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2 September 2021

Seuna Byrne
Principal Planner
City of Boroondara
8 Inglesby Road
Camberwell VIC 3124

Dear Seuna

RESPONSE TO URBAN DESIGN COMMENTS & WITHOUT PREJUDICE OFFER

SUBJECT SITE: 6 & 14 STUDLEY PARK ROAD, KEW

APPLICATION NO.: PP21/0271

Human Habitats continues to act on behalf of the Permit Application in relation to the abovementioned Planning Application PP21/0271.

We refer to comments received from Council's Urban Design Team dated 16 July 2021, and our subsequent meeting on 20 August 2021. We wish to acknowledge and thank Council's Urban Design Team for the generally positive referral comments, and we appreciate the constructive feedback. The purpose of this correspondence is to provide a further response to these matters to assist Council's assessment of the application. This follows extensive discussions with the proponent and the architect, which have developed a thoughtful response to the items raised. Specifically, this letter is structured as follows:

1. Without Prejudice Offer
2. Submissions
3. Suggested Conditions
4. Response to Other Conditions

To allow Council to resolve the application positively and in line with our discussions with Council on 20 August 2021, we hereby submit **Sketch Plans** prepared by Woods Bagot, dated 18 August 2021.

The Without Prejudice Sketch Plans incorporate the following variations and additional detail:

- Addition of three (4m x 4m) deep soil planting cut-outs in the basement;
- Revised electrical kiosk size and location; and
- Revised Studley Park Road interface (Building A).

Should these measures be deemed acceptable to Council, these are capable of being secured via appropriately worded conditions of any permit issued.





1 Without Prejudice Offer

We confirm that the applicant is willing to make a without prejudice offer to Council. Specifically, the offer includes Without Prejudice Sketch Plans detailing design changes that can be facilitated through permit conditions in exchange for Council Support. These are:

- **Addition of three (4m x 4m) deep soil planting cut-outs in the basement** located to the north-western and south-western corners as per Council urban design (and arborist) feedback. Additionally, the deep soil zone fronting Studley Park Road increased to 1.5m in width.
- **Revised electrical kiosk** which is reduced in size, as agreed with Citipower, and shifted from shared fence line of 1 Fernhurst Grove as to provide planted buffer along the boundary.
- **Revised Studley Park Road interface (Building A)** including stepped transition for a better relationship with adjacent property at 2 Banool Avenue.
- **Preparation of a Community Development Plan** to ensure appropriate activation of the proposed publicly accessible community garden and the connection to the Whitty House public café.

This offer (which can be facilitated through the suggested permit conditions at Section 3 of this Submission) is made in good faith and assumes Council support for the sketch plans with no further changes.

2 Submissions

2.1 Deep Soil Planting

We note the Urban Design Team's concerns regarding the extent of deep soil planting along the north-western boundary to the properties on Banool Avenue. This advice has been incorporated within the enclosed Sketch Plans.

The Sketch Plans adopt three 4 metre by 4 metre (4m x 4m) deep soil planting zones which will result in a reduction in the overall basement area, minor reduction in ground floor private open spaces, and allow for large canopy trees to be planted in these locations. The provision of additional deep soil planting area will contribute to the softening of the interface between the subject site and properties along Banool Avenue, as well as the Studley Park Road frontage.

We note the inclusion of the deep soil planting pockets has resulted in a loss of one car parking space in the basement car park (186 spaces, down from 187).

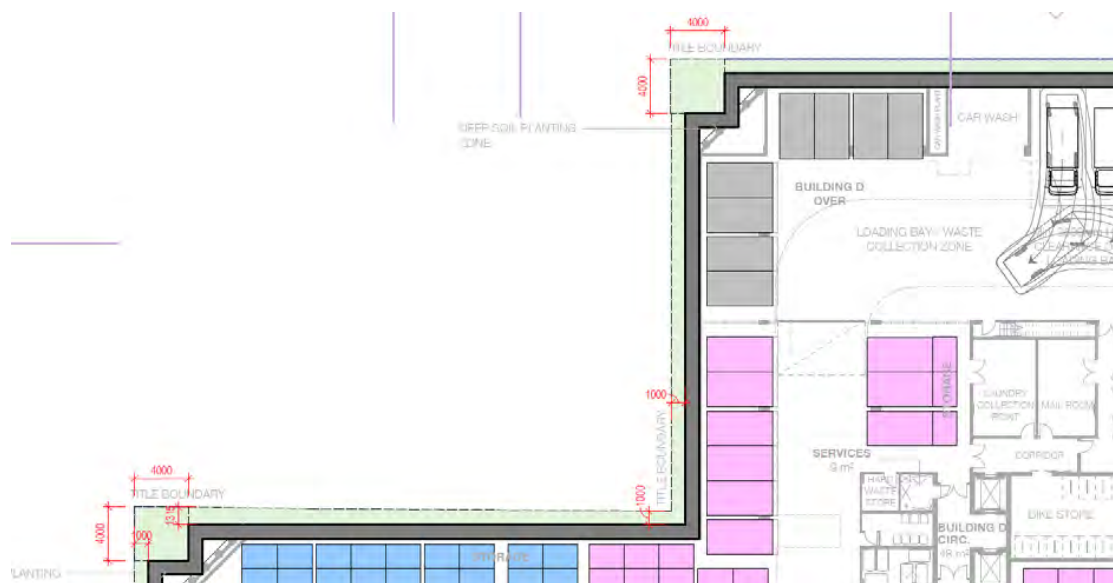


Figure 1 - Proposed north-western deep soil zones.

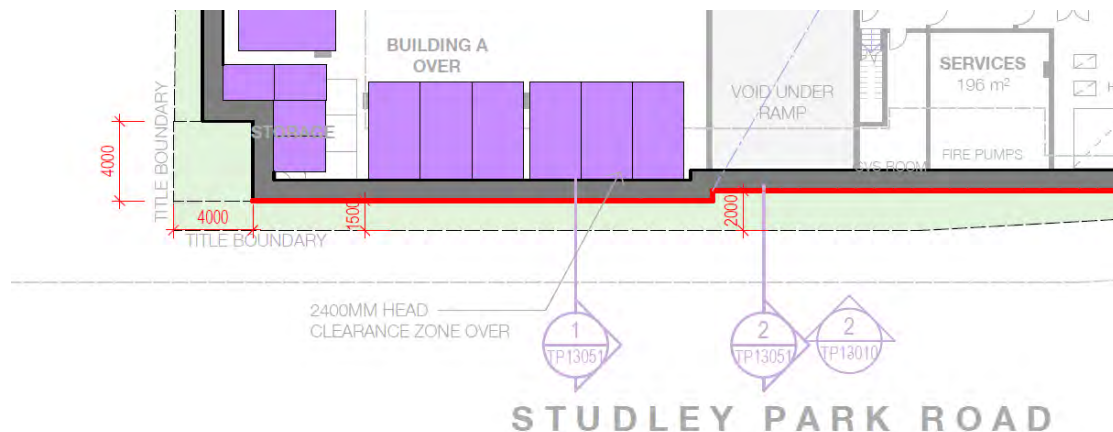


Figure 2 – Proposed south-western deep soil zone & minimum 1.5m planting to Studley Park Road.

2.2 Electrical Kiosk

We note the Urban Design Team's comments regarding the size and location of the proposed electrical substation kiosk on the Fernhurst Grove frontage. The electrical kiosk is in the most appropriate location, considering the following:

- Minimising disruptions (shutdowns) to local residents and businesses including households, street lighting and a commercial building in Kew Junction;
- Existing vegetation to be protected;
- CitiPower access requirements; and
- Minimising the visual impact / bulk of the kiosk.

In consultation with CitiPower, the substation has been reduced in size to a smaller 1,000kVa kiosk substation (previously 1,500kVa), which has improved setbacks to both the Fernhurst Grove street frontage and the neighbouring property at 1 Fernhurst Grove. The reduced size and minor location shift also results in the retention of Tree 49 Weeping Lilly Pilly.

Additionally, VMCH have sought advice from an EMF specialist, which concluded that a kiosk of this size emits very low-level EMF's and the location meets recommended safe distances. Therefore, the proposed electrical kiosk is acceptable from a noise and interference perspective.

The proposed electrical kiosk has been sited to reduce the visual impact to Fernhurst Grove to the greatest extent possible. We acknowledge Council's suggestion to move the location to the north of the adjacent driveway. However, this would result in additional visual impact due to the slope of the land, as well as potential impacts to existing vegetation. It is considered that the reduced size of the kiosk in the proposed location will result in minimal visual impact to Fernhurst Grove, while maintaining CitiPower access requirements.

Council and CitiPower's advice have been incorporated within the enclosed Sketch Plans.

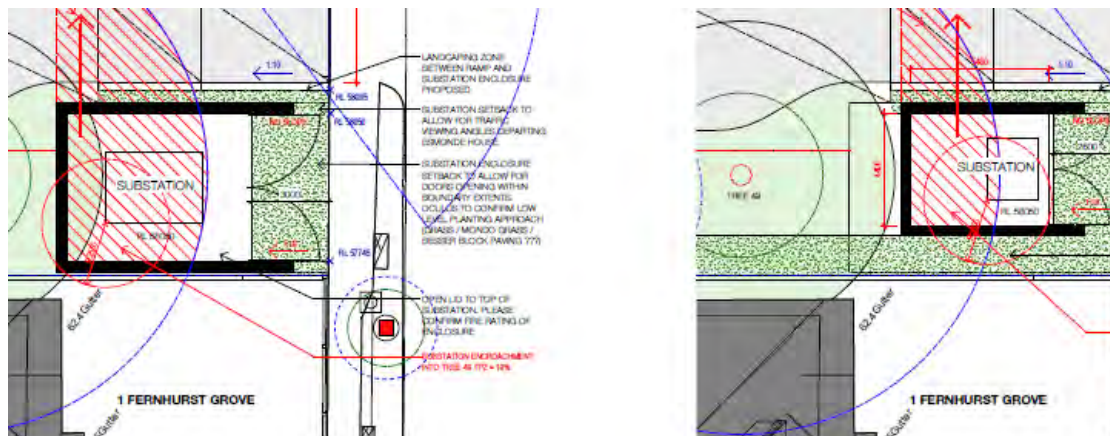


Figure 3 – Current electrical kiosk (left) and proposed electrical kiosk (right) size and location.

2.3 Studley Park Road Interface

We acknowledge Council's Urban Design comments in relation to the scale and transition of Building A fronting Studley Park Road. This advice has been incorporated within the enclosed Sketch Plans.

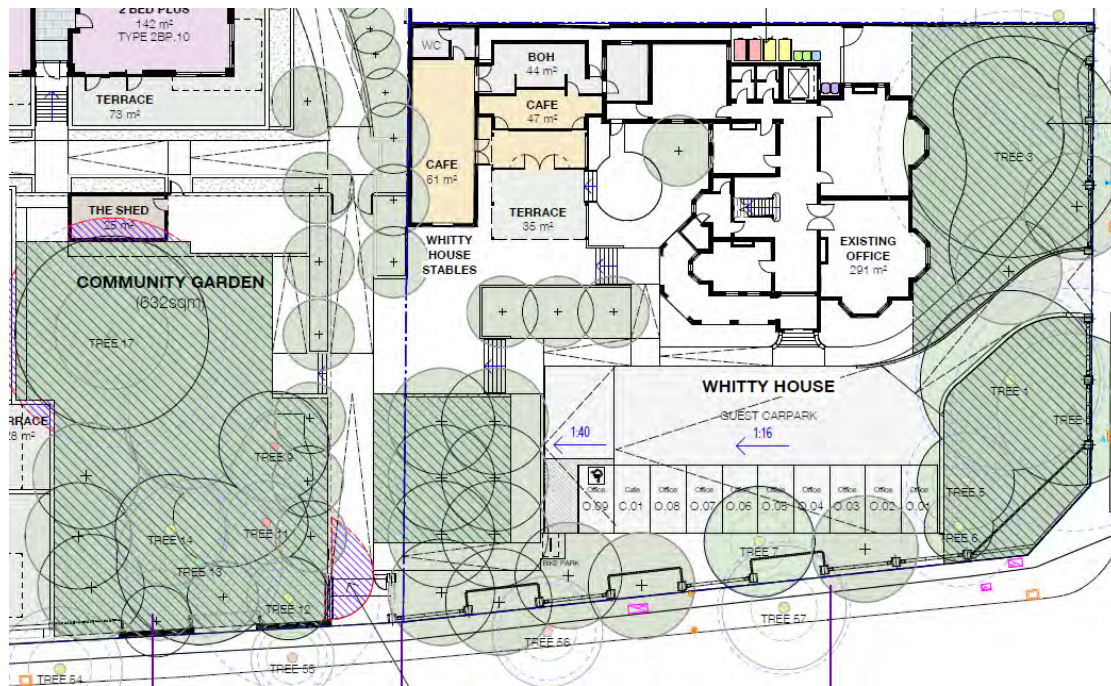
Council's suggestion to step back the upper level of Building A has been incorporated into the design in order to create a more distinct stepped transition with 2 Banool Avenue (Figure 4). This results in a gentler transition in scale, reduced potential adverse amenity impacts, and a reduction in visual bulk when viewed from Studley Park Road and adjacent properties. We note the provided Sketch Plans are indicative and will be subject to further refinement. The proposed deep soil planting zone in the south-western corner of the site (Figure 2) will provide additional softening of the interface, as discussed in Section 2.1 of this letter.



Figure 4 – Proposed revised Building A south-western interface to 2 Banool Avenue.

2.4 Community Development Plan

We note Council's suggestion of the pedestrian spine through the site, however as discussed in Section 4.1 below, this is not possible for several reasons. As an alternative measure which is considered to provide adequate public activation, while protecting the safety and security of future residents, is the activation of the proposed Community Garden, public café and Whitty House Forecourt area at the south-eastern corner of the site.



It is our client's intention to activate this space through programming that supports community engagement and participation. In order to ensure the continued use of this space for the general public, we propose a planning permit condition specifying the preparation of a Community Development Plan (CDP) which will detail the activation of the space. Possible activations could include:

- Partnerships with community groups and schools to participate in management of the community garden;
- Workshops held in collaboration with Council to provide education on topics such as gardening, growing vegetables and composting; and
- Farmer's markets and events.

In addition to formal programming, the public café will be a gathering space for the local community, particularly as food and beverage/retail options are limited west of Kew Junction.

The south-eastern corner of the site is proposed to feature a more porous edge treatment around the south-east corner in order to provide pedestrians with multiple access points. Landscaping and fencing will also be designed to promote a permeable and accessible environment that encourages more informal use for visitors and residents.

3 Suggested Conditions

As aforementioned, the enclosed Sketch Plans are submitted to Council on a without prejudice basis. Should Council agree with the revisions tabled within these Plans, they may be incorporated into a Planning Permit through the below suggested Conditions.

1. Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation works, the applicant must submit to the Responsible Authority an electronic copy of plans drawn to scale generally in accordance with the plans prepared by Woods Bagot submitted to Council on 6 April 2021 but amended to show:



- a. Three 4m² deep soil planting zones to be provided along the western site boundary. Two of which must be located in the north-western corners, and one in the south-western corner. Plans must be generally in accordance with the Sketch Plans submitted to Council on 02 September 2021.
 - b. Planting area in Studley Park Road setback to be increased to minimum 1.5m in width, generally in accordance with the Sketch Plans submitted to Council on 02 September 2021.
 - c. A reduction in the size of the electrical kiosk sited generally in accordance with the Sketch Plans submitted to Council on 02 September 2021.
 - d. Retention of Tree 49 (Weeping Lilly Pilly), and its TPZ and SRZ clearly shown, as shown on Sketch Plans submitted to Council on 02 September 2021.
 - e. Reconfiguration of apartment A.04.01 and A.04.02 in Building A to allow a reduction in height at the southwestern corner of the site generally in accordance with the Sketch Plans prepared by Woods Bagot submitted to Council on 02 September 2021.
2. Prior to the occupation of the development a Community Development Plan (CDP) must be submitted and approved to the satisfaction of the Responsible Authority. The CDP must detail community engagement efforts, community programs, and commitment to activate the south-eastern portion of the site (Community Garden & Whitty House café/forecourt).

4 Response to other comments

4.1 Pedestrian Spine & Public Access

Council's comments relating to a "pedestrian access and north-south spine" are acknowledged. It is noted that as part of the early master plan concepts the proposal features a north-south publicly accessible pedestrian spine. However, the inclusion of this in the current design is not possible, for the following reasons:

- The excision of the divestment parcel at the northern end of the site removes the potential for a through-site pedestrian connection to Stawell Street. As such, the resulting path would connect Fernhurst Grove and Studley Park Road, providing limited convenience nor meaningful activation.
- The safety and security of future residents is of paramount importance for a retirement village project. The provision of a public connection through the site may result in reduced security, and therefore is not an acceptable outcome.
- The pedestrian spine as proposed by Council's Urban Design Team would result in several subsequent impacts including: potential impacts to or removal of Tree 45, Tree 46, Tree 47, Tree 48 and Tree 49; relocation of proposed substation to a more visually prominent location, as discussed in Section 2.2 of this letter; relocation of retirement village entry gates, therefore removing the intended sense of entry.
- The objection received from residents of 1 Fernhurst Grove criticised the proposed private pedestrian thoroughfare as resulting in potential offsite amenity impacts. As such, it is considered that a public thoroughfare with higher levels of foot traffic would not be in the best interests of the adjoining property at 1 Fernhurst Grove.

As an alternative, the proposed south-eastern corner site activation will provide a more meaningful level of community engagement and site activation, discussed in Section 2.4 of this letter.

4.2 Building Recesses

Council's Urban Design comments surrounding the northern and western interface building recesses is acknowledged. However, the existing building articulation is considered appropriate for the following reasons:

- The building recesses are currently sized at 2.4m wide x 1m deep. This is increased further at the mansard level where the recess depth is increased further to a 3m inset.
- The proposed recesses have responded to discussions held at the pre-application lodgement stage.



- Only 1-1.5 storeys of the 1m deep recess are visible above fence height before the deeper (3m) recesses take effect at the mansard level.
- The distance of Building B from the Western boundary is substantial and should be taking into account when discussing the building recesses.
- The building recesses all feature glazing for the full width, further accentuating the separation of the masonry building forms on each side and reducing the perceived visual bulk of the built form.

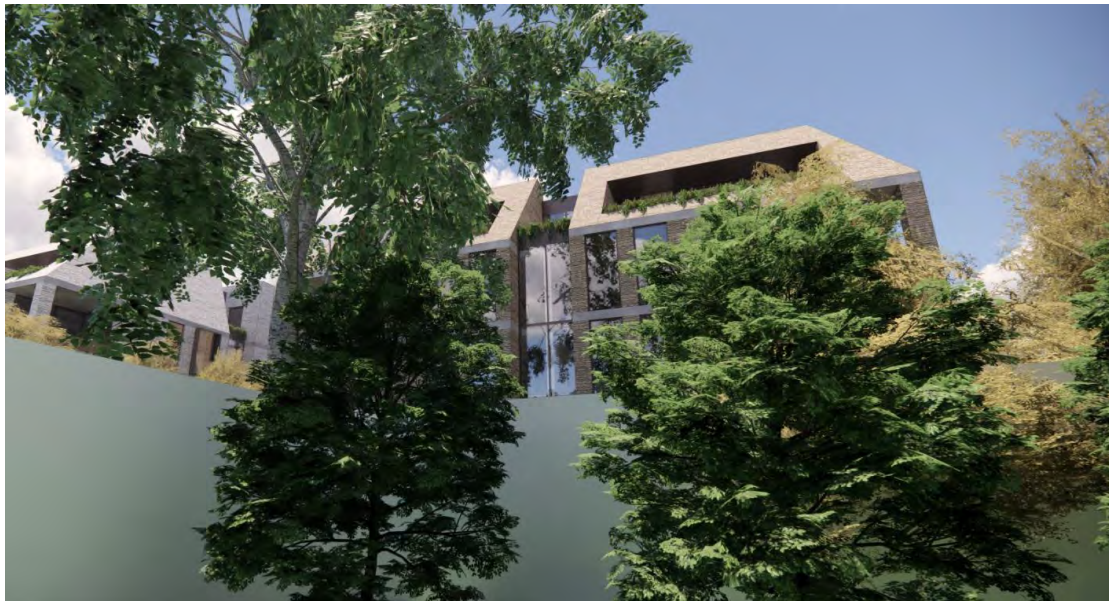


Figure 6 – Proposed building recesses as seen from neighbouring property (6 Banool Avenue).

We consider that given the new information provided above Council should be satisfied that the recesses as currently designed are appropriate in the current form and appropriately ‘break’ the presentation of buildings across the site.

5 Conclusion

It is our client’s position that the setbacks and mass of the previously submitted proposal is appropriate. To assist Council’s decision making and to respond to the comments of Council’s urban design expert our client has instructed us to prepare this response which would result in an acceptable outcome for all parties (assuming no further changes are required). Assuming the above is acceptable to Council we would welcome a discussion about how these measures could be incorporated into any planning permit granted for the project.

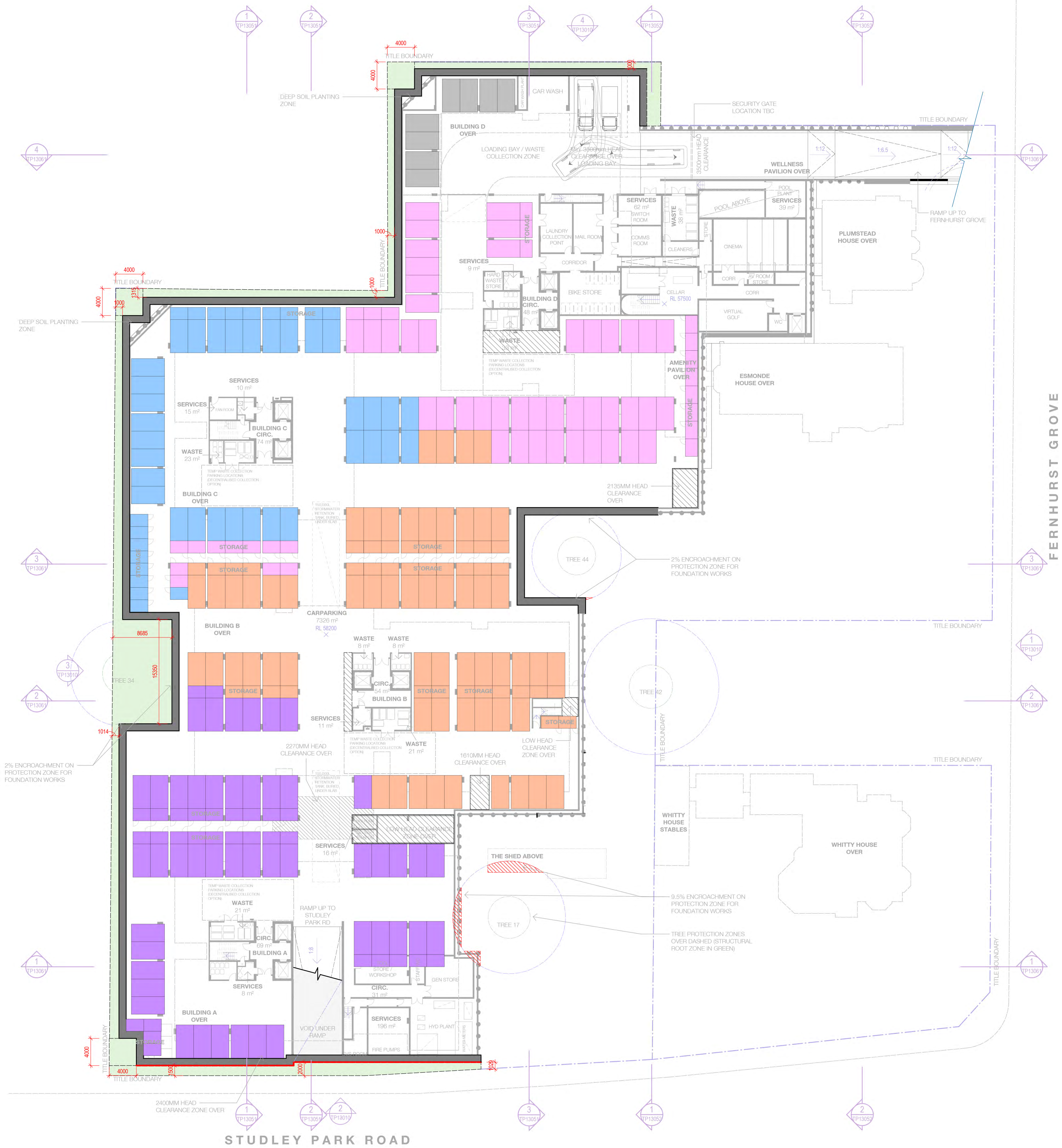
Should there be any further matters which need addressing, please do not hesitate to contact the undersigned on 03 9909 2202 or via email at wpearce@humanhabitats.com.au. Alternatively, please contact James Permezel via email at jpermezel@humanhabitats.com.au.

Yours sincerely

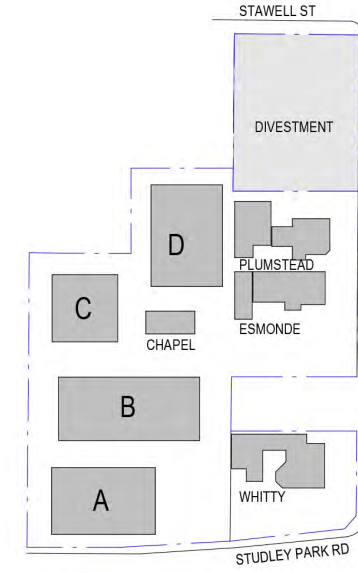
Will Pearce
Director



APPENDIX A – DEEP SOIL PLANTING



Corner Deep Soil Pocket Provided = 4m x 4m



Recent revision history		Notes
Rev	Description	
1	For Information	Deep Soil
2	For Information	Deep Soil

Date: 18/10/2021

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Contractors must verify all dimensions on site before commencing work or preparing their drawings.
Do not scale drawings.

Date generated: 18/10/2021 4:23:44 PM C:\Users\pjb\Documents\Autodesk\Revit\2020\130771\StudleyPark_Arch_A32_Central_Site.psd\sheet.mxd



Project: STUDLEY PARK ROAD, KEW

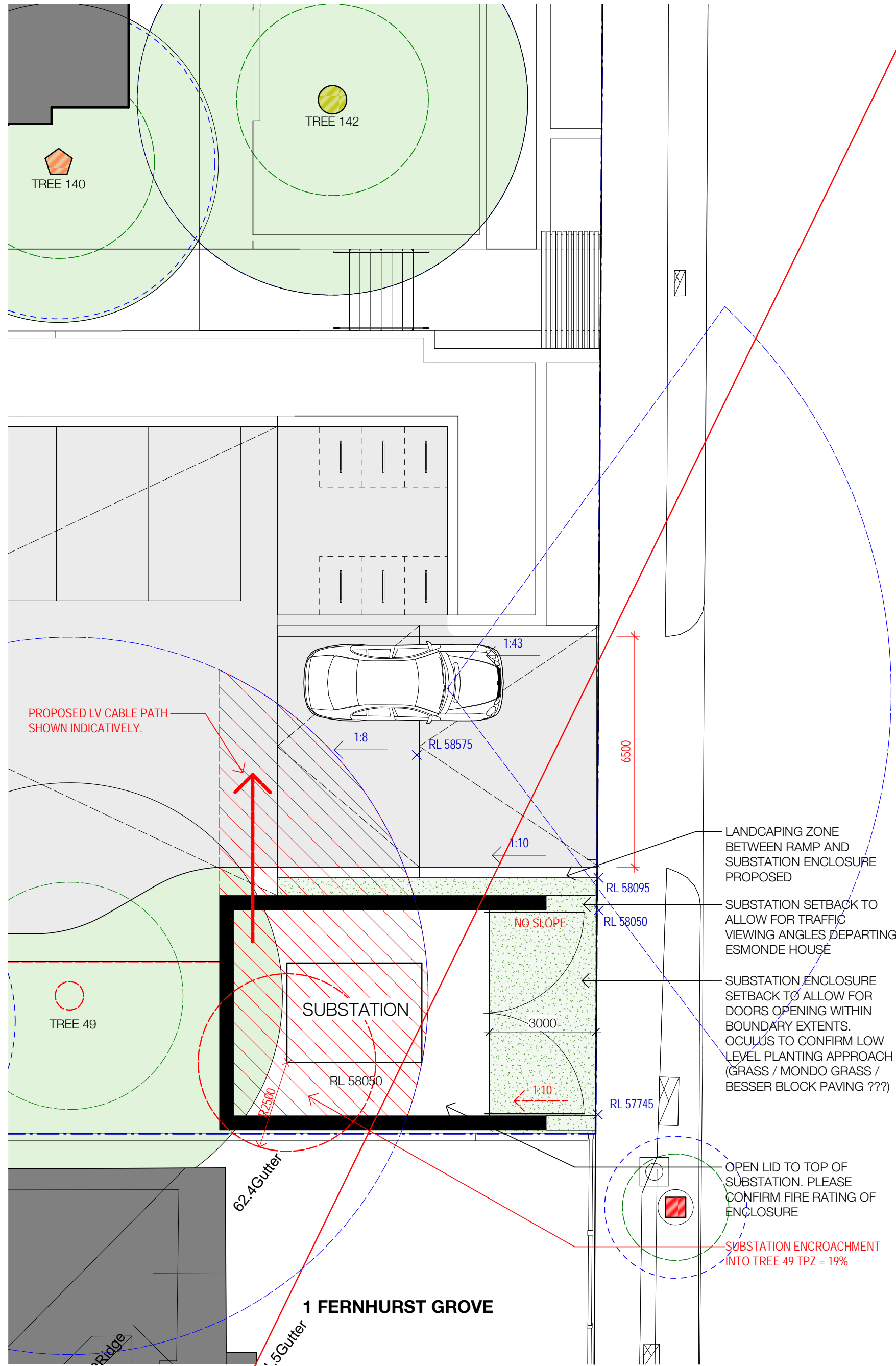
Client: VMCH

Woods Bagot	
Project number	130771
Checked	Approved
Checker	Approver
Sheet size	A0
Scale	1:250

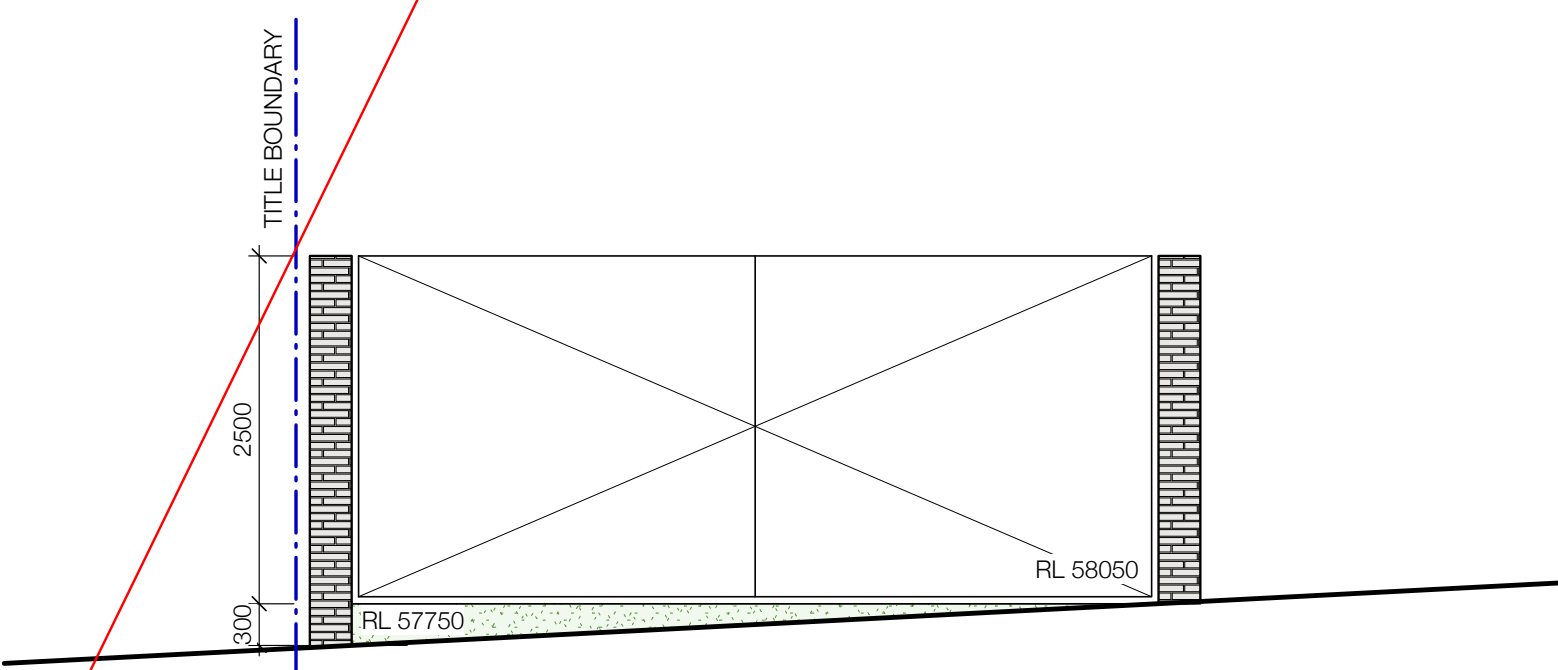
Sheet title	
Sketch Drawing Retention Wall - Impacts to Basement - Option 01	
Sheet number	A-SK0164-01
Revision	A
State	For Information



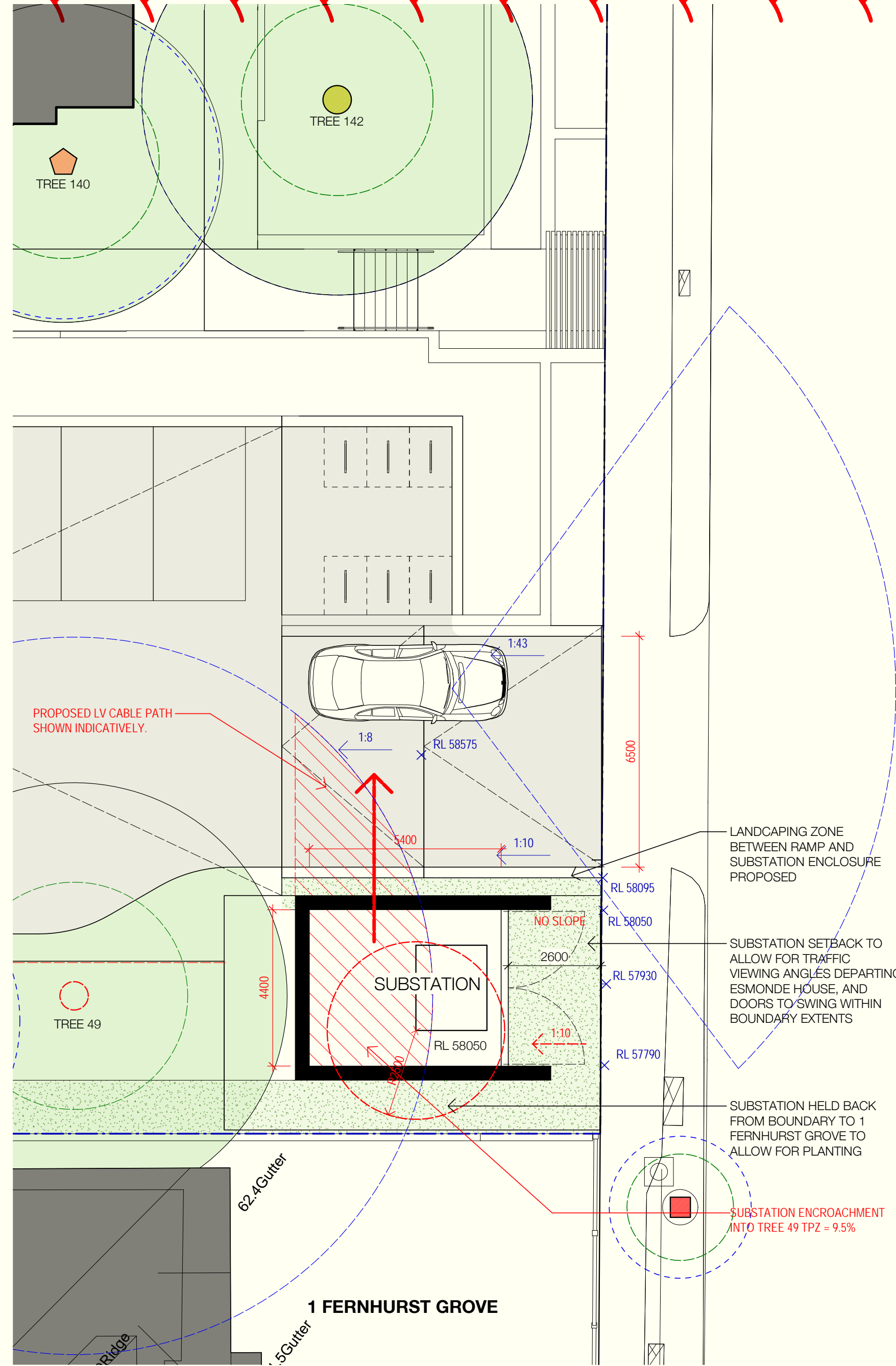
APPENDIX B – ELECTRICAL KIOSK



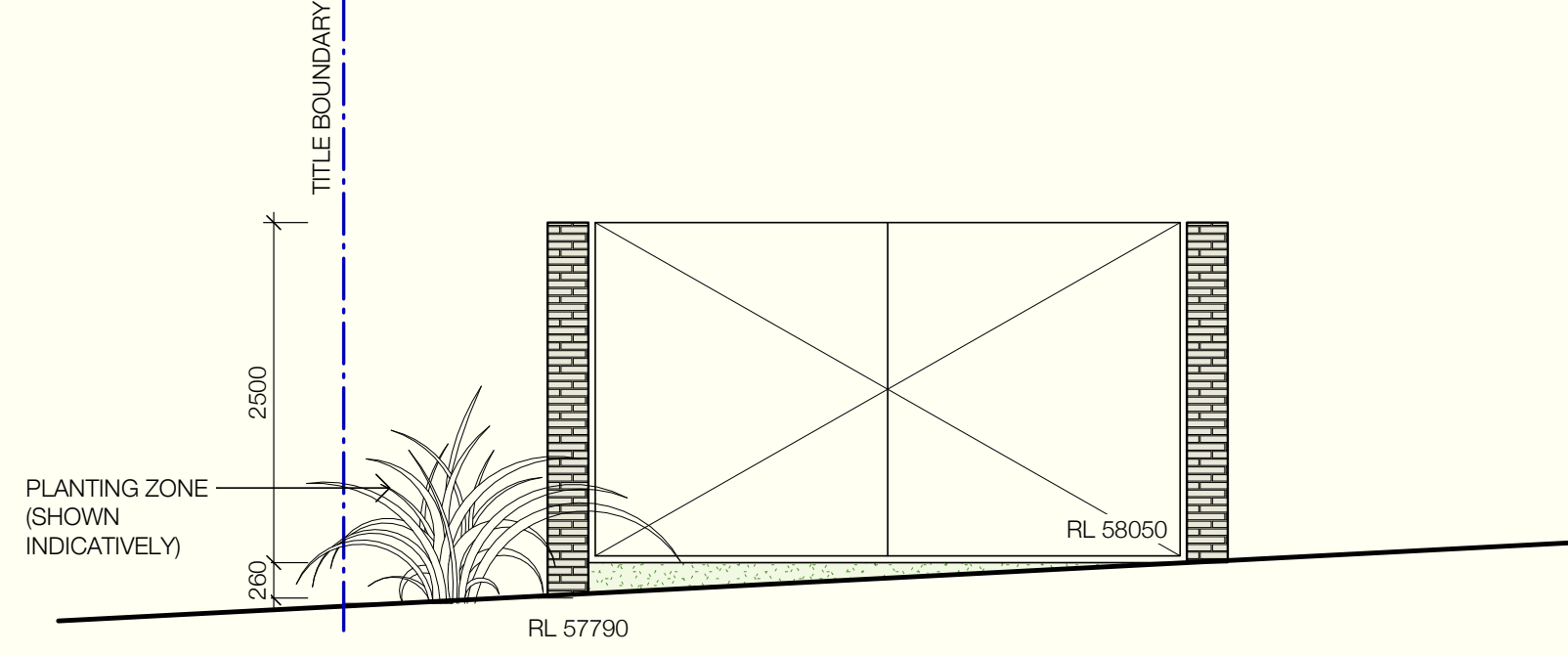
1 SUBSTATION - CURRENT ARRANGEMENT
SCALE 1 : 100



4 SUBSTATION - CURRENT ELEVATION
SCALE 1 : 50



3 SUBSTATION - PREFERRED ARRANGEMENT
SCALE 1 : 100



6 SUBSTATION - PROPOSED ELEVATION
SCALE 1 : 50

Recent revision history	Description	Date	Notes
#	Status		
A	For Information	12/07/21	Copyright © Woods Bagot 2018
B	For Information	20/08/21	All Rights Reserved
C	For Information	23/08/21	No material may be reproduced without prior permission
			Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
			Do not scale drawings.

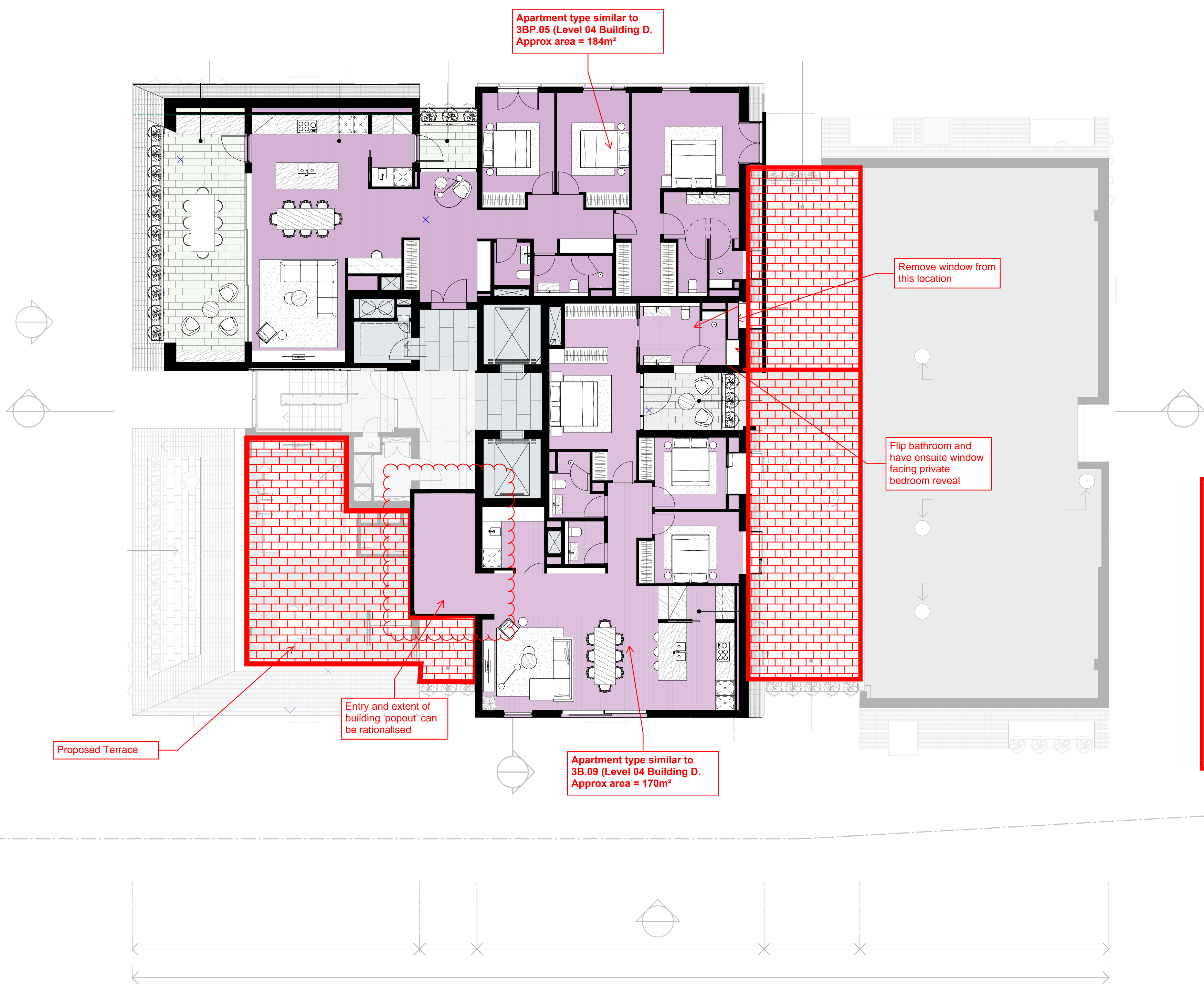
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Received
2/9/2021

Project STUDLEY PARK ROAD, KEW	Client VMCH	Issue WOODS BAGOT	Sheet title Sketch Drawing Substation Proximity to Boundary
Project number 130771	Checked BP	Approved BP	Sheet number A-SK0163
Size check 25mm	Scale As indicated	Revision C	Status For Information



APPENDIX C – STUDLEY PARK ROAD INTERFACE

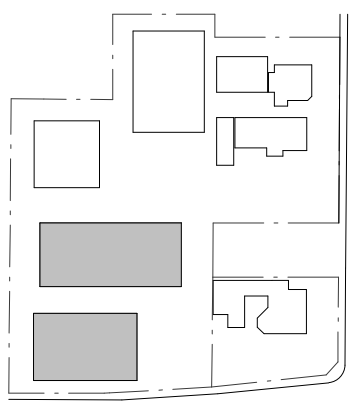


Floorplans for apartments A.4.01 and A.4.02 are indicative only and subject to further refinement. They have been provided to demonstrate the reduction in the building envelope and the extent of outdoor terrace.

WB Markup
A-SK0166_A

18/08/2021

Building A - Level 04 - Setdown S/W corner impacts to layout



VMCH

W-B
WOODS BAGOT









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