



18 August 2023

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Planning Department
Monash City Council
PO BOX 1
GLEN WAVERLEY, VIC, 3150

**Navigating the
cities of tomorrow.**

Dear Planning Department,

Planning Permit Application
Proposal | Construction of a Multi-level Mixed Use Building
Address | 409 Clayton Road, Clayton

We act on behalf of D & G Brothers Management Group Pty Ltd, who are the owners of the above land. On behalf of the owner, we enclose for your attention the following planning permit application for the use and development of the land for a multi-level mixed use building, comprising **144 residential apartments, 700sqm of retail floor space and 1,646sqm of commercial floor space.**

This application is made following ongoing engagement by the permit applicant with Council planning officers over the past 6+ months. The proposal seeks to comprehensively respond to the directions of the Victorian Civil and Administrative Tribunal (VCAT) in relation to the previous application for the land (TPA52295 & VCAT Ref. P917/2021). Specifically, leading Australian architects Cera Stribley have been engaged to undertake a comprehensive review and analysis of the urban context having regard for the findings of the Tribunal in relation to the previous determination.

Details of the composition of the proposal are included within the attached submission documentation. However, we confirm that this application seeks to establish the following project fundamentals, including:

- deliver a **high quality architectural form, scale and character** appropriate for the gateway location at the southern entrance of the Clayton Activity Centre (CAC), that will 'stand out' as an **exemplar** and ensure high value public amenity is achieved within the streetscape.
- deliver significant local and State economic benefits with a construction value over **\$78million** and **over 300+ ongoing jobs** on occupation;
- deliver **affordable housing of 10% of the proposed housing** specifically for purchase by low to moderate income earners (up to level 10);
- deliver **social housing 5% of, the proposed housing** (above level 10) to support community in need, via **Housing First**;
- clean up (at significant cost) a **redundant service station** identified as a **key renewal site** within the CAC and 'give back' **private land** to the public realm at street level;
- exceed the energy performance expectations of Council's ESD policy by attaining achievement of an average apartment energy rating of **NATHERS 7, 4 Star Green Star building outcomes**, promote the sustainable transport initiatives through a **Green Travel Plan** and **committing to 100% Green Power usage**;

The application is supported by the following documentation:



- Certificate of Title & Title Plan;
- MPL Certificate;
- Architectural Plans Package, including Urban Context Analysis, Layout Plans & Elevations, Perspective Images, Development Schedule and External Finishes Schedule, prepared by Cera Stribley;
- Letter of support from Housing First;
- Sustainability Management Plan, prepared by Ark Resources;
- Transport Impact Assessment Report, prepared by One Mile Grid;
- Waste Management Report, prepared by One Mile Grid;
- Green Travel Plan, prepared by One Mile Grid;
- Remediation Advice, prepared by AGS;
- Landscape Masterplan Package, prepared by Human Habitats;
- Urban Planning Report, including an assessment of the proposal against the provisions of the Monash Planning Scheme, prepared by A Different City.

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cities of tomorrow.**

We look forward to Council's positive consideration of this planning permit application.

Should you wish to discuss any of these matters further prior to the Council meeting, please do not hesitate to contact me directly by email on [REDACTED] or by phone on [REDACTED]

Best regards,

Jonathan Fetterplace

Director

[REDACTED]