

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

23 June 2021

Cameron Pearce
Planner | Development Approvals and Design
Department of Environment, Land, Water & Planning

Dear Cameron,

15 KING STREET, DANDENONG PLANNING PERMIT PA2101071 - RESPONSE TO RFI AND REFERRALS

Urbis continues to act on behalf of ATN Developments Pty Ltd, in relation to the above address and planning application.

Further to a Request for Further Information ("RFI") issued by the Department of Environment, Land, Water and Planning ("DELWP") dated 11 February 2021, we are pleased to submit the following documents in response to each of the matters raised by DELWP. Additionally, this response will respond to address referral comments made by various Council departments at the City of Greater Dandenong.

To assist in Council's decision, please find enclosed for your assessment:

- Amended Planning Report prepared by Urbis;
- Amended Architectural Drawings, prepared by David Natale;
- Arboricultural Impact Assessment prepared by TMC (noting that this was not submitted as part of the original package)

1. AMENDMENTS TO THE PROPOSAL

Since the issue of the RFI dated 11 February 2021, the plans have been amended to respond to DELWP's request and comments made by Council's referral departments. Key changes to the proposal can be summarised as:

- Deletion of one apartment at ground level.
- Greater provision of ground floor Private Open Space.
- Greater landscaping opportunities.
- Reconfigured layout of dwellings to improve the internal and external amenity.
- Relocation of the basement.

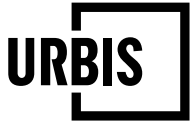


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Given the fundamental changes to the site layout, including the deletion of an apartment on the ground level, the plans have been left unclouded.

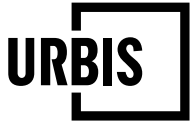
2. RESPONSE TO FURTHER INFORMATION REQUESTED

| | Further Information | Response |
|---|---|--|
| 1 | Confirmation as to whether the proposal triggers a planning permit pursuant to Clause 32.07-5, as the new front fence to King Street appears to be above the maximum height specified in Schedule 1 to the Residential Growth Zone. If a permit is required for the construction of a new fence, the application form and planning report must be amended accordingly. | <p>The front fence has been reduced to measure 1.7 metres in height.</p> <p>The fence materiality has been amended to comprise feature brickwork with openings to provide greater respect to the existing and preferred neighbourhood character. The front fence will incorporate landscaping to soften the visual appearance of the wall.</p> <p>Additionally, greater opportunities for landscaping have been made available within the front setback to further soften the built form and provide a pleasant outlook for pedestrians.</p> <p>The planning report and application form have been amended to specify that a permit is triggered for the construction of a fence within 3 metres of a street that is associated with 2 or more dwellings, in accordance with Clause 32.07-5.</p> |
| 2 | Shadow diagrams drawn to a scale of 1:100 or 1:200 for the hours of 9am, 10am, 11am 12noon, 1pm, 2pm, and 3pm on 22 September depicting existing and proposed conditions. The shadow diagrams must clearly display overshadowing from proposed buildings on the subject site and applicable neighbouring sites to satisfy Clause 55.04-5 (Overshadowing open space objective and Standard B21). | Please refer to Drawing No. 4.01-4.07 which depict the existing and proposed shadow conditions. The overshadowing conditions and compliance with Standard B21 of Clause 55.04 are discussed in further detail within the Town Planning Report prepared by Urbis. |



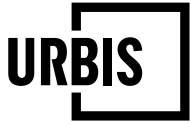
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|-----------------|---|---|
| <p>3</p> | <p>The report of a qualified arborist incorporating:</p> <ul style="list-style-type: none"> a) An assessment of the significance of existing trees located at adjacent property at 17 King Street b) Identification of Critical Root Zones and the Useful Life Expectancy of such vegetation c) An assessment of the adequacy of the proposed setbacks of buildings and works from existing trees of such vegetation d) Identification of appropriate construction techniques to facilitate the retention of such vegetation e) Recommendation of measures during demolition and construction works to minimise damage to and ensure the retention of such vegetation, including the need for any remedial work such as pruning f) Details of existing canopy trees to the north of the existing dwelling proposed to be removed. Further detail is required to establish the significance of these trees and any replacement landscaping if the trees are unable to be retained g) Recommendation of setbacks to basement and external walls for vegetation proposed in the landscape and site plans, to allow for sufficient width, height and depth for such trees to be viable on the site | <p>The Arboricultural Impact Assessment prepared by TMC incorporates all the requirements as specified and is enclosed as part of the response. Notably, there have been significant changes to the existing building layout and relocation of the basement toward to western boundary.</p> <p>As such, the Tree Protection Zones encroachments noted on the Arborist Report have been minimised in many cases to protect existing trees off site.</p> <p>Trees 10 & 22 as nominated on the arborist report are to have non-destructive root exploratory investigation at a later date. This may involve negotiation with the owner of 17 King street to seek the removal and/or replacement of these trees.</p> <p>The basement location has now moved toward the Western boundary. As such, removing all encroachment into SRZ of adjoining properties and provide deep planting opportunity for new landscaping.</p> <p>We seek that any further specifications regarding an Arboricultural Assessment be conditioned on a permit.</p> |
| <p>4</p> | <p>Plans amended to show the key sustainable design measures identified in the Sustainability Management Plan including (but not limited to):</p> | <p>The plans prepared by David Natale have been updated to incorporate the SMP measures. This includes toe additional use of north facing windows.</p> |
| | <p>The specifications, dimensions and location of the 6,000 litre water tank/s</p> | <p>The rainwater tank is shown in the basement level, and has been updated to a 10,000L tank.</p> |
| | <p>The dimensions and location of bicycle parking spaces</p> | <p>Please refer to Drawing No. TP2.01 the location of the 14 bicycle parking spaces are now illustrated on the basement plan.</p> |
| | <p>All window and door openings shown on floor plans and elevations to demonstrate extent and angle natural cross ventilation within apartments and internal communal areas can be achieved.</p> | <p>The amended Architectural plan package illustrate the provision for cross ventilation as well as window and door openings within apartments and communal areas.</p> |
| <p>5</p> | <p>Amended and/or additional site and elevation plans to show:</p> | <p>The Plans prepared by David Natale have been amended as follows:</p> |
| | <p>Setbacks and height of proposed external walls to existing habitable windows on neighbouring properties, to demonstrate the daylight to existing windows objective under Clause 55.04-3 (Standard B19) has been satisfied.</p> | <p>Please refer to Drawing No. 3.02 which illustrates the proposed wall heights of the east and west elevations. A detailed assessment of the proposal against Standard B19 of Clause 55.04-3 can be found in the Town Planning Report prepared by Urbis.</p> |



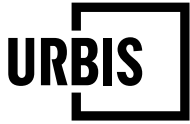
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | |
|--|---|
| <p>Side and rear setbacks satisfying the side and rear setbacks objective under Clause 55.04-1 (Standard B21).</p> | <p>The originally proposed setbacks have been adjusted to allow for more landscaping opportunities along the sensitive interfaces of the development. Additionally, these setbacks satisfy the objectives of Standard B21 under Clause 55.04-1.</p> <p>The side setbacks above the second floor within the southern portion of the site slightly exceed what is prescribed under standard of B17. However, setbacks are shown on the elevations & sections to illustrate compliance with Standard B21. It should be noted that both council and DELWP were supportive of this outcome during pre-application meetings, subject to some further refinements to allow for landscaping.</p> <p>There are existing buildings within the area that are of similar size to the proposal and provide a precedence for larger built form. Three and four storey development at 9 King Street, 4 Edith Street and 3 Market Street provide context for the proposal. As such, the proposal not out of character with the existing surroundings.</p> <p>Among other things, the Residential Growth Zone seeks to encourage a diversity of housing types in locations offering good access to services and transport, including activity centres. The location of this site is one where higher density housing is required and where deviations to built form standards are considered appropriate in pursuit of greater housing stock.</p> <p>Within the City of Greater Dandenong, and more broadly in the South East of Melbourne, there are limited opportunities to facilitate higher density and affordable living arrangements within proximity to key infrastructure and services. For sites that are zoned for growth, it is crucial to meet the housing output requirements to ensure broader planning objectives are sufficed.</p> <p>To further accommodate growth in areas within walking distance of public transport and shops, land within the Residential Growth Zone must be utilised in a way</p> |
|--|---|



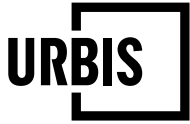
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|--|---|
| | | <p>that correctly meets the objectives of the Zone related to higher density development. The decision guidelines of the RGZ evaluate the compliance of development against:</p> <ul style="list-style-type: none"> ▪ <i>The Municipal Planning Strategy and the Planning Policy Framework</i> ▪ <i>The purpose of this zone.</i> ▪ <i>The objectives set out in a schedule to this zone.</i> <p>When considering the appropriateness of the proposed built form against Clause 55, it is a necessary requirement to consider the purpose and objectives of the RGZ which clearly encourage high density development.</p> <p>The setbacks proposed as part of this development are a balance between the broader objective to achieve high density living and the protection of existing neighbourhood character and amenity.</p> <p>This is evidenced by the location of areas of non-compliance toward the southern portion of the site, nominated as the area of least sensitivity. As such, there is greater compliance within the northern portion of the site which has a reduced impact on the adjacent Secluded Private Open Space of neighbouring lots.</p> |
| | <p>Balconies with views to private open space of neighbouring properties meeting the requirements of the overlooking objective of Clause 55.04-6 (Standard B22)</p> | <p>Planter boxes and louvre screens have been introduced to provide screening to balconies. These measures will restrict overlooking without restricting views & the open feel of each balcony. These additions can be viewed on the overlooking diagram provided on section drawing TP.301 and TP.303</p> |
| | <p>Balconies with views to secluded private open space within the development meeting the requirements of the internal views objective (Standard B23) under Clause 55.04-7</p> | <p>The potential for overlooking has been minimised in compliance with the internal views Standard B23 through the use of planter boxes and louvres which provide screening without enclosing the balconies.</p> <p>A more detailed assessment of internal views can be found within the updated Town Planning Report, prepared by Urbis.</p> |



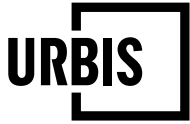
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|--|---|
| | Ground floor private open space areas satisfying Standard B28 and the decision guidelines of the private open space objective under Clause 55.05-4 | The removal of an apartment on the ground level has increased the amount of Secluded Private Open Space for ground level dwellings, in compliance with Standard B28 of Clause 55.05 |
| | Open space areas satisfying Standard B29 and the decision guidelines of the solar access to open space objective under Clause 55.05-5 | <p>Given the issues raised by the Southern orientation of the site, the objectives and technical assessment of Standard B29 is particularly challenging for dwellings to the south. It is anticipated however, that southern facing apartments still receive sufficient solar access from east and west in the evening and morning.</p> <p>The Private Open Space of dwellings on the north side are hindered by the 2+0.9h numerical standard issued under the Standard B29. Overall, the POS of north facing dwellings is provided useable secluded private open space with high amenity and access to sufficient sunlight.</p> |
| | Dimensions of all accessways and doorways, with a schedule detailing how Standard B41 under Clause 55.07-7 has been satisfied under the accessibility objective | All accessways and doorways on the plans to be compliant with accessibility objectives, the dimensions of these accessways have been illustrated on the plans. A further assessment of the building design and accessibility can be found within the Town Planning Report prepared by Urbis |
| | Balconies of 8 square metres where cooling or heating units are located to be provided with an additional 1.5 square metres to satisfy Standard B43 under Clause 55.07-9 | Balconies with air conditioning units on 8 square metres or less have been increased to a minimum of 10 square metres to satisfy Standard B43 of Clause 55.07. |
| | Location and dimensions of internal storage space, with a schedule detailing how each dwelling achieves the minimum storage volume within the dwelling as required by the storage objective under Clause 55.07-10 (Standard B44) | <p>The location of storage space has been included on the architectural plans within the basement.</p> <p>This assists in the provision of the minimum storage requirements of Standard B44 under Clause 55.07.</p> <p>The minimum amount of space required under the standard has been considered and has been incorporated into the design of the dwellings.</p> <p>Internal storage can be viewed on the areas schedule of each floor.</p> |
| | Critical root zones of all trees on adjacent properties within 3 metres of side and rear boundaries | <p>Further to the requirements of Condition 3, changes to the building footprint have been made to minimise the impacts of development on Structural Root Zones.</p> <p>All TPZ's of neighbouring trees have been included on the plans.</p> |



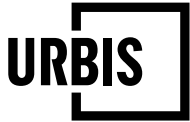
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|---|--|
| | | Further requirements regarding an Arboricultural assessment, we seek to be issued by way of a condition on the permit. |
| | Trees indicated on landscaping plans matching site plans | The planting schedule outlined on the landscape plans prepared by Nadia Gill have been reflected on Drawing No, TP1.03 of the plans. |
| | The ground level front setback meeting the landscaping requirements detailed in Schedule 1 to the Residential Growth Zone | <p>The variation to standard B13 under the Residential Growth Zone – Schedule 1 States the following requirement: “70% of ground level front setback planted with substantial landscaping and canopy trees”.</p> <p>Given the narrowness of the lot, landscaping requirements on the site as stipulated within the Schedule to the RGZ is difficult to achieve. This constraint is emphasised by the necessary drive access requirements taking up a large portion of the street frontage.</p> <p>The proposed vehicle access is considered the most appropriate design solution as access can only be provided from King Street. Additionally, the open space objectives stipulate that ground floor dwellings must provide 40 square metres of open space, reducing the amount of available space for front setback landscaping.</p> <p>Based on the constraints of the site, the design response and the decision guideline of the standard, the design outcome has been given careful consideration.</p> <p>As illustrated on the Plans prepared by David Natale, four canopy trees and a series of low shrubs in a garden bed are proposed within the front setback. This planting schedule seeks to integrate the development with the front setback landscaping presented in the street. Where possible, the design seeks to incorporate additional landscaping along the street frontage including along the vehicle accessway and within the walkway to the foyer. This presents the entire street frontage as landscaped.</p> |
| | The location of mailboxes | Mailboxes are shown in the foyer area at ground level and are secured and sheltered. |



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---|--|---|
| | | These are illustrated at Drawing No. TP2.02 |
| | Ventilation details of bin storage area referred to in Waste Management Plan | We seek that additional requirements regarding waste management be issued in a condition on the permit. |
| | Details of height and length of all windows, and to what degree and orientation they are openable | All window height and widths, including to what degree they are openable has been illustrated and annotated on the plans. |
| | Car stacker details | Car stacker details are included in the basement plan and can be viewed on Drawing No. TP2.01. Further to the inclusion of the car stacker dimensions on the plans, further specifications including compliance with Australian Standard can be found on the Traffic and Transport Assessment prepared by Cardno. |
| | Details of any elements offering solar protection such as eaves | Details of any elements offering solar protection are illustrated on the updated plans and elevations and can be viewed on Drawing No. TP3.01 and TP.302. |
| | Details of permeable and paving type contributing to the site permeability calculations on site plan | A materials schedule has been included on the plans including the permeability of the site within the areas schedule. The permeability rate of the site is 22%. |
| 6 | A written statement explaining how the proposed visual bulk of the building respects existing and preferred neighbourhood character to satisfy the decision guidelines of the design detail objective under Clause 55.06-1, and is consistent with local planning policies including (but not limited to) the Residential Development and Neighbourhood Character Policy under Clause 22.09. | Please refer to section 4.1 of the Town Planning Report prepared by Urbis. A detailed assessment of the proposal against the existing neighbourhood character as well as Clause 55.06 has been produced. There are existing buildings within the area that are of similar size to the proposal and provide a precedence for larger built form. Three and four storey development at 9 King Street, 4 Edith Street and 3 Market Street provide context for the proposal. As such, the proposal not out of character with the existing surroundings. The policies, provisions and decision guidelines of the Greater Dandenong Planning Scheme are supportive of development of a higher scale. Having regard to the Residential Development & Neighbourhood Character Policy at Clause 22.09, it is considered that the proposal respects and is compatible with the existing, emerging and preferred |

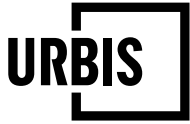


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|----|---|---|
| | | Neighbourhood Character of land within the Residential Growth Zone. |
| 7 | A written statement explaining how the proposed layout, orientation and solar access satisfies the decision guidelines of the energy efficiency objective under Clause 55.07-1. | <p>Please refer to the Town Planning Report, prepared by Urbis.</p> <p>No apartment will exceed the annual cooling load requirement of 21MJ per sqm as per Standard B35. The apartments will make use of energy efficient fixtures and are sited to make appropriate use of solar energy.</p> <p>Additionally, the design has incorporated additional north facing windows and north oriented rooms to help meet solar access and energy efficiency objectives.</p> |
| 8 | A written statement explaining how the proposed landscaping satisfies the decision guidelines of the deep soil areas and canopy trees objective under 55.07-4, based on the advice of an arborist report. | <p>Please refer to the Town Planning Report, prepared by Urbis.</p> <p>The revised plans provide far greater opportunities for sustained areas of deep soil planting and have been illustrated on the ground floor plans.</p> <p>We seek that any additional requirements regarding a landscaping report be outlined on a condition of the permit.</p> |
| 9 | A written statement explaining how the proposal satisfies the decision guidelines of the natural ventilation objective under Clause 55.07-15 | <p>Please refer to the Town Planning Report prepared by Urbis.</p> <p>All dwellings have cross-ventilation that satisfies 55.07-15 as illustrated on the plans.</p> |
| 10 | If the proposal seeks to vary any of the standards of Clause 55 (ResCode), a written statement explaining how the proposal meets the objectives of each standard having regard to the decision guidelines is required | <p>Please refer to the Town Planning Report prepared by Urbis.</p> <p>A full assessment of the proposal against Clause 55 is contained within the Town Planning Report, prepared by Urbis.</p> |

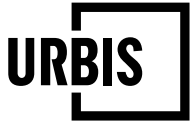
3. RESPONSE TO PRELIMINARY CONCERNS

| | Preliminary Assessment | Response |
|----|---|--|
| a) | The Department remains concerned that the proposed side and rear setbacks may not allow for sufficient and viable landscaping to soften the appearance of the built form and respect the amenity of adjoining properties. The extent of encroachment into the side and rear setback standard does not appear to have been addressed since advice was provided at the pre-application meeting on 9 September 2020. | The provision of increased setbacks ensures that there are opportunities to provide for sufficient and meaningful landscaping to soften the visual bulk of the development toward the adjoining properties. The removal of an apartment at ground floor has reduced the footprint of the ground floor, removing built form away from common boundaries. As such, |



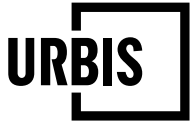
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | |
|--|--|
| | <p>there is greater opportunity for a genuine landscape response as part of the design.</p> <p>The following decision guidelines of Standard B17 are applicable to the built form of any residential proposal:</p> <ul style="list-style-type: none">▪ <i>The design response.</i>▪ <i>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings</i> <p>When the proposal is assessed against the Standard B17 of Clause 55 the development suffices the decision guidelines of the standard. With relation to the built form response, the areas of non-compliance are located within the southern portion of the site, located adjacent to areas of least sensitivity. Along the eastern side of the development, prominent in stepping has been proposed to minimise the impact of development to the existing habitable room window to the east. By situating most of the non-compliances toward the southern interface, the proposal seeks to minimise the impact of the built form on all neighbouring Private Open Space.</p> <p>The built form outcomes are cognisant of the outcomes B17 is designed to encourage and appropriately responds to the adjoining areas of key sensitivity.</p> <p>Whilst Clause 55 is applied to all residential development within the State of Victoria, it does not necessarily promote the most appropriate outcome, particularly within areas designated for future growth. The policy basis for the side and rear setback requirements of Standard B17 is to protect the amenity of the adjoining properties. However, discretion is afforded when assessing development against this Clause within the Residential Growth Zone. The purpose and objectives of the Residential Growth Zone is to encourage higher density development, particularly within areas with great access to services and infrastructure. Development within this zone should therefore maximise its output to accommodate the expected growth within these areas.</p> |
|--|--|



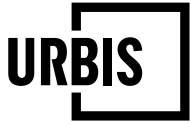
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|------------------|---|--|
| | | <p>As such, if key areas of sensitivity are protected, greater weight should be placed on the decision guidelines of the Zone.</p> <p>Key objectives of the Residential Growth Zone include:</p> <ul style="list-style-type: none"> ▪ <i>To provide housing at increased densities in buildings up to and including four storey buildings.</i> ▪ <i>To encourage a diversity of housing type sin locations offering good access to services and transport including activity centres and town centres.</i> ▪ <i>To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.</i> <p>Further, the applicable decision guidelines on which the proposal should be primarily assessed against, include:</p> <ul style="list-style-type: none"> ▪ <i>The Municipal Planning Strategy and the Planning Policy Framework.</i> ▪ <i>The purpose of this zone.</i> ▪ <i>The objectives set out in a schedule to this zone.</i> <p>There is directive by the City of Greater Dandenong to encourage higher density accommodation within areas proximate to infrastructure and services. The restrictive and blanketed approach of Standard B17 of Clause 55 does not promote the best use of the site when considering the application of the Residential Growth Zone. As such, greater leniency should be afforded to development that seeks to maintain adjoining amenity.</p> |
| <p>b)</p> | <p>Several apartments appear to have poor access to daylight due to southern orientation and window size and location. Accordingly, the Department remains concerned that further measures required to prevent internal and external overlooking in accordance with the relevant standards will further limit energy efficiency and amenity for future residents.</p> | <p>The orientation of development will allow for a range of access to sunlight, depending on the orientation of the individual apartment. The reconfigured layout of the proposal now affords direct access to sunlight for all dwellings.</p> <p>Further, none of the rooms proposed within the development rely on borrowed light. Rather, each room within the proposal is afforded a natural light</p> |



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|------------------|--|--|
| | | <p>source. The amenity of neighbouring dwellings has been preserved and each of the adjacent habitable windows has access to a light court of 3 square metres and minimum dimension of 1 metre clear to the sky as per the Standard B19.</p> <p>Additional screening has been implemented to further minimise the potential for overlooking. This has been presented in the form of garden beds to setback the viewpoint of residents.</p> <p>As outlined within the Town Planning Report prepared by Urbis, no dwellings will be adversely affected by internal and external overlooking through effective screening through the provision of garden beds.</p> |
| <p>c)</p> | <p>The Department remains concerned that the scale of the proposed basement car parking and ground floor footprint appears to encroach on roots of existing trees on neighbouring properties, and will limit opportunities for meaningful planting in proposed private open space areas.</p> | <p><i>Please refer to the Arborist Report prepared by TMC.</i></p> <p><i>Please refer to the plans prepared by David Natale.</i></p> <p>The relocation of the basement toward the western side of the development has minimised the impacts of the development on Structural Root Zones that are identified on the Arborist Report. As such, the scale of the car parking and ground floor footprint encroaches far less on the existing trees on neighbouring properties.</p> <p>The attached Arborist report supports proposal and/or nominates how encroachment is dealt with (refer section 6.3)</p> <p>The repositioning of the ground floor layout and additional setbacks along the east and west, including removing on boundary walls, there are far greater landscaping opportunities available. This gives the site flexibility when it comes to producing a landscaping response for each ground floor apartment and the amount of open space allocated to each ground floor dwelling.</p> |
| <p>d)</p> | <p>The Department remains concerned with the Sustainability Management Plan submitted with the application, particularly in regards to the STORM Rating, BESS stormwater score, and water sensitive urban design measures to address</p> | <p>A 10,000L tank has been included in replacement of the 6,000 litre tank. This effectively responds to the issues raised with regard to Sustainability and Storm water rating. Any further requirements</p> |



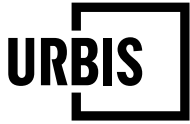
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|----|---|--|
| | stormwater and localised flooding issues with a 6,000 litre water tank that is not included in the proposed plans. | raised by DELWP with regard to sustainability practices, should be condition as part of the permit issued. |
| e) | The Department has given notice of the proposal to the City of Greater Dandenong, and comments have not yet been provided. Should additional issues warranting further consideration arise in the comments from the City of Greater Dandenong, such comments will be also considered in the assessment. | Refer to the referral response below. |

4. RESPONSE TO COUNCIL REFERRAL COMMENTS

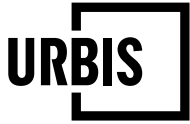
The referral from City of Greater Dandenong was received on . We respond to the internal department comments as follows. The below table seems unfinished.

| CDG Department | Referral comments | Response |
|--------------------------------------|--|---|
| Environmental/ Sustainability | <p>Recommended Conditions:</p> <p>Town Planning Drawings The applicant is to submit a revised set of drawings to the depict the location of:</p> <ul style="list-style-type: none"> The location of secure bicycle parking spaces as defined in the Sustainability Management Plan The location of the rainwater tank, including nominated capacity and connection points as per the Sustainability Management Plan | <p>Please refer to Drawing No. TP 2.01 which shows the basement plan. The location of the secure bicycle parking facilities has been outlined as per Council's Request.</p> <p>The location and 10,000 litre capacity, including connection points has been detailed within the basement plan as per Council's request.</p> |
| | <p>Suggested Improvements:</p> <p>Increased rainwater tank capacity:</p> <ul style="list-style-type: none"> To provide a more reliable supply of water for non-potable uses including toilet flushing and landscape irrigation, the application is encouraged to increase rainwater tank capacity to 10,000 litres. | <p>The rainwater tank has been Increased to 10,000L as per Council's request.</p> |
| | <p>Additional Bicycle Parking:</p> <ul style="list-style-type: none"> The applicant is strongly encouraged to incorporate an additional 10 secure bicycle parking spaces to achieve a best practice outcome for bicycle parking for residents (1 per apartment). It is recommended a secure enclosure be added to the basement and/or | <p>Refer to Drawing No. TP 2.01. on the plans.</p> <p>14 bike spaces are now proposed within a secure enclosure provided in basement level.</p> |



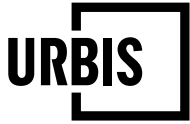
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---|--|--|
| | ground floor plan to accommodate the bicycle parking spaces | |
| Asset Planning | <p>A flood dispensation is to be obtained prior to issue of building Permit. The above property is subject to uncontrolled overland flow across the frontage of the property. The minimum finished floor level of the proposed building is 31.60m to AHD. The minimum ridge of the ramp is to be 30.80m to AHD.</p> | <p>Please refer to Drawing No. 2.02 which outlines that the minimum ridge of the ramp is now 31.4 AHD.</p> <p>Additionally, we seek that any further requirements regarding flood dispensation be Conditioned on the building permit.</p> |
| Civil Development | <p>FLOODING The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development. A flood protection structure to be located across the basement ramp with a finished floor level to be provided by the Asset Drainage Planning Officer. All area below the flood level are to be water proof.</p> <p>DRAINAGE OF THE SITE Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.</p> | <p>We seek that a condition be issued on the permit to specify the need for an application or report and consent for flooding.</p> |
| Place Making and Revitalisation Team | <p>Whilst there is some reference to the use of timber as part of the material palette, there could be further consideration of using the Dandenong Historic Narrative for inspiration and treatments that celebrate local identity, for example reference Dandenong stories and narratives in architectural treatments and plantings. The site's high-profile location provides an opportunity to express a strong connection to place through materials and treatments that build attachment and a sense of place. (ie: historic relationship with Dandenong Park and creek since the late 1800's; the original landscape and swampy woodland vegetation classes that Dandenong's landscape is synonymous with; the significance of the Dandenong Market and its role in economic and societal history, etc.) This would help to orientate people and enliven pedestrian interfaces with text / imagery / materials /plantings that builds attachment and provides a stronger sense of place. It is positive to see the keeping of canopy cover in the public footpath area and the moving of the carparking underground. The former</p> | <p>Please refer to the Town Planning Report prepared by Urbis.</p> <p>Section 4.4.1 of the Town Planning Report assesses the development against the existing and emerging neighbourhood character of Central Dandenong. Specifically, the Town Planning Report states that the imagery and materials use are respective to the surrounding context and neighbouring built form. This is achieved through an array of finishes used and articulation of materials across all interfaces of the proposal.</p> <p>In addition to a more responsive built form, greater landscaping opportunities have emerged on the site which will contribute to breaking down the visual bulk and create a sense of identity about the property. Further, the building is no longer to be constructed on the western boundary, minimising the impacts of the development on future adjoining residents.</p> |



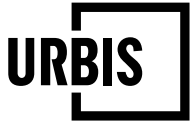
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---------------------------|--|--|
| | <p>assisting in creating more enjoyable and encouraging pedestrian activity, the latter reducing negative impacts to the head island effect of above ground carparking areas. Concern with the building being built to the western boundary and the impact that may have on neighbouring future developments, however will rely on planning colleagues to comment.</p> | |
| Statutory Planning | <p>Site particulars:</p> <ul style="list-style-type: none"> • RGZ1 • Subject to flooding from Council's local drainage system. • Site is within the PPTN area • Site is within the residential periphery of the Activity centre boundary. <p>Assessment tools:</p> <ul style="list-style-type: none"> • Clause 22.06 Environmentally Sustainable Design • Clause 22.07 Central Dandenong Local Policy • Clause 22.09 Residential Development and Neighbourhood Character • Dandenong Activity Centre Structure Plan • RGZ1 • Clause 55 Two or more dwellings on a lot, inc 55.07 • Clause 52.06 Car parking • Clause 52.34 Bicycle facilities <p>Comments:</p> <ul style="list-style-type: none"> • Overall medium-high density apartment typology and up to four storeys is envisaged by local policy Clause 22.09 in this location. | <p><i>Please refer to the Town Planning Report prepared by Urbis.</i></p> <p>A detailed assessment of the Statutory Planning tools and controls against the proposal has been delivered within the Planning report by Urbis.</p> <p>In response to Councils technical assessment, changes to the plans have been made as follows:</p> <p>The side and rear setbacks have been amended and landscaping area has increased substantially given the amended layout of the building footprint. To complement the new layout, a series of balcony planter boxes and small tree planting has been included to further break up the visual appearance of the development.</p> <p>The POS requirements for all dwellings have now been satisfied.</p> <p>Internal overlooking is prevented as shown in the section diagram. All windows that may pose overlooking issues to neighbouring properties are positioned 1.7m above the finished floor level. The living areas have been positioned to the north and south of the building without creation of overlooking concerns.</p> <p>To improve outlook of dwellings, planters have been incorporated on the balconies of the dwellings to the rear.</p> <p>Overall, the proposal seeks to address all of the planning considerations based on a contextual review of the subject site.</p> |
| Statutory Planning | <p>Car parking:</p> <ul style="list-style-type: none"> • 15 car parking spaces required. 15 provided in double platform stackers | <p><u>Car Parking:</u></p> |



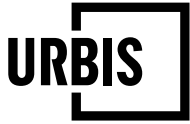
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---------------------------|---|--|
| | <p>with pit. Concern is raised regarding the 100% reliance on car stackers for car parking provision.</p> <ul style="list-style-type: none"> No information has been provided in relation to the fence in front of dwelling G01. Standard B5 in Clause 55.02-5 states that high front fencing should be avoided if practical. | <p>Council raises the reliance on car parking stackers as a concern, however this form of carparking is common nowadays to ensure convenient parking for residents. The possibility of greater parking provisions are further inhibited by the narrowness of the basement footprint which is typical along King Street. As such, the provision of car stackers is the most viable option to meet the statutory parking requirement.</p> <p>The front fence has been lowered to 1.7m to more appropriately integrated the development with the streetscape.</p> |
| Statutory Planning | <p>Side and rear setbacks:</p> <ul style="list-style-type: none"> Clause 55.04-1. Standard B17 not met. Local policy at Clause C122.09 does seek a higher density outcome, but also seeks generous open spaces with well-proportioned ground level setbacks alongside boundaries for substantial landscaping to soften the built form. As demonstrated by the landscape plan, the proposal has not provided substantial opportunity for landscaping to soften the built form alongside boundaries. Therefore, it is considered that the reduced setbacks do not respect the preferred neighbourhood character due to the lack of opportunity for landscaping to soften the built form. | <p>Please refer to the Town Planning Report prepared by Urbis.</p> <p>A detailed assessment of how the side and rear setbacks of the proposed development accurately responds the existing character of the neighbourhood. Additionally, these plans have been amended to provide greater opportunity for landscaping throughout the development, contributing to screening and diminishing the appearance of visual bulk.</p> |
| Statutory Planning | <p>Landscaping opportunity:</p> <ul style="list-style-type: none"> Clause 55.07-4 Standard B38 Landscaping asks: <i>Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</i> No information has been provided to address this. Local policy at Clause 22.09 also seeks to achieve boundary landscaping along front, side and rear boundaries. Landscape plan shows only small shrubs and plants alongside boundaries. The proposal should maximise planting of taller trees along side and rear to help soften the built form. Private open space: Clause 55.05-4 Standard B28 is not met in dwellings G03, G04 and G05. Standard is: <i>An area of 40 square metres, with one</i> | <p>Please refer to the Town Planning Report prepared by Urbis.</p> <p>As previously discussed within this response, and further detailed within the Town Planning Report prepared by Urbis, greater setbacks throughout the site has resulted in far great landscape opportunities, as reflected on the plans.</p> <p>Further, Drawing No. TP 2.02 illustrates an increase in the minimum Private Open Space. As such, the statutory requirement of Open Space is met for all ground floor units.</p> |



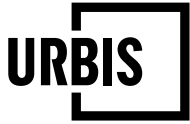
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---------------------------|---|--|
| | <p><i>part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.</i></p> | |
| Statutory Planning | <p>Internal overlooking:</p> <ul style="list-style-type: none"> Clause 55.04-7 standard B23. There are some dwellings which have a view to the SPOS of dwellings directly below. 104, 103 and 204 overlooking into lower level SPOS. | <p>Drawing No. TP 2.03 and Drawing No. 2.04 show that internal overlooking has measures have been implemented by way of Planter box installations. This ensures that there is no potential for internal overlooking.</p> |
| Statutory Planning | <p>Overlooking:</p> <ul style="list-style-type: none"> The desk window to dwelling 103 and 104 and the balconies to dwellings 103, 104, 204 and 302 present overlooking into neighbouring secluded private open space. | <p>Drawing Number TP3.02 shows that privacy screens have been installed on the east and western side of balconies to prevent overlooking measures.</p> <p>The study nook windows at dwelling 103 and 104 have been changed so that overlooking measures are prevented.</p> |
| Statutory Planning | <p>Other items:</p> <ul style="list-style-type: none"> Internal amenity: The proposal presents a significant amount of dwellings with no outlook. The proposal should incorporate other design techniques to avoid overlooking, but still allow an outlook or reasonable amount of internal amenity to each dwelling. Design elements such as angled louvers, planter boxes, etc should be considered. Dimensions and notations need to be shown on the plans to address Accessibility requirements (standard B41), storage requirements (standard B44). Refer to comments from Council's ESD, Waste, Transport, Civil and Assets. | <p>Please refer to the plans prepared by David Natale.</p> <p>Several design techniques have been implemented to improve the functionality and amenity of the dwellings proposed, without accentuating the impacts of overlooking. The implementation of planter boxes provides greater variation in the design response of each dwelling.</p> <p>The dimensions and notations of all corridors and entrances have been illustrated on the plans, in accordance with the Accessibility requirements of Standard B41. Additionally, the basement plan located on Drawing No. TP 2.01 outlines the dimensions and location of storage.</p> |
| Statutory Planning | <p>Additional info required:</p> <ul style="list-style-type: none"> Elevation drawing of the proposed fence in front of dwelling GO1. Streetscape elevation to show the proposal in the context of adjacent buildings. | <p>Please refer to Drawing No. TP3.01 which provides a streetscape elevation plan.</p> <p>The following requests have been met and illustrated on the plans.</p> <ul style="list-style-type: none"> Elevation drawing of the proposed fence in front of dwelling GO1. |



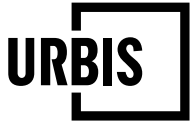
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|---------------------------|--|--|
| | <ul style="list-style-type: none"> The site context plan updated to show the location of secluded private open space of surrounding properties. Plans amended to show design and height of the service cupboards. <p>Dimensions and notations need to be shown on the plans to address Accessibility requirements (standard B41), storage requirements (standard B44).</p> | <ul style="list-style-type: none"> Streetscape elevation to show the proposal in the context of adjacent buildings. The site context plan updated to show the location of secluded private open space of surrounding properties. |
| Transport Planning | <p>Car stacker pits must be lengthened to 5.4m in order to accommodate an Australian B99 vehicle. (note if they are going with the Klaus model, then this alteration shouldn't affect anything else and would be minor)</p> | <p>Please refer to the basement plan prepared on drawing TP2.01. The car stackers have been amended to show a length of 5.4m. Further information pertaining to the car stackers can be found in the traffic and transport assessment prepared by Cardno.</p> <p>The Klaus Stacker systems as nominated by the Client has been detailed on the plans.</p> |
| Urban Design | <p>Some of the recommendations for the details design improvements are:</p> <p>Functional Layout – Ground Level (Unit G03)</p> <ul style="list-style-type: none"> For Unit G03, the 'dedicated' circulation corridor to Bed1 and the Bath is appreciated to avoid the Bath's door from being visually exposed to the dining area although this may not be considered making the most efficient use of the space. If the applicant prefers adding a study nook in lieu of this extra corridor space, this can be achieved by the following minor modifications: <ul style="list-style-type: none"> Relocate the Bed1's door opening from the current west side to the south side (i.e. accessible directly from the dining area) Relocate the Bath's door so that the first door can be placed on the west side (i.e. accessible from the entry corridor). And add the second/ internal 'sliding' door on the east side (i.e. accessible from Bed 1/ to function like an Ensuite). | <p>In response to the Urban Design and layout functionality of the proposal, several updates have been made to the plans to improve the amenity of the dwellings. Overall, key changes to the plans can be summarised below.</p> <ul style="list-style-type: none"> The originally proposed Apartment G03 has been deleted. Level 1 and 2 have been reconfigured, with Apartment 101 and 201 transformed from a 2 Bed to a 1 Bed apartment. Daylight from the window to the east in the lobby area will be accessible from all apartment entries. Level 3 has been reconfigured. The main entry door of apartment 301 has been relocated, and the balcony areas have been amended to allow greater functionality. Additional windows have been added to apartment 102 and 202. The ceiling heights have been increased across all dwellings |



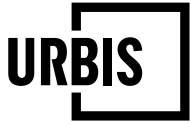
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> ○ Move the hand basin along the southern wall next to the proposed WC. • The above recommendations will allow to convert the proposed extra circulation space to a functional study nook accessible from the dining. <p>Functional Layout – Level 1</p> <ul style="list-style-type: none"> • The proposed 800mm wide ‘saddle back’ window linked to Level 1’s corridor would appear like a narrow and less accessible tunnel. This narrow gap between Unit 101 and Unit 103 may be better consolidated into Unit 101 as part of providing a more generous WIR space to Bed 2 and Bed 1. • Alternatively, the natural light access to Level 1’s common corridor can be provided by introducing a ‘wider’ 1m-1.5m west facing window inserted between Unit 102 and Unit 104. This can be achieved by shifting Bed1 + Ensuite of Unit 102 towards the south (i.e. deleting the entry foyer). The new WIR of Bed 1 (of Unit 102) can be relocated behind its Bath’s wall. • And the new entry door to Unit 102 can be replaced around the opposite side of the fire staircase door, whilst the new entry door to Bed1 (of Unit 102) will be at the northern end of the internal corridor of this unit. • This will maintain natural light access to Level 1 common corridor, whilst avoiding the narrow and ‘less accessible’ tunnel effect. <p>Functional Layout – Level 2 (Unit 203)</p> <p>The natural light access to Bed 1 of Unit 203 is problematic. Please check if the retreat window of Unit 203 will provide adequate natural light to Bed 1 or not (i.e. this is only a highlight window). If not, this may require an overall internal review of Unit 203 layout, as per the below recommendations:</p> <ul style="list-style-type: none"> • First, consider aligning the eastern exterior wall of Unit 203 to the Bed1 of Unit 204. | <ul style="list-style-type: none"> • North facing windows are now protected by overhangs of floor above or awnings – refer to Section A-A on the Plans • The reconfiguration of dwellings has resulted in plans that better provide for genuine landscaping opportunities. <p>Overall, the myriad of issues pertaining to the design layout and appearance (points 1-5 of the Urban Design comments) have been resolved through the reconfigured floor layouts.</p> <p><u>Landscape Concept Design.</u></p> <p>The removal of Apartment G.03 and relocation of the basement assist in providing opportunities for genuine landscaping. As a result of the greater space available for deep soil landscaping, shrubs and ground cover planting have been proposed to provide ‘immediate’ green and lush effect for the enjoyment of future residents. Further, dense planting has been proposed across the front setback to break down the visual appearance of the development when viewed from the streetscape.</p> <p>Canopy tree planting across the site further breaks down the visual appearance of the development and will assist in obscuring views from apartments to neighbouring properties.</p> <p>Additionally, planter boxes have been proposed to manage overlooking issues whilst simultaneously providing a more carefully considered design response.</p> |
|--|---|--|



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|--|--|
| | <ul style="list-style-type: none">• Second, relocate and confine the new balcony to the currently proposed retreat-laundry areas.• Third, swap the living-dining arrangement so that living area is placed closer to the external window and the new relocated balcony.• Fourth, construct the WIR of Bed1 along the currently proposed kitchen cabinet.• Last, relocate the kitchen wall internally along the north west corner of this Unit (i.e. adjoining to the new dining area)• This will make a more functional layout with better light access to Bed1 and the new living room. Both Bed1 and the new living room will also enjoy better access to the new relocated balcony. And the new balcony edge will be slightly further away from the eastern neighbour. <p>Functional Layout – Level 3 (Unit 301)</p> <ul style="list-style-type: none">• The location of the laundry cabinet of Unit 301 is not ideal from an internal layout point of view. Consider integrating and relocating the laundry + storage cabinet behind the northern wall of the Bath (i.e. delete the recessive entry door/ nave and continue a straight line foyer wall).• Relocate the main entry door of Unit 301 approximately in between the relocated laundry/ storage cabinet and the southern wall of Bed2.• This will make a less convoluted corridor space and integrate the laundry cabinet better to the corridor wall (i.e. not protruding out).• Would the minimum 1m (depth) dimension for the southern balcony of Unit 301 be functional? Should this minimum dimension be extended slightly extended to a preferably 1.5m dimension? | |
|--|--|--|



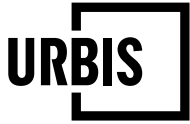
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|--|--|
| | <p>Internal Amenity (Natural light access)</p> <ul style="list-style-type: none"> • Introduce an eastern facing highlight window to Bed 1 of G03 to compliment the current single southern facing window. • To improve natural light to the southern facing units, consider the following options: <ul style="list-style-type: none"> ○ To add a west facing highlight window to the dining area of Unit 102 and Unit 202; ○ To add an east facing highlight window to the study nook of Unit 201; • Consider add another typical highlight window along the long common corridor of Level 2 (i.e. before the entry of Unit 204). • The elevation shows that there may be a 'buffer' between the current proposed max. building height and the 13.5m height limit of RGZ1 built form control. If possible, could the floor to ceiling height of the first floor to third floor be slightly increased (i.e. from the proposed 2.55m to 2.70m) so that to improve the internal amenity (including natural light access) of the residents. <p>Building Elevation (Weather protection against heat gain)</p> <ul style="list-style-type: none"> • Could the northern window of Unit 204 be designed with an integrated awning (i.e. protection against the heat gain)? For example, could the western and eastern 'rendered walls with vertical groove texture' (PA1) be extended north to support a new pergola/ roof to partly cover the half depth of the balcony? • Similarly, could the northern window of Unit 302 be designed with an integrated awning? For example, could the eastern and western 'horizontal weatherboard cladding (PA3) be extended north to support the pergola/roof to partly cover half the depth of the balcony? Or alternatively, the feature MT1 Metal Arches like how | |
|--|--|--|



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|---|--|
| | <p>it is used on the southern balcony of Unit 301 be added here?</p> <p>Landscape Concept Design</p> <p>It is acknowledged that the scope of landscaping on the subject site is quite minimal due to the large areas of the site being taken up by the basement or the building footprint. And the proposed concept plan has provided trees, shrubs and ground cover planting on the available areas for landscaping. However, it is recommended that the applicant review some of the below recommendations for areas of improvements that can make a difference to the internal and external amenities of the future residents are:</p> <ul style="list-style-type: none">• Improving the shrubs and ground cover planting densities to get a more 'immediate' green and lush effect for the enjoyment of future residents.• Adding an innovative and a more bespoke integrated architecture-landscape-engineering solution to the interface where landscape planting can make a big difference in terms of improving site amenity. For example, could the applicant review the detailed design of the balcony balustrade for G02, 203, 204, 301 and 302. Rather than using the standard glass balustrades, could the building architecture incorporate a half planter box and half glass balustrade (i.e. that complies with safety and building regulation standard + fully engineered solution)? If so, this will make another level of detailed design sophistication that improves internal and external amenity of these balconies. From an aesthetic point of view, this will also partly screen the direct outlook to the driveway below it (G02) or to the adjoining roof below it (204, 302, 301) or to the neighbour (203). <p>Several areas of design improvements that are worthwhile to pursue prior to approving this proposed development. They will improve the proposed design layout and appearance from achieving some of the following design objectives:</p> <ol style="list-style-type: none">1. Converting the 'extra and unnecessary' circulation space for | |
|--|---|--|



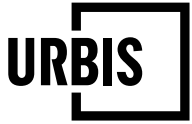
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

| | | |
|--|--|--|
| | <p>a functional 'study nook' in G03;</p> <ol style="list-style-type: none">2. Repositioning the first-floor corridor window from the east to the west to eliminate the current narrow 800mm tunnel and to replace it with a wider 1.5m wide window. In undertaking this recommended change, the size/ capacity of WIR of Unit 101's bedrooms will also be improved at the same time.3. Reviewing the overall layout of Unit 203 to improve the light access to its Bed1 and the living room. In undertaking this recommended change, the new balcony setback will also be increased from the eastern adjoining neighbour, whilst both Bed 1 and the new living room will better connect to the relocated balcony.4. To improve the minimum balcony dimension for Unit 301 as well as to relocate the 'protruding' laundry cabinet to have a better integration to its entry corridor (i.e. less convoluted circulation space).5. Improving light access to the southern facing units/ habitable room by adding a secondary west facing/ east facing highlight window where necessary.6. Improving the floor to ceiling height of the first floor to the third floor whilst still complying with the 13.5m max height limit.7. Adding more integrated awning to the façade of the upper level balconies where they fully exposed north facing heat gain.8. Seeking an integrated but practical architecture-landscape engineering solution for some of the balcony's interface where a bespoke planters-balustrade detail can make a huge difference to the internal and external amenity of the future residents.9. | |
|--|--|--|

We now look forward to progression to public notification.

We trust that the above and enclosed information suitability addresses raised in DELWP's Request for Further Information. Should this information in whole or part not constitute, in DELWP's view, a satisfactory response, please accept this letter as a request to extend the time to provide information under Section 54A of the *Planning & Environment Act 1987*.

We look forward to continuing to work closely with Council towards a favourable outcome for this development.



**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

If you have any questions please don't hesitate to contact me at 0404 808 978, or via email at rmain@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Richard Main". The signature is fluid and cursive.

Richard Main
Consultant
0404 808 978
rmain@urbis.com.au