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13 December 2024

City of Monash
Statutory Planning Unit
Attention: Calum Douglas, Senior Statutory Planner

Dear Calum,

PLANNING APPLICATION TPA/55277
THE LAND: 1735-1737 DANDENONG ROAD, OAKLEIGH EAST
SECTION 57A AMENDMENT APPLICATION

We refer to Council's most recent email communication regarding preferred design changes in response to built form and rescode concerns, and the agreed outcomes discussed between Council and the permit applicant via emails dated 22nd October 2024 and 11th November 2024.

We seek to amend the development plans via Section 57A of the *Planning and Environment Act 1987* as follows:

Ground floor changes

- Floor areas reduced.
- Setback of front fence to Dwellings 1 & 6 increased to 3m from title boundary.
- Front fence height to Dwellings 1 & 6 reduced to 1.65m.
- Side fence along pedestrian entry path to Dwellings 1 & 6 realigned to allow planting along both sides of pathway.
- Internal fence between Dwellings 1 & 2 and 5 & 6 repositioned, to allocate the primary area of SPOS to Dwellings 1 and 6.
- Garages to Dwellings 1 and 6 shifted closer towards the common driveway to allow for greater SPOS.
- SPOS/POS to Dwellings 1 and 6 increased to 74.60 sqm.
- Western wall to Dwelling 2 and eastern wall to Dwelling 5 moved off the boundary, now setback 1.2m to the living/dining room.
- Minor shift of internal fence between Dwellings 2 & 3 and 4 & 5 to increase the amount of SPOS to Dwellings 2 and 5.
- Pergolas incorporated to Dwellings 3 and 4.
- Paving layout alterations within areas of SPOS.
- Additional landscaping space incorporated along common driveway.
- Minor internal layout changes.

First floor changes

- Floor areas reduced.
- Extent of overhang of bedroom 3 to Dwellings 1 and 6 over the ground floor area of SPOS reduced.

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- Separation between bedroom 3 of Dwellings 1 and 6, and the bathroom of Dwellings 2 and 5 increased to allow additional solar access at ground floor level.
 - Separation at first floor between Dwellings 1 & 2, and 5 & 6 increased from 1.25m to 3.1m.
 - Increased rear boundary setback to the retreat room of both Dwellings 3 and 4.
 - Setback adjustments to account for above changes.
 - Roof extended over balconies to Dwellings 1 and 6 (weather protection).
 - Internal layout changes.

The elevation plans have been modified to account for the above-mentioned changes, including window alterations. Importantly, there are no new windows which would result in any overlooking impact to an adjoining property. Obscure glazing is applied where required.

We submit that the above changes go far in addressing Council's concerns related to front fencing, location of SPOS, solar access to open space, landscaping and built form matters.

We emphasise the lowered front fence height to Dwellings 1 and 6 and increased front boundary setback to 3m. The side fence re-alignment along the pathway also enhances visibility towards each front entry. We maintain that a balanced outcome is struck between the protection of ground floor front-facing windows to a Transport Zone and privacy to POS, as well as the allowance of landscaping area and visibility towards each front façade from the street perspective.

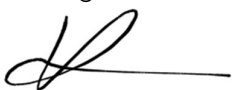
Floors areas have been reduced and areas of SPOS increased. Generous first floor separation is achieved internally between Dwellings 1 & 2 and 5 & 6, and solar access to SPOS enhanced to Dwellings 1 and 6. As agreed with Council, we anticipate permit conditions to require an updated landscape plan (and updates to pre-existing reports) to reflect the design changes made.

Overall, we say that the proposal is most worthy of approval without further change.

We look forward to prompt receipt of public notice instructions (letters only) and Notice of Decision to Grant a Permit shortly thereafter.

If you have any questions, please contact me directly on 0417 632 489.

Kind Regards,



Veronica Lyngcoln
Town Planner