

1 February 2016

Nepean Planning Consultants Pty Ltd
1/364 Main St
MORNINGTON VIC 3931

Dear Sir/Madam,

Application No: KP-519/2012/A
Proposal: Amend planning permit KP519/12 to allow for the development of 85 dwellings (23 currently approved) within a four storey building with a reduction of the car parking requirements
Address: 11-33 Narelle Drive, ASPENDALE GARDENS

Thank you for your application for planning permit.

Council officers have undertaken a preliminary assessment of your application, and request the following additional information to complete their assessment:

1. Further justification for the increase in intensity of the development. Whilst we note that the reasons of the Tribunal provides some justification for shop top housing in the context of the original 23 dwellings, we seek further justification for a substantial increase in housing within an area that does not benefit from good levels of access to public transport.
2. Details of the existing air conditioning units within the subject site shown on the existing site plans. Their area for relocation has been requested to ensure that acoustic treatments can be considered during the assessment process.
3. Updated perspectives which correctly illustrate the detailing as shown on the elevation plans.
4. A sustainable management plan. This plan can be developed with Moreland Energy Foundation Limited. Our contact at MEFL is Gavin Ashley, who can be contacted on 9385 8513. We note Council will bear the cost of the MEFL process.
5. The provision of an urban context report and design response in accordance with Clause 52.35. This could utilise some of the information provided within the urban design memo prepared by Hansen Partnership.
6. The provision of daylight assessments that demonstrates the daylight levels for the following dwelling types:
 - a) Type 1 (any one apartment)
 - b) Type 2 (Apartments 22, 27,

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c) Type 3 (Apartments 34 and 42)

d) Type 8 (any one apartment)

Our Sustainable Design Officer, Ben Cuter can provide you with specific parameters / inputs for the daylight assessment

7. The following details shown on the development plans:

- a) The 5.5m width of the ramp and 300mm clearances between the kerb and to the walls of the ramp
- b) Confirmation that a headroom clearance of 2.1m can be maintained for all five parking spaces located under the ramp.
- c) Confirmation that a headroom clearance of 2.2m can be maintained in the ramp and parking areas as specified in AS2890.1:2004 5.3 and provision of a detailed longitudinal cross section of the ramp indicating that the standard has been met similar to F5.3 of the standard
- d) Provision of details of how sight lines for drivers emerging from the bottom of the ramp can be provided to other drivers heading to the shopping centre exit via the one-way service road or the two-way parking aisle near the exit only – so that drivers can exit the ramp safely
- e) Details as to how the roller door at the top of the ramp will be managed for residents, visitors and services (such as waste management)
- f) Confirmation that the ramp gradients for the 6.4m waste vehicle proposed in the waste management plan to use the ramp to level 1 conforms to Table 3.2 of AS2890.2-2002
- g) Bike storage designed to comply with AS2890.3:1993
- h) Confirmation that a clearance height of 3.5m has been provided on the ramp and parking aisle where the waste vehicle will turn. A swept path diagram should also be provided for this vehicle to show that it can turn round and exit in a forwards direction.

8. An A3 set of all plans requested above.

This information is requested pursuant to section 54 of the *Planning and Environment Act 1987* (the Act).

To assist with internal referrals and documentation for public notification, the Department kindly requests an electronic copy, in PDF format, of the plans, if possible.

All information MUST be received by 7 March 2016.

Your application will lapse if ALL information is not received on or before the above date. You may request an extension of time to provide the information. This request must be made in writing on or before the above date. The Act does not allow you to make a request to extend the time for providing this information after the above date.

Note: Pursuant to Section 54(1B) of the Act the lapse date is the day after the date specified above.

Referral Comments:

In addition to the material request at point 7 of this letter Council's Traffic and Transport Department have provided the following comments on the revised application:

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- The ramp will narrow the one-way road with the apparent loss of parking on the south-east side. The Level 0 plan does not show how this change to the one-way road affects the alignment to the exit only into Kearney Drive.
- The columns adjacent to the parking spaces located under the ramp do not conform to F5.2 of AS2890.
- The use of colour or a kerb height change should be considered at the pedestrian access next to spaces 33 and 38 to ensure drivers using these spaces do not block pedestrian access to the car park.
- There are concerns regarding the sight lines for pedestrians exiting the centre to use the zebra crossing under the ramp. The ramp design will obscure the view to delivery vehicles exiting the one-way. The applicant should consider measures to provide sight lines.
- The internal pedestrian doors close spaces 1, 33 and 38 should not open out close to the spaces for safety reasons.
- Wheel stops should be considered in space 36, 40, 41, 42, 43 and the visitor spaces 2, 3 and 4 to ensure drivers do not encroach into neighbouring park spaces.
- Kerb heights in circulation roadways, ramps and parking spaces should be no more than 150mm in height.
- Future residents will not be eligible for resident permits.

Comments on Overall Application

We acknowledge that changes have been included within the resubmission of information addressing some of the concerns raised in our letter dated 10 July 2015. In saying this, our fundamental concerns with the development regarding the location of such an intense development, the extent of the built form, the missed opportunity to fully integrate the existing, approved and proposed buildings, internal amenity and function of the centre remain.

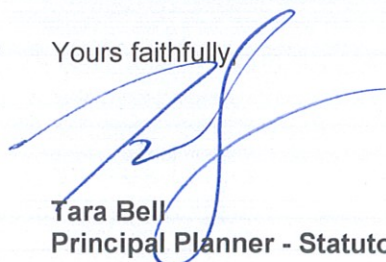
Without substantial alterations to the proposal we will be unable to give officer support to the application.

The above concerns are best addressed prior to any formal advertising of the application.

You can track the progress of your application on-line at Kingston's planning register which you can find at, www.kingston.vic.gov.au/link/planning.

If you have any queries, or would like to make an appointment to discuss the abovementioned concerns please contact Tara Bell on 03 9581 4888 or email: tara.bell@kingston.vic.gov.au

Yours faithfully



Tara Bell
Principal Planner - Statutory Planning

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