

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

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ABN 50 105 256 228

6 October 2021

Josh Maitland
Principal
Ethos Urban

Via email: jmaitland@ethosurban.com

Dear Josh,

NO. 37 GRAHAM ROAD, HIGHETT DEVELOPMENT PLAN RESPONSE TO POST-CONSULTATION COUNCIL FEEDBACK

Urbis Pty Ltd continue to act on behalf of Sunkin Projects Pty Ltd in relation to the proposed development of their land located at 37 Graham Road, Highett (the subject site).

Thank you for your letter (dated 23 September 2021) which sets out the aspects of the publicly advertised Development Plan ('DP') proposal that you consider have received strong feedback.

Reflecting the positive working relationship with Council officers to date, and noting the issues raised by the community, we appreciate the opportunity for us to respond. Reflecting the strength of our shared vision for a new urban village that is of high quality design with excellent environmental credentials, we are pleased to offer a number of changes in response. These are offered on a '*without prejudice basis*'.

This letter is provided to address the key feedback outlined in your letter.

The following responses are to be read in conjunction with the enclosed documents:

- Landscape document prepared by Tract and dated 28 September 2021.
- Masterplan – Proposed heights document prepared by CHC and dated October 2021.
- Traffic Response letter prepared by Stantec GTA dated 29 September 2021

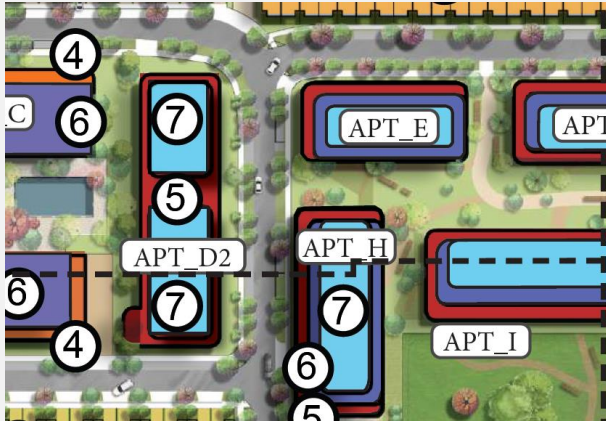
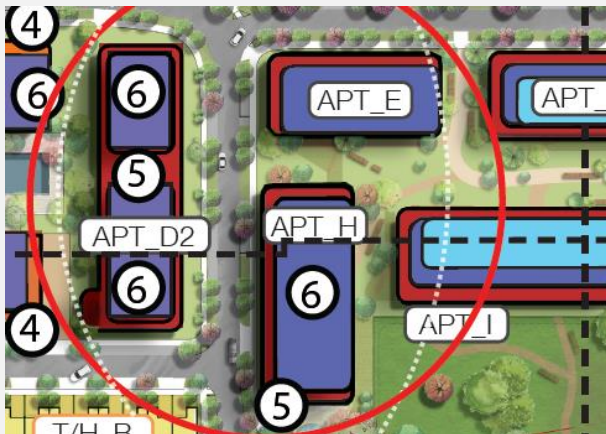
RESPONSE TO LETTER FEEDBACK

The following table sets out a response to the feedback provided within your letter dated 23 September 2021, in the same order and is to supplement future discussions with Council.

We are pleased to arrange a further webinar (Tuesday 12th October 2021 at 7.30pm) with the community and submitters to update on our responses to the issues they have raised.

It is noted that the modifications proposed to the building envelope anticipate a reduction in dwelling numbers from 1,048 to 1,021 (loss of 27 apartments, based on an average 75m² apartment).

Issues raised in submissions	Sunkin response (<i>without prejudice</i>)	Ref. doc. Attached
<ul style="list-style-type: none"> Scale and density proposed, specifically the extent of seven storey building elements. 	<p>The DPO allows discretion in maximum building heights subject to balancing amenity outcomes. The highest building forms are directed to the northern part of the site. The DPO does not include a plan showing the precincts, and the team has identified higher development as being acceptable within around 500m of the Highett railway station.</p> <p>Higher development is located well away from low density residential interfaces. As an example, apartment building G is located 37m from the Middleton Road Residents boundary with 3m setbacks at level 6 and a further 3m setback at level 7.</p> <p>Apartment J is located 57m from the Graham Road resident's boundary with further 4m setbacks at level 6 and a further 3m setback at level 7.</p> <p>The two and three level built form zones along the site boundaries further reduce the effective visual impact of the apartment buildings which are set down in the site contours and distant to the site boundaries.</p> <p>As such the proposed design, within this unusually large, high-density capable development site, is relatively modest and complies with the intent of the planning controls for the site.</p> <p>However, in response to community feedback, it is proposed to reduce the height of buildings D2, E and H from the 7 storeys depicted in the DP, down to 6. This height reduction in the centre of the site will reinforce the height transition from the north to the conservation zone, stepping down from 7 storeys to 2 storeys, responding to the DPO2 objectives for height.</p>	<p>Masterplan – Proposed heights document</p>

	<p>DP advertised:</p>  <p>DP proposed:</p> 	
<ul style="list-style-type: none"> Shadows 	<p>Shadows to the Conservation Reserve (at the Equinox at 10am – 2pm) range between 99.65%-99.79% unshadowed.</p> <p>Shadows to the 1ha Public Park (at the Equinox at 10am – 2pm) range between 92.1% and 82.5% unshadowed.</p>	
<ul style="list-style-type: none"> Impact of increased vehicle traffic on surrounding streets. Impact on traffic in streets such as Beaumaris 	<p>The adjacent roads such as Beaumaris Parade, Cloyne Street and James Ave are typically cross-street and expected to operate within their capacity. GTA also note the reductions in traffic resulting from the lower dwelling numbers proposed.</p> <p>The vehicle access strategy has been prepared to reflect the objectives of the Highbett Structure Plan for site access. Access to Middleton Street provides for balanced vehicle movements between</p>	<p>Traffic Response Letter Stantec GTA</p>

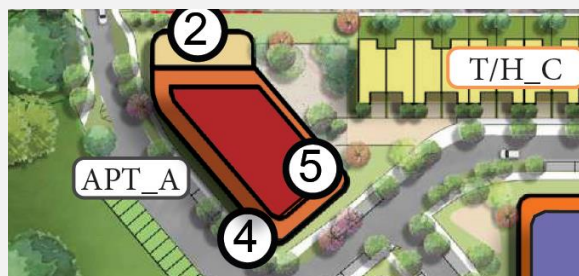
<p>Parade, Cloyne Street, James Avenue.</p> <ul style="list-style-type: none"> Query if site access/two way access to Middleton Street is essential. 	<p>Graham Rd and Middleton Street. The GTA analysis shows there is sufficient mid-block capacity on Middleton Street.</p> <p>Further, it is noted that restricting access to Middleton Street may impact on accessibility for local residents to the proposed Conservation Reserve.</p> <p>However, Sunkin is willing to consider a one-way access for the Middleton Road exit should Council require that change. We also note that Council could further make changes to Middleton Street such as:</p> <ul style="list-style-type: none"> Permit parking to reduce parking volumes No standing along one side of Middleton Street, to improve traffic flows 	
<ul style="list-style-type: none"> Shortfalls in resident parking Limited provision of visitor parking 	<p>With the reduction in building heights and lower dwellings numbers, GTA and Sunkin are pleased to remove the shortfall in parking and instead offer that a carspace will be available for all dwellings (noting that some purchases may decline a space for ESD reasons). To encourage sustainable transport, the development also exceeds the bicycle parking requirements and will investigate EV car-sharing arrangements on site.</p> <p>The site is located within the PPTN and is not mandated to provide any visitor parking, however the development is proposing a total of:</p> <ul style="list-style-type: none"> 60 on-grade (on street) 19 basement parks in community facility 10 on-grade adjacent conservation reserve <p>Traffic engineering analysis confirms this well exceeds the statutory requirement for visitor parking.</p>	<p>Traffic Response Letter Stantec GTA</p>
<ul style="list-style-type: none"> Building interfaces with adjoining properties, particularly buildings A and L interface to Middleton Street properties 	<p>The advertised Development Plan proposal for Building A and L already easily comply with ResCode setback requirements.</p> <p>However, in response to community feedback, it is proposed to increase the upper-level setbacks of buildings A and L from the western site boundary. This results in all buildings to be constructed within 18m of the shared site boundary with Middleton Road (rear fences) to be no more than 3 storeys in height. Again, the result is much better than the ResCode setback requirements.</p>	<p>Masterplan – Proposed heights document</p>

Specifically, the changes are:

Building A


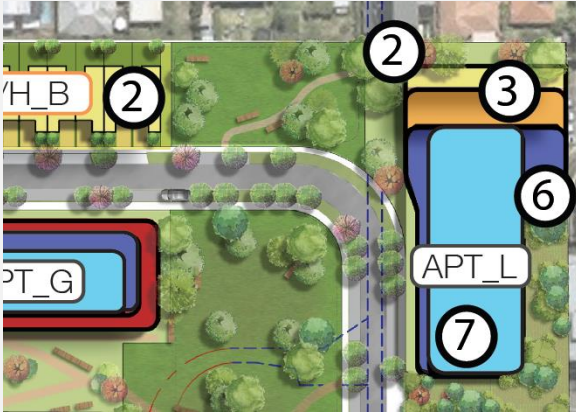
The fourth and fifth storeys of Building A are now proposed to be setback a minimum of 20 metres and 23 metres respectively from the boundary to Middleton Street properties.

DP advertised:



DP proposed:



	<p>Building L</p> <p>Levels 4 to 7 of Building L are now proposed to be setback a minimum of 18 metres from the boundary to Middleton Street properties.</p> <p>DP advertised:</p>  <p>DP proposed:</p> 	
<ul style="list-style-type: none"> Greater environmental sustainable outcomes should be achieved at the site given its strategic significance. 	<p>Sunkin has further considered the potential to enhance the ESD outcomes for the site, noting their commitment has always been to meet or exceed best practice ESD requirements at the time of a planning permit application, allowing for escalating standards. Items that will be considered at planning permit application stage, on a building-by-building basis, including the potential for solar hot water, roofs gardens and energy efficient and innovative appliances.</p> <p>In support of Council's position on moving towards carbon neutral (June 2021 Council meeting), Sunkin is pleased to offer the exclusion</p>	

	of gas services to the development which will greatly enhance the ESD performance of the site and establish it as a leader in the municipality for the movement towards implementing Councils environmental vision.	
<ul style="list-style-type: none"> Integration of landscape character with the future Highett Grassy Woodlands. Enhance biodiversity outcomes throughout the site through increased locally indigenous plantings and species selection. 	<p>The landscape plan is proposed to be updated in response to community feedback by:</p> <ul style="list-style-type: none"> Removal of Palm Trees from public areas of the development. To further enhance the site landscaping integration with existing surrounding vegetation character Introducing increased indigenous planting to the southern interface with the future Highett Grassy Woodlands, which will achieve consistency with remnant vegetation within the Conservation Reserve. Introducing predominantly native plantings internal to the site and adjacent east and west boundaries. <p>In regard to percentage of native and indigenous plantings has increased to approximately 85%.</p> <p>The proposed raingardens within the street scapes are also proposed to include species found in the Conservation Reserve. Water is another element important for both flora and fauna and realised within the landscape at Park Village – through raingardens capturing road run-off and wetland to treat stormwater and remove pollutants.</p> <p>The development also provides for deep-soil planting across the site.</p> <p>Proposal for Discussion: Biodiversity in the 1ha Park</p> <p>Sunkin see an opportunity for discussion with Council officers and Councillors to create strong biodiversity and ESD outcomes for the 1ha park area as part of a connected community. There is an opportunity to create a habitat corridor within the park and strengthen the biodiversity connections across the site and to the Conservation Reserve.</p> <p>The planting of some species found in the Conservation Reserve will strengthen that connection. Indigenous plants could be sourced from the Bayside Community Nursery to achieve a more locally sustainable outcome.</p>	Landscape document

	<p>Attraction of native birds back to the area within the 1 ha park would also be an objective that Sunkin would support. A part of that might be the concept of a small wetland area within the public park.</p> <p>This could be a meandering creek with shallow water, integrated with a wetland, indigenous garden bed and tree planting as well as picnic facilities, playground and open lawn areas. This is intended to greatly enhance the biodiversity and attract wildlife. That concept, which include harvested stormwater from the Melbourne Water drain for re-use and park irrigation, is a concept that Sunkin would like to explore further with Council and Melbourne water – if of interest to Council. This is ongoing conversation which can follow the approval of the Development Plan.</p> <p>The Council Park is an excellent opportunity to bring the community into a native landscape and encourage incidental learnings and appreciation of plants and wildlife that live in suburbia whilst connecting to their community and landscape.</p>	
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CONCLUSION

We look forward to continuing to work with Council to achieve a favourable outcome for the development proposal. If you have any questions, please do not hesitate to contact me on the details below.

Yours sincerely,



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Director
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