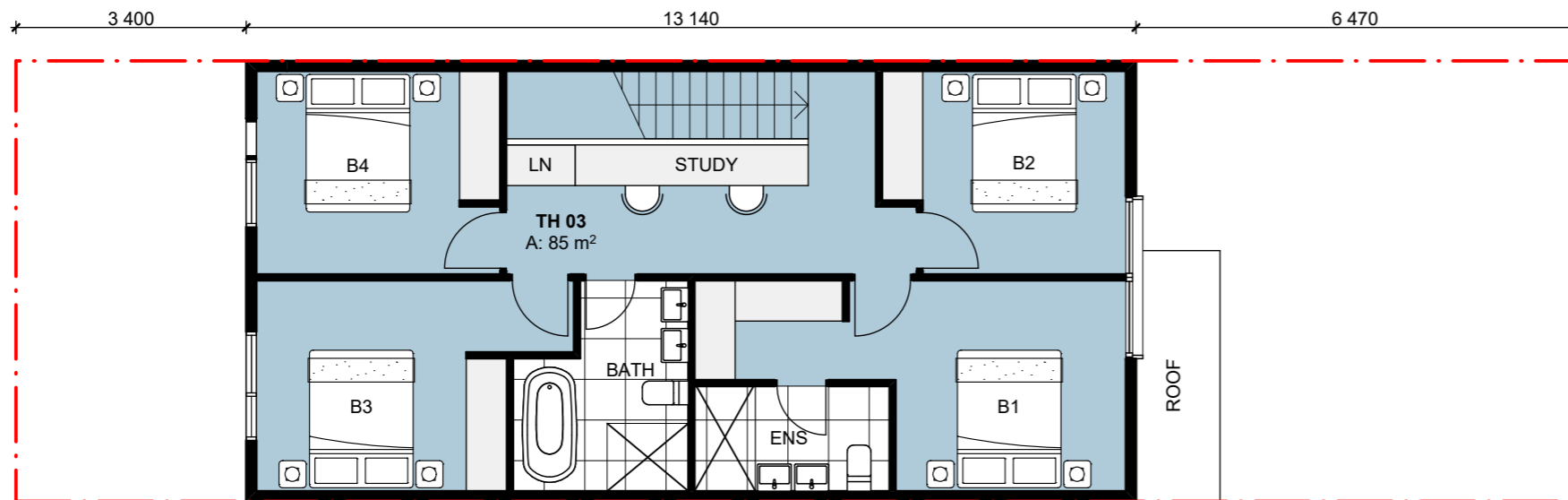
TH3 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

# 4.08a

## TOWN HOUSE 3a PLANS

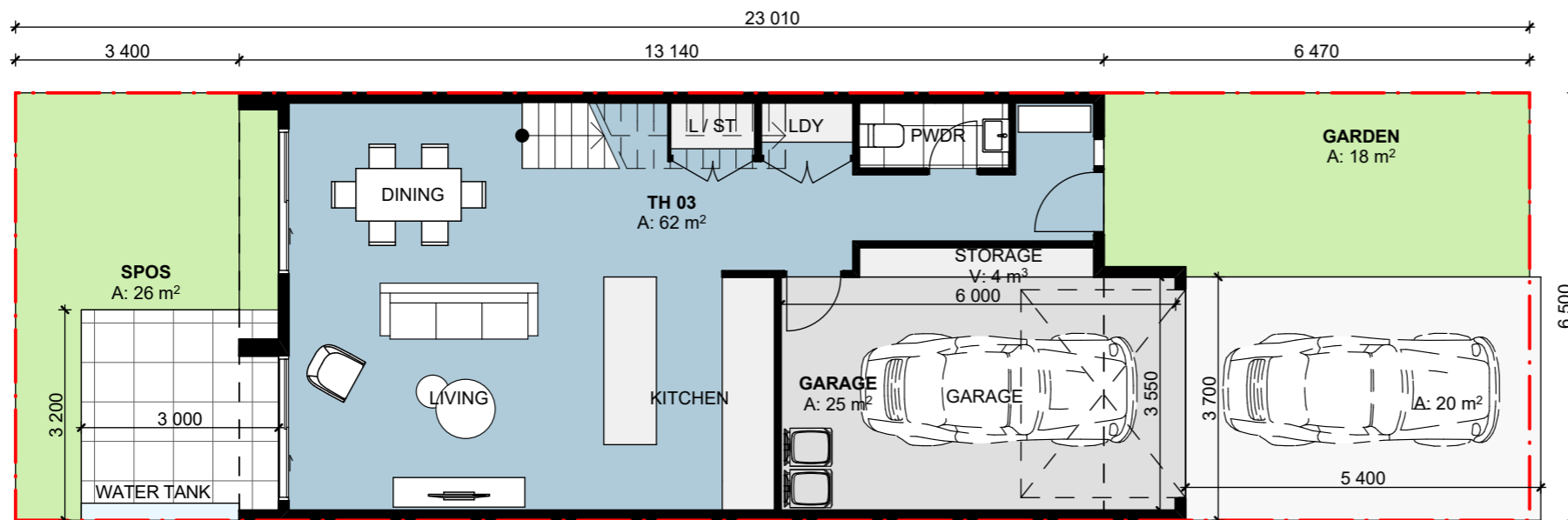


TH3 1ST FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND LEVEL 01	62m <sup>2</sup> 85m <sup>2</sup>	87m <sup>2</sup> 85m <sup>2</sup>
TOTAL	147m <sup>2</sup>	172m <sup>2</sup>

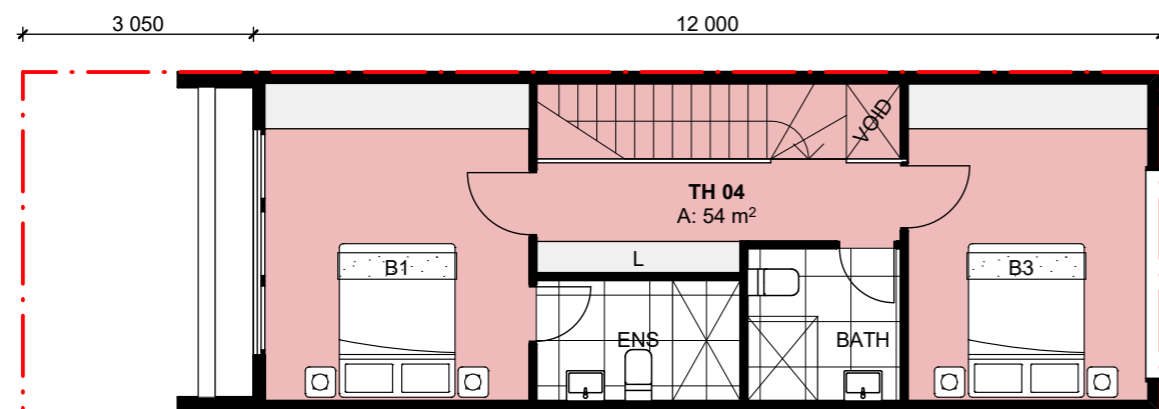
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



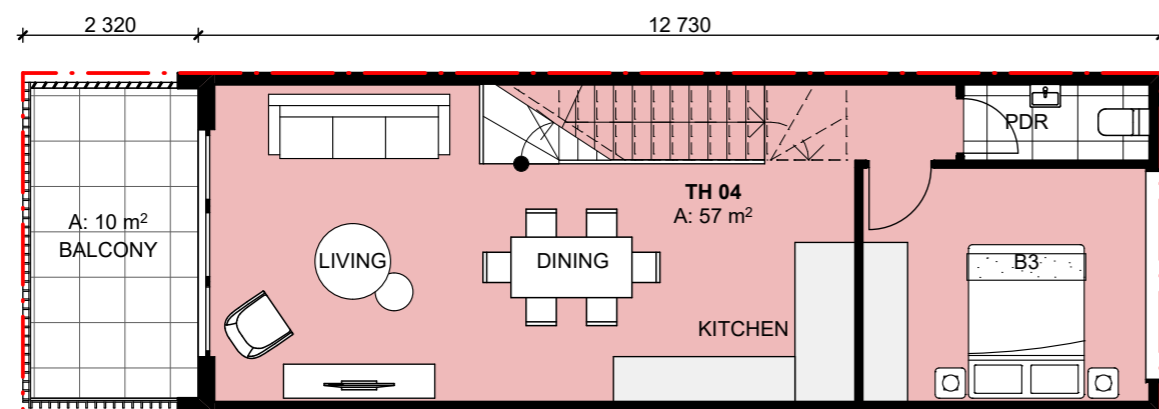
TH3 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

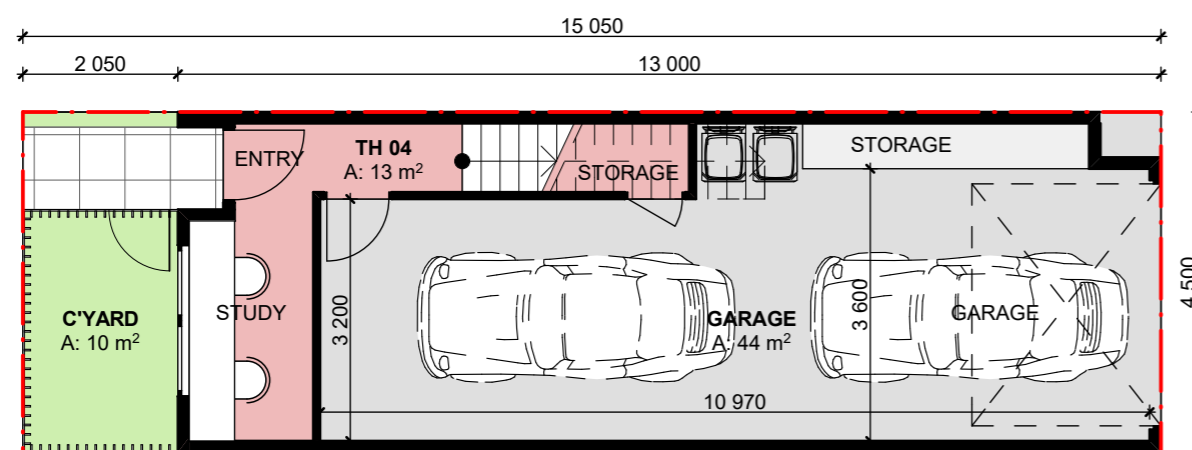
FOR VCAT



TH4 2ND FLOOR PLAN



TH4 1ST FLOOR PLAN



TH4 GROUND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND	13m <sup>2</sup>	57m <sup>2</sup>
LEVEL 01	57m <sup>2</sup>	67m <sup>2</sup>
LEVEL 02	54m <sup>2</sup>	54m <sup>2</sup>
TOTAL	124m <sup>2</sup>	178m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

**4.10**

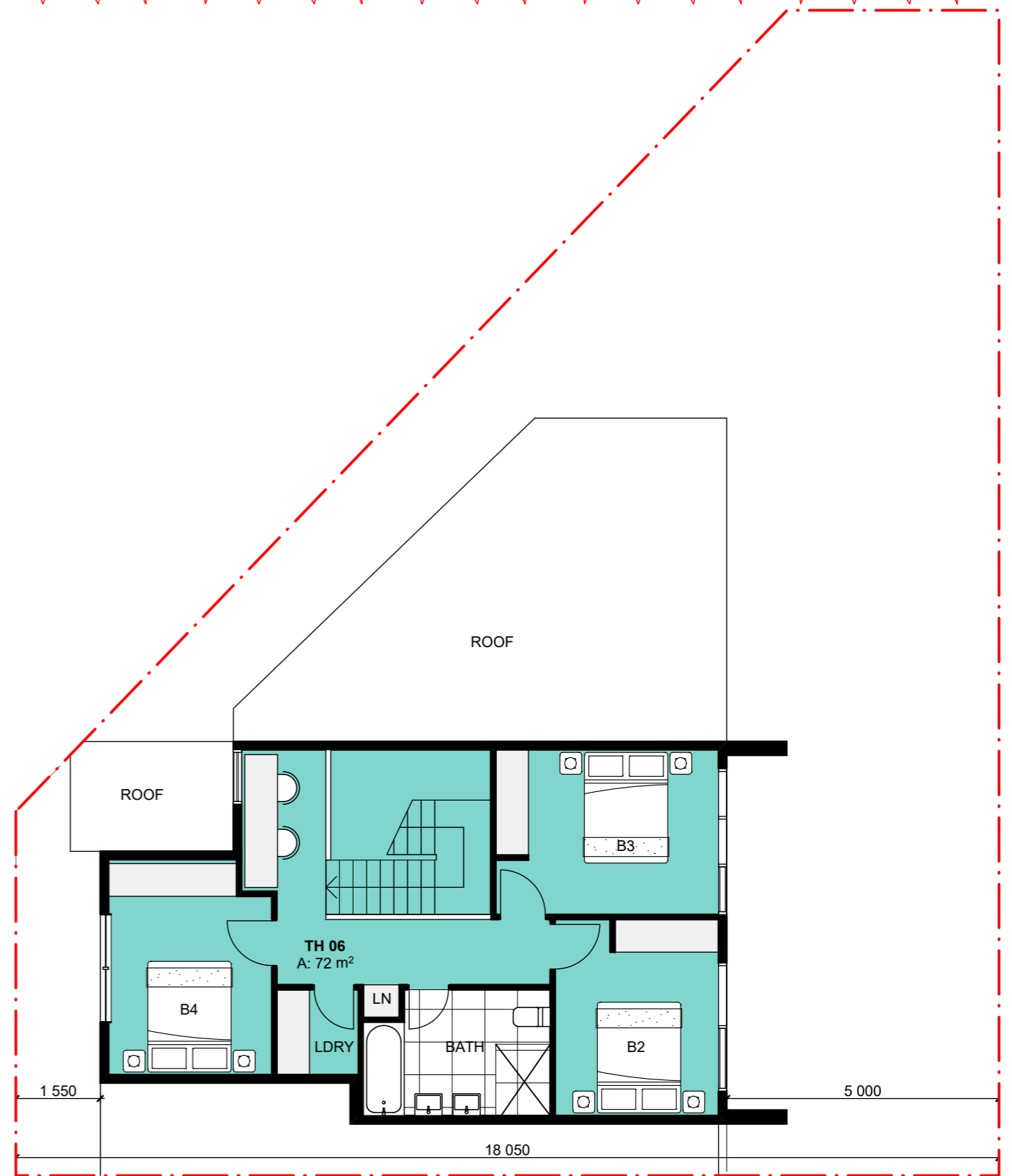
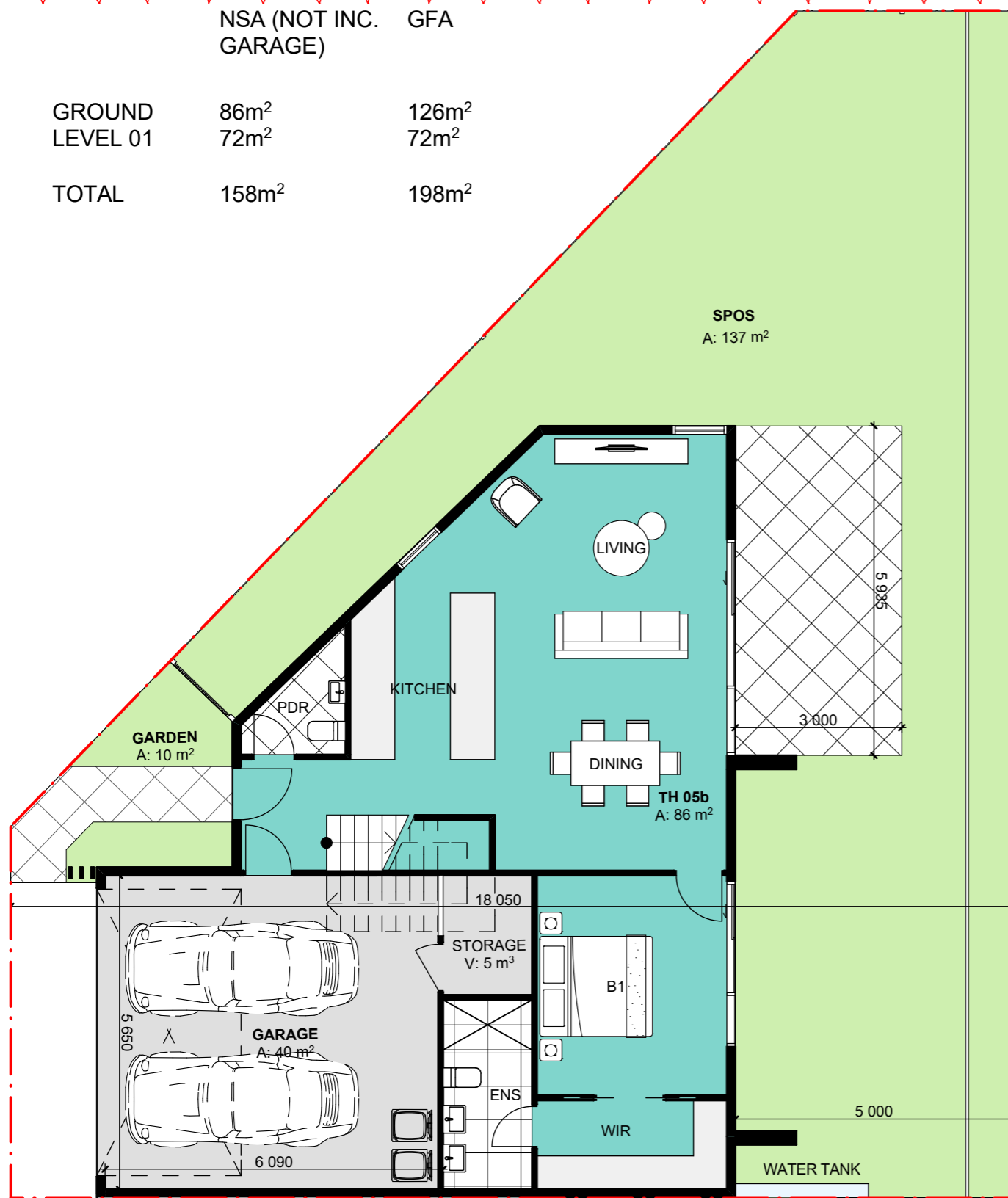
TOWN HOUSE 5 PLANS

**NOT IN USE**

FOR VCAT

2

	NSA (NOT INC. GARAGE)	GFA
GROUND	86m <sup>2</sup>	126m <sup>2</sup>
LEVEL 01	72m <sup>2</sup>	72m <sup>2</sup>
TOTAL	158m <sup>2</sup>	198m <sup>2</sup>



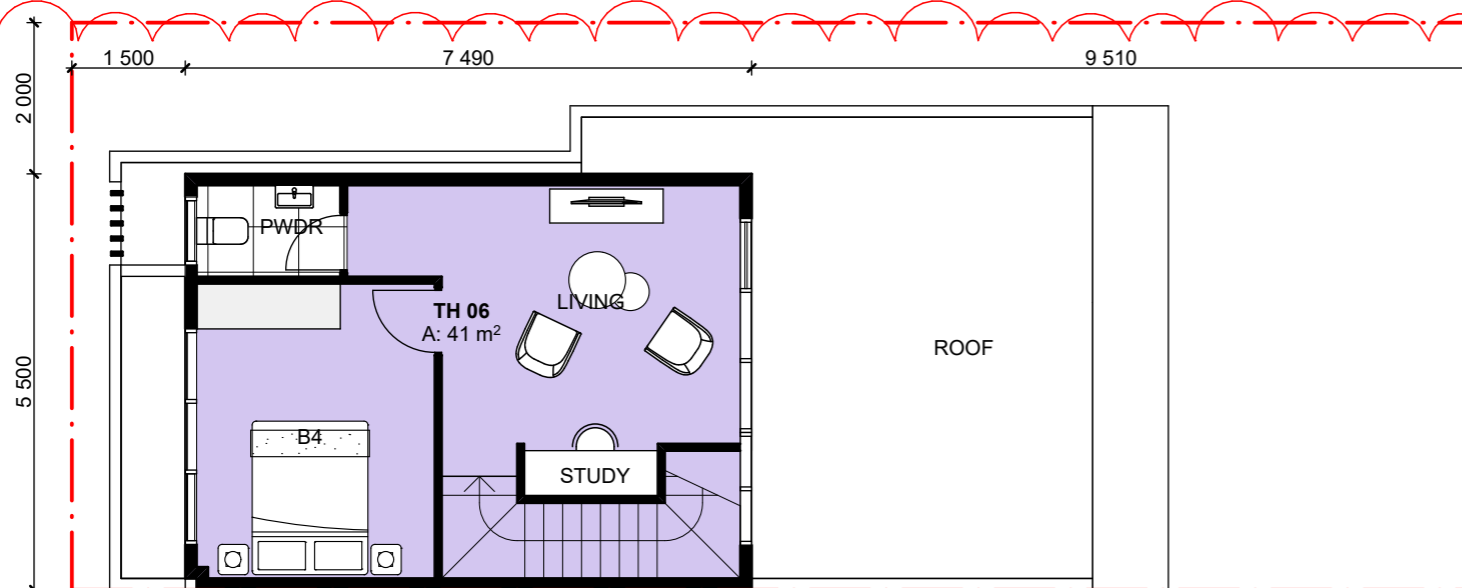
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT

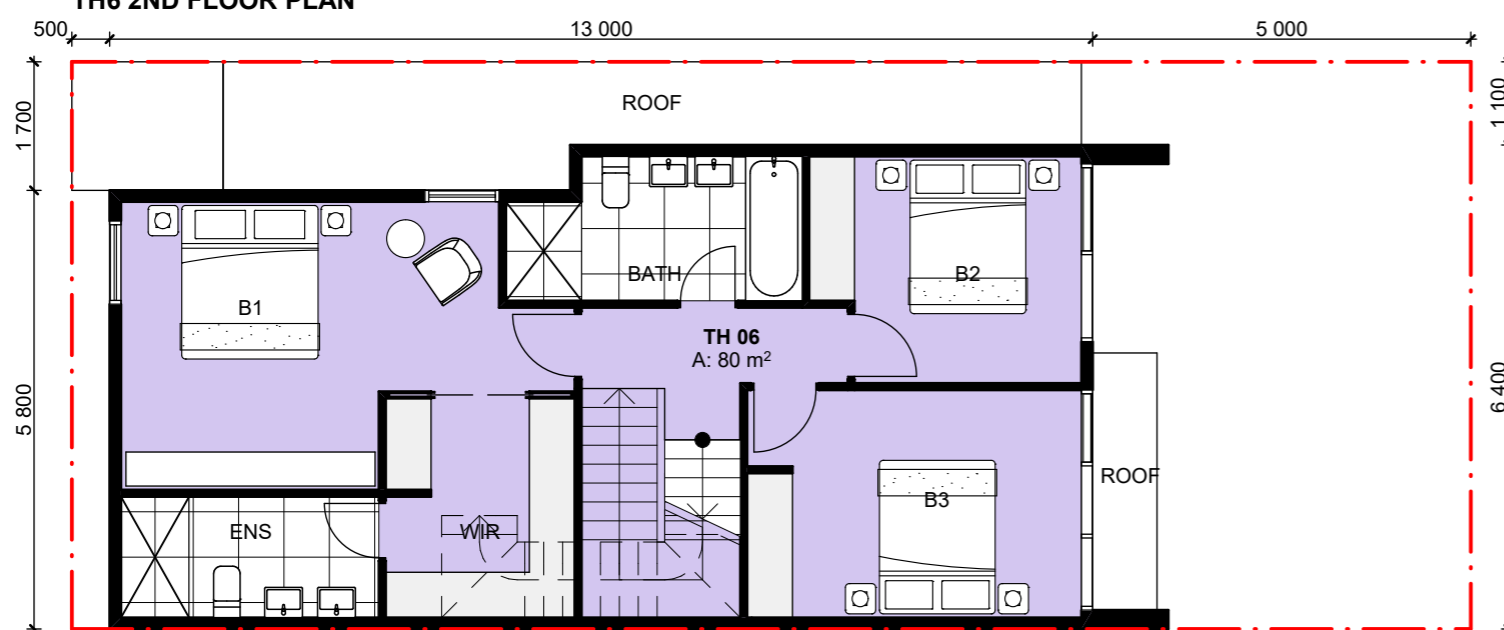


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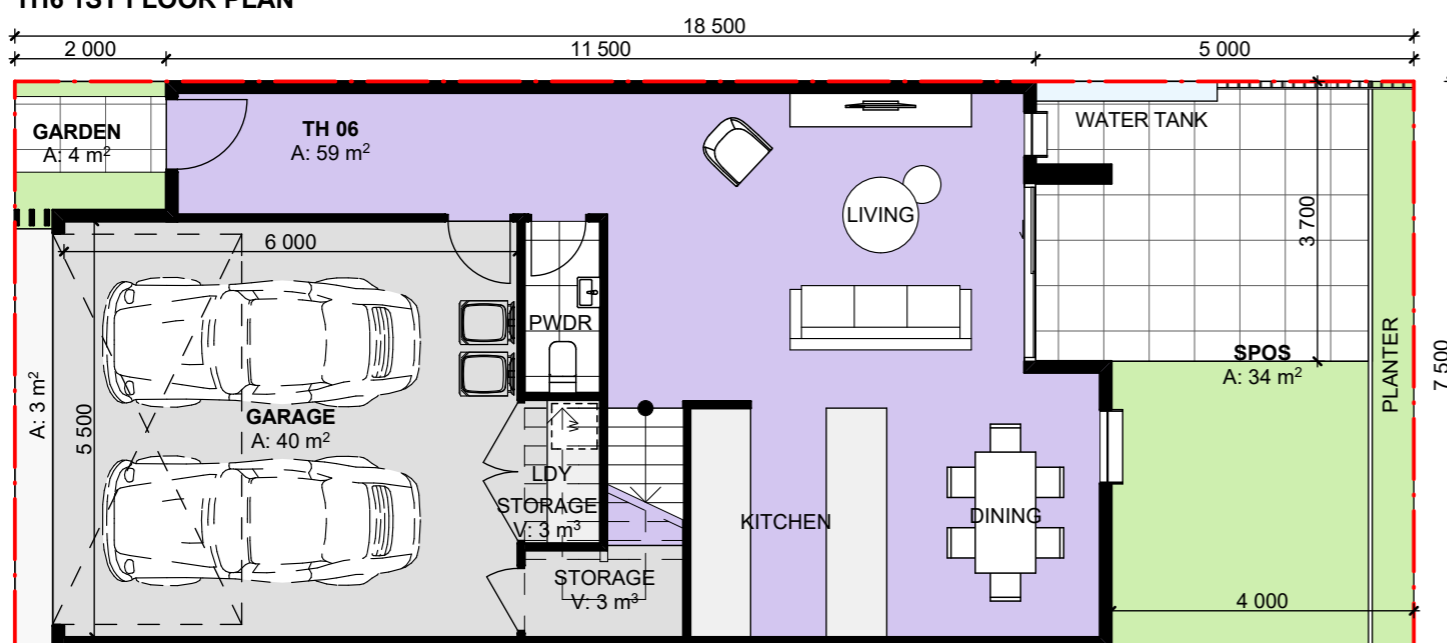
## TOWN HOUSE 6 PLANS



TH6 2ND FLOOR PLAN



TH6 1ST FLOOR PLAN



TH6 GROUND FLOOR PLAN

52 Golf Road Oakleigh South

NO:12737

DATE:3/02/2020

REVISION: 2

SCALE:1:100

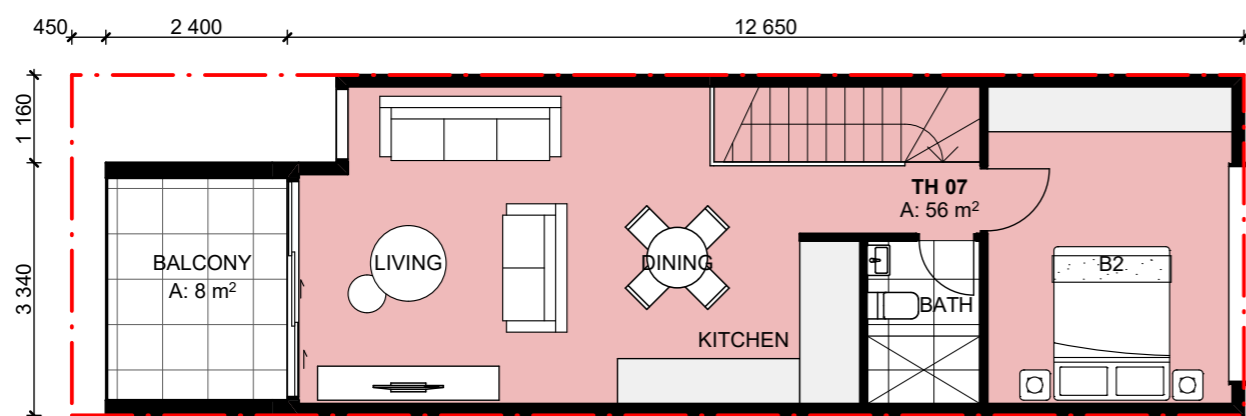
2

	NSA (NOT INC. GARAGE)	GFA
GROUND	59m <sup>2</sup>	99m <sup>2</sup>
LEVEL 01	80m <sup>2</sup>	80m <sup>2</sup>
LEVEL 02	41m <sup>2</sup>	41m <sup>2</sup>
TOTAL	180m <sup>2</sup>	220m <sup>2</sup>

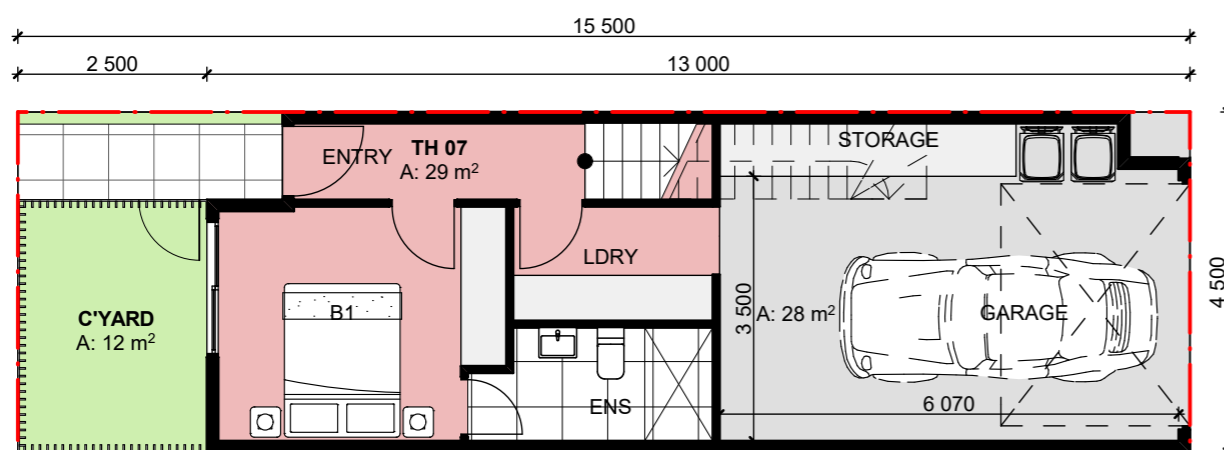
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR VCAT



TH7 1ST FLOOR PLAN



TH7 GROUND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND	29m <sup>2</sup>	57m <sup>2</sup>
LEVEL 01	56m <sup>2</sup>	64m <sup>2</sup>
<b>TOTAL</b>	<b>85m<sup>2</sup></b>	<b>121m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

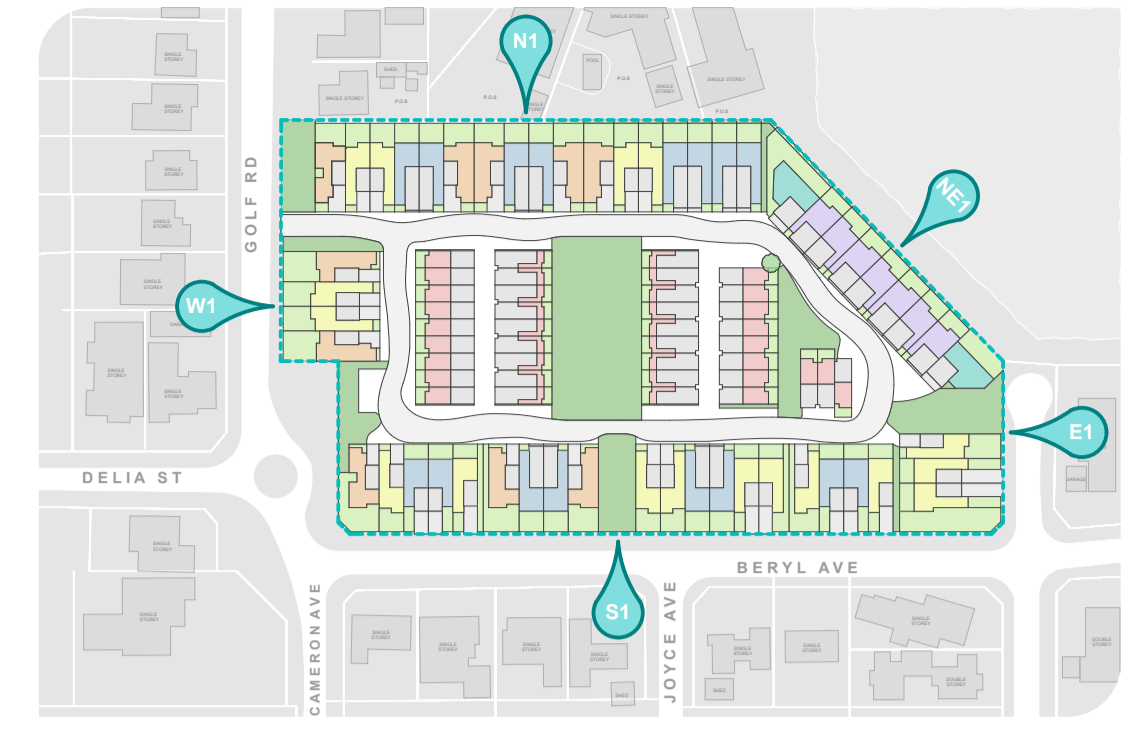
THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

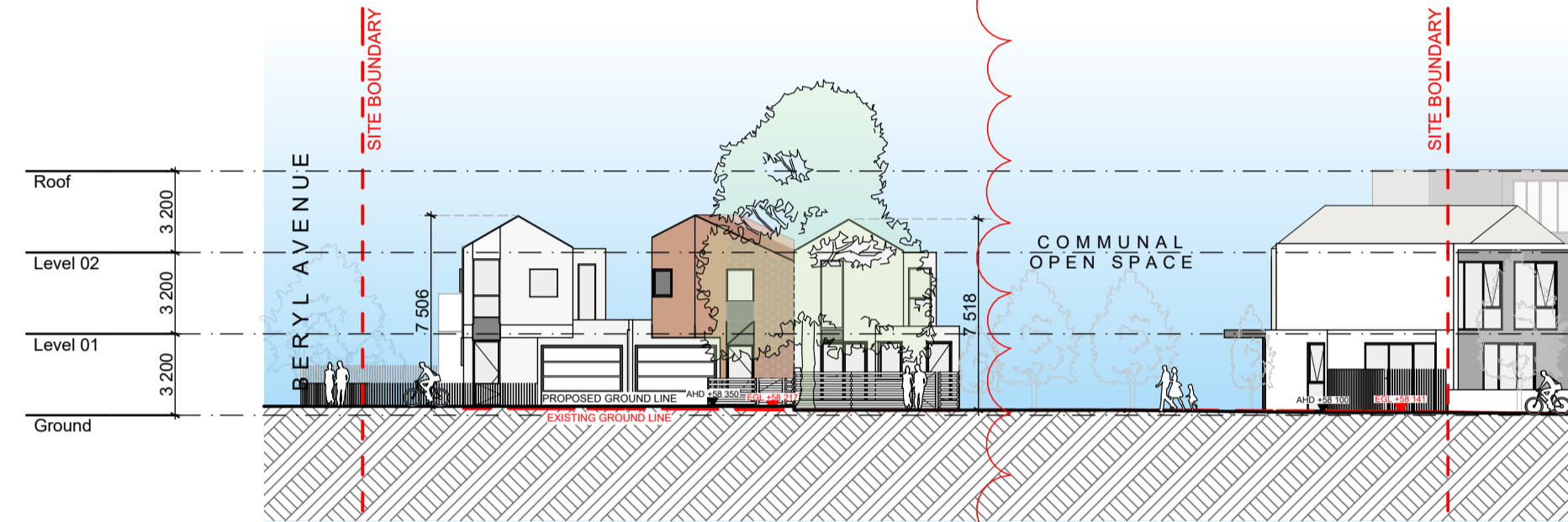
FOR VCAT



N1 NORTH ELEVATION - NORTHERN BOUNDARY  
SCALE: 1:250@A1



NE1 NORTH ELEVATION - GOLF COURSE BOUNDARY  
SCALE: 1:250@A1



E1 EAST ELEVATION - BAKERS ROAD  
SCALE: 1:250@A1



S1 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:250@A1



W1 WEST ELEVATION - GOLF ROAD  
SCALE: 1:250@A1

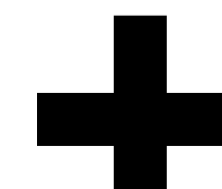
**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	T CON. 1 PHONE
TOWN PLANNING <input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CON. 1 PHONE
LANDSCAPE ARCHITECT <input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CON. 2 PHONE
TRAFFIC ENGINEER <input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CON. 3 PHONE
ESD & WASTE ENGINEER <input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CON. 4 PHONE
CIVIL ENGINEER <input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CON. 5 PHONE



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arch@plusarchitecture.com.au  
www.plusarchitecture.com.au

PROJECT 52 Golf Road Oakleigh South	DRAWING TITLE STREETSCAPE ELEVATIONS	SCALE 1:250, 1:200 @A1	
DATE 18/12/2018	DRAWN JT	PLOT DATE 3/02/2020	
JOB NO. 12737	DRAWING NO. 4.15	REVISION 2	

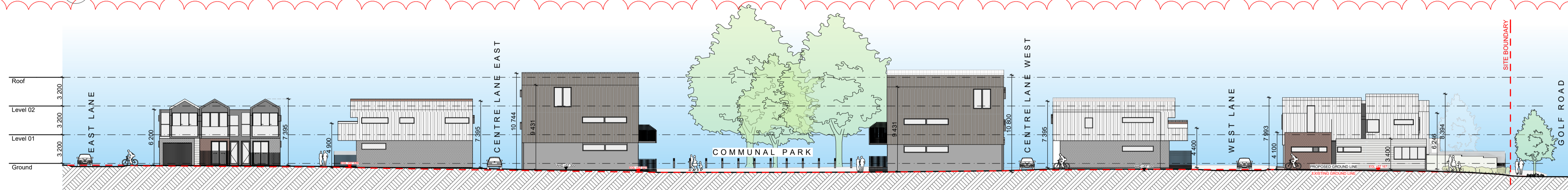
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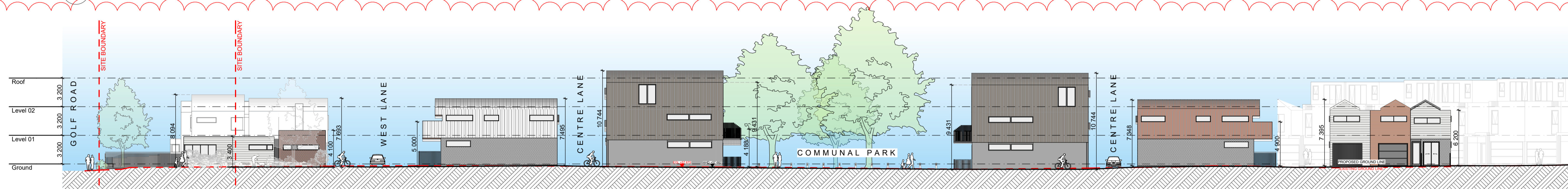
S2 SOUTH INTERNAL ELEVATION - NORTH LANE  
SCALE: 1:250@A1



N2 NORTH INTERNAL ELEVATION - SOUTH LANE  
SCALE: 1:250@A1



N3 NORTH INTERNAL ELEVATION - NORTH LANE  
SCALE: 1:250@A1



S3 SOUTH INTERNAL ELEVATION - SOUTH LANE  
SCALE: 1:250@A1

**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT	DRAWING TITLE	SCALE
52 Golf Road Oakleigh South	INTERNAL ELEVATIONS	1:250, 1:2000 @A1
DATE	DATE	PLOT DATE
18/12/2018	3/02/2020	
DRAWN	CHECKED	REVISION
JT	SW	2
JOB NO.	DRAWING NO.	
12737	4.16	

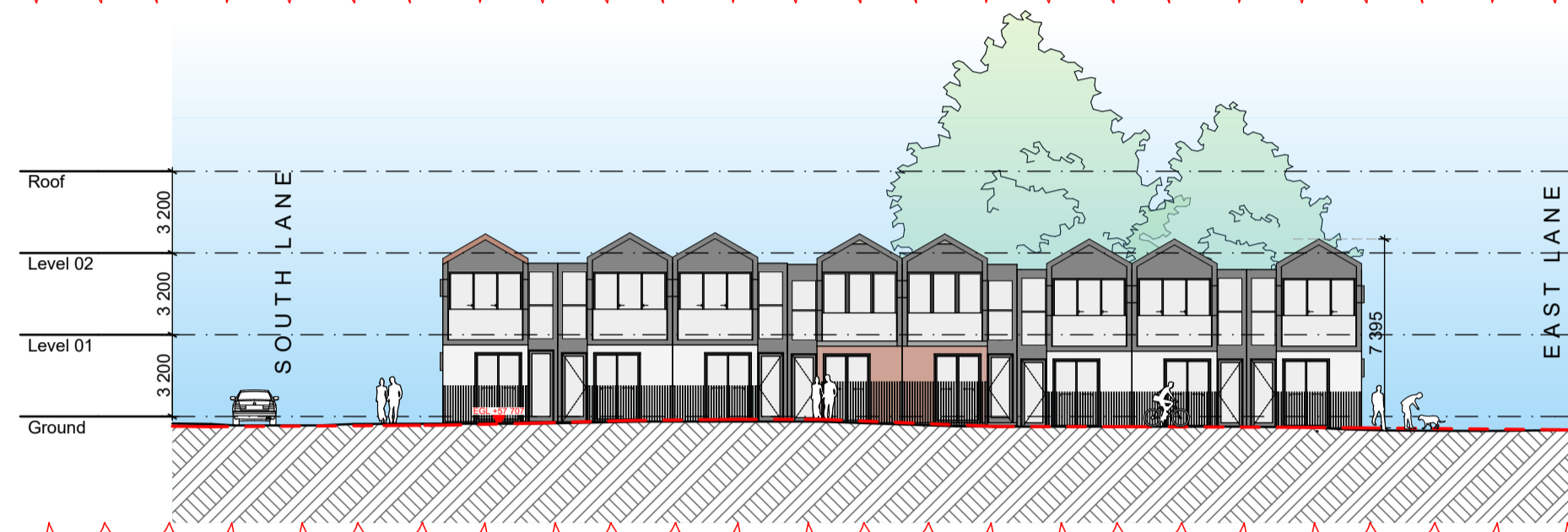
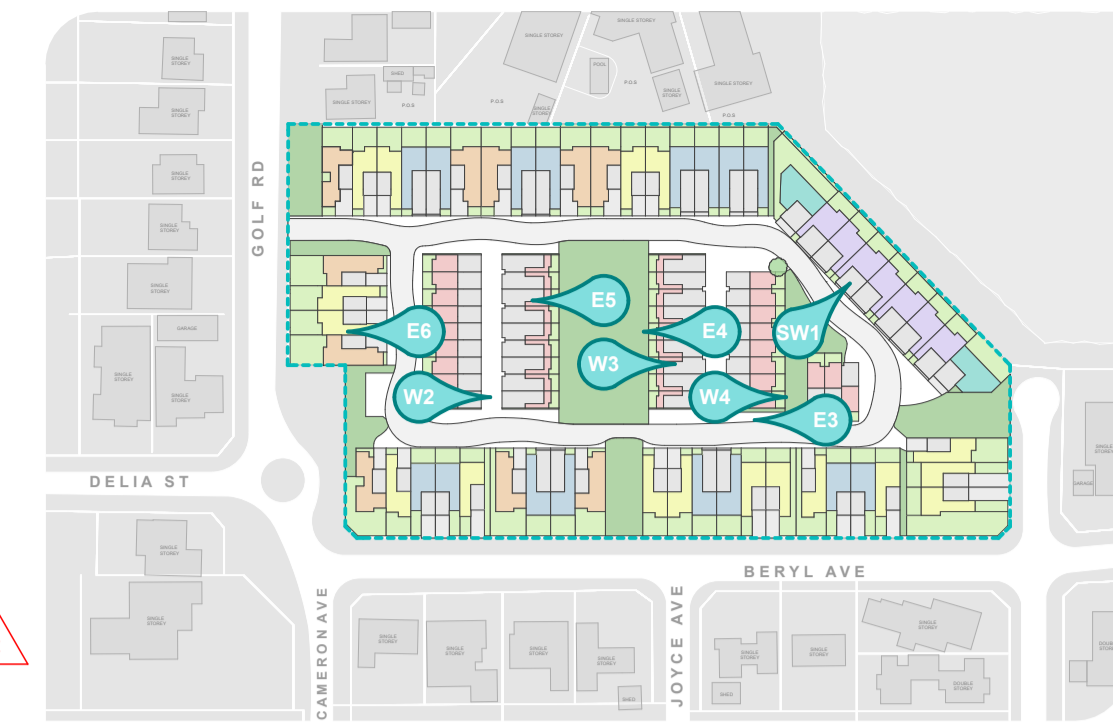
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SW1 SOUTH WEST INTERNAL ELEVATION - EAST LANE  
SCALE: 1:250@A1



W2 WEST INTERNAL ELEVATION - WEST LANE  
SCALE: 1:250@A1



E3 EAST INTERNAL ELEVATION - EAST LANE GARDEN  
SCALE: 1:250@A1



W3 WEST INTERNAL ELEVATION - COMMUNAL PARK  
SCALE: 1:250@A1



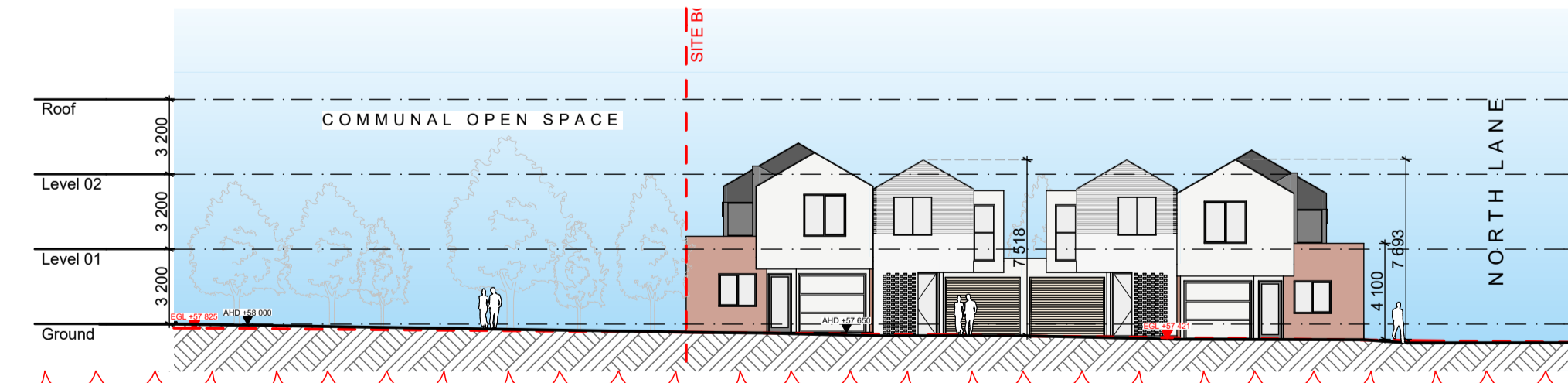
E4 EAST INTERNAL ELEVATION - CENTRE LANE  
SCALE: 1:250@A1



W4 WEST INTERNAL ELEVATION - CENTRE LANE  
SCALE: 1:250@A1



E5 EAST INTERNAL ELEVATION - COMMUNAL PARK  
SCALE: 1:250@A1



E6 EAST INTERNAL ELEVATION - WEST LANE  
SCALE: 1:250@A1

**NOTE:**  
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ARE INDICATIVE ONLY.  
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LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT	DRAWING TITLE	SCALE
52 Golf Road Oakleigh South	INTERNAL ELEVATIONS	1:250, 1:2000 @A1

DATE	PLOT DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
18/12/2018	3/02/2020	JT	SW	12737	4.17	2



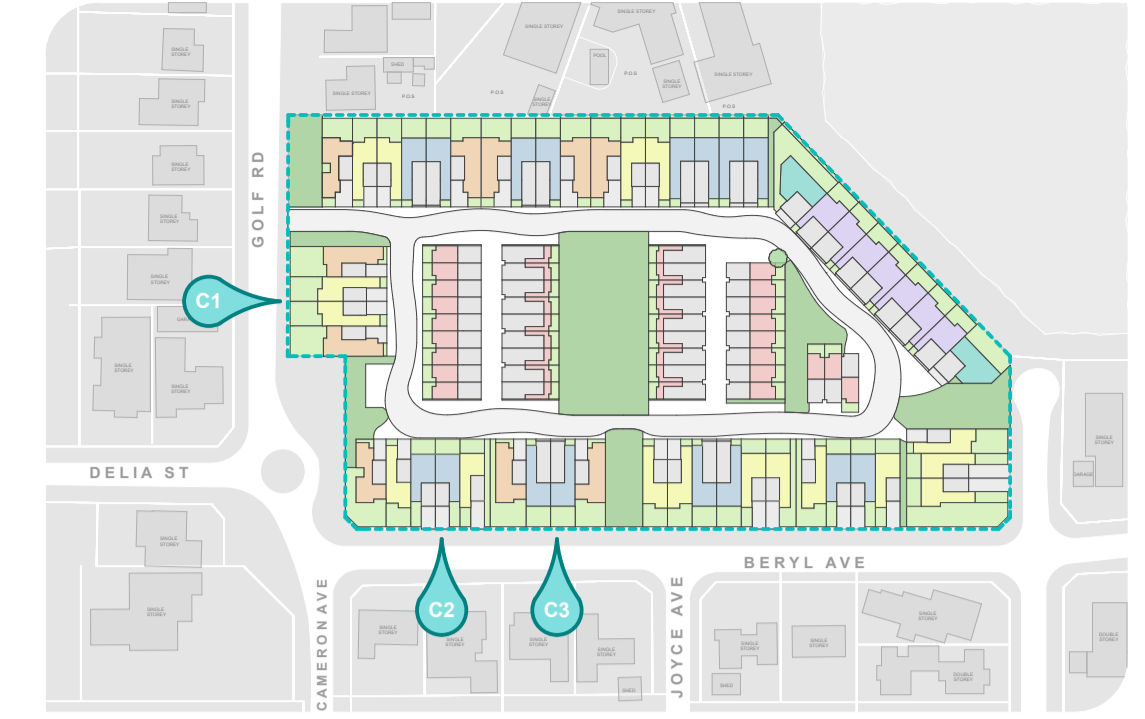
C1 WEST ELEVATION - GOLF ROAD  
SCALE: 1:100@A1



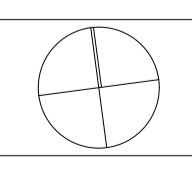
C2 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1



C3 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1



**NOTE:**  
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REFER TO LANDSCAPE DRAWINGS  
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LANDSCAPING DETAILS

<b>FOR VCAT</b>			
PROJECT <b>52 Golf Road Oakleigh South</b>	DRAWING TITLE <b>CLUSTER ELEVATION</b>	SCALE 1:2000, 1:100 @A1	
DATE 18/12/2018	DATE 3/02/2020	PLOT DATE 3/02/2020	
DRAWN JT	CHECKED SW	DRAWN JT	CHECKED SW
JOB NO. <b>12737</b>	DRAWING NO. <b>4.18</b>	REVISION <b>2</b>	
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DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

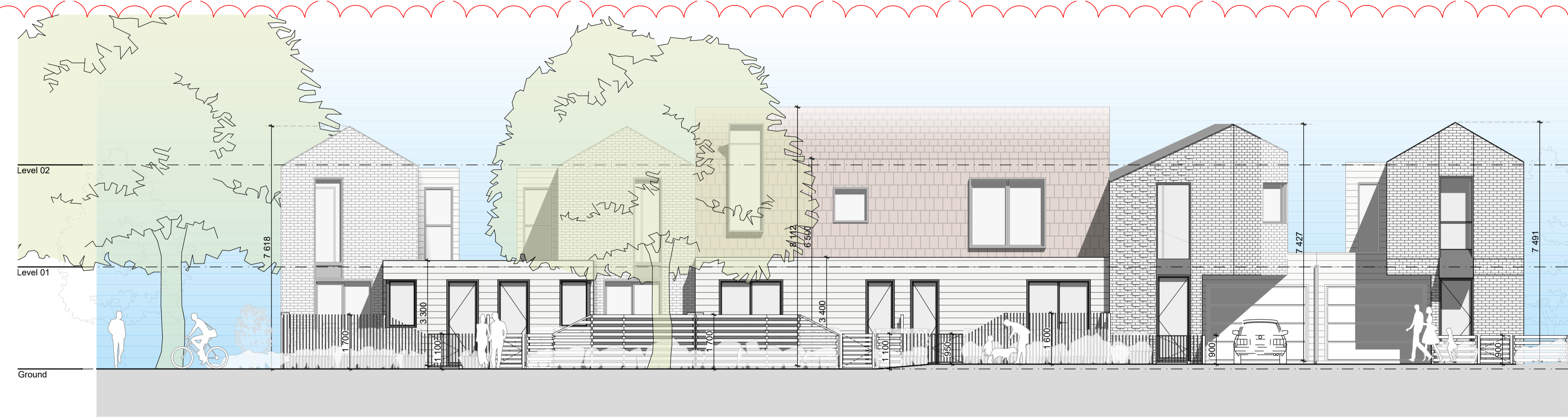


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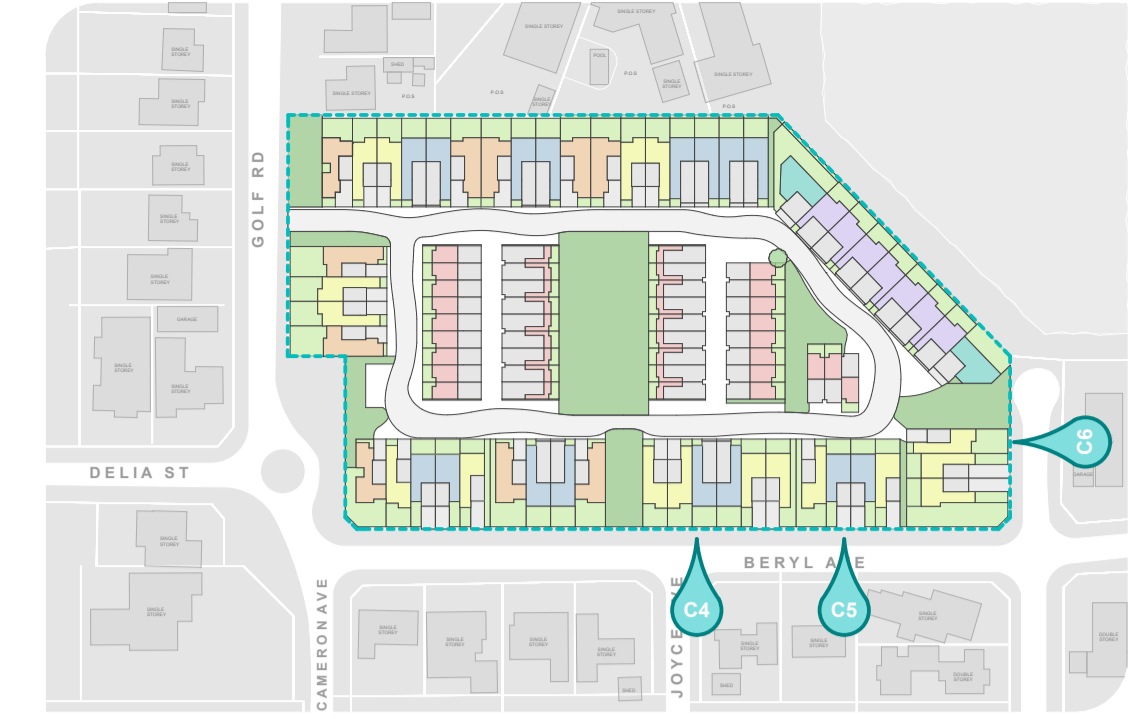
**C4 SOUTH ELEVATION - BERYL AVENUE**  
SCALE: 1:100@A1



**C5 SOUTH ELEVATION - BERYL AVENUE**  
SCALE: 1:100@A1



**C6 SOUTH ELEVATION - BAKERS ROAD**  
SCALE: 1:100@A1



**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

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CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

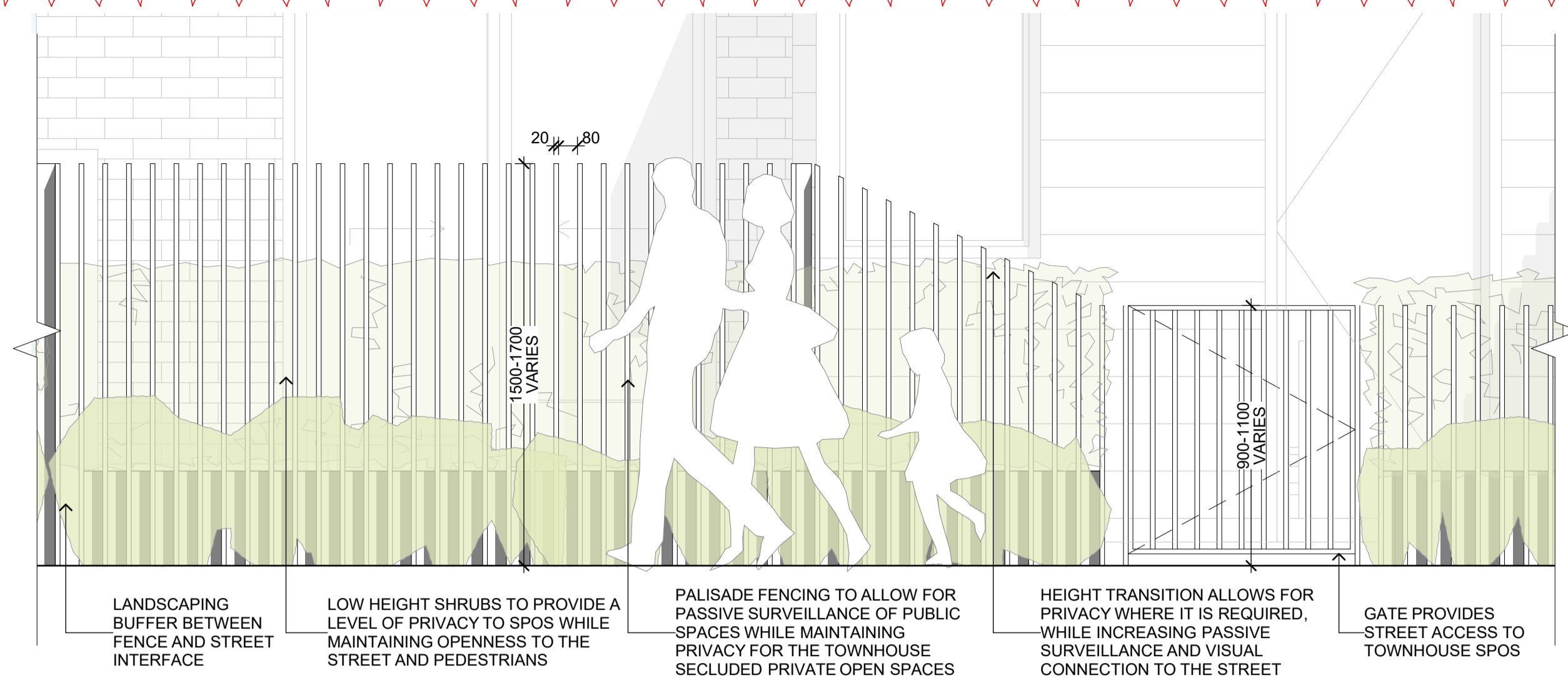


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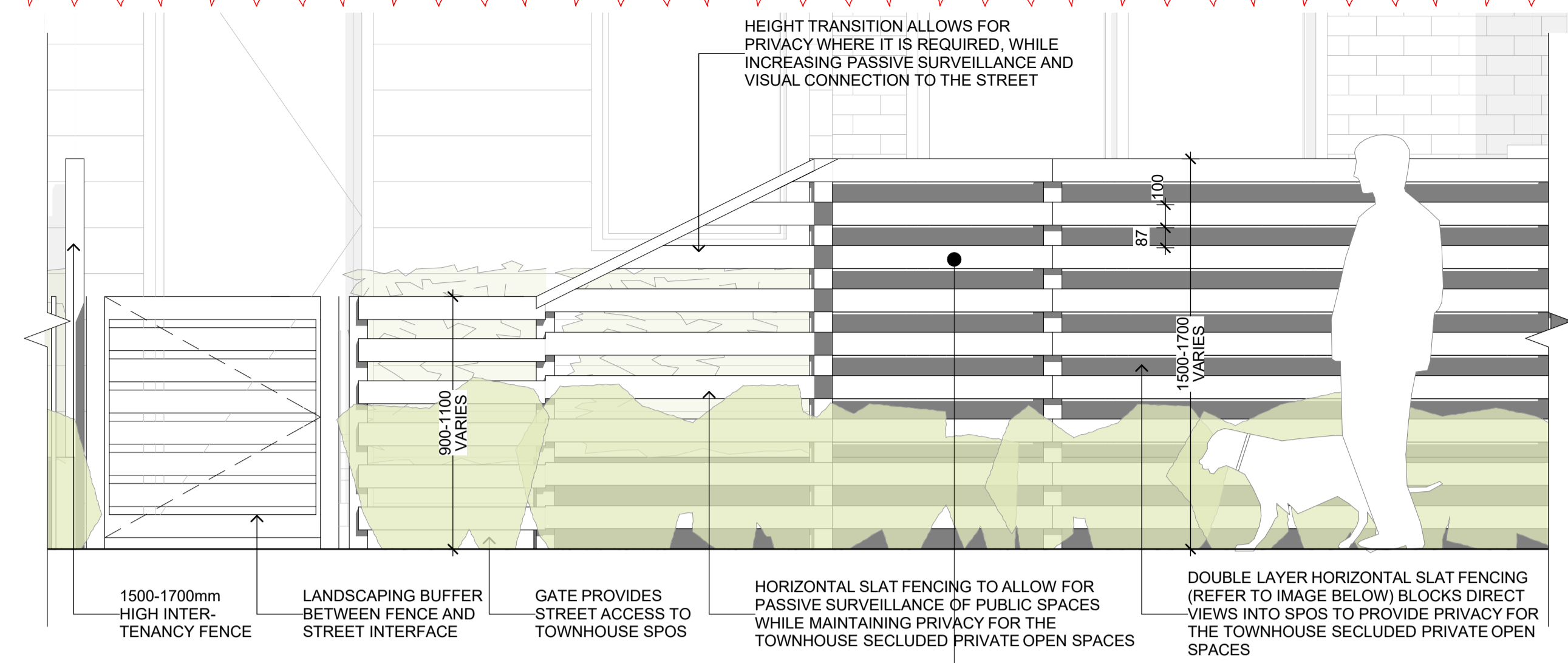
PROJECT <b>52 Golf Road Oakleigh South</b>	DRAWING TITLE <b>CLUSTER ELEVATION</b>
SCALE 1:2000, 1:100 @A1	DATE 18/12/2018
DRAWN JT	CHECKED SW
JOB NO. <b>12737</b>	DRAWING NO. <b>4.19</b>

REVISION <b>2</b>
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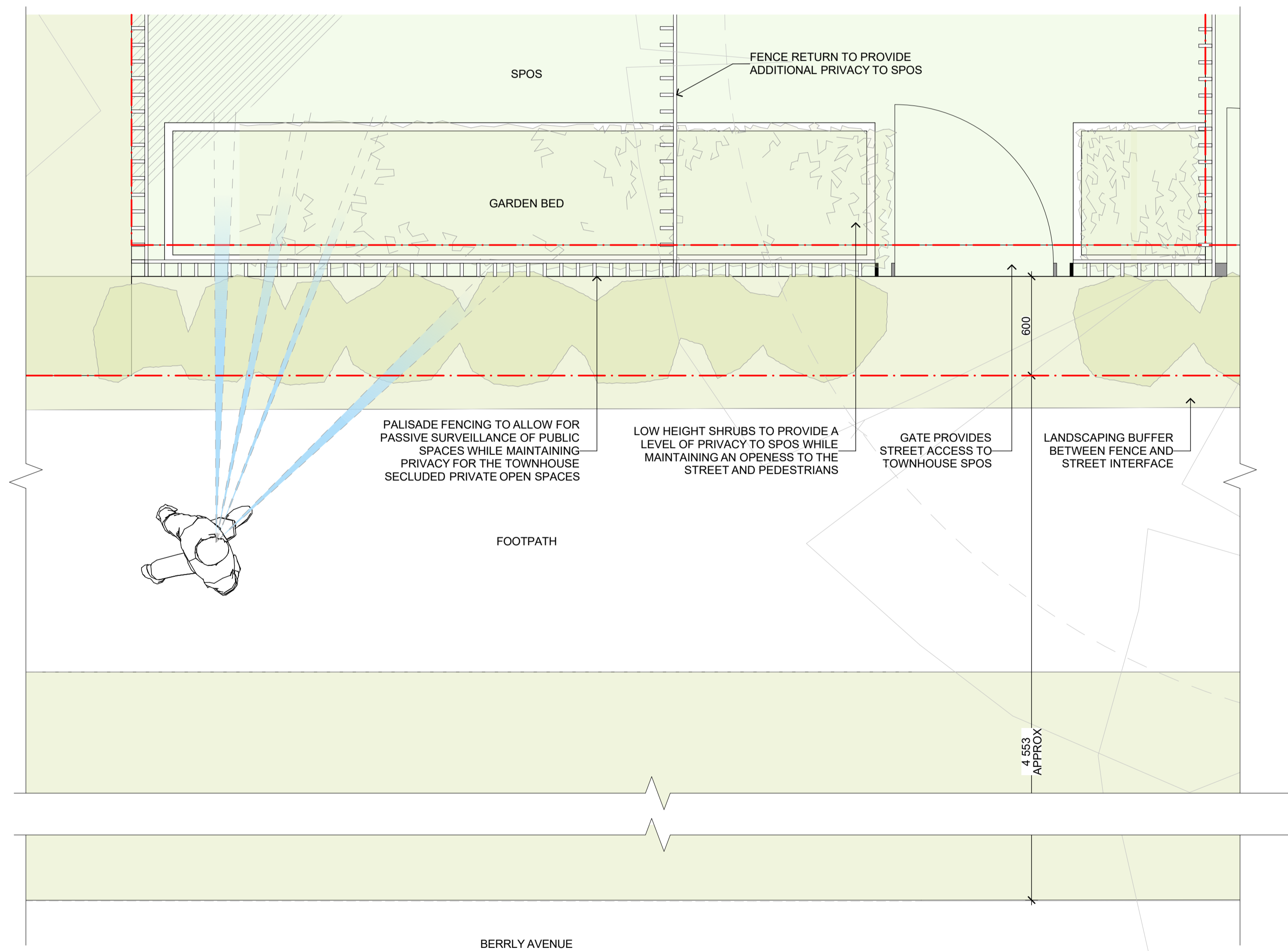
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F-01 FENCE ELEVATION DETAIL  
SCALE: 1:20@A1



F-02 FENCE ELEVATION DETAIL  
SCALE: 1:20@A1



F-03 FENCE PLAN DETAIL  
SCALE: 1:20@A1



DOUBLE LAYER HORIZONTAL SLAT FENCING  
SCALE: N.T.S.

**NOTE:**  
LANDSCAPING SHOWN INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS FOR TREE LOCATIONS AND LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

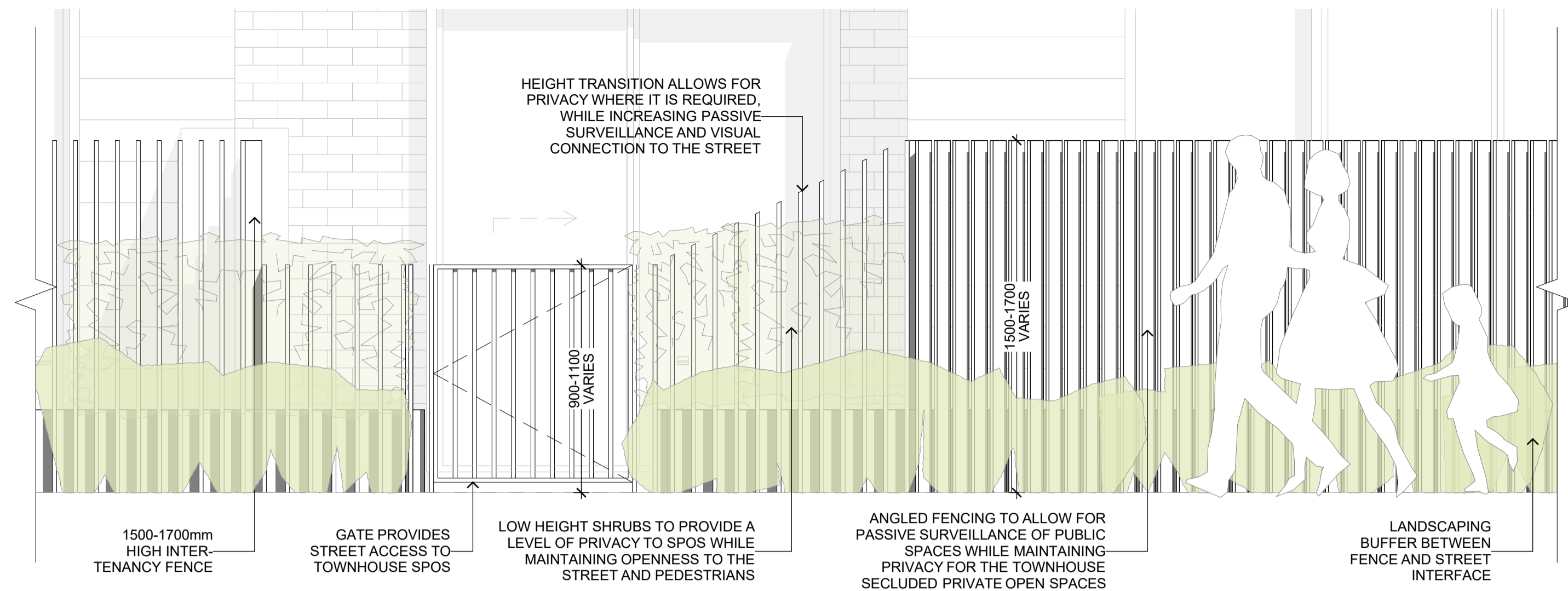


PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	FENCE DETAILS

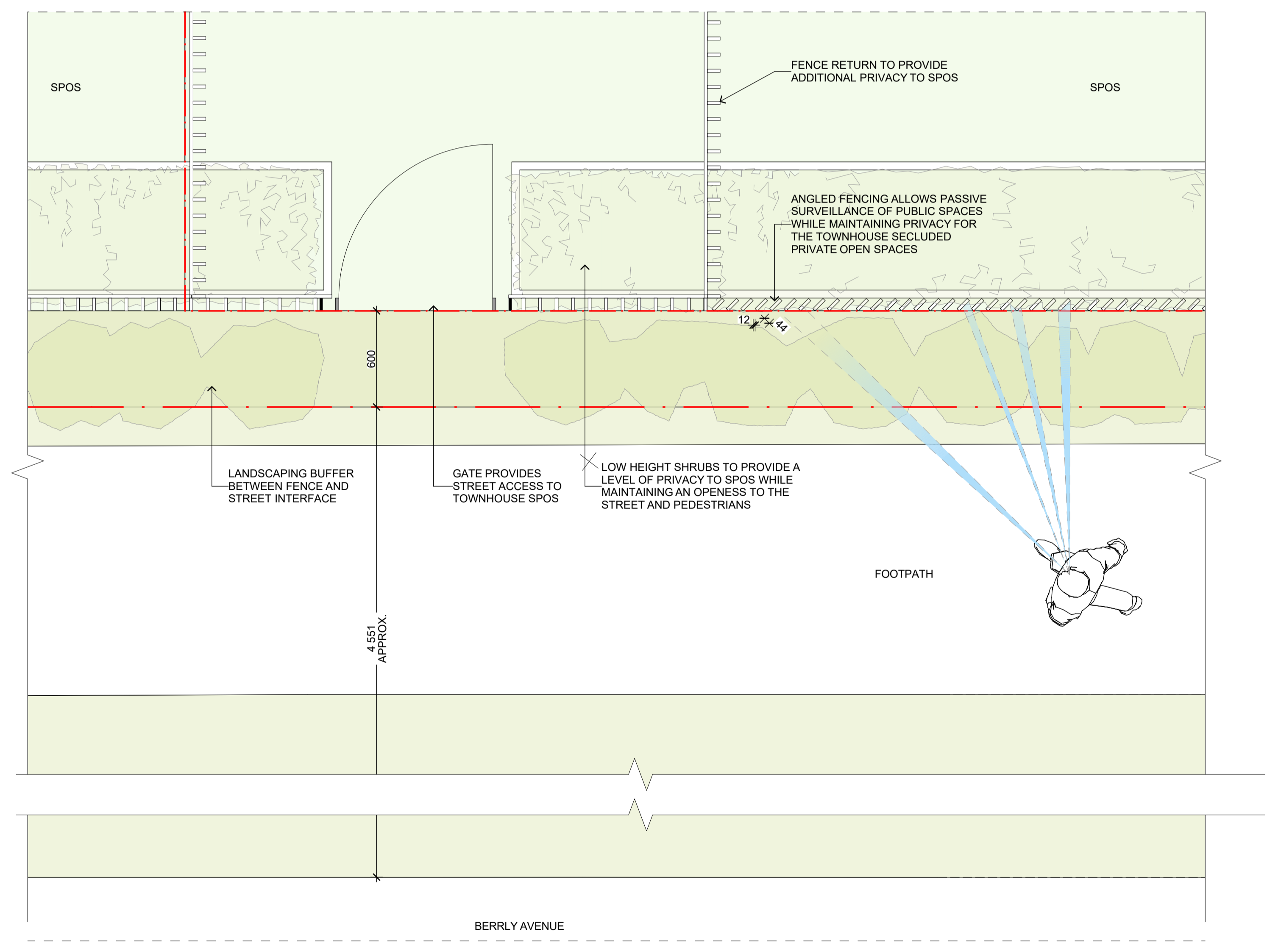
SCALE	DATE	PLOT DATE	CHECKED	REVISION
1:20, 1:1 @A1	18/12/2018	3/02/2020	SW	2
JOB NO.	DRAWING NO.			
12737	4.20			

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**F-04 FENCE ELEVATION DETAIL**  
SCALE: 1:20@A1



**F-05 FENCE PLAN DETAIL**  
SCALE: 1:20@A1

**NOTE:**  
LANDSCAPING SHOWN INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS FOR TREE LOCATIONS AND LANDSCAPING DETAILS

**FOR VCAT**

DATE	REVISION	BY	CHK	NO.
20/05/2019	RFI RESPONSES	JT	SW	1
03/02/2020	FOR VCAT	SW	AHW	2

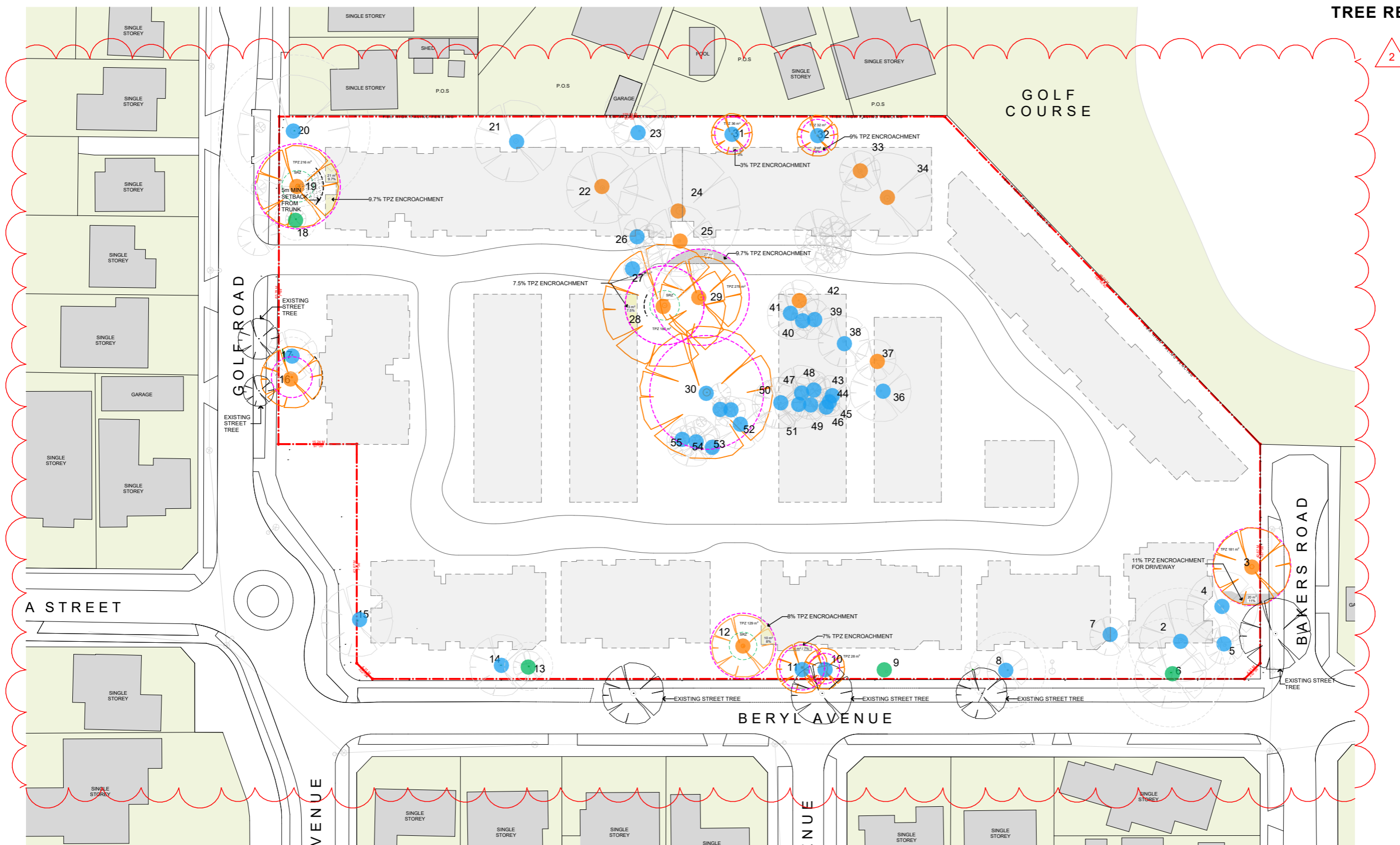
DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT <b>52 Golf Road Oakleigh South</b>	DRAWING TITLE <b>FENCE DETAILS</b>
SCALE <b>1:20 @A1</b>	
DATE <b>18/12/2018</b>	PLOT DATE <b>3/02/2020</b>
DRAWN <b>JT</b>	CHECKED <b>SW</b>
JOB NO. <b>12737</b>	DRAWING NO. <b>4.20A</b>
	REVISION <b>2</b>





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### LEGEND

-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE DEMOLISHED
-  PROPOSED DEVELOPMENT BUILDING FOOTPRINT
-  TREE PROTECTION ZONE

### RETENTION VALUE\*

-  HIGH
  -  MODERATE
  -  LOW
  -  NONE
- \*REFER TO ARBORIST REPORT FOR FURTHER DETAIL



**52 Golf Road, Oakleigh South  
DEVELOPMENT SCHEDULE**

Job Number 12737  
 File K:\CAD\Melbourne\12737\Administration\12 Schedules\12.6.01 Development Density  
 Date 3/02/2020

TOWNHOUSE TYPE	No. BEDS	GROUND m <sup>2</sup>	L01 m <sup>2</sup>	L02 m <sup>2</sup>	GARAGE m <sup>2</sup>	BALC m <sup>2</sup>	NSA m <sup>2</sup>	GFA m <sup>2</sup>	SPOS m <sup>2</sup> (MIN)	ALL POS m <sup>2</sup> (MIN)	DRIVEWAY m <sup>2</sup> (MIN)	CARS
TH 01	4	81	84		26		165	191	54	57	21	2
TH 01a	4	81	84		26		165	191	54	57	21	2
TH 01b	4	76	85		26		161	187	51	56	21	2
TH 02	4	66	83		25		149	174	34	39	19	2
TH 02a	4	62	83		25		145	170	25	39	26	2
TH 02b	4	62	85		25		147	172	25	39	26	2
TH 03	4	65	88		44		153	197	34	38	2	2
TH 03a	4	62	85		25		147	172	26	44	20	2
TH 04	3	13	57	54	44	10	124	178		20	0	2
TH 05	4	73	92		38		165	203	28	35	0	2
TH 05b	4	86	72		40		158	198	121	131	0	2
TH 06	4	59	80	41	40		180	220	34	38	3	2
TH 07	2	29	56		28	8	85	121		20	0	1

No. OF TH	TOTAL NSA PER TYPE	GFA PER TYPE
4	660	764
4	660	764
2	322	374
11	1639	1914
2	290	340
4	588	688
12	1836	2364
4	588	688
18	2232	3204
0	0	0
2	316	396
7	1260	1540
20	1700	2420
<b>TOTAL</b>	<b>90</b>	<b>15456</b>

**TOTAL SITE AREA (ha) 1.8257**

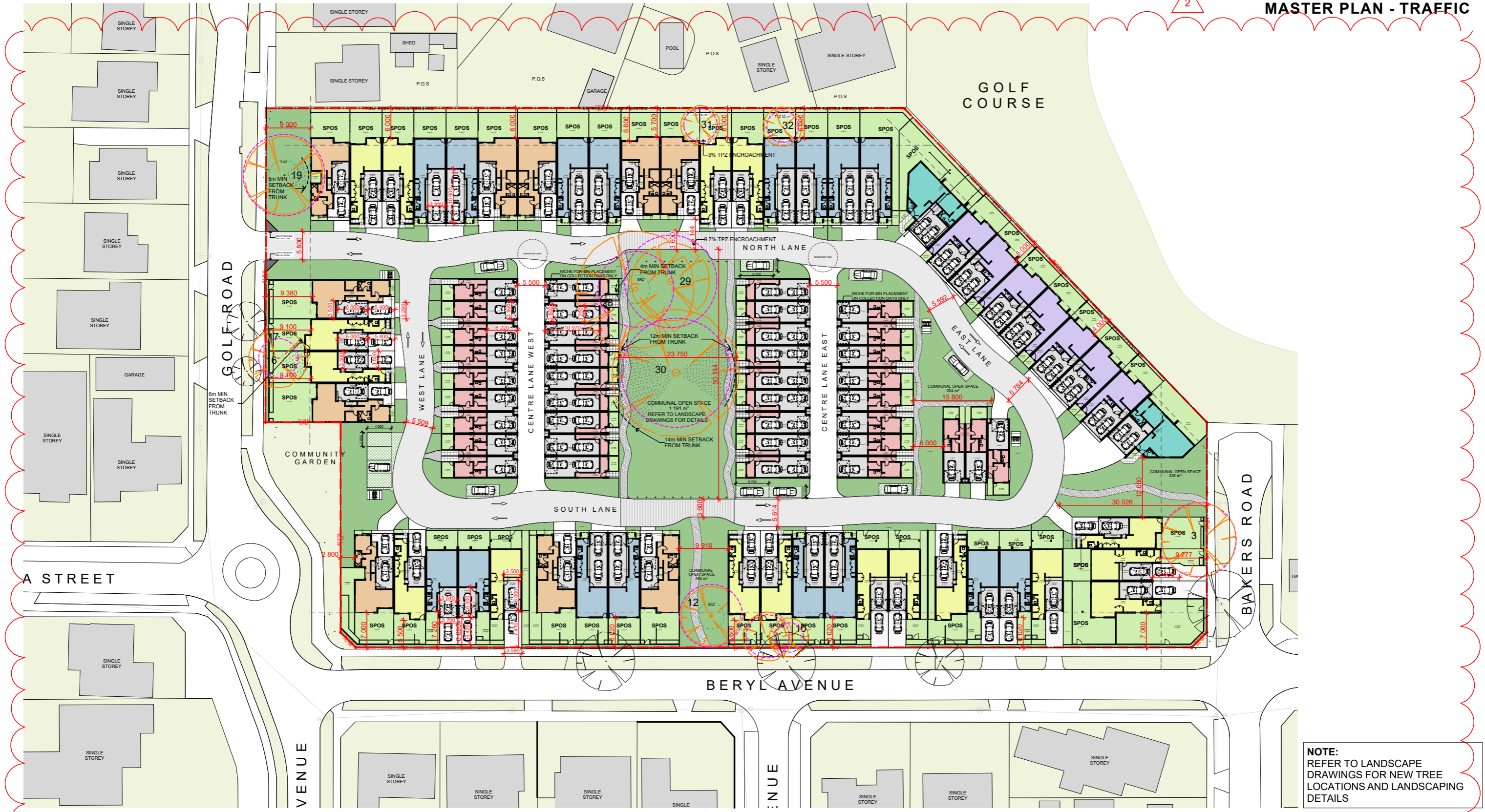
**PROPOSED DEVELOPMENT DENSITY 49.30**  
(DWELLINGS/ ha)

# OAKMONT

OAKLEIGH SOUTH











52 OAKLEIGH SOUTH, GOLF ROAD





**NOTE:**  
REFER TO LANDSCAPE  
DRAWINGS FOR NEW TREE  
LOCATIONS AND LANDSCAPING  
DETAILS

### LEGEND

-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE
-  TH 01
-  TH 02
-  TH 03
-  TH 04
-  TH 05
-  TH 06
-  TH 07

FOR VCAT