

20 September 2024

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Attention: Di Stanley,

Senior Statutory Planner,

Monash City Council

Subject: Section 57A, Amendment to an Application

Planning Application No: TPA/55499

Property Address: 134 Drummond Street, Oakleigh VIC 3166

We refer to TPA/55499 planning permit and attach our request to amend the current application, for your ease changes are clouded in red.

Please find the following documents attached.

- Cover letter.
- Amended plans.
- Update Town Planning Report.
- Completed Section 57A form.
- Waste Management Plan.
- Traffic Report.
- Landscape Plan.
- HIS Report

Council have noted concerns with regard to the car parking, traffic management, waste management and heritage value of the site. In aiming to address these concerns the following provides a response to each area and ensures a greater outcome for the wider community and the land owner and provides an alteration to the initial proposal.

The proposal:

As a whole the proposed Section 57A amendment seeks to:

- Alter the existing heritage dwelling including the demolition of the recent addition of the garage, with additions to the heritage building.
- Change of use from dwelling to childcare
- Using the existing crossover with a slight widening, facilitating 14 spaces on site, including one accessible parking space and a turnaround bay at the northern end of the car park.
- Bicycle parking is provided adjacent to the pedestrian entrance with pedestrian access provided through an internal footpath leading to the building entrance from Palmer Street.
- Car parking reduction of 4 car spaces
- Total of 86 Children (original TP was 91)
- Operating hours of 6.30am – 6.30pm

With regard to Council's specific concerns the following is noted.

Car Parking:

The minimum required car parking rate is calculated by Clause 52.06 a rate of 0.22 car parking spaces per child. With a maximum number of 86 children sought, ($86 \times 0.22 = 18.92$) a minimum requirement of 18 car parking spaces are required.

The proposed amendment ensures the provision of 18 car parking spaces, noting the following specifics.

- Car parking stackers are to be used; 5 x independent car lift systems proposed towards the northern portion of the carparking area
- 5 car parking spaces are allocated for staff; who will arrive prior to drop off times. These will be located on the upper portion of the proposed car stackers.
- To ensure protection from rain, a lightweight roof and wall on the eastern boundary (14m wide), along the stackers will be provided.

Details for the car parking solution are provided via the architectural drawing and updated traffic plan. Broadly it works with mechanisms of Clause 52.06 and is considered dimensionally compliant with the clause.

Traffic Management:

Council seeks to ensure that the objectives of 'Clause 13.07-1L-01' are met; *"to minimise the traffic impacts generated by a non-residential use on the existing traffic pattern of the street and locality."*

The existing crossover is to be retained with some widening required, and nature strip abutting the rear laneway to be reinstated. When we look at this from a contextual perspective, being:

The parking on site is capable of meeting Clause 52.06 with impacts of demand considered acceptable and capable of being absorbed on site.

Kindly refer to the architectural plans and traffic report for additional details and dimensions.

Waste:

Organic waste has been relocated to the southern boundary along the driveway to eliminate the need for a removal truck to drive through the car park for waste collection. This relocation will also reduce the traffic flow on waste collection days in allowing for kerb side pickup. Kindly refer to the updated waste management plans.

Character and Heritage:

The proposed responds to Clause 15.01-5L 'Monash Preferred Neighbourhood Character, All Areas' by:

- Maintaining the front, side and rear setback of the heritage dwelling.
- Providing a recessed upper form
- Maintains space between dwellings/form
- Enables landscaping to the rear, particularly around the car parking
- Limits the paved area of car parking to the rear of the site. When looking at the current conditions, there is little change in this regard.
- Provides generous front landscaping opportunities to Drummond Street and is capable of providing additional planting throughout the site.

More specifically, in addressing the heritage overlay, front, side and rear setbacks have been altered to provide a more sympathetic form, noting:

- A front (West) setback of 6.915 metres (existing structure) and 7.890 metres (proposed extension); greater than the existing setbacks of 132 and 134 Drummond Street.
- A minimum 1.6 metre side set back to the north boundary and residential interface.
- A 3.231 metre setback from the south boundary on the first floor, consistent with the existing setback of the remaining structure.

To soften the residential interface to the north, no openings are proposed on the northern boundary of the ground floor and a green wall has also been introduced along the northern boundary.

With regard to the massing and form of the proposed; minor alterations now provide mirror massing to the heritage structure and front verandah to ensure a balanced outcome. To achieve delineation between the addition and existing the proposed is sufficiently setback and additional 0.975 metres from the boundary compared with the heritage structure.

Referring to Sheet A06, a flat roof Verandah to the western façade, along Drummond St, with supporting columns aligning with the existing ones has been proposed. This has been inspired by the existing Heritage house and does not replicate it.

With regards to safety and form, a 1.8m high fencing to the FF outdoor play area has been provided, additionally, the external fire safety stairs have been further setback from the Drummond Street frontage.

We appreciate the transparent and open communication with Council and continue to remain open to the feedback.

We trust this submission has significantly improved from the previous set and look forward to continuing to work with Council as we progress.

Please do not hesitate to contact me should there be any queries.

Kind regards,

Sue Sukkar



Director – Town Planning

Registered Town Planner (MPIA)

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