

VCAT PROCEEDING P221/2021

517 HIGH STREET ROAD MOUNT WAVERLEY

STATEMENT OF CHANGES

The follow statement summarises changes shown on plans prepared by Planning & Design (VCAT Issue Revision B dated 21 July 2021 Sheets SC, DR, TP01 to TP07, SE, SD01 to SD04) when compared with those that were previously advertised and considered by Council (Plans lodged in response to RFI on 21 October 2020 - Sheets CS, DR, TP01 to TP07, SE, SD01 to SD03, all Revision A):

Amendment to the Permit Application:

It is sought to amend what the permit application is seeking from:

- Construction of five (5) dwellings, waiver of visitor parking and alteration of access to a road in a Road Zone Category 1
to
- Construction of four (4) dwellings and alteration of access to a road in a Road Zone Category 1

The amendment to the application has been proposed in order to address a number of grounds of refusal relating to the scale and massing of the proposed development, neighbourhood character, amenity impacts, carparking and landscaping.

In addition, the reduction of the development to 4 dwellings has removed the permit trigger in relation to the waiver of visitor parking. Also, given that the number of car parking spaces on site has reduced from 10 to 8 spaces, there is also no longer a requirement for a passing bay at the front of the site and this area has been converted to landscaping.

A summary of the changes that have been made to the application plans is provided below.

General

- reduce development from 5 triple storey to 3 triple and 1 double storey development (5 dwelling to 4 dwellings).
- removed shared bin area,
- removed rear common property and convert the rear open space to be Dwelling 4 SPOS.
- front fence and entry area amended
- removed vehicle passing bay and turf grid surface.
- increase common driveway setback to 5.5m (previous 5.19m)
- reduce western landscape buffer/strip to 500mm
- elevations, shadow diagrams, WSUD plan and 3D renders have been updated to reflect the amended design
- a landscape plan has been prepared by John Patrick Landscape Architecture
- traffic engineering advice has been prepared by Traffix Group

Dwelling 1:

- ground floor layout revised
- garage width increased to 5.8m (previous 5.5m)
- front setback slight increase with along bed 1 to 7.81m

- first floor plan amended
 - o west boundary setback change to 2m and 3.5m (previous 3.0m)
 - o east boundary setback change to 2.15m and 2.99m (previous 2.15m only)
- front balcony revised.
- second floor plans amended
 - o west boundary increase to 4.5m (previous 3.85m)
 - o south boundary reduce to 7.785m (previous 8.89m)
 - o east boundary increase to 4.3m (previous 3.15m)

Dwelling 2:

- ground floor plans amended
- garage width increase to 5.8m (previous 5.55m)
- Balcony design amended to allow outlook to the street
- first floor plan amended
 - o west boundary setback change to 2m and 3m (previous 2.0m)
 - o east boundary setback change to 2.15m and 2.99m (previous 2.15m and 3.15m)
- second floor plan amended
 - o west boundary setback increase to 4.5m (previous 3.85m)
 - o east boundary setback change to 4.3m and 2.99m (previous 3.15 and 4.255m)

Dwelling 3:

- ground floor plans amended
- garage width increase to 5.8m (previous 5.55m)
- Balcony design amended to allow outlook to the north
- first floor plan amended
 - o west boundary setback change to 2m and 3m (previous 2.0m)
 - o east boundary setback change to 2.15m and 2.99m (previous 2.15m and 3.15m)
- second floor plan amended
 - o west boundary setback increase to 4.5m (previous 3.85m)
 - o east boundary setback change to 4.3m and 2.99m (previous 3.15 and 4.255m)

Dwelling 4:

- dwelling 4 to reduce to be a double storey dwelling
- ground floor plan amended to be conventional living with access to north facing secluded private open space
- garage width increase to 5.85m (previous 5.55m)
- north boundary setback reduced to 5.08/5.135m (previous 5.74m)
- east boundary setback increase from the living area to 3.0m (previous 2.0m)
- first floor plan amended
 - o west boundary setback increase to 2.5m (previous 2.0m)
 - o north boundary setback reduced to 5.58m (previous 5.89m)
 - o east boundary setback increase to 2.65m and 4.64m (previous 2.15m)