



Proposed New Townhouses at 52 Golf Road, Oakleigh South- DP Revision 6

Date March 2021
File No. 12737/3.01

JOB 12737
ADDRESS 52 Golf Road, Oakleigh South, 3167
Project Name Oakmont Oakleigh South

RE: SUMMARY OF AMENDMENTS FOR ARCHITECTURAL DRAWINGS

The following is a summary of the revisions made for the drawings of 52 Golf Road, Oakleigh South:

Doc No.	Rev.	Title.	Description of Changes
1.01	6	Project Summary	- No changes made.
2.01-2.03	6	<i>Various</i> Context, Circulation & Accessibility	- No changes made.
2.04-2.05	6	Existing Streetscape & Site Photos	- No changes made.
2.06	6	Site Analysis	- No changes made.
2.07	6	Site Survey	- No changes made.
3.01-3.07	6	<i>Various</i> Design Evolution & Response	- Diagrams updated to reflect townhouse master plan layout changes.
3.08	6	Contextual Streetscape Massing	- Diagrams updated to reflect townhouse master plan layout changes along Beryl Ave and NE golf course interfaces.
3.09	6	Contextual Streetscape Elements	- No changes made.
3.10	6	Contextual Design Elements	- No changes made.
3.11	6	External Streetscape Diagrams	- No changes made.
3.12	6	01 Streetscape render	- Views updated to reflect townhouse master plan layout changes along Beryl Ave.
3.13	6	02 Concept 3D render	- Views updated to reflect townhouse master plan layout changes along Beryl Ave. - Pedestrian access from Beryl Ave to internal public park increased in size.
3.14	6	03 Indicative Render – Internal Park	- No changes made.
3.15	6	Material Schedule	- No changes made.
3.16	6	Proposed Setbacks Overall	- North-eastern (golf course interface) and Beryl Ave interface areas updated to reflect townhouse master plan layout changes.
3.17-3.21	6	<i>Various</i> Interface Diagrams	- Diagrams amended to suit master plan layout changes along Beryl Ave and NE golf course interfaces. - Key Plan updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.
3.22-3.24	6	Shadow Analysis	- Updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.
3.25	6	Clause 55.3-3 Site Coverage Plan	- Updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.
3.26	6	Clause 55.3-4 Permeability Plan	- Updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.



4.01	6	Master Plan - Ground Floor	<ul style="list-style-type: none">- Number of townhouses along north-eastern interface (facing golf course) reduced from 7 to 6, with greater separation between dwellings introduced in increase landscape and visual breaks.- TH09 new type introduced to north-eastern interface to allow for larger landscape break between dwelling clusters- TH06 type amended to move garage door further from street to become a recessive element.- Layout of townhouse clusters along Beryl Ave interface rearranged to provide all dwellings with north-facing SPOS. New TH Type 08 introduced with reverse living, to allow for north SPOS/ balcony in this location (due to existing street tree limiting car access to this lot)- Communal open space between Beryl Ave and internal park increased in size; break between dwellings on either side of communal open space increased also- TH02d (northern dwelling in Bakers Rd cluster) entry adjusted to reduce potential overshadowing to dwellings to the south
4.02	6	Master Plan - Level 01	<ul style="list-style-type: none">- Number of townhouses along north-eastern interface (facing golf course) reduced from 7 to 6, with greater separation between dwellings introduced in increase landscape and visual breaks.- TH09 new type introduced to north-eastern interface to allow for larger landscape break between dwelling clusters- TH06 type amended to allow for recessed garage door- Layout of townhouse clusters along Beryl Ave interface rearranged to provide all dwellings with north-facing SPOS. New TH Type 08 introduced with reverse living, to allow for north SPOS/ balcony in this location (due to existing street tree limiting car access to this lot)- Break between dwellings on either side of communal open space increased- TH02d (northern dwelling in Bakers Rd cluster) entry adjusted to reduce potential overshadowing to dwellings to the south
4.03	6	Master Plan - Level 02	<ul style="list-style-type: none">- Number of townhouses along north-eastern interface (facing golf course) reduced from 7 to 6, with greater separation between dwellings introduced in increase landscape and visual breaks.- TH09 new type introduced to north-eastern interface to allow for larger landscape break between dwelling clusters- TH06 type amended to allow for recessed garage door- Layout of townhouse clusters along Beryl Ave interface rearranged to provide all dwellings with north-facing SPOS.- Break between dwellings on either side of communal open space increased- TH02d (northern dwelling in Bakers Rd cluster) entry adjusted to reduce potential overshadowing to dwellings to the south
4.04	6	Master Plan - Traffic	<ul style="list-style-type: none">- Updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.- 4.04 supersedes 4.26 in previous submission.
4.05	6	Tree Retention Plan	<ul style="list-style-type: none">- Updated to suit master plan layout changes along Beryl Ave and NE golf course interfaces.- 4.05 supersedes 4.24 in previous submission.
4.06	6	Town House 1a Plans	<ul style="list-style-type: none">- Townhouse layout at living/dining area adjusted to allow for a secondary 'front' door (to allow visitors greater amenity to access the dwelling from Beryl Ave)-- Layout of plans rearranged to show ground floor on top for clarity.- Townhouse 1 now renamed as 1a.- 4.06 supersedes 4.04 in previous submission.
4.07	6	Town House 1a Plans – SPOS variation	<ul style="list-style-type: none">- Townhouse layout at living/dining area adjusted to allow for a secondary 'front' door (to allow visitors greater amenity to access the dwelling from Beryl Ave)- SPOS increased to wrap around side of dwelling, to allow for north-facing aspect (when located along Beryl Ave)- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 1 now renamed as 1a.- 4.07 supersedes 4.04a in previous submission.
4.08	6	Town House 1b Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 1a now renamed as 1b.- 4.08 supersedes 4.05 in previous submission.
4.09	6	Town House 2a Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 2 now renamed as 2a.- 4.09 supersedes 4.06 in previous submission.
4.10	6	Town House 2b Plans	<ul style="list-style-type: none">- Townhouse layout changed to suit one-off dwelling on corner of Beryl Ave and Bakers Road. Type no longer occurs anywhere else in the development due to cluster rearrangement along Beryl Ave.- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 2a now renamed as 2b.- 4.10 supersedes 4.07 in previous submission.
4.11	6	Town House 2c Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- 4.11 supersedes 4.09 in previous submission.



4.12	6	Town House 2d Plans	<ul style="list-style-type: none">- Layout added for new one-off TH type 2 variation, located at northern end of Bakers Rd cluster- Western side of dwelling shifted inward to reduce potential for overshadowing to dwellings to the south.- Layout adjusted to suit shift from west.- Layout of plans rearranged to show ground floor on top of page for clarity.
4.13	6	Town House 3a Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 3 now renamed as 3a.- 4.13 supersedes 4.10 in previous submission.
4.14	6	Town House 3b Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- Townhouse 3a now renamed as 3b.- 4.14 supersedes 4.11 in previous submission.
4.15	6	Town House 4 Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- 4.15 supersedes 4.13 in previous submission.
4.16	6	Town House 5 Plans	<ul style="list-style-type: none">- Townhouse layout updated to suit adjustments to north-eastern interface and general design amendments- 4.16 supersedes 4.14 in previous submission.
4.17	6	Town House 5 Plans – SPOS Variation	<ul style="list-style-type: none">- Layout added to reflect differing SPOS layout from 4.16, for southern TH5 dwelling (4.16 reflects northern TH5 dwelling)- Internal layout and façade design remain the same as 4.16 (noted for clarity)
4.18	6	Town House 6 Plans	<ul style="list-style-type: none">- Garage shifted further back within the dwelling, to make it a recessive element on the street and improve amenity to the street.- Overall townhouse layout adjusted to suit garage shift.- Layout of plans rearranged to show ground floor on top of page for clarity.- 4.18 supersedes 4.15 in previous submission.
4.19	6	Town House 7 Plans	<ul style="list-style-type: none">- Layout of plans rearranged to show ground floor on top of page for clarity.- 4.19 supersedes 4.16 in previous submission.
4.20	6	Town House 8 Plans	<ul style="list-style-type: none">- Layout added to illustrate new reverse-living townhouse type, introduced along Beryl Ave where north-facing SPOS cannot be accommodated at Ground Floor.
4.21	6	Town House 9 Plans	<ul style="list-style-type: none">- Layout added to illustrate new townhouse type, introduce along north-eastern interface to accommodate larger landscape breaks between dwelling clusters, to improve amenity along East Lane internal street- Layout of plans rearranged to show ground floor on top of page for clarity.
4.22	6	Streetscape Elevations	<ul style="list-style-type: none">- Elevations NE1, E1 & S1 updated to suit master plan layout adjustments to north-eastern interface and Beryl Ave interface- Key plan updated to suit master plan layout changes- 4.22 supersedes 4.17 in previous submission.
4.23	6	Internal Elevations	<ul style="list-style-type: none">- Elevation NE2 updated to suit master plan layout adjustments to north-eastern interface and Beryl Ave interface- Key plan updated to suit master plan layout changes- 4.23 supersedes 4.18 in previous submission.
4.24	6	Internal Elevations	<ul style="list-style-type: none">- Elevation NE2 updated to suit master plan layout adjustments to north-eastern interface and Beryl Ave interface- Key plan updated to suit master plan layout changes- 4.24 supersedes 4.19 in previous submission.
4.25	6	Cluster Elevations	<ul style="list-style-type: none">- Elevations C2 & C3 updated to suit master plan layout adjustments to Beryl Ave interface- Key plan updated to suit master plan layout changes- Fence heights updated to low-height across full interface, to reflect relocation of SPOS away from immediate interface at site boundary- 4.25 supersedes 4.20 in previous submission.
4.26	6	Cluster Elevations	<ul style="list-style-type: none">- Elevations C4, C5 & C6 updated to suit master plan layout adjustments to Beryl Ave interface- Key plan updated to suit master plan layout changes- Fence heights updated to low-height across full interface, to reflect relocation of SPOS away from immediate interface at site boundary- 4.26 supersedes 4.21 in previous submission.
4.27	6	Fence Details	<ul style="list-style-type: none">- Layout updated to reflect typical fence detail relevant to Golf Rd interface only- Fence details no longer relevant to the streetscape have been deleted.- 4.27 supersedes 4.22 in previous submission.
4.28	6	Development Schedule	<ul style="list-style-type: none">- Updated to reflect all design and master plan amendments- 4.28 supersedes 4.25 in previous submission.

Kind Regards,

Shannon Winsor
Project Architect