

Statement of Changes

Residential Development
10 Alvina Street, Oakleigh South

VCAT REFERENCE NO. P2171/2015

Project no. / **214174**

Status / **TP**

Rev / **A**

Date / **24/07/2017**

The following is a list of changes between the development plan dated 05.05.2015 and the updated development plan dated 24.07.2017.

For ease of reference the following schedule of changes specifically references the differences between the site masterplan drawing no. SK 1.01 P7 and the revised site masterplan drawing TP 1.10

The changes described below are reflected in the other drawings and diagrams included as part of the full revised Development Plan Overlay submission package

References to specific Lot numbers given in the table below relate to the Lot numbers shown on the site masterplan drawing TP 1.10 dated 24/07/2017

General Changes

Item	Change	Reason
1.	<p>Total number of houses reduced from 108 to 96. More house types added to the mix.</p> <p>In summary there are now:</p> <p>18no. 4 bed houses (18 more than previously shown)</p> <p>76no. 3 bed houses (32 less than previously shown)</p> <p>2no. 2 bed houses (2 more than previously shown)</p> <p>There are a total of 190 car parking spaces provided on title and 22 visitor spaces provided in the street network (Previously 216 on title and 22 visitor parking spaces were shown)</p>	<p>The reduction in house numbers is consequence of the design changes listed below. The opportunity to increase housing diversity has also been taken as part of the masterplan adjustments.</p>
2.	<p>3no. Type E2 houses along the western boundary replaced with 2no. Type P and 1no. Type N house.</p> <p>Lot numbers 4, 10, 14</p>	<p>Produces a more articulated and varied streetscape presentation to north lane.</p> <p>Net reduction of 1 no. house</p>
3.	<p>3no. 3 level (Type C) and 1no. 2 level (Type C1) east-west orientated houses along South Lane (eastern end) replaced with 3no. x 2 level (Type L), north south orientated, houses.</p> <p>Lot numbers 21, 22, 23</p>	<p>Houses orientated to address the main street. Improved visual presentation to the street (no longer the side of a house).</p> <p>Reduced visual mass presented to 11 and 13 Ashbrook Court.</p>
4.	<p>The terraces of Type E houses to the south and north of north and south lanes respectively have been modified in a similar way. The overall number of houses</p>	<p>The changes provide for a greater articulation of the built form in the terraces.</p>

Item	Change	Reason
	<p>in each terrace has been reduced by 1 and Type C houses introduced.</p> <p>A new 2 level house (Type H) has been introduced to address the corners of north and south lane where they intersect with centre lane.</p> <p>Lot numbers 57-64 and 72-79</p>	<p>The intersections with Centre Lane have been opened up and there is improved capacity for landscaping in the laneway.</p>
5.	<p>House type E ground floor plan amended to include a bedroom at ground level.</p>	<p>To activate the street at ground level and improve the amenity of the house.</p>
6.	<p>A total of 3no. houses along the eastern boundary have been removed and new house types added.</p> <p>Lots 24-40</p>	<p>There is increased variation in the streetscape articulation and a more fragmented and reduced visual mass is presented to the rear private open space of the properties to the east.</p> <p>The position of the east west pedestrian link has been modified to align directly with the continuation of the link across East Lane and into the park.</p>
7.	<p>Additional moderately rated tree retained on Lot 50</p>	
8.	<p>Crossovers to Lots 1, 2, and 3 reconfigured. Lot 3 vehicle access now from West Lane and crossovers to Lots 1 and 2 combined to present as crossovers to Lots 50 and 51.</p>	<p>Improved streetscape to Alvina Street.</p>
9.	<p>Car parking spaces for House Type C revised to a minimum length of 5.4m.</p>	<p>Response to council comment.</p>
10	<p>House Types P and J include living and bedroom at the ground floor level.</p>	<p>Improving housing stock diversity and choice.</p>
11.	<p>More houses with double garages added.</p> <p>House Types G, P, J</p> <p>8 no. additional</p>	<p>Improving housing stock diversity and choice.</p>
12	<p>Type M2 house introduced on Lot 56</p>	<p>Design modified to set back the second floor and to present a transition in scale from 2 to 3 stories on the southern boundary</p>
13	<p>On the southern side of South Lane house Type D has been replaced with House Type L. lots 15, 16, 17, 19, 20, 21 22, 23</p>	<p>Type L has a first floor north facing terrace which addresses South Lane in lieu of the south</p>

Item	Change	Reason
	<p>A single house Type G (Lot 18) has also been introduced with a net reduction of 1 house in the terrace previously composed of Type D and C Houses.</p>	<p>facing ground floor courtyard of house Type D.</p> <p>The introduction of house Type G introduces greater streetscape articulation and reduces the visual bulk presented to the properties to the south.</p>