

November 2022



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Statement of Changes

**1758 Dandenong Road and 4 Kumara Place, Clayton
VCAT Ref No. P970/2022**

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This statement of changes sets out the differences between the application plans considered by the Council and amended plans now formally circulated in this proceeding. The amended plans seek to respond to matters identified in the Council grounds of refusal and within statement of grounds and also have the benefit of input from independent consultants.

Key changes relate to improvements to car parking arrangements including additional spaces resulting in a total of 12 car spaces, re-orientation of the building to the east, increase to landscaping and increased setback of the play area from the southern boundary.

It is considered that the amended plans result in a further improved town planning outcome.

TP01 – No change

TP02 – Building re-designed with a smaller built form of 18.82x8.10M in lieu of the previous 21.635x9.02M

Two carparks indicated in the frontage area of the existing child care centre building.

Additional 2 car spaces added to the main carpark area off Kumara Place

Removal of 1 shade sail in the main play area and inclusion of further landscape opportunities

Play deck relocated further away from the southern boundary to 930mm in lieu of previous 250mm

Carparks off Kumara Place relocated to allow for plantings to the southern boundary

Note 3 to read "Staff car park area" instead of "Staff and public car park area"

TP03 – Notes to remove 1 No Shade sail to allow for the new building, and relocate 2 no. shade sails to allow for the new car parks to the main car park area

TP04 – Building reoriented to face east, and relocated 7.71M further away from the Western boundary

Redesign for one room only for 24 children in lieu of the previous 2 rooms of 12 children.

Two carparks indicated in the frontage area of the existing child care centre building.

Two additional car spaces added to the main carpark area off Kumara Place

Removal of one shade sail in the main play area to allow the relocation of the new building location

Play deck relocated further away from the southern boundary

Carpark off Kumara Place increased in size to allow for 2 additional spaces, which has moved the separating fence into the play area by 2.6M

New bin enclosure fencing noted

Drop off note from Princes Highway only noted.

- TP05 – Building reoriented to face east, and a change to the roof form below due to the lower level re-design
Removal of one shade sail in the main play area to allow for the new location to the building
Play deck relocated 4.5M away from the southern boundary from the previous 2.4M
Play decking to have shade canopy over to area shown
Play area screens noted at 2.0M high in lieu of previous 1.8M height
Glass screen to eastern side of play deck to a height of 2.0M
Metal screen to southern side of play deck at a height of 2.0M
- TP06 – North elevation – Building re-designed for eastern orientation, wall length shortened and Relocated. New bin enclosure indicated.
South elevation – Re-design to building façade due to re-orientation with single child room in lieu of previous 2 rooms
West elevation – Redesign to building façade due to re-orientation, rear of child room now faces play area to western side with greater setback to Kumara Place
decking and screen raised to 2.M height and altered for new design relocated away from the southern boundary
East elevation – Deck and ramp altered to suit new design. Re-design to building façade due to re-orientation, with the main entry area now facing East. Screen height raised to 2.0M.
Glass screen indicated to eastern side of raised play deck
- TP07 – Shadow diagrams revised for new built form to the building and the relocation of the raised deck
- TP08 - Shadow diagrams revised for new built form to the building and the relocation of the raised deck

Indicative landscaping has also been removed, which is to be subject of separate landscape plan.

LRW Design P/L