

ADVERTISED PLAN

29 March 2022

Minister for Planning
Department of Environment, Land, Water and Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister,

Re: New Planning Permit Application
5 Stud Road, Dandenong

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Glossop Town Planning act on behalf of Equisent Group in relation to 5 Stud Road, Dandenong.


Our clients propose the use and development of the land for a four-storey community care accommodation building. Accordingly, please find enclosed:

- Completed Application for a Planning Permit form;
- Metropolitan Planning Levy Certificate;
- Recent copy of Certificate of Title;
- Title Re-establishment, Feature and Level Survey prepared by Terrain Consulting Group;
- Development Plans prepared by The Ellis Group Architects;
- Landscape Plan prepared by Zenith Concepts;
- Town Planning Report prepared by Glossop Town Planning;
- Car Parking and Traffic Statement prepared by ML Traffic Engineers;
- Waste Management Plan prepared by LID Consulting; and
- Sustainable Design Assessment prepared by LID Consulting.

The proposed development will provide 13 Medium Term Accommodation units for persons to stay for up to 90 days and a further eight long term Specialist Disability Accommodation apartments. In total 29 bedrooms are proposed providing a much needed contribution towards specialist NDIS compatible housing in this area.

The amenity of future residents will be one of high quality with a very high level of compliance with the objectives and standards of Clause 55 and particularly Clause 55.07. The proposal has furthermore designed to be compliant with the 'Silver Level' of design espoused by the *Liveable Housing Design Guidelines 2017* and is compliant with the *NDIS Specialist Disability Accommodation Design Standard, October 2019*.





The proposed built form has been designed with regard to the comments expressed by both Officers of your Department and the City of Greater Dandenong within two pre-application meetings and achieves the expectations for redevelopment of this land within Central Dandenong Metropolitan Activity Centre as envisaged by planning policy

We therefore commend this application to you as a proposal worthy of a town planning permit given the clear net community benefit which would be delivered.

Yours sincerely,



Hew Gerrard
Senior Associate
Glossop Town Planning

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