



Planning and development consultants
Traffic and transportation engineers
Urban designers

17 July 2012
Our Ref. 10872L004

Mr Jeff Gower
Town Planning Department
Manningham City Council
PO Box 1
DONCASTER VIC 3108

Ratio Consultants Pty Ltd
ABN 93 983 380 225
Riverwalk first floor
649 Bridge Road
Richmond VIC 3121
Australia
T +61 03 9429 3111
F +61 03 9429 3011
E mail@ratio.com.au
www.ratio.com.au



Dear Jeff,

**AMENDMENT OF PLANS
PLANNING PERMIT APPLICATION NO. P12/022675
2-6 THIELE STREET, DONCASTER**

We continue to act on behalf of the permit applicant in relation to the above-mentioned application.

We advise that we seek to amend our plans to address Council and objector concerns pursuant to Section 57A of the Planning and Environment Act 1987, please find attached a cheque for \$102 being the requisite fee as well as 3 copies of the plans at A1 and 1 copy at A3.

The changes may be summarised as follows:

- Reduction in the number of apartments from 55 to 50;
- Reduction in the number of car parking spaces from 84, including 11 visitor spaces to 68, including 10 visitor spaces;
- The deletion of Basement Carpark Level 2;
- Reconfiguration of Basement Level 1, including an increased setback to the northern boundary;
- Reconfiguration of the Ground Floor. These changes include, lowering of the finished floor level (this continues to all levels resulting in a reduced overall building height), removal of a number of apartments, incorporation of a Lower Ground Carpark and the increased setback of the basement entry from the northern boundary;
- Reconfiguration of the First Floor Level. The amendment provides for an at-grade main pedestrian entry at this level and subsequent internal reconfiguration of apartment layout. The front, side and rear boundary setbacks remain generally the same;
- Various alterations to the First and Second floor Levels;
- A reduction in the overall building height by 1.3 metres; and
- Creating a genuine three storey form to the northern and southern boundaries, with the minor four storey element located centrally.

While we have not amended the various supporting reports submitted with the original application, we have addressed each discipline in turn:

Waste Management

We note that although the development has reduced by five (5) apartments, the size of the waste/bin area remains generally unchanged and will provide for the same level of bin storage as previously submitted. As such, it is considered that the findings in the original waste management plan remain valid.

Arborist/Landscape

The setbacks of the building have generally increased from the original plans, ensuring that the trees on adjoining properties remain unaffected.

Likewise, the areas for planting have generally increased ensuring that a new generation of landscaping is able to be achieved. We submit that should a Planning Permit be issued, that a condition be placed on the permit requiring an amended landscape plan be submitted for endorsement.

Car Parking and Traffic

The recently gazetted revised Clause 52.06 of the Manningham Planning Scheme states that residential developments should provide car parking at a rate of one car space per 1 and 2 bedroom dwelling, two car spaces per 3 bedroom dwelling and one visitor car space per 5 dwellings.

Pursuant to Clause 52.06, the amended development would generate a requirement of 51 resident car parking spaces and 10 visitor spaces. The proposal has provided 58 resident car spaces and 10 visitor spaces, seven more than required under Clause 52.06. As such a reduction in the car parking requirement is not sought and it is considered that the car parking being provided is more than adequate.

Further, given that the traffic report submitted with the application deemed the traffic impact was acceptable, we consider the reduction in apartments and car spaces will see the reduction in traffic generated by the amended proposal and will remain appropriate.

Environmentally Sustainable Design

The proposal still aims for a seven star average and will retain all the ESD features of the original application. As such, the ESD principles originally developed remain largely unchanged.

In response to a number of concerns raised by objectors, we provide the following:

Neighbourhood Character

We begin by stating that we accept that the proposal will be larger and different from the existing building stock found on the immediately adjoining sites. However, this does not automatically mean that the proposal is contrary to the neighbourhood character provisions of the Manningham Planning Scheme. The Manningham Planning Scheme requires the Responsible Authority to consider the existing and preferred neighbourhood character.

The Planning Scheme sets a clear 'preferred character' for this precinct through its Local Planning Policy Framework (LPPF) and the Design and Development Overlay Schedule 8 (DDO8), which covers this site and the immediate area.

The LPPF section of the Manningham Planning Scheme expressly identifies the site as being in a precinct where:

“...a substantial level of change is anticipated. This area will be a focus for higher density developments. Three storey buildings, including ‘apartment-style’ developments, will be encouraged on larger lots.”

DDO8 seeks *to increase residential densities and provide a range of housing types around activity centres and along main roads.*

The DDO goes on to place design standards regarding height, setbacks and lot sizes. In this application, the site is 2,173 square metres, substantially greater than the 1,800 square metres upon which the DDO is encouraging apartment buildings.

The proposal does not exceed the preferred (not mandatory) 11m maximum building height and is largely well beneath the 11m height limit. Even plant and equipment are located below the 11m height limit, which would otherwise be permissible to exceed the limit.

This transformation in character is beginning to take shape in a number of approvals and developments within the immediate area, including the relatively recent construction at 765-767 Doncaster Road and 1 Thiele Street, Doncaster.

Therefore, we submit that while the proposal differs from the existing dwellings on the adjoining properties, it is entirely consistent with Council’s preferred character and vision for this precinct.

We also make reference to Amendment C96, which seeks to amend DDO8 of the Manningham Planning Scheme. Given that exhibition is not set to conclude until 17 August, submission have not been considered and an independent Panel has not reached a recommendation, it is not considered a ‘seriously entertained planning document’. However, it is noteworthy that the proposal will comply with the mandatory tests that will apply to this development should the Amendment be gazetted as currently proposed.

Overshadowing

Concerns have been raised in relation to overshadowing. The submitted plans (TP13i and TP14i) clearly indicate that the level of overshadowing to adjoining properties comfortably comply with ResCode Standards. This is largely due to the moderated height of the building and the generous setbacks being proposed.

Noise

As stated in the original town planning report, in assessing noise emissions resulting from this proposal, we observe that existing noise levels in this location are relatively high due to the high traffic volumes using Doncaster Road, which is a major arterial road.

That said, the residential nature of the development is not prone to high noise emissions, and will not be unreasonable in context of the residential zoning of the site and the neighbourhood.

Further, concerns of nearby residents relating to excessive noise created by future occupants are unfounded and we submit that commonly, the body corporate of the proposed building will deal with any ongoing issues of noise created by occupants.

Overlooking

In relation to overlooking, the northern, eastern and southern elevations, which have an interface to existing dwellings, include screening to balconies and use of obscure glazing and highlight windows to ensure compliance with the ResCode Standards relating to overlooking.

Given the above, we submit that the application responds to the relevant town planning controls and policies espoused in the Planning Scheme and endorse the project to Council.

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Should you wish to discuss further, or require further clarification, please do not hesitate to contact the undersigned on 9429 3111.

Yours sincerely

A handwritten signature in black ink, consisting of the letters 'SD' followed by a long, sweeping horizontal line.

Sam D'Amico
Director
Ratio Consultants Pty Ltd

Cc: *Penbury Lodge Pty Ltd, PO Box 241, Canterbury Vic 3126*
Toby Lauchlan, Clarke Hopkins Clarke, 115 Sackville Street, Collingwood Vic 3066