
Maureen Jackson

PLANNING

Erin Baden-Smith
Manager, Development, Approvals and Design
Department of Transport and Planning
Level 8, 8 Nicholson Street,
East Melbourne VIC 3002

11th April 2023

Dear Erin,

RE: Application for Planning Permit PA2302094 - 325 Grimshaw Street, Watsonia

We act on behalf of our client in relation to proposed buildings and works related to the new STEM building on the subject site and wish to provide the following response and plans in accordance with your request pursuant to Section 54(1) of the Planning and Environment Act 1987.

[Response to Further Information Request in detail](#)

Request	Details	Response
1	A level and relocation survey carried out by a licensed land surveyor showing: a) Boundary occupation in relation to title boundaries; b) The location of buildings on the site; c) The location of trees on the site; d) A clearly identifiable benchmark outside the front of the site; e) Existing site contours or spot levels at regular intervals including all corners of the property and at significant grade changes relative to the temporary benchmark; and f) The difference in levels between the site and surrounding properties.	Refer to attached survey drawing, providing the required details of the proposed building in relation to adjacent buildings and trees and the boundary to the east of the site adjacent to residential properties.
2	A development summary including: a) Existing and proposed gross floor area and site coverage of buildings; and b) Existing and proposed site permeability.	Refer to drawing TP00, Revision 2 which provides a development summary noting site coverage is increased by 1 % and site permeability is reduced by 1%.
3	Updated proposed site plans or floor plans, including setbacks from the proposed A/C enclosures to the eastern property boundary.	Refer to drawing TP05, Revision 2

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Request	Details	Response
4	Updated material/colour schedule is provided, specifying the type of 'light weight cladding' proposed.	Refer to drawing TP14, Revision 2 which shows materials and details on the lightweight cladding to be used.
5	A new 'GI shed' is displayed on the proposed site plan in a location which may affect existing trees adjacent to the eastern boundary of the site. Please provide clarification as to whether this proposed shed triggers planning permission. If so, further detailed plans including floor plans with boundary setbacks, elevations and a revised Arboricultural Impact Assessment may be required. If the shed does not require planning permission, please remove all references to it from the proposed plans.	All references to the existing shed have been removed from the proposed plans. Refer to drawing TP05, Revision 2
6	A landscape concept plan prepared by a landscape architect or suitably qualified person showing the location of vegetation to be removed and/or retained, proposed landscaped areas and landscape themes, the location of canopy trees to be planted and proposed pathways and finished surface treatments. Please refer to the application requirements and decision guidelines of the GRZ2 for further context on this request.	TPO3 and TP04 show the vegetation to be removed and retained and proposed landscaping is shown in drawing TP05. We acknowledge the considerations outlined in the GRZ2 Zone but respectfully submit that the school site is currently extensively landscaped. In particular, the area surrounding the proposed STEM building is already well landscaped. Vegetation is also located along the eastern boundary and provides a buffer to the adjoining properties. The proposed works will however include new pathways and garden beds will be reinstated. The proposed STEM building reduces site permeability by 1% only. We consider that additional canopy trees and further landscaping is not required in the context of the new building, it's location on site and existing vegetation on site.
7	An updated Sustainability Management to include the following corrected details: Amendment to page 6 of the report or to Appendix C to include consistent details on proposed initiatives for daylight (i.e., table 3 on page 6 states habitable spaces would achieve over 100% of area coverage over daylight factor of 2% whilst Appendix C sets states a result of 65%).	The SMP report (V2) has been amended to be consistent with Appendix C and included as an attachment.
8	Plans amended to show the key sustainable design measures identified in the SMP including (but not limited to): Glazing type noted on the materials schedule (double	Refer to drawing TP14, Revision 2

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glazed, triple glazed, tinted etc.).

If further information or clarification is sought, please do not hesitate to contact me on 0419001368.

Yours sincerely,



Maureen Jackson
Director, Maureen Jackson Planning Pty Ltd

Enc.
CC Julia M Smith