



2 October 2018

**James Heitmann**

Principal Planner (Major Projects)  
City of Monash  
293 Springvale Road  
Glen Waverley VIC 3150

Dear James,

**AMENDMENT TO DEVELOPMENT PLAN – 29 BROWNS ROAD, CLAYTON**

We continue to act for Mushan Property Group and now propose an amendment to the endorsed Development Plan for a reduction in visitor car space provision for the apartment component.

Enclosed are the following:

1. Amended "Vehicle Circulation and Parking" plan (Basement Level) at page 23 of the Development Plan.
2. Amended chapter 8 "Access and Parking" at page 49 of the Development Plan.
3. Amended car parking report dated 27 September 2018 to replace the existing parking assessment within the approved 'Traffic Report' dated 23 February 2017 at Appendix C of the Development Plan. The remainder of that approved report in relation to access and car parking layout, bicycle parking, waste management and traffic assessment remains unchanged.

More particularly, the amendment proposes to amend the visitor car parking rates under heading 8.3 "Car and Bicycle Parking" as follows.

- 1 resident space for each one or two bedroom dwelling.
- 2 resident spaces for each three bedroom dwelling.
- ~~1 visitor space per 5 dwellings.~~
- 0.2 visitor spaces per townhouse.
- 0.15 visitor spaces per apartment.

It is proposed to maintain the 1 visitor space per 5 dwelling rate (i.e. 0.2 visitor spaces per townhouse) for the townhouse component in accordance with standard requirements of Clause 52.06. The amendment relates to the visitor car parking provision for the apartment component only, seeking a reduction to 0.75 visitor spaces per 5 dwellings (i.e. 0.15 visitor spaces per apartment) based on the assessment provided by Ratio Traffic Consultants. The basement plan is proposed to be amended to reflect the proposed visitor space reduction.

### **Reason for Amendment**

The amendment is proposed to enable the removal of 7 car stackers (containing 14 resident cars) that are required within the apartment basement currently to achieve the visitor car parking rates required.

The engineering design has now been undertaken for the planning permit application ready for construction. That assessment has confirmed that the basement cannot be enlarged to provide additional car parking without either impacting the internal road network or landscaping within the site and therefore car park stackers must be provided to achieve the car parking requirements of the Development Plan.

The current visitor parking provision for the approved 147 apartments under the Development Plan is 147 resident spaces plus 29 visitor spaces. A total of 176 spaces are associated with the apartments on site. A reduction of 7 visitor spaces to 22 will enable all spaces to be provided at-grade within the basement, removing the need for car park stackers, while still providing visitor parking at a rate in accordance with actual assessed demand.

### **Planning Assessment**

The subject site is located within the following zones and overlays of the Monash Planning Scheme:

- General Residential Zone – Schedule 1 (GRZ1);
- Development Plan Overlay – Schedule 5 (DPO5)(Surplus Education Land).

Since the original Development Plan was approved on 27 June 2017, there have been a number of Planning Scheme Amendments relating to the General Residential Zone controls, Better Apartment Standards, car parking requirements, and a policy neutral change to the State and Local Planning Policy Framework.

As the proposed amendment is for a reduction in visitor car parking provision for the apartment component of the Development Plan only, the above Planning Scheme Amendments have no impact on this assessment. We note that while there were amendments to the car parking requirements under Clause 52.06, introduced by VC158 on 31 July 2017, the statutory visitor car parking rate for this site remains unchanged at 1 space per 5 dwellings. If the site had been within 400m of the Principal Public Transport Network (PPTN) the site could have had zero visitor spaces. While the site is not within 400m, it is very well positioned within walking distance of the Clayton Train station and bus routes (as identified in Ratio's car parking assessment).



A detailed assessment of the car parking requirements, demand assessment and parking reduction considerations are outlined in the Ratio car parking assessment in relation to Clause 52.06 of the Monash Planning Scheme. In summary, the report concludes:

- *The proposed apartment visitor parking provision of 22 spaces meets the expected peak parking demand of 22 spaces, which could occur during peak evening and weekend periods and is considered to be an ample provision. In addition, the site has the benefit of a generous street frontage to Browns Road, which can readily cater for any off-site visitor car parking demands.*
- *Parking for townhouse residents are proposed in the form of individual garages, with the provision in accordance with the statutory requirement.*
- *Parking for townhouse visitors are proposed within convenient at-grade spaces accessed directly from the internal road network, with the provision in accordance with the statutory requirement.*
- *Parking for apartment residents are proposed in the basement car park, with the provision in accordance with the statutory requirement.*
- *Parking for apartment visitors is proposed within the basement car park, with a generous provision of 22 space, which represents a shortfall of 7 spaces from the statutory requirement. Notwithstanding, the provision of 22 spaces meets the expected peak visitor parking demand of 22 spaces, with sufficient and convenient on-street parking available in the direct vicinity of the site, without the need to park in front of existing residential properties.*
- *Overall, the proposed development is not expected to create adverse parking impacts in the precinct.*

Further, in relation to DPO5 at Clause 43.04-4 of the Monash Planning Scheme, we note that a development plan may be amended to the satisfaction of the responsible authority. In assessing the amendment, the "Decision Guidelines" at Clause 5.0 of the Schedule to the Development Plan Overlay requires the responsible authority to consider the following matters:

- *The provisions of this planning scheme including relevant local policies and the objectives set out in Clauses 54 and 55 of the scheme.*
- *The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.*
- *The overall objective for the land to achieve an integrated medium density residential development offering a choice and diversity of housing opportunities and types, appropriate to its setting and achieving a high quality of amenity and urban design.*

As described above, as the amendment is for a reduction in car parking only, the relevant provisions are limited to Clause 52.06 (Car Parking) and DPO5 as there are no other relevant considerations triggered under the planning scheme.

The assessment undertaken by Ratio traffic engineers identifies that the visitor parking provision of 22 spaces (at a rate of 0.15 spaces per apartment) will accommodate the likely actual peak visitor parking requirements for this component of the Development Plan and will not undermine the orderly development of the land. Moreover, the proposed number of visitor spaces will result in reduced basement excavation and remove the need for car park stackers for some resident spaces in favour of conventional at-grade spaces within the basement, which are more desirable and practical and do not have ongoing energy or maintenance needs.

The amendment continues to achieve the overall objective for an integrated medium density residential development promoting housing choice and diversity of a high quality of amenity and urban design.

We also note, by way of comparison, that a similar site with similar locational characteristics to the subject site at 1 Renver Road, Clayton was approved for a visitor car parking reduction to 0.13 spaces per dwelling under DPO5 – a slightly lower rate than now proposed for the subject site. For consistency, a visitor car parking rate of 0.15 visitor spaces per apartment is considered reasonable and appropriate for this site as confirmed by expert traffic advice.

We trust that the submitted information is sufficient for Council to assess the proposed amendment to the Development Plan. Should you require any further information or clarification, please contact the undersigned.

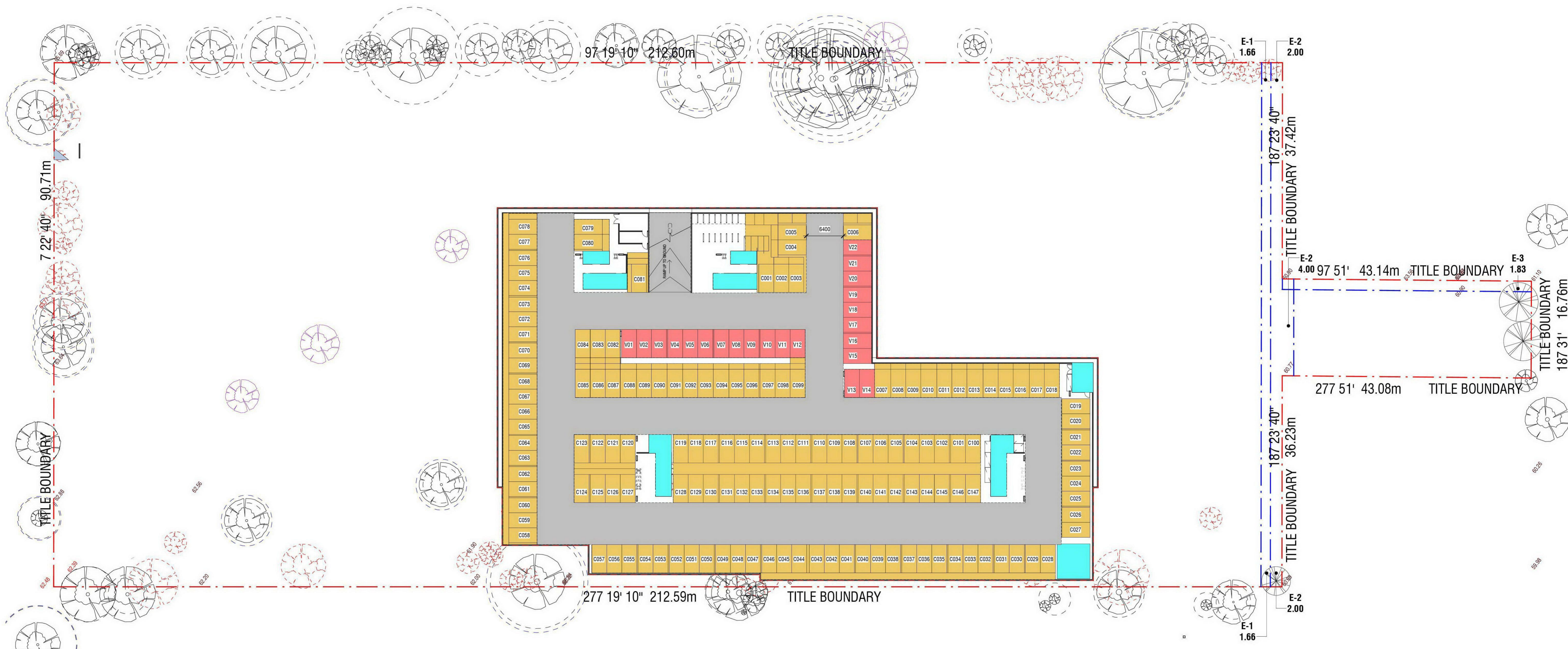
Yours sincerely,



**Danny Hahey**  
Practice Director

Encl.





**1** BASEMENT PLAN  
SCALE 1 : 350

REV	DATE	DESCRIPTION	AUTH	CHK

• Verify all dimensions on site prior to commencement of work.  
• DO NOT scale off these drawings.  
• Report any discrepancies to the architect before carrying out any work.



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MELBOURNE VIC 3000  
AUSTRALIA  
PH: 03 9611 7805  
EMAIL: info@mushan.com.au  
MUSHAN ARCHITECTS PTY LTD  
ABN: 44 182 772 714

PROJECT  
29 BROWNS ROAD, CLAYTON VIC 3168

TITLE  
VEHICLE CIRCULATION & PARKING (BL)

Date	09/27/18
Scale	As indicated @ A1
Drawn	SZ
Checked	SZ
Approved	Approver
Project Number	M023
Stage	N/A
Drawing No.	B-DP13
REV	



# 8 Access and Parking

The Development Plan is informed by a Traffic Impact Report prepared by Ratio Consultants (provided at Appendix C). The physical elements of the report are represented in Drawing DP07 – Precinct Circulation Plan.

The report describes the existing and proposed road networks, public transport connections, pedestrian links and car parking provision.

## 8.1 Sustainable Transport

The site has excellent access to existing public transport and is proximate to existing employment, shopping, educational and recreational facilities.

The public transport network in the vicinity of the Development Plan area includes the Clayton Train Station and bus interchange and provides access to Dandenong, Chadstone, Mulgrave, Oakleigh, Monash University (Caulfield), Elwood, Huntingdale, Southland, Waverley Gardens, Ormond, Middle Brighton, Moorabbin, Toorak and into the Melbourne Central Business District.

## 8.2 Vehicle Access

Vehicle access will be taken from one location on Browns Road via a double crossover. Vehicle access points have been minimised to reduce the impacts on the existing traffic network.

Pedestrian permeability throughout the site has been maximised through the provision of landscaped pedestrian areas. Where possible, primary pedestrian access to the town houses has been provided directly from the pedestrian areas with a secondary access from the vehicular accessway.

## 8.3 Car and Bicycle Parking

Car and Bicycle parking rates are outlined in the Traffic Impact Report provided at Appendix C. In summary, car parking is to be provided at the following rates:

- 1 resident space for each one or two bedroom dwelling.
- 2 resident spaces for each three bedroom dwelling.
- 0.2 visitor spaces per townhouse.
- 0.15 visitor spaces per apartment.

Bicycle parking is to be provided at the following rates:

- 1 resident space per 5 apartments.
- 1 visitor space per 10 apartments.

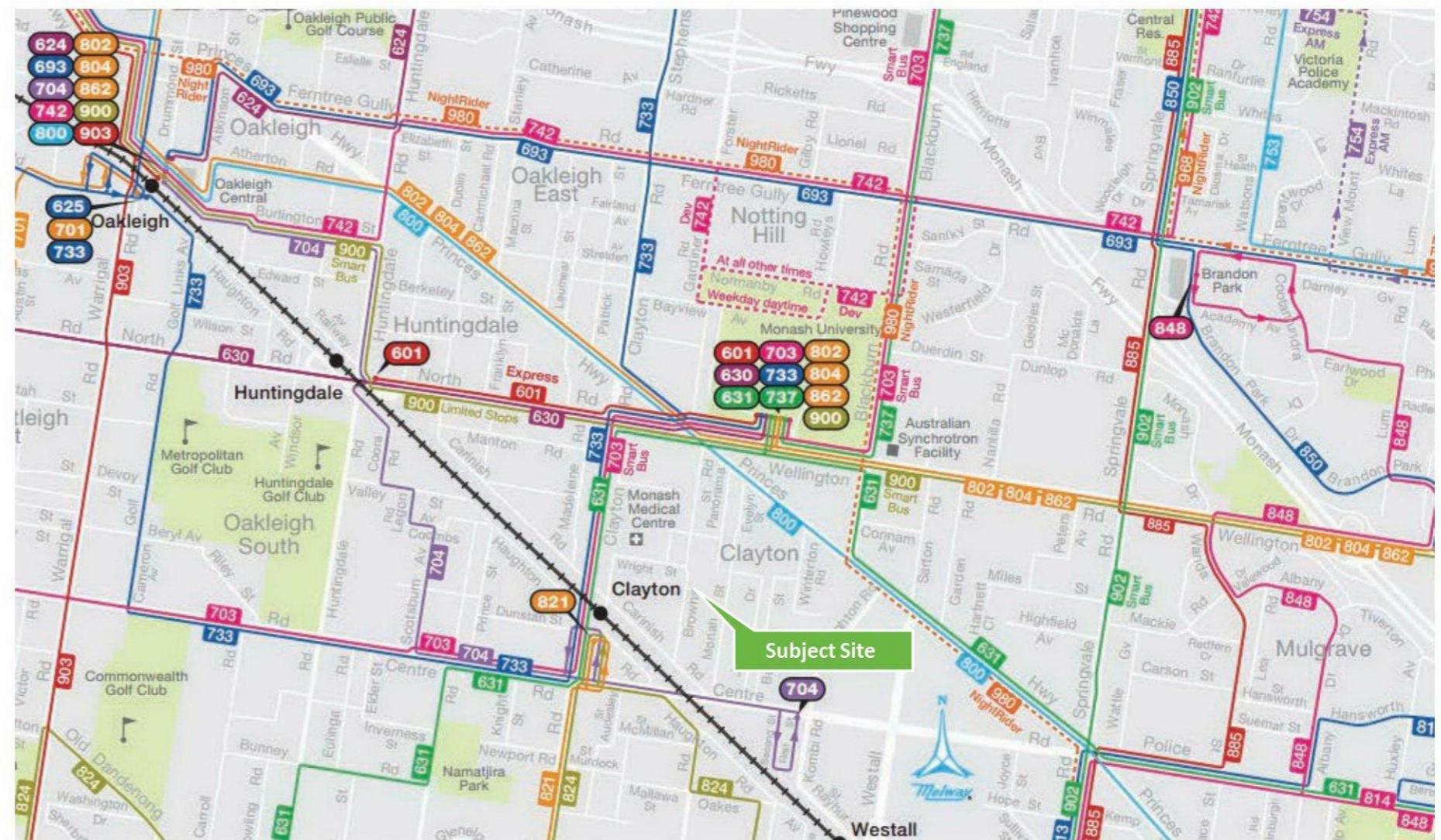


Figure 5 Public transport network around the site

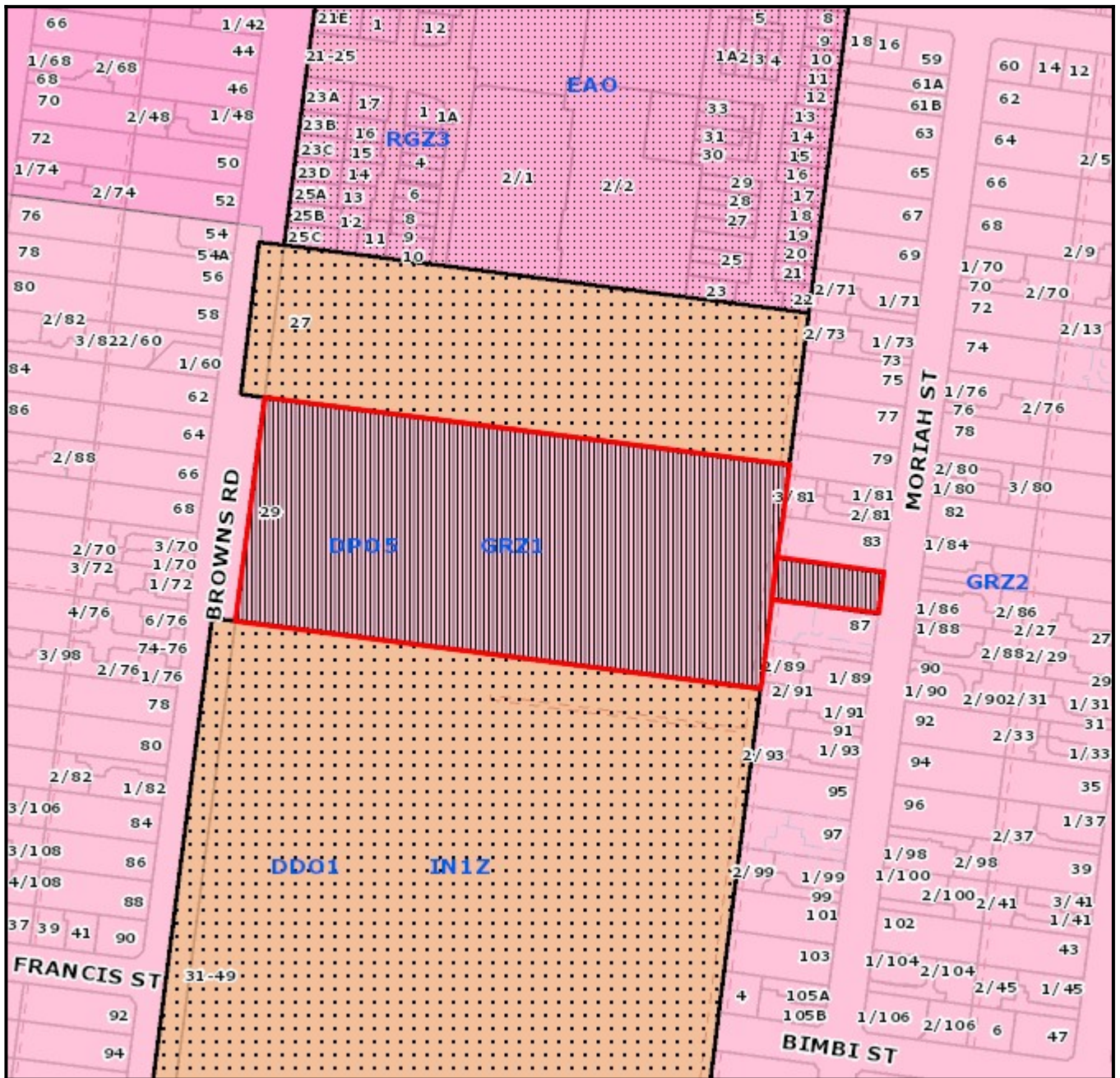








# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**




1:2500

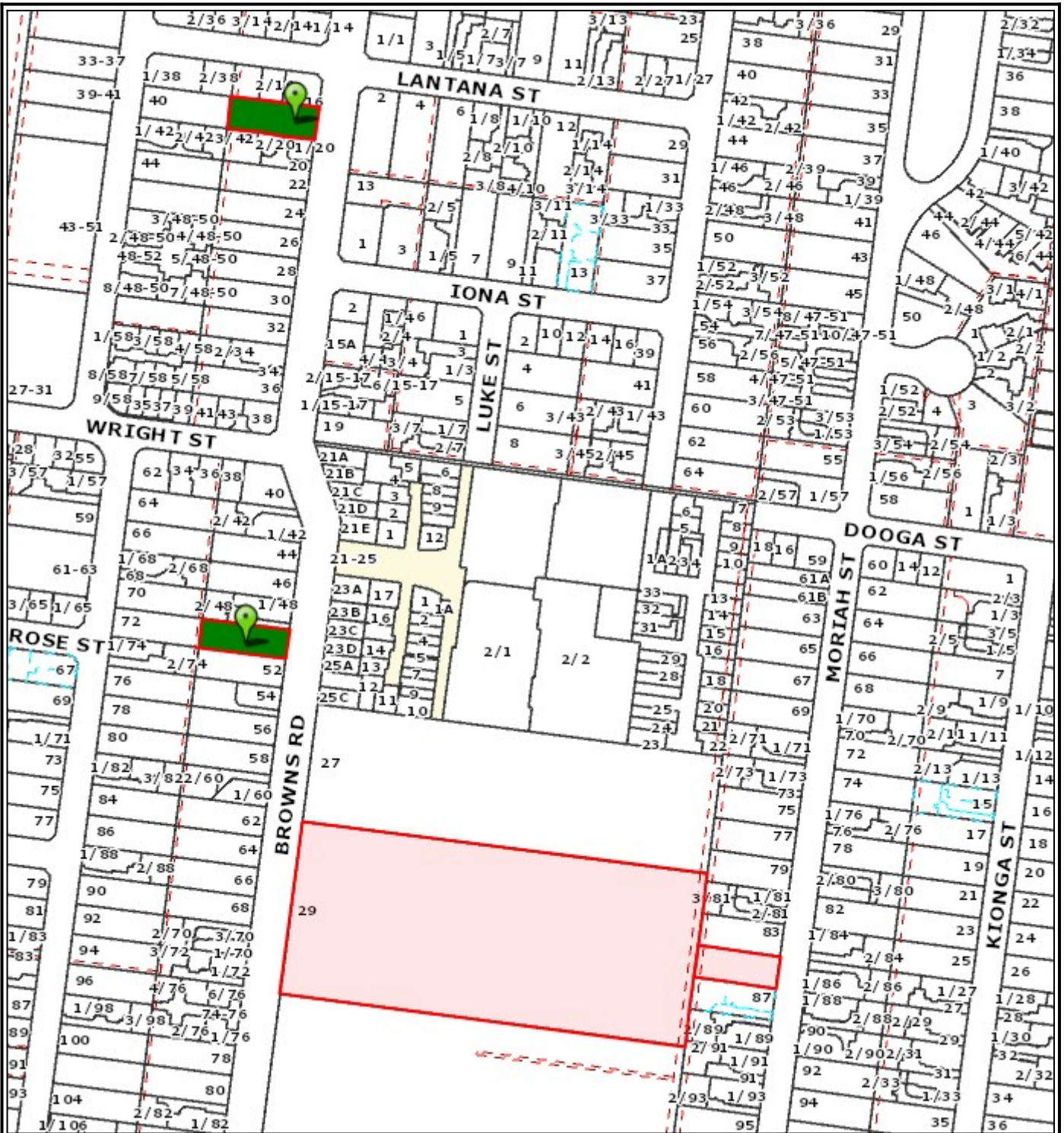
**Address:** 29 Browns Road CLAYTON VIC 3168

**Area:** 1730 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.





# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown).



1:3000



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## Legend

- |                   |                           |                                    |
|-------------------|---------------------------|------------------------------------|
| Property          | Open Space Public Access  | Social/family recreation           |
| Proposed Property | Accessway/ trail          | Sport                              |
| Common Property   | Conservation              | Utility/ buffer/ enviro constraint |
| Easements         | Memorial Park             | Visual amenity                     |
| Raillines         | Play                      | Water based recreation             |
| Reserves          | Relaxation/ contemplation |                                    |

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<http://www.monash.vic.gov.au/legal/index.htm>



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Attachment 4a: Extent of properties notified (owners and occupants) as part of the community consultation process

