



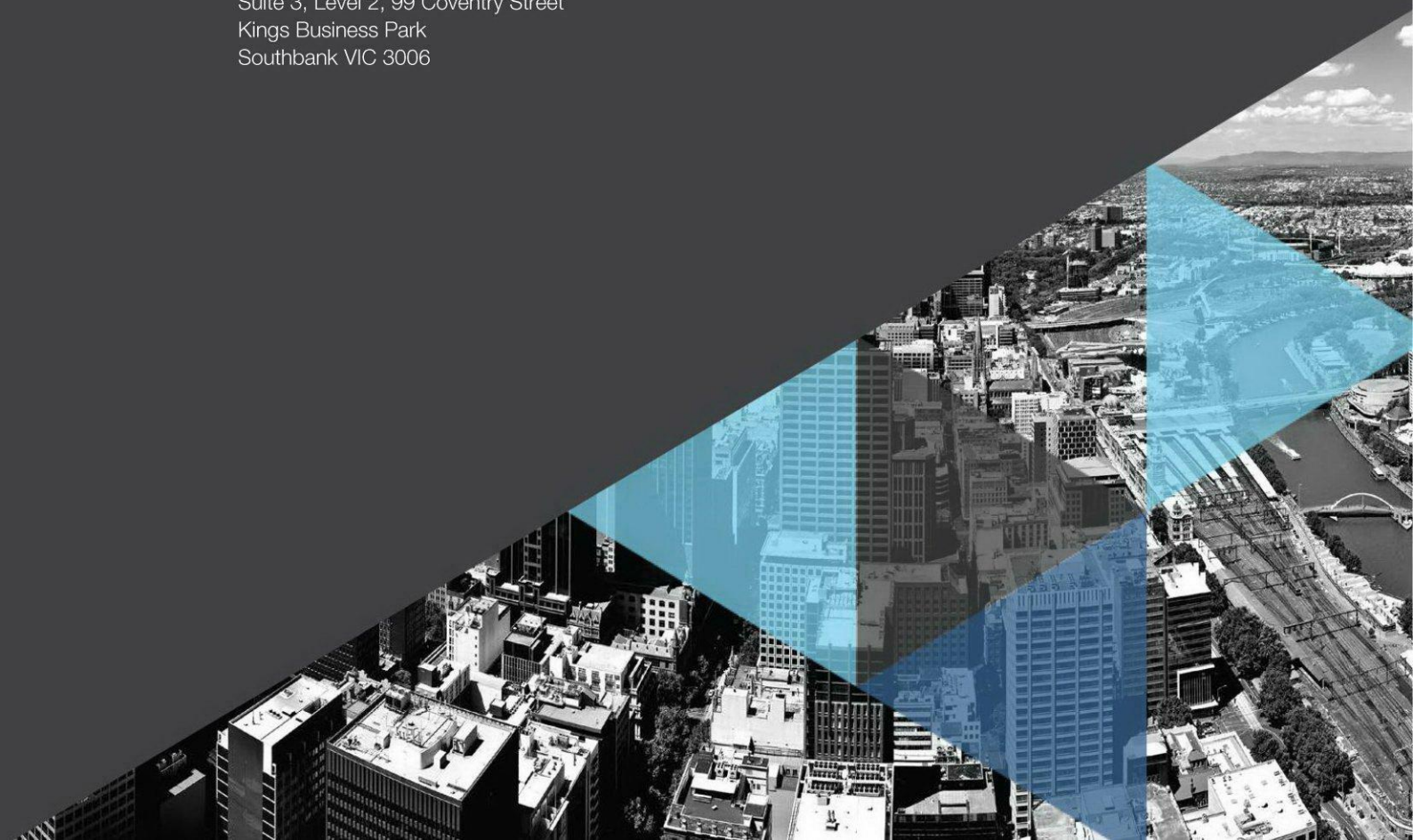
ADVERTISED COPY

256-262 Huntingdale Road, Huntingdale Planning Report

24 November 2022

proUrban
Advisory, Planning & Management

Suite 3, Level 2, 99 Coventry Street
Kings Business Park
Southbank VIC 3006



Document No.	Document Form	Prepared By	Reviewed By	Dated
1.	Draft	A Lim	T Ryder	20 November 2022
2.	Final Draft	A Lim	T Ryder	24 November 2022
3.	Final	A Lim	T Ryder	24 November 2022

Disclaimer

proUrban has taken all professional care to ensure that this document is current at the time of writing. proUrban accepts no liability for any loss or damages incurred as a result of reliance placed upon its content.

© proUrban Advisory, Planning & Management Pty Ltd

This document is subject to copyright. Use or copying of this document in whole or in part, without the written permission of proUrban will constitute an infringement of copyright.

Table of Contents

1	Introduction.....	5
2	Site Context	6
2.1	Site Description.....	6
2.2	Existing Conditions.....	6
2.3	Surrounding Area and Site Interfaces	7
2.4	Site History.....	8
3	Proposal.....	9
3.1	Pre-Application engagement	9
3.2	Land Use.....	9
3.3	Built Form.....	9
3.4	Car Parking and Access.....	10
3.5	Bicycle Spaces.....	10
3.6	Landscape	11
3.7	Materials and Finishes	11
3.8	Variation of Easement.....	11
4	Statutory Planning Controls.....	12
4.1	Zoning.....	12
4.2	Overlay.....	13
4.3	Particular Provisions	14
5	Planning Permit Requirements	18
5.1	Land Use.....	18
5.2	Building and Works	18
5.3	Car Parking	18
5.4	Easements, Restrictions and Reserves.....	18
5.5	Land Adjacent to the Principal Road Network	18
5.6	Notice and Review	18
6	Relevant Planning Policy	19
6.1	Plan Melbourne	19
6.2	Planning Policy Framework	19
6.3	Local Planning Policy Framework.....	20
6.4	Relevant Strategic Documents	25
7	Planning Assessment.....	26
7.1	Response to Plan Melbourne	26
7.2	Planning Policy Framework	26
7.3	Environmental Audit	26
7.4	Variation of Easement.....	27
7.5	Residential Development and Character Policy	27
7.6	Land Use and Activity.....	29
7.7	Built Form and Design.....	30
7.8	Amenity Considerations.....	30
7.9	On-site and off-site Amenity Considerations.....	31

7.10	Landscaping	31
7.11	Car Parking, Bicycle Facilities and Access.....	31
7.12	Sustainable Design.....	33
7.13	Waste Management	34
8	Conclusion	35



1 Introduction

This report has been prepared by *proUrban Advisory, Planning & Management* ('proUrban') on behalf of *Eternal Huntingdale Pty Ltd* ('the applicant') to accompany a planning permit application to Monash City Council ('Council') for the development of the land at 256-262 Huntingdale Road, Huntingdale ('The Site'), to accommodate the development of a four-storey multi dwelling residential building and ten, three storey townhouses on site.

This report has been informed by:

- A review of the Monash Planning Scheme and the relevant clauses and planning policy contained therein;
- A detailed inspection of the subject site and surrounding area;
- A review of the architectural plans prepared *Warren and Mahoney*, and all supporting technical reports.

This report provides the following:

- A description of the subject land and surrounding context;
- A description of the proposed works;
- A summary of the applicable statutory controls and policy provisions of the Monash Planning Scheme;
- An analysis of the proposed development against relevant Planning Policy Framework and Local Planning Policies of the Monash Planning Scheme;
- An assessment of the key planning issues as they relate to the proposal, including land use, design and built form, urban design, amenity considerations, traffic and parking, sustainable performance, waste management and landscape.

This report should be read in conjunction with the following documents:

- Certificates of Title;
- Architectural package, prepared by *Warren and Mahoney*;
- Traffic Impact Assessment, prepared by *O'Brien Traffic*;
- Landscape Plans, prepared by *Barber Design*;
- Sustainability Management Plan, prepared by *ESD Hub*;
- An Environmental Site Assessment, prepared by *Watson Environmental Assessment (WEA)*;
- A ResCode (Clause 55), prepared by *proUrban*;
- Waste Management Plan, prepared by *O'Brien Traffic*; and
- Green Travel Plan, prepared by *O'Brien Traffic*.

Overall, it is submitted that the proposal is generally consistent with the relevant policy objectives and intent of the Scheme and presents a commercial and strategic design response to the site's opportunities and constraints and the broader context of the surrounding area.

2 Site Context

2.1 Site Description

The site is identified as 256-262 Huntingdale Road, Huntingdale. The relevant Certificates of Title confirm the site's legal descriptions as Lots 1, 2 and 3 of TP876809 (formerly known as part of Portion 9 Parish of Mulgrave, Lots 1 and 7 on Plan of Subdivision 027772).

The subject site is not affected by any Restrictive Covenant or by an Agreement under Section 173 of the Planning and Environment Act 1987.

It is our understanding that the subject site is subject to a caveat and the two easements.

A copy of the Certificates of Title and associated Title Plan accompanies this report.

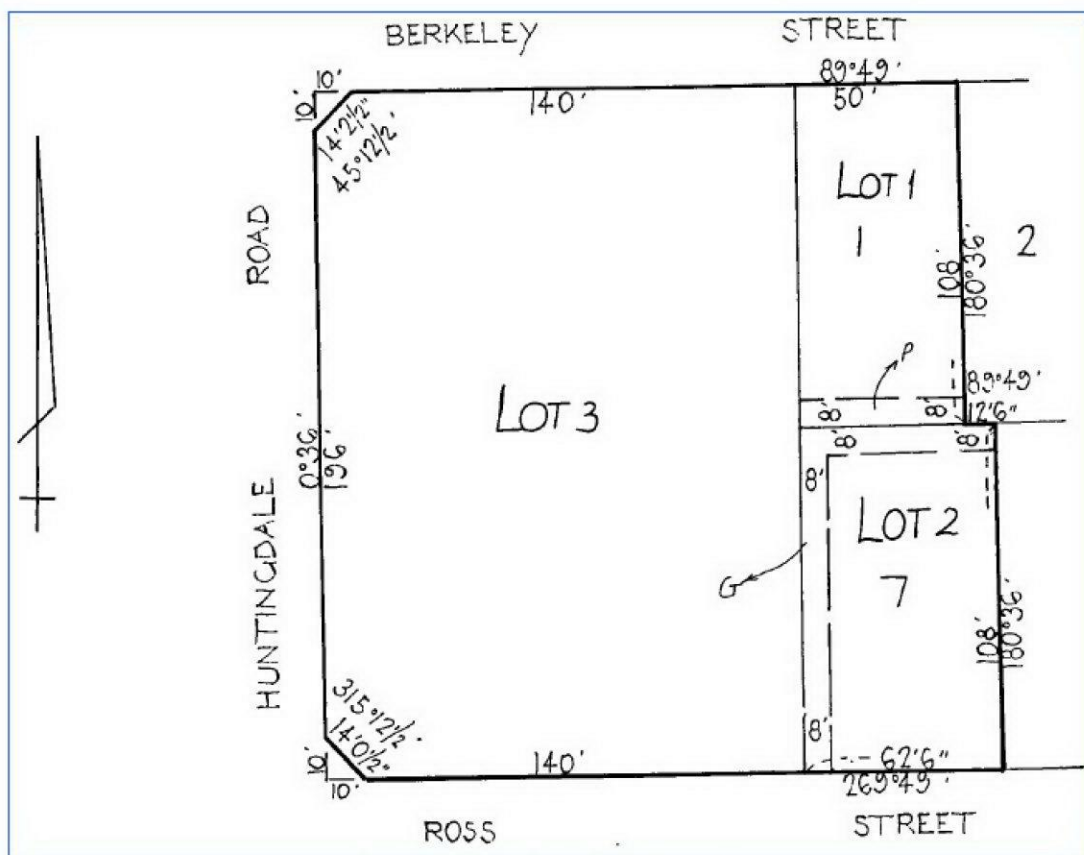


FIGURE 1 | TITLE PLAN TP876809

2.2 Existing Conditions

The site is located approximately 16km southeast of the Melbourne CBD, in an established activity centre precinct within the City of Monash.

The site is a corner allotment located along the eastern side of Huntingdale Road (a main arterial road identified as a Transport Road Zone – Schedule 2) between Berkeley Street and Ross Street (both local Council Road) at the juncture of an Industrial 1 Zone (IN1Z) towards the West and General Residential Zone (GRZ) towards the North, South and East.

The site is irregular in shape and has a frontage of approximately 66 metres, a maximum depth of approximately 65 metres, with a resultant site area of approximately 4,132m².

The subject site features a modest fall from the North-east to the South-west and is currently improved by a two-storey industrial building which takes access via crossovers along the Northern and Southern boundaries to Berkeley and Ross Street. The verge areas along the site's frontage holds several established street trees, utility poles and other Council assets.



FIGURE 2 | AERIAL IMAGE OF SUBJECT SITE

2.3 Surrounding Area and Site Interfaces

The surrounding interfaces of the subject site are characterised by the following:

North

North of the site abuts Berkeley Street. Across the street, land is improved by a mixture of single and double storey residential dwellings.

East

East of the site abuts 6 Berkeley Street and Unit 1 and 2 of 3 Ross Street. Both sites are improved by single storey residential dwellings.

South

South of the site abuts Ross Street. Across the street, the sites are occupied by single and double storey residential dwellings. Beyond this, the Huntingdale Activity Centre is located further afar.

West

West of the site abuts Huntingdale Road. Across the road, the land immediately across the site is improved by double and triple storey industrial buildings with an extensive outdoor car parking area within the immediate frontage to Huntingdale Road. Beyond this immediate interface, land further afar is improved by industrial buildings.

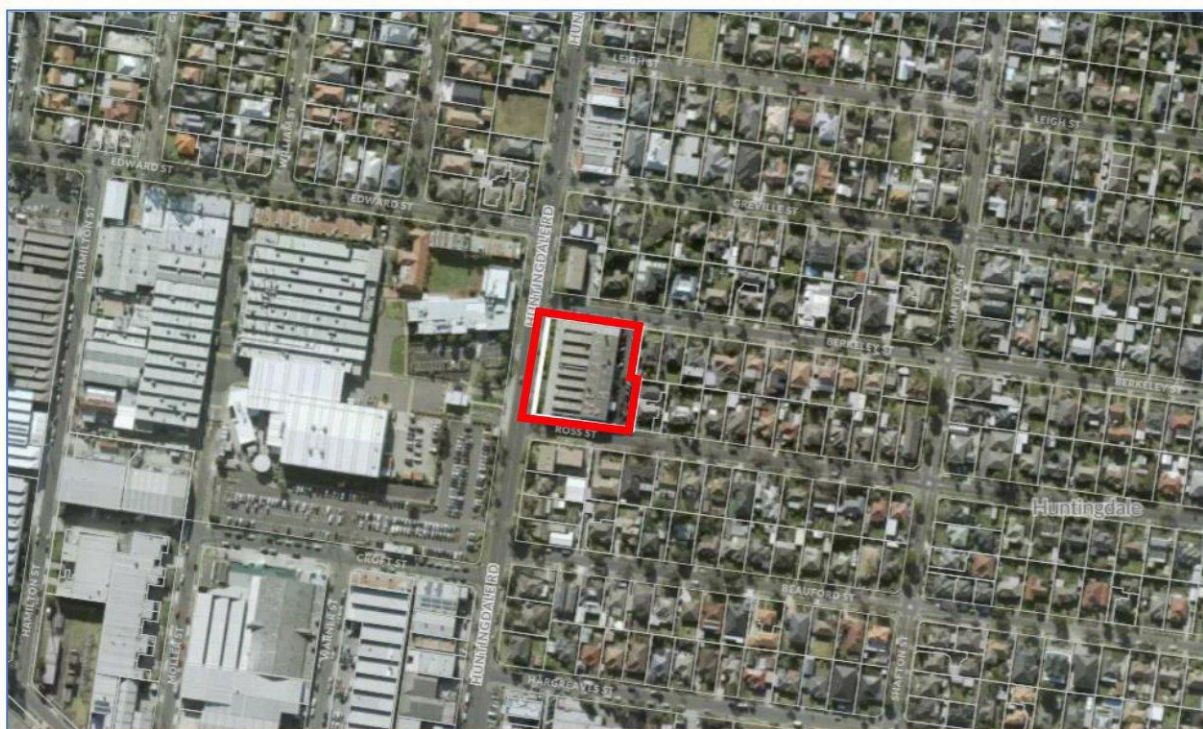


FIGURE 3 | AERIAL IMAGE OF SITE SURROUNDS

2.4 Site History

In April 2020, Amendment C131 was gazetted by the Minister for Planning which rezoned the land at 256-262 from part Industrial 1 Zone and part General Residential Zone – Schedule 2 to Residential Growth Zone – Schedule 5. Amendment C131 also introduced an Environmental Audit Overlay (EAO) control to the land while removing the Design and Development Overlay – Schedule 1 (DDO1).

It is noted that a combined Section 96A planning scheme amendment and planning permit application process (Council reference: TPA/46581) was considered by Council for the development of a four-storey apartment building containing 82 dwellings. However, the planning permit application component of this application was withdrawn prior to determination.

3 Proposal

The proposal seeks approval for a high-density development on site. The development will comprise of two separate built form components.

Specifically, the proposal seeks approval for the use and development of:

- Ten, three-storey townhouses; and
- A four-storey apartment building with a ground floor food and drink premises (Café).

It is intended to deliver the project in two stages – town house followed by the apartment building. It is requested that a permit is condition to the two stages.

3.1 Pre-Application engagement

A pre-application process informed the proposal as it is currently presented to Council for this formal planning permit application.

City of Monash Town Planning Department – Pre-App Meeting (21 July 2022 and 6 September 2022)

Two formal pre-application meetings were held between the project team and representatives of the City of Monash on 21 July 2022 and 6 September 2022. Commensurate with the outcomes of this meeting, amendments to the proposed built form along the western interface and alterations to vehicle access to the development now informing the overall design which forms this application.

3.2 Land Use

The subject site will be used for the purposes of *Dwellings* and a *Food and Drink Premise (Café)*.

Dwellings are defined within the Monash Planning Scheme as:

A building used as a self-contained residence which must include:

- a) a kitchen sink;*
- b) food preparation facilities;*
- c) a bath or shower; and*
- d) a toilet and wash basin.*

It includes outbuildings and works normal to a dwelling.

A *Food and Drink Premises* is defined within the Monash Planning Scheme as:

Land used to prepare and sell food and drink for immediate consumption on, or off, the premises.

3.3 Built Form

The proposed development comprises of two separate built form components. These built form components are separate with varying building heights in order to directly respond to the character of specific areas of the subject site.

Apartments

The proposed four storey apartment building with a maximum height of 13.26 metres will be located on the western portion of the site fronting Huntingdale Road. The building will comprise of:

- A basement car park;
- A Café;
- 60 apartment dwellings;
- A communal courtyard; and
- A communal roof terrace.

Townhouses

The proposed townhouse development will be located towards the rear eastern portion of the site with a maximum height of 13.29 metres. The proposed townhouses development will comprise of:

- 10 townhouses; and
- Car parking spaces housed within single or double garages.

Overall, the proposed design response presents a built form and scale that responds appropriately to the preferred built form character of the area as evidenced by its zoning and designation within a Residential Growth Zone. Further, the proposal will provide improved housing choices close to jobs, public transport, and services.

Taking advantage of the site's triple frontage, the proposed design promotes a responsive interface to all road frontages by orientating dwellings to the street, and a sophisticated building façade that promotes passive surveillance.

The proposal adopts a contemporary architectural style that will contribute to the eclectic existing and emerging character of this precinct. The proposed built form has been designed to respond to surrounding residential interfaces by setting back in general accordance with the recommendations of the relevant planning policy provisions.

Please refer to the attached Architectural Drawings, prepared by *Warren and Mahoney* for further details.

3.4 Car Parking and Access

The proposal seeks to provide a total of 64 car spaces within the basement of the four-storey building and 20 car spaces housed within single and double garages to each individual townhouse.

Access to the basement carpark will occur via a new crossover to Ross Street located along the southern boundary of the site. Access to the townhouses will be via a thoroughfare which runs in the North South direction service via crossovers to Berkeley Street and Ross Street.

Please refer to the detailed Traffic Impact Assessment prepared by *O'Brien Traffic* for a full analysis and investigation of the parking and access proposed.

3.5 Bicycle Spaces

The proposal seeks to provide a total of 22 bicycle spaces.

16 bicycle spaces are located within the basement car park and six visitor spaces within the Huntingdale Road frontage of the subject site.

Please refer to the attached Architectural Drawings, prepared by *Warren and Mahoney* for further details.

3.6 Landscape

The proposal includes significant opportunities for landscaping. These include a generous landscape setback along all street frontages, a central courtyard area within the site, a communal roof terrace, and a defined buffer treatment along the rear, eastern boundary.

The landscaping will incorporate canopy tree plantings and driveways will be softened by strategically placed landscape areas. The landscaping as depicted in the attached plans has been included as a means of creating an attractive space for future tenants, as well as drainage to assist with technical ESD and stormwater considerations.

Please refer to the attached Landscape Plan, prepared by *Barber Design* for further details.

3.7 Materials and Finishes

The proposed materials and finishes of the development will feature high-quality materials and finishes to further enhance the lived experience of the future residents.

Brick finish, aluminium cladding are to be used. Neutral colours and geometric patterns ensure interest is provided by the building.

Tinted windows to the individual bedrooms will ensure appropriate daylight access and provides opportunities for passive surveillance, further enhancing the safety and amenity of Huntingdale Road, Berkeley Street and Ross Street along with all internal areas. Glazed windows will ensure direct views into the secluded private open space and habitable room windows into adjoining properties will not occur.

Please refer to the accompanying plans and materials schedule, prepared by *Warren and Mahoney* for further details.

3.8 Variation of Easement

The applicant seeks planning approval for the removal of the existing easement G and P from Lot 1 and 2 on Title Plan 876809V (volume 08713; folio: 664) pursuant to Clause 52.02.

4 Statutory Planning Controls

4.1 Zoning

The subject site is located within the Residential Growth Zone – Schedule 5 (RGZ5) of the Monash Planning Scheme.



FIGURE 4 | ZONAL MAP (SOURCE: VICPLAN)

Pursuant to Clause 32.07 of the Monash Planning Scheme, in addition to implementing State and local planning policy, the purpose of the RGZ is:

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

More specifically, pursuant to Schedule 5 of Clause 32.07 of the Monash Planning Scheme, which is identified as 256-262 Huntingdale Road, Huntingdale, the Design Objectives of the RGZ5 seeks:

- To facilitate housing diversity and growth in the form of unit, townhouse and apartment developments of a high quality design and finish.
- To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.
- To support new development that sits within an open garden setting and provides well located open space that allows for retention and planting of vegetation, including canopy trees.

- *To encourage development that minimises the impact on neighbouring residential interfaces by decreasing in scale towards adjoining properties and providing setbacks from adjacent secluded private open space that can accommodate the planting of screening trees.*
- *To encourage development that contributes to a diverse and interesting streetscape, retains adequate sunlight to streets and public spaces and minimises building mass and visual bulk through landscaping and breaks and recesses in the built form.*

Application Requirements

The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- *Plans showing existing vegetation and any trees proposed to be removed.*
- *Plans showing proposed landscaping works and planting including tree species and mature height.*
- *A schedule of materials and finishes to be used in the development.*
- *A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).*

Mandatory Controls

Maximum Building Height

Pursuant to Clause 32.07-3 of the schedule to the zone, the maximum building height requirement for a dwelling or residential building must not exceed a height of 14.50 metres and 4 storeys.

Further, pursuant to Clause 32.07-9 a building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres is greater than 2.5 degrees. It is noted that this circumstance applies to this site.

Please refer to Plan reference TP04.01 to TP04.03 for a section which demonstrates that the aforementioned gradient occurs on the site.

4.2 Overlay

The subject site is affected by an Environmental Audit Overlay (EAO)..



FIGURE 5 | OVERLAY MAP (SOURCE: VICPLAN)

Pursuant to Clause 44.03 of the Monash Planning Scheme, in addition to implementing State and local planning policy, the purpose of the EAO is:

- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Requirements

Before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
- *An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- *A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

4.3 Particular Provisions

The particular provisions are specific prerequisites or planning provisions for a range of particular uses and developments and apply consistently across the State. Unless specified otherwise, the particular provisions apply in addition to the requirements of a zone or overlay.

Clause 52.02 – Easement, Restrictions and Reserves

Clause 52.02 of the Monash Planning Scheme relates to easements restrictions and reserves. The purpose of Clause 52.02 is:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

Clause 52.06 – Car Parking

Pursuant to Clause 52.06 of the Monash Planning Scheme, the relevant Car Parking objectives include:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The provisions of Clause 52.06 apply to any new use or increase in floor area and requires the delivery of a minimum number of spaces. A permit is required to reduce the number of car parking spaces required as contained in Clause 52.06.

Pursuant to Clause 52.06 as the subject site is located within a Principal Public Transport Network Area. Therefore, Column B applies with the following rates:

Use	Rate
Dwelling (Resident)	1 space per one- or two-bedroom dwelling
	2 spaces per three or more-bedroom dwelling
Food and Drink premises	3.5 spaces to each 100m ² of leasable floor area

Clause 52.29 – Land Adjacent to the Principal Road Network

Pursuant to Clause 52.29 of the Monash Planning Scheme, the purpose of the Clause seeks to:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

This clause applies to land adjacent to a road in the Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road.

An application to create or alter access to, or to subdivide land adjacent to, a road in a Transport Zone 2, must be referred under section 55 of the Act to the person or body specified as the referral authority in clause 66.03.

Clause 52.34 – Bicycle Facilities

Clause 52.34 of the Monash Planning Scheme outlines the purpose of the Bicycle Facilities provision as follows:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Pursuant to Clause 52.34-1 a new use cannot commence, nor the floor area of an existing use be increased, until the required bicycle facilities and associated signage has been provided on the land. Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use. A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

The following rate applies:

Use	Rate
Dwelling (Resident)	Residents – In developments of four or more storeys, 1 to each 5 dwellings
	Visitor – In developments of four or more storeys, 1 to each 10 dwellings

A Food and Drink premises use is not a listed use, pursuant to Clause 52.34 therefore is not a statutory requirement.

Clause 53.18 – Stormwater Management in Urban Development

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out work

The purpose of this Clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

The stormwater management system should be designed to:

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.

- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 55 – Two or more dwellings on a lot and residential buildings

Clause 55 of the Planning Scheme outlines the purpose of two or more dwellings on a lot provision as follows:

- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development must meet all of the objectives of this clause and should meet all of the standards of this clause.

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

Please refer to the attached Clause 55 and 55.07 Assessment for further details.



5 Planning Permit Requirements

The planning permit triggers associated with the proposed development are summarised in the following points.

5.1 Land Use

Pursuant to the Table of Uses within Schedule 5 at Clause 32.07 of the Monash Planning Scheme, a Planning Permit **is not required** for:

- Use of land as *Dwellings*.

A Planning Permit **is required** for:

- Use of land as *Food and drink premises (Café)*.

5.2 Building and Works

Pursuant to the Table of Uses at Clause 32.07-2 of the Monash Planning Scheme, a Planning Permit **is required** to:

- Construct two or more dwellings on a lot; and
- Construct a building or carry out works for a Food and drink premises (Café).

5.3 Car Parking

Pursuant to Clause 52.06 of the Monash Planning Scheme, a Planning Permit **is required** to:

- Reduce the number of car parking spaces required under Clause 52.06-5.
 - A permit is required to facilitate a dispensation of four spaces for TH2, TH4, TH6 and TH8 of the townhouses. These townhouses are three-bedroom townhouses, however, only one space per dwelling is provided, not the requisite two spaces.

5.4 Easements, Restrictions and Reserves

Pursuant to Clause 52.02 a permit **is required** to create, vary or remove an easement or restriction.

5.5 Land Adjacent to the Principal Road Network

As the application does not seek to create or alter access to a road in a Transport Zone 2. Pursuant to Clause 52.29-2, a permit **is not required** to alter access to a road in a Transport Zone 2.

5.6 Notice and Review

This application **is not exempt** from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

6 Relevant Planning Policy

6.1 Plan Melbourne

Plan Melbourne (2017-2050) is a State-level planning document outlining the strategic framework for the Melbourne region to 2050. The document encourages the redevelopment of underutilised land, particularly urban-renewal areas, within close proximity to employment, various services and public transport infrastructure.

Map 5 of Plan Melbourne identifies the Monash National Employment and Innovation Cluster (subject site area) as critical area for leading education, health and research facilities, including Australia's largest university (Monash University), the Australian Synchrotron, the Melbourne Centre for Nanofabrication, Monash Medical Centre, a new Monash Children's Hospital, CSIRO's largest site in Victoria and the Monash Enterprise Centre.

Monash National Employment and Innovation Cluster is located 25km south-east of Melbourne's CBD, the Monash National Employment and Innovation Cluster (Monash Cluster) has Melbourne's largest concentration of jobs outside the CBD and is well positioned to grow jobs close to where people live.

The Monash Cluster is home to a number of nationally significant facilities and important institutions as well as a skilled local workforce. However, increased road congestion, changing business needs and the expectations of a new breed of worker demands new approaches to guiding the growth of the Cluster.

6.2 Planning Policy Framework

The Planning Policy Framework (PPF) seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development policies and practices.

It informs the preparation and implementation of local planning policy objectives and the introduction of zone and overlay controls, and seeks to integrate relevant environmental, cultural, social and economic factors in the interest of net community benefit and sustainable development.

Those clauses most relevant to the current proposal include:

Clause 11 Settlement

The overarching policy objective of Clause 11 is to ensure provision for planning to anticipate and respond to the existing and future needs of the community. This should be achieved through the provision of appropriately zoned land to accommodate the community's needs for housing, recreation and open space, employment, commercial and community facilities and infrastructure.

Clause 15 Built Environment & Heritage

The objective of this Clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Additionally, it promotes development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Clause 16 Housing

Clause 16 demonstrates the State policy drive to increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban areas. The strategies include the intent to increase

the supply of housing in existing urban areas by facilitating an increase in housing yield, in locations deemed able to accommodate, including under-utilised urban land.

Clause 17 Economic Development

The objective of this Clause is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity and contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

Clause 18 Transport

The objective of this Clause is to ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

Clause 19 Infrastructure

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

6.3 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) sets a local and regional strategic policy context for a municipality. It comprises the Municipal Strategic Statement (MSS) and specific local planning policies and operates consistently with the PPF. Those clauses most relevant to the current proposal include:

Municipal Strategic Statement

Council's MSS outlines the vision, strategies and objectives for use and development of land in the municipality. It provides the basis for the application of local policies, zones, overlays and other provisions in the Monash Planning Scheme.

Those clauses most relevant to the current proposal include:

Clause 21.01 Introduction

The City of Monash is one of Melbourne's most populous municipalities, with over 189,000 residents as of 2016. It is located 20 kilometres Southeast of the Central Business District in Melbourne's fastest growing population corridor. The City of Monash includes the suburbs of Ashwood, Burwood (part), Chadstone (part), Clayton, Glen Waverley, Hughesdale, Huntingdale, Jordanville, Mount Waverley, Mulgrave, Notting Hill, Oakleigh, Syndal and Wheelers Hill.

Critical common land use issues relate to open space, transport linkages, provision of appropriate housing and industrial uses, drainage catchment health and environmental works both upstream and downstream of the municipality, the interface between conflicting land uses and linkages to key educational facilities.

Monash comprises primarily residential land but has significant areas of commercial, industrial and open space land uses. This includes Glen Waverley, Oakleigh and Clayton Activity Centres, the Monash Technology Precinct and the Monash National Employment Cluster that contains a critical mass of leading education, health, research and commercial facilities

Clause 21.04 Residential Development

Clause 21.04 identifies that there is a change in the housing structure and dwelling requirements of its population, with a noticeable shift towards increased density forms of housing, particularly multi-unit dwellings and apartments.

Monash seeks to achieve its vision through the following relevant objectives:

- *To locate residential growth within neighbourhood and activity centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway) to increase proximity to employment, public transport, shops and services. This will assist to preserve and enhance garden city character and special character in the balance of the municipality.*
- *To encourage the provision of a variety of housing types and sizes that will accommodate a diversity of future housing needs and preferences that complement and enhance the garden city character of the city.*
- *To recognise the need to conserve treed environments and revegetate new residential developments to maintain and enhance the garden city character of the municipality.*
- *To assist in the provision of social and affordable housing.*
- *To meet the accommodation needs of students in proximity to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.*
- *To encourage a high standard of architectural design in buildings and landscaping associated with residential development that takes into account environmentally sustainable development.*
- *To ensure appropriate infrastructure is provided to meet changing community needs that also complies with the principles of environmentally sustainable development.*

Clause 21.06 Major Activity and Neighbourhood Centres

Major activity and neighbourhood centres provide attractive environments and a focus for community activities and social life within Monash. They provide jobs, investments and goods and services for residents and business. Most activity and neighbourhood centres are well connected to the public transport system, comprise a variety of uses and provide for a wide range of retail needs. They also contain important community facilities such as those associated with public administration, education, health and emergency services.

Monash also contains a number of locally significant centres, including major activity centres identified within Plan Melbourne, and neighbourhood centres which Councils are responsible for identifying.

The site located within the *Huntingdale Neighbourhood Centre*. The strategic direction for the centre is to:

- *Encourage a variety of service based facilities to meet local needs.*
- *Promote the attractiveness of the Centre for local needs.*
- *Encourage the broadening of the community activities base within the Centre.*
- *Encourage development within the Centre that is of a moderately higher scale than surrounding residential areas.*
- *Promote upgrading of uses and facilities within the Centre.*
- *Encourage walking, cycling and local public transport use.*

- *Ensure parking is provided to meet the needs of the Centre.*
- *Ensure ongoing development does not impact on the adjacent residential areas.*

Clause 21.13 Sustainability and Environment

There is a growing global awareness for the need to live in a more sustainable manner to preserve our environments for future generations. Council recognises the need to ensure “our natural and built environment is protected” (City of Monash Council Plan– 2013-2017).

Clause 21.13 details the following relevant objectives:

- *To ensure that planning, development and associated infrastructure complies with the principles of economic prosperity, social advancement and environmental protection.*
- *To minimise energy usage and increase utilisation of alternative energy resources, particularly renewable sources.*
- *To achieve building design which incorporates accessibility considerations and reduces the need to modify or alter structures in response to future changing needs and/or uses.*
- *To increase water conservation and recycling, maximise the use of rainwater, stormwater and secondary water, and minimise the use of potable water.*
- *To reduce the environmental impact of urban development on waterways in the City and the wider catchment through adoption of water sensitive design principles and practices.*
- *To encourage best practice waste management techniques and recycling, particularly during demolition and construction of buildings, and by the community and industry.*
- *To minimise the adverse impact on air quality caused by exhaust fumes from motor vehicles using the main roads in Monash by maximising use of alternative modes of transport such as walking, cycling and public transport.*
- *To ensure that appropriate infrastructure is provided to meet changing community needs.*
- *To encourage all works in the public domain to sensitively respond to local conditions.*
- *To ensure that there is incorporation of environmentally sustainable design principles when a new building is being designed.*

Local Planning Policy (LPP)

Council's local planning policy aims to implement the objectives and strategies outlined in the MSS. It provides guidance relating to specific planning issues and can offer directions for development in specific areas.

Those clauses most relevant to the current proposal are detailed below:

Clause 22.01 Residential Development and Character Policy

The City of Monash's residential areas have a garden city character that is highly valued by the community. Residential growth should be directed to activity and neighbourhood centres that are well serviced by public transport, commercial, recreational, community and educational facilities to make optimum use of the services available.

Clause 22.01 details the following relevant objectives:

- *To build upon the important contribution that landscaping makes to the Garden City Character of Monash.*
- *To encourage new development to achieve architectural and urban design outcomes that positively contribute to neighbourhood character having particular regard to the applicable preferred future character statement for the area.*
- *To protect and enhance the special character of the heritage precincts, the creek environs and the Dandenong Valley Escarpment.*
- *To encourage the provision of a variety of housing types to accommodate future housing needs and preferences.*
- *To achieve best practice environmentally sustainable development.*
- *To direct residential growth to neighbourhood and activity centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway).*

Clause 22.04 Stormwater Management Policy

The increase of commercial, industrial and residential development, including an increase in dwelling density, has resulted in a consequent increase in hard surface area that has contributed to the drainage system surcharging on a more frequent basis.

Clause 22.04 details the following relevant objectives:

- *To minimise the risk to personal injury and property from stormwater flows.*
- *To minimise the introduction of polluted stormwater to the drainage and waterway system.*
- *To promote and enhance the contribution the drainage system can make to environmental, social and economic benefits to the region.*
- *To ensure that development of land which is the subject of any overland flow is subject to floodplain management requirements.*
- *To manage nuisance flows from urban redevelopment.*
- *To encourage the provision of on-site retention systems so that stormwater discharge is maintained at pre-development levels.*

Clause 22.05 Tree Conversation Policy

The Municipal Strategic Statement recognises the importance of maintaining and enhancing the Garden City Character of Monash, making it a continuing significant factor.

Clause 22.05 details the following relevant objectives:

- *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.*
- *To promote the retention of mature trees and encourage the planting of new canopy trees with spreading crowns throughout Monash.*

Clause 22.09 Non-Residential Use and Development in Residential Zone

The Municipal Strategic Statement identifies the erosion of the garden city character through inappropriate redevelopment of residential areas as a key concern.

The zone provisions provide for educational, recreational, religious, community and a limited range of other non-residential uses, primarily to cater for the needs of the local community. Council supports such uses where it can be demonstrated that the use meets the zone purpose, and the built form is compatible with the residential scale and character of the surrounding area. The application of locational criteria is considered particularly important to ensure that there will be minimal impacts on residential amenity.

It is policy that:

- *Home based businesses be promoted having regard to local amenity considerations including the reasonable expectations of neighbourhoods in terms of traffic, car parking, privacy, noise and hours of operation.*
- *Overspill from larger activity centres of centre-based uses such as large convenience restaurants be discouraged.*
- *Non-residential uses be discouraged from establishing in heritage precincts and in lower order residential streets and cul-de-sacs.*
- *Key regional assets be assisted to remain leading edge institutions through the on-going development of supportive physical, social and commercial environments.*
- *New development be carefully designed and sited to complement the current character and satisfy the desired future character of residential areas.*
- *Car parking satisfies the needs of users without detriment to the local amenity.*
- *Traffic generated by a non-residential use is appropriate to the street and locality and not adversely affect the existing traffic pattern.*
- *Preparation of Master Plans be encouraged for key regional assets located on constrained sites.*
- *The human rights of any persons affected by the application or the proposed development must be considered*

Clause 22.13 Environmentally Sustainable Development Policy

Clause 22.13 applies throughout the City of Monash to residential and non-residential developments that require a planning permit.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- *Easier compliance with building requirements through passive design;*
- *Reduction of costs over the life of the building;*
- *Improved affordability over the longer term through reduced running costs;*
- *Improved amenity and liveability;*
- *More environmentally sustainable urban form; and*
- *Integrated water management.*

Clause 22.13-4 requires that an application for a development of 10 or more dwellings or of a building for purposes of accommodation with a gross floor area exceeding 1,000m² be accompanied by a Sustainability Management Plan (SMP).

6.4 Relevant Strategic Documents

Monash Housing Strategy 2014

The Monash Housing Strategy 2014 (adopted by Council in October 2014) identifies this subject site as being located in Category 2 Accessible Areas, the objectives and outcomes for which, seek:

- *Moderate housing change and diversification serving as a transition between commercial and residential areas.*
- *Development will be respectful of neighbourhood character and amenity, with greater emphasis placed on these objectives in proportion to the distance from commercial zones and transport nodes.*

Residential outcomes include:

- *Transition in residential density from the interface with surrounding residential areas to the boundary of the Activity Centre.*
- *Lower density unit and townhouse style developments. at the interface with surrounding residential areas.*
- *Potential for apartment development in context with the scale of development of the Activity Centre, at the interface with the Activity Centre subject to careful design.*
- *On larger sites, in suitable locations, increased density may be appropriate, subject to careful design and the provision of appropriate landscaped setbacks.*

Draft Huntingdale Precinct Plan – March 2020

The site is located within the Huntingdale Precinct Plan area. A draft plan was adopted by Council on 27 March 2020. This draft Plan sets out a clear, transformative vision for the future growth and development of the Huntingdale Neighbourhood Centre, which is one of the key areas in the Monash National Employment and Innovation Cluster (MNEIC). The site is identified as being located within Activity Area 3.

Activity Area 3 is:

“Activity Area 3 is the heart of Huntingdale. A vibrant, mixed use main street provides a variety of speciality stores and larger retail offerings allowing people to live, work and play within their own community. Huntingdale Road emphasises the village feel through design details such as canopies over the footpath and opportunities for street side dining, while upper levels provide space for residential and commercial uses contributing to life on the street. Built form is higher and densities greater ensuring people are in the neighbourhood throughout the day and night. The Area is also likely to be home to catalytic development such as anchor retail, a multi-purpose civic hub and sessional day care.”

Council has adopted the Draft Huntingdale Precinct Plan and it therefore represents adopted Council policy. However, no planning scheme amendment to incorporate the document within the Monash Planning Scheme has been initiated.

7 Planning Assessment

7.1 Response to Plan Melbourne

The proposed development responds to the broad objectives of Plan Melbourne by:

- Providing housing choices close to jobs and services (Outcome 2); and
- Providing an inclusive, vibrant and healthy neighbourhoods (Outcome 5).

The proposal achieves a high-level compliance with Direction 2.1 and 5.1 by providing a new housing in the right locations to facilitate an increased percentage of new housing in established residential areas to support the creation of a city of 20-minute neighbourhoods.

7.2 Planning Policy Framework

Clause 11 (Settlement) and Clause 16 (Housing) of the Monash Planning Scheme seek to provide housing choice close to jobs and services, increase the supply of housing and provide for a range of housing types to meet increasingly diverse needs.

Specific support for appropriate residential intensification is also highlighted in Clause 16 Housing. The proposal could make a positive contribution to the supply and diversity of housing in the municipality and does so within reasonable proximity to services and public transport.

Proximity of the subject site to main roads such as Huntingdale Road, Dandenong Road and North Road, as well as facilities required in residential areas such as Jack Edwards Reserve, Huntingdale Neighbourhood Centre and Amsleigh Park Primary School makes the subject site an appropriate location for medium density development.

Broadly speaking, within the Planning Policy Framework and Local Planning Policy key themes emerge in relation to the strategic directions and policy objectives. Those relevant to this application include:

- Supporting urban consolidation by promoting opportunities for intensification, including infill housing, in strategic locations in and around infrastructure, services, facilities, public transport and other businesses.
- Enhancing and improving the quality of the urban and built environment, and ensuring valued characteristics are protected, to create safe, functional places with a strong sense of connection and identity. The proposal ensures the provision of an attractive and stimulating urban environment that encourages sustainable living, recreation and public interaction while making a positive contribution to the future urban character and public realm of the surrounding context.
- Incorporating high quality architectural and urban design and will form a positive addition to the streetscape to maximise landscaping opportunities in the front setback and to maintain on-street parking provision.

7.3 Environmental Audit

Watson Environmental Assessment (WEA) conducted a detailed Environmental Site Assessment (ESA) for the subject site and concluded that there is no evidence of soil- or ground-water contamination, which would have precluded the redevelopment of the site to high-density residential land uses.

A summary of the site investigations noted:

- *Acid Sulphate soil was not encountered during the intrusive soil sampling program and the occurrence of Acid Sulphate Soil within the site is considered unlikely on the basis of field indicators published in EPAV Publication 655, "Acid Sulphate and Rock (August 1999)" used to assess the potential for Acid Sulphate to be present.*
- *Asbestos waste was not encountered within the site. As such, adverse impacts from Asbestos materials are considered unlikely.*
- *WEA is satisfied that below ground structures including underground fuel/chemical storage tanks do not exist within the site.*
- *At the time of writing, WEA considered that the condition of the site was not aesthetically unpleasing or offensive to human senses.*
- *The site in its current condition does not pose an unacceptable risk to future users / occupants of the site including maintenance workers. On the basis of the findings of this ESA, WEA is satisfied that further assessment and / or remediation of soil and groundwater is not warranted.*

7.4 Variation of Easement

The proposal seeks to remove the existing drainage easement (G and P) to enable possible future works on the impacted land. The final composition of these works is unknown at this time.

It is unclear as to the current and future requirement for the easement; however, it has been assumed it relates to the necessary drainage required at the time of the easement creation. The drainage easement now appears to be, redundant.

The removal of the seemingly redundant easement is believed to be inconsequential and enables the possible future development of the site. This achieves a high level of compliance with the State and Local Planning Policy Framework as well as the strategic vision for this residential area of the municipality. In particular, the proposal will:

- Support urban consolidation in a strategic location in and around hubs of activity with good access to infrastructure, services, facilities, public transport and employment opportunities.
- Potentially enhance and improve the quality of the urban and built environment in the future, ensuring valued characteristics are protected, to create safe, functional places with strong sense of connection and identity.

7.5 Residential Development and Character Policy

Neighbourhood character objectives within the schedule to the zone seeks to ensure that development is responsive to the key characteristics that make up the preferred character of each precinct and achieves architectural and urban design outcomes that positively contribute to neighbourhood character.

With respect to Clause 22.01, the site is not identified to be located within a defined residential character area, however, is recognized to abut residential land located within "Garden City Suburbs Southern Areas".

The subject site is identified within schedule 5 to Clause 32.07 of the scheme to be within "256-262 Huntingdale Road, Huntingdale". The below table demonstrates how the development responds to the design objectives of the RGZ5:

Design Objectives

Development Response:

<p><i>To facilitate housing diversity and growth in the form of unit, townhouse and apartment developments of a high-quality design and finish.</i></p>	<p>The strategic intent of the development is to deliver the best possible outcome for a unique site within the Huntingdale Activity Centre while respecting the existing fabric of the immediate residential neighbourhood.</p> <p>The proposed built form provides a balanced response to the existing building typology of the area and tactfully uses a cohesive variation of materials and cladding to complement the existing neighbourhood character, while establishing a quality precedent for the envisaged future growth of the locality.</p> <p>The proposal provides a mix of accommodation typologies of a mix of two and three-bedroom dwellings. The scale and character of the site allows the proposal to include a mix of townhouses and apartment dwellings, with the overall dwelling typology designed to respond to the needs of the housing market.</p> <p>The proposed development is appropriate within the Residential Growth Zone, where its purpose is to provide housing at increased densities with buildings up to and including four storeys.</p> <p>Please refer to the development summary provided within the set of architectural drawings for a detailed breakdown of dwelling types.</p>
<p><i>To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.</i></p>	<p>The development incorporates substantial landscaping elements along the perimeter and within the site to retain and promote the 'open landscape character' of the garden suburban setting.</p> <p>Hard paving throughout the site has been limited with the use of strategically placed landscaping strips along with the use of soft landscaping within all open space within the development.</p> <p>Opportunities for deep root planting within the street frontage of the development and plantings within the communal courtyard and individual backyards of the townhouses will assist the softening of the massing of the proposed building and contribute to Council's preferred garden city character.</p> <p>Please refer to the architecture and landscape plans provided for further details.</p>
<p><i>To support new development that sits within an open garden setting and provides well located open space that allows for retention and planting of vegetation, including canopy trees.</i></p>	<p>The landscape design along the boundaries and within the site provides formal and contemporary landscape that build upon the important contribution that landscaping makes to the garden city character of Monash.</p> <p>The opportunity for deep root planting along the title boundaries of the site and the individual backyard of the</p>

	<p>townhouse will provide opportunities for canopy tree plantings.</p> <p>The well located communal open space located centrally within the site, along with the provision of a rooftop terrace provides adequate public space and amenity for new residents. These terraces are designed to provide recreational and social spaces, areas in which the residential community can come together.</p>
<p><i>To encourage development that minimises the impact on neighbouring residential interfaces by decreasing in scale towards adjoining properties and providing setbacks from adjacent secluded private open space that can accommodate the planting of screening trees.</i></p>	<p>The proposed development has been carefully designed to provide a transition in height and bulk in response to the single storey-built forms towards the east by proposing taller built form towards Huntingdale Road and conventional three-storey townhouses-built form towards the East.</p> <p>By employing a minimum 3.80 metre-built form setbacks along the eastern boundary and strategically placing the open spaces along the eastern boundary capable of accommodating canopy tree/screening tree plantings, the proposed seeks to create an appropriate transition in height between the existing single storey dwellings and proposed three storey dwellings without compromising on the strategic intent of the site.</p> <p>The opportunities for canopy tree planting as illustrated within the Landscape Plans prepared by Barber Design will assist in softening the impact of the proposed built form and will contribute positively to urban amenity of the neighbourhood.</p>
<p><i>To encourage development that contributes to a diverse and interesting streetscape, retains adequate sunlight to streets and public spaces and minimises building mass and visual bulk through landscaping and breaks and recesses in the built form.</i></p>	<p>The carefully considered development has been designed at a height and scale that will ensure positively contribute to the eclectic existing and emerging character of this precinct.</p> <p>The development will not create any unreasonable off-site amenity impacts and retains adequate sunlight to streets and public spaces.</p> <p>As discussed above, the opportunity for landscaping opportunities along the title boundaries and within the site will provide opportunities for canopy tree plantings which will soften the visual impact of the development to the adjoining properties.</p>

7.6 Land Use and Activity

The proposed *Dwelling* use is a Section 1 use within the Residential Growth Zone and is directly related to the purpose of the zone which seeks:

- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*

- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*

The use of the land as a 'Café' is nested under a 'Food and drink premises' and is considered to directly relate to the purpose of the RGZ – Schedule 5 which allows retail opportunities in appropriate locations. Given the use is proposed within an underutilized site, we consider this site an appropriate location for a retail use.

The provision of a high-quality, efficient 35m² commercial space within the site's frontage will contribute to the self-sufficiency of the new development. Occupants will be serviced by a space that will contribute to achieving the everyday needs of residents. The small neighbourhood cafe will be complemented by the local retail and commercial services offered within the Huntingdale Neighbourhood Centre and Monash National Employment and Innovation Cluster.

7.7 Built Form and Design

The proposed development employs a measured architectural approach and provides a higher-density residential development in a strategic location that improves the current site conditions. A measured design approach and thoughtful architectural response ensure the proposal's scaling and massing appropriately considers adjoining properties. The proposal responds appropriately to the site and locational context and offers a significantly enhanced architectural outcome that will complement the area.

The proposed built form provides a balanced response to the existing building typology of the area and tactfully uses a cohesive variation of materials and cladding to complement the existing neighbourhood character, while establishing a quality precedent for the envisaged future growth of the locality.

The four-storey built form will read as an attractive architectural element fronting Huntingdale Road and ensure the existing conditions on the site are substantially enhanced. The building setbacks appropriately respect the amenity of adjoining properties and focuses on directing activity towards Huntingdale Road by locating the main pedestrian entrance to the development and the café towards the Huntingdale Road frontage of the site.

The proposal creates an urban environment, provides for a new community, and enhances the sense of safety and security. The activation of all road frontage and the orientation of dwelling towards street support unities for passive surveillance, further enhancing the safety and amenity of immediate surroundings.

The policy directions established by Clauses 15, 21.04, and 22.01 must be jointly considered to identify the built-form and urban-design parameters of the proposed development and define the urban context of the site. The development attains a high level of consistency with Planning Policy Framework and Local Planning Policy Provisions by complying with the more specific requirements delineated within the RGZ.

Please refer to the Architectural Plans, prepared by *Warren and Mahoney* for a comprehensive representation of the Built Form specifics.

7.8 Amenity Considerations

The proposed development will deliver a quality amenity outcome to future occupants and avoid unreasonable impacts on adjoining properties through a considered design response that responds to the identified constraints of the site. These considerations are framed in the context of Clause 15, Clause 16 and Clause 55.

7.9 On-site and off-site Amenity Considerations

The proposed development will offer its future occupants with a high level of amenity, providing functionality and convenience while also protecting the amenity of the neighbourhood with a carefully considered dwelling design.

Having regard to the above, it is submitted that the proposed development will offer the future occupants with a high level of amenity, providing functionality and convenience. This will be achieved while ensuring no detrimental amenity impacts on the neighbouring properties.

Please refer to the attached Clause 55 (ResCode) and Clause 55.07 (Apartment Development) assessment for further detail about amenity considerations.

7.10 Landscaping

The built form is supported by a considered landscape design that will complement the proposed built form and provide for an attractive streetscape profile and presentation. The proposed landscaping will also assist in softening the built form when viewed from the street and from the east at the sensitive interface with the residential properties.

The proposed landscaping will ensure that the Garden City Character of the municipality will be maintained and enhanced by providing space in setback areas for appropriate landscaping including the planting of semi mature canopy trees with spreading crowns.

Furthermore, it is submitted that adequate areas of landscaping, including the planting of canopy trees, and other treatments that reduce the visual impact of large, paved areas have been provided within the front, side and rear setbacks that positively contribute to the visual qualities of the neighbourhood.

Please see attached landscape plan, prepared by *Barber Design* for detail of the landscaping on the land.

7.11 Car Parking, Bicycle Facilities and Access

Car Parking

Clause 52.06 of the Scheme relates to the provision of car parking. The clause requires:

Use	Rate
Dwelling (Resident)	1 space per one- or two-bedroom dwelling
	2 spaces per three or more-bedroom dwelling
Food and Drink premises	3.5 spaces to each 100m ² of leasable floor area

The proposed development is for a combined 70 dwellings and a Food and Drink premises (Café). Specifically:

Apartment

- 13 x 1-bedroom;
- 47 x 2-bedrooms; and
- A 35m² Food and Drink premises (Café).

Clause 52.06 of the Scheme requires **61 spaces**. The proposed development will accommodate 64 spaces within a basement car park, a surplus of three spaces.

Townhouses

- 8 x 3-bedrooms; and
- 2 x 4 bedrooms.

Clause 52.06 of the Scheme requires **20 spaces**. The proposed development will accommodate 16 spaces, housed within individual garages, a shortfall of four spaces.

Car Parking Demand

A discrepancy is noted between the car parking requirements of Clause 52.06-5 and the demand likely to be generated by the future occupant of the proposed townhouse development.

We consider that the shortfall of four car spaces can be supported for this site due to:

- The site is well served by public transport and alternative transport modes;
- The availability of on-street parking in the immediate surroundings;
- The convenience of pedestrian and cyclist access to the land; and
- The existing road network is functional and will easily cater for the increase in traffic that is anticipated as a result of this application, and any future development in the immediate and broader locale.

This is further supported by the Traffic Impact Assessment prepared by *O'Brien Traffic* which provides the following findings:

- *Car ownership data from the 2016 Census in Huntingdale indicates that 3-bedroom dwellings (semi-detached, townhouse style) have a parking rate of 1.55 spaces / dwelling. The data also notes that 50% of townhouses own 0-1 vehicle, therefore there is a clear market for townhouses with only 1 parking space.*
- *The subject site lies within the Principal Public Transport Network (PPTN) area and is well served by a number of bus routes.*
- *Pedestrian access to the site is excellent given the roads in the locality of the site provide footpaths on both sides.*
- *Existing on-road and off-road bicycle infrastructure in the vicinity of the site provides convenient access to the land for cyclists.*
- *Given the availability of on-street unrestricted parking along the Ross Street and Berkley Street frontages during peak resident parking periods (weekday evenings / weekends) and the addition of 4 new on-street parking spaces created by vehicle crossing reinstatements.*

Please refer to the attached Traffic Impact Assessment prepared by *O'Brien Traffic* for further details.

Access

The proposed development seeks to provide two vehicle crossovers towards Ross Street and one crossover to Berkeley Street capable of supporting medium-sized trucks required for waste collection.

We note the location and size of the proposed crossover responds appropriate to the proposed use and development of the site.

The access and loading requirements have been assessed and determined to have satisfied the relevant design guidelines/principles contained within Clause 65.01 and is supported by the traffic impact assessment prepared by *O'Brien Traffic*.

Please refer to the attached Traffic Impact Assessment, prepared by *O'Brien Traffic* for further details.

Bicycle Facilities

Clause 52.34 of the Planning Scheme specifies the bicycle parking requirement for new developments.

It is noted that this provision only applies to dwellings in development of four or more storeys and does not apply to the townhouse or food and drink components.

For the proposed apartment development, the clause requires:

Use	Rate
Dwelling (Resident)	Residents – In developments of four or more storeys, 1 to each 5 dwellings
	Visitor – In developments of four or more storeys, 1 to each 10 dwellings

The resultant statutory rate requires **12 residential bicycle spaces** and **six visitor bicycle spaces**.

The proposed development seeks to provide a total of 16 residential spaces within the site's basement car park and six visitor bicycle spaces at the Huntingdale Road pedestrian entrance for visitors – exceeding the minimum statutory requirements by four spaces.

Please refer to the Architectural Plans, prepared by *Warren and Mahoney* and the attached Traffic Impact Assessment, prepared by *O'Brien Traffic* for further details.

In summary, it is submitted that the development's traffic and transport outcomes are appropriate and meet the desired outcomes for the area.

7.12 Sustainable Design

The minimisation of adverse environmental impacts through the effective administration of land use and development is a fundamental theme of current State and local planning policy objectives, and Environmentally Sustainable Design (ESD) initiatives are a key tool for addressing the challenges inherent in ensuring a sustainable future for the community.

The proposal presents a considered and highly resolved sustainable development outcome by incorporating substantial ESD initiatives with the guidance of a qualified ESD consultant. The Sustainable Design Assessment contains a summary of the environmental objectives adopted for the development which are in line with the City of Monash's recently implemented Built Environment Sustainability Scorecard (BESS) requirements.

The report summarises the Sustainability Initiatives and demonstrates how we intend to meet these requirements with the projects design, construction and operation. We note that the proposal achieves a BESS score of 57%, which is considered best practice.

Overall, the design both meets and exceeds the benchmarks set out by the City of Monash for sustainability in accordance with the Building Codes of Australia.

Please refer to the attached SMP prepared by *ESD Hub* for further details.

7.13 Waste Management

Waste management facilities have been carefully integrated into the design of the development to ensure the appropriate collection and transport of waste.

The recommendations have been integrated into the design of the proposal and accordingly the proposal's waste management facilities meet the likely demands of the development and provide for the appropriate management and collection of waste.

Please refer to the attached report prepared by *O'Brien Traffic* for further details



8 Conclusion

In summary, proUrban Planning has prepared this report in support of the planning permit application for the proposed at 256-262 Huntingdale Road, Huntingdale.

A planning permit is sought pursuant to the following permit triggers:

- To use the land for the purpose of a Food and drink premises (Café) pursuant to Clause 32.07-2;
- To construct two or more dwellings on a lot pursuant to Clause 32.07-5;
- To carry out works for a Food and drink premises (Café) pursuant to Clause 32.07-5; and
- To reduce the number of car parking spaces associated with the townhouse development, required under Clause 52.06-5.

Overall, the proposal is consistent with the strategic planning policy for the area as established by the relevant Planning Policy Framework and Local Planning Policy in the Monash Planning Scheme.

The development addresses the strategic directions and policy objectives by supporting urban consolidation, promoting high-quality residential development, enhancing the quality of urban and built environment, and encouraging opportunities for future development in close proximity to existing infrastructure in the Huntingdale Activity Centre.

The proposed design response represents a carefully considered, well-resolved development proposal that has taken appropriate consideration of its physical and urban context, the strategic opportunities and development constraints, and will make a positive contribution to the built form and amenity envisioned for the Residential Growth Zone – Schedule 5 and Monash National Employment and Innovation Cluster.

We consider that the proposal is consistent with all relevant requirements of the Monash Planning Scheme and request that the application be supported, and a planning permit granted.

