



**Proposed New Townhouses at 52 Golf Road, Oakleigh South- Rev 2 FOR VCAT**

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Date 03/02/2020  
File No. 12737/3.01

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

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**RE: SUMMARY OF AMENDMENTS FOR ARCHITECTURAL DRAWINGS**

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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
2.06	2	Site Analysis	- Tree retention values updated to reflect revised values by arborist
3.01-3.08	2	Various Design Evolution & Response	- Diagrams updated to reflect various townhouse and master plan layout changes – refer 4.01
3.12	2	01 Indicative Render - Streetscape	- Render updated to reflect townhouse and master plan layout changes - Fence heights revised to suit streetscape and requirements of dwellings at street interface
3.12a	2	01.2 Indicative Render - Streetscape	- Render image added to illustrate breaks between townhouse clusters and overall massing intent
3.13	2	02 Indicative Render - Massing	- Render updated to reflect townhouse and master plan layout changes
3.14	2	03 Indicative Render – Internal Park	- Render updated to reflect townhouse and master plan layout changes
3.16-3.21	2	Various Interface Setbacks	- 3D views and plans amended to reflect townhouse and master plan layout changes
3.22-3.24	2	Shadow Analysis	- Shadow plans updated to reflect townhouse and master plan layout changes
3.25	2	Clause 55.3-3   Site Coverage Plan	- Plan updated to reflect townhouse and master plan layout changes
3.26	2	Clause 55.3-4   Permeability Plan	- Plan updated to reflect townhouse and master plan layout changes
4.01	2	Master Plan - Ground Floor	- Northern interface townhouses rearranged to provide larger, more meaningful breaks between dwellings on Level 01 - North-eastern interface townhouses rearranged to improve amenity between end townhouses in north-eastern corner of the site - Southern interface townhouses rearranged to allow for retention of Tree 12 - TH03 type dwellings on southern interface flipped to increase number of north-facing SPOS and reduce extent of taller fencing along Beryl Ave interface; number of crossovers to Beryl Avenue increased to suit - Dwellings facing East Lane rearranged to improve amenity and increase opportunity for planting - Visitor parking space on East relocated to North Lane to increase size of communal open space - Pedestrian access paths between Beryl Ave and South Lane reduced & made private space; main/central access way widened to improve pedestrian amenity - Proposed trees removed from architectural master plan for clarity– refer to landscape plan - Dimensions added where required for clarity - Existing trees to be retained revised to suit arborist’s advice – additional trees 28, 12, 11, 10 to be retained - Internal roadway amended to suit changes to townhouse arrangements - Rainwater storage tanks added for communal harvesting of rainwater from TH04 and TH07 types
4.02	2	Master Plan - Level 01	- Northern interface townhouses rearranged to provide larger, more meaningful breaks between dwellings on Level 01 - North-eastern interface townhouses rearranged to improve amenity between end townhouses in north-eastern corner of the site - Southern interface townhouses rearranged to allow for retention of Tree 12 - TH03 type dwellings on southern interface flipped to increase number of north-facing SPOS and reduce extent of taller fencing along Beryl Ave interface; number of crossovers to Beryl Avenue increased to suit - Dwellings facing East Lane rearranged to improve amenity and increase opportunity for planting - Visitor parking space on East relocated to North Lane to increase size of communal open space - Pedestrian access paths between Beryl Ave and South Lane reduced & made private space; main/central access way widened to improve pedestrian amenity - Proposed trees removed from architectural master plan for clarity– refer to landscape plan



			<ul style="list-style-type: none"><li>- Dimensions added where required for clarity</li><li>- Existing trees to be retained revised to suit arborist's advice – additional trees 28, 12, 11, 10 to be retained</li></ul>
4.03	2	Level 02	<ul style="list-style-type: none"><li>- Northern interface townhouses rearranged to provide larger, more meaningful breaks between dwellings on Level 01</li><li>- North-eastern interface townhouses rearranged to improve amenity between end townhouses in north-eastern corner of the site</li><li>- Southern interface townhouses rearranged to allow for retention of Tree 12</li><li>- Dwellings facing East Lane rearranged to improve amenity and increase opportunity for planting</li><li>- Visitor parking space on East relocated to North Lane to increase size of communal open space</li><li>- Pedestrian access paths between Beryl Ave and South Lane reduced &amp; made private space; main/central access way widened to improve pedestrian amenity</li><li>- Proposed trees removed from architectural master plan for clarity– refer to landscape plan</li><li>- Dimensions added where required for clarity</li><li>- Existing trees to be retained revised to suit arborist's advice – additional trees 28, 12, 11, 10 to be retained</li></ul>
4.04	2	Town House 1 Plans	<ul style="list-style-type: none"><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Zone for outdoor car space shown with different colour</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Laundry layout and roof layout adjusted to suit façade design changes</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.04a	2	Town House 1a Plans	<ul style="list-style-type: none"><li>- Layout added to suit rearrangement of townhouses on northern interface and accommodate larger breaks between townhouses on Level 01</li></ul>
4.04a	2	Town House 1b Plans	<ul style="list-style-type: none"><li>- Layout added to suit reduction of TPZ encroachment to Tree 19, and increase variations in façade 'sideage' designs</li></ul>
4.05	2	Town House 2 Plans	<ul style="list-style-type: none"><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Zone for outdoor car space shown with different colour</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.06	2	Town House 2a Plans	<ul style="list-style-type: none"><li>- Rear façade adjusted and aligned for improved amenity of living areas</li><li>- Front door relocated and windows to Level 01 Bedroom 4 adjusted to suit</li><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Zone for outdoor car space shown with different colour</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.07	2	Town House 2b Plans	<ul style="list-style-type: none"><li>- Rear façade adjusted and aligned for improved amenity of living areas</li><li>- Front door relocated and windows to Level 01 Bedroom 4 adjusted to suit</li><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Zone for outdoor car space shown with different colour</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.08	2	Town House 3 Plans	<ul style="list-style-type: none"><li>- Pergola added to entry</li><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.08a	2	Town House 3a Plans	<ul style="list-style-type: none"><li>- Layout added to suit rearrangement of townhouses along southern interface – townhouses flipped to increase north-facing SPOS</li></ul>
4.09	2	Town House 4 Plans	<ul style="list-style-type: none"><li>- Garage adjusted to include niche on laneway for bins to sit on collection days only – to reduce impact of bins on circulation in laneways</li><li>- Individual water tank removed in lieu of communal rainwater storage tank for all TH04 and TH07 types (shown on 4.01 Master Plan – Ground Floor)</li><li>- Further detail added for clarity of plans – footpaths, courtyard access gate</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.10	-	Town House 5 Plans	<ul style="list-style-type: none"><li>- Townhouse type deleted</li></ul>
4.12	2	Town House 5b Plans	<ul style="list-style-type: none"><li>- Townhouse layout adjusted to suit design amendments and rearrangement of townhouses on north-eastern interface</li><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.13	2	Town House 6 Plans	<ul style="list-style-type: none"><li>- Level 02 layout adjusted to suit design changes</li><li>- Further detail added for clarity of plans – footpaths, building overhead shown dashed</li><li>- Water tank graphic changed to indicate thin wall-type tank</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.14	2	Town House 7 Plans	<ul style="list-style-type: none"><li>- Garage adjusted to include niche on laneway for bins to sit on collection days only – to reduce impact of bins on circulation in laneways</li></ul>



			<ul style="list-style-type: none"><li>- Individual water tank removed in lieu of communal rainwater storage tank for all TH04 and TH07 types (shown on 4.01 Master Plan – Ground Floor)</li><li>- Further detail added for clarity of plans – footpaths, courtyard access gate</li><li>- Dimensions added for setbacks and SPOS</li></ul>
4.15	2	Streetscape Elevations	<ul style="list-style-type: none"><li>- N1 updated to suit rearrangement of northern interface townhouses to provide larger, more meaningful breaks between dwellings on Level 01</li><li>- NE1 updated to suit adjustment of northeastern interface townhouses</li><li>- E1 updated to suit adjustment of northeastern interface townhouses</li><li>- S1 updated to suit rearrangement of townhouses along Beryl Ave interface – to accommodate retention of Tree 1, and increase walkway to main communal open space</li><li>- W1 updated to suit amended façade design changes, fence height adjustments and tree retention</li><li>- Proposed trees removed from elevations for clarity (some shown as indicative gestures) – refer to landscape architect’s plan</li><li>- Proposed fences adjusted to suit revised heights and design changes</li><li>- Building height dimensions added</li></ul>
4.16	2	Internal Elevations	<ul style="list-style-type: none"><li>- S2 updated to suit rearrangement of northern interface townhouses to provide larger, more meaningful breaks between dwellings on Level 01</li><li>- N2 updated to suit rearrangement of townhouses along Beryl Ave interface – to accommodate retention of Tree 1, and increase walkway to main communal open space</li><li>- N3 and S3 updated to suit townhouse type changes to dwellings around open space facing East Lane, façade design changes, tree retention to communal park</li><li>- Proposed trees removed from elevations for clarity (some shown as indicative gestures) – refer to landscape architect’s plan</li><li>- Building height dimensions added</li></ul>
4.17	2	Internal Elevations	<ul style="list-style-type: none"><li>- SW1 updated to suit adjustment of northeastern interface townhouses</li><li>- W2, E3, W3, E4 and E5 updated to suit townhouse rearrangement for garage bin niches, fence heights revised</li><li>- W4 updated to suit townhouse type changes and garage bin niches</li><li>- E6 updated to suit façade design changes</li><li>- Proposed trees removed from elevations for clarity (some shown as indicative gestures) – refer to landscape architect’s plan</li><li>- Building height dimensions added</li></ul>
4.18	2	Cluster Elevations	<ul style="list-style-type: none"><li>- C1 updated to reflect façade design changes, fence heights revised</li><li>- C2, C3 updated to suit rearrangement of townhouses along Beryl Ave interface, façade design changes and revised fence heights and design.</li><li>- Proposed trees removed from elevations for clarity (shrubs and some trees shown as indicative gestures) – refer to landscape architect’s plan for details, sizes and locations</li><li>- Building height dimensions added</li></ul>
4.19	2	Cluster Elevations	<ul style="list-style-type: none"><li>- C4, C5 and C6 updated to suit rearrangement of townhouses along Beryl Ave interface, façade design changes and revised fence heights and design.</li><li>- Proposed trees removed from elevations for clarity (shrubs and some trees shown as indicative gestures) – refer to landscape architect’s plan for details, sizes and locations</li><li>- Building height dimensions added</li></ul>
4.20	2	Fence Details	<ul style="list-style-type: none"><li>- Fence details updated to suit fence height and design changes</li><li>- Height transitions introduced to improve variation of fence heights along Beryl Ave interface and alleviate impact of tall fencing adjacent to footpath</li><li>- Horizontal fence type design updated to include secondary layer of horizontal slats when bounding SPOS for improved privacy</li><li>- Reference image added to illustrate design intent for double-layer horizontal fence</li><li>- Fence return (perpendicular to dwelling) added to improve privacy to SPOS</li></ul>
4.20a	2	Fence Details	<ul style="list-style-type: none"><li>- Sheet added to provide detail of new angled vertical fence type</li></ul>
4.21	2	Tree Retention Plan	<ul style="list-style-type: none"><li>- Tree retention values updated to suit arborist advice</li><li>- Truck setback zones shown as per arborist advice</li><li>- Plan updated to show additional trees to be retained – Tree 10, 11, 12, 28</li><li>- TPZ encroachment areas and percentages added for clarity</li><li>- Proposed townhouse outlines updated to suit master plan changes</li></ul>
4.22	2	Development Schedule	<ul style="list-style-type: none"><li>- Updated to reflect all design and master plan amendments</li><li>- Development density and total site area added</li></ul>
4.23	2	Master Plan - Traffic	<ul style="list-style-type: none"><li>- Sheet added for clarity of typical garage sizes and detail in relation to the master plan &amp; accessways</li></ul>

Kind Regards,

Shannon Winsor  
Project Architect