



PLANNING &
PROPERTY | **PARTNERS**

SUPPLEMENTARY DEVELOPMENT PLAN APPLICATION

Amendment to Development Plan TP/433

2 Collegium Avenue, Wheelers Hill

12 March 2025

Prepared for: *BP Drive Dev Pty Ltd*

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- **Attachment A** – Certificate of Title
 - **Attachment B** – DTP Planning Report
 - **Attachment C** – Subdivision Plan PS812887X
 - **Attachment D** – Supplementary Development Plan material prepared by *Rothelowman*
 - **Attachment E** –Transport Impact Assessment prepared by *Onemilegrid*
 - **Attachment F** – Landscape Plan prepared by *CDA Design Group*
 - **Attachment G** – Drainage proposal prepared by *Breese Pitt Dixon*
 - **Attachment H** – Arboricultural Assessment prepared by *Galbraith & Associates*
 - **Attachment I** – Feature and Level Survey Plan prepared by *Breese Pitt Dixon*
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1 Introduction

1.1 Overview

This report accompanies an application to amend approved Development Plan TP/433 ('Development Plan') as it applies to the land at 2 Collegium Avenue, Wheelers Hill ('Site').

Planning & Property Partners Pty Ltd are engaged as town planning consultants on behalf of *BP Drive Dev Pty Ltd*.

The existing Development Plan was endorsed by Monash City Council ('Council') on the 31 January 2017. Prior to its endorsement, the Development Plan was considered by Council at its Ordinary Meeting on 13 December 2016 and which notably excluded part of the Site now forming the basis of this amendment application in the south-west corner of the Site. At this 13 December 2016 Ordinary Council Meeting, Council resolved Requirement 8 for:

'The Development Plan to be amended to show the future use/development of the land on the corner of Brandon Park Drive and Academy Street (south west corner) and how it integrates with the site and surrounds.'

Through the endorsement phase, the Development Plan was updated in response to Requirement 8 to identify the south west corner of the Site as 'secure surplus land'. This proposed amendment to the Development Plan now seeks to change the status of this identified 'secure surplus land' for a future residential townhouse development through supplementary material to the existing Development Plan.

Areas that sit outside of the 'secure surplus land' are not proposed to be altered as part of this amendment application, noting that the balance of the Site has been developed in accordance with the Development Plan for the Nellie Melba Retirement Village (the 'Retirement Village') with separate planning permits obtained following the Development Plan approval. This portion of the Site is referred to as the 'Planning Unit' in this report.

The characteristics of the proposed amendment to the Development Plan are detailed within this report and within the accompanying material prepared to satisfy the requirements of Development Plan Overlay – Schedule 4 ('DPO4') of the Monash Planning Scheme ('Planning Scheme') which includes the following material provided as attachments to this report:

- **Attachment D** – Supplementary Development Plan material prepared by *Rothelowman*
- **Attachment E** – Transport Impact Assessment prepared by *Onemilegrid*
- **Attachment F** – Landscape Plan prepared by *CDA Design Group*
- **Attachment G** – Drainage proposal prepared by *Breese Pitt Dixon*
- **Attachment H** – Arboricultural Assessment prepared by *Galbraith & Associates*
- **Attachment I** – Feature and Level Survey Plan prepared by *Breese Pitt Dixon*

Collectively, the material submitted as part of this amendment application confirms the suitability of the proposed amendments to the Development Plan and can form as supplementary material to inform the Planning Unit's future redevelopment and overall complete the whole of the Site's redevelopment in response to DPO4.

2 Site & Planning Context

2.1 The Site and Planning Unit

The Site is commonly referred to as 2 Collegium Avenue, Wheelers Hill and comprises a singular land parcel (Allotment 2017 Parish of Mulgrave, or 2017\PP3212).

The Site is approximately 55,600 sqm in size and of an irregular battle-axe shape with frontages to Collegium Avenue, Brandon Park Drive, Strada Crescent and Academy Avenue.

The Site's Certificate of Title and Plan of Subdivision is included at **Attachment A** of this report.

Figure 1 below shows an aerial view of the broader Site, with the Planning Unit subject to this amendment application highlighted in yellow.

Areas outside of the Planning Unit, forming the balance of the Site, are not proposed to be altered as part of this amendment application, noting that they have been developed in accordance with the Development Plan and separate planning permits obtained.

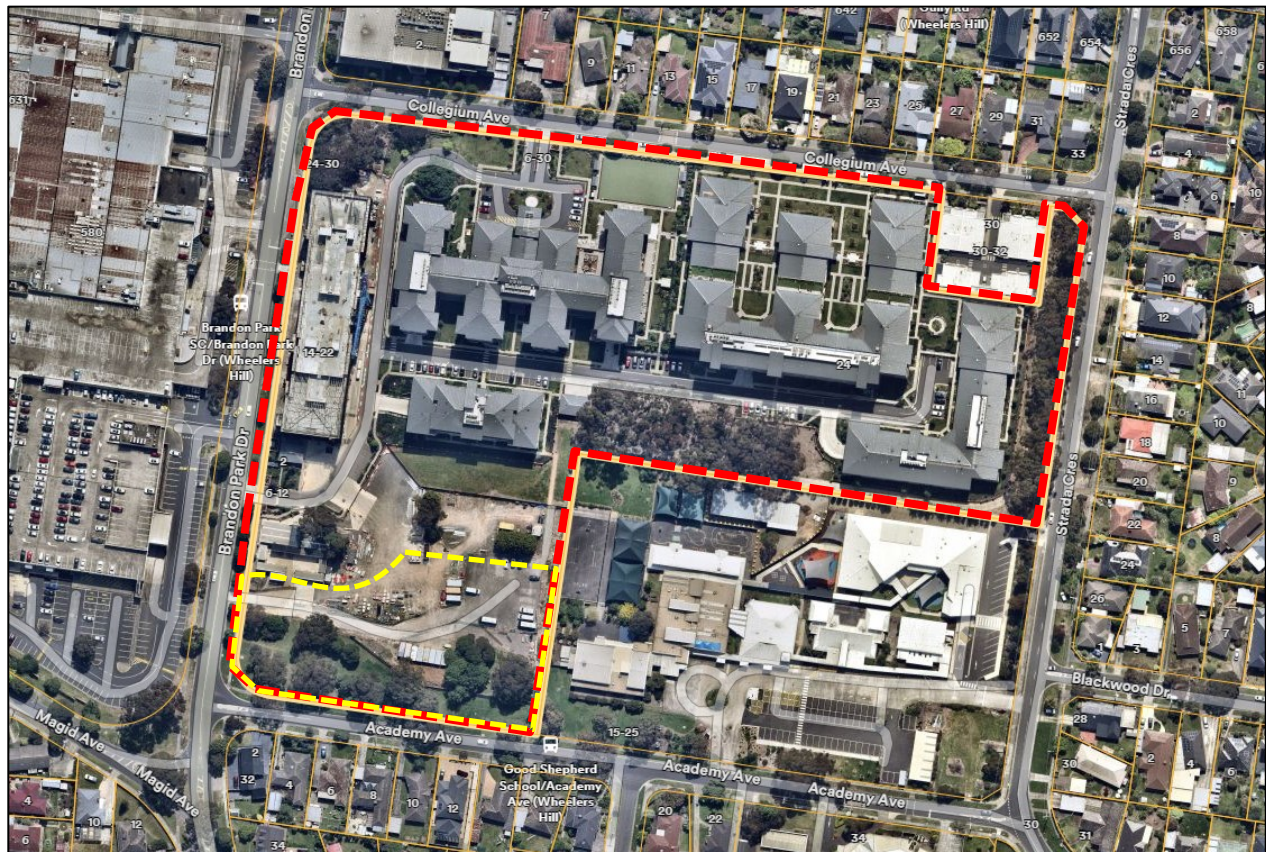


Figure 1: Aerial with Site (red) and Planning Unit (yellow) overlaid

Source: NearMap, Oct 2024

The existing conditions of the Planning Unit can be characterised in two distinct sections. The southern portion contains a number of large trees within a grassed area that primarily faces toward Academy Avenue, with the northern portion currently used for parking and to store materials and other items associated with the Retirement Village construction to the north.

The existing trees within the southern portion of the Planning Unit and the fall of the Planning Unit from north-east to south-west have appropriately been considered in the evolution of the supplementary material forming the basis of this amendment application, and namely the location of the proposed vehicle accessway which is restricted given the steepness of the Planning Unit within its southern portion.

2.2 Site Interfaces

North

The Planning Unit immediately adjoins the balance of the Site and the basis to where the Development Plan applies, which has been developed as the Nellie Melba Retirement Village in accordance with the approved Development Plan.

Directly north of the Planning Unit is publicly accessible open space which is provided as part of the approved Development Plan and shortly to be confirmed through certification of Subdivision Permit TPA/47486 ('Subdivision Permit') and satisfy the Site's public open space contribution pursuant to Clause 53.01 of the Planning Scheme.

The Retirement Village contains a series of buildings across the balance of the Site ranging in height from two to five storeys, with various internal vehicle and pedestrian connections, including a continuous pedestrian/bicycle path from Brandon Park Drive to Strada Crescent proximate to the Planning Unit's northern boundary.

East

To the east of the Planning Unit is the Monash Special Developmental School, which is zoned within the Public Use Zone Schedule 2 (Education).

The immediate interface with the Planning Unit contains outdoor facilities associated with the school (playground and basketball court).

South

Beyond the 15m setback to accommodate the noted trees of significance in the Planning Units southern portion, is Academy Avenue with dwellings of one and two storey scale on its southern side.

All of these sites contain one dwelling on the lot and are zoned within the General Residential Zone.

West

The Site immediately interfaces Brandon Park drive to the west.

The Brandon Park Shopping Centre (zoned within the Commercial 1 Zone) is located on the other side of this road, with the Planning Unit interfacing the rear of the shopping complex, which is primarily used for parking and loading.

2.3 Surrounding Context

An Urban Context and Site Analysis is provided below and contained within the 'Supplementary Development Plan' material prepared by *Rothelowman* as provided at **Attachment D**.

The immediate area including the Site forms part of the defined Brandon Park Major Activity Centre within the Planning Scheme. The construction of the Retirement Village on the Site informs the growth and potential of the Activity Centre, and which will continue to evolve in response to noted planning policy for increased density and diversity in such areas. Other significant nearby land uses include:

- Nellie Melba Retirement Village to the immediate north (within the balance lot).
 - Monash Special Developmental School to the immediate east.
 - Brandon Park Shopping Centre to the immediate west.
 - Springvale Road, located 250 m west.
 - Ferntree Gully Road, located 300 m north.
 - Glen Waverley Railway Station, located 3.4 km to the north-west of the Site.
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Figure 2: Site Analysis plan

Source: Rothelowman

The general zoning patterns within the area are mixed, noting that:

- The area of the Site to the north, south and east is predominately residential and zoned within the General Residential Zone.
- The area of the Site to the west is commercial and zoned within the Commercial 1 Zone, Commercial 2 Zone and Industrial 1 Zone.
- The area of the Site to the south-west (south of the Monash Freeway) accommodates the Nexus Business Park and is zoned within the Special Use Zone – Schedule 6.

2.4 Planning Controls

Pursuant to the Planning Scheme, the Site and Planning Unit are located within the General Residential Zone – Schedule 10 ('GRZ10') and are covered by the site specific DPO4 control relating to the *Brandon Park Residential Development Plan*. A copy of the Site's DTP planning controls is provided at **Attachment B**.

Part of the Site also contains a small area of land covered by the Heritage Overlay – Schedule 102 (HO102) towards its eastern boundary to Strata Crescent, however notably outside of the Planning Unit and area subject to this amendment application.

There are no objectives specified within DPO4 to be achieved. The operation of Clause 2 of the DPO4 states that a planning permit may be granted before a development plan has been prepared for use and to construct a building or carry out works, provided the Responsible Authority is satisfied the permit will not prejudice the future use and development of the land in an integrated manner.

As the Development Plan has already been approved by the Site, and which currently identifies the Planning Unit as 'secure surplus land' an amendment to the Development Plan is required to relabel this current status on the Planning Unit to realise its residential redevelopment. Under Clause 43.04-4 of the Planning Scheme, a development plan may be amended to the satisfaction of the responsible authority. This amendment application is therefore made in accordance with Clause 43.04-4.

Following approval of the amended Development Plan as proposed, it is envisioned that a planning permit application would be made for the Planning Unit. The operation of Clause 43.04-2 states a permit granted must be generally in accordance with the development plan.

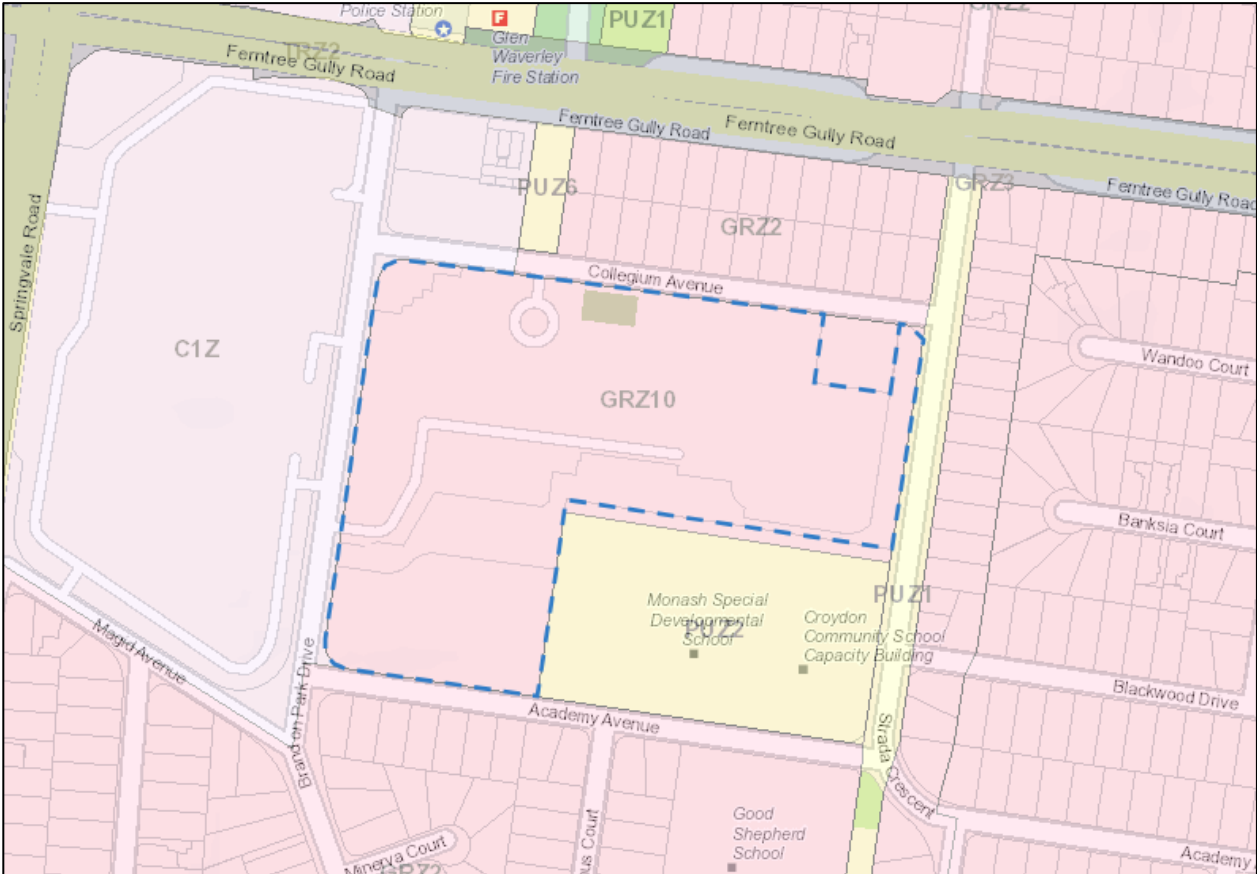


Figure 3 Zoning Map of the Site – GRZ10

Source: VicPlan



Figure 4: Development Plan Overlay – Schedule 4 on the Site

Source: VicPlan

3 The Approved Development Plan

3.1 Background

The Development Plan was approved by Council at the 13 December 2016 Ordinary Council meeting, with the submitted development plan application originally not including the Planning Unit with the Council officer report stating, *'the south west corner of the site (Brandon Park Drive/Academy Avenue frontages) is not including in this Development Plan application and the applicant has advised that this land is surplus to their needs at present.'*

Four recommendations were contained in the published planning officers assessment, however following discussions on the evening of the 13 December 2016 Ordinary Council meeting, Council resolved to include four additional recommendations with Item 8 being:

'The Development Plan to be amended to show the future use/development of the land on the corner of Brandon Park Drive and Academy Street (south west corner) and how it integrates with the site and surrounds.'

The minutes of this 13 December 2016 Ordinary Council meeting, inform that that an amendment to the development plan would be required in relation to the Planning Unit and subject to separate assessment.

The Development Plan was ultimately endorsed by Council on the 31 January 2017, with the Planning Unit included as part of this in response to Item 8 of Council's resolution, with it simply now referring to the Planning Unit as 'secure surplus land'. The proposed amendment now seeks to change the status of the Planning Unit through supplementary material to inform its residential redevelopment.

The purpose of the DP is to provide the overall framework for the development of the Ryman Comprehensive Care Retirement Village.

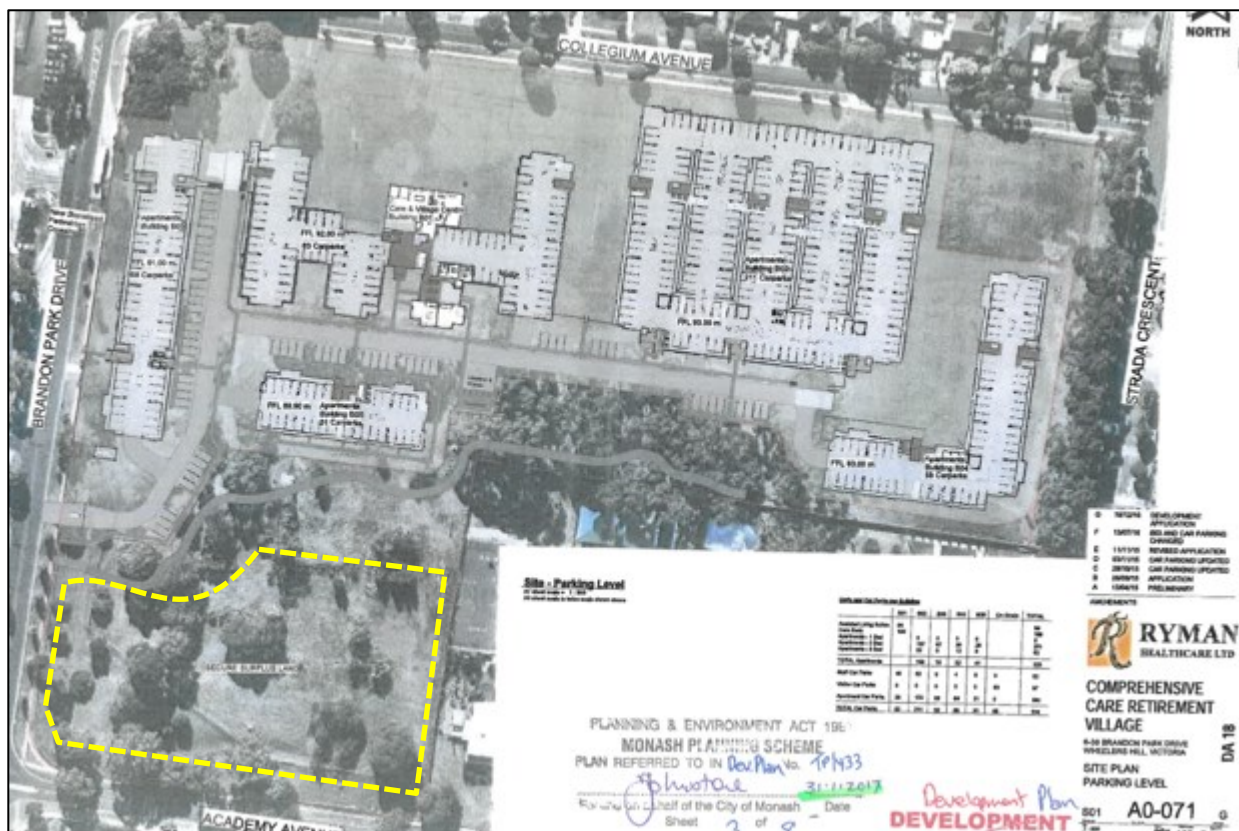


Figure 5: Endorsed Development Plan identifying the Planning Unit (in yellow) as 'secure surplus land'

3.2 Current Development Plan Status

Since endorsement of the Development Plan, Planning Permit TPA/47002 has been issued for the balance of the Site reflecting the now developed and near completed Retirement Village.

The key features of the Retirement Village as informed in the Development Plan include:

- Five buildings distributed across the Site, with their heights ranging from two to five storeys
- Provision of 94 'Assisted Living Suites'
- Provision of 199 aged care beds
- Provision of 328 independent living units (apartments)
- A total of 559 car parking spaces
- Two separate vehicle access points, with the main access provided from the north of the Site (Collegium Avenue) and a secondary access point from the west of the Site (Brandon Park Drive). These access points lead to internal two-way roads servicing each building.
- Areas of public and communal open space across the Site, including recreational areas (bowling green), walking/shared paths (included continued connection from Brandon Park Drive to Strada Crescent) and landscaped areas accommodating large vegetation and smaller gardens.

As per the approved DP, the Site that is subject to this application is labelled as 'secure surplus land' to the south-west, and the approved DP is otherwise silent on how this land is to be developed, or in what form the development of the land is to proceed.

Relevant to the Planning Unit, the endorsed Development Plan identifies:

- It as 'secure surplus land' on the majority of the endorsed sheets (Sheets 1, 2, 3, 4 of 8)
- A 4.5 metre boundary setback to Brandon Park Drive and 15 metre boundary setback on Academy Avenue on the Tree Offset plan (Sheet 6 of 8).
- Identification of moderately rated Trees 7, 32, 36, 37 and 38 to be retained.
- Identification of moderately rated Trees 46, 112, 114, 115 and 116 to be removed.

Figure 6 below contains an extract of the Tree Offset Plan informing the above setbacks to Brandon Park Drive and Academy Avenue as well as the trees to be retained and removed in informing the supplementary material.

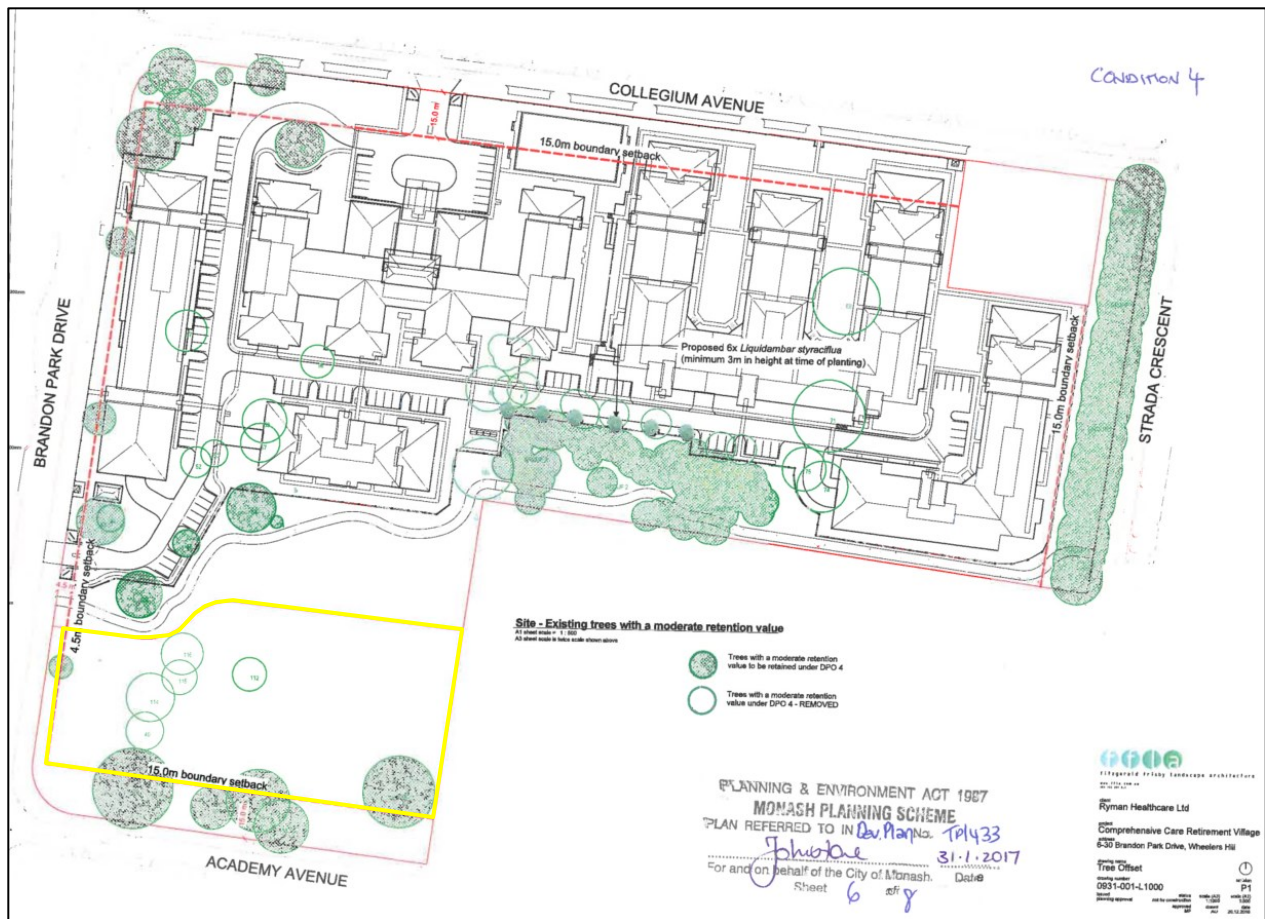


Figure 6: Endorsed Development Plan – Tree Offset Plan, with the Planning Unit identified (in yellow)

3.3 Subdivision Permit

The Subdivision Permit has been approved for the Site and which followed a VCAT appeal process¹. The Subdivision Permit allows for the two lot subdivision of the Site, including creation of the Planning Unit allotment, and creation of two reserves including directly north of the Planning Unit.

Paragraph 54 of the VCAT decision informs the future direction of the Planning Unit and its current status as 'secure surplus land' on the Development Plan, stating:

'The future use and development of the surplus land would still require approval under the Development Plan irrespective of new title being created. In this way, the substantive objectives of the Development Plan can continue to be achieved.'

Attachment C contains a copy of the approved Plan of Subdivision 812887X. The two reserve areas identified within the Plan of Subdivision, satisfy DPO4 requirements with their combined area totalling 16.4% public open space contribution, notably also satisfying the Site's public open space contribution pursuant to Clause 53.01 of the Planning Scheme.

¹ Ryman Healthcare (Australia) Pty Ltd v Monash CC [2020] VCAT 701

4 Planning Policy Framework

4.1 Municipal Planning Strategy

The Municipal Planning Strategy details the overarching strategic policy directions for the municipality and supports the Planning Policy Framework.

The following policies are of relevance to the application:

- **Clause 02.03 Strategic Directions**
 - 02.03-1 Settlement
 - 02.03-4 Built Environmental and Heritage
 - 02.03-5 Housing
- **Clause 02.04 Strategic Framework Plans**
 - 02.04-2 Residential Development Plan

These policies detail the character and likely future development of individual neighbourhoods within the municipality, including the Brandon Park centre, which is noted as a Major Activity Centre in the hierarchy of centres across the Monash municipality.

The policies encourage the promotion of the garden city character by ensuring that development contributes to the garden city character and ensuring that development enhances the character of the neighbourhood, consistent with the identified preferred future character. The Site is however notably excluded from Monash Council's preferred neighbourhood character policy at Clause 15.01-5L of the Planning Scheme, given its location with the Brandon Park Major Activity Centre and DPO4 applying across it.

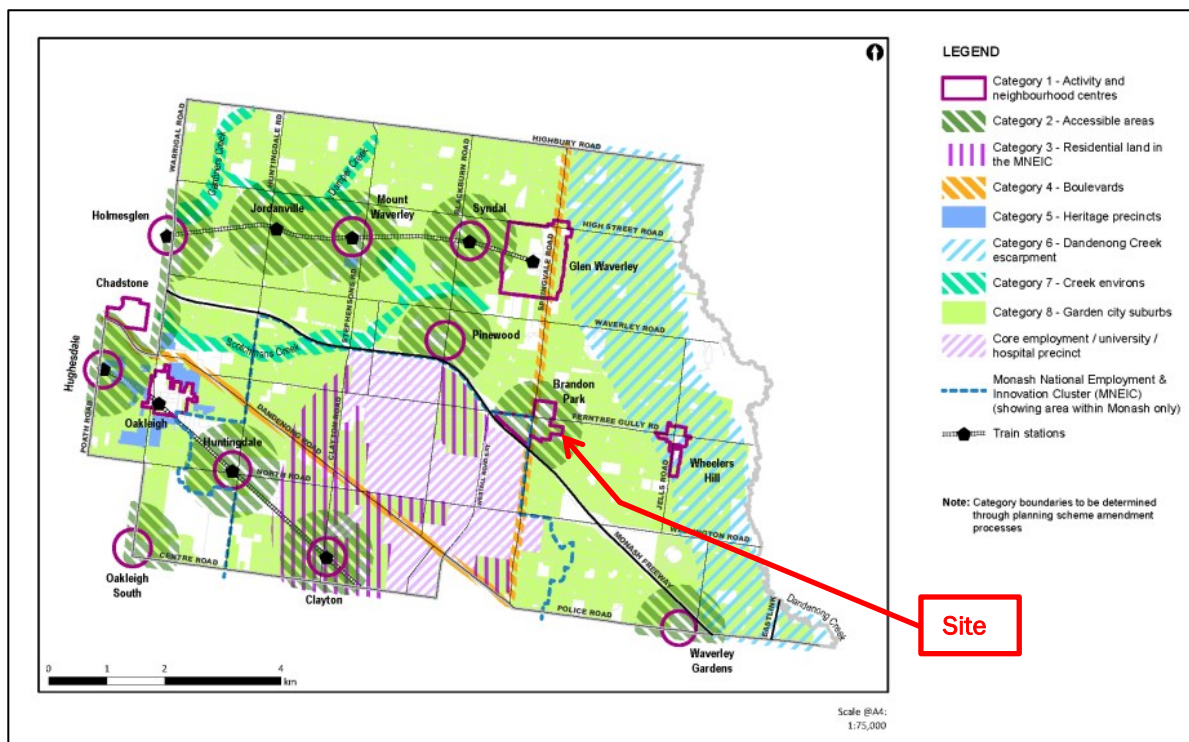


Figure 7: Residential Development Plan

Source: Clause 02.04-3

4.2 Planning Policy Framework

The Planning Policy Framework includes part of the Victoria Planning Provisions (VPP) in the form of state and local planning policies and local content in the form of local planning policies.

Policies are grouped by theme with the following of relevance to the application:

- **Clause 11** **Settlement**
 - 11.01-1S Settlement
 - 11.01-1R Settlement – Metropolitan Melbourne
 - 11.03-1L-02 Brandon Park Major Activity Centre
- **Clause 15** **Built Environment and Heritage**
 - 15.01-1S Urban design
 - 15.01-1R Urban design - Metropolitan Melbourne
 - 15.01-1L-02 Tree conservation for a Garden City
 - 15.01-2S Building design
 - 15.01-4S Healthy neighbourhoods
 - 15.01-4R Healthy neighbourhoods - Metropolitan Melbourne
 - 15.02-1S Energy and resource efficiency
 - 15.01-2L-02 Environmentally sustainable development
- **Clause 16** **Housing**
 - 16.01-1S Housing supply
 - 16.01-1R Housing supply - Metropolitan Melbourne
 - 16.01-1L-01 Housing supply - Monash
- **Clause 18** **Transport**
 - 18.01-1S Land use and transport integration
- **Clause 19** **Infrastructure**
 - 19.03-3S Integrated water management
 - 19.03-3L Stormwater management

The key policies of relevance to the amended Development Plan application include:

Clause 11 Settlement

Clause 11 provides a framework for planning within metropolitan Melbourne and rural settlements. This is to be achieved via a number of objectives and strategies that seek to respond to the needs of existing and future communities through appropriately zoned land that avoids the siting of incompatible land uses together and takes full advantage of existing settlement patterns.

This clause implements the strategies and objectives of *Plan Melbourne 2017-2050: Metropolitan Planning Strategy*. The Strategy seeks to deliver new jobs, investment and housing in a sustainable, well serviced and liveable manner, particularly within Activity Centre's such as Brandon Park as supported by Clause 11.03-1 objectives and strategies.

Clause 11.03-1L-02 identifies the Site within Precinct 3: Residential and Education of the Brandon Park Major Activity centre, whereby it is policy to *'retain mature vegetation, including where possible, trees scattered throughout the site.'*

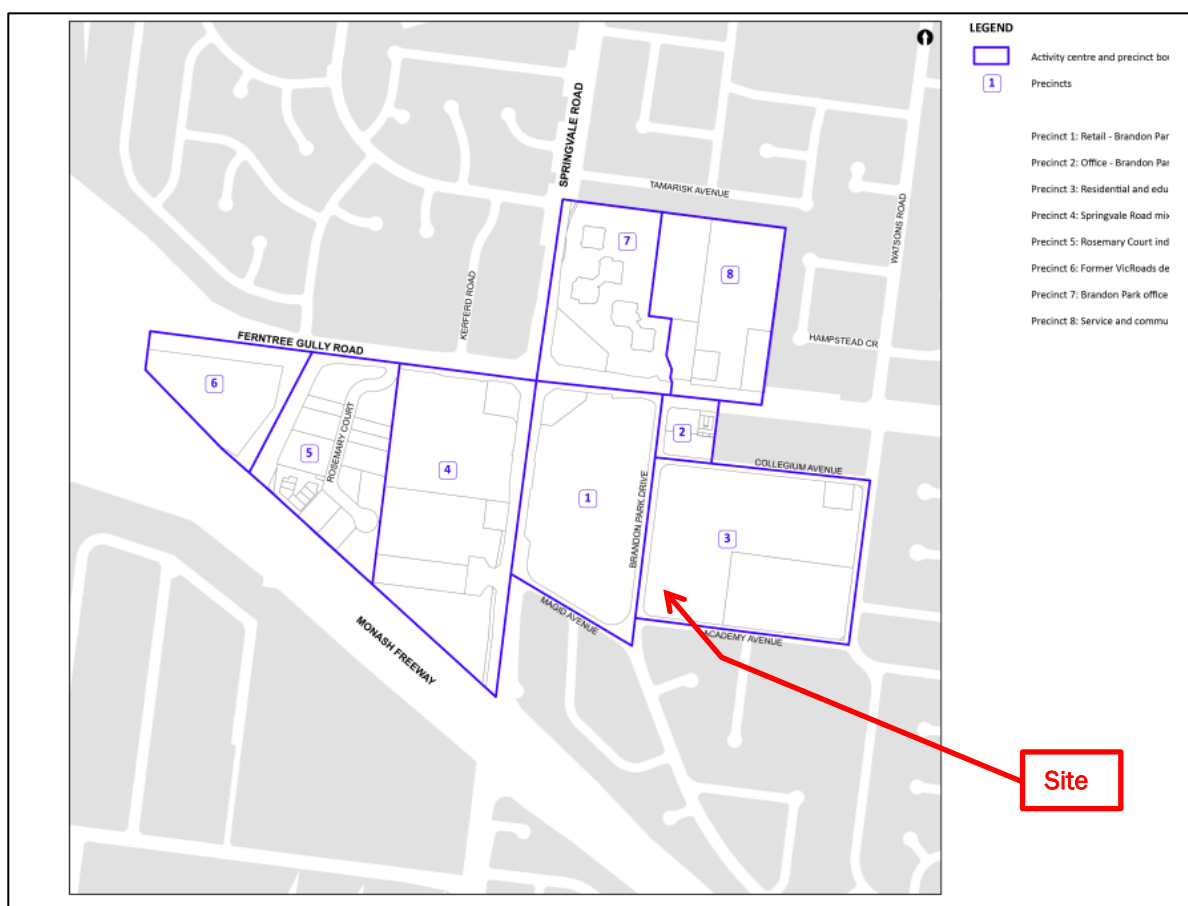


Figure 8: Brandon Park Major Activity Centre framework plan

Source: Clause 11.03-1L-02

Clause 15 Built Environment and Heritage

Clause 15 seeks to achieve a high quality urban design outcome that reflects the character of the community whilst enhancing the liveability, diversity, amenity and safety of the public realm.

Clause 16 Housing

Clause 16 outlines that need for planning to provide for housing diversity and supporting infrastructure, particularly within areas close to existing services, with specific reference to 'Major Activity Centres' in which the Site is located within.

Clause 18 Transport

Clause 18 addresses the need to provide for an integrated and sustainable transport system that includes a defined road hierarchy. This transport system should promote the use of sustainable personal transport including walking and cycling. New development should also provide an adequate supply of car parking.

Clause 19 Infrastructure

Clause 19 identifies the need to provide for adequate services as part of planned urban developments. These services should be provided in an efficient, equitable, accessible and timely manner.

5 Proposed Amended Development Plan

This application seeks to amend the Development Plan to remove the current 'secure surplus land' status as it applies to the Planning Unit, to inform its future redevelopment for residential purposes through supplementary material. The balance of the Site for the Retirement Village is not proposed to be altered as part of this amendment application.

It is intended that the Supplementary Development Plan material prepared by *Rothelowman* and provided at **Attachment D** is included as supplementary material to the existing Development Plan and in place of the current 'secure surplus land' label on the Development Plan, relevant sheets within this architectural plan material instead be referenced.

Figure 9 and 10 below contain extracts of the proposed development scheme prepared by *Rothelowman*:

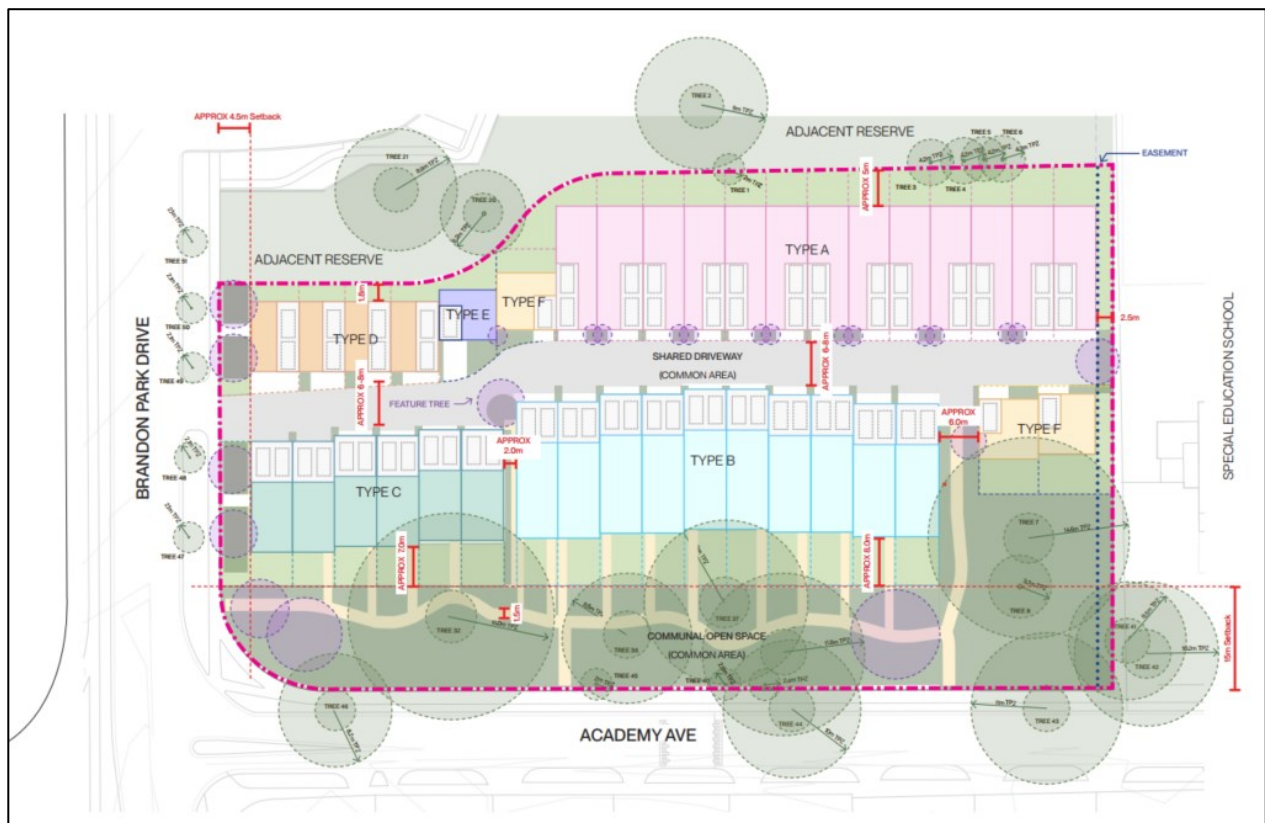


Figure 9: Proposed Scheme

Source: *Rothelowman*

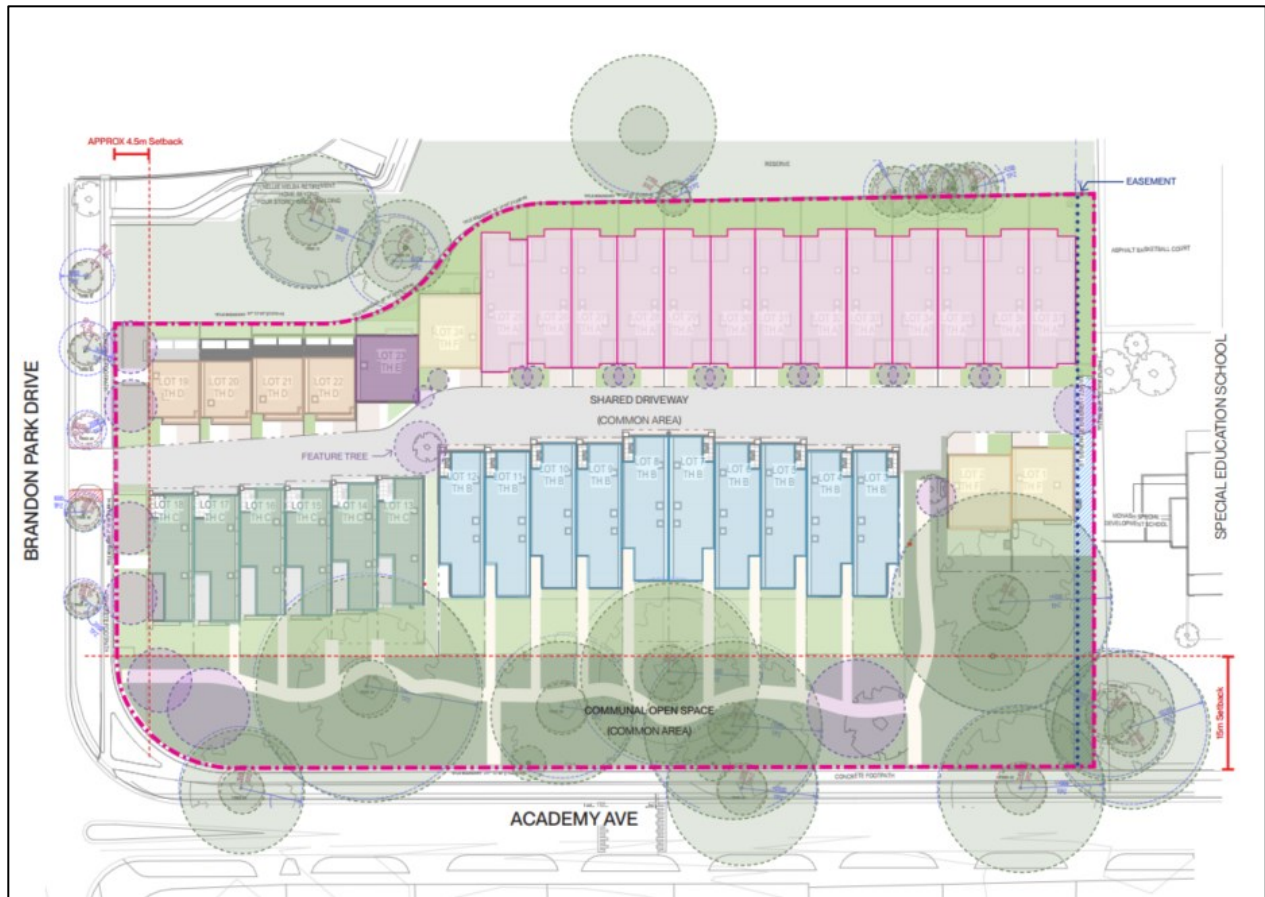


Figure 10: Proposed Scheme

Source: Rothelowman

In seeking to develop the Planning Unit for a residential purpose, the proposed amendment to the Development Plan informs its redevelopment potential which has arisen following recognition of its noted opportunities and constraints namely:

- The boundary setbacks from the Planning Unit's frontages to Brandon Park Drive and Academy Avenue as informed in the current Development Plan
- The moderately rated trees within the Planning Unit to be retained as informed in the current Development Plan
- The natural fall in topography across the Planning Unit from a north-east to south-west direction, approximately five metres, falling significantly steeper within the referenced 15 metre boundary setback in the Development Plan where the retained trees are located.

The various plan material contained within the *Rothelowman* package informs how the concept has ultimately responded to these identified opportunities and constraints, with the significant slope of the land for instance restricting vehicle access from the Planning Unit's Academy Avenue frontage. The material informs the location and orientation of new buildings, general car parking areas, shared accessways, vehicle access points, pedestrian and cycle paths and areas of private and communal open space.

The development vision and concept for the Planning Unit can be summarised as follows:

- Provision of 37 dwellings in five different housing types (Type A – Type E) with their lots varying between approximately 89 – 166sqm to accommodate for a range of townhouse styles, with 2 – 4 bedroom dwellings to be provided.
- A general two storey scale of built form across the Planning Unit, with potential opportunity for a three storeys on the northern row of dwellings, in scaling away from the heights associated with the Retirement Village and the two storey scale on the southern row of dwellings.

- All dwellings able to be accessed via a new crossover from Brandon Park Road along the Site's western boundary, which will lead to a central shared mews for pedestrian and vehicle access.
- The trees in the 15m boundary from Academy Avenue retained, consistent with the existing Development, with this area to be utilised as communal resident reserve and providing a natural landscape buffer between the new dwellings and Academy Avenue, with space for further planting in the buffer to complement the existing vegetation as informed in the landscape plan prepared by *CDA Design Group Pty Ltd* as provided at **Attachment F**.
- Two pedestrian links are provided between the southern row of dwellings to increase interconnectivity and pedestrian permeability through the Planning Unit, with a further east-west pedestrian connection provided to the south of these dwellings.
- Excellent passive surveillance opportunities through the general north-south arrangement of the proposed dwellings, to the provided central mews, northern public reserve, southern communal open space area and the Brandon Park Drive frontage.
- Indication on the design philosophy with indicative architectural and landscape themes, to achieve a residential scale with clearly defined entrances, articulated facades to break up the building and achieve passive surveillance opportunities. The design philosophy is to complement the Retirement Village and the broader residential neighbourhood outside of the Brandon Park MAC.

The proposal's response to the DPO4 and its response to the relevant requirements are contained at Section 5 of this report and which references the various architectural and consultant material.

6 Development Plan Response and Requirements

DPO4 contains various conditions and requirements at Clause 3 which are relevant to the later planning permit application stage for the Planning Unit.

Clause 4 of the DPO4 contains requirements for development plans, which are relevant to this amended development plan application with the below table providing a response to each of these:

Requirement	Response
<i>Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography and infrastructure provision.</i>	The Supplementary Development Plan material prepared by <i>RotheLowman</i> in association with the existing approved Development Plan and Section 2 of this report, sufficiently details all matters relevant to the existing conditions of the Site, the surrounding land uses and development, the adjoining roads and pedestrian links, nearby public transport routes, and the site's topography and infrastructure provision.
<i>Concept plans for the site which shows the location and orientation of new buildings, car parking areas, public roads, vehicle access locations, pedestrian and cycle paths and areas of private and public open space.</i>	Attachment D contains supplementary material relevant to this amendment application informing the location and orientation of new buildings, car parking areas, roads, vehicle access locations, pedestrian and cycle paths and areas of private and communal open space.
<i>Where residential uses are proposed, a diverse mix of housing types.</i>	A diverse mix of housing layouts and configurations are to be provided across a range of five distinct housing types (Type A – Type E) in response to the Planning Unit's conditions which are capable of accommodating 2 – 4 bedroom townhouse dwellings, and which will complement the diversity of housing already approved and constructed through the Development Plan across the whole of the Site.
<i>Where non residential uses are proposed, details of the nature of proposed use, including hours of operation, staff and visitor numbers, and a traffic and parking management plan.</i>	Not applicable
<i>Preferred building heights that allow for a graduation in building heights across the site as follows:</i> – 2 storeys opposite existing single storey residential development in Collegium and Academy Avenues;	<p>The building heights across the Site are shown within Sheet 2 of the approved Development Plan, and the material within Attachment D informs how the proposed supplementary material on the Planning Unit has responded to this established height and DPO4.</p> <p>The proposed supplementary material includes opportunities for two-three storey dwellings on the northern row of buildings as they relate to the</p>

<p>– 3 storeys opposite residential development in Strada Crescent; and</p> <p>– Up to 5 storeys towards the central and western portions of the site, sited and designed with reference to an analysis of sight lines from the residential interfaces in Strada Crescent and Collegium and Academy Avenues, that identifies where built form of up to 5 storeys can be integrated without significant visual impact on the residential environments.</p>	<p>Retirement Village to the north, and scaling down with the fall of the Planning Unit to two storeys in complementing the Academy Avenue frontage and lower scale of housing.</p> <p>The proposed heights will allow for sufficient graduation of heights across the whole of the Site from the higher northern end to the lower southern end and ensure that the street-facing dwellings to the south respond to the predominantly single storey development on Academy Avenue.</p>
<p>Development setback a minimum of 4.5 metres opposite existing houses, except in those parts of the site where there are large trees rated as 'moderate' within the Tree Logic Arboricultural Assessment (dated 26 April 2013) that are located within 15 metres of the frontage to Collegium Avenue, Strada Crescent or Academy Avenue, in which case the development setback should be sufficient to accommodate retention of the identified large tree(s).</p>	<p>The relationship between built form and trees are shown within Sheet 6 of the approved DP, and the Supplementary Development Plan material at Attachment D inform how the 4.5 metre setback along Brandon Park Drive and 15 metre setback along the Academy Avenue frontage as stated in the DPO4 control and existing Development Plan have informed the proposed concept response on the Planning Unit.</p>
<p>Provision of at least six indented car spaces on Collegium Avenue opposite the existing Kindergarten and Infant Welfare Centre for short term parking associated with these uses.</p>	<p>N/A to the Planning Unit and amendment application</p>
<p>Provision of 15 percent open space, including Public Open Space and complemented by the 15 metre wide plantation reserve adjacent to Strada Crescent within the Heritage Overlay, and any areas of the site that are nominated for drainage/wetland purposes.</p>	<p>N/A to the Planning Unit and amendment application.</p> <p>The Retirement Village has provided the relevant 15 percent open space across the Site and which is being established through the Subdivision Permit.</p>
<p>Retention within the front setbacks of buildings, public open space and street reserves of mature canopy trees that were rated as 'moderate' by the Tree Logic Arboricultural Assessment dated 26 April. In particular the design should incorporate the retention of groups of trees in the centre of the site (including tree groups 1, 2 and 6 identified in the Tree Logic assessment) the row of trees along Strada Crescent that are within the Heritage Overlay, and large trees within 15 metres of the Collegium Avenue and Academy Avenue frontages of the site.</p>	<p>The relationship between built form and trees are shown within Sheet 6 of the approved Development Plan, and the Supplementary Development Plan material at Attachment D inform how the 15 metre setback along the Academy Avenue frontage as stated in the DPO4 control and existing Development Plan have informed the proposed concept response on the Planning Unit and retention of larger trees within the 15 metre setback area.</p>
<p>The subdivision layout of the site including lot numbers, and approximate lot size.</p>	<p>The proposed scheme plan within the Supplementary Development Plan at Attachment D informs the general subdivision layout of the</p>

	allotments, with a total of 37 allotments proposed with their proposed sizes ranging from approximately 89 – 166sqm.
<i>The type of housing proposed for each lot.</i>	The Supplementary Development Plan material at Attachment D informs the housing is to be provided in a medium-density townhouse arrangement, with six different allotment types proposed. The dwellings are to accommodate between 2 – 4 bedrooms.
<i>The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.</i>	The design philosophy for the townhouses and architectural themes informing their future development intent and style is contained within the Supplementary Development Plan material at Attachment D which will deliver a high quality product with the central shared vehicle accessway and car parking to be appropriately integrated as part of the development, ensuring it does not dominate the street (Brandon Park Drive) or public open space areas.
<i>Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.</i>	Shadow diagrams of the maximum building envelope at 10am, 1pm and 3pm on the 22 September are contained within the Supplementary Development Plan material at Attachment D . The Planning Unit is conveniently separated from nearby residential properties and the habitable areas of the Retirement Village, with no off-site amenity impacts to occur.
<p><i>A traffic management report and car parking plan and where required traffic management measures which includes:</i></p> <ul style="list-style-type: none"> <i>– Identification of roads and typical cross sections of the road network (including connections with the existing road network), pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.</i> <i>– Location and linkages to public transport.</i> <i>– Car parking rates for all uses, including visitor parking.</i> <i>– Provision for bicycle facilities</i> 	<p>Attachment E contains a 'Transport Impact Assessment' prepared by <i>Onemilegrid</i> which addresses the relevant requirements of DPO4 as they relate to the Planning Unit.</p> <p>Cross sections of the central shared mews are contained within the Supplementary Development Plan material at Attachment D and which have been informed by <i>Onemilegrid</i>.</p> <p><i>Onemilegrid</i> has appropriately considered the cumulative traffic volume impact of the supplementary material, with the existing Development Plan and Retirement Village and confirm its appropriateness.</p>
<i>A landscaping plan which shows:</i>	A supplementary Landscape Plan and memorandum for the Planning Unit has been

<p>– <i>The landscape concept and theme for the site.</i></p>	<p>prepared by <i>CDA Design Group Pty Ltd</i> as provided at Attachment F informing the landscape concept to be provided and which has appropriately considered the landscape strategy and plan associated with the Retirement Village and the retained trees within the Planning Unit.</p>
<p><i>The principal features of the drainage systems, in particular works proposed to manage onsite stormwater detention.</i></p>	<p>Attachment G informs the general drainage strategy for the proposed supplementary residential development of the Planning Unit as prepared by <i>Breese Pitt Dixon Pty Ltd</i>, this informs the principal features of the drainage system and the works proposed to manage onsite stormwater detention.</p>
<p><i>The proposed staging of development.</i></p>	<p>The staging of the proposed supplementary residential development of the Planning Unit is to occur all at once, and therefore no staging plan is required.</p>

7 Conclusion

This amendment application to the existing Development Plan has been prepared to comply with the requirements of DPO4 of the Planning Scheme as it applies to the Planning Unit and the supplementary material to form the basis of an amendment to the Development Plan.

The supplementary material prepared and provided as part of this amendment application, will provide a positive framework for the future residential development of the Planning Unit, removing the current 'secure surplus land' status as currently referenced in the Development Plan.

The proposed concept response appropriately considers the opportunities and constraints of the Planning Unit, namely the retention of noted moderately valued trees and the slope and how this has informed the concept and arrangement of buildings either side of the central mews from the Planning Unit's Brandon Park Drive frontage.

The proposed residential development in the form of townhouses has further appropriately considered the existing residential uses associated with the existing Development Plan, contributing to a residential diversity across the whole of the Site and an appropriate transition of built form scale and land use intensity from north to south across the Site.

The proposed amendment to the existing Development Plan and supplementary material provided as part of this application, has appropriately responded to all applicable aspects of the Planning Scheme and DPO4 control as it applies to the Planning Unit, and we trust that the information provided is appropriate for Council to consider the amendment application favourably and respectfully request that Council approve the amendment to the Development Plan as proposed.
