

11 August 2017

David Keohane  
Senior Statutory Planner  
City of Monash  
293 Springvale Road  
**GLEN WAVERLEY VIC 3150**

**Via email: david.keohane@monash.vic.gov.au**

Dear David

**TPA/47526 – 570 Neerim Road, Hughesdale – Further Information**

Tract Consultants continues to act for CHT Architects in this matter.

On behalf of our client, we are pleased to respond to Council's Section 54 letter dated 29 May 2017 requesting further information for Planning Permit Application TPA/47526 (the 'Application') at 570 Neerim Road, Hughesdale (the 'Site').

Council has requested the following the following items (italicised). Please see our response beneath each italicised item.

- *Update the Ground Floor Plan to include the calculation of Garden Area in accordance with Clause 32.08-4 and the definition of Garden Area. Please note that the provision of 30% Garden Area is a mandatory requirement as a result of the VC110 changes by State Government.*

The revised Ground Floor Plan (TP0.03') illustrates a garden area of 39% across the Site.

- *Please also provide an assessment of the proposal against the Monash City Council C125 Amendment which has recently been adopted by Monash City Council. Council Officers are now required to have regard to the requirements as part of the assessment process.*

Council has requested an assessment of the application against its proposed Amendment C125 ('C125') to the *Monash Planning Scheme*.

Following an independent assessment by Planning Panels Victoria culminating in a Panel Report dated 6 December 2016, Council resolved to adopt C125 at its Council Meeting on 28 February 2017. It is understood that the Minister for Planning has not authorised preparation of C125.

In addition to updating clauses 21.02-6, 21.03, and 21.03-5 and replacing clauses 21.04 and 22.01, C125 proposes to rezone the Site from the General Residential Zone ('GRZ') – Schedule 2 ('GRZ2') to the GRZ – Schedule 3 ('GRZ3').

As per Council's 'New Residential Zones' website, Some of the key changes proposed to the residential development standards applying to new development in the GRZ3 are briefly summarised below:

- *Decreasing the maximum building site coverage from 60% to 50%*
- *Increasing onsite permeability from 20% to 30%*
- *Requiring the planting of a minimum of 1 canopy tree plus 1 canopy tree for every 5m of site width in new multi-unit development*
- *Requiring that secluded private open space of 35m<sup>2</sup> be clear of all structures and services*
- *Requiring a minimum 5 metre rear setback*
- *Requiring garages/carports to be set back behind the front wall of the dwelling*

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An assessment of the proposal against Amendment C125 is provided at **Appendix 1** to this letter.

- *All plans updated to include Finished Floor Levels of all areas of the development.*  
Finished Floor Levels are now clearly identified on the enclosed revised elevation plans (see TP2.01 and TP3.00).
- *A Site Description Plan showing the building locations and features of adjacent dwellings. This should include the use of surrounding buildings, private open space areas, habitable room windows of adjoining dwellings, any significant trees on surrounding dwellings and front setbacks of dwellings in the surrounding area.*  
Plan TP1.00 (enclosed) contains a Site Plan that identifies surrounding uses, private open spaces, habitable room windows of adjoining dwellings, significant trees, and front setbacks of surrounding dwellings in the area.
- *Levels and Features Plan - Plan by a Licensed Land Surveyor accurately showing the existing site levels, contours at 0.20m interval and features at a Scale of 1:100.*  
Charter Keck Cramer has prepared the enclosed Levels and Features Plan illustrating site levels at 0.20m contour intervals (sheet 1 of 2 dated 20 October 2016) and at a scale of 1:100 (Sheet 2 of 2 dated 28 July 2017).
- *A discussion on any expert advice received relating the EAO applying to the site and the sites suitability for use as a residential activity.*  
JBS&G have prepared the enclosed *Environmental Site Assessment – Preliminary Site Investigation (Site History Review) and Detailed Site Investigation (Soil Investigation)* (dated 4 November 2016).  
According to this assessment, soil may need to be remediated and managed appropriately. Preliminary discussions with consultants indicate that approximately 0.5 metres of soil may need to be removed for beneath soil used for garden areas, with concrete slabs acting as an appropriate buffer between soil and the building.  
The design response includes basement levels and courtyards below NGL which will result in more than 0.5m of top soil being removed from the majority of the Site. This treatment can be extended to the balance of the Site if required.
- *A streetscape elevation showing front elevations of the proposal and of No's 570 and 574 Neerim Road.*  
Plan T2.01 (enclosed) contains a Streetscape Elevation illustrating the proposal's presentation to Neerim Road in relation to surrounding buildings.
- *A detailed landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer.*  
Species Landscape Architecture has prepared the enclosed detailed Landscape Plan (dated August 2017) illustrating proposed tree removals, proposed plantings and species, and treatment of the garden frontage to Neerim Road.

### **Summary of Response**

This response has addressed Council's request for additional provided in its letter dated 29 May 2017.

As demonstrated in Appendix 1, in addition to generally meeting the proposed provisions of the General Residential Zone – Schedule 3, which it is understood would apply to the Site should Amendment C125 be gazetted in its current proposed form, the proposal also supports C125's proposed changes to clauses 21.02-6, 21.03, 21.03-5, 21.04 and 22.01.

Importantly, the response articulates that the proposal will support Monash's 'garden city' character, as well as other local and State policies which identify the area's potential to accommodate a variety of housing styles and sizes to support future housing needs.

The EAO affecting the site has been investigated in the enclosed assessment. This assessment identifies the possibility that soil on site may be contaminated and would require remediation. However, as noted above, the design response anticipates and responds to this potential constraint.

Lastly, the following new and revised plans have been provided to Council.

Materials enclosed

To enable Council's assessment of this application, please find the following documentation enclosed:

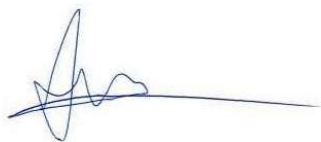
- 3 x [revised] Plan Set prepared by CHT Architects dated August 4 2017.
- 3 x Levels and Features Plan prepared by Charter Keck Cramer and dated 20 October 2016 and 28 July 2017.
- 3 x Landscape Architecture Plan prepared by Species Landscape Architecture and dated August 2017.
- 1 x Site Assessment – Preliminary Site Investigation (Site History Review) and Detailed Site Investigation (Soil Investigation) prepared by JBS&G and dated 4 November 2016.

We trust that the information provided is sufficient and we thank Council for its assessment to date. However, should the information provided above be considered to not meet the requirements of Council's request for further information, please consider this letter a formal request for a further extension of time to the RFI lapse date.

We look forward to working together with Council to achieve a high quality built environment outcome for the Neerim Road neighbourhood that sets an exemplary standard for future developments across Monash.

Please do not hesitate to contact me or Ben Daly, Associate Town Planner, on 9429 6133 to discuss any aspect of this application.

Yours sincerely



Jonathan McNair  
Town Planner  
**Tract Consultants Pty Ltd**

See Appendix 1 overleaf.



## Appendix 1 – Assessment of the Application against proposed Amendment C125

### General Residential Zone – Schedule 3 ('GRZ3')

The following section assesses the proposal against the draft General Residential Zone – Schedule 3 which Amendment C125 proposes to apply to the Site:

- The proposed development will have a total site coverage of 61%. This exceeds the desired 50% site coverage standard proposed by the GRZ3. Should the GRZ3 be applied to the Site, a variation to this standard would be required. A variation is considered appropriate as a total garden area of 39% is achieved across the Site. This area includes private courtyard areas, communal pathways, and the 6.95 metre building setback from Neerim Road. Further, the unbuilt area of the Site provides for significant landscaping opportunities (refer enclosed Landscape Plan). It should also be considered that in its current form some 90% (approx.) of the Site is currently built as sealed car park. The proposal would significantly reduce the existing high site coverage.
- The Site permeability is 22% (133sqm of the 600sqm site). This is marginally below the desired 30% permeability standard proposed by the GRZ3. Should the GRZ3 be applied to the Site, a variation to this standard would be required. A variation is considered appropriate due to [refer point above].
- As per the enclosed Landscape Plan, the proposal shows three canopy trees to be planted to the 15.41 metre Neerim Road frontage, consistent with the standard proposed by the GRZ3.
- Private open space will comprise garden areas including paving and will generally be clear of structures and services. Each private open space area will be partially covered by ground floor bridge and first floor terrace, however this will not unreasonably impact the function or amenity of these areas.
- The proposed rear (west) set back is 4.5m. This is marginally (0.5m or 10%) less than the rear setback standard proposed by the GRZ3. Should the GRZ3 be applied to the Site, a variation to this standard would be required. As the Site does not directly interface with any dwellings, and as the proposal provides for an equitable development setback (4.5m), a variation is considered appropriate.
- Garages will be oriented toward Federation Way set back behind the façade frontage to Neerim Road, consistent with this proposed standard.

### Clause 21.02-6 – The importance of neighbourhood character and heritage

This clause recognises as a key issue that Monash is “essentially fully developed” and that “competing interests, including the need for housing diversity while respecting neighbourhood character, require careful planning to ensure that development outcomes are of a high quality design standard and sympathetic to the existing or preferred neighbourhood character.”

The clause recognises the ongoing challenge of protecting and enhancing economic and social environments while maintaining Monash as a place “that people want to conduct business as well as live”.

The proposal is sympathetic to the existing neighbourhood character whilst providing a high quality contemporary design that will increase the attractiveness of Monash as a place to live as well as increasing the housing diversity of the area. A full assessment of the proposal in the context of its neighbourhood character is included in the Planning Report (Tract Consultants, February 2017).

#### Clause 21.03 – A Vision for Monash

This Clause envisages “an inviting City, diverse and alive with activity, designed for a bright future.” This vision has four key areas of focus:

- A fair and orderly community
- An inclusive and safe community
- A planned and connected city
- A green and naturally rich city

The application supports Council’s vision for the municipality by revitalising the Site into six high quality dwellings that will offer future residents good access to the social and economic opportunities within nearby established activity centres. The dwellings will provide housing that supports a variety of family units and lifestyle preferences, including Monash’s student and ageing populations.

#### Clause 21.03-5 – Monash’s Garden City Character

This clause reiterates that “Monash is known for its garden city character consisting of leafy, low-rise suburbs with well vegetated private gardens and wide streets with street trees. This characteristic is highly valued by the community and visitors to the municipality.” The Garden City Character is also identified as a key consideration in the development of land in the municipality, with particular regard to the following:

- Setbacks of buildings and car parks from roads, public spaces and other buildings;
- Mass and scale of building envelopes;
- Design of building facades;
- Quality of building materials;
- Location of car parking and accessways;
- On site canopy trees and other vegetation used in landscaping;
- Location of services;
- Street planting;
- Front fencing; and
- Promotional material and signage.

The application is consistent with clause 21.03 as it comprises a high quality design which utilises sustainable materials, high quality finishes, strong articulation, and contemporary tones whilst remaining sympathetic and consistent with the surrounding neighbourhood.

In addition to its responsiveness to the existing neighbourhood character, the proposal is consistent with the future neighbourhood character of the immediate area with respect to redevelopment at 568 Neerim Road and 34 Poath Road.

The building is appropriately set back and will provide landscaping treatment to the street that will increase the visual amenity and support the “Garden City Character” of Neerim Road whilst diversifying the urban experience the area.

#### Clause 21.04 – Residential Development

This clause provides strategic direction from the *Monash Housing Strategy 2014* to guide future residential development in the municipality regarding issues of neighbourhood character, environmentally sustainable development, accessibility, diversity and affordability. Clause 21.04 situates the site in the following strategic areas:

*Category 2 – Accessible Areas (Map 3a – Residential Development Framework Map)*

The Strategy describes this area as “Residential zoned land generally defined as being within reasonable walking distance from an Activity Centre, Neighbourhood Centre, railway station, public transport interchange or medium to large scale supermarkets. The boundaries have to be refined to take into consideration natural boundaries, non-residential land uses, consideration (where relevant) of slope/walkability, and recognition of areas of recognising special context.”

The proposal supports the description of ‘Category 2 – Accessible Areas’ by providing six dwellings within a reasonable walking distance from the Hughesdale Activity Centre and Oakleigh Major Activity Centre and the variety of shops and services available in these centres.

The design responds to the surrounded land uses and built environment, utilising the existing Federation Walk right of way for vehicle access meaning an additional cross over to Neerim Road is avoided.

*Garden City Suburbs Southern Areas (Map 3b – Residential Character Types)*

Desired future residential outcomes for this area is “Predominantly conventional detached houses, units and townhouses reflecting the existing scale and neighbourhood character. On larger lots, in suitable locations, lower to medium scale apartment developments may be appropriate, subject to careful design and the provision of substantial landscaped setbacks.”

Due to the relatively large size of the lot which has been used for non-residential purposes, the proposal is an appropriate reuse of the Site which is supported by the desired future residential outcomes for Garden City Suburbs Southern Areas.

The proposal is appropriately set back from the street. Importantly, from Neerim Road, the proposal will not present as six dwellings while from the adjacent Federation Walk it will make a positive contribution to the urban fabric of the thoroughfare not limited to increased passive surveillance, activation, framing, and vitality.

The interface to Neerim Road will receive a high standard of landscape and architectural design that supports the desired ‘Garden City’ outcomes for the area.

Clause 22.01 – Residential Development and Character Policy

This Clause recognises that Monash’s residential environments are important to the wellbeing of the community. It also recognises that there is a growing demand in Monash for a greater variety of housing typologies in the municipality to meet growth. The objectives of this Clause are:

- “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 desired future character statement for the applicable residential Character Type.
- 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 to a lesser extent the boulevards (Springvale Road and Princes Highway).”

This clause situates the site within the Garden City Suburbs Southern Areas as identified in the *Monash Housing Strategy 2014*. In addition to the desired future residential outcomes

identified under clause 21.04 for this area, this clause makes the following additional desired future character statements (non-exhaustive):

- The residential hinterland will continue to provide lower scale residential development, with new development comprising a mix of single dwellings and medium density units and townhouses.
- New development will be respectful to the scale and siting of the original housing within the area.
- New dwellings will address the street and complement the scale and form of adjacent buildings.
- Upper levels will be recessed and/or articulated to minimise the impression of building scale.
- Sympathetically designed architecture is encouraged in preference to imitations of historic styles.

The proposed development supports the future residential outcomes identified for Garden City Suburbs Southern Areas and will not have an adverse impact on the neighbourhood character. The proposal does not seek to imitate the style of surrounding buildings; rather it is a high quality design that reflects prevailing architectural styles.

Whilst the proposed development is of a larger vertical mass than the existing single and double storey dwellings situated to its east, it will provide a transition from this existing area to the future scale of density expected with development at 568 Neerim Road and 34 Poath Road and also to the robust commercial building to its west. The proposal's upper levels will be recessed and articulated to reduce the visual impact, particularly when viewed from the east and south.