

**1.1 29 BROWNS ROAD, CLAYTON (FORMER CLAYTON PRIMARY SCHOOL)
APPLICATION FOR DEVELOPMENT PLAN APPROVAL
(TPA/45209)**

EXECUTIVE SUMMARY:

This application seeks approval of a Development Plan in accordance with the requirements of Development Plan Overlay 5 of the Monash Planning Scheme. The Development Plan proposes a broad master plan for the future development and use of the land for residential purposes.

A Development Plan is required to be approved for the land prior to issue of a permit allowing development and subdivision. Following approval of a Development Plan for the land an application for planning permit can be made.

The application was subject to community consultation. The owners and occupants of properties within a 1 kilometre radius of the site were notified of the proposal and invited to make submissions. Twenty-four (24) submissions to the proposal have been received.

Key issues to be considered relate to the appropriateness of the scale and density of the proposal, existing traffic congestion, adequacy of car parking provision and additional traffic impact.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework and issues raised within the submissions received.

The submitted Development Plan is considered appropriate and should be supported.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Angela Hughes
RESPONSIBLE PLANNER:	James Heitmann
WARD:	Oakleigh
PROPERTY ADDRESS:	29 Browns Road, Clayton
PRE-APPLICATION MEETING:	Yes
NUMBER OF SUBMISSIONS:	Twenty four (24)
ZONING:	General Residential Zone (GRZ1)
EXISTING LAND USE:	Vacant (former school)
OVERLAY:	Development Plan Overlay (DPO5)

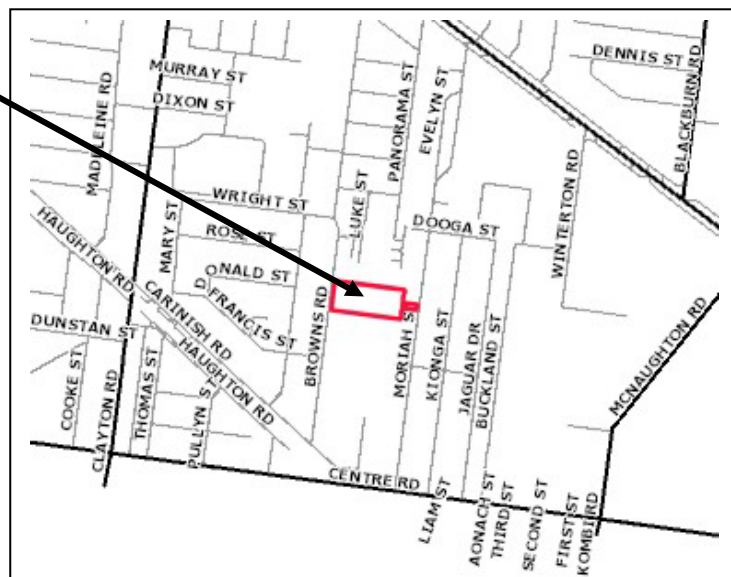
<p>RELEVANT CLAUSES:</p> <p><u>State Planning Policy Framework</u></p> <p>Clause 10.01 (Purpose)</p> <p>Clause 10.02 (Goal)</p> <p>Clause 10.04 (Integrated Decision Making)</p> <p>Clause 11 (Settlement)</p> <p>Clause 11.04 (Metropolitan Melbourne)</p> <p>Clause 14.02-1 (Catchment Planning and Management)</p> <p>Clause 15 (Built Environment and Heritage)</p> <p>Clause 16 (Housing)</p> <p>Clause 16.01-2 (Location of Residential Development)</p> <p>Clause 16.01-3 (Strategic Redevelopment Sites)</p> <p>Clause 16.01-4 (Housing Diversity)</p>	<p><u>Local Planning Policy Framework</u></p> <p>Clause 21 (Municipal Strategic Statement)</p> <p>Clause 21.04 (Residential Development)</p> <p>Clause 21.08 (Transport and Traffic)</p> <p>Clause 22.01 (Residential Development and Character Policy)</p> <p>Clause 22.04 (Stormwater Management Policy)</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06 (Car Parking)</p> <p>Clause 52.34 (Bicycle facilities)</p> <p><u>General Provisions</u></p> <p>Clause 65.01 (Decision Guidelines)</p>
--	---

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to approve the submitted Development Plan (David Lock Associates, June 2016) for **29 Browns Road, Clayton** subject to the following modifications:

1. Alternate townhouse pairs along the Browns Road frontage modified to provide the recessive/inverted massing break on the outer edge of the townhouses.
2. The main accessway/road reserve widened to a minimum width of 9.81m between Browns Road and the first intersecting street to provide for increased landscaping and footpath width at the main entrance to the development.
3. Vehicle priority established at each of the T-intersections with the main circulating road.
4. Measures to discourage vehicles parking in the dead-end section of laneways.
5. The main vehicle crossover/access point to Browns Road is designed as a driveway crossing.
6. Footpaths within the site having a minimum typical width of 1.4m.
7. The basement access ramp to be a minimum width of 6.0m to facilitate two-way access.

BACKGROUND:**History**

The subject land is the former Clayton Primary School located between Browns Road and Moriah Street in Clayton. The school occupied the land from the late 1950's until the end of 2010. The site is currently fenced and former school buildings continue to occupy the site.

The land formed part of Amendment GC05 to the Monash Planning Scheme. The land was rezoned by the Minister for Planning from Public Use Zone 2 (Education) to General Residential Zone (Schedule 1) and applied the Development Plan Overlay (Schedule 5). The land was sold by the State Government in 2014.

The Site and Surrounds

The subject land is located between Browns Road (to the west) and Moriah Street (to the east) in Clayton and is approximately 920 metres south of the intersection of Browns Road and Dandenong Road. The land is located approximately 500 metres from the Clayton Activity Centre to the west, 330 metres to Monash Medical Centre to the north-west and 1.0 kilometre from Monash University to the north.

The subject land has an overall area of approximately 19,994 square metres, having a frontage of 90.71 metres to Browns Road (western boundary), 16.6 metres to Moriah Street (being a typical house block providing a link through the site to the east), and a length along the northern and southern boundary of 212.26 metres. The property has a gradual fall of 5.13 metres from north-west to south-east. A total of 34 trees of varying health and significance are located within the site, the majority of which are located around the site's perimeter. Three street trees are located along the Browns Road nature strip. Original school buildings continue to occupy the site, with the windows of the buildings having been boarded up and the site secured with perimeter fencing.

Land to the immediate north and south is located within an Industrial 1 Zone. The property to the immediate north is occupied by a secure staff car park associated with the Monash Medical Centre. Further to the further north is the Monash Green development being a medium density infill development comprising two and three storey townhouses and apartments constructed circa early 2000's and comprises approximately 236 dwellings. Land to the immediate south is occupied by PMP Printing having utilised the site for significant commercial printing operations since the late 1950's. Buildings on the site include large scale factory, warehouse and office premises. The at grade car parking located along the common boundary.

Beyond the adjoining industrial land, the site is located within an established residential area originally developed in the 1950's. The built form of the surrounding area is distinctly characterised by modest detached dwellings typical of the era in which the neighbourhood was originally developed. Characteristics which contribute to the character of the area include dwellings with generous and well articulated building setbacks to the street, dwellings typically setback from the side and rear boundaries, a predominant single storey built form, brick and weatherboard dwellings with pitched roofs and well landscaped front yards. More recent development includes replacement of the original housing stock with new large dwellings and some multi-dwelling unit development.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The application seeks approval of a Development Plan as required by Clause 43.04 (Development Plan Overlay – Schedule 5) of the Monash Planning Scheme.

The submitted Development Plan proposes:

- The construction of 77 townhouses comprising:
 - 21 x 2 bedroom, two storey townhouses with single vehicle garage.
 - 23 x 3 bedroom + study, two storey townhouses with 2 vehicle garage.
 - 23 x 3 bedroom + study, three storey townhouses with 2 vehicle garage.
 - 10 x 4 bedroom, three storey townhouses with 2 vehicle garage.
- The construction of four apartment buildings up to 4 storeys in height comprising of 176 apartments:
 - 70 x 1 bedroom apartments.
 - 106 x 2 bedroom apartments.
 - 179 resident car spaces within basement car park area.
- Two storey built form along the western street edge to Browns Road and the eastern boundary.
- Three and four storey building massing within the centre of the property.
- 52 visitor car spaces across the development.
- Vehicle access to the development from Browns Road.
- Two double storey townhouses on the residential lot orientated to Moriah Street.

Attachment 1 details plans forming part of the application.

ZONING:

The land is zoned General Residential Zone 1 (GRZ1) under the provisions of the Monash Planning Scheme:

The purpose of the General Residential Zone is to:

“To implement the State Planning Policy Framework and the Local Planning Policy

Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.”

A Development Plan is required to be approved for the land prior to issue of a permit allowing development and subdivision.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

DEVELOPMENT PLAN REQUIREMENT:

The land is subject to Development Plan Overlay Schedule 5 (DPO5).

A Development Plan is required to be approved by the Responsible Authority prior to issue of a planning permit allowing further development and subdivision. The provisions of the Development Plan Overlay exempt any future permit application from public notification and review provided the development is generally consistent with the approved development plan for the land.

Key requirements of the development plan specify:

- *Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.*
- *Where non-residential uses are proposed, details of the nature of the proposed use, including hours of operation, stall and visitor numbers, and traffic and parking management plan.*
- *Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.*
- *Create a composition of varied building forms and heights across the site.*
- *Provide for a high quality of internal amenity for future residents.*
- *Respect the amenity of adjoining interfaces providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.*
- *Any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.*
- *Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.*
- *Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.*
- *Incorporate any significant native vegetation into the design of the development.*

CONSULTATION:

Display of the Development Plan

Pursuant to the provisions of Section 4 of DPO5 the proposal was displayed for public comment.

The owners and occupants of residential properties within a 1.0 kilometre radius of the subject land were notified of the proposal. The formal consultation period extended from 10 August 2016 to 12 September 2016.

A copy of documentation forming part of the development proposal was made available to view on Council's website and at the Glen Waverley Civic Centre throughout the consultation period.

Two public information sessions were held during the consultation period at the Clayton Community Centre. Council officers and representatives of the applicant were available to provide information about the proposal. The public information sessions were attended by approximately 40 community representatives.

Community Submissions

Twenty-four written feedback submissions were received in relation to the proposed development plan.

Issues raised within feedback submissions can be summarised as:

- Appropriateness of the scale and density of the development.
- Traffic impact of the proposed development on existing congestion.
- Adequacy of car parking provision.
- Impact on infrastructure and surrounding services.
- Insufficient landscaping and open space areas.
- Impact on property values.

Attachment 4 details the location of community submission property adjoining the subject land.

Referrals

Internal Referral

The application was referred to Council's Traffic and Drainage Engineers for comment. Relevant comments form part of the assessment of the application.

DISCUSSION:

State and Local Planning Policy Framework

Plan Melbourne is the Metropolitan Strategy that planning authorities must consider when assessing applications for planning permits. The key directions that are of particular relevance to the proposal are:

"Understand and plan for expected housing needs."

"Reduce the cost of living by increasing housing supply near services and public transport."

"Facilitate the supply of affordable housing."

The subject land is located within the Monash National Employment Cluster study area identified by Plan Melbourne. Relevant objectives seek to provide for employment and housing growth within established areas.

Initiatives seek to locate a substantial proportion of new housing in or close locations that offer good access to services and transport and employment areas.

Relevant housing objectives and strategies of activity centres policy found at Clause 11.01 seek:

“Provide different types of housing, including forms of higher density housing.”

“Encourage a diversity of housing types at higher densities in and around activity centres.”

The Monash Technology Precinct is identified as a Specialised Activity Centre to provide for employment, research and development facilities, synergies between industry, Monash University, Australian Synchrotron and Monash Medical Centre. The provision of housing complimentary to the precinct is identified by the Monash Housing Strategy 2014.

Housing policy at Clause 16.01 seeks to:

“Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.”

“Locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.”

“Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.”

Increased residential density and dwelling diversity is sought by state and local policies. The proposed development is considered consistent with the local planning policy framework in respect of its impact on neighbourhood character, increased housing density and providing for housing diversity. The subject land is located within close proximity of both Monash University and the Monash National Employment Cluster which are identified as key regional assets. The surrounding area is identified as appropriate for increased housing provision and alternate housing types. New development should be designed to appropriately compliment the established built form of the surrounding area whilst also providing for increased density.

The Municipal Strategic Statement at Clause 21 identifies the Garden City Character of the municipality as a core value held by the community and Council. Garden City Character principles are overarching policy objectives being significant and important consideration in all land use and development decisions. The submitted development plan provides for substantial landscaping

elements within the design response including open and landscaped street setbacks.

At Clause 21.04 (Residential Development Policy) Council's goal is for residential development in the City to be balanced in providing a variety of housing styles whilst remaining sympathetic to existing neighbourhood character.

The Residential Development and Character Policy at Clause 22.01 seeks to ensure that new development is successfully integrated into existing residential environments, with minimal streetscape or amenity impact, and designed to achieve outcomes that enhance the Garden City Character of the area.

Tree Conservation Policy at Clause 22.05 seek to maintain, enhance and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Strategic Statement.

Monash Housing Strategy 2014

The Monash Housing Strategy (MHS) was developed to review Council's current housing strategies based on an assessment of key State and Local Strategies and research from all tiers of Government and other research bodies.

The housing strategy identifies that a key issue for Monash will continue to be the management of household growth and change while at the same time preserving valued neighbourhood character and enhancing sustainability.

The need for the City of Monash to adopt a proactive role to address housing issues has been imperative and the MHS forms part of that role. Opportunities for residential growth within the City of Monash are increasingly limited within established residential areas. The MHS has identified the lack of greenfield land supply within the municipality and opportunities for increased residential density and alternate housing forms on brownfield land including vacant former school sites.

Relevant key issues and objectives of the housing strategy include:

“To facilitate a diversity of housing choices to meet the needs of current and future populations.

To positively influence the form, type, location, sustainability and amenity impacts of new residential development.

To maximise development potential around activity centres, the employment cluster and transport nodes.

Accommodating moderate population growth through infill development.

Facilitating a more diverse range of housing to meet changing needs, particularly in relation to housing for older residents, students and recent migrants.

Managing an expected increase in demand for higher density development, including apartments.

Promoting more environmentally sustainable urban form and building design.

Encouraging design excellence in new development, extension and renovations. Protecting valued urban character, heritage and amenity, and the natural environment.

Recognising the opportunities that larger sites may provide for more intensive development outcomes that, due to their scale, can be sensitive to the desired future character of the location.

Promote a variety of dwelling sizes and types to support greater affordability of housing and choice in medium and large urban developments.”

The submitted development plan satisfies many of these strategic aspirations. The development plan provides for increased residential density, housing diversity and a variety of dwellings types, reasonable height graduation and built form integration with adjoining established residential areas to the east and west.

Future character policy envisages apartment development of a high quality design and finish which suitably integrates with established residential areas and provides for appropriate landscaped setbacks.

Neighbourhood Character and Design Response

The design response must be appropriate to the neighbourhood and the site, and must respect the existing or preferred neighbourhood character and respond to the features of the site. The height and setback of buildings must also respect the existing or preferred neighbourhood character and limit the impact on the amenity of existing dwellings.

The submitted development plan provides for appropriate transition in built form and scale from the surrounding residential areas. The surrounding established single and double storey dwellings is respected by providing for a semi-detached, two storey built form along the Browns Road frontage and adjacent to Moriah Street properties located along the eastern boundary.

The development plan provides for a composition of varied building forms and heights across the site with lower building forms along the eastern and western perimeter, graduating up to four storeys within the centre of the site.

The semi-detached townhouse form of the proposal along the eastern and western edge of the development, retention of existing significant vegetation, and generous landscaped open space areas provide for an acceptable transition in built form with the adjoining established residential areas whilst also achieving increased residential density objectives.

The streetscape integration of the dwellings fronting Browns Road could be improved with some subtle variation to building envelopes. The provision of additional built form articulation and additional variation to the housing types along the Browns Road street frontage will be more commensurate with the established streetscape rhythm of detached double fronted dwellings.

Streetscape Setback & Interface

The proposed development plan is complimentary of the existing streetscape by virtue of the proposed scale and rhythm of buildings, spacing between development, landscaped front gardens, 2 storey building form to the streetscape. The proposed street setbacks range from 7.6 metres to 11.38 metres. The generous setbacks of the development plan will allow for substantial landscaping elements to be provided consistent with overarching Garden City Character Policy. Townhouses along the Browns Road frontage are of a semi-detached form to provide for building massing commensurate to development opposite and cohesion with the established surrounding residential area.

The design response is appropriate in that it responds to the established context whilst also satisfying increased density objectives of the zone provisions and relevant residential policy.

Built form and scale

Built form and scale requirements of DPO5 seek to:

“Create a composition of varied building forms and heights across the site.

Respect the amenity of adjoining interfaces for providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.

Any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.

The overall objective for the land to achieve an integrated medium density residential development offering a choice and diversity of housing opportunities and types, appropriate to its setting and achieving a high quality of amenity and urban design.”

The design response appropriately incorporates the provision of townhouses along the residential edge of the site, rising to a recessive four storey apartment form within the centre site. The proposed 2 storey form of the development along the eastern and western edge of the site is considered acceptable in that it provides for appropriate transition in building scale from single and double storey dwellings opposite and adjoining the subject land. The proposed 3 and 4 storey scale of townhouses and apartments within the centre of the site is

not generally typical of the surrounding area or common within the General Residential Zone. However it is considered acceptable in this circumstance given the substantial size of the land, its natural fall, non-residential interface to the immediate north and south and ability of the design response to provide for graduation and appropriate building height and massing. The design response provides for housing diversity and transition in built form and scale with adjoining residential areas.

The provision of an apartment form within this location is appropriate given the proximity of the site to the Clayton Activity Centre, Monash Medical Centre, Monash University and the Monash Technology Precinct. The areas are identified as being suitable for increased density and change in built form.

The Development Plan proposal provides for suitable height transition with the surrounding area. Building forms up to a height of 4 storeys towards the centre of the site stepping down to primarily 2 storey built forms towards the adjoining residential interfaces. The apartment forms are located within the centre of the site and result in no immediate massing impact on adjoining properties. Double storey townhouse forms are proposed along the eastern and western perimeter and provide for suitable height graduation with the surrounding context to adequately integrate within the streetscape and rear yard character of existing development within the immediate surrounding area.

The development plan is respectful of the character of the surrounding area in that it facilitates suitable transition in scale and form from the established traditional residential areas.

Architectural Quality and Design Detail

The development is of a contemporary design whilst also being reflective of the surrounding built form. The townhouses and apartment building have been designed with a mixture of external finishes and colours such as render and timber cladding with flat roofs. The proposed material and finishes provide for an appropriate degree of visual interest whilst also providing elements of articulation which minimize the perception of bulk and provide a level of visual interest to the front facades. The incorporation of natural materials and neutral colour tones assists in blending the development with the surrounding area.

The façade treatment provides for appropriate degree of visual interest through use of varied materials and finishes, along with vertical and horizontal articulation elements to minimize the perception of visual bulk. Design detail along with materials and finishes selection will require careful consideration to appropriately integrate with the established built form of the surrounding area. Further consideration of these requirements will take place upon assessment of any future permit application following approval of a development plan.

Housing Diversity

DPO5 specifically requires the development plan to provide for a range of dwelling types to cater for varied housing needs.

The submitted development plan provides for a range of apartments and townhouses to cater for a variety of housing needs and provide for alternate housing forms.

The submitted proposal provides for a mix different housing types as follows:

Two Storey Townhouses	Three Storey Townhouses	Apartments
22 x 2 bedroom 22 x 3 bedroom + study	1 x 2 bedroom 23 x 3 bedroom + study 10 x 4 bedroom	78 x 1 bedroom 94 x 2 bedroom
Balcony space 8m ² -10m ² provided to each dwelling. Townhouses have ground level courtyard and service yard areas in addition to balcony spaces.	Balcony space 8m ² -10m ² (typical) provided to each dwelling. Townhouses have ground level courtyard and service yard areas in addition to balcony spaces.	Balcony space 14m ² -21m ² provided to each dwelling.
Single vehicle or double garage provided to each dwelling.	Double garage provided to each dwelling.	Basement car park 1 car space/1 bedroom dwelling 1 car space/2 bedroom dwelling 2 car space/3 bedroom dwelling
		Apartment forms located within the centre of the site.

The submitted development provides a reasonable mix of varied housing types including dwellings with varied numbers of bedrooms and sizes.

The detailed design of the development is largely indicative and schematic at this stage. The Development Plan Overlay requires approval of a building envelope, design philosophy and development schedule. Following approval of the development plan a more refined and detailed planning permit application will be required to be submitted for assessment and consideration, including detail of the internal layout of the dwellings. The application must accord with the Development Plan and would be exempt from public notification and objector appeals.

The residential areas surrounding Monash University see strong demand for student accommodation, apartment forms and smaller dwelling types. The submitted development provides for increased density and housing diversity consistent with objectives of the provisions of the General Residential Zone and Development Plan Overlay.

Sustainable Design Features

A Sustainable Design Assessment prepared by Energy Lab consultants demonstrates how development within the Development Plan Area will meet sustainability targets. Initiatives include natural light and ventilation, building insulation, complimentary zoning within the internal layout, use of sustainable long lasting materials, energy efficiency measure such as LED lighting and 4 to 5 star heating/cooling systems and stormwater management strategy providing for rainwater harvesting passive stormwater infiltration.

Car Parking, Access & Traffic Impact

The proposal provides for car parking generally in accordance with the requirements of Clause 52.06.

Car parking for the development is provided as follows:

DWELLING TYPE	NUMBER OF DWELLINGS	CLAUSE 52.06 REQUIREMENT	CAR SPACES REQUIRED	CAR SPACES PROVIDED
2 bedroom townhouses	23	1 space per dwelling	23	23
3 & 4 bedroom townhouses	55	2 spaces per dwelling	110	110
1 & 2 bedroom apartments	172	1 space per dwelling	172	176
Visitor Parking	250	1 space per 5 dwellings	50	36 (basement) 16 (at-grade)
TOTAL REQUIRED			355	
TOTAL PROVIDED				361

The proposed development plan provides for adequate onsite resident car parking. The proposal includes 6 surplus car spaces in excess of the minimum planning scheme specified requirements.

The traffic impact of the proposed development on the local road network was raised as an issue within community submissions received.

The traffic report submitted with the application indicated the expected traffic generation for the development is in the order of 1,236 vehicle trips/day with around 124 vehicle trips/peak hour. An analysis of the site access indicated that in the critical evening peak hour (5.00 to 6.00pm) the traffic generated by the site would have a very minor impact on the existing operation of Browns Road with a negligible queue in both directions of Browns Road as well as within the site. The Browns Road carriageway width of 9.0 metres provides for one traffic lane in each direction and kerbside parking on both sides of the road and is considered to have sufficient traffic capacity to cater for the expected increase in traffic volume.

Access to the development is proposed via a 6.0m wide private street from Browns Road. A single width vehicle crossing to the Moriah Street townhouses is proposed for the 2 townhouses on this frontage. No vehicle connection through the site between Browns Road and Moriah Street is proposed.

Council's traffic engineers have suggested the following modifications to the development plan to provide for improved vehicle and pedestrian movement:

- Widening the accessway/road reserve to a width of 9.81 metres between Browns Road and the first intersecting street to provide for increased landscaping and footpath width at the main entrance to the development.
- Vehicle priority should be established at each of the T-intersections with the main circulating road.
- Measures to discourage vehicles parking in the dead-end section of laneways.
- The main vehicle crossover/access point to Browns Road is designed as a driveway crossing.
- Footpaths within the site having a minimum typical width of 1.4 metres.
- The basement access ramp to be a minimum width of 6.0 metres to facilitate two-way access.

Vegetation Retention

Vegetation retention requirements under the provisions of DPO5 require the development plan must include a landscape plan that incorporates trees rated as 'moderate' or 'high' in the 2013 Tree Logic Assessment. A planning permit must then be generally in accordance with the approved development plan.

The 2013 Tree Logic Assessment nominates 17 trees with an aboriginal rating of moderate retention value. The trees are generally Victorian and Australian native eucalypt species and range in height from 7 to 20 metres. The majority of vegetation is located along the perimeter of the site. The submitted development plan proposes retention of all 17 trees identified as having moderate retention value. There are no high value trees identified on the site.

Further ongoing requirements for vegetation retention will take place at the planning permit application stage which requires any approval to be '*generally*' in accordance with the approved development plan.

Landscaping and Open Space

Open space areas within the development include balcony spaces to all dwellings along with ground level courtyard spaces to townhouses. Substantial areas of public realm and communal open space have been proposed within interesting mews areas throughout the development.

The landscape plan submitted with the application provides for planting of 134 canopy trees as part of a comprehensive landscaping scheme for the site. Substantial landscaping elements have been incorporated into the overall design response including retention of existing significant vegetation and extensive planting throughout the site.

The surrounding neighbourhood has a mixed landscape setting, including both exotic and native vegetation. The overall landscape proposal will screen and soften the visual impact of the development and incorporate varying heights of vegetation within communal landscaped spaces. Some species proposed include large Eucalyptus trees, with broad open canopies which are supplemented by smaller growing specimens such as the *Elaeocarpus reticulatus* and *Tristaniopsis laurina*.

The development plan includes large areas of communal open space including significant landscaping in both raised planters and natural ground. Landscape buffers have been provided throughout the development including along the perimeter of the site.

The landscape plan submission appropriately compliments the design response, suitably integrates the development plan with the surrounding neighbourhood, and provides for adequate vegetation retention.

Impact on Infrastructure and Surrounding Services

Submitters raised concern with the ability of existing infrastructure to cope with increased demand on infrastructure and services.

Council's drainage area have advised that underground drainage is available to the subject land. Infrastructure and drainage requirements will be further determined at the planning application stage including the provision of a stormwater detention system. Any required upgrades to existing infrastructure will be determined by applicable service authorities. At this stage, no significant concern has been identified.

The subject land is reasonably serviced by existing community facilities and social infrastructure within the surrounding area.

Impact on Property Values

This is not a relevant planning consideration. Planning applications are assessed on their amenity impacts and compliance with applicable policy requirements.

CONCLUSION:

The proposal is appropriate given the zoning of the land and requirements of DPO5. The design response is generally consistent with the objectives and applicable requirements of state and local policies. The proposed development will provide an appropriate mix of housing in townhouse and apartment building form, which is considered to be a suitable design response having regard to the

site context and diverse surrounding built form. The design response is generally site responsive and will not result in any unreasonable amenity impacts on the surrounding properties. It is recommended that the proposed development plan be approved subject to minor modification.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (October 2014).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.