

18 May 2015

Sue Monagle

Principal Planner
City of Monash
293 Springvale Road
GLEN WAVERLEY VIC 3150

Dear Sue

1 Renver Road Clayton – DEVELOPMENT PLAN (Former Monash Special Development School)

We continue to act for Mushan Design Studio and provide the following additional information and amended Development Plan in response to your request for information dated 10 February 2015.

Additional Information

- One copy of all relevant Certificates of Title and Covenants for the subject site. We confirm that any development of the land generally in accordance with the Development Plan will not breach the terms of the covenant on the site.
- Additional details regarding easement restrictions on the site are provided in the Certificates of Title. Further investigation of the easement running north-south through the centre of the site has also been undertaken by Irwinconsult Pty Ltd at Appendix E. Those investigations confirm that the existing drainage easement (E-2) through the centre of the site contains no infrastructure.
- Three scaled copies of the following plans:
 - Proposed development layout (buildings envelopes).
 - Landscape Concept Plan prepared by John Patrick Landscape Architects.

Response to Preliminary Assessment

Landscape Plan

- The proposed surface for the central courtyard to the apartment building has been corrected in the Drainage Plan at Appendix E to reflect the Landscaping Plan at Figure 5, Section 7.0 of the Development Plan. The courtyard includes paving (to later detail) and raised planter beds with trees up to 8m (at maturity) plus understory planting.
- Additional explanation/justification for removal of moderate and high retention value trees has been provided in the Development Plan at Section 7.0 and Appendix A (Design Response Statement Prepared by John Patrick Pty Ltd). While the landscape plan allows for retention of only two moderate retention value trees and removal of 61 trees, these will be replaced by 133 native trees which will provide a substantial tree canopy for the site (providing more than double the current number of trees on site). While some existing trees could potentially

have been retained, they are considered to be of low amenity value and were preferentially replaced with more suitable species to provide a coordinated planting scheme designed for the intended future development of the site.

It is also noted that the existing native vegetation on the site has been identified in the arborist report at Appendix G, as 'planted vegetation' and are therefore exempt from the permit requirements at Clause 52.17 (Native Vegetation) of the Monash Planning Scheme.

Basement Carparking

- Visitor car parking is proposed to be located within the entry to the basement. These spaces will be readily accessible and are well located for the majority of dwellings within the development. A secure gated entry to the basement beyond the visitor spaces will be provided to separate visitors from resident spaces. If necessary, a small directional sign may be erected near the entry of the basement directing visitors to use this parking area. This arrangement is preferred to alternative at-grade parking which reduces potential for landscaping around the buildings.

To supplement the basement parking, one visitor space is provided at the end of each of the townhouse rows. These have been repositioned adjacent to each vehicle entry to be more accessible, but screened with landscaping so that they do not dominate the street frontage.

Arborist Report

- Appendix G of the Development Plan includes two reports prepared by 'Tree Logic', the initial report dated 30th April 2013 and a later report dated 26th September 2014. The 30th April 2013 report identifies, at page 5, that all tree species existing on the site are planted vegetation for garden and amenity purposes, with no naturally occurring indigenous trees. Therefore a planning permit is not required for their removal under Clause 52.17 (Native Vegetation).
- Section 5 of the Development Plan has been amended to confirm that the use of the land is to be residential.

Security

- Amendments have been made to the landscaping plan at Figure 5 to deter pedestrians using the site as a cut-through. Amendments include:
 - Curved paths at the end of the driveways to each row of townhouses to minimise direct line of sight through the development that would otherwise encourage pedestrian movement through the site.
 - Inclusion of fencing and secure gates in line with the building line fronting Cambro Road.
 - Use of raised garden beds to make pedestrian access to the site difficult except along defined paths.

It is preferable to maintain an open front yard character for the development and to provide containment to the site through the use of landscaping rather than fencing and gates. This assists in providing better connection with the surrounding neighbouring rather than a discrete gated community.

Overshadowing

- Initial testing of overshadowing confirms that the building will not unreasonably overshadow the private open space or habitable room windows of apartments or townhouses in the development. This can be further tested in the assessment of any future planning application. The design of the 'link' between the northern and southern flanks of the apartment building have also been revised and lowered to 2 storeys to minimise potential for overshadowing.

Site Layout

- The building design has been further articulated by varied building heights and setbacks which will reduce visual bulk when viewed from neighbouring properties. Additional visual interest will be provided through the use of balconies and materials. These details can be assessed and determined at the planning application stage. Consideration was given to providing a break in the townhouse rows but was discarded on the basis that there is little benefit to be achieved from this approach, and would result in narrow walkways between 2-3 storey building forms that are likely to be rarely used for pedestrian connection. Key changes to the building envelope (at Section 5.2 of the Development Plan) include:
 - Substantially increasing the front building setback of the apartment building around the Cambro Road pedestrian entry.
 - Removing the third storey (second floor) of the townhouses towards the north-western corner of the site where directly opposite the private open space of the two dwellings fronting Wellington Road.
 - Setting back the third storey (second floor) of the southern row of townhouses where directly opposite the private open space and single storey development abutting the site to the south. These buildings now step down to a two storey appearance when viewed from these adjoining sites.
 - Substantially decreasing the size of the top level (third floor) of the apartment building by increasing building setbacks from Cambro Road to approximately 29m and to Renver Road to approximately 26.8m.

Additionally, the primary entry to the northern row of townhouses has been moved to the shared driveway/pedestrian space between this row of townhouses and the apartment building. This space is provided with a high degree of surveillance from the upper levels of the townhouses and apartments at all levels. It is proposed to be a high amenity space which is to be paved and landscaped. The space to the north of each townhouse will become a private landscaped space for each townhouse.

Building Scale

- The height of the northern row of townhouses has been reduced to two storey where directly opposite the Private Open Space (POS) of the two dwellings fronting Wellington Road. Building setbacks comfortably meet typical ResCode B17 Standards along this boundary. Views of the building from the POS of these adjoining dwellings will be softened and filtered by landscaping, including medium sized trees (refer Section 5.2 of the Development Plan, Drawing No. DP12, Section A).

- Building height for the southern row of townhouses at the south-east corner of the site has been amended to ensure that the third storey will not be visible when viewed from the P.O.S of neighbouring properties. The two storey component of the townhouses is to be a substantial 8m from the southern property boundary and screened by perimeter planting. The third storey will be set back approximately 15m in this location so that there will be no adverse amenity impacts generated by way of overlooking, overshadowing or visual bulk (refer Section 5.2 of the Development, Drawing DP12, Sections C and D). Where the townhouses are adjacent two storey development, the third storey is set back slightly less, so that it may be visible but still recessive.

Streetscape

- The building envelope to the apartment building has been further broken up by reducing the height of the entry/link to two storeys, as well as substantially increasing the building setback around this entry to Cambro Road. Sight line analysis has been undertaken from both Cambro and Renver Roads to ensure that the prevailing scale that will be perceived in these roads is 2 storey, with limited partial views of very recessive third or fourth storeys.
- The site layout has been arranged to respond to the typical front yard character and spacing of buildings in this location. To this end, the proposed site layout includes generous landscaped front building setbacks of over 9m planted with substantial canopy trees, and substantial breaks between each building element. These design characteristics will ensure that the proposed buildings will be set amongst well landscaped surrounds which will improve the amenity of both Cambro and Renver Roads while also softening views of larger building forms from the public realm.

We trust that this information satisfies your initial information requests and preliminary issues raised. We ask that you please arrange for the Development Plan to be displayed for public comment within 14 days of receipt of this information in accordance with Clause 4.0 of Schedule 5 to the Monash Planning Scheme.

Yours sincerely,



Danny Haesy
Associate

Encl.