

20 April 2015

Mr Nick Sakolevas  
Acting Coordinator Statutory Planning  
City of Monash  
PO Box 1  
Glen Waverley, VIC 3150

JH

<b>MONASH CITY COUNCIL</b>	
FILE:	TP426
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REFERRED:	Angela Hughes.
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Dear Mr Sakolevas,

**Development Plan Application - Council Reference TP426  
10 Alvina Street, Oakleigh South**

We continue to act for Spire Group Pty Ltd in relation to the above application. We write in relation to the above matter and in response to Council's correspondence dated 25 February 2015 requesting further information and advising of initial concerns following a preliminary assessment of the development plan application. Accordingly, we provide the following response to Council's concerns identified in the aforementioned letter.

This response is accompanied by amended plans and information prepared by *Rothe Lowman Pty Ltd*; the project architects for the proposed Development Plan. Specifically, please see attached architectural plans, and accompanying information, which has been updated as per the amendments specified below.

Additionally, please find enclosed swept path diagrams, prepared by *Traffix Group Pty Ltd*, a Waste Management Plan Prepared by *Leigh Design Pty Ltd* and an updated Landscape Plan prepared by *Tract Consultants*, which have been included to address Council's requirements.

It is requested that these plans and information replace any corresponding plans and information lodged with the initial application and form the basis of Council's determination.

Responses to each of Council's information requests are provided below.

- Full copies of the restrictive covenants 1003639 and 0980547 have been obtained and accompany this letter. It is noted that these covenants prohibit use of the land for the purpose of sand mining.
- It is submitted that advice regarding the requirement for a planning permit under clause 52.17 is not a relevant consideration in the preparation of a development plan application. The requirement for a planning permit under clause 52.17 will be addressed in detail along with all other applicable permit triggers in any future planning permit application for development of the subject land.

Notwithstanding, we note that the proposed Development Plan material includes a highly resolved landscape concept plan which ensures the retention of the site's most significant tree specimens and the provision of approximately fifty (50) new canopy trees, thereby resulting in a net benefit to the landscaping and ecological values of the subject site.

- An updated development summary accompanies this response and notes that approximately 2,226 square metres or 10.93% of the site area will be set aside as public open space.
- As noted, swept path diagrams prepared by *Traffix Group* accompany this response and demonstrate appropriate accessibility for waste disposal vehicle throughout the site.
- We note that internal layout plans are not a requirement in the preparation of a development plan accordance with the 'Development Plan Components' outlined under the Development Plan Overlay – Schedule 5 (DPO5). To this end, we reiterate that dwelling layouts provided as a part of the development plan application material are indicative only.

Notwithstanding, we note that dwelling type 'H' has been deleted from the updated Development Plan material. Moreover, an indicative layout for dwelling type 'M' is provided at sheet SK8.M1-01, while it is considered that a sufficient level of detail in relation to the form and orientation of dwelling type 'K' is provided on sheet SK1.07.

- With regard to Council's request to provide three dimensional perspectives showing indicative architectural themes, we refer to the 'Development Plan Components' provided in the DPO5, which outlines the following requirement of relevance (*inter-alia*):

*'Three-dimensional building envelope plans including maximum building heights and setbacks.'*

Accordingly, we note that three dimensional perspectives showing indicative architectural themes are not a requirement in the preparation of a development plan in this instance. Notwithstanding, an updated 3D massing image detailing the proposal when viewed from Alvina Street is currently being prepared by *Rothe Lowman Pty Ltd* and will be forwarded to Council as an addendum to this letter once finalised.

In relation to the proposed architectural theme for the site, the DPO5 requires following component of relevance in the preparation of a development plan (*inter-alia*):

*'The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.'*

Accordingly, we refer to sheet SK1.01 of the accompanying plan package, which includes indicative architectural theme images for selected locations throughout the subject site. The envisaged architectural themes will provide for modern and refined townhouse offerings with appropriately considered car parking areas incorporated within the overall design response, so as to not dominate the streetscape or public open space.

In relation to the issues that have been identified as a consequence of Council's preliminary assessment, we provide responses under the following headings.

#### **Dwelling diversity**

While we note that the submitted Development Plan information envisages three (3) bedroom dwellings across the site, it is considered that an appropriate and varied range of indicative dwelling typologies has been provided.

In this regard, we reiterate that dwelling typologies and layouts provided are indicative only and the intent of the Development Plan is to establish a built form scale, density and footprint for future development at the site.

Should Council determine it to be necessary, bedroom number diversification can be sought as a part of any future planning permit application, which will be required to demonstrate general accordance with the built form established for the site through approval of the proposed Development Plan.

#### **Quarry interface**

Council have raised concern regarding the orientation and access arrangements for the dwellings in the south-west of the site fronting the former quarry site at the southern end of Alvina Street.

To clarify, all pedestrian and vehicular access to the dwellings in this location, being dwelling types 'E1' and 'E2', is proposed to be afforded from the internal access road abutting the eastern boundary of the aforementioned dwellings.

As demonstrated on the indicative layout plans at sheets SK8.E1-01 and SK8.K1-01 the western interface of these dwellings will be characterised by areas of secluded private open space, which will be separated from the public realm at the quarry interface by appropriate fencing treatments.

We note that the accompanying Landscape Plan material prepared by *Tract Consultants* has been updated to reflect this access arrangement and maintain consistency with the remainder of the Development Plan package.

### **Alvina Street building form and scale**

It is submitted that the building scale proposed to Alvina Street is appropriate and will provide a considered response to built form in the surrounding environs, which is characterised by a mix of single and double storey detached dwellings.

The proposed Development Plan incorporates double-storey 'K' type dwellings at the northern end of the Alvina Street interface to respond to and provide an appropriate graduation towards the single-storey dwellings abutting the northern boundary of the subject site.

Located between the 'K' type dwellings and the vehicular entrance are 'M' type dwellings, which are proposed to adopt a three (3) storey scale. The massing of these buildings will be appropriately managed through the incorporation of a significant 10.5 metre setback from Alvina Street. It is envisaged that this setback will incorporate significant landscaping opportunities as demonstrated on the accompanying landscaping plan prepared by *Tract Consultants* and sheet SK1.07 of the updated Development Plan package.

Accordingly, perceived height and massing of future development at the subject site will be reduced and views towards the site softened as a result of the setbacks and landscaping proposed. Furthermore, it is considered that a three (3) storey scale in this location will be in keeping with the existing character of Alvina Street, particularly in the context of the large double-storey dwelling at 16 Sinclair Street opposite the subject site entrance.

Moving south along the western interface, Council have acknowledged that a three-storey scale is generally appropriate adjacent to the abutting former quarry site, pending the inclusion of appropriate breaks in the building form. In this regard, we note that the accompanying Development Plan material details the introduction of two (2) storey 'E2' buildings along the south-western interface. These dwellings will provide for defined visual breaks in the three (3) storey form in this location and an appropriate graduation in height towards the single-storey dwellings on Ashbrook Court adjacent to the site's southern boundary.

### **Waste management**

With regard to waste management at the site, we refer to the accompanying waste management plan prepared by *Leigh Design Pty Ltd*.

It is envisaged that bins will be stored within the garage area of each dwelling, minimising visibility from within the public realm. Future owners and occupiers will be responsible for positioning bins for kerbside collection by Council or private contractor on the designated collection day.

### **Architectural Theme**

As noted, there is no requirement under the provisions of the DPO5 to provide 3D perspectives detailing the architectural theme of the development. It is considered appropriate to resolve architectural detailing as a part of any future planning permit process for development of the land in general accordance with the built form and scale established by the proposed Development Plan.

Council have raised concern regarding the amenity of 'D' type dwellings in the north and south of the site that will maintain an outlook toward the 'rear' façade of proposed 'E' type dwellings, and have noted that these façades lack vertical articulation.

In response, we submit that the façade design and architectural language for the proposal has not been resolved and, as noted above, should be addressed as a part of any future planning permit process. Moreover, contrary to Council's submission, we note that the proposed 'E' type dwellings are primarily oriented toward the internal ring road, with a number of dwellings afforded a secondary outlook to the central communal open space area. Accordingly, these dwellings will provide a high level of amenity for future occupants and there remains a clear opportunity to implement an appropriate and resolved façade design response to the 'E' type dwellings as a part of any future process to ensure the presentation to the ring road is appropriate.

As noted, the accompanying updated plan package includes indicative architectural theme images for the subject site, which will provide for modern and refined townhouse offerings. We note that in certain locations car parking has been incorporated in the form of garages at street level and consider that car parking in this format is appropriate for the townhouse-style dwellings proposed. Moreover, the indicative architectural themes provided demonstrate that garage elements can be appropriately incorporated within the overall design response, so as to not dominate the streetscape or public open space.

With regard to the proposed landscaping of the internal street network, we refer to the detailed material prepared by *Tract Consultants*, which accompanies this response letter. As noted in the submitted planning report, the proposed streetscape treatment will feature a large number of small to medium sized street trees which will ultimately form a shaded canopy to the public realm. Street plantings will be complemented by tree planting within a number of the front residential gardens, which will in turn, soften the views towards the ground level façades and garage elements.

Moreover, the existing walkway connection from the site to Scotsburn Avenue will be upgraded with additional landscaping and low-level lighting to provide a safe and attractive pedestrian connection for local residents through to Alvina Street.

#### **Dwelling Types 'H' and 'C'**

As noted, dwelling type 'H' has been removed from the proposed Development Plan. We further note that a two (2) storey dwelling type 'C1' has been incorporated at the southern end of the eastern row of 'C' type dwellings.

Accordingly, all built form adjacent to the site's southern boundary is now proposed to maintain a two (2) storey scale; providing an appropriate response to the scale of development in Ashbrook Court.

#### **Tree Assessment**

As noted, it is considered that the requirement for a planning permit under clause 52.17 is not a relevant consideration in the preparation of a development plan application. Accordingly, it is considered premature to conduct further ecological assessments of trees on-site as a part of the Development Plan application process.

It is submitted that the Arborist Report prepared by *Galbraith Associates* and provided as a part of the application material is appropriately detailed for the purpose of the high level assessment of the Development Plan application.

As noted, the proposed Development Plan incorporates a highly resolved landscape concept plan which incorporates the retention of the site's most significant tree specimens and the provision of approximately fifty (50) new canopy trees, thereby resulting in a net benefit to the landscaping and ecological values of the subject site.

We provide these amendments and comments to assist your consideration of the proposal and trust that the above information is sufficient for Council to direct the application to public notice as soon as possible.

Please contact the undersigned 8626 9070 should you have any queries regarding this matter.

Yours faithfully



**Paul Little**  
**Planning & Property Partners Pty Ltd**

Encl.