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Your Ref: TPA/46138
Our Ref: PL:EM:1455

14 July 2016

Sue Monagle
Principle Planner
Monash City Council
293 Springvale Road
GLEN WAVERLEY VIC 3150

SM

MONASH CITY COUNCIL	
File / Folder:	TPA146138
YES / <input checked="" type="radio"/> NO	15 JUL 2016
Doc #	DIG-1204916
Action Officer:	AH Copy To:

Dear Ms Monagle

**Application for Development Plan
10 Alvina Street – Oakleigh South**

We continue to act for Spire Group Pty Ltd, the owners of the land at 10 Alvina Street, Oakleigh South for which we have lodged an application for approval of a Development Plan for the future urban renewal of the site for residential purposes.

We write in response to Council's request for further information letter dated 22 June 2016, requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* (Vic).

This response seeks to address the matters raised and is accompanied by updated application material for the proposed development. Specifically, we enclose the following information to form part of the application:

- Indicative Architectural themes are included in Section 4.0 of an amended architectural package prepared by *Rothe Lowman Pty Ltd*;
- The drawings have been amended to show that they can be scaled at 1:50 at A1 or 1:100 at A3. One (1) set of A1 plans and three (3) sets of A3 plans are provided with this application.

It is requested that the above architectural plans and supporting material replace the corresponding information lodged with the initial application and form the basis of the upcoming public notice process.

A response to each item identified in Council's letter is provided below.

Small frontages

Frontages vary throughout the proposal, it is noted that the two dwellings adjacent to the existing dwelling on Alvina Street have setbacks of 7 metres to match the abutting setback. Setbacks throughout the proposal are generally varied. It is expected that a future planning permit application will undertake a ResCode assessment, however, we note that the street setback objective of Clause 54 and 55 states:

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

The Standard requires that where there is an existing building on both of the abutting allotments facing the same street, and the site is not a corner, the setback required is the average distance of the setbacks of the existing building walls on the abutting allotment facing the same street, whatever is the lesser. Therefore the 7 metre setback matching 8 Alvina Street will comply with the standard. The remainder of the site is a new residential subdivision and creates a new residential character. The setbacks have been designed to provide a layout that makes efficient use of the site in terms of lot orientation and provides excellent on-site amenity and acceptable off-site amenity for neighbouring dwellings. It is noted that each lot will have open space in the form of ground floor open space or balcony in excess of ResCode standard provisions.

Hidden entrances / Dominance of car parking facilities

Entrances to dwellings will be clearly identifiable from the street. It is noted, that when a subsequent planning permit application is applied for dwelling entries will be assessed as a ResCode provision. Design features such as porches, eaves and parapets can be included to highlight entries to dwellings.

It is not considered that car parking facilities dominate dwellings. While several types of dwellings have parking facilities in the front, this is similar to existing dwellings in the area. Concerns have been raised about dwelling types NN and TT and you will note, in the indicative architectural themes that these dwellings have carports rather than garage doors and are therefore open to the street for transparency. Further, these types of dwellings have habitable rooms at first floor facing the street to allow for passive surveillance opportunities.

Landscaping Opportunities

The proposed street layout and design has been altered through the retention of all trees on site. You will note, that a central public open space has been replaced with several pocket parks. Individual dwellings are now provided with ample private open space opportunities for meaningful landscaping within each lot, including canopy planting in secluded private open space areas. Dwellings will generally be capable of providing some opportunities for planting smaller species within the front setback.

Response to email

In relation to the comments in your email dated 17 May 2016 we provide the following response:

- It is considered that the level of architectural detail provided is sufficient to comply with the requirements of the Development Plan Overlay – Schedule 5 (DPO5). This submission includes a range of architectural themes and palettes that provide a good representation of the anticipated built form expected on site. Detailed plans and elevations will be provided at planning permit stage. We further note, that the individual range of dwelling types provides a high level of detail in terms of DPO5 requirements.
- We intend this process to run entirely independent of the previous application and current proceedings, we will advise Council accordingly once this process has run its course.
- As detailed in the application report, it is considered that the Alvina Street streetscape can accommodate three-storey built form in specific locations that are not adjacent to sensitive interfaces and that have good setbacks with adequate landscaping (i.e. those adjacent to the park on Alvina Street). We note, the design guidelines in Part 5.0 of DPO5 acknowledge that the site can accommodate well thought-out medium density development which clearly anticipates a new character and type of dwelling beyond the typical existing low-scale single and double residential dwellings.
- A detailed landscape plan provided by *Tract Consultants* has been included with the submission and demonstrates indicative landscaping to be provided on site, this

Development Plan replaces the central park from the previous application with a series of pocket parks to provide 'greening' to the site. Further, several dwellings will have established trees located in the rear yards to create a Garden City Character that Monash City Council strives to achieve. The proposal reduces the overall yield of the site by providing a minimum of eighty-eight (88) dwellings where one-hundred and nineteen (119) were originally accommodated on site, further increasing opportunities for landscaping.

- Whilst there is no central park at the end of the end of the 'T' intersection, the entry to the proposal on Alvina Street generally remains unchanged. A park has been designed upon entry as shown in the previous proposal to provide existing residents access to additional open space and provide a welcoming entry into the site. Whilst the retention of the central park may be preferable to Council, the revised design allows all significant trees to be retained on site which has the advantage of lending a maturity to the development with already established trees.

We trust that you have all relevant information in order to assess the proposed Development Plan, however should you require any additional information please contact the undersigned on 8626 9070.

Yours sincerely



PAUL LITTLE
Planning & Property Partners Pty Ltd

Encl.

