

Bowden Town Planning

15 June 2026

Department of Transport and Planning
Level 16, 1 Spring St
Melbourne, Victoria 3000

Dear Sir/Madam,

55-61 ATHERTON ROAD, OAKLEIGH 3166

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PLANNING PERMIT APPLICATION ON THE LAND FOR THE 'CONSTRUCTION OF A MIXED-USE APARTMENT DEVELOPMENT, USE OF THE LAND FOR ACCOMMODATION, BUILDINGS AND WORKS, AND A REDUCTION IN CAR PARKING'.

Our office acts for DC Atherton Pty Ltd in respect to the above application for planning permit.

On behalf of our client, we hereby enclose an application for the development of the land with a mixed-use apartment development on the subject land at 55-61 Atherton Road, in Oakleigh.

We enclose the following documents in support of our client's application:

- Copy of title and plan of subdivision.
- Metropolitan Planning Levy certificate.
- Town Planning Drawings (prepared by Peddle Thorp Architects).
- Urban Context Report (prepared by Peddle Thorp Architects).
- Sustainability Management Plan (prepared by Waterman Group).
- Traffic Engineering Assessment (prepared by Traffix Group).
- Landscape Plan (prepared by John Patrick Landscape Architects).
- Land Feature Survey (prepared by Taylors).
- Waste Management Plan (prepared by Traffix Group).
- Green Travel Plan (prepared by Traffix Group).
- Acoustic Report (prepared by Acoustic Logic).
- Wind Impact Assessment (prepared by Vipac Engineers).
- Arboricultural Report (prepared by John Patrick Landscape Architects).
- Town Planning Report (prepared by Bowden Town Planning).
- Clause 58 Assessment (prepared by Bowden Town Planning).

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Background

Firstly, this site and proposal is pursued by our clients, who have deep roots in the local area. Our clients have expressed an earnest desire to provide an exemplary mixed-use development for the benefit of future generations. This outstanding and sophisticated design response will achieve a net community benefit.

Peddle Thorp Architects, an award-winning architectural practice, have carefully conceived a well-mannered and site responsive design outcome that will enhance the residential environs surrounding the site, making a positive contribution to the activity centre. This architecturally designed proposal will be a landmark development within the Oakleigh Major Activity Centre, leading the way for other sites to follow.

This large site area (1551sqm), lack of sensitive interfaces, and corner location are physical attributes that are conducive to a substantial increase in density, such as is proposed. This land should not be occupied by a single storey retail tenancy (as it historically has been) or developed insufficiently. This is one of the largest sites within this part of Oakleigh, and ought to be utilized accordingly. We refer to the enclosed town planning report prepared by our office, which includes a detailed consideration of these matters.

This application is submitted following a pre-application process with State Planning Assessment and Facilitation (Department of Transport and Planning). As part of the consultative process the Monash City Council, external referral authorities, Invest Victoria, and the Affordable housing provider were consulted with. The proposal has been the subject of a thorough pre-permit process with involvement from several agencies.

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The planning application history of the site is as follows:

- A previous application (TPA/55904) was lodged with the Monash City Council in April of 2024. This application proposed a 6-storey mixed use development, comprising:
 - o Ground floor retail space;
 - o Levels 1–2 medical centre;
 - o Levels 3–5 residential (39 apartments); and
 - o Two levels of basement parking (89 spaces in total).
- Council issued a request for information (RFI) on 16 May 2024.
- Following the RFI, the application was placed on hold, and a new development concept was progressed under the Development Facilitation Pathway with DTP.
- This previous application was assessed under a control (Design and Development Overlay 11 – Oakleigh Major Activity Centre) that no longer exists. The Built Form Overlay – Schedule 11 (Oakleigh Train and Tram Zone Activity Centre) which now applies to the land¹, has been formulated with regard to Victorian State Government housing targets and Activity Centre reforms².
- Furthermore, this application was assessed against Clause 52.06 prior to the introduction of Amendment VC277 to planning schemes across Victoria. The 6-storey proposal was required to provide 161 car parking spaces at minimum, where 0 car parking spaces are now required (refer to the enclosed Traffic Engineering report, prepared by Traffix Group).

We trust the enclosed information is satisfactory, and sufficient for the Department of Transport and Planning to provide a supportive decision on the application.

If you require any further information, please do not hesitate to contact our office.

Yours faithfully,

**Bowden
Town Planning**

admin@bowdentp.com.au

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¹ As of 31 March 2026.

² Refer Plan for Victoria (PfV), as well as the Victorian Government's Victoria's Housing Statement: The decade ahead 2024-2034. Information taken from the Explanatory Report underpinning the BFO11 control (Amendment GC270, page 1).