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16 March 2023

Janny Lui
City of Monash
Via email: Jeanny.Lui@monash.vic.gov.au

Dear Jeanny,

TPA/51498A – SECTION 57A – 12-14 JOHNSON STREET AND 1 MILL ROAD, OAKLEIGH

Urbis acts on behalf of Goldman Johnson Pty Ltd in relation to the amended permit application TPA/51498/A, which seeks minor amendments to the approved development at the above mentioned site.

We write in response to ongoing discussions with Council and further to our recent request to amend the abovementioned planning application pursuant to Section 57A of the *Planning and Environment Act 1987*. Specifically, the proposed amendments respond to feedback from Council from 17 January 2023 onwards as part of numerous discussions.

Further to the recent request we enclose the following updated materials:

- Architectural Plans prepared by Bruce Henderson Architects
- Statement of changes prepared by Bruce Henderson Architects

Through a series of discussions with Council officers it was confirmed that renders provided in February 2023 related to the Mill Road frontage materials and the transition to the east.

As part of this submission, we have now formalised the renders into an amended architectural set and sought to respond to the remainder of the issues.

1. BACKGROUND

Council planning officers provided the following feedback on 17 January 2023:

- *The proposed sheerness of the interface and lack of visual interest (back of house treatment) to Haughton Road.*
- *Proposed material palette is complicated and lack of fine grain response.*
- *The below issues with respect to Urban Design perspectives:*

Section 57A – 12-14 Johnson Street and 1 Mill Road, Oakleigh

- *The proposed scale on 1 Mill Road should be smaller than that at 12-14 Johnson Street i.e. it should reduce by at least one level to acknowledge the different physical attributes as 12-14 Johnson Street.*
- *Concerns about the proposed 'green feature screen' to Haughton Road.*
- *The proposed built form to the Haughton Road interface, and relocation of balconies of the easternmost apartment.*
- *The extent of cantilevered articulation devices.*
- *Screening of all street fronting dwellings to Haughton Road to allow views and outlook toward the public realm.*
- *The potential development opportunities for future development of 8-10 Johnson Street.*

Since that time, the permit applicant has engaged in ongoing discussions with Council planning officers to work towards a revised outcome to respond to matters raised and while continuing to pursue the architectural vision of the project.

Recent discussions on 20 January 2023 confirmed that following amendments would result in support from Council:

- Deletion of Units 605 and 606 (with a possible 4.5m encroachment)
- Deletion of the corner cantilevered elements
- Refinement of the Mill Rd materials (specifically the white cement render)
- Refinement of the Haughton Road Structure
- Reduction of screening to dwellings fronting Haughton Road

Through a series of discussions with Council officers it was confirmed that renders provided in February 2023 related to the Mill Road frontage materials and the transition to the east.

As part of this submission, we have now formalised the renders into an amended architectural set and sought to respond to the remainder of the issues.

2. PROPOSED CHANGES

Alterations to the architectural plans have been made in response to ongoing discussions with Council planning officers and the matters outlined above. These have been annotated on the architectural plans for your reference and are noted within the submitted Statement of Changes prepared by the project architect. In summary these changes are as follows:

- Haughton Road entrance structure redesigned with the replacement of the previous feature screen with a three-storey pergola structure, security fence and a canopy. The ground level arrangement is revised with landscaping via planter boxes, a tree as well as bench seating and bicycle parking.
- Materials throughout the proposal have been simplified while incorporating more texture, specifically along the Mill Road frontage and eastern boundary wall. This includes deletion of green colorbond, green glazed bricks and white precast panelling. Brick and off form concrete replace some areas of render and glazing. The side boundary walls have been refined further to



incorporate brick at lower levels and lighter render on the upper levels to tie in with the street facing facades.

- The amended proposal includes increased setbacks at upper levels towards the east and north. Apartment 505 is reconfigured for an increased setback to Mill Road and Apartments 605 and 606 have been deleted resulting in a 4.5m setback at Level 6 from the north and east boundaries in-line with discussions with Council planning officers.
- Balconies of apartments 305, 405 and 505 have been revised to have open sides and 505 is no longer roofed, therefore, reducing the scale of the proposal at the eastern side of the site and providing for increased transition to the east in-line with discussions with Council planning officers
- The planter at Level 6 is setback further from the south boundary with a 5.2m setback instead of 4.5m. This results in reduced shadowing, with no overshadowing of the footpath on the south side of Mill Road occurring past 10am on 22 September.
- Balconies of Apartments 110, 210, 306, 406, 506 have been swapped to the east side of the apartment to allow for a reduction of screening and improved views toward the street. This is in-line with previous advice from Council's urban designer. Vertical fins are introduced to prevent overlooking between the proposed apartments while also allowing views towards the public realm as directed by Council's urban designer. The fins contribute to the fine grain appearance of building when viewed from Haughton Road and tie in with the character of the broader building. Similar screening is also applied to apartments 111, 211, 307, 407 and 507.
- The podium level marble no longer cantilevers towards the Johnson Street and Mill Road intersection.
- Equitable development of neighbouring sites is achieved by constructing to the boundary while providing a 4.5m setback to the north to allow the neighbouring site to include south facing apartments without the need for screening, should a development occur in the future.

A review of the updated apartment layouts (with respect to those which have been amended) has been carried out and we can confirm that the proposal continues to meet the objectives and standards of Clause 58 of the Monash Planning Scheme including accessibility (Standard D17), functionality (Standard D24), private open space (Standard D19) and ventilation (Standard D27).

3. ADVERTISING

The proposed changes are not considered detrimental and are minor in nature, with reduction in form and revised material arrangement being the main changes. It is considered that these changes will result in an improved outcome and will result in no further detriment when compared against the advertised plans. Given the limited nature of these changes and circumstances around which the changes have been made, we do not consider advertising is necessary and respectfully request that this is not undertaken.

4. CONCLUSION

We trust that the above amendments are sufficient to gain City of Monash's support for the subject amended planning permit application. We respectfully request that these changes are considered at Council's earliest convenience. If you have any queries please don't hesitate to contact me.



Yours sincerely,

