

22 February 2023

**VCAT PROCEEDING P1340/2022
PLANNING PERMIT APPLICATION TPA/52268
251-261 SPRINGVALE ROAD, GLEN WAVERLEY
APPLICATION TO AMEND PLANS**

Statement of Changes between decisions plans prepared by Plus Architecture (dated 27 July 2021) and amended plans (dated 21 February 2023).

The amended plans comprise Drawing Nos. TP095-TP099; TP100-105; TP200-204; TP210-213; and TP7.1-7.4, previously provided from Section 3 of the application's earlier submitted urban context report.

SUMMARY OF PRINCIPAL CHANGES

1. Reduction in building height from 22 storeys to 21 storeys in responding to Council concerns.
2. Removal of built form (wings) to the site's northern and southern boundaries from Level 3 – 10 to provide a more slender tower form in responding to DDO12 requirements.
3. Reduction in tower width from approximately 23.5 metres to 22.5 metres through increasing northern and southern setbacks of tower form from approximately 4.5 metres to 5-5.1 metres in responding to Council concerns and achieve a more slender tower form in responding to DDO12 requirements.
4. General reduction in floor to floor heights for the retail/restaurant uses and upper level accommodation, further lowering the building's height in responding to Council concerns.
5. Rationalise revised upper floor plan (Level 20) to accommodate an integrated plant/services area, revised internal residential communal area and associated outdoor terrace area to and two (2) dwellings to the north/north-west
6. Reduction in number of dwellings from 147 to 138 as a result of reduced building height and removal of aforementioned northern and southern 'wings' and associated updates to internal apartment layouts.
7. Revised podium and building façade appearance/expression including updated material palette in responding to Council concerns.
8. Building core shifted further north.

SECTION 3 – DEVELOPMENT SUMMARY

- Updated to reflect latest design response

SECTION 4 – ARCHITECTURAL PLANS

TP095 – Site Context

- No change.

TP096 – TP099: Basement 04 – Basement 01

- Building core shifted further north
- Previous storage areas distributed into individual cages
- Circulation area expanded north and south of building core
- Rearrangement of four (4) car parking spaces north of core area while retaining a total of 167 car parks

TP100: Ground Floor Plan

- Building core shifted further north
- Increased eastern setback of southern ground floor tenancy to align with building at 263 Springvale Road and rounding of façade toward the building's entrance.
- Removal of columns at ground floor to Springvale Road
- Revised rear building entrance to bicycle and new storage area, including rearrangement of bicycle spaces to horizontal
- Rationalise loading bay and access levels
- Revised building services, including update to service doors to be within title boundary in responding to Council concerns
- Division of southern food and beverage tenancy
- Removal of previous recesses along southern and northern boundaries

TP101 – TP102: Level 1 – Level 2

- Building core shifted further north
- Increase in the back-of-house / amenities at Level 1
- Minor floor area changes to sizes of proposed food and drink premises
- Revised floor levels
- Removal of previous recesses along southern and northern boundaries
- Minor reduction in circulation area
- Rounding of front façade above building entrance and provision of canopy at Level 1

TP103: Level 3

- Building core shifted further north
- Removal of previous built form (wings) to the site's northern and southern boundaries
- Increase setback to site's northern and southern boundaries from approximately 4.5 metres to 5-5.1 metres, resulting in a reduction in the tower width to approximately 22.5 metres.
- Reduction in number of dwellings from nine (9) to eight (8) at this level with associated revised apartment internal layout changes.
- Revised floor levels

TP104: Level 4 – Level 19

- Building core shifted further north
- Removal of previous built form (wings) to the site's northern and southern boundaries from Levels 4 - 10

- Increase setback to site's northern and southern boundaries from approximately 4.5 metres to 5-5.1 metres, resulting in a reduction in the tower width to approximately 22.5 metres.
- Reduction in dwellings per floor from nine (9) to eight (8) (Levels 4 – 9 only)
- Associated internal layout changes due to abovementioned changes.

TP105: Level 20

- Rationalise building's uppermost level to accommodate a relocated and integrated plant/services area; a revised internal residential communal area and associated outdoor terrace area; and provision of two (2) apartments to the north/north-west

TP200 – TP204: Building Elevations

- Reduction in building height from 22 storeys to 21 storeys.
- Removal of previous built form (wings) to the site's northern and southern boundaries from Level 3 – 10.
- Reduction in tower width from approximately 23.5 metres to 22.5 metres through increasing northern and southern setbacks of tower form from approximately 4.5 metres to 5-5.1 metres.
- General reduction in floor to floor heights for the retail/food and drink uses and upper level accommodation, further lowering the building's height.
- Revised podium and building façade appearance/expression including updated material palette in responding to Council concerns.

TP210 – TP213: Building Sections

- Rationalisation of above changes, including reduction in building height, lower floor to floor levels, removal of northern and southern wings and reduction in tower width on relevant sections.
- New section D-D (TP213) included in plan set.

SECTION 5 – SHADOW DIAGRAMS

- Updated to reflect latest design response

SECTION 6 – MATERIAL SCHEDULE

- Updated materials and finishes schedule reflecting the revised façade and podium finishes and to clarify Council concerns.

SECTION 7 – CLAUSE 58 ASSESSMENT

TP7.1 – TP7.2: Clause 58 Assessment

- Updated Clause 58 matrix/assessment and associated detailed apartment plan layouts informing compliance with relevant objectives and standards.