

2 November 2023

Our reference: 2022.0590

Ashley Christie
Planner, Development Approvals and Design
Department of Transport and Planning (DTP)
8 Nicholson Street
East Melbourne VIC 3002

Dear Ashley,

Re: Response to council's referral letter | 51 Centre Road, Vermont (PA2302282)

Hansen Partnership Pty Ltd continues to act on behalf of the permit applicant and owner in relation to the above planning application. We are in receipt of the Council's referral letter, which asks for further clarification as well as several matters raised.

In response to council's referral letter, we enclose the following:

- Revised arborist report prepared by Howell Arboriculture Consultants, dated 31 October 2023; and
- Revised architectural plans prepared by Harmer Architecture, dated 30 October 2023.

Further Information

With regard to the information requested in Council's letter, please find below a response to each of the matters raised.

Tree

- Item#1 SLO9 triggers: Need to clearly state that 4m encroachment triggers permit under SLO9.
⇒ Please see revised arborist report.
- Item#2 high levels of TPZ intrusion
⇒ Please see revised arborist report and architectural plans.
- Item#3 details on plans re construction
⇒ We believe that the plans provide enough information.
- Item#4 Location of earthworks
⇒ The plans will be updated pursuant to permit condition.

Traffic

- Item#5 loss of on-street parking
⇒ Please refer to traffic report. We understand that Council were not provided with the report.

- Item#6 bin enclosure
 - ⇒ This has been relocated since first set of plans – Please refer to new plans.
- Item#7 traffic report
 - ⇒ A traffic report has now been submitted.
- Item#8 waste collection
 - ⇒ This could be dealt with pursuant to planning permit condition.
- Item#9 gravel/sealed car park
 - ⇒ We are happy to have DDA car park sealed but doing it for the whole car park will involve significant works and costs. We are not increasing the intensity of the land use, as we are keeping the same number of children and staff. We submit that, overall, the new car park will be an improvement to the existing one.

Landscape

- ⇒ A landscape plan will be required under conditions of permit to include canopy tree replacement to offset the loss of existing canopy trees and landscape planting around the periphery of the car park and new building.

Plans

- Item#10 traffic circulation areas, car parking space dimensions.
 - ⇒ Please see revised architectural drawings.

Conclusion

We trust that the submitted information now adequately addresses council's concerns and allows for the application to progress to advertising.

Should you have any questions, please do not hesitate to contact Sophie Coissieux on 0493 514 326 or via email at scoissieux@hansenpartnership.com.au.

Yours faithfully,

Hansen Partnership Pty Ltd



Damian Iles | **Director**