

Your Name

Your address

E: your email

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17/11/16

Ms Sue Monagle

Principal Planner

Monash City Council

293 Springvale Rd

Glen Waverley 3150

Dear Ms Monagle

Re: Objection to Grant of a Planning Permit Application TPA/46187 Marriott Parade Glen Waverley for 63 apartments.

I wish to express my objection to the proposed development for 15 and 17 Marriott Parade.

I believe Monash Council should refuse this planning permit for a number of reasons that I outline below.

Zoning

- Both properties are currently in General Residential Zone 2 which does not support high density. This current zoning supports at maximum medium density, that is townhouses with private open space requirements of 75 square metres per dwelling. There are numerous instances of non compliance with the current zoning requirements and I have briefly outlined a few of them below. This is only small list to highlight some of the more blatant non compliances. A more extensive list can easily be provided by your department :-
 - Bulk and scale;
 - Height;
 - Private open space requirements;
 - Overlooking;
 - Building to within 1 m of the boundary for the entire length of the building;
- There is a proposed zoning change of 17 Marriott to Residential Growth Zone 4 (RGZ4). This zoning has not been formally adopted yet however if it were then the

proposed development would also not comply to the new zoning due to at least the following:-

- The front setback of the proposed development is less than the 5 metres proposed for the new RGZ4;
 - The proposed development does not allow for planting of 3 canopy trees in new multi unit development as required in the new RGZ4
 - In multiple sections of the proposed building exceeds the maximum building height to 13.5 metres (3-4 storeys) as required in the new RGZ4
 - The proposed development does not comply with the proposed rear setback of RGZ4 of 5 metres with larger setbacks for upper levels.
 - The proposed development does not comply with the private open space requirement for a dwelling 40m².
 - The proposed development in many of its balconies does not comply with the minimum width of a balcony of 2 metres
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- The proposed zoning change of 15 Marriott is to General Residential Zone 7 (GRZ7) would. This proposed zoning is supposed to create a transition zone from Residential Growth to General Residential. That means medium density town houses. This zoning has not been formally adopted yet however if it were then the proposed development would not comply to the new zoning GRZ7 due to at least the following:-
 - Maximum building height to 9 metres (10 metres on sloping sites)
 - Front setback of 5 metres
 - Onsite permeability of 30%
 - Requirement of the planting of 2 canopy trees in new multi unit development
 - Rear setback of 5 metres
 - Private open space for a dwelling of 60m².
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- The sites of the proposed development are not on major roads (such as Springvale Road) and are located primarily on local resident used cul-de-sac roads and the proposed development is out of character with the local neighbour hood
 - Only one small 5 meter section of boundary of 17 Marriott Parade faces Kingsway. Monash Council has designated Commercial 1 Zone on the opposite side of Kingsway but there is an Anzac Memorial surrounded by a park and large trees which the council is proposing to keep as out lined in their future vision documentation for the suburb at this location.
 - The remainder of the boundary of the sites that face the street (approximately 60 metres) is in General Residential Zone Schedule 2 which does not support high density development.

Inadequate onsite parking and on street parking

- The proposed development does not provide sufficient onsite parking.
- Marriott Parade is already a very congested street as council has nominated it as a street for its employees to park in. The lack of parking provided in the proposed development would exacerbate this problem.

- The lack of parking in the proposed development would also make the already congested surrounding streets such as Sundown Avenue, Myrtle Street and Bogong Avenue even more congested.
- The restrictions on parking in Marriott Parade, Southdown Avenue, Myrtle Street and Bogong have been hard won by residents over many years, and it is unreasonable that a huge 63 apartment development be allowed to rely on spill over onto our streets.
- The local residents have a reasonable need for street parking for their own use and for their visitors as well. This will not be possible with the proposed development.

Increased traffic

- The applicant is anticipating 118 people in the apartments. This will increase the vehicular traffic of Marriott Parade significantly. Traffic is already a problem on Marriott Parade near Kingsway as cars park on both sides of Marriott Parade allowing only one car to pass at a time currently.
- If the proposed development proceeds then the associated increase in traffic on a local cul-de-sac street will make driving and parking even more difficult.

Inappropriate character and over scale.

- The proposed development is inconsistent and not sympathetic with the current neighbourhood character and scale.
- The proposed development has 3 stories within 1 metre of most boundaries.
- The proposed development has 4.5 stories within 1 metre of the southern road title boundary, Marriott Parade. As stated the road is a local cul-de-sac – not a major road such as Springvale Road.
- Developments in Marriott Parade are expected to be “sympathetic to existing neighbourhood character”. A five storey building with 63 apartments clearly does not fit in with the character of the street which is currently comprised of predominately single dwellings and only 3 dual occupation blocks.
- In addition, the proposed building façade is totally out of character for the local street. Large developments are proper and expected within the Activity Centre, but Marriott Parade is outside the ring road.
- At item 2 on page 4 of the Sustainable Management Plan, it anticipates that 118 people would reside in the proposed development. That will more than double the number of people living in all of Marriott Parade and Berkley Court.

Private open spaces and Internal Amenity

- Private open spaces for some apartments are too small and not compliant with Monash council’s minimal requirements for the current or even the proposed future zoning requirements of the sites.
- The proposed development shows numerous apartments have bedrooms with windows facing internal corridors and referred light to bedrooms via light wells. This should not be an acceptable outcome for any future residences of the proposed development.

Lack of Diversity of Dwellings

- The proposed development of 63 apartments does not have any 3 bedroom apartments. The State Government is now mandating a mix of resident types within developments.

Waste bins

- In the G2 Urban Planning Report at 44.06.4 re Standard B34 it states that there is allowance “for bins to be taken to street for collection”. Other parts of the application refer to on site collection of rubbish. If the tabled G2 Urban report is adopted then there would likely not be enough curb space to accommodate the extra bins.

Yours faithfully,