

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

URBIS.COM.AU
Urbis Ltd
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19 December 2024

Anne-Marie Edgley
Senior Urban Planner – Development Approvals and Design
Department of Transport & Planning
1 Spring Street
Melbourne VIC 3000

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Dear Anne-Marie,

**PLANNING PERMIT APPLICATION PA2403056
PROPOSED SECTION 57A AMENDMENT
69 CARRINGTON ROAD, BOX HILL**

Urbis Ltd continues to act on behalf of Carrington Road Management Pty Ltd (the permit applicant) in support of a proposed permit application PA2403056 at 69 Carrington Road, Box Hill (herein referred to as 'the subject site'). The planning permit application is applied for pursuant to the provisions of Clause 53.22 of the Whitehorse Planning Scheme, relating to 'Significant Economic Development'. Generally, the proposed development seeks approval for use and development of the subject site as a fourteen (14) storey office building (office and retail), with associated services and facilities, car parking, and landscaping complementing the proposal.

This purpose of this letter is to seek an amendment to the application particulars via Section 57A of the *Planning and Environment Act 1987* following discussions with Planning Officers post public advertising. Specifically, the amendment seeks to make changes to the proposed architectural design, citing the adjacent development proposal at 30 Cambridge Street and the requirement for equitable development rights between both sites.

Pursuant to the email advice from Matt Cohen (Director Development Approvals and Design), attached to this submission, we confirm the Department have agreed to waive application fees associated with the proposed Section 57A Amendment.

In support of the proposed Section 57A amendment to application PA2403056, we are pleased to provide the following revised documentation for the Department's continued assessment:

- Revised Town Planning Report prepared by Urbis, Revision 03 dated 19 December 2024.
- Architectural Plans and Urban Context Report prepared by Gray Puksand, dated 19 December 2024
- Urban Context Report prepared by Urbis Ltd, dated 19 December 2024
- Landscape Design Response prepared by ASPECT Studios, dated 19 December 2024
- Environmental Wind Assessment prepared by MEL Consultants, dated 17 May 2024

- Traffic Impact Assessment prepared by Traffix Group, dated December 2024
- Waste Management Plan prepared by Traffix Group, dated December 2024
- Sustainable Management Plan prepared by WRAP, dated 19 December 2024
- Email confirmation of Fee Waiver from DTP, dated 18 November 2024.

1. BACKGROUND

The proposed development application was originally lodged to DTP for assessment on 22 August 2024. The plans submitted are generally reflected by those that were advertised under public notice and Section 52 of the Act.

Following the conclusion of public notice, we understand the DTP received commentary from Whitehorse City Council which advised them of an application that was submitted for development of 30 Cambridge Street, to the south-west of the site.

Pertinently the 30 Cambridge applicants proposed a 4.5 metre tower setback to the proposal's common boundary. Given the proposed development sought approval for a nil western setback, the Department had concurrent concerns having regard to equitable development requirements between sites.

In response to DTP's concerns, amended discussion plans were submitted for further assessment which sought to provide a more equitable response to 30 Cambridge Street. Pursuant to the email correspondence provided by Anne-Marie Edgley on 18 November 2024, DTP confirmed they supported the following items, without prejudice, from the discussion plans that were provided:

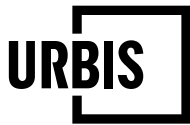
- *An additional level.*
- *3m tower side setback to 30 Cambridge St at levels 4 to 14.*
- *Encroachment of 700mm into the front setback of the tower at levels 4 to 14.*
- *Total floor space of 13,552 square metres.*

2. PROPOSED AMENDMENTS

Noting the above, amended architectural plans and supporting documents have been prepared to address the feedback provided by DTP officers. We now seek to formally amend the planning application particulars, pursuant to Section 57A of the Act.

The amended architectural plans prepared by Gray Puksand, Revision TP3 dated 19 December 2024 seeks to make the following changes, generally consistent with the items supported by DTP above. In addition, a comparison of the key development metrics has been provided in the Table below for convenience:

- Introduction of additional building level at Level 8, increasing the total building height from fourteen to fifteen storeys
- Concurrent increase in building height from 49.2 metres to 52.56 metres.
- Increase in Gross Floor Area by 517 sqm to 13,495 sqm total.



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- Increase in western tower setback from 0 metres to 3 metres, where the site adjoins 30 Cambridge Street.
- Reduction of southern tower setbacks as follows:
 - **Level 4 to 7** – 4.5 metres to 3.8 metres
 - **Level 8, new level** – 3.8 metre setback
 - **Level 9** – 7 metres to 6.3 metres
 - **Level 10** – 9.5 metres to 8.8 metres
 - **Level 11** – 12.5 metres to 11.8 metres
 - **Level 12** – 15.5 metres to 14.8 metres
 - **Level 13** – 18.5 metres to 17.8 metres
 - **Level 14** – 22.3 metres to 20.8 metres
- Minor rearrangements to Office tenancy layouts on each level due to the revised tower floorplate proposed.
- Alterations to the Level 04 outdoor terrace areas given the revised tenancy layout.
- Rearrangement of structural columns in the south-west corner of the site on all levels noting the revised tower line.
- General redesign of EOT facilities layout.
- General detailed design changes to Basement 1 and Ground Floor back of house and services in line with changes proposed.
- Increase in Retail 001 entry door recess from 0 metres to 1 metre from Carrington Road
- Minor alterations to overshadowing diagrams given the proposed changes to the tower footprint.
- Introduction of sun-shading louvres to glazing at eastern and western elevations.

Land Use	Size/No.		+/- Change
	Original	Amended	
Building Height	49.2 metres 14 storeys	52.6 metres 15 storeys	+3.4 metres +1 storey
Tower Setbacks	<ul style="list-style-type: none"> ▪ North – 4.5m ▪ East – 4.5m ▪ South – 4.5m to 22.3m ▪ West – 0m 	<ul style="list-style-type: none"> ▪ North – 4.5m ▪ East – 4.5m ▪ South – 3.8m to 20.8m ▪ West 	Southern setbacks nominally reduced by 700mm per floor. Western tower setback increased by



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Land Use	Size/No.		+/- Change
	Original	Amended	
		<ul style="list-style-type: none">– 0m to north-west– 3 metres south of building core	3m adjoining 30 Cambridge Street.
GFA	12,978 sqm	13,495 sqm	+517 sqm
Office (NLA)	6,271 sqm	6,646 sqm	+429 sqm
Retail (NLA)	1,413 sqm	1,396 sqm	-17 sqm
Terraces & Landscaping	638 sqm	644 sqm	+6 sqm
Car Parking	41 spaces	41 spaces	nil
Bicycle Parking	48 spaces	50 spaces	+2 spaces

In line with discussions with officers at DTP, we acknowledge that public notice will be required due to the extent of changes proposed. However, noting that a thorough public notice period has already occurred, we kindly request that the extent of public notice be limited as much as possible, and only to those who may be potentially impacted by the changes sought.

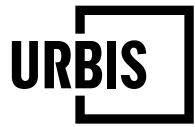
3. CONCLUSION

We trust this response and the enclosed information provides a suitable response to the Department's prior concerns. Accordingly, we look forward to the progression of the application's assessment. We consider the revised development proposal is entirely appropriate within the context of its locality and warrants favourable consideration.

Should you have any queries please do not hesitate to contact the undersigned to discuss, or Phil Gleeson at pgleeson@urbis.com.au or +61 410 599 902.

Yours sincerely,

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