

30-40 ATHOL ROAD, NOBLE PARK

INCLUSIONARY HOUSING PILOT

DEVELOPMENT PLAN

DRAWING NO.	DRAWING TITLE	REVISION	
		NUMBER	DATE
DP01	COVER PAGE	F	23/07/2025
DP02	SITE RESPONSE	D	29/01/2025
DP03	SITE CONTEXT	D	29/01/2025
DP04	DEVELOPMENT PLAN	D	23/07/2025
DP05	STAGING PLAN	F	23/07/2025
DP06	DWELLING DENSITY PLAN	C	15/11/2024
DP07	MASTERPLAN AERIAL SKETCH	C	15/11/2024
DP08	EXISTING CONDITIONS	B	23/07/2025



PLANNING and ENVIRONMENT ACT
Greater Dandenong PLANNING SCHEME

30-40 Athol Road Noble Park - Inclusionary
Housing Pilot
Endorsed Development Plan
ENDORSED PLAN
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[Signature]
Signed: _____ for
MINISTER FOR PLANNING
Date: 17 September 2025

ARCHITECTURAL DESIGN RESPONSE STATEMENT

30-40 Athol Road, Noble Park:

THE DESIGN APPROACH HAS BEEN TO DEVELOP THE SITE WITH A WELCOMING, WALKABLE AND SAFE LAYOUT. CARE HAS BEEN TAKEN TO ENSURE AN APPROPRIATE RATIO OF OPEN SPACE TO BUILT FORM AND RESPECTFUL INTERFACES TO THE EXISTING SURROUNDING RESIDENTIAL COMMUNITIES. OUR URBAN DESIGN PROPOSAL RESPONDS TO THE FOLLOWING KEY PRINCIPLES:

CONTEXTUAL DEVELOPMENT:

THE PROJECT SITE IS AN INFILL DEVELOPMENT WHERE THE PROPOSED HIGHER DENSITY REPRESENTS A MODERATE INCREASE TO THE EXISTING DENSITY IN NOBLE PARK. THE PROPOSED SCHEME BETTER UTILISES BUILDING FOOTPRINTS AND LOT SIZES TO CREATE EFFICIENT DENSITY, THAT CAN UTILISE THE SURROUNDING STREET NETWORKS AND AMENITIES. DENSITY OF DWELLINGS HAS NOT BEEN PUSHED SO FAR THAT IT WOULD OVERWHELM EXISTING INFRASTRUCTURE.

NEIGHBOURLINESS:

THE LAYOUT OF THE PROPOSED SCHEME PROVIDES A STRONG AND CLEAR SENSE OF ADDRESS TO EACH DWELLING, SEPARATION AND ORIENTATION OF DWELLINGS TO ALLOW FOR GOOD ACCESS TO NATURAL LIGHT AND WELL LOCATED AND SUITABLY SITED PRIVATE OPEN SPACE TO EACH DWELLING.

SENSE OF PLACE:

THE PROPOSED SCHEME PROVIDES FOR APPROPRIATE SETBACKS AND STREET CORRIDORS TO ALLOW THE DEVELOPMENT TO INTEGRATE INTO THE EXISTING NEIGHBOURHOOD CHARACTER AND TO ALLOW FOR GENEROUS PLANTING AND LANDSCAPE TREATMENT TO THE DEVELOPMENT.

COMMUNITY:

THE PROPOSED SCHEME PROVIDES DIRECT VEHICLE AND PEDESTRIAN CONNECTIONS TO ROWLANDS AVE, AND SIMON AVE, ALLOWING THE NEW DEVELOPMENT TO FEEL LIKE A CONTINUATION OF THE EXISTING URBAN FABRIC AND NOT A CLOSED OFF SEPARATE COMMUNITY.

ACTIVE TRANSPORT:

STREET CORRIDORS AND BUILDING SETBACKS HAVE BEEN DESIGNED TO PROMOTE A WALKABLE PEDESTRIAN FRIENDLY INFILL DEVELOPMENT THAT ENCOURAGES ACTIVE TRANSPORT CONNECTIONS TO THE SURROUNDING NEIGHBOURHOOD.

FAMILIARITY:

ALL PROPOSED DWELLINGS, REGARDLESS OF TENURE, ADOPT A HIGH QUALITY CONVENTIONAL DESIGN. ALL PROPOSED STREETS ARE ALSO PUT FORWARD AS CONVENTIONAL STREETS. THIS IS INTENDED TO ALLOW THE NEW DEVELOPMENT TO BE APPROPRIATE TO THE EXISTING NEIGHBOURHOOD CHARACTER.

LIVEABLE HOME:

THE DWELLINGS DEVELOPED BY GENTON AND METRICON AND DESIGNED TO MEET CONTEMPORARY EXPECTATIONS AROUND COMFORT, ENERGY EFFICIENCY AND DURABILITY.

SAFE STREETS:

DWELLING ENTRIES ARE CLEAR AND LEGIBLE. STREETS AND FOOTPATHS ARE WELL SCALED AND DWELLINGS ARE DESIGNED TO PROVIDE ACTIVE FRONTAGES TO THE STREET TO ALLOW FOR APPROPRIATE PASSIVE SURVEILLANCE. THE PROPOSED SCHEME IS DESIGNED TO PROVIDE A SAFE, WELCOMING ENVIRONMENT TO RESIDENTS AND VISITORS.

ADAPTABILITY:

THE MIX OF DWELLINGS PROVIDE A RANGE OF OPTIONS FOR DIFFERENT FAMILY REQUIREMENTS AND STAGES OF LIFE.

DIVERSITY:

THE SCHEME HAS BEEN DESIGNED TO CREATE DIVERSITY, PROVIDING A MORE DENSE INFILL DEVELOPMENT IT PROVIDES AN ALTERNATIVE TO THE EXISTING HOUSING OPTIONS AVAILABLE IN NOBLE PARK. WITHIN THE DEVELOPMENT A MIX OF DIFFERENT DWELLING TYPES, INCLUDING 2, 3 AND 4 BEDROOM TWO LEVEL DWELLINGS PROVIDE HOUSING OPTIONS AND ENCOURAGE DIVERSITY.

SUSTAINABILITY:

THE DEVELOPMENT PRIORITISE ENVIRONMENTAL SUSTAINABLE DESIGN (ESD) OBJECTIVES AND A COMMITTS TO CREATING ENVIRONMENTALLY SENSITIVE DESIGNS. BEST PRACTICES ARE FOLLOWED TO INTEGRATE SEAMLESSLY WITH THE EXISTING COMMUNITY AND ENCOURAGE SUSTAINABLE LIVING.

SETBACKS AND RESIDENTIAL INTEGRATION:

THE PROPOSED DEVELOPMENT'S LAYOUT RESPECTS THE EXISTING SITE CONDITIONS AND INTEGRATES THOUGHTFULLY WITH ADJACENT RESIDENTIAL AREAS, BY INCLUDING WELL-CONSIDERED SETBACKS. THE DESIGN PROVIDES A COMFORTABLE BUFFER BETWEEN THE TOWNHOUSES AND NEIGHBOURING HOMES, PROMOTING PRIVACY WHILE ALLOWING FOR LUSH LANDSCAPING AND PLANTING. TOWNHOUSE HEIGHTS HAVE BEEN SCALED TO FIT SEAMLESSLY WITHIN THE NEIGHBOURHOOD'S CHARACTER, BLENDING WITH THE SURROUNDING BUILT ENVIRONMENT. THIS APPROACH CREATES A SMOOTH, RESPECTFUL INTERFACE WITH THE EXISTING RESIDENTIAL CONTEXT, ENHANCING THE AREA'S APPEAL AND SENSE OF PLACE.

ESD INITIATIVES FOR BUILT ENVIRONMENT SUSTAINABILITY SCORE

TO ACHIEVE A BUILT ENVIRONMENT SUSTAINABILITY SCORE (BES) THAT ALIGNS WITH BEST PRACTICE STANDARDS, WE WILL IMPLEMENT KEY ENVIRONMENTAL SUSTAINABLE DESIGN (ESD) INITIATIVES. OUR DESIGN STRATEGY EMPHASIZES REDUCING RELIANCE ON ACTIVE SYSTEMS BY ENHANCING PASSIVE PERFORMANCE THROUGH OPTIMIZED ORIENTATION, SHADING, INSULATION, DAYLIGHT, VENTILATION, AND DURABILITY. ADDITIONALLY, WE WILL SPECIFY THE MOST EFFICIENT ACTIVE SYSTEMS TO MEET BUILDING DEMANDS AND OFFSET ENERGY REQUIREMENTS THROUGH LOCAL OR OFF-SITE MECHANISMS.

THE DEVELOPMENT AT THE ATHOL ROAD SITE WILL INCORPORATE ESD INITIATIVES TO CREATE BUILDINGS THAT ARE COMFORTABLE, ENERGY-EFFICIENT, WATER-EFFICIENT, AND PRODUCE MINIMAL WASTE DURING CONSTRUCTION AND OPERATION. OUR DWELLINGS WILL BE BES RATED AND ADJUSTED AS NECESSARY TO MEET OR EXCEED BEST PRACTICE STANDARDS. TO ACHIEVE THIS, WE WILL IMPLEMENT THE FOLLOWING INITIATIVES:

DESIGN:
HOMES WILL BE DESIGNED TO ENSURE PASSIVE VENTILATION, OPTIMAL SOLAR PERFORMANCE, AND REDUCED ENERGY CONSUMPTION THROUGH THERMAL ASSESSMENTS. WE WILL USE SUSTAINABLE MATERIALS WHERE PRACTICAL AND INCLUDE PRACTICAL TRANSPORT INITIATIVES SUCH AS BIKE STORAGE.

WATER:
DWELLINGS WILL FEATURE HIGHLY RATED WELS FIXTURES AND APPLIANCES TO MINIMIZE POTABLE WATER USAGE. WATER-EFFICIENT LANDSCAPING WILL BE IMPLEMENTED IN RELEVANT AREAS.

ENERGY:
THERMAL ASSESSMENTS WILL ENSURE ALL DWELLINGS ACHIEVE A 6-STAR NATHERS RATING, FOCUSING ON HEATING AND COOLING EFFICIENCY, HOT WATER SYSTEMS, AND LIGHTING PERFORMANCE BOTH INSIDE AND OUTSIDE.

STORMWATER:
OUR PROJECT ENGINEERS HAVE ASSESSED STORMWATER MANAGEMENT AND WILL IMPLEMENT RESPONSIBLE, BEST PRACTICE SOLUTIONS TO MINIMIZE IMPACT ON THE EXISTING SYSTEM SERVING THE SURROUNDING HOUSES.



Diagram 01 - Potential Building Diversity

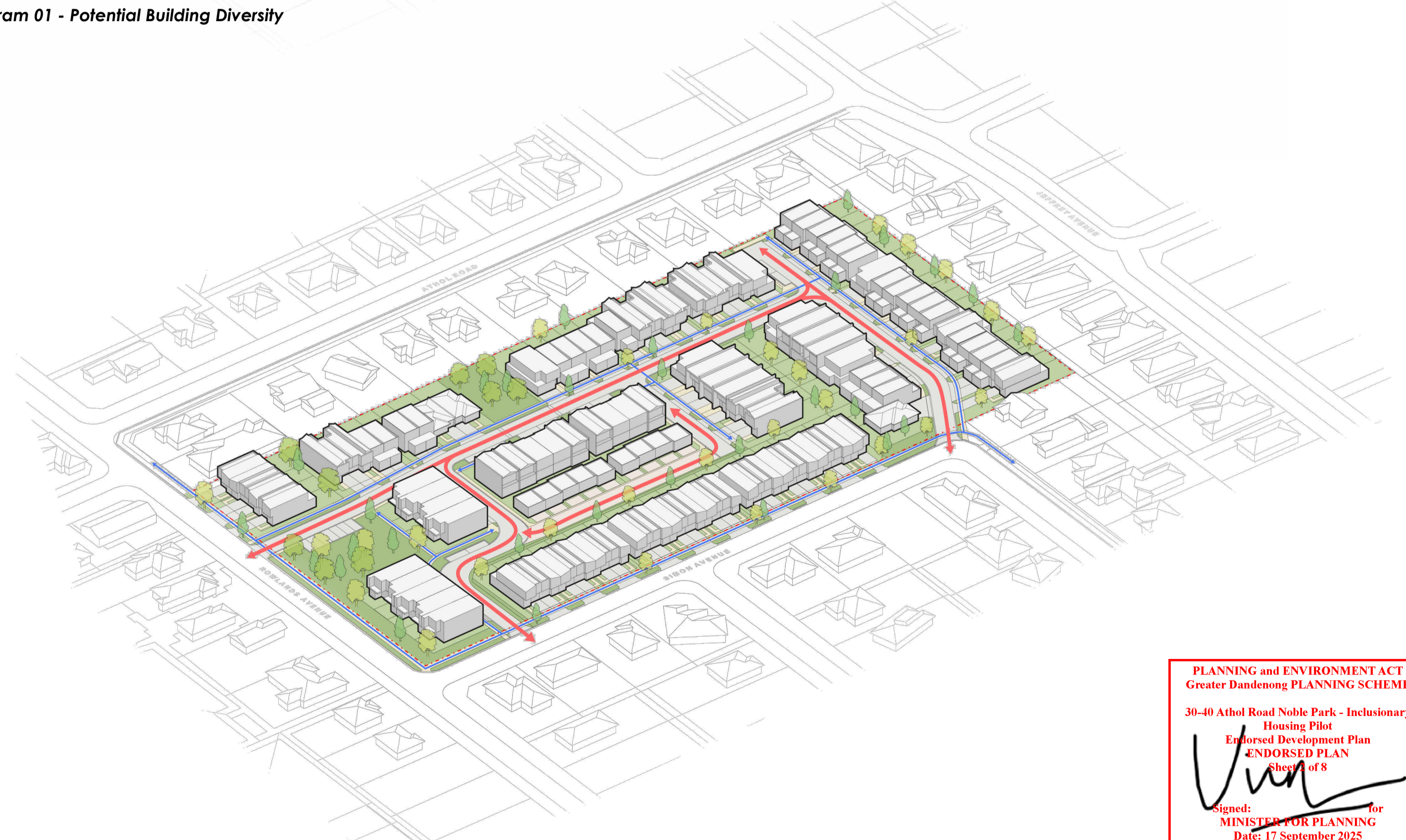


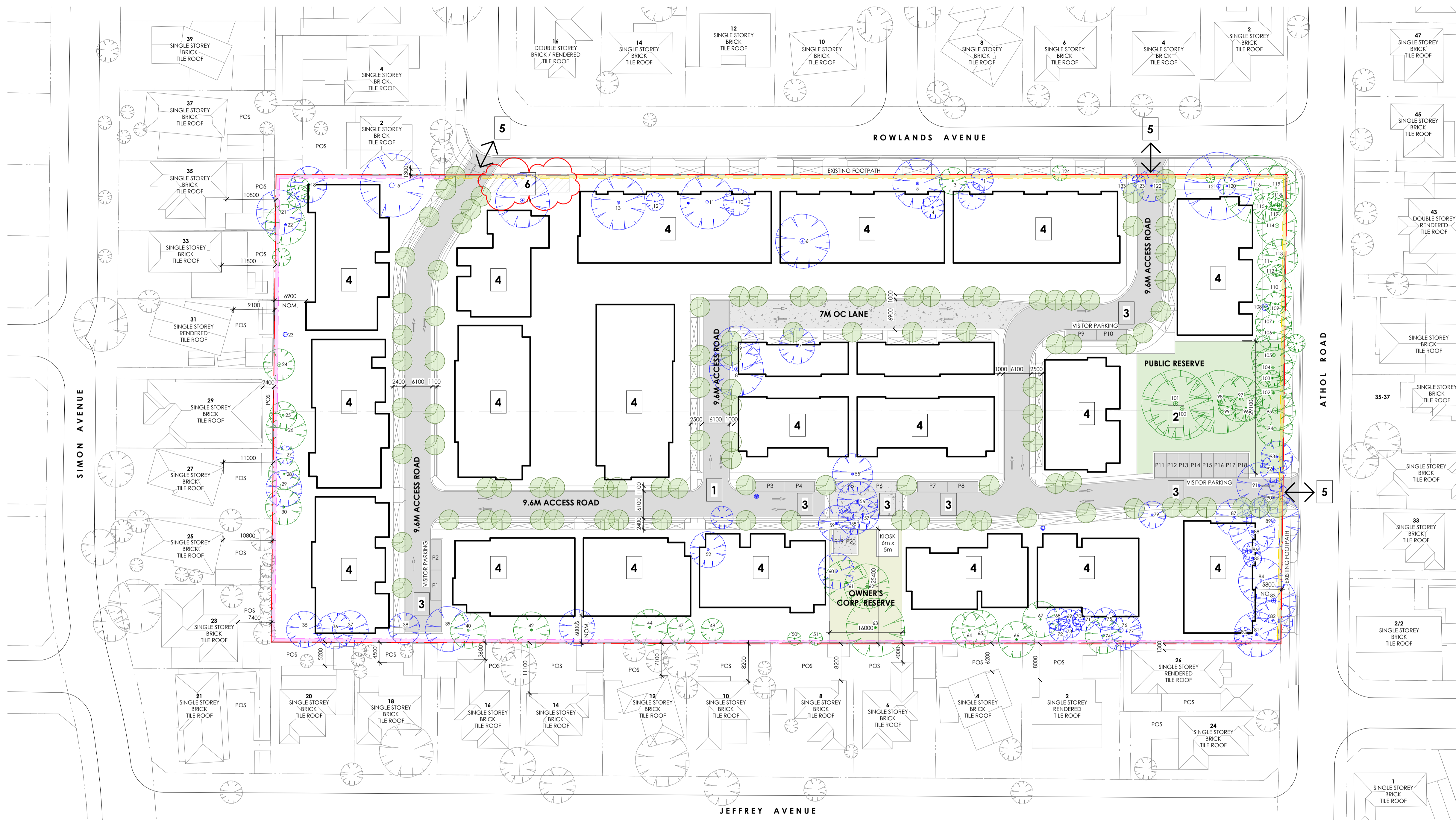
Diagram 02 - Potential Public/Private open Space & Site Connectivity

— Proposed Road Network
— Proposed Site Pedestrian Connection

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LEGEND:

-  NEW PROPOSED TREES
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED
-  NEIGHBOURING TREES TO BE RETAINED
-  NEIGHBOURHOOD INTERFACE
-  ROAD INTERFACE

1. ALL ROADS PROPOSED AS PRIVATE ROADS
 2. PUBLIC OPEN SPACE
 3. VISITOR PARKING
 4. SOLAR WIRING TO BE PROVIDED. PANELS BY OCCUPANTS
 5. POTENTIAL VEHICLE ACCESS POINT
 6. ON-SITE STORMWATER DETENTION TANK
- NOTE: ALL DIMENSIONS ARE APPROXIMATE

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No.	Revision Date	Description
D	23/07/2025	UPDATES AS PER RFI
C	15/11/2024	ISSUED IN RESPONSE TO DDP RFI
B	23/07/2024	REVISED DEVELOPMENT PLAN
A	20/09/2022	PRELIMINARY PERMIT APPLICATION

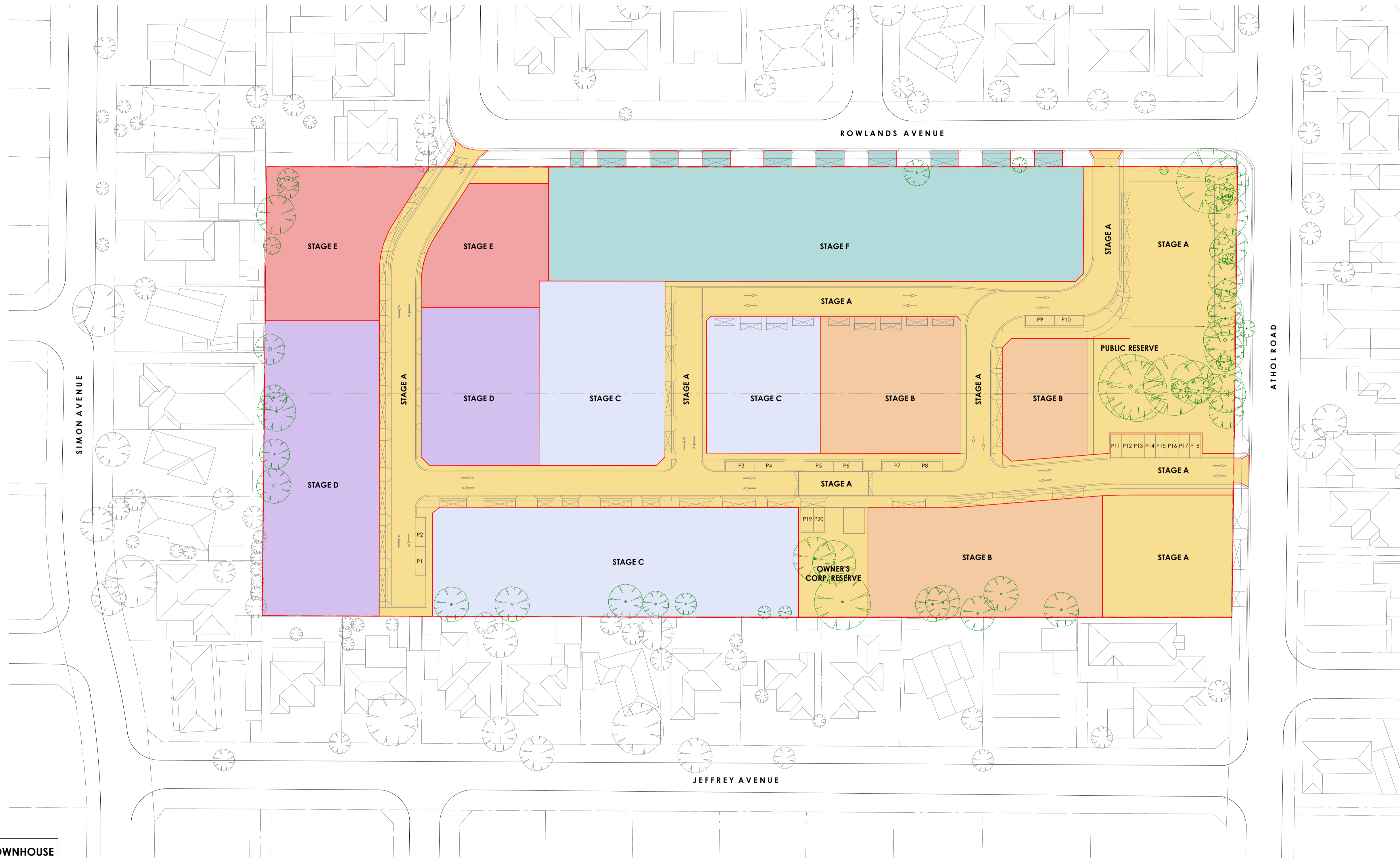
TITLE	DEVELOPMENT PLAN
PROJECT	30-40 ATHOL ROAD, NOBLE PARK

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DRAWING NO.	DP04	D
JOB NO.	2104	
DATE	23/07/2025	
SCALE	1:500 @ A1	

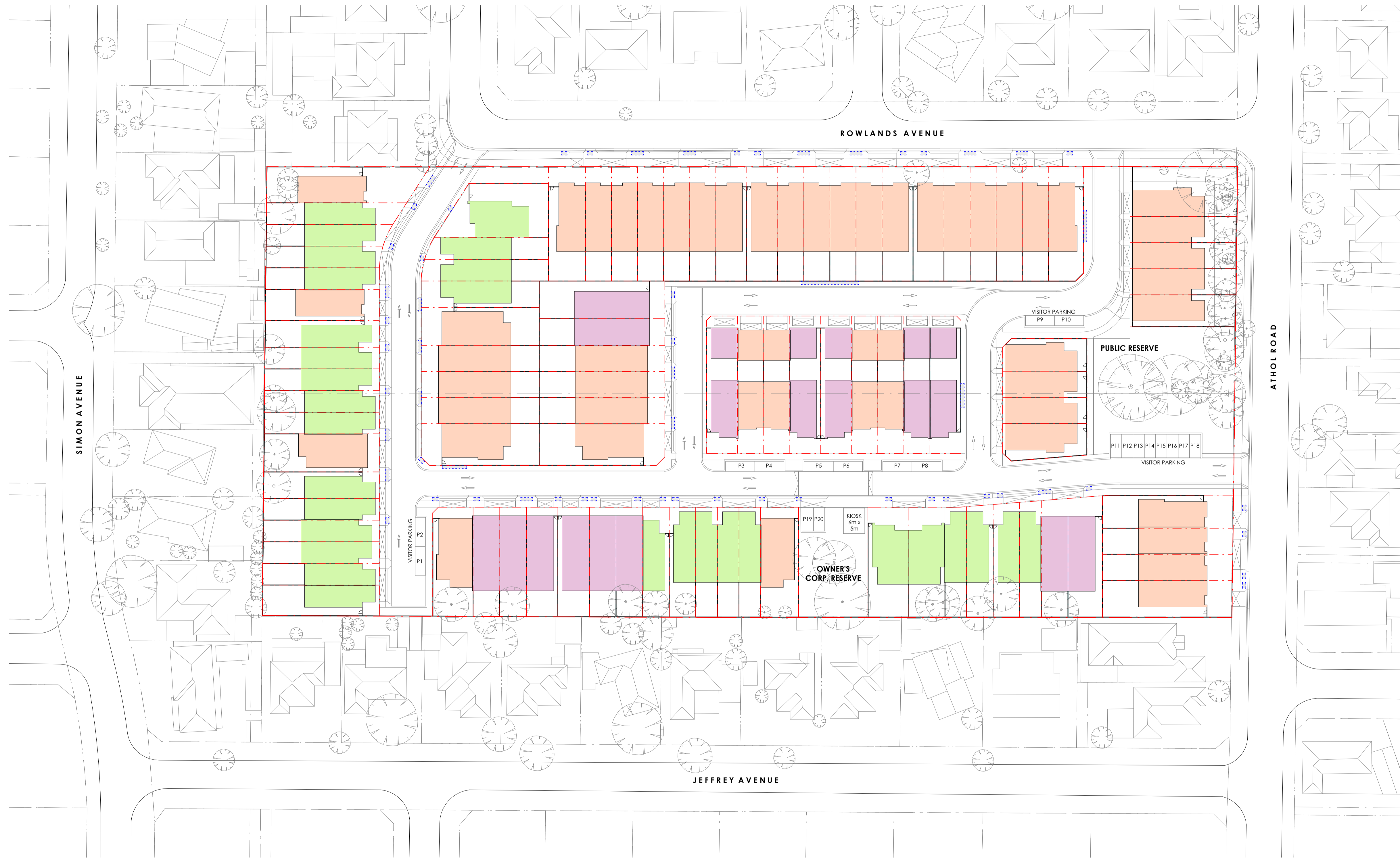
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NOBLE PARK	TOTAL NO. TOWNHOUSE
STAGE A	9
STAGE B	17
STAGE C	23
STAGE D	17
STAGE E	10
STAGE F	19

NOTE:
 ALL ROADS AND UNDERGROUND INFRASTRUCTURE FOR ALL STAGES WILL BE DELIVERED WITH STAGE A WORKS
 ALL CIVIL DELIVERY TO BE COMPLETED AS PART OF THE STAGE A WORKS

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- 15 x 4 BEDROOM
 - 50 x 3 BEDROOM
 - 30 x 2 BEDROOM
- 95 TOTAL
- INDICATIVE WASTE COLLECTION AREA.
NOM. 1.05m² PER DWELLING

TYPE:	APPROX. LOT SIZES:	NO. OF STOREY:	ROOF FORM:	APPROX. HEIGHT:	GARAGE:
4 BEDROOM	150m ² - 250m ²	15 X DOUBLE STOREY	FLAT ROOF	7m - 8m	15 X TANDEM GARAGE
3 BEDROOM	120m ² - 290m ²	50 X DOUBLE STOREY	FLAT ROOF	6.8m - 7m	19 X DOUBLE GARAGE 31 X TANDEM GARAGE
2 BEDROOM	130m ² - 280m ²	27 X DOUBLE STOREY 3 X SINGLE STOREY	27 X FLAT ROOF 3 X GABLE ROOF	5.1m - 8m	30 X TANDEM GARAGE

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C		15/11/2024	ISSUED IN RESPONSE TO DIP BRI
B		23/07/2024	REVISED DEVELOPMENT PLAN
A		20/09/2022	PRELIMINARY PERMIT APPLICATION

TITLE MASTERPLAN AERIAL SKETCH
PROJECT 30-40 ATHOL ROAD, NOBLE PARK

DRAWING NO.	DP07
JOB NO.	2104
DATE	15/11/2024
SCALE:	@ A1



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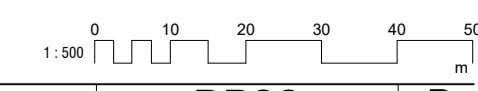
NOTE: ALL DIMENSIONS ARE APPROXIMATE

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NO.	Revision Date	Description
B	23/07/2025	UPDATES AS PER RFI
A	29/01/2025	ISSUED IN RESPONSE TO DIP #11

EXISTING CONDITIONS
30-40 ATHOL ROAD, NOBLE PARK



DRAWING NO.	DP08	B
JOB NO.	2104	
DATE	23/07/2025	
SCALE:	1:500 @ A1	

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