



Amendment C148 to the Monash Planning Scheme

Strategic Planning Evidence

Prepared for:

Planning & Property Partners Pty Ltd on behalf of
nominated clients

ROBERT MILNER DIP T&CP LFPIA FVPELA

February 2020



**DAVID LOCK
ASSOCIATES**
TOWN PLANNING & URBAN DESIGN

David Lock Associates Pty Ltd (DLA)

The information contained in this document is intended solely for the use of the client identified on the report cover for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of our client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of David Lock Associates Pty Ltd.

Contents

Introduction	5
1.1 Instructions.....	5
1.2 Considerations.....	6
1.3 Witness Statement.....	6
Overview and summary	7
1.4 The basis of the amendment	7
1.5 Monash and its open space legacy	8
1.6 Summary	8
Policy context.....	10
1.7 The legislative framework.....	10
1.7.1 Subdivision Act – Sections 18 and 18A	10
1.7.2 Planning and Environment Act	11
1.8 The Planning Scheme Framework.....	11
1.8.1 State Planning Policy framework.....	11
1.8.2 Metropolitan Open Space.....	12
1.8.3 Planning Provisions Applicable to Open Space.....	13
1.8.4 Planning Practice Note 70.....	14
1.8.5 Precinct Structure Planning Guidelines	14
1.8.6 Monash Planning Scheme.....	15
1.8.7 Public open space contribution rates across the metropolitan area	17
Assessment	18
1.9 Scope of C148 and the OSS	18
1.10 The inclusionary planning principles for open space	18
1.10.1 The municipality as a single planning unit and the inclusionary obligation.....	19
1.10.2 A standard driven basis for open space provision.....	24
1.10.3 Quality Space Services	26
1.11 Open space included in the assessment of public open space.....	27
1.11.1 Issues and concerns	27
1.11.2 Recommendation.....	32
Conclusions	33
1.12 The calculation of the appropriate open space rate.....	33

1.13 The amendment34

Attachment 1 – Relevant considerations35

Attachment 2 – Witness Statement36

Attachment 3 – Curriculum vitae.....38

Attachment 4 – Clause 21.10 (Open Space)39

Attachment 5 – Case study40

Introduction

1.1 Instructions

- [1] I have been instructed by Planning & Property Partners Pty Ltd, Lawyers & Consultants (PPP), on behalf of a number of clients¹, to independently review and report on the strategic planning justification of proposed Amendment C148 (C148) to the Monash Planning Scheme (MPS).
- [2] C148 proposes to change the strategic policy guidance and planning provisions applicable to contributions to the provision of public open space in the City of Monash.
- [3] C148 would:
- reference the adopted Monash Open Space Strategy (October 2018) (MOSS);
 - vary the existing local open space strategy at Clause 21.10 to align with the OSS;
 - introduce a new local open space contributions policy at Clause 22.15 of the MPS addressing the circumstances in which money or land may be required, the exclusion of encumbered open space, open space design and functionality and the different rates that might apply to urban renewal areas and strategic redevelopment sites; and
 - change the local schedule applicable to public open space contributions (Clause 53.01, MPS) by removing the current variable rates of contribution for residential, commercial and industrial subdivision:
 - from 2% - 5% of the site value or land area;
 - to a flat 10% contribution, or in the case of major redevelopments potentially more.
- [4] The submissions to the exhibited C148 by PPP on behalf of their clients express concern with the proposed elevated flat rate contribution on the basis that:
- it is not required or justified given the quantity of existing open space provision relying on the historical contribution rates;
 - it would exceed the blanket contribution rate levied by any other municipality in Victoria for commercial, industrial and residential development; and

¹ Salta Properties (West) Pty Ltd, Golf Road Project Development Pty Ltd and Talbot Road Finance Pty Ltd

- it would impose an unreasonable and unjust cost and hinder development opportunities.

[5] This evidence addresses the merits of those concerns and comments in greater detail upon the content of the policy changes.

1.2 Considerations

[6] In preparing this report I have considered the reports, documents, planning policies, strategies and provisions detailed in **Attachment 1**.

[7] This evidence proceeds on the assumption that the Panel and reader have familiarised themselves with the content of C148 and the OSS.

1.3 Witness Statement

[8] A witness statement forms **Attachment 2** and my curriculum vitae is set out at **Attachment 3**.

Overview and summary

1.4 The basis of the amendment

- [9] There is a framework of legislation, planning policy and planning practice guidance to justify the preparation of Open Space Strategies by municipalities.
- [10] The aspect of C148 that warrants detailed consideration is the strategic justification and basis upon which a substantial change in public open space contributions is said to be warranted in Monash. The first of those changes would be from a variable to a flat rate of contributions. The second change would be from between 2%-5% site value or land contributions to 10%, or potentially more for some undefined urban renewal projects.
- [11] The order of change would suggest the strategic review of public open space, documented in the OSS, has found a significant flaw or shortcoming in historic policy settings that needs a uniform and significant corrective action across the whole municipality.
- [12] On a prima facie consideration of the background to the Amendment it is difficult to reconcile the above observation with the following documented evidence regarding public open space in Monash.
- Open space is not nominated among *Key Issues* facing Monash in the Municipal Strategic Statement (Clause 21.01, MPS). The *Key Directions* for the city seek retention, enhancement and increased use of the existing parks, spaces and leisure facilities.
 - The *Monash Annual Report 2018/2019* records:

*“Monash is known as the Garden City **due to our abundance of parks and reserves** and council is committed to preserving this character within the city.”*
 - The *Victorian Community Satisfaction Survey* (2019) found Monash equal first among surveyed municipalities with an overall satisfaction ‘score’ of 7.28 out of 10. The responses for open space and recreation were among some of the best with ‘good’ and ‘very good’ satisfaction expressed for:
 - Sports ovals, outdoor sporting facilities (7.96 out of 10);
 - Recreation and aquatic facilities (7.83 out of 10);
 - Provision and maintenance of parks, gardens and reserves (7.92 out of 10);

- Provision and maintenance of playgrounds (7.90 out of 10);
 - Recreation and aquatic centres (7.83 out of 10); and
 - Bike paths and shared pathways (7.64 out of 10).
- The Council's financial records show that the city exceeded its budget for projected income in 2018/2019, from open space contributions (\$4.97 million) by \$1.97 million due to higher than expected contributions.
 - The existing local planning policy records the extensive and diverse open space of the municipality without recording that there is either a shortage or need for additional space, save to reflect on the needs of a growing resident population.
 - The Council Plan 2017-2021 records the need to increase the shared co-location of uses as a means of ensuring the more efficient use of available open spaces and directs it attention to facilities and improvements that will enhance existing spaces.

1.5 Monash and its open space legacy

- [13] Monash is appropriately characterised as a mature and established middle distance suburb and municipality in which the fundamental structure of land use and development has been set and the network of transport and movement operates.
- [14] The next generations of residential and economic change will be principally characterised by renewal, redevelopment, greater consolidation and density.
- [15] Within that context as noted above Monash has set and earned the reputation of the 'garden city' and the protection of that attribute is part of the DNA of the Monash Planning Scheme. Monash is not a case of a city setting a vision with a long journey to its achievement. It is a municipality that has attained its goal and now seeks to nurture its legacy.

1.6 Summary

- [16] The analysis and commentary in this report lead to the conclusion that the proposed uniform and elevated rate in contributions has not been strategically justified. In particular:
- The definition and scope of what the OSS includes as public open space is too conservative and arbitrary to account for the land that the community would consider as public space.

-
- Monash already has a quantity of public open space that would satisfy the standards advocated in the OSS.
 - With strategic and prudent acquisitions any short comings in residents' proximity to open space could be cost effectively addressed.
 - The OSS is imprecise about the need, scope and cost of quality improvement projects to open space and yet this attribute forms a principal component justifying the higher rates of contribution that are sought.
 - Monash does not have a uniform public open space challenge and some precincts with the prospect of substantial change would be able to demonstrate a stronger nexus justifying a high rate of open space contributions.
 - The Monash open space contributions have levied industry and commercial uses disproportionately high relative to their likely use and benefit from open space. Different and lesser rates should apply to that sector in the future.
 - No allowance is embodied in the proposed contribution rate for redevelopments that make a substantial and appropriate contribution to open space and recreation facilities as part of their development and which are available to all members of the owners corporation.

Policy context

1.7 The legislative framework

[17] The legislative, policy basis and justification for securing contributions to public open space is found in the Planning and Environment Act 1987 (P&EA), the Subdivision Act 1988 (SA) and in the provisions of the Victorian Planning Provisions (VPPs) as well as municipal planning schemes.

1.7.1 Subdivision Act – Sections 18 and 18A

[18] This legislation first enabled that councils may require open space, although that was amended in 2013 and 2015 to provide that the SA provisions would not apply if public open space provisions were specified in planning schemes or an Infrastructure Contribution Plan.

[19] Section 18 of SA provides that a Council acting as a responsible authority under the P&EA may require an applicant proposing the creation of a separate disposable lot to either set aside a percentage (not being greater than 5%) of all land proposed to be used for residential, commercial or industrial purposes, in a location satisfactory to the Council.

[20] Alternatively, the Council could require payment not exceeding 5% of the site value of the subdivided land or a combination of land and money.

[21] The SA made it clear that a Council could only make a public open space requirement if it considered that as a result of the subdivision, there will be a need for more open space having regard to:

- the existing and proposed development;
- the likelihood that existing open space will be more intensively used after the subdivision;
- any existing or likely population density in the area of the subdivision and the effect of the subdivision;
- whether there are existing places of public resort and recreation in the neighbourhood of the subdivision and their adequacy;
- how much of the land in the subdivision is likely to be used for places of public resort and recreation for lot owners; and

- any policies of the Council concerning the provision of places of public resort and recreation.

[22] Section 18A specifically addresses the *Requirements for Public Open Space in Planning Schemes* but is confined to the machinery for the collection of money or land. It does not advance the basis upon which the need for contribution can be charged.

1.7.2 Planning and Environment Act

[23] The provision of public open space is addressed indirectly in the *Objectives* of the P&EA (Section 4).

- *To provide for the fair orderly, economic and sustainable uses and development of land.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*

[24] The objectives of the planning framework seek among other matters to ensure sound strategic planning and coordinated action at State, Regional and municipal levels.

1.8 The Planning Scheme Framework

1.8.1 State Planning Policy framework

[25] *Settlement* policy requires that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned land for a range of purposes including recreation and open space (Clause 11, MPS);

[26] Open space is *Community Infrastructure* (Clause 19.02).

[27] State *Open Space* strategy (Clause 19.02-6S) has the policy objective:

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

[28] A series of strategies are advanced to achieve that purpose, including an expectation that planning will result in:

- improvement in the quality and distribution of open space and be protected for the long term;

- land being set aside in residential areas for local recreation use and to create pedestrian and bicycle links to commercial and community facilities;
- land identified as critical to the completion of open space links being transferred for open space purposes;
- open space provision that is fair and equitable, with the aim of providing access that meets the needs of all members of the community regardless of age, gender, ability or a person's location; and
- the provision of new parkland in growth areas that are undersupplied.

1.8.2 Metropolitan Open Space

- [29] Metropolitan open space policy is directed at strengthening the integrated metropolitan open space network which includes the Dandenong Valley parklands that form the eastern boundary of the City of Monash (Clause 19.02-6R).
- [30] Plan Melbourne 2017-2050 sets a direction to deliver local parks and green neighbourhoods in collaboration with communities (Direction 5.4). Urban redevelopment projects are envisaged as providing opportunities to plan for new local open space. The strategy envisages circumstances where the use of school grounds outside school hours will add to the availability of open space and sports and recreation facilities.
- [31] The Victorian Planning Authority (**VPA**) has created a Metropolitan Open Space Network Portal to assist State and municipal authorities plan, analyse and deliver upon Melbourne's open space network.
- [32] The Public Park and Recreation Zone, the Public Conservation and Resource Zone or the Public Use Zone may be applied to public open space.
- [33] Where an authority such as a council or Parks Victoria identify land required to complete an open space objective or strategy, they can apply a Public Acquisition Overlay (**PAO**) to achieve the desired outcome.
- [34] Figure 1 in part details the use of the PAO by councils for the acquisition of public open space.
- [35] Unlike many municipalities Monash has no current PAOs for the acquisition of critical pieces of land that might connect and make an integrated network of public open space purposes.

Location	Council	Public Open Space Contribution and Subdivision		Notes	PAO for Public Open Space Acquisition (Council-only)	PAO Details	
		Lower Range (%)	to Upper Range (%)				
Inner city	Melbourne	5	to 8	Ranges between 5 and 7.06%, with 8% for Fishermans Bend All land 5%, with 8% for Fishermans Bend	Yes	PA01 PA01, PA06	
	Port Phillip	5	to 8		Yes		
	Maribyrnong	5.7	to	Varies by suburb	No	PA03 PA02	
	Yarra	4.5	to		No		
	Stonnington	5	to 8		Yes		
	Moonee Valley	5	to		Yes		
Moreland	2.5	to 6.8	Varies by suburb	Yes			
Middle ring	Banyule	0	to 5	No contribution if there is no more than one additional parcel and a permit is not required for subdivision	Yes	PA03 PA01	
	Brimbank	2.5	to 5		Yes		
	Hobsons Bay	5	to 7.1	Industrial 2.5%, commercial and residential 5%	No	PA01 PA04	
	Boroondara	NA	to NA	Former Port Phillip Woollen Mill 5%, Precinct 15 7.1%	Yes		
	Glen Eira	5.7	to	None specified	Yes		
	Bayside	5	to	None specified	No		
Darebin	2	to 5	Varies on the number of additional lots. For one additional lot, none specified	Yes	PA03		
Outer suburbs	Frankston	2	to 8	Varies by location	Yes	PA03	
	Greater Dandenong	2	to 20	Varies by location and zoning. 20% for land in the area bound by Springvale Road to the west, Cheltenham Road, Dingley Freeway Reservation, Dandenong Southern Bypass to the north, EastLink to the east and Hutton/Greens Roads to the south (part of Keysborough)	No		
				Strategic Redevelopment Sites with residential rezoning - at least 8%	No		
				Varies on lot size and zoning	No		
				Varies on zoning and overlay (DDO and DPO)	Yes		
	Kingston	5	to 8	All land 5%, except one lot in Bayswater North 8%	No		PA01
	Knox	5	to 8.5	Varies on overlay	Yes		
	Manningham	5	to 8	Strategic site minimum 4%, subject to negotiation of a development plan. All others 4%	Yes		PA01
	Maroondah	5	to 8	Varies on the number of lots	No		
	Nillumbik	5	to 7.9	Varies on location and uses. Land contribution 9%, cash-in-lieu contribution 12%	Yes		PA04
Whitehorse	4	to		No			
Monash	2	to 5		No			
Yarra Ranges	5	to		Yes			
Mornington Peninsula	5	to 12		No			
Growth area	Melton	0	to 9	Varies on zoning and precincts in Toolern PSP	No	PA04	
	Hume	2.03	to 4.48	Varies on zoning	No		
	Whittlesea	0.8	to 11.3	Varies on zoning (lower rate for employment, higher rate for residential), Mernda Strategy Plan precincts, and Epping North East Local Structure Plan area. 11.3% in Precinct 4 (Mernda Town Centre)	Yes		
				UGZ3 and UGZ4 5.5%, urban residential 8%	No		
	Cardinia	5.5	to 8	Varies by location. 20% for the Former Amstel Golf Course Development (to incorporate existing trees of high and moderate retention and to meet drainage requirements.)	No		
	Casey	1.5	to 20	Varies on zoning. Allows land and/or cash contributions	No		PA03
Wyndham	2	to 9.99		Yes			

Figure 1: Municipal Public Open Space Contributions and Public Acquisition Overlays

1.8.3 Planning Provisions Applicable to Open Space

[36] *Residential Subdivision* provisions at Clause 56.05-2, under the heading of *Urban Landscapes* advance open space provision *Objectives and Standards (Standards)*, which provide for the implementation of any relevant policy strategy or plan for open space set out in the planning scheme. If approved, C148 would provide for the OSS to be implemented through this mechanism.

[37] The Standards advance preferred requirements for residential use, including:

- walking distances to local parks and active open spaces;
- catchments of local parks and active open spaces;
- minimum land areas for local parks and active open spaces;
- accessibility of dwellings to linear open spaces; and
- attributes of public open space.

[38] The Standards do not include comparable standards for either commercial or industrial land use.

1.8.4 Planning Practice Note 70

[39] The State framework is supported by a Planning Practice Note – 70 – Open space strategies (PPN70). PPN70 provides guidance to councils on preparing open space strategies. It covers the reasons for preparing an OSS and the possible inputs and outputs of the process. It expects OSS's to be reviewed each decade.

[40] PPN70 notes an OSS should consider all types of open space (both publicly and privately owned) and records that private open space assets provide recreational and leisure benefits to the community and should be considered as part of the overall mix of open space assets within a municipality even though the strategy will generally relate to publicly owned and / or managed open space.

[41] Specifically addressing land contributions and open space, PPN70 makes the following observation:

- As part of the strategy development process, gaps in open space network will be identified, along with an understanding of the type of open space required. There is an opportunity to rectify gaps through open space contributions, but it is important to specify the location where land is sought and provide criteria that defines the type of land sought.

[42] There are legal mechanisms to obtain open space contributions provided for by the SA, Clause 53.01, development contribution plans and negotiated legal agreements. The OSS should consider which open space contribution regime is best for its municipality.

1.8.5 Precinct Structure Planning Guidelines

[43] These guidelines were prepared for greenfield development in dedicated urban growth corridors and therefore do not directly apply to Monash.

[44] Relevant standards apply the objectives and Standards of Clause 56 and expect in residential areas approximately 10% of the net developable area as the total open space, of which 6% should be active open space.

[45] In major employment areas, the open space contribution is reduced to 2% of the net developable area, with an expectation that the open space will usually serve a passive recreation function.

- [46] In applying the above standards in a greenfield situation, it is also expected that encumbered land² will be used productively for open space.

1.8.6 Monash Planning Scheme

- [47] The existing Monash OSS and policy (Clause 21.10, MPS) (**Attachment 4**) is prefaced by the observation that:

“Monash has extensive areas of public open space of which 90% are owned and managed by Council.”

- [48] The significant elements of that open space are captured in Figure 2 (*Significant Open Space Map in Monash*).

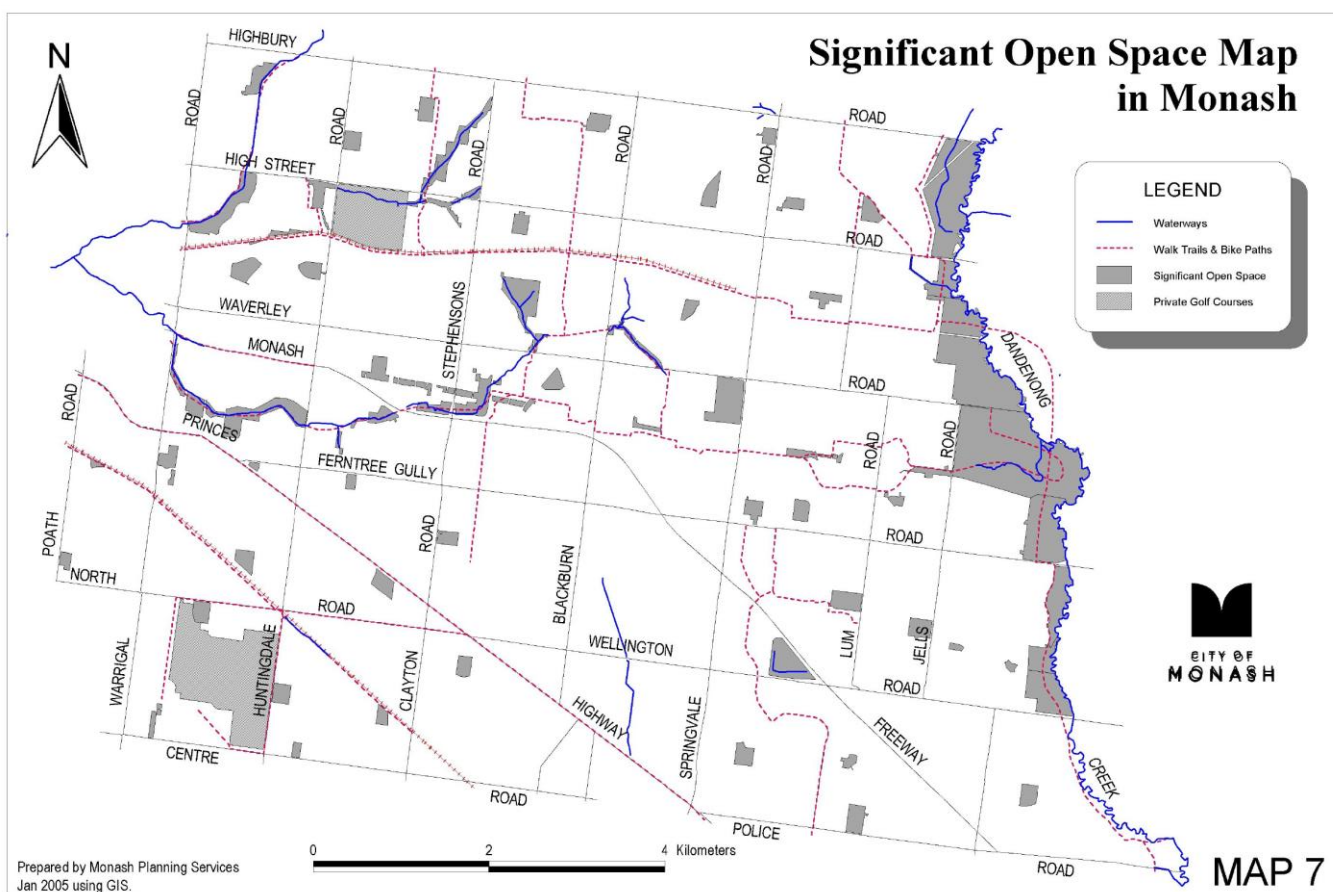


Figure 2: Significant Open Space Map in Monash (Monash Planning Scheme)

- [49] The policy was developed from several referenced documents, including the Monash Public Health Plan 2004-2006 and the City of Monash Recreation Strategy 2002-2004.

² Encumbered land usually includes land retained for drainage, electricity, biodiversity and cultural heritage purposes.

[50] The policy comprises a series of *Objectives* and *Strategies* which can be summarised as seeking to protect, improve and enhance the open space areas and conservation values of the city. Select policy objectives are worthy of note in the context of this evidence, including:

- *to maximise opportunities to add to the open space network in all new developments and redevelopments in the municipality; and*
- *to recognise the impact of urban consolidation on open space resources.*

[51] With particular relevance, associated strategy is directed to:

- *ensure that all new development contributes towards the maintenance or development of new open space areas that are safe, accessible and vibrant or provides adequate good quality open space on site for the users of the development.*

[52] *Further Strategic Work* (Clause 21.10-3) provides for a review of open space allocation across the municipality and developing a strategy to ensure equality of access from residential, and business areas as appropriate.

[53] The generalised policy framework translates into specific contribution rates in the local schedule to Clause 53.01 (*Public Open Space Contribution and Subdivision*) (Figure 3).

[54] The schedule differentiates between ‘dwellings’ and ‘other’ uses and provides a sliding scale for contributions of between 2% to 5% for 3 to 6 or more lot subdivisions.

[55] Commercial and industrial developments are levied at a flat 5%.

[56] The local schedule has applied for at least the last 20 years, appearing in the *New Format Monash Planning Scheme* in November 2000.

Type or location of subdivision		Amount of contribution for public open space
Dwellings:	3 lots	2%
	4 lots	3%
	5 lots	4%
	6 or more lots	5%
Other		5%

Figure 3: *Monash Subdivision and Public Open Space Contribution (Monash Planning Scheme)*

1.8.7 Public open space contribution rates across the metropolitan area

[57] The specification of open space contribution rates across the metropolitan area is detailed in Figure 1.

[58] The analysis identifies:

- no municipality relying upon a single flat rate for POS contributions across a municipality exceeds 5.7% of subdivided land or site value;
- where municipalities rely upon a variable contribution rate, they apply the variations to select areas and have justified the variation on the basis of localised special circumstances or clear evidence of localised change as a result of demographic change and greater projected increases in population density; and
- in select parts of some municipalities a greater open space contribution has been justified.

Assessment

1.9 Scope of C148 and the OSS

[59] There are three (3) components relevant to the assessment of C148:

- the C148 amendment documentation, including proposed new provisions and variations to Clauses 21.10, 22.15 and 53.01;
- *The Monash Open Space Strategy (October 2018)* – SGS (**MOSS**); and
- *City of Monash – Open Space Contribution Rate Planning (October 2018)* – SGS (**Rate Report**)

[60] Appendix 1 to the OSS outlines that the principal process and steps set out in PPN70 for the preparation of an OSS have been followed and indicate the plan has taken at least 7 years in preparation.

[61] The following is an assessment and critical review of the principal attributes of the MOSS; the justification for the contribution rates; and the proposed planning policy.

[62] Each topic addresses issues and concerns with the MOSS and makes recommendations about change and improvement.

1.10 The inclusionary planning principles for open space

[63] The MOSS is founded on four principles.

- The municipality is to be managed as **one planning unit** for the purposes of assessing and contributing to public open space as all development has an obligation to achieve the required sufficiency of open space across Monash.
- Each development will attract **an inclusionary obligation** requiring it to meet its needs and or provide the equivalent resources for open space provision elsewhere.
- Open space provision should be based upon **agreed standards** that address the quantity, quality and proximity of open space.
- The appropriate contribution to open space is a rate that should cover both land that is required to be acquired for such purposes and the cost of investment in embellishments and upgrades to those spaces. This combination of quantity and quality of considerations is defined in the MOSS as the **Open Space Service** to be achieved.

1.10.1 The municipality as a single planning unit and the inclusionary obligation

Issues and concerns

[64] The inclusionary approach conceptually provides that all developments involving subdivision should contribute in equal part to public open space and therefore that all subdivided land in the city should be treated as though one and the same for the purposes of contributions.

[65] This approach is structurally and conceptually flawed.

The uses to be the subject of open space contributions (residential, commercial and industrial) are not the same in their need for and use of public open space.

[66] Monash has historically recognised the distinction between residential and industrial / commercial land, applying a variable contribution rate to the former and a flat rate to the latter.

[67] The wisdom of commercial and industrial land use contributions at a higher rate than many small residential subdivisions is ill conceived, particularly if the current growth areas standards were an influence and priority consideration is to be given to residents as is the case in the MOSS.

[68] While not endorsing growth area standards as being necessarily transferable to established middle distance suburbs, residential subdivision in growth areas is expected to contribute at a rate of approximately 10% while commercial / industrial is expected to contribute at a rate of 2%.

[69] In practical terms, employment areas have quite different needs to residential areas for the quality and quantity of open space and this distinction should form part of the Monash approach and contribution rates.

The quality and quantity of open spaces across the municipality and its ability to meet community needs is not uniform.

[70] The gap and population forecasts analysis of the OSS, (Figure 4) illustrates that some parts of Monash are meeting the projected community needs for public open space and others are under provided.

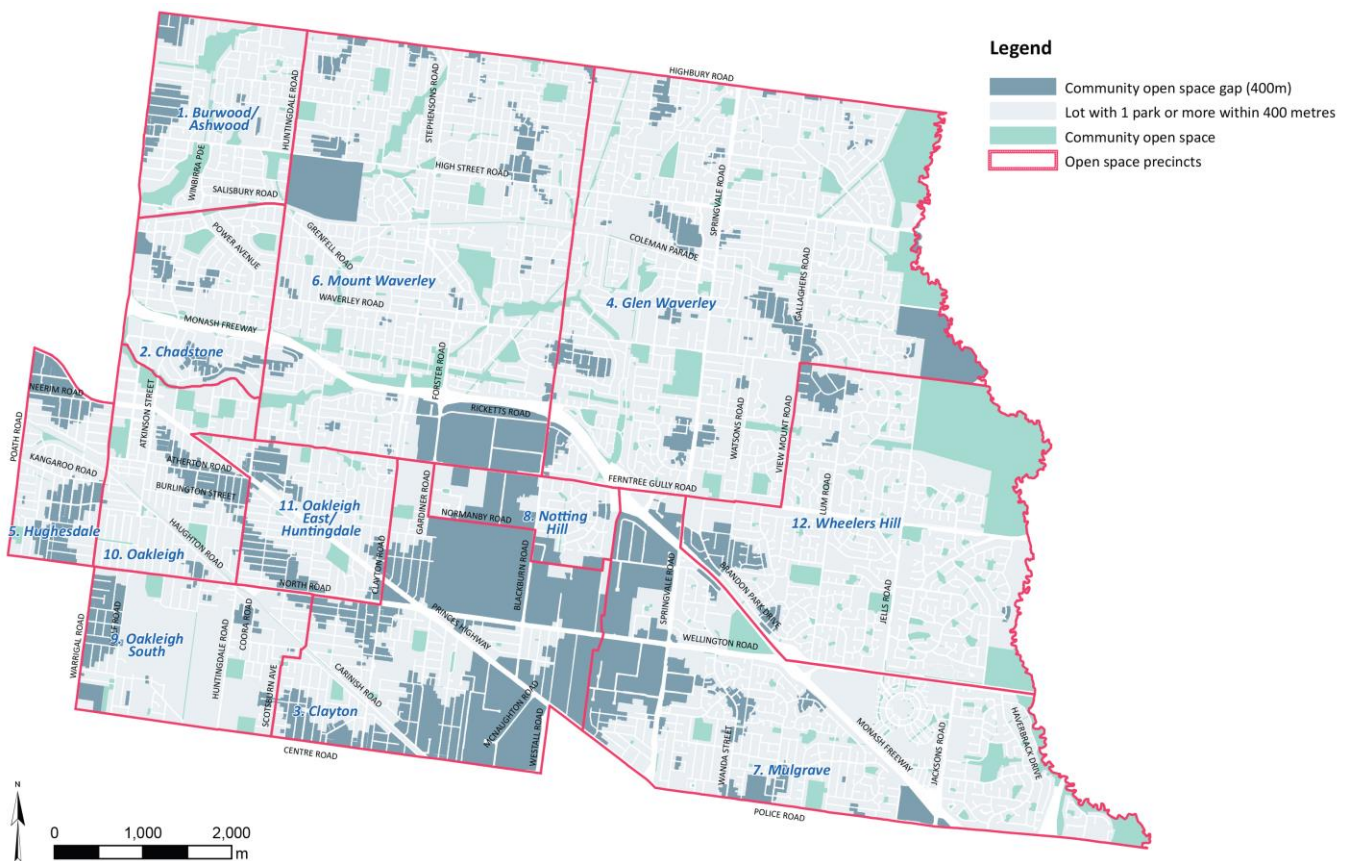


Figure 4: Gaps to Community Open Space (Monash Open Space Strategy)

- [71] It is no coincidence that the ‘gaps’ tend to be areas where the dominant land use presence is industrial, commercial or institutional uses, and the need for and provision of public open space is much less.
- [72] Providing public open space for employment areas at the equivalent rate of 30 square metres per capita and within 400 metres walking distance would be an inefficient and wasteful strategy.
- [73] A more nuanced and sophisticated appreciation of valuable open spaces is required for these major areas of land use.

The growth of population and the redevelopment and intensification of land going forward will not be uniform across the city and some locations will have a greater need for additional open space and investment than others.

- [74] The MOSS provides direction as to where growth, intensification and demand should be anticipated (Figure 5). The MOSS usefully deconstructs the whole of the municipality into 12 ‘Precincts’ for both the purposes of demographic and open space analysis and also for “potential improvements”.

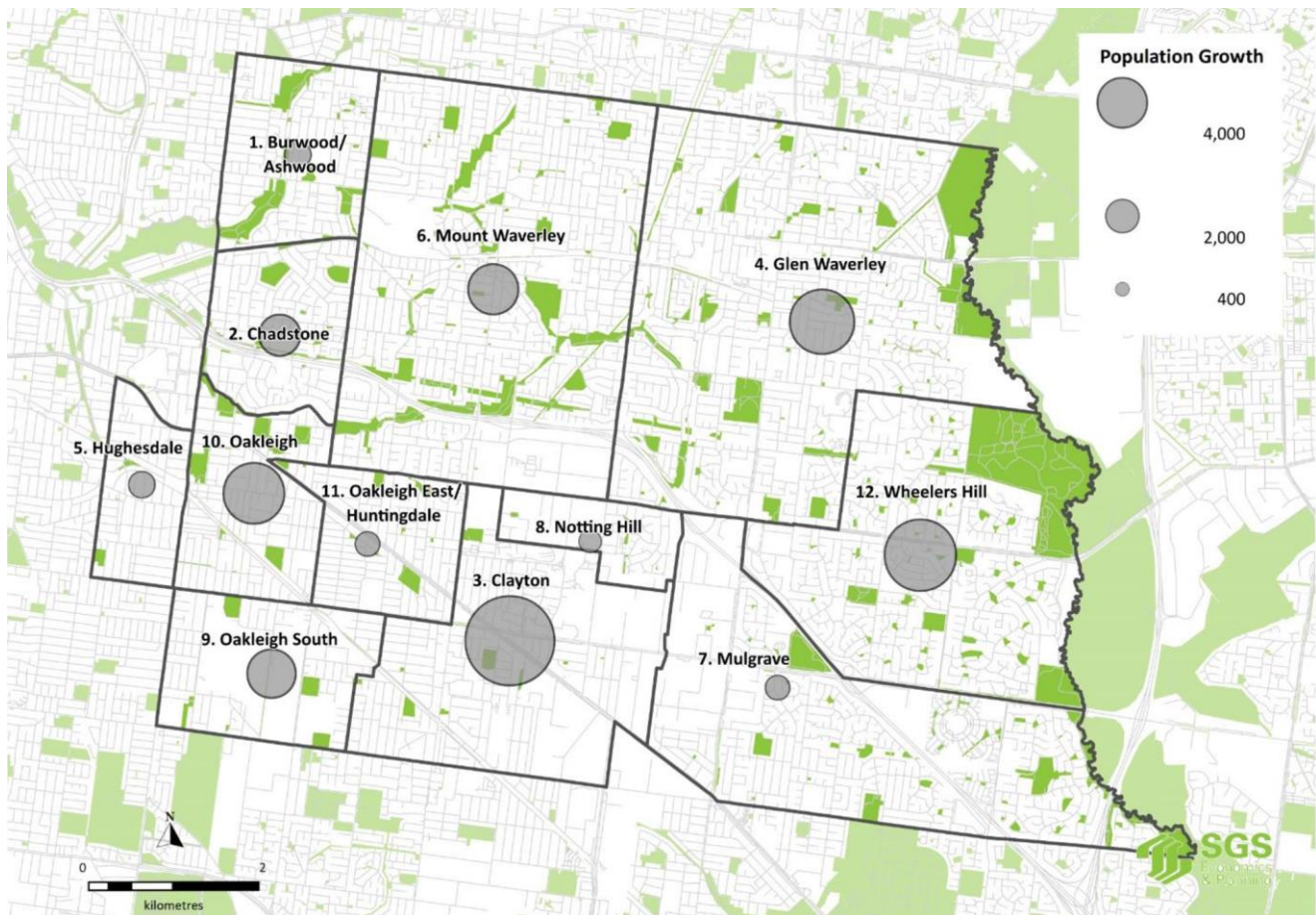


Figure 5: Population Growth by Open Space Precinct (Monash Open Space Strategy)

[75] The prospects and scope for growth should also be informed by the Residential Development Framework (Clause 21.04, MPS) (Figure 6), which divides the city into:

- areas of future development potential (Categories 1-4);
- areas with limited development potential (Categories 5-7); and
- areas suitable for incremental change (Category 8).

[76] The clear conclusion to be drawn from both the MOSS and the MSS is that there are precincts such as Oakleigh, Oakleigh South and Clayton that will experience substantial growth and change and many others where growth will be more tempered by the housing strategies and policies.

[77] The analysis of change and the distinctions between different precincts of the city provides a more sophisticated and responsive framework upon which to target open space improvements and levy contributions.

[78] It provides a basis to justify higher contributions to open space where shortcomings in the quality and quantity of open space is evident and where the greatest amount of change is

likely to occur. It also enables a clearer nexus to be drawn between the need for a higher levy and the delivery of an improved service and infrastructure that will be enjoyed and used by persons in proximity to the improved open space service.

[79] Imposing and collecting elevated open space contributions at one end of the municipality that experiences high quality and extensive open space, for the acquisition or improvement of land at the other end of the municipality fails the tests of fairness and nexus, even if a flat rate is viewed as equitable. Such an approach has the sense of the current generation being penalised for the decisions of the past.

[80] The use of a precinct, rather than a municipal wide approach to the planning unit, has been supported by the Panel and the authors of the MOSS (SGS Economics & Planning) (SGS), as is evident in the circumstances of the City of Kingston.

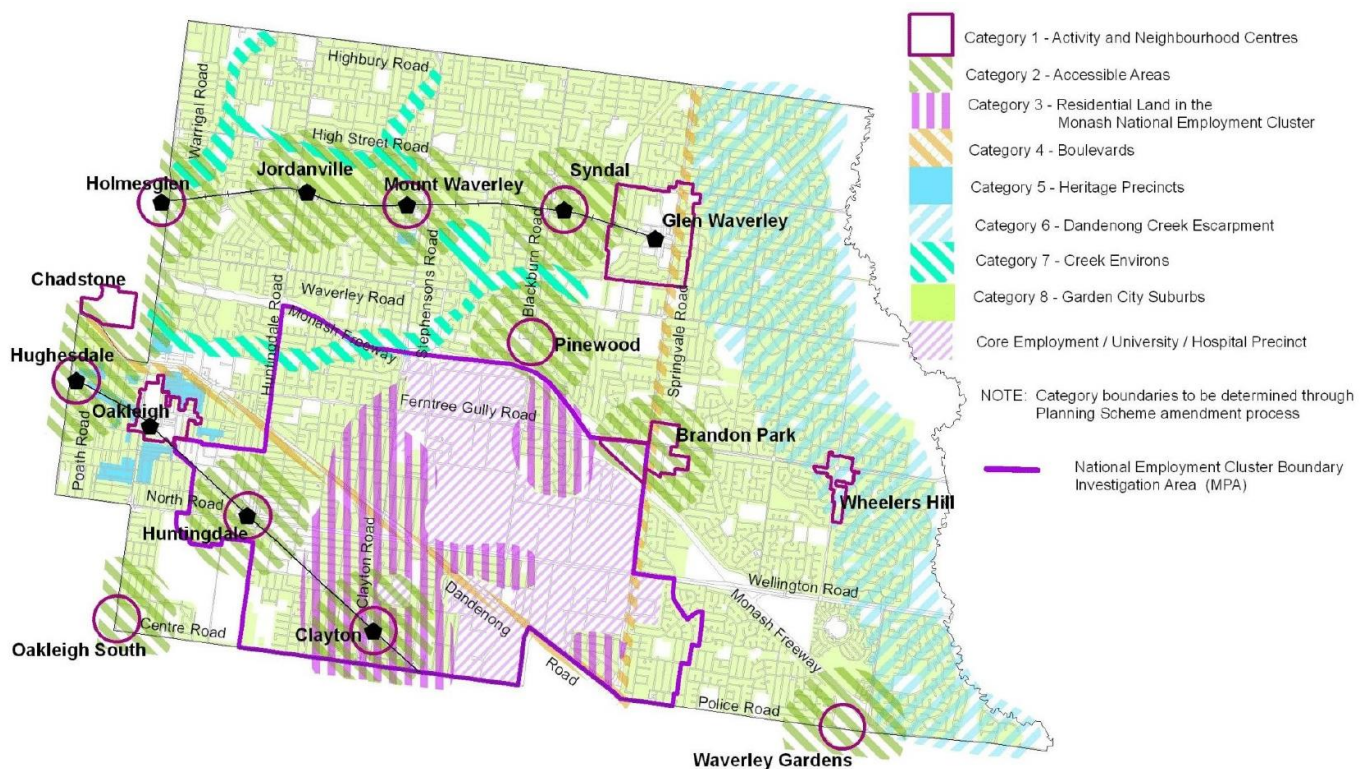


Figure 6: Residential Development Framework Map (Monash Planning Scheme)

Kingston Open Space Strategy

- The *Kingston Open Space Strategy* (June 2012) separated the municipality into ten precincts and provided a detailed classification of open space on a sub-precinct basis (Figure 7).
- The detailed area analysis for each sub-precinct considered the local open space for each sub-precinct and included a number of actions and recommendations which relevantly:

- included strategies for enhancing quality, quantity or diversity of open space;
- identified 'strategic sites', where applicable, in areas of 'shortfall' which should comprise an area of public open space in the future; and
- specified the cost, basis for funding and source of the project or works.

Within each of Kingston's ten local planning areas, smaller local areas are used for open space planning purposes and were defined in the 2005 Open Space Strategy using natural barriers such as major roads, creeks, railway lines. The analysis in the 2012 Open Space Strategy Update is based on these smaller areas; they are referred to in the document as open space planning areas

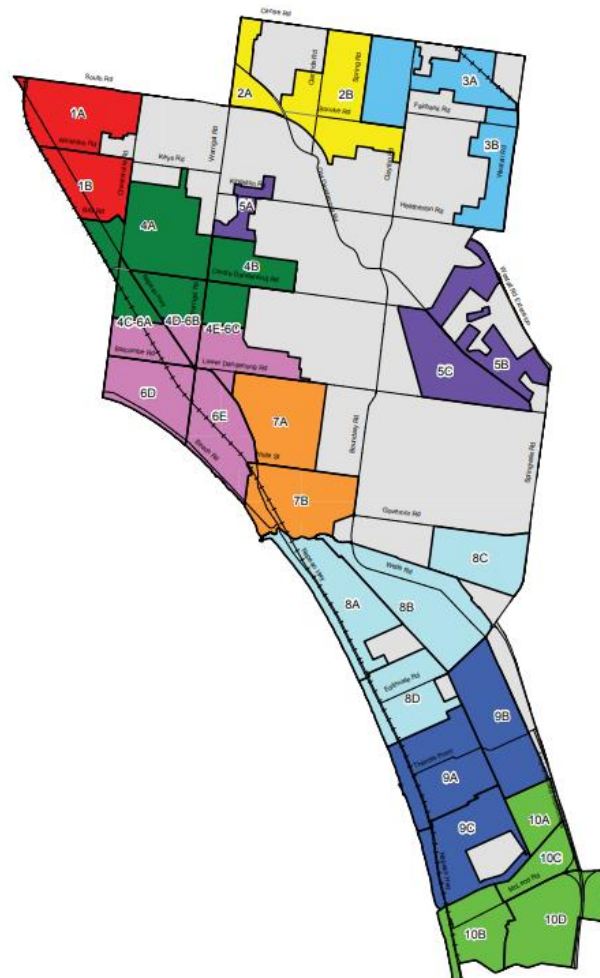


Figure 7: Kingston Open Space Strategy (2012) – 'Municipal Planning Areas'

- An associated independent Public Open Space Contributions Review (May 2017) (**Review**) prepared by SGS referencing the KOSS acknowledged varied access to open space across Kingston, including that some suburbs enjoyed high levels of open space per capita while other suburbs were undersupplied. It also acknowledged that areas of transformation, particularly those containing activity centres and at Strategic Development Sites, would be likely to accommodate increased densities and therefore warranted a higher open space contribution based on ideal per capita provision standards.

- These findings, including the detailed analysis of the sub-precincts, relevantly informed a recommendation for a two-tier approach to open space contributions which prescribed:
 - an 8% open space contribution within certain activity centres and at Strategic Development Sites; and
 - a 5% open space contribution for other areas.

[81] The precinct-based approach was accepted by the Panel³ as consistent with the overarching requirements of PPN70.

[82] The Panel similarly accepted the process and methodology for calculating contributions in Kingston was sound, equitable and transparent, and that higher contributions from those areas undergoing transformative change was appropriate.

Recommendations

- The Schedule to Clause 53.01 should not provide for a uniform contribution rate comprising a single contribution rate.
- The distinction should be made between residential and industrial / commercial subdivision contributions.
- Precincts should be relied upon to draw a nexus between change, population growth and the need for additional open space or embellishments.

1.10.2 A standard driven basis for open space provision

Issues and concerns

[83] The OSS relies upon three standards to measure the quality, quantity and proximity of open space.

Quantity

[84] The OSS relies upon a review of national and international standards from 1901 to the present day⁴ to measure and establish for the first time an acceptable quantity of open space supply for Monash. The cited standards range markedly from 13.3 to 40 square metres per capita.

³ Panel Report for Amendment C153 to the *Kingston Planning Scheme* (November 2017)

⁴ Table 7 – page 13 of the Rates Report

-
- [85] The MOSS advances the proposition that 30 square metres per capita or 3ha per 1,000 people would be appropriate.
- [86] The caution with citing various open space standards drawn from around the world and over a century of research and application is the absence of a common definition for what is included in the term '*open space*'.
- [87] As I detail later in this evidence, to properly compare different circumstances needs contextual information that assures the user that they are including the same measure and definition for open space.
- [88] This evidence demonstrates that depending upon the definition and categorisation of open space, the analyst in Monash can end up with two figures, one that is almost twice the quantity as the other.
- [89] The MOSS appears to favour the 10% standard applied in the Precinct Structure Planning Guidelines but fails to acknowledge that standard was to only apply to residential use and does not acknowledge 2% as a standard for employment areas.
- [90] It is to be remembered that Monash City Council has to date, been levying a rate for the last 20 years that overall would have been yielding less than the Victorian default maximum standard of 5% under the provisions of the SA.
- [91] Despite this, the evidence has noted references to an abundance of open space and a high level of community satisfaction. It is difficult to strategically justify doubling the standard uniformly across the city in these circumstances.

Proximity

- [92] The MOSS appropriately relies upon the Clause 56 (Residential Subdivision) standards of:
- 400 metres safe walking distance to 95% of all dwellings as a measure of community accessibility and proximity to public open space; and
 - 1km to an active open space area of at least 8 ha.
- [93] It is to be recalled that this standard does not apply to employment areas and the standard was conceived around the establishment of new communities and the subdivision of large areas.
- [94] Those suburbs which were established almost half a century ago and can achieve an 85% achievement rate against these contemporary criteria is a measure of how well Monash is provided with open space.

[95] The challenge for council is to strategically identify the select properties that need to be acquired that will most efficiently address the small⁵ shortfall in residents' proximity to open space.

[96] These are the circumstances when a reliance is placed upon an PAO to secure the critically positioned land.

Quality

[97] For the assessment of quality, the OSS references eight (8) key qualities of successful green spaces based on a 2005 UK study. The criteria of that assessment framework addressed matters including:

- sustainability;
- character and distinctiveness;
- definition and enclosure;
- connectivity and accessibility;
- legibility;
- adaptability and robustness;
- inclusiveness; and
- biodiversity.

[98] Despite reference to the criteria of that framework as a measure of quality, the criteria are not systematically applied to the evaluation of Monash's open spaces.

1.10.3 Quality Space Services

Issues and concerns

[99] The absence of the above evaluation is a significant shortcoming in the subsequent assessment and setting of the rate for public open space contributions. The contribution to open space is to be made-up of contributions to land to be acquired for public open space (the quantity component) as well as for upgrades and embellishments to open

⁵ The MOSS identifies that 85% of the population have access to open space within 400m, therefore 15% of the population is a small proportion of the population without the same level of access.

space (the quality component). Collectively these contributions amount to the open space service offered.

[100] Apart from distinguishing between the primary functions of open space and trails, identifying gaps in the proximity to open space and making various generalised suggestions for 'potential improvements' in each precinct there is no robust evaluation of quality in the MOSS.

[101] Further, because there is no systematic audit to establish the quality of open spaces there is no list or estimation of costs for upgrade works that might be required.

[102] Compounding this concern is a lack of clarity about what might be envisaged as "*upgrades and embellishments*". Reference is made to "*increased infrastructure, improved maintenance etc.*" However, because of the lack of definition it is open to consider that new pavilions and sports and recreation facilities and community hubs etc. might be candidates for funding by the open space contribution alongside more mundane features such as seats, lighting and pathways.

Recommendations

- A systematic quality assessment should be undertaken of each open space as the basis to nominating the scope of improvements that would be funded by the open space contribution scheme.
- Items constituting improvements, maintenance and embellishments should be defined.
- The improvements nominated as a result of the above should be subjected to an estimate of costs, which might then be used as a quantified input into the setting of contributions.

1.11 Open space included in the assessment of public open space

1.11.1 Issues and concerns

[103] A point of difference between PPN70 and the MOSS is how the presence and role of public and private open space has been measured and valued for the purposes of justifying future public open space contributions.

[104] PPN70 explicitly acknowledges that private land has an important role in providing open space with benefit to the community.

“Although not in public ownership these assets provide a recreation and leisure benefit to the community and should be considered as part of the overall mix of open space assets within a municipal area.”

[105] PPN70 anticipates these assets being accounted for in setting strategies for publicly owned and managed open space in the MOSS.

[106] The MOSS records some of the privately owned and restricted open space, but for the purposes of assessing the current provision of public open space and public access to open space the strategy excludes:

- all private land;
- all restricted public land;
- visual amenity spaces, accessways, and trails smaller than 0.1 hectares;
- relaxation / contemplation spaces smaller than 500 square metres; and
- small to medium sized utility / buffer / environmentally constrained sites.

[107] The consequence of the above is a limited and conservative interpretation of the ‘public’ open space available to the community.

[108] On the one hand, the MOSS acknowledges that there are 1,134ha of public open space in Monash or 14% of the land area of the city. That would equate to approximately 5.87ha per 1,000 residents in Monash in 2016 and approximately 5.4ha per 1,000 residents based upon projected growth of approximately 14,000 persons by 2028.

[109] The *Introduction* to the Municipal Strategic Statement (Clause 21.01, MPS) confirms the above observation regarding the supply of open space noting:

“Monash comprises primarily residential land but has significant areas of commercial, industrial and open space land uses”.

[110] However, for the purposes of the strategy over half of that area is discounted from further consideration as the MOSS is advanced on the basis that Monash has only 512 hectares of community open space or the equivalent of 2.7ha open space for every 1,000 residents.

[111] This is to be contrasted with the existing statement at Clause 21.10 (MPS) that acknowledges there is almost 140 more hectares of open space than the 512 hectares referenced in the MOSS.

“There are approximately 650 hectares of land zoned for open space in Monash which equates to approximately 8% of the municipality. Over 371 hectares is passive recreation. This includes Jells Park which has an area of 127 hectares.”

- [112] The reduced figure is limited to land owned by council and other agencies and is part of the neighbourhood or local community consideration of open space. The strategy even discounts the regional land that is available to a catchment beyond Monash’s municipal boundaries.
- [113] Adding further to the narrowness of interpretation of accessible open space is the decision not to acknowledge or account for the notable areas of publicly owned and accessible open spaces located literally adjacent to the City of Monash in the Cities of Kingston, Whitehorse, Knox, Boroondara, Stonnington, Glen Eira and Greater Dandenong (Figure 8).
- [114] In practical terms, if open space was convenient and accessible to use and was within a 400-metre walking distance, Monash residents would not draw the distinction as to whether the open space was located within the municipality.
- [115] It is also relevant that the analysis of accessible open space has only been calculated on proximity to a residential lot. The assessment does not account for employment and employees and the provision of private recreation opportunities.

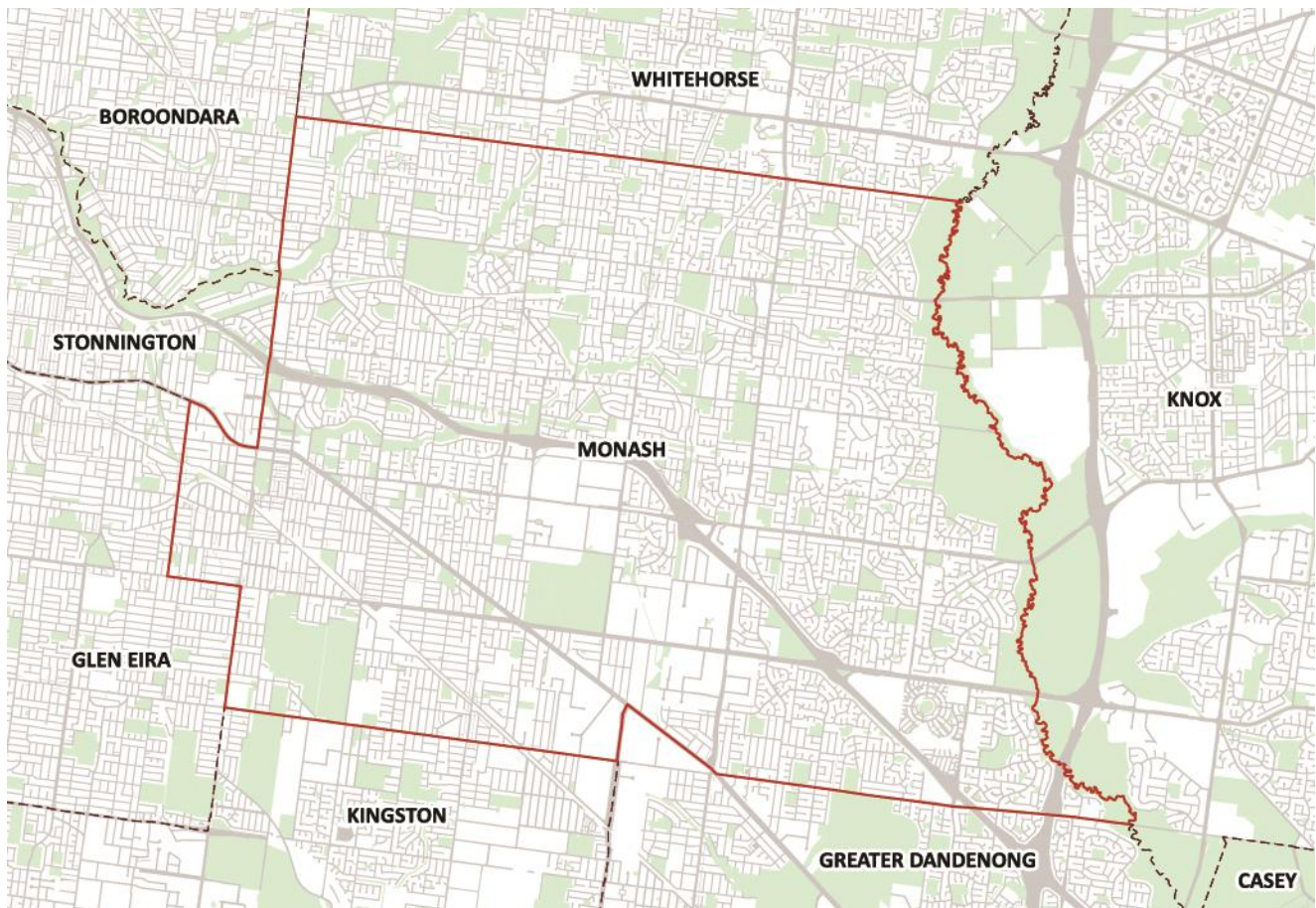


Figure 8: Public Open Space in City of Monash and Surrounding Municipalities

[116] The following and **Attachment 5** is an example associated with clients' land. It illustrates the practical implications of the constrained approach to the accounting for and valuing of open space, in this instance in a non-residential setting.

Case Study – Nexus Business Park, Mulgrave

[117] Nexus Business Park, comprising part of a substantial single landholding at Dunlop Road, Mulgrave is a substantially developed, high amenity commercial and office precinct, on approximately 11.8 hectares and including more than approximately 60,000sqm of office space supported by an associated range of bespoke and customised open space and recreation facilities to meet the needs of employees, including existing and proposed small pocket parks, roof top gardens, sports courts and a running track (refer **Attachment 5**).

[118] It is noteworthy and relevant that:

- Nexus Business Park forms part of the *Monash National Employment and Innovation Cluster (NEIC)* and part of an established and designated focus for knowledge-based

business to locate close together with benefits for knowledge and resource sharing under Plan Melbourne 2017-2050.

- In a similar policy theme, the business park and surrounding Special Use Zone land form part of the identified Monash Technology Precinct in the MPS, where local policy is directed as a principal matter to support the sustainable and complementary development and operation of industrial, office and high technology land uses that provide a variety of employment centres of high amenity, quality and enduring local image (Clause 22.02, MPS).
- The Victorian Planning Authority (VPA) is currently undertaking a review of the NEIC and has prepared the *Monash National Employment and Innovation Cluster Draft Framework Plan* (March 2017) as a “step forward” in the implementation of the Plan Melbourne 2017-2050.
 - It identifies the Monash Technology Precinct, including Nexus Business Park and the surrounding land to the south of the Monash Freeway and west of Springvale Road for retention as part of a ‘high density employment area’, while other land has been identified to deliver urban renewal projects and strategic sites for mixed used development, jobs and housing.
 - Notably, the draft plan seeks to develop public open space and community infrastructure within the NEIC (Strategic Outcome 4), including by establishing public open space contribution rates (within a short to medium term timeframe) that, “... will ensure open space improvements, support anticipated change in employment, resident and visitor population needs and mitigate the urban heat island effect”. The lead agencies attached this action are listed as Monash, Kingston and Greater Dandenong Councils.

[119] Notwithstanding the inequity of previously levied contributions for industrial and commercial subdivision and the MOSS reporting on the city’s critical undersupply in these areas, the above case study highlights further concerns with the narrowness of the amendment, including:

- the potential of C148 to undermine high-level strategic land use and planning objectives for the Monash NEIC as an integrated employment precinct of State significance spanning multiple municipalities; and
- the practical future implications for large single holdings of commercial and industrial land which has been substantially developed but not subdivided.

[120] In summary, the MOSS and its recommendations for a greater contribution from subdivided land towards public open space relies upon a narrow, incomplete and unfair consideration of the spectrum of 'public' spaces that the community would perceive, use and value as open space available to them.

[121] The consequences are that the conclusions and projections of the community's need for additional public open space are inappropriately and inaccurately established.

1.11.2 Recommendation

- The analysis and definition of public open space should make an allowance for publicly owned and restricted space and private space that is open to public use.
- The contribution rate should provide an opportunity to account for open space and tracks established on private land that would meet the reasonable recreation needs of residents or employees.

Conclusions

1.12 The calculation of the appropriate open space rate

[122] Figure 8 illustrates how the open space contribution was calculated in the MOSS while Figure 9 graphically demonstrates the process for calculating that rate.

[123] There are two interpretations of Figure 8 and the calculation. On the one hand it can be interpreted as setting an overall open space requirement to 2028.

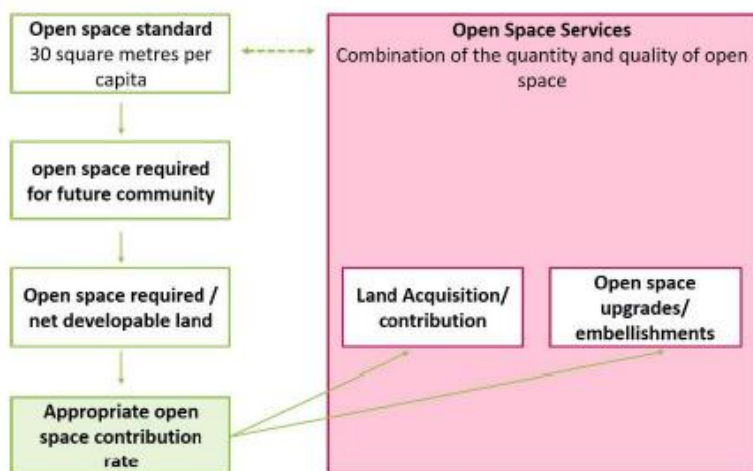


Figure 8: Open Space Contributions Rate Assessment (SGS Economics)

Step	Metric	Value
1	Planned population* (effective build out)	206,907 people
2	Total net developable urban area (total area of all developable lots in study area).	6,494 hectares
3	Open space required (@30m ² /capita)	620.72 hectares
4	Open space requirement from all developable land (value at step 3 divided by value at step 2)	10 per cent**

Source: SGS Economics and Planning, 2018, *id. forecasts, 2016.

** 9.56% is rounded up to 10%.

Figure 9: Open Space Contribution Rate Calculation (SGS Economics)

[124] Alternatively, it might be interpreted as indicating that a further 620 ha of public open space are required to meet the needs of Monash in 2028.

[125] The latter interpretation is inappropriate as it has not accounted for the existing supply of public open space.

[126] Depending upon which reference is relied upon to define public open space, Monash currently has either 1,134, 650 or 512 hectares of open space.

-
- [127] Against that analysis, Monash either has marginally less or already exceeds the open space requirement for the projected population in 2028.
- [128] Based on the above desktop conclusion there is a credible argument that no more contributions are required to acquire additional land for open space based upon a quantitative analysis.
- [129] There is justification to consider the need for more land based on the proximity analysis, but that need is confined to select precincts and not a uniform condition across the municipality.
- [130] Open space needs should be addressed by careful selection of strategically located land able to redress shortcomings in an efficient manner.
- [131] The only matter not estimated, funded or costed is the contribution required to embellish and maintain the public open space.
- [132] Given the history of open space contributions in Monash; the quantity and quality of those spaces; and the community's satisfaction with available spaces there is no demonstrated need to increase the rate of contributions above the default.
- [133] Further, if a full quality assessment was undertaken and the land was identified to meet the shortcomings, there is a scenario in which a flat rate of less than 5% could be justified.
- [134] A fairer, more equitable approach with a clear nexus would seek contributions on the basis of precincts and land use and the degree of changes.

1.13 The amendment

- [135] On the basis of the above, I consider that the exhibited Clause 22.15 and the Schedule to Clause 53.01 should be abandoned.

Rob Milner
February 2020

Attachment 1 – Relevant considerations

- All metropolitan planning schemes
- Open Space Strategies for the cities of Knox, Whitehorse and Kingston
- Planning Practice Note 70
- *Subdivision Act 1988*
- *Planning and Environment Act 1987*
- *Victorian Planning Provisions*
- Briefing material, including development proposals for nominated clients
- C153 Kingston Panel Report
- Monash City Council Annual Report 2018-2019
- City of Monash Council Plan 2017-2021
- As referenced in the body of this report

Attachment 2 – Witness Statement

The name and address of the expert

Robert Milner, Principal of David Lock Associates Pty Ltd, located at 25/500 Collins Street, Melbourne 3000.

The expert's qualifications and experience

Robert Milner holds an Honours Diploma in Town and Country Planning from Liverpool Polytechnic. He is a Life Fellow of the Planning Institute of Australia and a Fellow of the Victorian Planning and Environmental Law Association.

A Curriculum Vitae is included at Attachment 3.

The expert's area of expertise to make this report

Robert has a broad range of expertise in planning and development matters enabling him to comment on a wide spectrum of urban and rural, statutory and strategic planning issues and processes.

Other significant contributors to the report

Not applicable.

Instructions that define the scope of the report

Robert Milner has been instructed by Planning & Property Partners Pty Ltd to prepare expert evidence on behalf of their clients, Salta Properties (West) Pty Ltd, Golf Road Project Development Pty Ltd and Talbot Road Finance Pty Ltd, to independently review and report on the strategic planning merits of proposed Amendment C148 to the Monash Planning Scheme.

The identity of any person who carried out tests or experiments upon which the expert has relied on and the qualifications of that person

Not applicable.

The facts, matters and all assumptions upon which this report proceeds

There are no other facts, matters or assumptions upon which the report relies other than those explicitly stated in the report.

Documents and other materials the expert has been instructed to consider or take into account in preparing his report, and the literature or other material used in making the report

Robert Milner has reviewed the following material:

- *Monash Planning Scheme*;
- *Exhibited Monash Planning Scheme Amendment C148*; and
- Other material as referenced in the body of this report and Attachment 1.

A summary of the opinion or the opinions of the expert

A summary of Robert Milner's opinions are provided within the body of the report.

Any provisions or opinions that are not fully researched for any reason

Not applicable.

Questions falling outside the expert's expertise and completeness of the report

Robert Milner has not been instructed to answer any questions falling outside his area of expertise. The report is complete.

Expert declaration

I have made all inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Robert Milner
February 2020

Attachment 3 – Curriculum vitae



Robert Milner

Principal

Rob Milner is a respected strategic and statutory planner and a recognised leader of the planning profession in Victoria. He has had a high profile career spanning more than 40 years with extended periods of experience working for local government and in private practice. His clients have included many State government agencies (including planning, community development, justice, roads, growth areas and regional development), municipalities throughout Victoria, as well as a broad range of corporate and other private sector interests. He has a reputation for integrity, objectivity, an original style of evidence and for providing clear and fearless advice to proponents and objectors; the responsible authority; claimants and government agencies. Particular expertise is in complex and controversial projects, gaming matters, acquisitions and restrictive covenants.

Professional Experience

Principal

DAVID LOCK ASSOCIATES
Melbourne, Australia
2019 – present

Director

10 CONSULTING GROUP PTY LTD
Melbourne, Australia
2010 - 2019

General Manager - Planning

CPG AUSTRALIA PTY LTD
Melbourne, Australia
1999 - 2010

Director

ROB MILNER PLANNING PTY LTD &
SAVAGE MILNER
Melbourne, Australia
1994 - 1999

Project Director

COLLIE PLANNING AND
DEVELOPMENT
Melbourne, Australia
1991 - 1994

General Manager Town Planning

JONES LANG WOOTTON
Melbourne, Australia
1988 - 1991

City Planner

CITY OF BOX HILL
Melbourne, Australia
1980 - 1988

Planner

PERROTT LYON MATHIESON
ARCHITECTS AND PLANNERS
Melbourne, Australia
1977 - 1980

Planner

KIRKLEES METROPOLITAN
BOROUGH COUNCIL
Kirklees, United Kingdom
1976 - 1977

Qualifications

Diploma in Town and Country Planning (First Class Honours)

Liverpool Polytechnic

Associations

Life Fellow Planning Institute of
Australia (PIA)

Fellow of the Victoria Planning and
Environmental Law Association
(VPELA)

Former State and National President of
the Planning Institute of Australia (PIA)

Member, Planning and Local
Government Advisory Council
(1994 – 1999)

Deputy Chairman, Future Farming
Expert Advisory Group (2009)

Areas of Expertise and Experience

- Strategic studies, policy development and statutory implementation
- Expert evidence and advocacy

Rob is regularly retained to provide expert evidence to courts, panels and tribunals on the broadest range of land use and development planning issues. He is able to evaluate and form a robust opinion on complex matters quickly and has a capacity to manage a considerable body of work in an efficient and timely manner.

Rob is also an acknowledged advocate and negotiator and is regularly engaged in development approval and rezoning projects where process and relationships need to be carefully nurtured to ensure a viable and timely outcome.

- Legislative and planning scheme reviews and amendments
- Gaming policy and applications
- Restrictive Covenants
- Acquisition and compensation
- Organisation audits and process reviews

Rob's ability to communicate effectively among a broad range of stakeholders means that he is regularly engaged to facilitate workshops, conferences, consultation and other situations where leadership and engagement of groups is required.

He has committed to 'giving back' to a profession that has provided him with a rewarding career. As well as contributing to the development of the Planning Institute of Australia he has acted over the last two decades in the capacity of mentor for many younger planners. Additionally, he regularly attends and gives papers at professional development forums.

Attachment 4 – Clause 21.10 (Open Space)

21.10

30/07/2009
C57

OPEN SPACE

21.10-1

30/07/2009
C57

Overview

Monash has extensive areas of public open space, of which over 90% are owned and managed by Council. Parks Victoria manages five regional parks in the municipality, including Bushy Park, Shepherds Bush, Scotchman’s Creek Linear Park, Corhanwarrabul Wetlands and Jells Park (which forms part of the Dandenong Valley Metropolitan Park).

Monash has 244 hectares of passive open space. This includes the Dandenong Valley Parklands centred on the 127 hectare Jells Park, which is one of Melbourne’s major open space assets. Jells Park provides passive recreation opportunities for over one million visitors annually and plays an important role in nature and biodiversity conservation.

The Dandenong Valley Parklands are of regional conservation significance, with the riparian corridor of the Dandenong Creek providing important remnants of local native vegetation communities and associated fauna. These areas provide habitat for a wide range of bird species including internationally significant Ramsar and Lamba species. The Parklands are also of strategic significance as a key node in the integrated network of walking/bicycle trails in the south east metropolitan area.

There are a number of areas within the City of Monash that have a considerable amount of remnant vegetation of varying quality. These tend to be associated with wetlands and riparian zones, such as Dandenong Creek. Damper Creek also provides a highly significant fauna corridor and landscape link within the municipality and has been the subject of significant restoration work by Council.

Generally the large public areas of open space follow major creeks, such as Gardiners, Scotchman’s and Dandenong Creeks. These areas are interspersed with reserves, such as Valley, Damper and Scammell Reserves, along with other passive and active open space areas. These are generally linked to neighbouring parks and provide a substantial network of open space throughout the municipality.

Open space in the newer eastern areas generally tends to have a higher degree of connectivity. There are smaller parks in the east of the municipality, whilst there are more parklands to the north rather than the south. This is partly explained by the significant amount of industrial land and its earlier stage of development.

Numerous privately operated open space facilities, such as the Metropolitan, Huntingdale and Riversdale Golf Clubs, Jells Park, and recreation facilities associated with Monash University, contribute to the variety of open space and recreation venues in Monash. The Waverley Netball Centre is a key elite netball venue.

The City of Monash provides over 130 playgrounds suitable for children of all ages, some with disabled access. In addition there are 30 reserves and parks that are available for dogs to roam off leash.

Significant linear trails, such as the Waverley Rail Trail, Station Trail, Scotchman’s Creek, Gardiners Creek, Dandenong Creek and Melbourne Water pipe track, are used for cycling and pedestrian activity for both leisure and commuter purposes.

Map 6 shows significant open space areas in Monash.

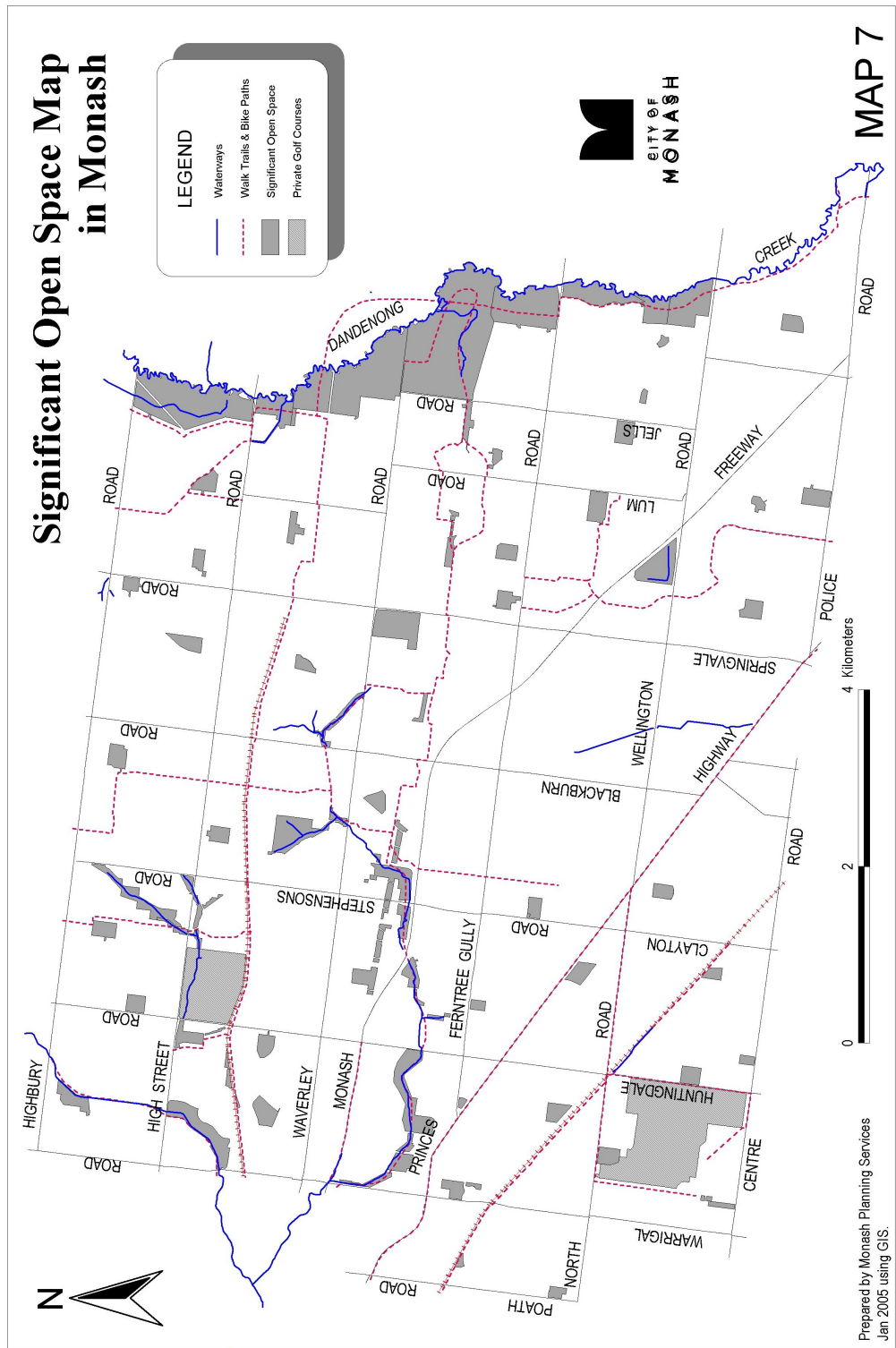
21.10-2

30/07/2009
C57

Key issues

- Open space should be located within safe, comfortable walking distances of residential areas and activity centres, connected to the broader walking and cycling network, provide for active and passive recreation of varying forms, be landscaped and aesthetically pleasing and provide basic convenience facilities such as drinking fountains, toilets and bicycle racks.

Map 6: Open Space in Monash



- There is a range of diverse and integrated open space resources located throughout Monash which provide recreational and sporting experiences and activities that enrich the quality of life and provide lifestyle options for residents.
- Use of open space and recreation areas by residents results in healthier, happier and more vibrant communities.
- Open space areas should provide for nature conservation, active and passive recreation, as well as infrastructure requirements.
- The environmental quality of natural open space areas, especially those located along waterways is fragile and in need of management and protection.

21.10-3

30/07/2009
C57

Objectives, strategies and implementation

Objectives

- To encourage the provision of a diverse and integrated network of public open space to meet the sporting, recreational, health and environmental needs and preferences of the community and enhance the image of Monash as a quality environment to live, work in and visit.
- To protect, preserve and enhance the conservation, recreation, heritage and other open space values of all open space, parkland areas and creek lines, particularly areas with natural and remnant indigenous flora or fauna of significance.
- To provide safe, appealing and accessible public open space that is within easy walking distance of the majority of residents.
- To provide opportunities for the community to pursue the development and enhancement of its recreational and sporting endeavours through the provision of a variety of quality services and facilities.
- To recognise, promote and enhance the metropolitan role of the Dandenong Valley open space network in conjunction with Parks Victoria.
- To maximise opportunities to add to the open space network in all new development and redevelopment in the municipality.
- To recognise the impact of urban consolidation on open space resources.
- To minimise the impact of pest plants and animals on the environmental values of open space areas.
- To enhance all open spaces and parklands as significant community assets for both present and future generations of Victorians.

Strategies

- Enhance and improve the safety, usefulness and appearance of existing open space areas and associated facilities such as drinking fountains, toilets and bicycle racks through scheduling of capital works.
- Protect significant vegetation through appropriately locating new parklands and from the impacts of development.
- Protect significant vegetation from impacts of adjacent development, including introduction of weeds and/or disease, domestic or feral animals, uncontrolled access, inappropriate fire management, and changes in hydrology through appropriate planning of the development and management measures.
- Enhance open space, native vegetation, wildlife corridors and pedestrian linkages, including walking and cycle paths, along creeks, road reservations, railways, through redevelopment sites, shared road connections and high voltage transmission alignments.

- Preserve wetlands and vegetated buffer areas, particularly along Dandenong Creek, Gardiners Creek and Scotchman's Creek, in conjunction with Melbourne Water and Melbourne Parks and Waterways.
- Improve and add variety to open space areas through the addition of playgrounds, exercise and training equipment, community gardens, landscaping, pathways and other components where appropriate.
- Protect open space areas from inappropriate development on adjoining and nearby land.
- Ensure that all new development contributes towards the maintenance or development of new open space areas that are safe, accessible and vibrant or provides adequate good quality open space on-site for the users of the development.
- Encourage responsible land management and pet ownership in the community.

Implementation

These strategies will be implemented through the following actions.

Policy and exercise of discretion

- Using local policy to ensure that development causes minimal impact and loss of amenity to open space areas. (Residential Development and Character Policy, Clause 22.01, Industry and Business Development and Character Policy, Clause 22.03, Stormwater Management Policy, Clause 22.04, Tree Conservation Policy, Clause 22.05, Outdoor Advertising Policy, Clause 22.08)
- Complying with the State environment protection policy (Waters of Victoria) and State environment protection policy (Waters of Dandenong Valley).

Zones and overlays

- Applying the Public Park and Recreation Zone and Public Conservation and Resource Zone where appropriate.
- Applying and modifying the Vegetation Protection Overlay where appropriate.
- Applying the Land Subject to Inundation Overlay and Special Building Overlay as appropriate.

Further strategic work

- Undertaking a review of open space allocation across the municipality and developing a strategy to ensure equality of access from residential, industrial and business areas as appropriate.

Other actions

- Implementing the actions identified in the City of Monash Recreation Strategy 2002 – 2004.
- Having regard to the Dandenong Valley Parklands Future Direction Plan 1995 which aims to ensure that the open space, natural, cultural, landscape and passive recreational values of the Dandenong Valley Parklands are protected.
- Encouraging the further extension of bike paths and open space corridors in the municipality in accordance with the City of Monash Bicycle Plan (1995).
- Monitoring the recreational needs of the community (as they relate to the open space network).
- Undertaking works in open space reserves through Council's Capital Works Program.
- Continuing to implement Council's Street Tree Programs.
- Undertaking the actions identified in the City of Monash Conservation & Environment Strategy.

Reference documents

City of Monash Bicycle network plan. MSA Transport, December 1995

MONASH PLANNING SCHEME

Healthy by Design: a Planners' Guide to Environments for Active Living. National Heart Foundation of Australia (Victorian Division) 2004,

Leading The Way: Councils Creating Healthier Communities – A Resource Guide for Councillors. VicHealth, May 2002,

Monash Municipal Public Health Plan 2004 – 2006, City of Monash, 2004.

City of Monash Recreation Strategy 2002 - 2004, City of Monash, March 1996

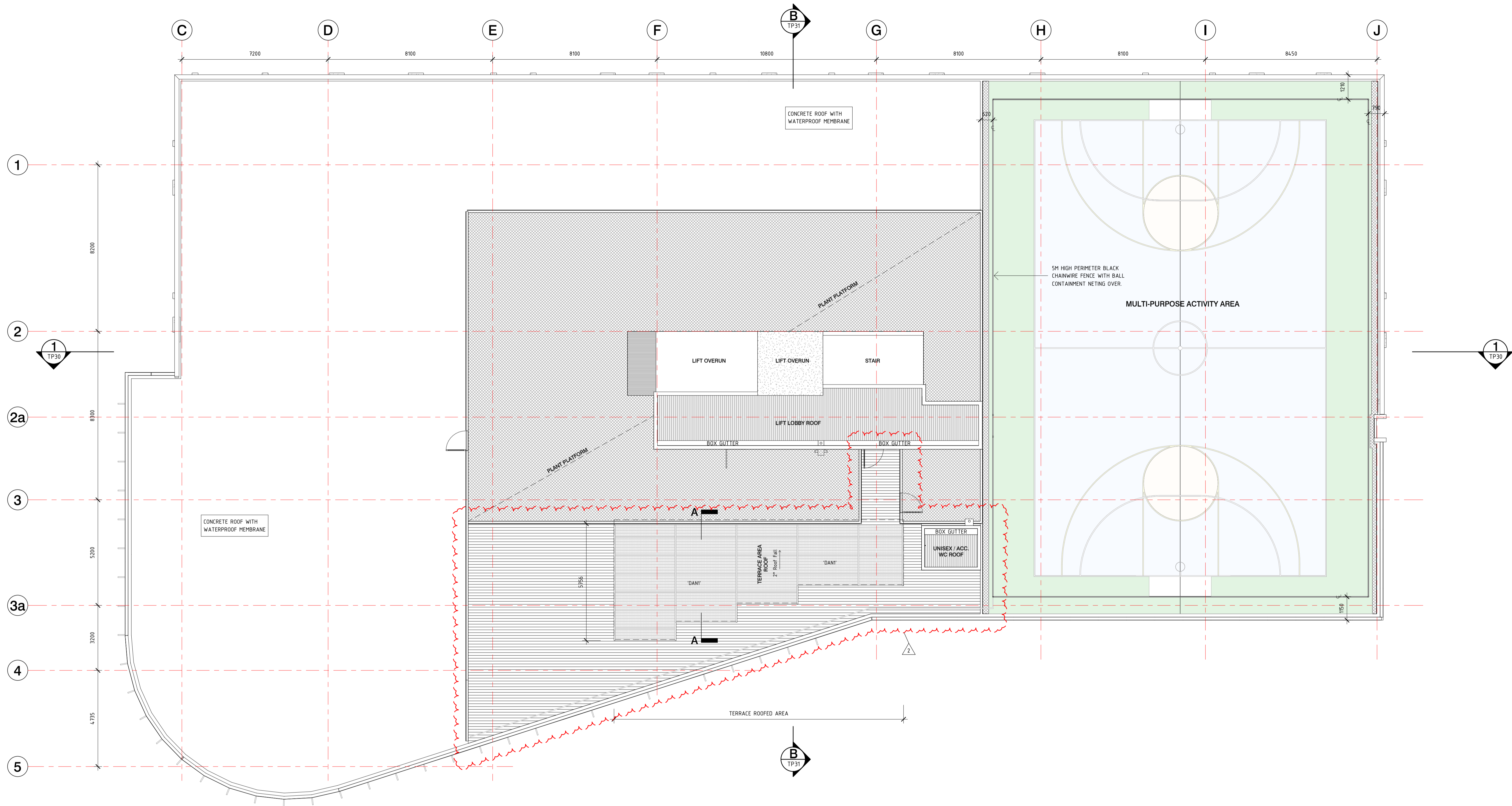
Dandenong Valley Parklands Future Direction Plan 1995, Melbourne Parks and Waterways, November 1995

Development/Improvements to Council Owned Facilities and Reserves by Resident Clubs, City of Monash, 29 August 2000



Monash Conservation and Environment Strategy, City of Monash, 1998.

Desktop Aboriginal Cultural Heritage Assessment, December 2002

Attachment 5 – Case study



20/08/2018 12:32:38 PM P:\2018\1805\18055_10 Nexus Court_Town Planning_City Holdings_RoofTop_TP.rvt

<p>WARNING: This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Puksand's possession. Gray Puksand is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Puksand (which agreement may also contain additional conditions relating to this document and its use):</p> <ol style="list-style-type: none"> 1. the content of this document is confidential and copyright in it belongs to Gray Puksand. They are permitted only to be opened, read and used by the addressee; 2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes; 3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded; 4. any person using or relying on document releases and indemnifies and will keep indemnified Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document. 	 <p>Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.</p>	<table border="1"> <thead> <tr> <th>revision</th> <th>revision description</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>TP 1</td> <td>Revised Town Planning Issue</td> <td>05/09/2017</td> </tr> <tr> <td>TP 2</td> <td>Revised Town Planning Issue</td> <td>20/08/2018</td> </tr> </tbody> </table>	revision	revision description	date	TP 1	Revised Town Planning Issue	05/09/2017	TP 2	Revised Town Planning Issue	20/08/2018	<table border="1"> <tr> <td>project title</td> <td>New Office Building</td> </tr> <tr> <td>address</td> <td>10 Nexus Court, Mulgrave</td> </tr> </table>	project title	New Office Building	address	10 Nexus Court, Mulgrave	<table border="1"> <tr> <td>drawing title</td> <td>Roof Plan</td> </tr> <tr> <td>project number</td> <td>116064</td> </tr> <tr> <td>scale @A1</td> <td>1 : 100</td> </tr> <tr> <td>drawing number</td> <td>TP15</td> </tr> </table>	drawing title	Roof Plan	project number	116064	scale @A1	1 : 100	drawing number	TP15	<table border="1"> <tr> <td>approved</td> <td>Approver</td> </tr> <tr> <td>revision</td> <td>TP 2</td> </tr> </table>	approved	Approver	revision	TP 2	<p>Town Planning</p>  <p>brisbane 4/26 commercial road fortitude valley brisbane qld 4000 t: (07) 3838 9600 f: (07) 3838 9622 e: brisbane@graypuksand.com.au</p> <p>melbourne 3/577 little bourke street melbourne vic 3000 t: (03) 9221 0999 f: (03) 9221 0995 e: melbourne@graypuksand.com.au</p> <p>sydney 1/156 Clarence Street Sydney NSW 2000 t: (02) 9247 9422 f: (02) 9247 9433 e: sydney@graypuksand.com.au</p> <p>website www.graypuksand.com.au</p>
		revision	revision description	date																											
TP 1	Revised Town Planning Issue	05/09/2017																													
TP 2	Revised Town Planning Issue	20/08/2018																													
project title	New Office Building																														
address	10 Nexus Court, Mulgrave																														
drawing title	Roof Plan																														
project number	116064																														
scale @A1	1 : 100																														
drawing number	TP15																														
approved	Approver																														
revision	TP 2																														

Architectural Drawing List

A000	Cover Sheet
A110	Plan 1-50
A111	Roof Plan 1-50
A112	Elevations
A113	3D View
A114	3D View
A115	3D View
A120	Details



WARNING:
 This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Gray Pukсанд's possession. Gray Pukсанд is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Gray Pukсанд (which agreement may also contain additional conditions relating to this document and its use):
 1. the content of this document is confidential and copyright in it belongs to Gray Pukсанд. They are permitted only to be opened, read and used by the addressee.
 2. all users of this document must carry out all relevant investigations and must examine, take advice as required and satisfy themselves concerning the contents, correctness and sufficiency of the attachment and its contents for their purposes.
 3. to the extent permitted by law, all conditions and warranties concerning this document or any use to which they may be put (whether as to quality, outcome, fitness, care, skill or otherwise) whether express or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded.
 4. any person using or relying on document releases and indemnities and will keep indemnified Gray Pukсанд against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

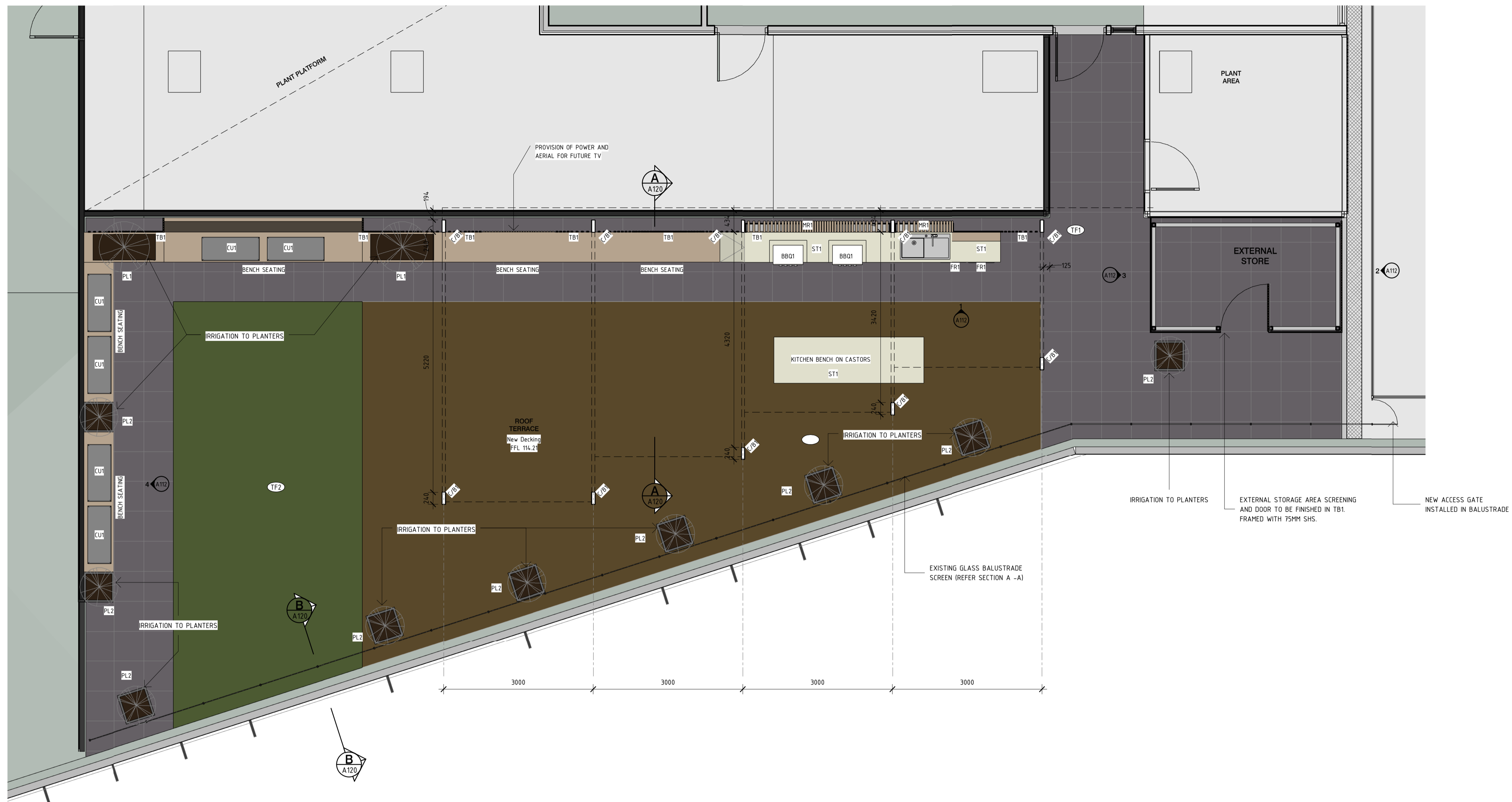


Rooftop Terrace

SOUTH WEST PERSPECTIVE

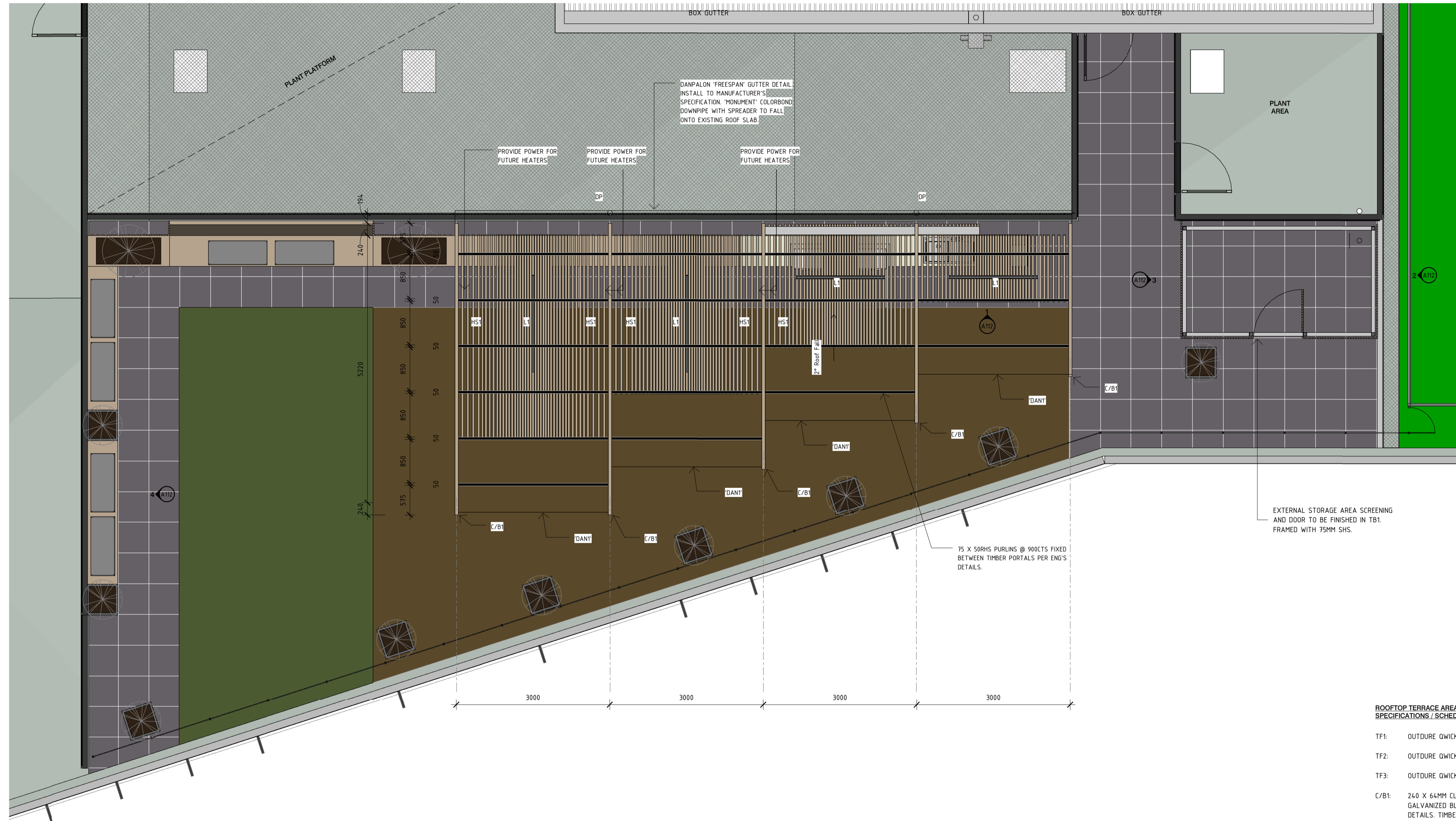
10 Nexus Court, Mulgrave

graypukсанд



**ROOFTOP TERRACE AREA
SPECIFICATIONS / SCHEDULE:**

- TF1: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. MINERAL TILE. COLOUR TBC
- TF2: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. ULTRAPLUSH SYNTHETIC TURF. SUMMER SOFT
- TF3: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. CASADECK. COLOUR TBC
- C/B1: 240 X 64MM CLASS 1 HARDWOOD LVL LAMINATED COLUMN / BEAM PORTALS. GALVANIZED BLACK PAINTED STEEL CLEAT FIXINGS TO SLAB & PORTAL JUNCTIONS PER ENG'S DETAILS. TIMBER TO HAVE A NATURAL TIMBER SEALER APPLICATION - SAMPLE TO BE PROVIDED FOR APPROVAL.
- DAN1: 'DANPALON' POLYCARBONATE FREESPAN SYSTEM, 80MM NOM. BARS POWDERCOAT BLACK. POLYCARBONATE COLOUR: LIGHT TMT GREY. DANPALON DESIGN TO BE SUBMITTED FOR APPROVAL PRIOR TO PROCEEDING.
- PL1: PLANTER TYPE 1. INTEGRATED INTO JOINERY OF BENCH SEATING. TIMBER TOP AND CHARCOAL SIDES. PLANT SPECIES TBC
- PL2: PLANTER TYPE 2. NOM 600X600MM. FINISH POWDERCOAT CHARCOAL. PLANT SPECIES TBC
- CUI: 50MM HIGH DENSITY FOAM CUSHIONS. FINISH INSTYLE BUZZ VINYL OR SIMILAR. SUITABLE FOR OUTDOOR USE. COLOUR TBC
- FR1: UNDERCOUNTER BAR FRIDGE
- BBQ1: COUNTER MOUNTED BBQ
- MR1: MIRROR
- TB1: SCULPTFORM CLICK ON TIMBER BATEN SYSTEM. 42MM X 19MM BATTENS AT VARIED SPACING. SEE ELEVATIONS FOR DETAILS. COLOUR TBC
- L1: INLITE B LINER 6522 IP N. EXTERNAL CEILING LIGHT. COLOUR BLACK.
- HS1: HEATSTRIP THH200A. COLOUR BLACK.
- SC1: 65" DISPLAY FOR OUTDOOR USE
- ST1: BENCHTOP STONE TILE. NEOLITH FUSION. COLOUR LIMESTONE ARENA



1 ROOF PLAN
A300 SCALE 1 : 50

ROOFTOP TERRACE AREA SPECIFICATIONS / SCHEDULE:

- TF1: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. MINERAL TILE. COLOUR TBC
- TF2: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. ULTRAPLUSH SYNTHETIC TURF. SUMMER SOFT
- TF3: OUTDORE QWICKBUILD SUB-STRUCTURE SYSTEM. CASADECK. COLOUR TBC
- C/B1: 240 X 64MM CLASS 1 HARDWOOD LVL LAMINATED COLUMN / BEAM PORTALS. GALVANIZED BLACK PAINTED STEEL CLEAT FIXINGS TO SLAB & PORTAL JUNCTIONS PER ENG'S DETAILS. TIMBER TO HAVE A NATURAL TIMBER SEALER APPLICATION - SAMPLE TO BE PROVIDED FOR APPROVAL.
- DAN1: 'DANPALON' POLYCARBONATE FREESPAN SYSTEM, 80MM NOM. BARS POWDERCOAT BLACK. POLYCARBONATE COLOUR: LIGHT TINT GREY. DANPALON DESIGN TO BE SUBMITTED FOR APPROVAL PRIOR TO PROCEEDING.
- PL1: PLANTER TYPE 1. ITEGRATED INTO JOINERY OF BENCH SEATING. TIMBER TOP AND CHARCOAL SIDES. PLANT SPECIES TBC
- PL2: PLANTER TYPE 2. NOM 600X600MM. FINISH POWDERCOAT CHARCOAL. PLANT SPECIES TBC
- CU1: 50MM HIGH DENSITY FOAM CUSHIONS. FINISH INSTYLE BUZZ VINYL OR SIMILAR. SUITABLE FOR OUTDOOR USE. COLOUR TBC
- FR1: UNDERCOUNTER BAR FRIDGE
- BBQ1: COUNTER MOUNTED BBQ
- MR1: MIRROR
- TB1: SCULPTFORM CLICK ON TIMBER BATEN SYSTEM. 42MM X 19MM BATTENS AT VARIED SPACING. SEE ELEVATIONS FOR DETAILS. COLOUR TBC
- L1: INLITE B LINER 6522 IP N. EXTERNAL CEILING LIGHT. COLOUR BLACK.
- HS1: HEATSTRIP THH2400A. COLOUR BLACK.
- SC1: 65" DISPLAY FOR OUTDOOR USE
- ST1: BENCHTOP STONE TILE. NEOLITH FUSION. COLOUR LIMESTONE ARENA

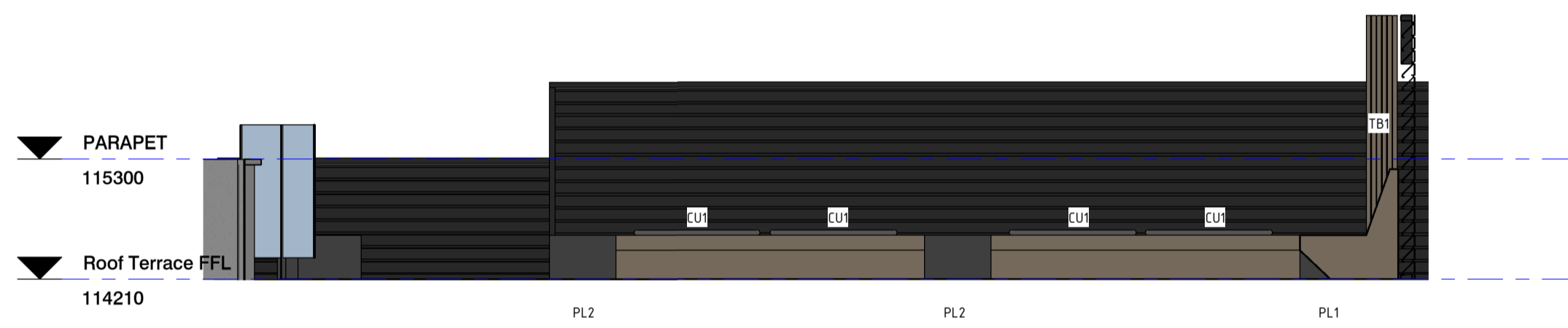
C:\Temp\118155_10 Nexus Court_City Holdings Rooftop_JohannesDLE.rvt 13/11/2018 8:34:14 PM



1 External Elevation
A100 SCALE 1:50

2 External Elevation
A110 SCALE 1:50

3 External Elevation
A110 SCALE 1:50

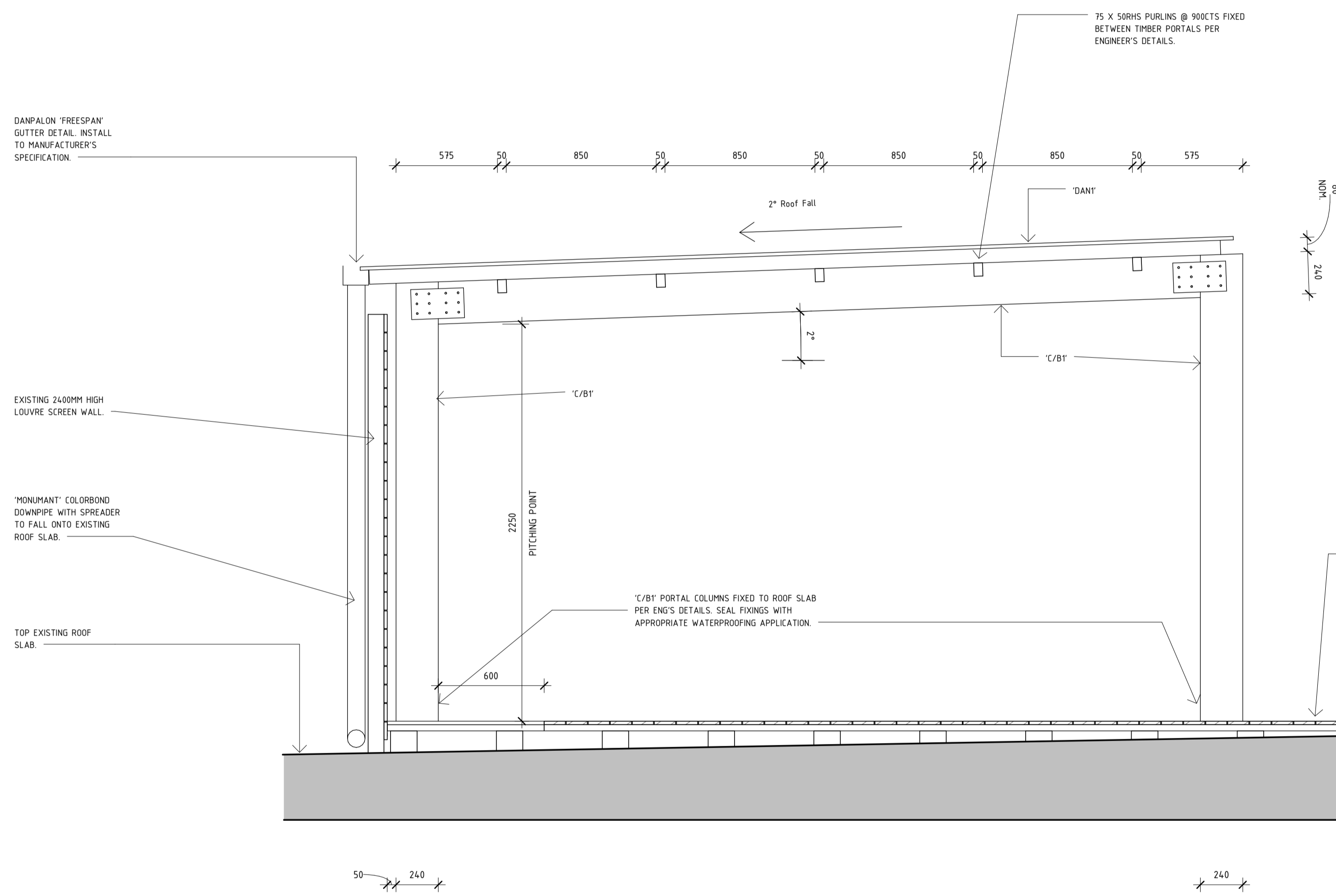


4 External Elevation
A100 SCALE 1:50

ROOFTOP TERRACE AREA SPECIFICATIONS / SCHEDULE:

TF1:	OUTDURE DWICKBUILD SUB-STRUCTURE SYSTEM MINERAL TILE. COLOUR TBC
TF2:	OUTDURE DWICKBUILD SUB-STRUCTURE SYSTEM ULTRAPLUSH SYNTHETIC TURF. SUMMER SOFT
TF3:	OUTDURE DWICKBUILD SUB-STRUCTURE SYSTEM CASADECK. COLOUR TBC
C/B1:	240 X 64MM CLASS 1 HARDWOOD LVL LAMINATED COLUMN / BEAM PORTALS. GALVANIZED BLACK PAINTED STEEL CLEAT FIXINGS TO SLAB & PORTAL JUNCTIONS PER ENG'S DETAILS. TIMBER TO HAVE A NATURAL TIMBER SEALER APPLICATION - SAMPLE TO BE PROVIDED FOR APPROVAL.
DAN1:	'DANPALON' POLYCARBONATE FREESPAN SYSTEM, 80MM NOM. BARS POWDERCOAT BLACK. POLYCARBONATE COLOUR: LIGHT TINT GREY. DANPALON DESIGN TO BE SUBMITTED FOR APPROVAL PRIOR TO PROCEEDING.
PL1:	PLANTER TYPE 1. INTEGRATED INTO JOINERY OF BENCH SEATING. TIMBER TOP AND CHARCOAL SIDES. PLANT SPECIES TBC
PL2:	PLANTER TYPE 2. NOM 600X600MM. FINISH POWDERCOAT CHARCOAL. PLANT SPECIES TBC
CU1:	50MM HIGH DENSITY FOAM CUSHIONS. FINISH INSTYLE BUZZ VINYL OR SIMILAR. SUITABLE FOR OUTDOOR USE. COLOUR TBC
FR1:	UNDERCOUNTER BAR FRIDGE
BBQ1:	COUNTER MOUNTED BBQ
MR1:	MIRROR
TB1:	SCULPTFORM CLICK ON TIMBER BATEN SYSTEM. 42MM X 19MM BATTENS AT VARIED SPACING. SEE ELEVATIONS FOR DETAILS. COLOUR TBC
L1:	INLITE B LINER 6522 IP N. EXTERNAL CEILING LIGHT. COLOUR BLACK.
HS1:	HEATSTRIP THH2400A. COLOUR BLACK.
SC1:	65" DISPLAY FOR OUTDOOR USE
ST1:	BENCHTOP STONE TILE. NEOLITH FUSION. COLOUR LIMESTONE ARENA

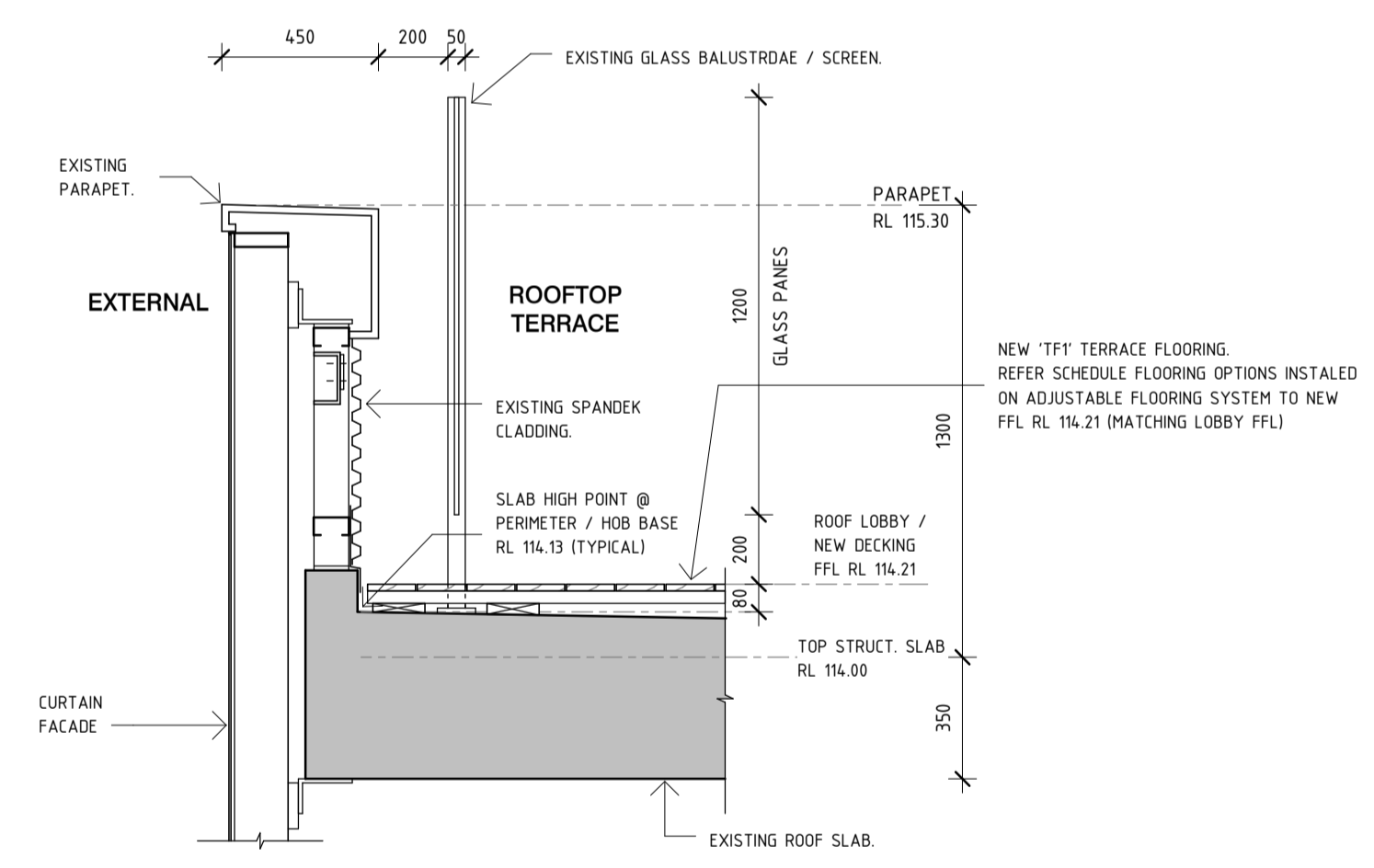
Elevations
10 Nexus Court, Mulgrave



A Section A - A
A100 SCALE 1 : 20

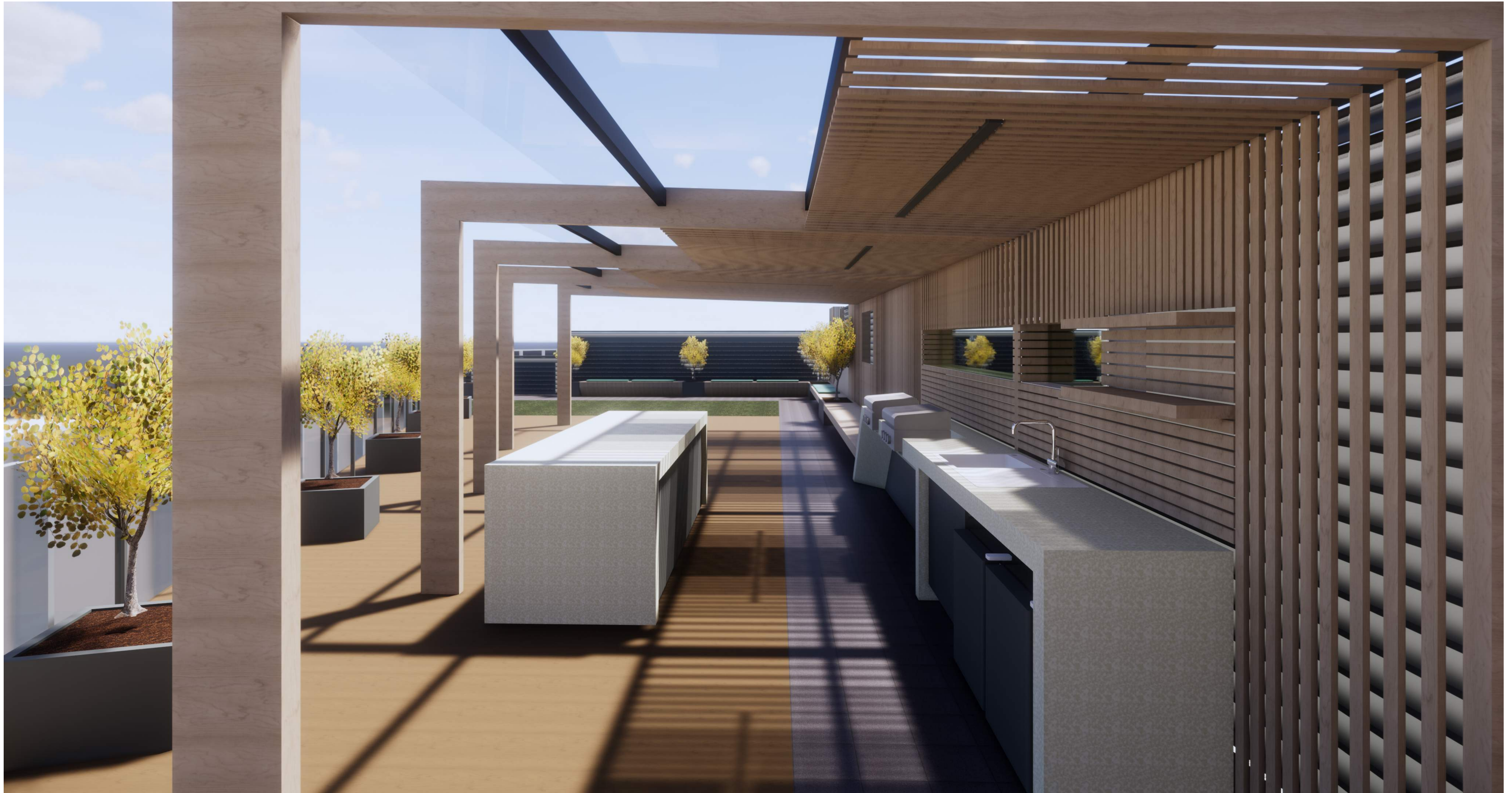
NEW 'T'Y TERRACE FLOORING.
REFER SCHEDULE FLOORING OPTIONS INSTALED
ON ADJUSTABLE FLOORING SYSTEM TO NEW
FFL RL 114.21 (MATCHING LOBBY FFL)

ROOF LOBBY / NEW DECKING
FFL RL 114.21



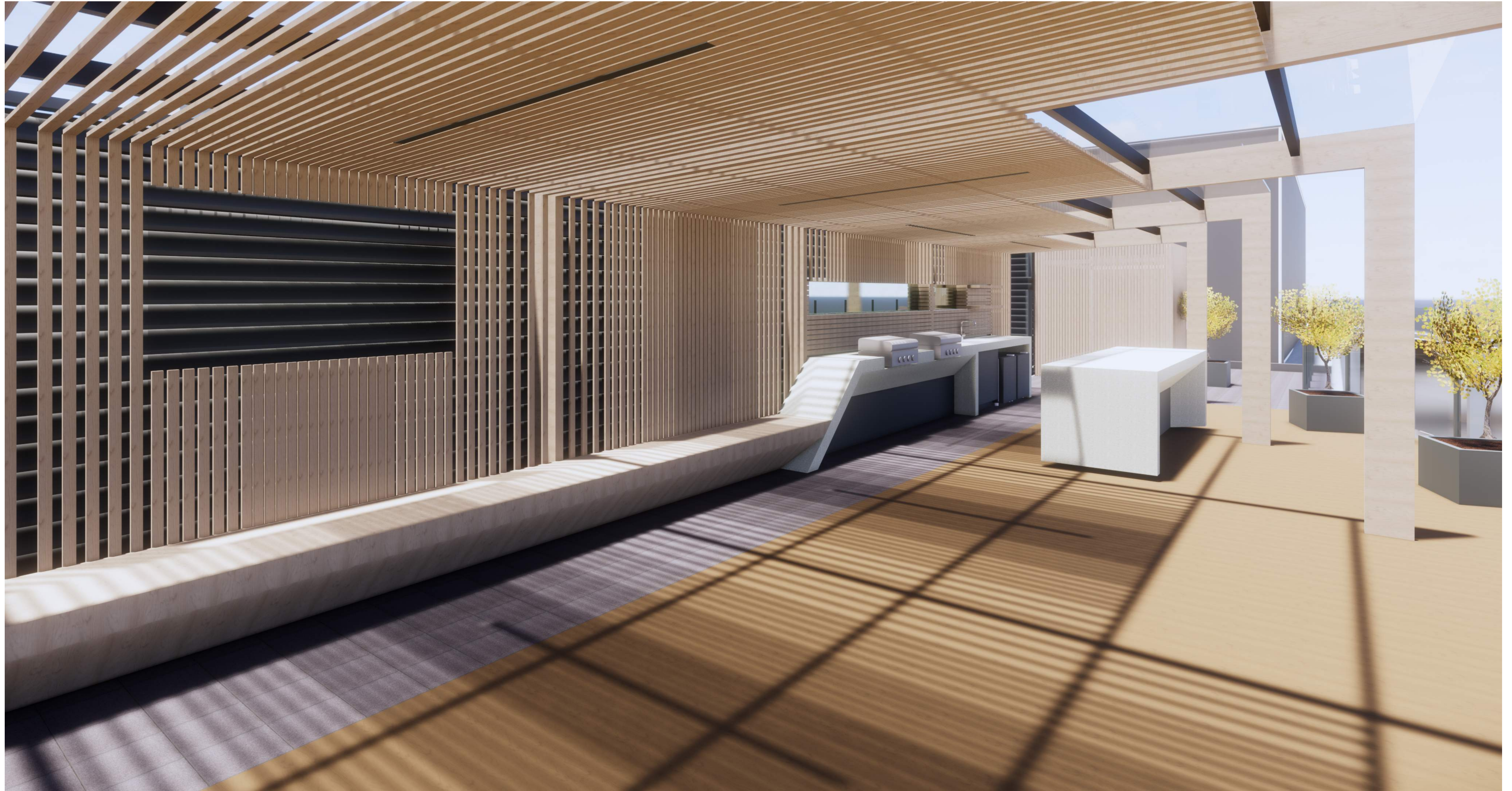
B Section B - B
A100 SCALE 1 : 20

C:\Temp\115155_10 Nexus Court_City Holdings Rooftop_Jshw452DLE.rvt 13/11/2018 3:34:15 PM

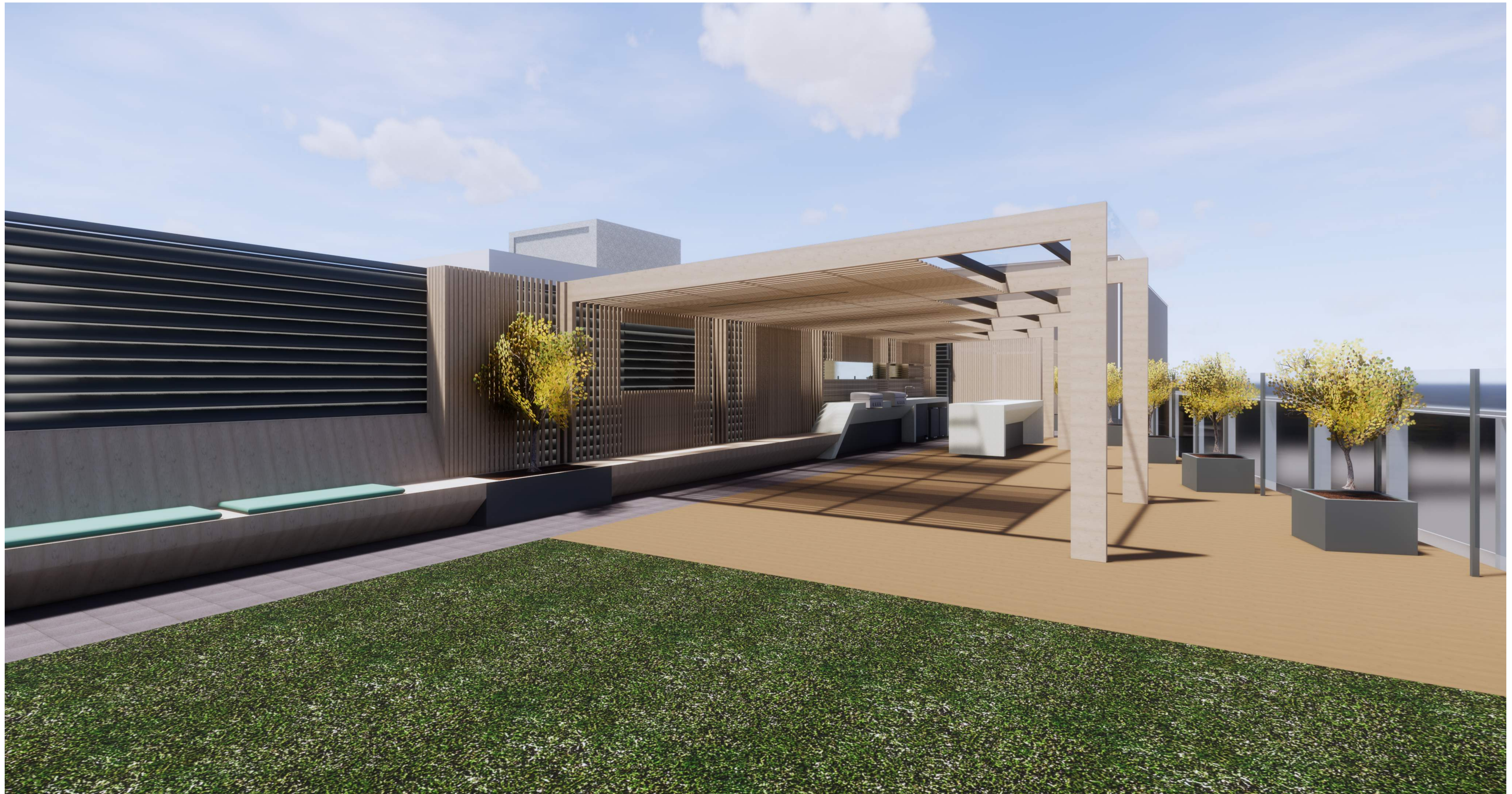


C:\Temp\118155_10 Nexus Court_City Holdings Rooftop_JohannesDLE.rvt
13/11/2018 8:34:15 PM

3D View
10 Nexus Court, Mulgrave



3D View
10 Nexus Court, Mulgrave



3D View
10 Nexus Court, Mulgrave

A002	Site Plan Existing / Demolition	A270	Basement Core Plans
A003	Site Plan Proposed	A271	Basement Core Plans
AB40	Basement 4 - Masterplan	A272	Basement Core Plans
AB43	Basement 4 - Floor Plan West	A273	Basement Core Plans
AB44	Basement 4 - Floor Plan East	A274	Building 1 - Building Core Plans
AB45	Basement 4 - Reflected Ceiling Plan West	A275	Building 2 - Building Core Plans
AB46	Basement 4 - Reflected Ceiling Plan East	A280	Building 1 - Ground Floor Lobby Details
AB30	Basement 3 - Masterplan	A281	Building 1 - Typical Lobby Details
AB33	Basement 3 - Floor Plan West	A282	Building 2 - Ground Floor Lobby Details
AB34	Basement 3 - Floor Plan East	A283	Building 2 - Typical Lobby Details
AB35	Basement 3 - Reflected Ceiling Plan West	A290	Building 1 - Entry Canopy Details
AB36	Basement 3 - Reflected Ceiling Plan East	A291	Building 2 - Entry Canopy Details
AB20	Basement 2 - Masterplan	A300	Elevations Combined
AB23	Basement 2 - Floor Plan West	A305	Building 1 - Elevations
AB24	Basement 2 - Floor Plan East	A306	Building 1 - Elevations
AB25	Basement 2 - Reflected Ceiling Plan West	A310	Building 2 - Elevations
AB26	Basement 2 - Reflected Ceiling Plan East	A311	Building 2 - Elevations
AB10	Basement 1 - Masterplan	A320	Sections Combined
AB13	Basement 1 - Floor Plan West	A325	Building 1 - Sections
AB14	Basement 1 - Floor Plan East	A326	Building 1 - Sections
AB15	Basement 1 - Reflected Ceiling Plan West	A330	Building 2 - Sections
AB16	Basement 1 - Reflected Ceiling Plan East	A331	Building 2 - Sections
AG00	Ground Floor - Master Plan	A400	Wall Section Details
AG03	Building 1 - Ground Floor & Mezzanine Floor Plan	A401	Wall Section Details
AG04	Building 2 - Ground Floor Plan	A402	Wall Section Details
AG05	Building 1 - Ground Floor & Mezzanine Reflected Ceiling Plan	A403	Wall Section Details
AG06	Building 2 - Ground Floor Reflected Ceiling Plan	A404	Wall Section Details
A111	Building 1 - Level 1 Floor Plan	A405	Wall Section Details
A112	Building 1 - Level 1 RCP	A406	Wall Section Details
A113	Building 1 - Level 1 Tenancy Split Plan	A410	Wall Section Details
A121	Building 1 - Level 2 Floor Plan	A411	Wall Section Details
A122	Building 1 - Level 2 RCP	A450	Plan Details
A123	Building 1 - Level 2 Tenancy Split Plan	A460	Wall Types
A131	Building 1 - Level 3 Floor Plan	A470	Basement Door & General Wall Type Schedules
A132	Building 1 - Level 3 RCP	A471	Door Schedule Building 1 and Building 2
A133	Building 1 - Level 3 Tenancy Split Plan	A473	FINISHES SCHEDULE (MOCK)
A141	Building 1 - Level 4 Floor Plan	A480	Basement Ramp Details
A142	Building 1 - Level 4 RCP	A481	Basement Ramp Details
A143	Building 1 - Level 4 Tenancy Split Plan	A490	Building 1 - Escape Stair Details
A151	Building 1 - Level 5 Floor Plan	A491	Building 2 - Escape Stair Details
A152	Building 1 - Level 5 RCP	A492	Building 1 - InterTenancy Stair
A153	Building 1 - Level 5 Tenancy Split Plan	A493	Building 1 - InterTenancy Stair
A161	Building 1 - Roof Plan	A495	Building 1 - Skylight Details
A211	Building 2 - Level 1 Floor Plan & RCP	A496	External Spiral Stair
A212	Building 2 - Level 1 Tenancy Split Plan & RCP	A497	Bridge Link Level 1
A221	Building 2 - Level 2 Floor Plan & RCP	A498	Building 1 - Level 1 Terrace Structures
A222	Building 2 - Level 2 Tenancy Split Plan & RCP	A600	End of Trip Details
A231	Building 2 - Level 3 Floor Plan & RCP	A601	Building 1 - Amenities Details
A232	Building 2 - Level 3 Tenancy Split Plan & RCP	A602	Building 1 - Amenities Details
A241	Building 2 - Level 4 Floor Plan & RCP	A603	Bicycle Parking
A242	Building 2 - Level 4 Tenancy Split Plan & RCP	A610	Building 2 - Amenities Details
A251	Building 2 - Level 5 Floor Plan & RCP	A611	Building 2 - Amenities Details
A252	Building 2 - Level 5 Tenancy Split Plan & RCP	A613	Amenities Details
A261	Building 2 - Roof Plan	A650	Building 1 - Lift Lobby Details



RECYCLING NOTE
 A minimum of 80% by weight of material having like shall be recycled.
 Documentary evidence of recycled and waste materials and recycling methods shall be retained by the contractor and provided to the superintendent as a condition of practical completion. The provision of credible documentary evidence confirming the achievement of the conditions shall be provided to the superintendent throughout the project and shall form a part of the project file of each project.
 Updates of environmental performance shall be provided within each site meeting and documented within the contract file.

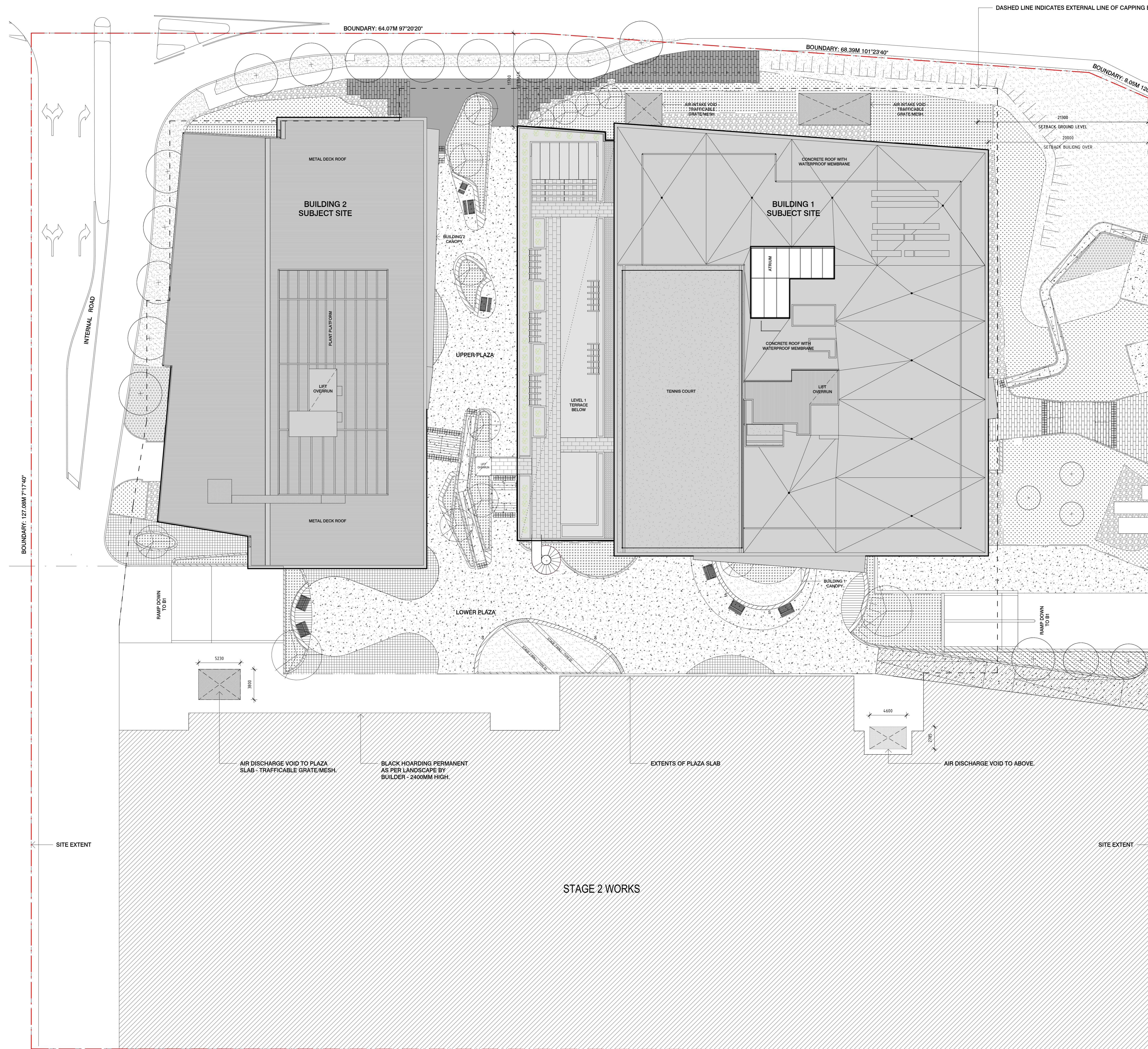
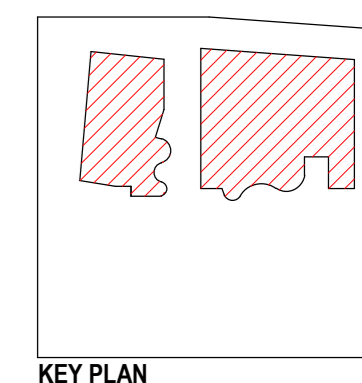


PROJECT NO 118015

DRAWING NO A000

WARNING:
 This document may not be used, copied, reproduced, or disseminated in any form without the prior written consent of Gray Puksand Pty Ltd. The content of this document is confidential and copyright is held by Gray Puksand Pty Ltd. It is intended for the use of the recipient only and is not to be used for any other purpose. The recipient shall be responsible for the security, confidentiality and integrity of the information contained in this document. The recipient shall not be held liable for any loss, damage, or expense arising from the use of this document. The recipient shall not be held liable for any loss, damage, or expense arising from the use of this document. The recipient shall not be held liable for any loss, damage, or expense arising from the use of this document.

Brisbane 2112 Robertson Street Fortitude Valley Brisbane QLD 4000
 Melbourne 2377 Glen Rowland Street Melbourne VIC 3000
 Sydney 1156 Clarence Street Sydney NSW 2000



DASHED LINE INDICATES EXTERNAL LINE OF CAPPING BEAM

BOUNDARY: 64.07M 97°20'20"
BOUNDARY: 68.39M 101°23'40"
BOUNDARY: 8.05M 120°37"
BOUNDARY: 118.07M 186°35'20"
BOUNDARY: 127.09M 7°17'40"
BOUNDARY: 141.15M 227°20'20"
INTERNAL ROAD
BUILDING 2 SUBJECT SITE
BUILDING 1 SUBJECT SITE
UPPER PLAZA
LOWER PLAZA
TENNIS COURT
AIR DISCHARGE VOID TO PLAZA SLAB - TRAFFICABLE GRATE/MESH
BLACK HOARDING PERMANENT AS PER LANDSCAPE BY BUILDER - 2400MM HIGH
EXTENTS OF PLAZA SLAB
AIR DISCHARGE VOID TO ABOVE

STAGE 2 WORKS

FOR TENDER

- WARNING:**
This document may not be accurate, may be compiled in haste or based on data of doubtful reliability and is not intended to be used for any purpose other than that intended by the author. The user of this document is advised to verify the accuracy of the information contained herein before relying on it for any purpose. The user of this document is advised to verify the accuracy of the information contained herein before relying on it for any purpose.
1. The user of this document is advised to verify the accuracy of the information contained herein before relying on it for any purpose.
 2. All users of this document must carry out all relevant investigations and must examine the site as required to ensure that the information contained herein is correct, complete and sufficient for the purposes for which it is intended to be used.
 3. To the extent permitted by law, all conditions and warranties concerning the accuracy or any use of this document are hereby excluded, including any conditions, express, implied or otherwise, whether written or oral, in any contract, common law, equity, statute, common law, or otherwise.
 4. Any person using or relying on this document does so at their own risk and will keep themselves advised of any changes to the information contained herein.
- Contractors to check and verify all dimensions on site prior to construction. Fabrication of steel dimensions may vary from those shown. Any discrepancies should be immediately referred to the architect. All work to comply with N.C.C. Standards, Australian and relevant Australian Standards. NCCM Homebased Architects Group Software (HAG) (Sust) Major 7.4.7

REV	DESCRIPTION	DATE
T1	Tender Issue	25/10/2019



New Office Development

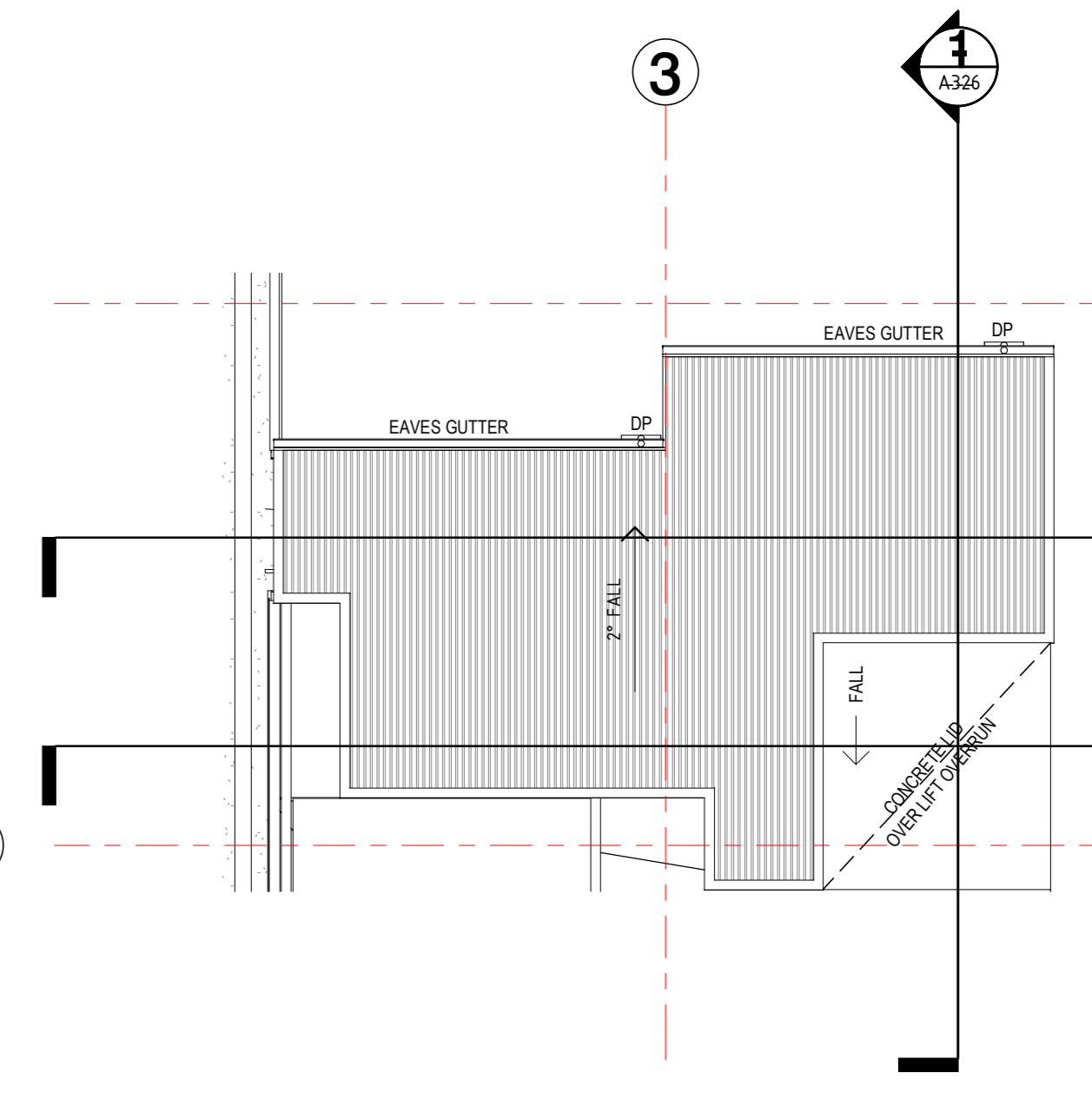
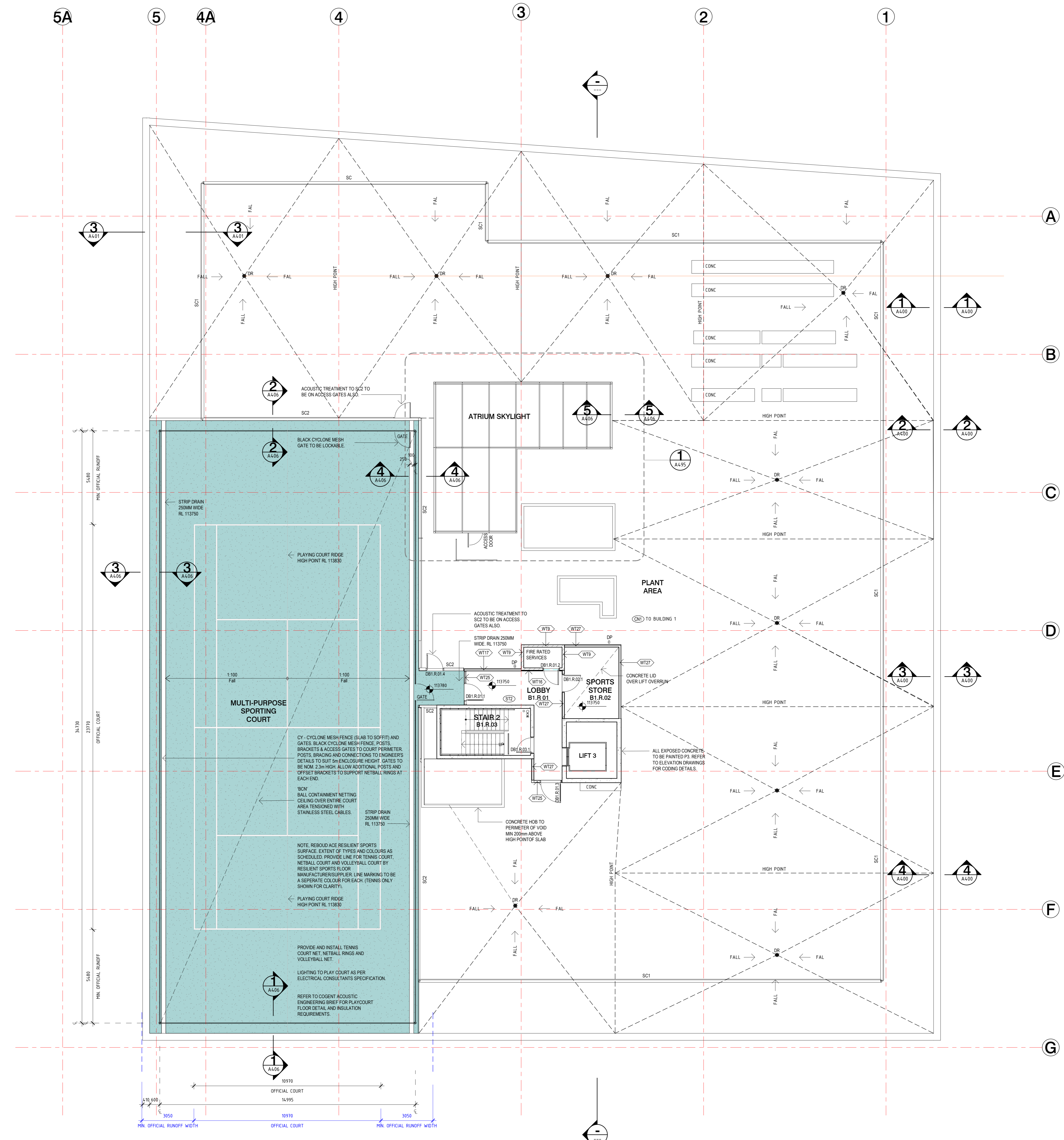
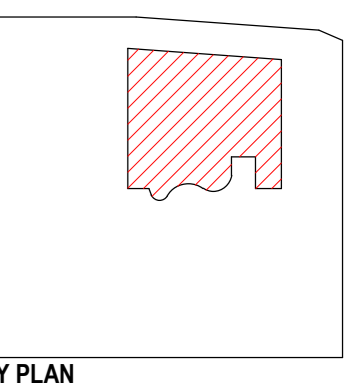
633 Springvale Road, Mulgrave: Buildings 1 and 2

Site Plan Proposed

DRAWING NO A003

REVISION	T1
PROJECT NO	118015
SCALE @ A0	1:250
DRAWN	AD
CHECKED	MC
APPROVED	MC

Melbourne 2177 Kew Road, East Melbourne VIC 3002
 Sydney 1180 Collins Street, Sydney NSW 2000
 graypuksand.com.au



1 Building 1 Roof Upper
SCALE 1 : 100

2 Building 1 Roof
SCALE 1 : 100

FOR TENDER

WARNING:
This document may not be accurate, may be completed in perpetuation or due to software incompatibility and/or may be amended or altered by third parties. The issuing Client/Plaintiff's permission.
Contractor is not responsible for and accepts no liability for such matters. Subject only to any certifying provision within any prior binding agreement by Gray Puksand which agreement may also contain additional conditions relating to this document and its use.
1. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Gray Puksand.
2. All users of this document must carry out all relevant investigations and must examine the site and/or any other relevant information concerning the contents, consistency and reliability of the information and its contents for their purpose.
3. To the extent permitted by law, all conditions and warranties concerning the document or any use which they may be liable to suffer are hereby excluded, including, but not limited to, any liability for negligence, contract, tort, or otherwise, whether express or implied by statute, common law, equity, trade usage, custom or otherwise, and all such conditions and warranties are excluded.
4. Any person using or relying on this document releases and indemnifies, and will keep indemnified, Gray Puksand against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any proceedings, actions or claims in law or equity, whether or not such person is liable to contribute to such proceedings, actions or claims.
Contractors to use Architectural Drawings for set out.

REV	DESCRIPTION	DATE
T1	Tender Issue	25/01/2019



New Office Development

633 Springvale Road, Mulgrave:
Buildings 1 and 2

Building 1 - Roof Plan

DRAWING NO A161

REVISION	NO	DATE
T1	110115	25/01/2019

PROJECT NO 110115
SCALE @ A4 1:100
DRAWN JC
CHECKED MC APPROVED MC



25/01/2019 4:05:20 PM C:\Temp\150115\633_Springvale_Rd_Central_RT_jarling\gpr\ukpsand.com.au\nt



**DAVID LOCK
ASSOCIATES**
TOWN PLANNING & URBAN DESIGN

**LEVEL 25/500 COLLINS STREET
MELBOURNE 3000
VICTORIA
AUSTRALIA
T: +61 3 9682 8568**

www.dlaaust.com

MELBOURNE | UNITED KINGDOM